

# Newtongrange

Conservation Area Character  
Appraisal & Management Plan

MIDLOTHIAN COUNCIL  
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## Contents

<b>Introduction</b> .....	2
<b>Historical Development and Significance</b> .....	4
Origins of the Area .....	4
Archaeological & Historical Significance .....	5
<b>Townscape and Landscape Setting Analysis</b> .....	7
Architectural Quality & Built Form .....	7
Materials .....	9
Setting and Views.....	10
Public Realm, Open Space and Trees.....	11
<b>Assessment</b> .....	14
Significance .....	14
Condition.....	14
Opportunities.....	14
Challenges .....	15
<b>Management Plan</b> .....	16
Issues Facing the Conservation Area .....	166
Opportunities for Enhancement.....	16
<b>Midlothian Local Development Plan 2017</b> .....	18
<b>Appendix 1: Listed Buildings</b> .....	20

## Introduction

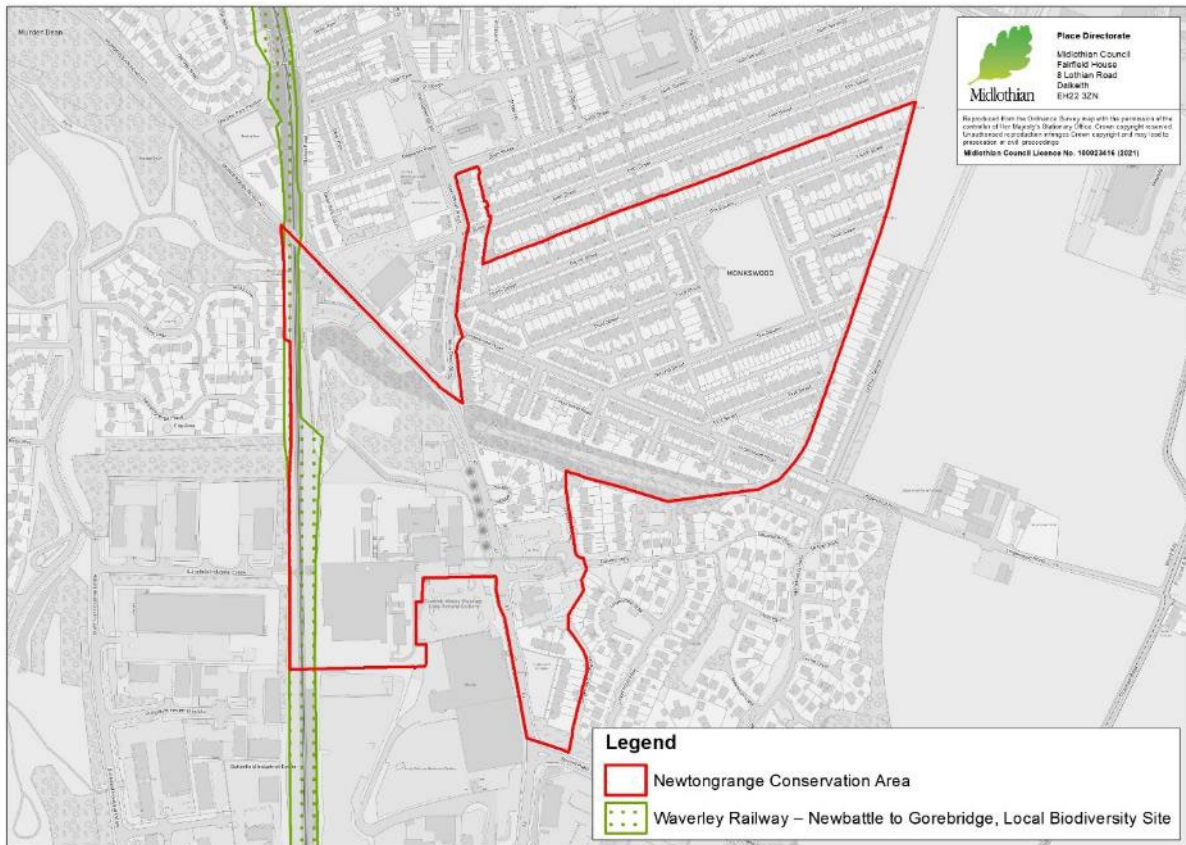
1. Conservation areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian Council is required to determine which parts of its 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 character 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 Conservation 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 the 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. The Newtongrange Conservation Area is located in the village of Newtongrange, adjacent to the village centre. The village was once the largest mining village in Scotland and was purpose built to accommodate workers from the Lady Victoria Colliery. The population within the Conservation Area is approximately 1,200 people. The Conservation Area includes the Lady Victoria Colliery site (now the National Mining Museum) and some of the housing built for the colliery workers in the early 20<sup>th</sup> century.
5. Newtongrange Conservation Area was designated in 1981. The Conservation Area boundary overlaps in parts with the Waverley Railway – Newbattle to Gorebridge proposed Local Biodiversity Site (pLBS).

