



Eskbank & Ironmills

Conservation Area Character Appraisal & Management Plan

MIDLOTHIAN COUNCIL
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Introduction

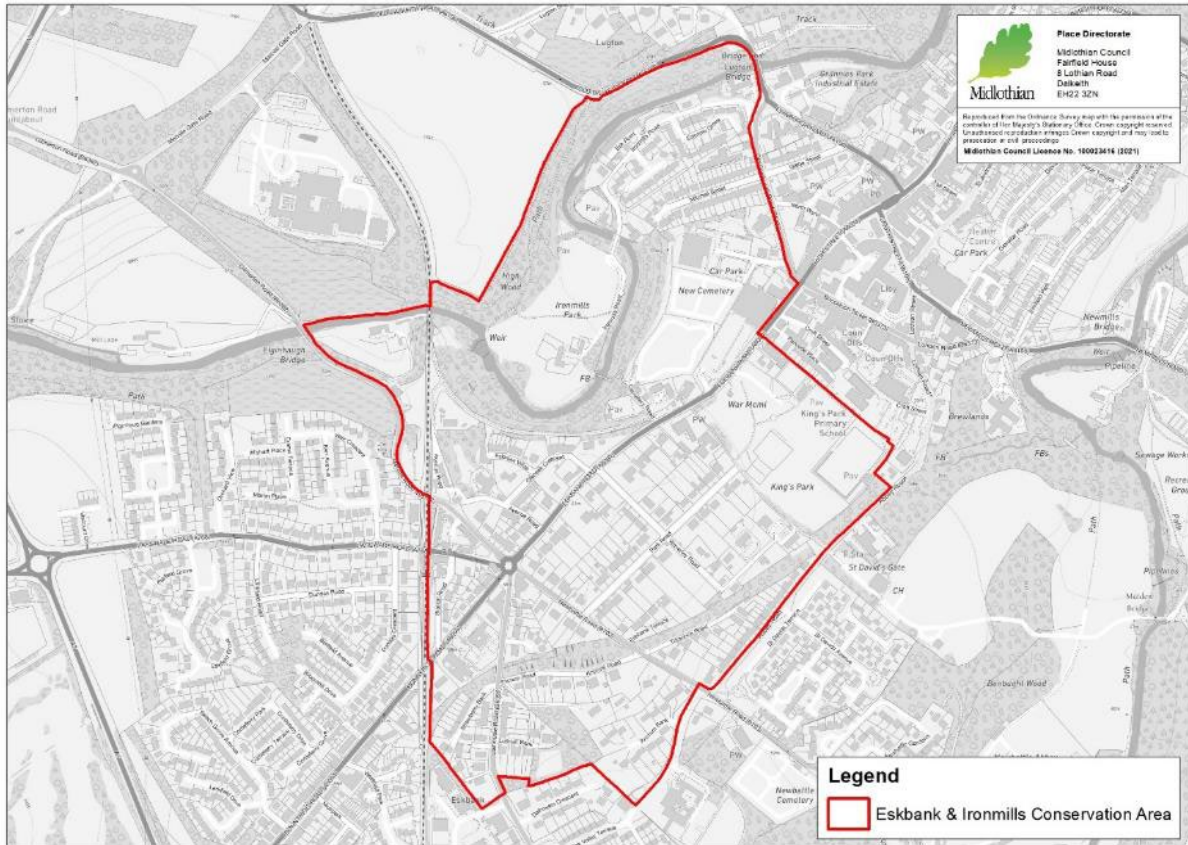
1. Conservation areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian Council is required to determine 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 Eskbank & Ironmills Conservation Area is located in Dalkeith, to the west of the town centre. Eskbank is a Victorian suburb of Dalkeith and Ironmills straddles the River North Esk valley to the north of Eskbank. The population within the Conservation Area is approximately 1,200 people. The Conservation Area is bounded by Ironmills Park and High Wood to the north, Old Edinburgh Road and King's Park to the east, Abbey Road and Ancrum Bank to the south and the Borders Railway and Melville Road to the west.
5. Eskbank & Ironmills Conservation Area was designated in 1981. The boundary was reviewed in 2014. The Conservation Area boundary overlaps in parts with the following designations:
 - North Esk Valley Special Landscape Area; and

