

Penicuik

Conservation Area Appraisal



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PREFACE

Conservation Areas

1. It is widely accepted that the historic environment is important and that a high priority should be given to its conservation and sensitive management. This includes buildings and townscapes of historic or architectural interest, open spaces, historic gardens and designed landscapes, archaeological sites, and ancient monuments. These contribute to the distinctive character of the urban and rural environment, are a valuable part of our heritage and have an important role to play in education, recreation and the wider economy.
2. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local authorities determine if there are “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”, and if so, to designate these as Conservation Areas.

Character Appraisals

3. A Character Appraisal is an effective tool in defining the character and appearance of conservation areas and their special interest. The appraisal sets out the main characteristics of the area, identifies where enhancement is required and where stronger controls over certain types of development are necessary. The appraisal forms Supplementary Planning Guidance and will be a material consideration in the determination of development proposals.
4. Once a conservation area has been designated it becomes the duty of Midlothian Council to pay special attention to the character and appearance of the area when exercising its powers under planning legislation. Conservation area status means that the character and appearance of the conservation area will be afforded additional protection through development plan policies and other planning guidance that seeks to preserve and enhance the area whilst managing change. This does not mean that development will be prohibited but that proposals should be of an appropriate character, scale and appearance to the area.

Additional Powers

5. The additional powers automatically conferred by designation of the conservation area extend only to the demolition of unlisted buildings and to the protection of trees. Minor developments, such as small alterations to unlisted buildings, still do not require consent. The cumulative effect of such changes can greatly erode the character and appearance of the conservation area. Midlothian Council therefore intends to make a Direction under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 which will bring these small alterations under planning control. This control is set out in greater detail in Section 10. Before carrying out any tree work within the conservation area prior written notice must be given to Midlothian Council detailing the nature and extent of the proposed work and identifying the trees. Failure to notify the Council is an offence under the 1997 Town and Country Planning Act.

6. Separate legislation exists with respect to Listed Buildings and Scheduled and Ancient Monuments.

PLANNING CONTEXT

7. The character appraisal is important to the formulation and information of planning policy and proposals for the conservation, protection and positive management of the natural and built heritage. Management is achieved through non-statutory and statutory planning policy, enhancement schemes and Article 4 Direction Orders.

National Policy & Advice

8. Scottish Planning Policy (2014) sets out the expectation that conservation area character appraisals to be prepared when local authorities are reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes.
9. Planning Advice Note PAN 71: Conservation Area Management complements existing national policy and provides further advice on the management of conservation areas.

Statutory Policies

10. **The Midlothian Local Development Plan (2017) seeks to guide development while protecting the environment. Policy ENV 19 of the Plan states that development within or adjacent to a conservation area which would have any adverse effect on its character and appearance will not be permitted. The relevant Conservation Area Character Appraisal will be taken into account when assessing development proposals in or adjacent to a conservation area.**



LOCATION AND POPULATION

11. Penicuik is located 15 km to the south of Edinburgh. The population of the conservation area is 1007.

DATE OF DESIGNATION

12. Midlothian Council first designated Penicuik conservation area in 1970. It was re-designated in 2008 following a review of the boundary.

ARCHAEOLOGY AND HISTORY

13. The following Scheduled Ancient Monuments are situated within the Penicuik Conservation Area.
 - St Kentigern's Church
 - The Clerk Mausoleum



St Kentigern's Church & the Clerk Mausoleum (in the grounds of St Mungo's Church)

14. The place name 'Penicuik' is derived from the old Welsh meaning 'the hill or place of the cuckoo'. 'Penicok' appears as a surname in the mid-twelfth century. The earliest known reference to the settlement of Penicuik occurs in a letter of 1298 when Lady Margaret de Penicok and her son Hugh are accused of supporting Sir William Wallace in his fight against the English.
15. The Pentland Hills form the backdrop to Penicuik. The European merchant John Clerk bought the estate of Newbiggin in 1646. It was his descendant Sir James Clerk of Penicuik, the second baronet, who laid out the town along lines suggested by his father, Sir John Clerk. The original plan remains, the High Street centred on the facade of St Mungo's Church.

16. Penicuik had originally been founded on mining. Nearby Mauricewood saw one of the worst mining disasters where 63 miners died in 1809 as a result of a serious fire which swept through the underground workings. It was however to paper making that Penicuik owed its later prosperity. The New Statistical Account recorded in 1845 that "Penicuik produced daily a quantity of paper 20 miles long. Upwards of £24,000 per annum is derived by the Government from this beautiful manufacture in the shape of duty. This is supposed to equal the whole amount paid by Ireland to the revenue on this article".
17. Alexander Cowan and Sons was the largest paper manufacturer mainly at the extensive Valleyfield Mills. There were other mills at Bank, which produced banknote paper, and at Glencorse. During the Napoleonic wars upwards of 500 French prisoners of war were incarcerated in the Valleyfield Mills, a monument being erected to those who died there. The Cowans became a major influence on the town, paying for the library and funding the Cowan Institute, now Council offices. The 20th century saw large housing developments to the north of the town centre which is now rather off centre. The new housing has turned Penicuik, the largest town in Midlothian, into almost entirely a commuter settlement.



Penicuik Town Hall (former Cowan Institute)

CHARACTER ANALYSIS

Setting and Views

18. The town is set on the lower south east facing slopes of the Pentland Hills which present a particularly fine profile towards the town. To the south the river North Esk effectively forms the southern boundary of the town.



View towards Pentland Hills

19. There are good views both into and out of the town centre. Especially these are from and towards Uttershill Castle on a promontory to the south. Within the town centre views are often contained by the comparatively narrow streets. The High Street is nicely closed by the Classical facade of St Mungo's Church and the view from the A702 in a southerly direction is punctuated by the South Kirk although sadly lacking its intended spire. There are important views from the loop road to the North West towards the Pentland Hills and from the High Street and southern parts of the conservation area looking west towards the Penicuik Estate woodlands.