# Newtongrange Conservation Area Character Appraisal & Management Plan

Figure 1: Conservation Area Boundary & Proposed Local Biodiversity Site Boundary



## Historical Development and Significance

### Origins of the Area

6. Newtongrange (originally Newton Grange) developed as a settlement in the 19<sup>th</sup> century, seemingly taking its name from a building labelled “Newton” on the Roy Lowland Map of 1752 which was located on land to the north of what is now the Newtongrange Star FC ground. Nothing remains of the original settlement, which was located at what is now the junction of Main Street, Newbattle Road and Bryans Road. The village was part of the Marquess of Lothian’s estate, and by the 1880s included workers housing, a post office, school and gas works which supplied the Newbattle Estate. The nearby Lingerwood Colliery formed part of a local network of collieries called the Newbattle Collieries, which were owned by the Marquess of Lothian.



Roy's Lowland Map 1752



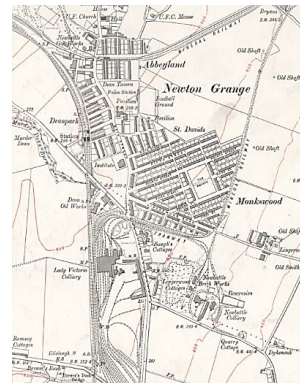
Ordnance Survey 1893

7. In 1890 the Lothian Coal Company was formed by the amalgamation of the Marquess of Lothian’s coal company and Archibald Hood’s company. Archibald Hood became the Managing Director of the new Lothian Coal Company. A site at Newtongrange, adjacent to the Edinburgh to Carlisle Railway, was chosen for a new colliery (the Lady Victoria Colliery) which was to become the deepest mine in Scotland when it began producing coal in 1894. The connected existing pit at Lingerwood provided the statutorily required second shaft for the Lady Victoria Colliery.
8. Following the opening of the Lady Victoria Colliery, Newtongrange village was expanded to provide housing for the workers. The first phase of new pit cottages were built between 1890 and 1905 by the Newbattle and Whitehill Building Company, a subsidiary of the Lothian Coal Company. A second phase was built between 1906 and 1930 by the Newtongrange and Easthouses Building Company, also a subsidiary of the Lothian Coal Company. The new housing was laid out in a formal pattern of long parallel rows of brick built cottages in blocks of two, four or six houses, with front and rear gardens and back service lanes linked to the streets by narrow accesses at right angles to the main street pattern. The housing remained in the ownership of the Lothian Coal Company until nationalisation in 1947 when it passed to the National Coal Board. Following the closure of the Lady Victoria Colliery in 1981, over 1,000 former Coal Board houses in Newtongrange were saved by a partnership of

Midlothian District Council and Castle Rock Housing Association, some of which lie within the Conservation Area.