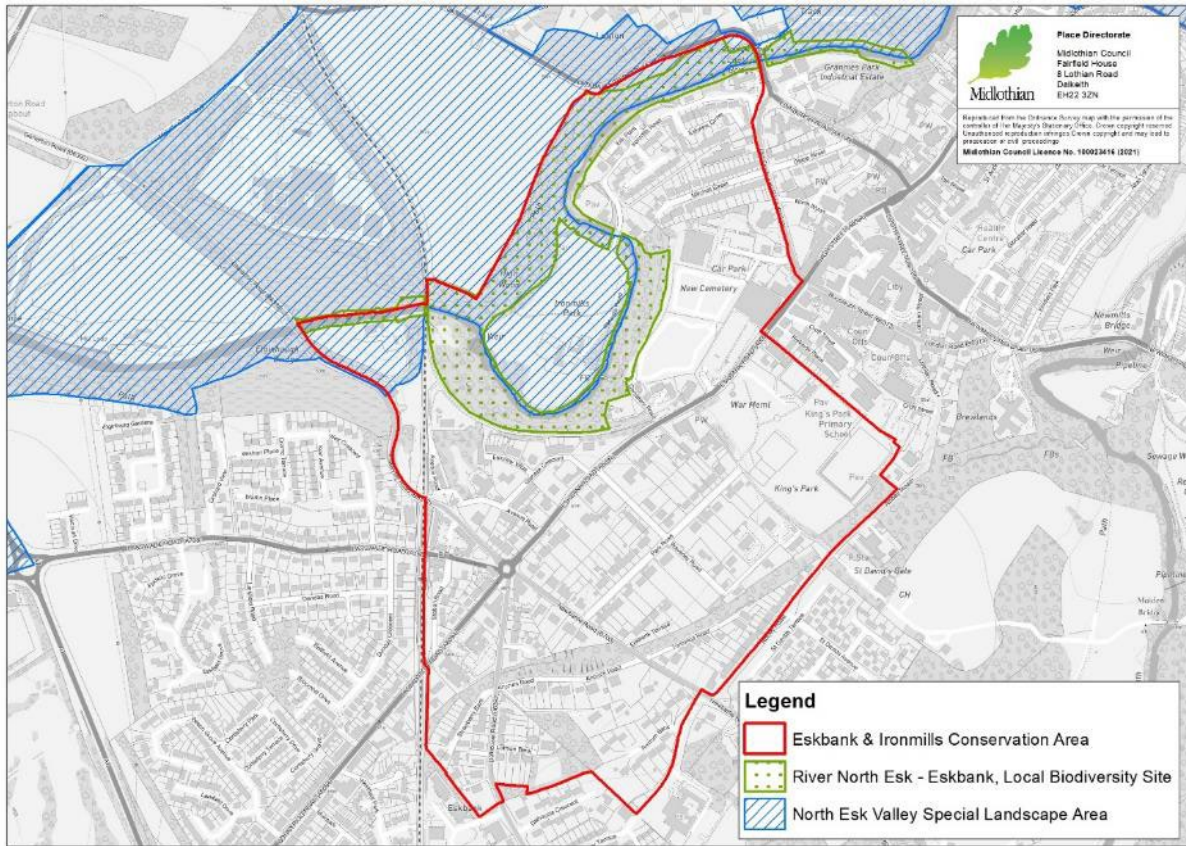
- River North Esk - Eskbank Local Biodiversity Site.