View towards Uttershill Castle

Urban Structure

20. The core of the town centre was developed in the 18th and 19th centuries on the plateau above the valley of the north Esk. Development was formed round the main road to the south (now the A701) which formed a dog leg through the town centre. Part of this route (John Street) was pedestrianised in the early 1980s the new road being routed in a curve to the rear of the properties.
21. Most of the town centre spaces are small in scale, the streets comparatively narrow with continuous facades broken by the occasional vennel. The High Street is a larger, rectangular space subdivided by a central row of trees. The buildings are most frequently vernacular and of two storeys although larger where there is Victorian and subsequent development. To the north, the High Street retains some buildings of vernacular scale and character. Scale can be extremely varied as in the juxtaposition of the former Co-op building to those on either side.
22. The Square was a small Georgian development now close to the busy A701. Although Victorianised, some Georgian remnants remain. In John Street again the buildings are largely vernacular most often of two storeys. The shopping centre, including the large supermarket, dates from the early 1980s. The pedestrian area on the whole forms a pleasant space although maintenance could be much improved. To the south of the town centre at a lower level the wide valley floor provided the site for Cowan's paper mill the site redeveloped for housing in the 1990s.



The Square

Architectural Character

23. Sir James Clerk's plan remains but there are few survivors from that time. Most of the building are Victorian (although still largely two storey) with considerable later development. The focal point is the High Street, this large, rectangular space now divided by a wide pavement containing a line of trees.



High Street (south side)

24. The town centre is quite small in area rapidly giving way to the suburban development. Central streets such as Croft Street and West Street have a small and friendly scale with continuous two storey vernacular or 19th century frontages. A large number of stone buildings with slated roofs remain, some harled. To the south The Square, originally late 18th century but subsequently developed has pleasant and varied facades and a pleasant domestic scale although bordered by the busy A701. John Street, now pedestrianised, gives way to the east to the large 1980s shopping development of concrete blocks and glass curtain walls with attendant car park.
25. All these slightly indeterminate spaces are punctuated by buildings of some visual strength and good sighting such as St Mungo's Church and the houses at Park End in Bridge Street. Separate from the main part of the conservation area is the Valleyfield area set at a lower level redeveloped in the 1990s with housing of average design quality.

Building Types and Use

26. A small town centre shopping redevelopment in John Street with a medium sized supermarket, the usual older shops and offices often with housing above. There remains much residential use close to the centre. Several significant churches provide important focal points.

Scale - the scale throughout is largely domestic and two storey but with some larger 19th and 20th century buildings.

Massing and composition - continuous street frontages with occasional villas at the edges.

Walls - largely of local sandstone: grey, cream, yellow, even terracotta from further afield. Square, dressed and coursed stone, often stugged, with some ashlar finishes.

Doors are traditional and often panelled but sometimes close boarded.

Windows have a vertical proportion and are sash and case with astragals. At 39-49 John Street the astragals are distinctively lozenge shaped.

Roofs can be prominent due to the changes in level. Both gabled and hipped roofs are evident. They are of Welsh & Scots slate.

Chimneys are of stone and can be significant gable features *cf.* Parkend.

Rainwater Goods in cast iron survive on many houses.

Details - there are some significant details within the town centre including the Old (Cowan) Well and the clock on the Town Hall is a copy of that on the Canongate Tolbooth in Edinburgh.

Floorscape - there is good quality paving to the John Street pedestrian area and at the more recent environmental improvements in the High Street.

Spaces - the space to the front of St Mungo's church, St Mungo's churchyard, the High Street and the Square all make a positive contribution to the character of the conservation area.

Street Furniture - lighting is usually of suitable scale and generally not out of character.



Clock on the Town Hall



The Old Cowan Well

Key Buildings

22-30 Bridge Street & 1-7 Park End	1860 by Francis Pilkington. 2-storey Gothic shops and tenement with corner oriel. A key building at the southern entrance to the town and conservation area.
Town Hall	Rectangular plan squared and snecked sandstone building with engaged corner tower. A key corner building in the town centre. 1893, Scots Renaissance style. Ogee-roofed octagonal tower with projecting clock on ironwork brackets. An imposing presence of suitable scale for its location.
French Prisoners of War Monument	Monumental Greek tomb overlooking the site of the Valleyfield Mills.
Glebe House	Early 19 th century plain classical house. Slightly set back, it relates well with the adjacent church.
5-7 High Street	Early 19 th century 2-storey, 3-bay near symmetrical house with bow fronted shop at ground floor. A key 19 th century remnant giving focus to the street scene.
39-49 John Street	1845. Two storey terrace in the style of Jacobethan almshouses. Occupies a crucial position at the turn of the road and the entrance to the conservation area.

St Kentigern's Church	17 th century square plan church tower, all that remains of the former church. A town centre landmark.
St. Mungo's Church and Churchyard	Probably influence by Sir James Clerk, 1771. Single storey classical Georgian church with Doric portico. Importantly closes the view at the end of the High Street.
The Old (Cowan) Well	Octagonal well with vase finial provides a focal point at the end of the open High Street.
Old Crown Inn	18 th century inn survives as a public house contributing to the character of the High Street.
Navaar House	Old English house, now a hotel. Half-timbered upper floors, tile hung gables and tall brick stacks. A substantial contribution to the street scene.
The Railway Tavern	Mid-18 th century with 19 th century addition classical coaching inn. A unique survivor of some character.
Former Scotmid Store	Oversized but forms an impressive end stop to the High Street.
Royal Hotel	Coaching inn, mid-18 th century but rebuilt in the 19 th century. An important corner building.
South Church	1862-3 by Francis Pilkington. The dominant square plan Gothic church marks the southern entrance to the town and the conservation area.
23 & 24 The Square	Early 19th century pilastered shopfront. A key building on the corner.
Uttershill Castle	Now a ruin but still a highly visible landmark.