Ordnance Survey 1906



Ordnance Survey 1913



Ordnance Survey 1932

### Archaeological & Historical Significance

9. The area of the village within the Conservation Area was planned development linked to the Lady Victoria Colliery. The Hood family, which co-owned the Lothian Coal Company, had similar ideological beliefs to philanthropic 19<sup>th</sup> century industrialists such as the Cadbury family. They believed that providing decent housing and certain social amenities produced a healthier and therefore more productive workforce. The plan for Newtongrange developed from this ideology and from the experience of Archibald Hood in improving the living conditions of workers at the Whitehill Colliery in Rosewell between 1860 and 1895.



Lingerwood Road



Rear Outshots on cottages

10. Alongside the rows of brick built cottages for workers, the village also had a post office, public gardens, and institute with a library and reading rooms, a Gothenburg public house, shops, schools and a Free Church. The housing was segregated by rank within the pit, with simpler, smaller dwellings for miners centrally located, better homes for overseers and larger residences for managers on the edge of the village. Cottages for miners were one storey, while houses for officials were two storey. The Royal Commission on Housing (Scotland) in 1912 reported that the Secretary of the Mid & East Lothian Miners' Association stated in his evidence that the houses at Newtongrange were "probably the best houses built for miners in Scotland". The

houses had two rooms and a scullery as a minimum, with new modern kitchens and bathrooms added in the 1930s.

11. The first phase of pit housing associated with the Lady Victoria Colliery included cottages along Lingerwood Road, and the creation of Second to Sixth Street. By 1913, these streets has been extended, and First Street created. As part of the extension of Second, Third and Fourth Street, a public park was formed within the grid, named The Square. This was the main public open space in the village until the Welfare Park opened in 1926. The housing in Newtongrange Conservation Area is one of the most intact surviving examples of miners' rows in Scotland. Seventh to Tenth Street were developed by 1932 in a similar style but, along with Fifth and Sixth Street, are not in the Conservation Area.



The Square (aerial photograph)



The Square

12. Lady Victoria Colliery was an outstanding example of a model colliery built at a time when the Scottish coal industry was at its peak. It utilised the most modern mining technology when it was constructed, and had the widest and deepest shaft in Scotland at the time. The winding engine which powered the lift carrying men and coal up and down the shaft was one of the most powerful in Scotland. Later additions to the colliery included the bathhouse and the still surviving gantry over the A7. At its peak in 1953, the labour force at the Lady Victoria Colliery was 1,765, including 1,360 people working underground. Most of the surface elements of the colliery survived after the pit closed in 1981, providing a clear illustration of the evolution of large colliery sites during the 20<sup>th</sup> century. It is for this reason that the colliery became the National Mining Museum in 1984.



## Townscape and Landscape Setting Analysis

### Architectural Quality & Built Form

13. The built form of Newtongrange Conservation Area is one of its key defining characteristics. The terraces of single storey brick cottages laid out along rectangular grids on First to Sixth Street are excellent examples of purpose built miners housing from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As the new parallel set of streets were formed, cottages were also built along the existing streets – Main Street and Lingerwood Road. Key facilities provided by the Lothian Coal Company for workers, such as the institute and Dean Tavern (a Gothenburg tavern), and later phases of miners cottages lie outside the Conservation Area, but form an important part of the story of Newtongrange and the Lady Victoria Colliery.



Street pattern



Lingerwood Road



Second Street

14. The Conservation Area covers First to Fourth Street and parts of Main Street and Lingerwood Road. The integrity of the rows is intact, with the majority of cottages retaining original features such as sash and case timber frame windows, timber panel doors, front gardens bounded by low parapet walls topped with metal railings, timber bargeboards with exposed rafter ends, and slate roofs. The Conservation Area is on a slope, with the cottages arranged in short terraces which step down the hill. Many of the cottages retain the original rear extensions, added when kitchens and bathroom upgrades took place between WW1 and WW2. Around The Square, there are single storey cottages with bay windows, and rows of two storey cottages with bay windows and paired gable dormers. The doorways on these cottages include semi-circular brick arched doorway heads. There are also similar two storey cottages on Main Street. There are a small number of replacement modern cottages on Fourth Street and Lingerwood Road which were designed to replicate the form and style of the miners' rows, therefore blending successfully into the streetscape.