Figure 1: Eskbank & Ironmills Conservation Area boundary



Eskbank & Ironmills Conservation Area Character Appraisal & Management Plan

Figure 2 – Conservation Area, Local Biodiversity Site and Special Landscape Area boundaries



Historical Development and Significance

Origins of the Area

- The Ironmills area was the location of mills as early as the 1540s because the sweeping bend in the River North Esk provided the opportunity to draw water to power the mills and return it to its original source. By 1587 there were four grain and cloth mills in the Ironmills area, and Dalkeith was an important market town. The area gets its name from the iron foundry which was established there in 1648. The iron mill was rebuilt in 1728, then towards the end of the 18th Century it was converted into a flour and barley mill. The mill buildings later served as a pumping station for the town's water supply, linked to the Water Tower via a pipe which was later incorporated into the Memorial Bridge. Other mills developed along this stretch of river, including textile mills, all powered from the single mill lade.



Ordnance Survey Map showing Mill Lade 1892



Ironmills 1735

- Eskbank Toll formed around the Newbattle to Edinburgh road, where it was met by the Dalkeith to Bonnyrigg and Lasswade roads. The oldest remaining buildings are the Justinlees Inn, dating from the early 19th century, and Eskbank House (now on Glenesk Crescent) which was built in 1794 for the Minister of Newbattle. The development of Eskbank as a suburb is largely the result of the construction of the Edinburgh and Dalkeith Railway in the 1830s. Originally constructed to carry coal from Dalhousie to St Leonard's in Edinburgh, by 1834 the line was also carrying passengers. Eskbank was located on the main line, with a branch running into Dalkeith from Glenesk Junction. The railway brought Dalkeith within commuting distance of Edinburgh, and Eskbank quickly developed as an area of substantial villas with large gardens for merchants and professionals.



Justinlees Inn



Eskbank House



Eskbank Toll 1766



Eskbank Toll 1852



Eskbank Toll 1892

Archaeological & Historical Significance

- The Edinburgh and Dalkeith Railway (also called the Innocent Railway) was the first railway to serve Edinburgh City Centre (an earlier line which ran from Newton to Little France is considered to be Edinburgh's first railway). Originally built as a horse-drawn tramway, it was purchased and upgraded by North British Railway in 1845. By 1847, Eskbank Station was reopened on the extended line (The Waverley Route) which would reach Hawick by 1849 and connect to Carlisle by 1862. The Dalkeith branch was also upgraded and reopened in 1847. Dalkeith Station closed to passengers in 1942 and to goods traffic in 1954. The Waverley Route closed in 1969, reopening in 2015 between Edinburgh and Tweedbank as the Borders Railway.



Edinburgh & Dalkeith Railway 1842



Eskbank 1836



Eskbank 1948

- Eskbank is a high quality example of a Scottish Victorian suburb, which has survived largely intact. A key element of Victorian suburbs is "countryside in the city" with house styles influenced by a combination of manor houses and country cottages. In Eskbank, this translated into villas with large gardens and a significant amount of tree cover. One of the oldest surviving buildings in Eskbank is Westfield House on Bonnyrigg Road. This Category B Listed building was constructed in 1849 as the Dalkeith Union Poor House. It was the first Combination Poor House in Scotland, and initially served the parishes of Dalkeith, Newbattle, Newton and Cockpen. By 1871 it was serving 11 parishes. It later became a nursing home, which closed in the late 1950s, and is now offices. The Justinlees Inn is significant as both a local landmark and because it has been in operation since the 1820s.