Landscape Character

27. The north and north western parts of the conservation area lie on flatter land above the River North Esk valley. Their landscape character is dominated by the urban form. Planting is largely restricted to private gardens and public amenity open space. There are significant groups of trees however to the north of the Health Centre with mature beech trees on the higher ground and mixed deciduous semi mature trees on the ground below. Significant rows and groups of semi mature trees form part of the landscaping surrounding the two town centre car parks. There is a significant group of largely coniferous trees adjacent to the Navaar Hotel on Bog Road. Unfortunately the important street trees in the High Street have been unsympathetically pruned in recent years.
28. The landscape character of the central and southern parts of the conservation area is heavily influenced by the wooded valley and flood plain of the River North Esk and its tributary the Black Burn. Woodland associated with Penicuik House Estate is also an important landscape feature to the west although outwith the conservation area itself. There is an important and extensive band of mixed woodland on the northern slope

above the new Valleyfield housing development. To the south of the development mature semi natural woodland runs east and west along the river valley. An attractive small park and pond have been created in the south eastern part of the extended conservation area. The landform of Uttershill, its ruined castle and sparse mature trees, dominate the southern part of the conservation area while the Black Burn valley and its associated woodland contribute to the rural character to this part of the conservation area.

Issues

29. The main issues within the Penicuik conservation area are those of proper maintenance, tidiness and respect for the area. The cohesiveness of the area would be improved by more attention being given to the restoration of eroded architectural detail, proper window replacement and some small environmental improvements.

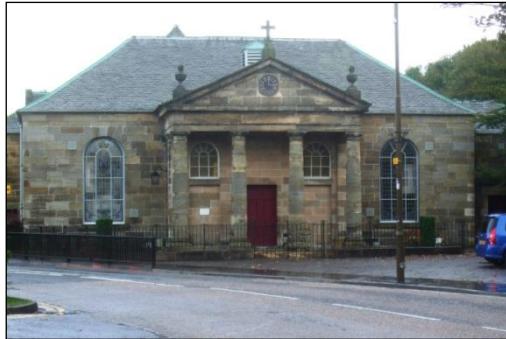


Valleyfield housing development

30. In the 1950s and 1960s Penicuik was much expanded to the north becoming largely a dormitory town for Edinburgh workers. The town centre became remote from much of the population consequently suffering in vitality and investment. Much good building has been lost to the conservation area in the town centre through indiscriminate demolition and unsympathetic replacement and what remains is of mixed quality. Nonetheless there are a number of attractive and significant buildings within the conservation area. The challenge here is to recognise, retain and improve their character as well as seeking to improve the surrounding buildings of poorer quality. This especially applies to windows a very large number of which have been altered unsympathetically.

Enhancement Opportunities

31. Windows in traditional buildings are one of the most conspicuous elements in an elevation. In many places these have been unsympathetically replaced. As they arise opportunities should be taken to install windows in character with their buildings. The same applies to doors. Likewise lost architectural detail should be restored. There are numerous intrusive satellite dishes which should be more sympathetically located. St Mungo's churchyard is an important central open space containing two important ancient monuments. This area could be made much more attractive, could be made to relate more immediately to the town centre and therefore better use made of the area. The open space in front of St Mungo's Church, currently used as a car parking area, is an important space that could contribute much more positively to the urban scene.



St Mungo's Church

32. Uttershill Castle (privately owned) remains in poor condition and should be placed into proper repair. The tall television relay mast provides a poor backdrop to Broomhill Road. Penicuik has a unique collection of buildings (Park End and the South Church) by the idiosyncratic Victorian architect F T Pilkington. More could perhaps be made of this in establishing an identity for the town.