Single Storey Pit Cottage



Modern cottages on Lingerwood Road



Rear of Main Street Cottages

15. The site of the Lady Victoria Colliery, now the National Mining Museum, is also part of the Conservation Area. The complex has immense value as a model example of a late Victorian colliery which continued to develop over nearly nine decades. Most collieries in Scotland were demolished or radically altered following closure of the mines, but at Lady Victoria Colliery only small parts were lost including the canteen, baths and some of the Central Workshops. The Headgear, designed by Sir William Arrol & Co, is an important landmark in the local landscape. Due to its height of 26 metres and its location on the slope of the Mayfield Tranent ridge makes it visible from large parts of Midlothian and beyond. Another distinctive surviving feature of the colliery is the reinforced concrete gantry over the A7, which provided a walkway from the pithead to the baths and canteen. Designed by National Coal Board architect Egon Riss, it was built in 1954.



Colliery Headgear



Colliery Gantry



Colliery Pithead

16. There are four listed buildings in the Conservation Area. The Colliery, including the Engine House, Headgear, Pithead, Tipplers, Picking Tables, old Washer, Dross Hopper, New Washer, Workshops, Underground Haulage Motor House, Settling Tanks, Pulveriser Plant, Chimney Stalk, Boiler House, Power Station, Gantry, Time Office and Lamp Station, is a Category A listed building. The Lady Victoria Colliery Manager's Office is a Category B listed building. Originally built by the Marquess of Lothian as a school for children of the Lingerwood Pit miners in 1873, it was later extended and converted into the Manager's Office. It is now the office for the National Mining Museum. Adjacent to the Office are the Category C listed Lingerwood Cottages (1-12 inclusive). The cottages are built of sandstone, and are laid out around a communal

green to the front with private gardens to the rear. They were built for workers at the Lingerwood pit. Two brick cottages at 21 & 23 Murderdean Road are also Category C listed. These cottages were built to house the managers of the nearby Dean Oil Works, which was adjacent to the Lady Victoria Colliery.



Lingerwood Cottages



Lady Victoria Colliery



Colliery Manager's Office

### Materials

17. Brick was the dominant material in pit housing of this era due to ease of supply from the brickworks commonly associated with collieries in central Scotland. The original cottages were built of bricks from the Lothian Coal Company's brickworks and are a fairly consistent texture and colour, mostly terracotta mellowed with a trace of black colouring on the facing bricks. Rear walls and some end walls of terraces are harled. Many front gardens have retained the original low brick walls topped with iron railings, which are a defining characteristic of the street scene. The majority of the surviving surface structures at the Colliery are composed of brick, steel and iron.



Brick colliery building



21-23 Murderdean Road



Cottage on Main Street

18. Roofs are consistently of grey Welsh slate, with a 40 degree pitch and lead finished ridges. A distinctive feature of the cottages is the use of exposed rafter ends, which give definition to the eaves line. Chimneys are plain brick with chamfered stone covings, and the cans are commonly terracotta or cream coloured clay. The paired gable dormers in the two storey cottages have slate roofs, wood panelling and cruciform decorative detailing.



Chimney on cottage



Exposed rafter ends



Roof pitch

19. Windows are timber sash and case with glazing bars and sash horns, and a relatively uniform across the Conservation Area. In the single storey cottages, the composition of the front façade is a narrow pair of windows with 8 panes of glazing, a central door and one wider window also with 8 panes of glazing on the other side. The narrow pair style is also seen on some of the two storey cottages, while others have bay windows with glazing bars in the upper sashes and in the central lower pane, and similar coupled windows above.



Cottage Window Styles in Conservation Area

20. A substantial number of original doors have survived. These doors are timber with bolection moulding 6 panel doors. The single storey cottages have transom windows above the doors, and the two-storey cottages have fanlights. Most original doors are painted in a distinctive red colour, which contributes to the character and distinctiveness of the Conservation Area.