Westfield Park

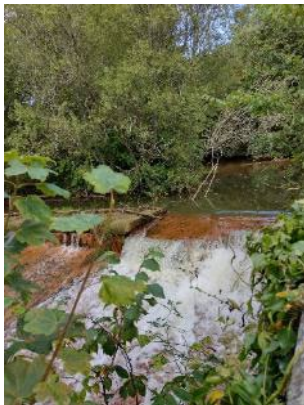


Sandstone Villa

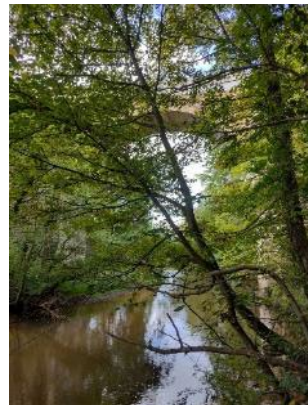


38 Eskbank Road

10. The Ironmills area has a more varied history, linked directly to the river. Originally an industrial area, with mills being converted from one process to another as the economy dictated, the area is now mainly public greenspace (park, woodland, cemetery and bowling green) and residential, with the exception of the section which lies within the town centre. Some small remnants of this industrial heritage are visible, for example the mill buildings in Ironmills Park, the Water Tower, and the sluice and operational wheel from the mill lade. The weir which was linked to the mill lade remains in the river, and to the west of Ironmills Park the Category A listed Glenesk Railway Viaduct (constructed 1829-31) carries the Borders Railway over the River North Esk.