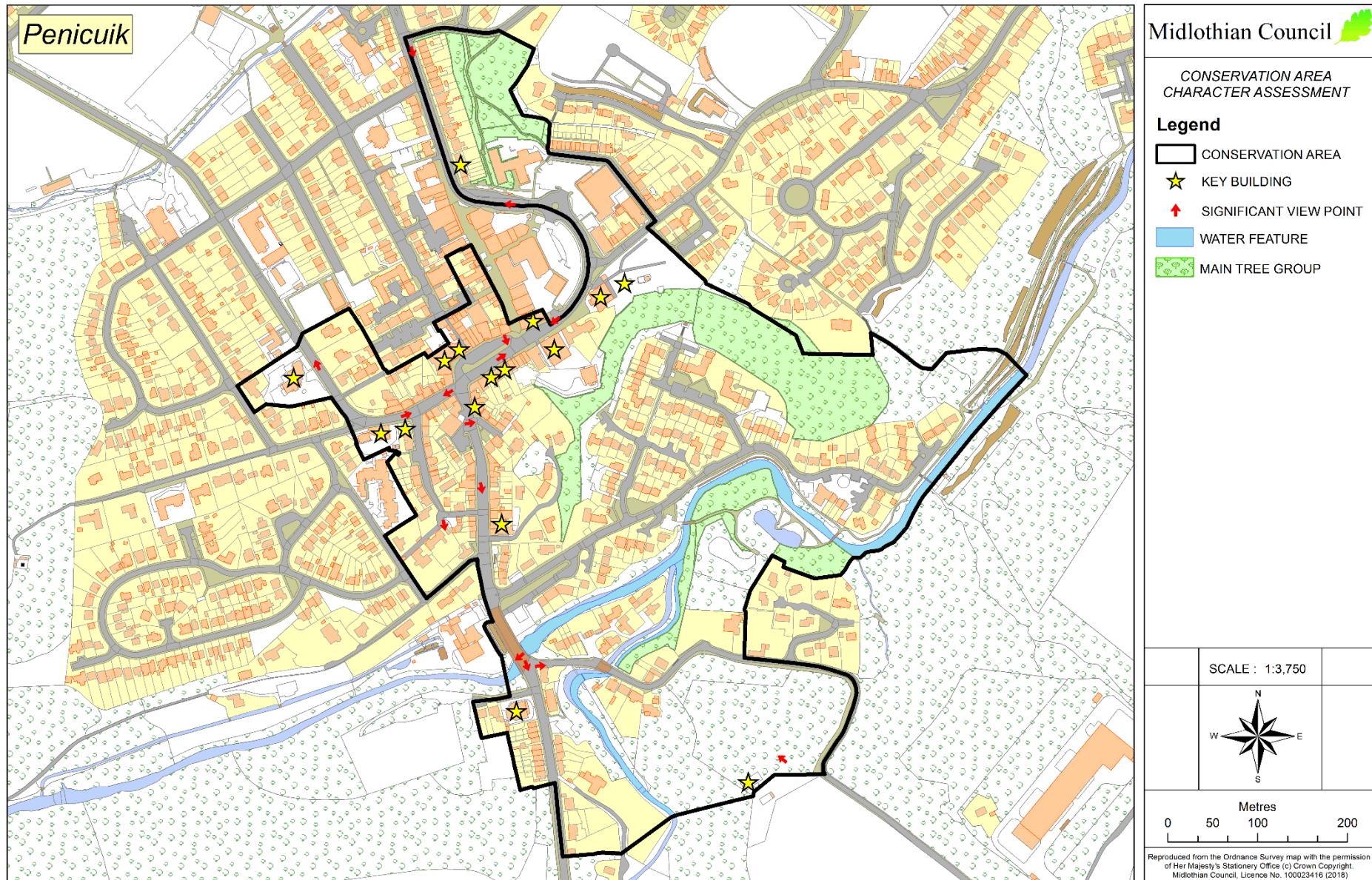
Landscape Enhancement

33. Selective replanting could be undertaken of the soft landscaped areas alongside the loop road and improvements made to the landscaped area at the health centre including the steps. It would be worth considering the replacement of the poor quality trees in the High Street. Established trees should be retained as part of any future developments in the town centre. Management proposals should be produced and implemented for the important woodlands enclosing Valleyfield and along the North Esk River valley. The paving in John Street is scheduled to be re-laid.

GENERAL ISSUES

34. Maintenance, repair and re-use of existing buildings is the preferred option to redevelopment unless this can be demonstrated to bring substantial improvement to the conservation area. For alterations, extensions and new building it is essential that the existing character of the area is respected. Important architectural detail should be retained. Materials for all new building must be of a high quality. A high standard of contemporary design is welcomed provided careful attention is paid to scale, proportions, details and the use of materials, and that these relate well with the character of the conservation area. Important details should be retained. Street furniture should be of an appropriate design, and lighting standards should be of an appropriate height. Any new development should be of an appropriate density. The building conservation principles set out in paragraphs 37-43 should be observed
35. Development briefs should be prepared for new development, and planning applications should include a design statement indicating how the proposed development is sympathetic with the character of the conservation area.

CHARACTER ANALYSIS MAP



LISTED BUILDINGS

Building	Category	Penicuik Burgh Item No.
24 Bog Road John Kinross, 1896. 2-storey with 1st floor breaking eaves, Z-plan Scots baronial house, built as manse, comprising pair of gabled blocks. Snecked rough-faced sandstone with polished ashlar dressings. Openings with decorative moulded architraves. Eaves course. Long and short quoins. Crowstepped gables.	B	2
Navaar House, 25 Bog Road Early 20th century, with extensions of 1910. 2-storey, irregular-plan Old English house, now an hotel. Rendered and painted brick, with half-timbered upper floors, tile-hung gables and tall brick stacks.	B	1
18 Bridge Street 18th century. 2-storey and attic, 3-bay terraced house, with 2-bay 19th century shop, on gently falling ground. Tooled ashlar sandstone. Base course; eaves course.	C(S)	4
22-34 Bridge Street and 1-7 Park End, including archway F T Pilkington, 1860. 2-storey Gothic shops and tenements with distinctive corner oriel; arranged in 4 blocks around courtyard; 2 principal blocks to Bridge Street, linked by Moorish archway; plainer blocks to rear (32-34 Bridge Street and 1-7 Park End). Squared and coursed sandstone with rock-faced dressings. Contrasting red sandstone banding to ground floor arches; contrasting column mullions with foliate capitals to bipartite windows; 1st floor windows breaking eaves in jerkin-headed dormers; overhanging eaves; long and short quoins.	A	5
30 Cairnbank Road Mid 19th century, with later additions and alterations. Single storey, 4-bay T-plan picturesque gabled lodge. Tooled sandstone ashlar, with polished ashlar margins. Some chamfered arrises. Bargeboards and exposed rafter ends to gables, decorative kingposts with pendants in 2 gables to right at principal elevation.	B	7
25 Croft Street John Kinross and H O Tarbolton, 1897, with 20th century additions. 2-storey, gabled L-plan former rectory, now in residential use. Tooled, rake-jointed and snecked sandstone, with polished ashlar dressings. Crowstepped gables.	B	9
'The Old Schoolhouse', 27 Croft Street Late 19th century. Single storey and attic, 7-bay near H-plan asymmetrical former service block for 25 Croft Street now in use as private residence. Stugged ashlar sandstone to core; stugged, squared and snecked single storey entrance projection to outer left at entrance elevation and single storey 2-bay lean-to addition to right at entrance elevation. Stugged dressings; projecting cills; stop-chamfered arrises to principal elevation; stone mullions to bipartite and tripartite windows to principal elevation.	C(S)	10