### Setting and Views

21. Main Street and Lingerwood Road pre-date the construction of the colliery and pit houses, however the straight parallel roads of First to Fourth Street were imposed onto the natural slope of the landform. From within the Conservation Area distant views are of the Pentland Hills to the west and to a limited extent the upper slope of the Mayfield-Tranent ridge that the village lies on. The street pattern limits views within the Conservation Area to the immediate environment of parallel rows and a regular pattern of buildings. One result of the strict formation of buildings on

Lingerwood Road and First to Fourth Streets is that from most points within this area attention is drawn through the narrow corridors formed by the buildings.



Back Lane with view



Stepped roofscape



View of Pentland Hills

22. This street and building pattern is a defining characteristic of the Conservation Area which should be protected. The modern additions to the rows on Lingerwood Road and Fourth Street demonstrate how new development can be sensitively accommodated whilst respecting the character of the Conservation Area. The short terraces produce a stepped roofscape, interrupted only around The Square by the two-storey cottages. This is another defining characteristic of this Conservation Area.

#### Public Realm, Open Space and Trees

23. The public realm in the Conservation Area consists of standard public roads and roadside footways, mostly surfaced with tarmac and concrete kerbs. Brick paviors have also been used during environmental improvement schemes in the 1980s and are now a notable feature of the public realm in the Conservation Area. The back lanes are a combination of tarmac and brick paviors. Along Main Street and Murderdean Road there are areas of concrete paving slabs. Street lighting is mostly standard modern poles, however there are some more decorative historic poles on Main Street.



Decorative street light



Brick paviors in back lanes



Public art on Main Street

24. A key feature of the public realm in the Conservation Area and an important local landmark is the Pithead Winding Wheel that has been incorporated as public art in an

area of landscaping at the junction of Main Street and Murderdean Road. There are two further Pithead Winding Wheels on display as public art in the village – one at the Leisure Centre (outwith the Conservation Area) and one at the National Mining Museum Office. These two smaller winding wheels were from the Lingerwood Colliery.



Pithead Winding Wheel



Pithead Winding Wheel Public Art



Wooded embankment

25. The high degree of pedestrian permeability is another key feature of the Conservation Area. This is largely thanks to the design of the miners rows with their back lanes. Some of these are accessible to vehicles but some are pedestrian only. There is also a pedestrian path running from Lingerwood Road to Eighth Street to the rear of Lothian Terrace and beyond. The path is bounded on its eastern side by a brick wall. While the path is within the Conservation Area, the wall is not considered to be part of the Conservation Area.
26. Open space in the Conservation Area includes The Square, which was the original public park for the pit workers and other villagers, the green in front of the Lingerwood Cottages and the wooded former railway embankment which runs parallel to Lingerwood Road. The Square is of significant importance due to the role it has in the streetscape, its historic importance within the village and the open space it provides in a relatively densely developed area of the village. The green in front of the Lingerwood Cottages are an integral part of the setting of these Category C listed buildings. The former railway embankment is an important resource for biodiversity and informal recreation in this part of the village.



Trees protected by TPO



Path to Station



Woodland on Museum site

27. There are numerous mature and semi-mature street trees throughout the Conservation Area. Many of these date from the environmental improvements carried out following the pit closure. Careful management of these trees will be required to maintain their health and size as they continue to mature. Two trees in the Lady Victoria Car Park (north of the gantry) are protected by a Tree Preservation Order (TPO). The northernmost part of the Museum site is now woodland with a pedestrian access path to the station.