Weir on River North Esk



Glenesk Viaduct



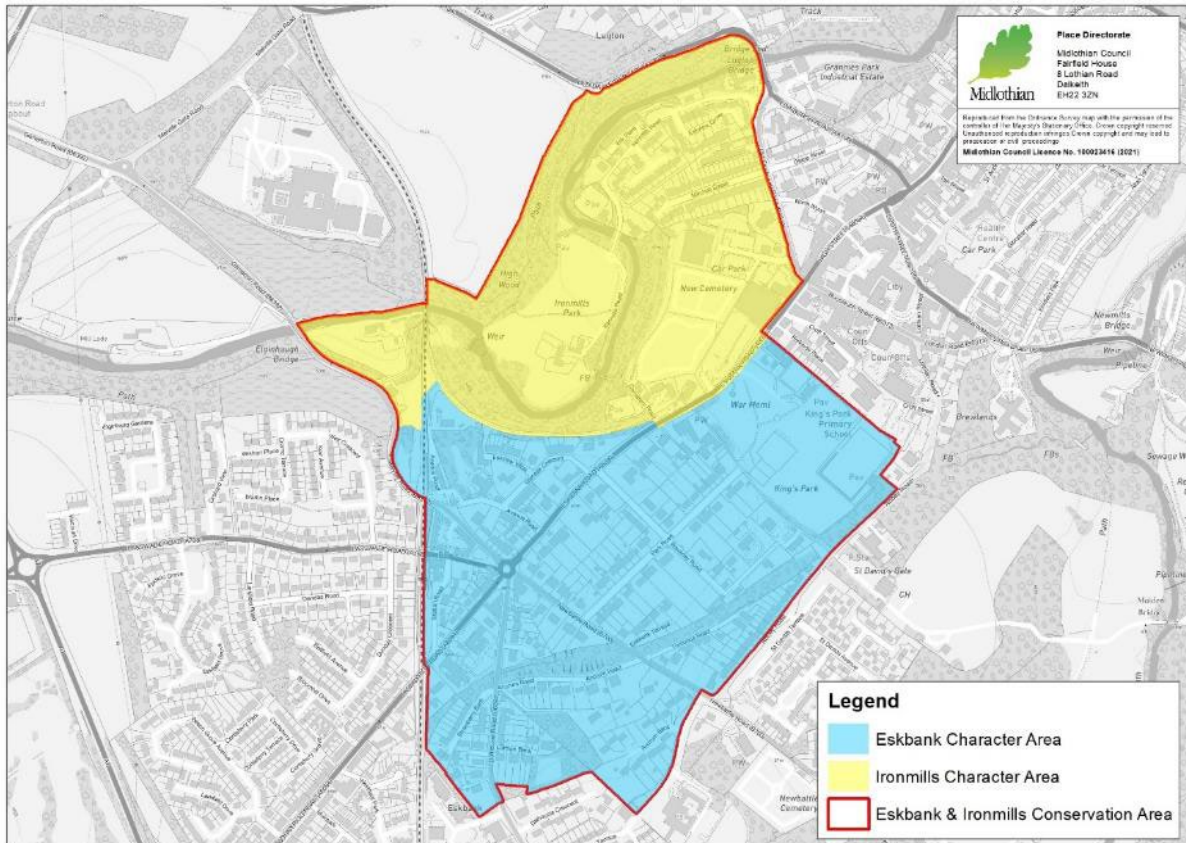
Former Ironmills mill buildings

11. A small corner of the Elginhaugh Roman Camp Scheduled Monument lies within the Conservation Area, in High Wood. It is the site of a Roman temporary camp, associated with the nearby 1st Century AD Roman Fort. The Elginhaugh Roman Fort Scheduled Monument lies across the River North Esk to the north west of the Conservation Area.

Townscape and Landscape Setting Analysis

12. The Eskbank and Ironmills areas have different architectural, historical and layout characteristics influenced by the origins of their development. These character areas are simply a means of describing areas of common characteristics within this appraisal. They have no administrative, legal or other significance.

Figure 3: Map of Conservation Area showing Character Areas



Architectural Quality & Built Form

13. **Ironmills Character Area** – this character area covers the banks north and south of the River North Esk as it flows through the Conservation Area. It also includes a small part of the town centre, which is located on a plateau south of the river. Although it has been more heavily developed in the past, when the valley was a focus for industry in Dalkeith, it is now characterised largely by greenspace and woodland. In the east of the Conservation Area, along the south bank of the River North Esk, there is an area of modern residential development which was formerly mills and associated development, and the cattle market. St David's RC Secondary School was also located here from 1948 until 1966. Remnants of industrial heritage remain, for example Lade Cottage on Ironmills Road, but it is mainly characterised by a mix in styles of late 20th and early 21st century housing.



Ironmills Park



Ironmills Road



Lade Cottage

14. Further up the valley side, heading towards the town centre and running parallel to the river is Mitchell Street, with its terraces of small sandstone late Victorian houses. The original Burgh School, opened in 1872, was located at the end of Mitchell Street, where there is now a small modern housing development. The 19th century houses on Mitchell Street are mainly cottage style with dormer windows and compact gardens, arranged mostly in terraces.



Mitchell Street

15. The former Buccleuch Church (also known as West Church) sits in a prominent position on Old Edinburgh Road overlooking the river valley. This Category B listed building was built in 1840 on a site gifted by the 5th Duke of Buccleuch to accommodate the expanding congregation at the old parish church (St Nicholas). The church was in use from 1851 until 1989, and the building now accommodates a woodwork business. The neighbouring Category B listed Manse was built in the late 1860s on land also gifted by the 5th Duke of Buccleuch. The Church Hall was located on the site between the Manse and Old Edinburgh Road. The hall was replaced by a traditional style cottage in the early 2000s.



West Church Manse



West Church



12 Old Edinburgh Road

16. The area between Old Edinburgh Road and Cemetery Road has seen a lot of change in its built form, and is characterised by the resulting variety of age, uses and architecture. The area was largely horticultural land until the Dalkeith branch of the Edinburgh and Dalkeith Railway was built in the 1830s and Dalkeith Station was built. The area now contains a blend of uses and

buildings, from the Morrisons supermarket, which opened on the site of the former railway station and bus depot in 2014, the late 20th century buildings accommodating the Royal Mail Delivery Office and Midlothian Indoor Bowling Club, surface car parks, Dalkeith Cemetery, Dalkeith Lawn Tennis Club, Dalkeith Rugby Club, residential properties (traditional and modern) and the Category C listed Harrow Hotel, which was remodelled in the early 20th century from an earlier building.



Morrisons Supermarket



Harrow Hotel



Dalkeith Cemetery

17. **Eskbank Character Area** – Eskbank is best described as a spacious, leafy, low density, 19th century suburb. However, within this there are small areas and group of buildings which differ in some ways from the predominant character. The main land use is residential, except around Eskbank Toll where there are a number of business premises including the historic Justinlees Inn. Kings Park is the main open greenspace in the area, but the area overall is characterised by its significant tree cover.