5 and 7 High Street Earlier 19th century. 2-storey, 3-bay near-symmetrical house, with bow-fronted shop at ground. Tooled sandstone ashlar, polished ashlar and painted at ground. Cill course above apron and corniced fascia with blocking course.	B	11
6-10 High Street John Kinross and H O Tarbolton, 1904-5. 2 storey, 8-bay L-plan classical department store clasping corner site, on falling ground to S. Polished sandstone ashlar. Base course; corniced band course between principal and 1st floors; sill course at 1st floor; cornice and balustraded parapet with decorative panel at centre, at 1st floor.	C(S)	16
9 and 11 High Street Late 19th century. 2-storey, 3-bay terraced house with shop at ground. Tooled sandstone ashlar, polished ashlar dressings. Panelled apron; corniced fascia, partly-obscured by modern signage; eaves course. Segmental-arched windows at 1st floor. Chamfered arrises. 5-bay pilastered shop front to left, with modern door with plate glass fanlight at centre, flanked by pairs of windows. Shouldered, moulded doorpiece in bay to outer right at ground.	C(S)	12
15-23 High Street, Penicuik Later 19th century, with later alterations. 2-storey and attic, 8-bay terrace with Scottish Baronial details, with shops at ground. Polished sandstone ashlar. Base course; cornice and blocking course at 1st floor. Shop fronts with hoodmoulds. Chamfered and moulded doorpieces; stop-chamfered arrises. 3-bay shop front centred at ground comprising round-arched doorpiece with modern glazed timber door at centre, flanked by 2-pane windows; round-arched doorpiece to left of centre, modern door and blind fanlight with tooled sunburst pattern; segmental-arched vehicular pend opening to right of centre	C(S)	14
Former Cowan Institute (Town Hall), 33 High Street Campbell Douglas & Morrison, dated 1893. 2-storey, basement and attic, 6-bay rectangular-plan, Scots Renaissance former Cowan Institute. Stugged, squared and snecked pink sandstone with roll-moulded polished dressings to principal elevation, chamfered droved dressings to remainder. Base course; dividing band course; projecting cills; moulded eaves course; crowstepped gables. Ogee-roofed, octagonal tower to centre of attic floor with louvred round-arched openings, projecting clock on ironwork brackets added 1901.	C(S)	19
Glebe House, 35 High Street, including pavilion blocks, boundary walls and bee boles Early 19th century. 2-storey and attic, 3-bay plain classical house with single storey pavilion court and wing; former parish manse, now in use as residential home. Rubble, with rendered and painted principal elevation. Projecting cills; raised margins; ashlar dressings, some broached; long and short quoins to principal elevation, strip quoins to rear elevation.	B	15
The Old Crown Inn, 13 High Street Mid-18th century, with later alterations. 2-storey, 3-bay near-symmetrical inn, in use as public house. Tooled sandstone ashlar, painted, with polished ashlar margins. Base course; corniced lintel at ground; eaves course. 7-bay, pilastered public house front at ground.	C(S)	13

The Old Well (Cowan Well), High Street J A Bell, erected 1864. Polished ashlar sandstone octagonal well head, with ogee cap and amphora finial; flanked by curved dwarf walls with coped terminals, terminal to NE with cope missing, terminal to SW surmounted by decorative cast-iron lamp standard.	B	20
The Railway Tavern, 12 High Street Mid-18th century. 2-storey, 3-bay public house. Polished ashlar at ground, tooled sandstone ashlar at 1st floor. Base course; sill course at ground, broken by paired pilasters dividing bays; corniced lintel; eaves course. Later pilastraded 5-bay ground floor.	C(S)	17
The Royal Hotel, 34 High Street Mid-18th century, with 19th century addition. 2 storey and attic, 5-bay classical coaching inn, with 5 lower recessed bays adjoined to right. Pilastered doorpiece with corniced lintel.	C(S)	18
St Mungo's Parish Church (Church of Scotland) Probably Sir James Clerk, dated 1771, enlarged at rear and side elevations, 1837 and 1880. Single storey classical Georgian square-plan church with Doric portico. Drove sandstone ashlar, squared and snecked rubble to rear. Round-arched windows to principal elevation. Base course; eaves course. Advanced 3-bay Doric tetrastyle portico at centre.	B	21
39-49 John Street Circa 1845. 2-storey, 11-bay symmetrical terrace in style of Jacobethan alms houses, mirrored about centre. Stugged, squared and snecked cream sandstone with drove ashlar dressings. Raised margins; chamfered arrises. Long and short quoins.	B	22
51 John Street Mid to later 19th century. 2-storey, 3-bay symmetrical classical villa. Coursed, tooled sandstone, with raised polished long and short quoins. Base course; eaves course surmounted by cornice and blocking course, with central tablet. Raised margins with projecting cills. Advanced pilastered and corniced doorpiece at centre.	C(S)	23
55 John Street Mid to later 19th century. 2-storey, 3-bay symmetrical classical villa. Coursed polished sandstone. Base course; band course between floors; eaves course. Advanced pilastered and corniced doorpiece at centre.	C(S)	24
Penicuik South Church (Church of Scotland), Peebles Road F T Pilkington, 1862-3. Truncated square-plan Gothic church, with square-plan rising to octagonal tower at NE; 2 canted side apses to N and S. Steeply-pitched slated roofs. Stugged coursed ashlar sandstone, with bull-faced dressings, polished to margins. Battered bull-faced base course; some bull-faced reveals. Pointed arch openings. Gables surmounted by decorative finials. Entrance gable, with tower recessed to right.	A	26
Clerks of Penicuik Mausoleum Dated 1684. Square-plan single storey classical mausoleum with pyramidal stone roof. Ashlar sandstone. Base course; deep moulded cornice; ogee base course to roof.	A	29