## Assessment

### Significance

28. Newtongrange developed as a village as a result of the need to house workers from nearby coal mines and other related industries. The opening of the Lady Victoria Colliery resulted in the rapid expansion of the village, with rows of miners' cottages built to house the colliery works. The Lady Victoria Colliery was a model colliery incorporating the most up to date technology when it was developed in the 1890s. The pit housing was also considered to be of good quality, and a model for others. At one time the village became the largest mining village in Scotland.
29. The miners' rows within the Conservation Area are one of the largest and most intact examples of this style of housing in Scotland. The expansion of coal mining and associated industries in the 19<sup>th</sup> and early 20<sup>th</sup> centuries provided a lasting legacy for Scotland socially, economically and environmentally. In terms of urban development and the story of communities which can be told through the physical fabric of the towns and villages which grew up around these industries, Newtongrange Conservation Area is one of the most valuable surviving examples in the Lothians.
30. The importance of the Lady Victoria Colliery as the most intact surviving example of a late Victorian model colliery is demonstrated in its designation as the National Mining Museum. The four-acre site shows the developments in mining over generations. Highlights include the most powerful steam winding engine in Scotland, the most extensive preserved suite of Lancashire Boilers in the UK, and the only extant timber dredger in Europe. Many of the buildings and structures are Category A listed.

### Condition

31. Overall, the Conservation Area is in good condition. The improvements to the pit housing and surrounding environment carried out in the 1980s made a significant impact on the condition of the Conservation Area, protecting the buildings while retained key characteristics of the buildings and streetscape. The small pockets of modern development and alterations/additions to traditional buildings have largely been controlled so they are sympathetic to the context, respect the scale and form of existing buildings and do not detract from the character of the Conservation Area.

### Opportunities

32. For a conservation area in good overall condition such as Newtongrange, the main opportunities relate to the ongoing preservation of its character and original building features. Modern development can be accommodated in appropriate locations within the Conservation Area if carefully designed to respect the scale and form of existing buildings and the streetscape/layout.
33. 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 Lothian Terrace, Fifth to Tenth Streets and further along Main Street. These areas are worth consideration for

their historic/architectural interest and for their contribution to the development of the village linked to the colliery.

### Challenges

34. 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 avoided so far in the Newtongrange Conservations Area, but care is needed to ensure negative incremental changes are avoided and that new development is sensitively designed, respects the scale and form of existing buildings and enhances the character of the Conservation Area.



## Management Plan

35. The purpose of this Conservation Area Management Plan for Newtongrange 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. 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 Newtongrange Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

### Issues Facing the Conservation Area

36. The main issues for the Conservation Area are avoiding the negative impact of small incremental changes or loss of historic features, and ensuring that new development is carefully designed to respect the scale and form of existing buildings and enhance the historic character of the area.

### Opportunities for Enhancement

37. Most of the traditional buildings in the Conservation Area are built of brick 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 lead to problems with damp, brick decay and rot in timbers. Blocking air bricks and applying water repellent coatings will also cause problems with damp.
38. 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 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. Roof lights tend to be of metal fixed flush to the slope of the roof. Where replacement is necessary, conservation style rooflights should be specified. 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 brick walls are usually solid brickwork with two leaves with header bricks bonding the inner and outer leaves, but later examples can be a cavity wall construction. Original

masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out. Using impermeable materials internally or externally will cause problems with damp. Examples of such materials include closed cell and extruded plastic insulation, plastic vapour barriers, cement or acrylic based renders, cement pointing, plastic based external wall paints and vinyl wallpaper.

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. Brick repairs should be carried out using matching bricks and lime mortar. Replacement bricks should match existing bricks as closely as possible. 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. Additional window openings are unlikely to be appropriate, but if necessary should be of an appropriate size and proportion, and should not spoil symmetry.

Most original windows in the Conservation Area are sash and case. 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. 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 “slim profile” 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 exposed rafter ends, and door and window format and surrounds. Brick walls and metal railings should be retained.

Satellite dishes will not be permitted on principal or public elevations or above the ridge line of the roof. 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 traditional materials (for example yorkstone, granite setts and whinstone kerbing) or high quality modern materials where appropriate. 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](http://www.midlothian.gov.uk).

**Midlothian Local Development Plan 2017**

39. 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](http://www.gov.scot) or [www.midlothian.gov.uk](http://www.midlothian.gov.uk).