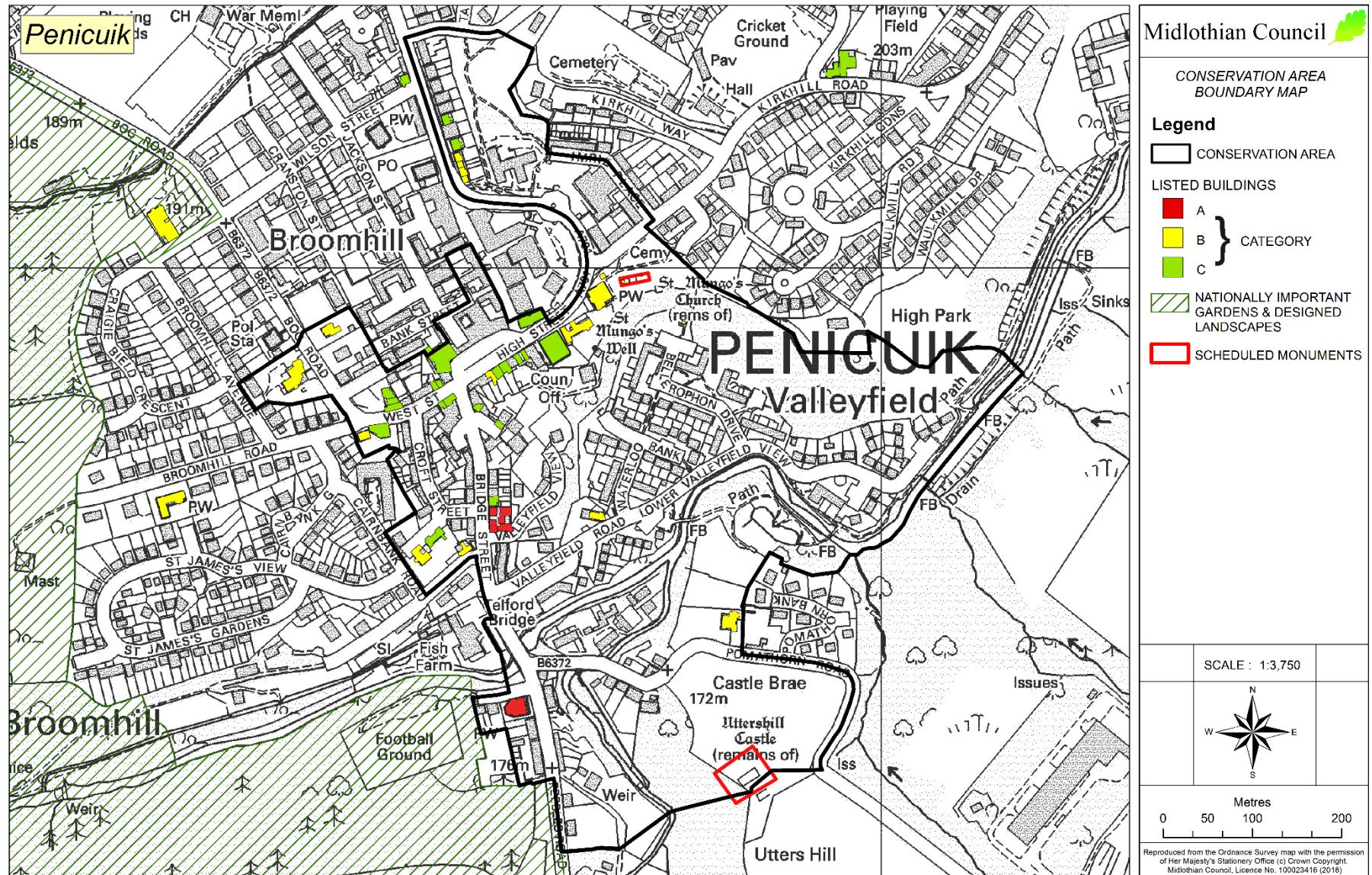
St Kentigern's Church 17th century. Square-plan church tower and surviving W wall of former rectangular-plan church, middle portion demolished, with later burial enclosures. Rubble, with polished dressings. Old window and door openings filled-in. Deep base course; dividing band course between 2nd stage and belfry; moulded eaves course. Strip quoins to belfry; long and short quoins.	B	28
17 and 18 The Square 1860. 3-storey and attic, 3-bay symmetrical house. Tooled sandstone ashlar, with polished dressings. Base course; eaves course. Raised margins. Strip quoins. Stone mullions.	C(S)	30
23 and 24 The Square Early 19th century. 3-storey, 3-bay near-symmetrical town house with pilastered shopfront at ground. Tooled sandstone ashlar, painted at ground, with polished dressings. Raised margins. Base course; corniced lintel at ground; sill course at 1st and 2nd floors; eaves course. 7-bay pilastrade at ground, 5-bay shopfront to left, with modern door at centre.	C(S)	31
Uttershill Castle Later 16th cent. Oblong. 2-Storeys remaining from original 3. Rubble; much dilapidated; dressed face-work.	C(S)	7
Uttershill House, Pomathorn Road Later 19th century with later alterations and additions. 2-storey and attic, 3-bay domestic gothic house, now sub-divided into 3. Red brick with contrasting brick base course, ashlar sandstone dressings, decorative string course of angled bricks dividing floors, sandstone eaves course, and stone mullions. Chamfered arrises to openings. Pointed arch doorway in advanced brick panel to centre, comprised of substantial stone columns with carved stylised capitals.	B	27
Former Valleyfield School, Valleyfield Road J A Bell, 1823. 2 single storey rectangular-plan gabled blocks set at right angles and linked by gabled porch. Picturesque group of former school and schoolhouse (now all residential), with Tudor gothic detailing with gothic bellcote. Coursed stugged ashlar with polished dressings. Hoodmoulded windows, predominantly square-headed. Chamfered arrisses. Bellcote.	B	33
Valleyfield, Sepulchral Monument Thomas Hamilton, dated 1830. High oblong ashlar Greek sarcophagus and pedestal, comprising base course, swept-in pedestal with advanced square inscribed panels to N and S, surmounted by cyma recta cornice and deep band course, surmounted in turn by plinth to sarcophagus with recessed panels to N and S, coped with cyma recta cornice with acroteria and pitched cap. Inscription on S elevation panel reading 'The mortal remains of 309 prisoners of war, who died in this neighbourhood, between 21st March 1811, and 26th March 1814, are interred near this spot. Grata quies patriae: sed et omnis terra sepulchrum. Certain inhabitants of this parish, desiring to remember that all men are brethren, caused this monument to be erected in the year 1830.' French translation of same inscribed on N elevation panel.	B	32

1-5 West Street Mid-19th century. 3-storey, 3-bay rectangular-plan symmetrical house with corniced shop at ground. Tooled ashlar, with polished dressings, painted at ground. Base course; cornice between ground and 1st floors; eaves course. Long and short quoins. 6-bay shopfront at ground, incorporating pair of mirrored 3-bay shops with modern timber doors and glazed upper panels.	C(S)	34
2-6 West Street 2-storey Baronial former District Council Chambers, now partly-used as Belgian Consulate (No 2); rectangular-plan with engaged circular corner tower. Squared and snecked sandstone with polished dressings. Long and short quoins and surrounds to openings; dividing string course; crowstepped gables; 1st floor windows breaking eaves in crowstepped dormerheads.	C(S)	36
33-37 West Street Mid-19th century, with later additions. 2-storey and attic, 3-bay symmetrical rectangular-plan house to street, with 2-storey single bay wing to W, and L-plan wing to rear, incorporated into courtyard. Tooled and snecked sandstone, with polished dressings. Base course; eaves course. Long and short quoins. Architraved doorpiece with shallow block pediment.	C(S)	35
South Church Hall, West Street Mid-19th century, with later additions. Single storey, 5-bay flat-roofed, gothic church hall, on original plan. Tooled, squared and snecked sandstone rubble, with droved ashlar dressings. Pointed-arch openings with hoodmoulds, to principal elevation. Chamfered reveals to openings. Strip quoins to outer left and right of principal elevation. Wallhead stepped up at centre to principal elevation. Coped.	C(S) Part of B group	38
Former South Church Manse, 32 West Street Later 19th century, circa 1862. 2-storey, 3-bay classical house, built as manse for South Church (see separate listing). Stugged ashlar principal elevation, remainder stugged, squared and snecked sandstone. Base course; cill course at 1st floor; block cornice; blocking course surmounted by central tablet. Projecting cills. Strip quoin at 1st floor to left. Advanced porch centred at ground, surmounted by block pediment, deep frieze, broad panelled pilasters.	B Part of B group	37

CONSERVATION AREA BOUNDARY

36. The conservation area boundary has been drawn in the south to include Uttershill Castle because of its visual and archaeological importance and the South Church a key landmark at the southern entrance to the town. From here to the north the boundary is drawn to include the historic part of the town centre as well as several of the more notable close by villas. Consideration should be given to bringing the terrace at Imrie Place back within the conservation area as the buildings possess character and form a natural boundary for the conservation area within the town centre. The Finalised Midlothian Local Plan contains a proposal to include the housing at Valleyfield within the conservation area. The Plan also includes the proposal to remove conservation area status from the pedestrianised part of John Street and the supermarket area.

CONSERVATION AREA BOUNDARY MAP



BUILDING CONSERVATION PRINCIPLES

37. Well-designed buildings are evident in all ages and it is their design per se that is the critical factor. No one age has a monopoly of good building design. New building is neither always worse, nor old building necessarily better.
38. Building within an historic context requires particular sensitivity. This sensitivity however, may be expressed through a number of different styles the appropriateness of which will depend both on the quality of the design and its relationship to its setting. There can be no substitute for the skill of the individual designer. It is possible to apply the "rules" of good design and yet to produce a building that is bland in the extreme.

Diversity

39. A number of design approaches are possible and Conservation Areas can be capable of absorbing a range of these. Diversity can enrich an area and variety is frequently desirable. Design approaches may be broadly categorised under the following headings:

Pastiche This is an exact copy of an old building as is possible. To be successful this relies on excellent knowledge and careful choice of details.

Traditional This is often used to follow the local vernacular. Form, materials and detailing are borrowed from the past but are slightly contemporary in style.

Modern The design is clearly of its time yet is respectful of its context. It may use traditional materials in contemporary manner, or modern materials in historical forms.

40. Which of these styles is used will depend upon the skill and philosophy of the architect and patron, as well as the particular setting. In all cases, however, quality of design must be allied to quality of materials.
41. As a general rule, old buildings should be conserved as found with original architectural detail respected. It can be hard to replace the design and building quality found in many traditional buildings. Old buildings and their surroundings have a great visual appeal and reinforce local identity. They are of immense importance for education, recreation, leisure, tourism and the wider economy. Equally, well-designed modern development forms an important part of our heritage.
42. A very large number of buildings in Midlothian were built in the 18th and 19th centuries. This is certainly the case within the many conservation areas. These buildings exhibit in the main the following characteristics. Which should be respected in all repairs, alterations and new buildings.

Masonry Walls Masonry walls are important both in building and as space enclosures. They contribute to character and are difficult to replicate and should therefore be retained wherever possible. They are commonly of rubble (random or coursed), occasionally ashlar. Original masonry surface coverings such as harling should be kept. Pointing should be correctly carried out.

Doors	Original door openings invariably possess the current proportions for a building should be retained to preserve the architectural integrity of the building. Doors themselves should be repaired rather than replaced.
Windows	Original window openings invariably possess the correct proportions for a building and should be retained to preserve the architectural integrity of the building. Original mullions should always be retained. Additional window openings should be of an appropriate size and proportion and should not spoil symmetry. Timber sash windows can case windows and their astragals should almost always be retained.
Roofs	Roofs are dominant elements that give a building its profile. Original roof pitches and coverings should be preserved. Chimney stacks and pots should be retained. Dormers are often important features and new dormer windows should be carefully designed to relate to existing. The same applies to rooflights and skylights.
Details	A wide range of details contributes immensely to the character of a conservation area and, if its good appearance is to be retained, these must not be incrementally eroded. The loss of one detail may not make a substantial difference but the loss of many will. Important details include: <ul style="list-style-type: none"> • external guttering and pipework, and finials; • stone details including skewes, door and window surrounds, cornices, balustrades and other ornamentation.
Floorscape	Original paving and other floorscapes should always be retained.
Enclosures	Stone garden and field walls, fences and railings should be retained.
Street Furniture	Street furniture including lampposts, telephone boxes, bins and benches should be retained where original and where new must be in character with the area.