## Appendix 1: Listed Buildings

### Listed Buildings

Address	Description	Category	Ref No.
1-12 (inclusive numbers) Lingerwood Cottages	Mid-late 19 <sup>th</sup> century. Two terraces of cottages in L-plan. Single storey, 3-bay cottages built in symmetrical mirrored pairs with 2 central canted windows. Contemporary outshots to rear. Sandstone rubble, some squared dressing, harling to rear. Sandstone rubble wall to front of cottages with rubble ridged coping stones	C	<a href="#">LB14602</a>
Manager's Office, Lady Victoria Colliery	1873 2-storey, 4 bay U-plan former school with rear wings. Central crenelated porch. Coursed, tooled sandstone, stugged dressings. Interior includes geometric pattern floor tiles to porch, corniced arch and central staircase in hall, timber panelling, panelled shutters, panelled doors and cornices	B	<a href="#">LB14603</a>
Lady Victoria Colliery	<p>Complete model colliery with chimney, engine house, power station, and pithead (tub circuit, tipplers and picking tables) built 1890-94. Washer and hopper added circa 1906-14, boiler house and power station extended circa 1924, picking tables extended in 1930s, gantry to baths added circa 1954. Most of plant, with various modernisations, in situ. Structures brick-built and steel-framed with sheet-metal-clad roofs.</p> <p>ENGINE HOUSE: 1890-91 tall single storey and basement red and yellow brick with cornice and angle pilasters. Cross windows with ashlar mullions and transoms, original glazing pattern. 3-bay front with centre door approached by modern concrete steps. Segmental-arched basement door flanked by oculi. Louvred ventilator in tympanm. 4-bay sides. Sheet metal roof (renewed) with curved ridge ventilator.</p> <p>HEADGEAR by Sir William Arrol &amp; Co, 1893-4. Steel box girders 85' high with back stays and latticed braces. T-shaped supports to platform and 19' diam wheels. Light super-structure for maintenance.</p> <p>TUB CIRCUIT originally 3-storey, 9-bay gabled N elevation, each gable over 2 tall ground floor railway arches, 1st floor blocked oculi and 2nd floor twin blocked arched windows. Buttresses and finialled NW angle. Interior: ground floor brick arcades, some arches remarkably wide. Upper floors</p>	A	<a href="#">LB14604</a>