43. Further advice on the repair and extension of buildings and new buildings within the conservation area is available from the Strategic Services Division of Midlothian Council.

GLOSSARY OF TERMS

Abutments	The solid part of a pier or wall against which an arch abuts	Canted	Any part of a building on a polygonal plan
Architrave	The lowest of 3 main parts of entablature. The moulded frame surrounding a door or window.	Capitals	The head of a column, pilaster etc in classical architecture
Archivolts	The continuous architrave moulding on the face of an arch, following its contour	Castellated	Decorated with battlements
Arrises	A sharp edge produced by the meeting of 2 surfaces.	Cat slide	A single pitch roof
Ashlar	Hewn blocks of masonry wrought to even faces and square edges lain in horizontal courses with vertical, fine joints, usually polished on the face.	Classical	Greek and Roman architecture and any subsequent styles inspired by this.
Astragals	A glazing bar for subdividing a window into small panes	Coadstone	Artificial cast stone, widely used in the 18 th and early 19 th century for all types of ornamentation.
Balustrading	Short posts or pillars in a series supporting a rail or coping	Coping	A capping or covering to a wall
Barge boards	Projecting boards placed against the incline of the gable of a building and hiding the ends of roof timbers	Corbelling	Brick or masonry course, each built out beyond the one below to support a chimney stack or projecting turret

Bartizan	A corbelled turret at the top angle of a building.	Corbie or crow stepped gables	Stepped ends on top of a stone gable taking the place of a stone cope on a skew.
Bell-cote	A framework on a roof from which to hang bells	Cornice	A moulded projection at the top of an opening or wall.
Bipartite	Double eg bipartite sash windows – 2 sash windows side by side	Corps de logis	A French term commonly used to describe the main building as opposed to the wings or pavilions.
Buttress	A mass of masonry or brickwork projecting from or built against a wall to give extra strength	Coursed stone	Stone laid in horizontal courses
Canopy	A projection or hood over a door, window, tomb, altar, pulpit niche etc	Crenellated	A parapet with alternating indentations and raised portions, for example a battlement.
Cruciform	A cross shaped plan form, for example in a church	Machicolations	A gallery or parapet projecting on brackets and built on the outside of castle towers and walls (with openings for pouring lead on the enemy)
Dentil	A small square block used in series in Ionic, Corinthian and Composite columns.	Mullion	Vertical member between the lights of a window.
Doric	The earliest of the Greek classical orders of architecture	Mutulated	From mutule – the projecting square block above the triglyph under the corona of a Doric cornice.
Dormer window	Window standing up vertically from the roof.	Nave	The western limb of a church, west of the crossings flanked by aisles.
Drip stone or hood mould	A projecting moulding to throw off the rain on the face of a wall, above an arch, doorway or window.	Ogee	A double curved line made up of a convex and concave curve.

Droved	An approximately parallel series of grooves in stone work made by a hammer and bolster	Pantiles	A roofing tile of curved s-shaped sections
Eaves	Overhanging edge of the roof.	Parapet	A low wall placed to protect any spot where there is a sudden drop for example a house top
Finial	A formal ornament at the top of a canopy, gable or pinnacle (often in the form of a fleur de lys)	Pastiche	Generally used as a derogatory term to describe a poor copy of an architectural element
Gable	The triangle at the end of a double pitched roof.	Patina	The weathered appearance of a building material
Gable head stack	A chimney stack rising directly from the gable wall of a building	Pediment	a low pitched gable over a portico, door or window
Gothic arched window	A window with a pointed arch	Pepper pot turret	Turret with conical or pyramid roof.
Harling	A thrown wall finish of lime and aggregate.	Pilaster	A shallow pier or column, projecting very slightly from a wall
Hip roof	A roof with sloping ends instead of vertical ends (or piend - Scots)	Plinth	The projecting base of a wall or column pedestal usually chamfered or moulded at the top
Hipped dormer	A window placed vertically in a sloping roof with a sloping roof.	Portico	A roofed space, open or partly closed, forming the entrance and centre-piece of the front of a building
Hopper	The enlarged entrance at the head of a down pipe.	Quoins	The dressed stone at the corner of buildings, usually laid so that their faces are alternatively large and small
Impost	A member in a wall, usually in the form of a projected bracket-like moulding upon which an arch rests.	Rainwater goods	Gutters and down pipes which channel rainwater from the roof of a building.

Random rubble	Uncoursed stone work with rough faces.	Stucco	A kind of plaster work.
		Stugged Ashlar	Stone with a punched finish.
Reconstructed stone	Artificial stone	Thack stane	Projecting stone on a chimney to cover a thatch.
Reveal	That part of the surround which lies between the glass or door and outer wall surface.	Timpany gable	Gable in the middle of a house front generally for carrying up the flue and provides a small attic apartment.
Romanesque	The style current until the advent of Gothic, origins conjectured between 7 th and 10 th centuries AD	Tempietto	A small temple.
Rusticated	Masonry cast in large blocks separated from each other by deep joints	Tooled	Marks made by tooling or cutting into stone
Skew putts	The lowest stone at the foot of a skew built into the wall for strength, sometimes moulded.	Traceried	The ornamental intersecting work in the upper part of a window.
Skews	Sloping stones upstanding above a roof and finishing a gable.	Turret	Small tower, usually attached to a building.
Squared dressed stone	Stones squared and worked to a finished face	Vernacular	Nature or indigenous, not designed or taught
Street scene	The street seen as a whole, defined by its constituent parts e.g. buildings, walls, roads etc	Vista	View of features seen from a distance
String course	Intermediate stone course or moulding projecting from the surface of a wall.	Voussoirs	A brick or wedge shaped stone forming one of the units of an arch

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