*Newtongrange Conservation Area Character Appraisal & Management Plan*

	<p>originally double decked (as was the lift cage), altered to 1, but with original floor surviving beneath it. Steel Polonceau trussed roofs on segmentally arched steel links between I-section stanchions, extended by about 8' due to lowering of steel plate floor. Post-war tub circuit restored to working order, 1986.</p> <p>TIPPLERS tall 2-storey 7 by 7-bay range with ground floor brick arcades. Buttressed W elevation with ground floor arcade and blind 1st floor windows. Interior: steel Polonceau trussed roofs on segmentally arched steel links between I-section stanchions. Steel plate floor. Contains tipplers and "plough".</p> <p>PICKING TABLES: lower 2-storey 7-bay block, originally 4-bays deep with arcaded brick ground floor, 1891-4, extended by 4-bays to S circa 1933-46 and entirely re-equipped and re-roofed with standard steel trusses at this period.</p> <p>E ELEVATION of pithead extended circa 1906-14 to house 1st floor smithy and switch house. Narrow 3-storey gabled bay with arched opening for steps to pithead, projects from wider gabled bay on tall arcade. Smith's hearth at 1st floor. Post-1932 steel-framed infill to S. Small 2-storey 4-bay buttressed motor house, circa 1906-14 with later flat concrete roof. Elevator chute to washer (probably originally to transfer coal by conveyor belt to washer).</p> <p>OLD WASHER circa 1906-14 tall 6-bay brick building, blind except 2 tiers of small arched windows in recessed panels. Lower 4-storey 2-by 3-bay re-washer added to S circa 1914-32. Gabled ends, the taller block having oculi. 2-bay motor house projects to E with round headed window and sheet metal clad belt drive powered by Peebles (Edinburgh) electric motor. Interior: important survival - 2 felspar Baum washers (cast-iron, with jiggers) driven by belt pulleys on line shafts. Probably disused since 1960s. Re-washer now empty.</p> <p>DROSS HOPPER: remarkable brick-built gabled and vaulted hopper with each elevation of arched concave recessed panels between battered buttresses. 4-bay S gable with contemporary 2-storey flat-roofed projection. Twin barrel vaulted railway tracks run beneath, fed by hydraulically-opened</p>		
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	<p>flaps. Tall steel-framed metal clad elevator. 1960s hoppers to either side, fed from W by conveyor belts.</p> <p>NEW WASHER ("Drew Boy") added circa 1963-4 to picking table block, steel-framed with brick infill. Asbestos M-roof.</p> <p>WORKSHOPS, UNDERGROUND HAULAGE MOTOR HOUSE AND SETTLING TANKS. Single storey, arched windows within 6 recessed arched bays. Cornice, angle finials (cut down circa 1987) and decorative swept-roofed ventilators. Part of roof rebuilt flat. Demolished link to pithead may have held sinking engine. Prop department to N replaced circa 1960 by tall brick building and circular concrete settling tank on pilotis. Dredger tank parallel.</p> <p>PULVERISER PLANT tall timber-framed elevator, with struts similar to headgear located over end of original boiler range. Supplied coal dust to drier and thence by gravity to boilers. Adjoining platform carried on re-used old 19th century cast iron pipes, adapted to meet reinforced concrete gantry of circa 1954.</p> <p>CHIMNEY STALK: circular section brick with steel tie bands. Originally circa 150' tall with oversailer. Twice reduced, last in 1986, to circa 100'. Adjacent cast-iron cylinder, purpose uncertain.</p> <p>BOILER HOUSE: built circa 1915-17 Steel-framed, M-roofed and brick clad with arched openings to E elevation, remaining elevations open. Contains 7 Lancashire boilers, by Tinker Shenton Ltd, Hyde, economisers by Green &amp; Co Ltd, Wakefield and superheaters by Cooper &amp; Greig, Dundee.</p> <p>POWER STATION: circa 1891-94, enlarged 1924. Rectangular single storey and basement gabled turbine hall brought forward by about 6' by 1914-34, masking part of engine house. Triple round-headed openings to S and oculi in each gable. Curved ridge ventilator. Slightly later infill, heightened circa 1954, links to larger 3-by 5-bay power station: tall single storey and basement, altered to 3-storey circa 1954. Altered arched windows within arched recessed panels between pilaster piers. Cornice and gable oculi. Interior, turbine hall travelling crane on brick pilaster piers. Blocked windows to E within wide alliptical arches. Steel trussed roof. E block altered 1954 with reinforced</p>		
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	<p>concrete floors inserted. Top floor tiled area (for distribution of lamps and tokens, and searches for contraband).</p> <p>GANTRY, circa 1954, reinforced concrete overhead passage from pithead to baths (latter demolished 1985) on T-shaped stanchions, H-shaped beyond power station. Small unglazed rectangular windows.</p> <p>TIME OFFICE AND LAMP STATION, circa 1914-32, bypassed by overhead gantry circa 1954. Single storey panelled brick-built with piended M-roof. Post-war engineering workshop (now British Coal archives) windows blocked, to N. Tubular steel gates forming the letters 'NCB' to S.</p>		
21 & 23 Murderdean Road	<p>Late 19th century. Single storey and basement, mirrored pair of 3-bay, rectangular-plan cottages. Red brick with long and short yellow brick dressings. Projecting cills; segmental-arched bipartite windows; corbelled eaves course. 10-pane timber sash and case windows. Piended grey slate roof with terracotta ridge with terracotta finials to apex. Cast-iron rainwater goods.</p>	C	<a href="#">LB46137</a>



Figure 2: Listed Buildings within the Conservation Area