Abbey Road



Ancrum Road



Newbattle Road

18. The properties along Eskbank Road, Waverley Road, Park Road, Ancrum Road and Lothian Bank a predominately large 19th century sandstone villas with generous gardens and high stone boundary walls. The streets are spacious and uncluttered and there are a substantial number of mature trees. In places, original large housing plots had additional houses built on their back lands during the 19th century. Eskbank Terrace is a good example of this. The homes on Torsance Road, Abbey Road and along Dalhousie Road are from the same period, but are more mixed in size and character. A notable number of the houses in this area are listed.



Eskbank Terrace



Abbey Road



Waverley Road

19. The Avenue Road, Glenesk Crescent and Eskview Villas area (with the exception of Glenesk House and Eskbank House) is more densely developed than other parts of Eskbank and is characterised by the development of small parcels of land carried out around 1900. While the buildings have similar scale, form and materials, the individual terraces all have their own distinct architecture reflecting the style preference of the individual developers. Modern extensions have been accommodated successfully in this part of the Conservation Area where they have respected the scale and form of existing buildings while introducing contemporary details and finish materials. The 1980s building at 3 Eskview Villas (currently a children's nursery) is, however, an example of an unsuccessful modern intervention in the Conservation Area.



Glenesk Crescent



Avenue Road



Glenesk Crescent

20. The character of Station Road is also mixed. It runs between Lasswade Road and Bonnyrigg Road, parallel to the railway line, and is the location of the former Eskbank Station. The former station is a Category B listed building which opened in 1847 and closed in 1969. The building was converted into flats in the 1980s. The station building was the sole building on Station Road until the early 1900s. Two Edwardian villas (5 & 7 Station Road) were built by 1913, with 9 & 11 Station Road, the cottage on the corner with Bonnyrigg Road and the front part of the building which is now Eskbank Trading built by the late 1930s. Two additional residential properties were added in the 1990s. This street, and the area between it and Eskbank Toll, provides an interesting illustration of the evolution of local domestic architecture during the 20th century.



Former Eskbank Station Building



Station Road



Station Road/Bonnyrigg Road

21. There are pockets of more recent residential development, for example Ancrum Bank, Strawberry Bank, Dalhousie Bank, Bonnyrigg Road, Eskbank Court and around Glenesk House. These developments do not have any particular architectural merit or character, but do not detract from the overall quality of the Conservation Area.



Strawberry Bank



Bonnyrigg Road



Dalhousie Bank

Materials

22. The majority of buildings in the Conservation Area, particularly in the Eskbank character area, are sandstone - squared, coursed and dressed, with a variety of finishes including stugging and droving, often enhanced with fine ashlar dressings. The former industrial buildings in the Ironmills area are generally random rubble walls. Stone chimneys are a dominant feature, as are slate roofs. Roofs across the area take a variety of forms – corbie-stepped, skewed or barge boarded gables, and hipped. There are some pantile roofs around Ironmills and Eskbank but most are slate. Boundary walls are usually sandstone.



Sandstone Walls



Pantile Roof



Stone wall

23. Many original doors have survived, which are timber with four or six panels and sometimes with bolection moulding. Fanlights frequently have astragals of varying pattern, sometimes with stained glass. Windows are usually timber sash and case with a varying number of panes (e.g. 12, 8 or 4), and relate to the architecture of the house. Most have stone mullions and

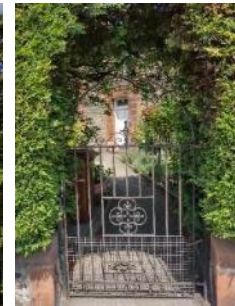
hood moulding. Cast iron rainwater goods predominate, and there are some good examples of decorative ironwork such as railings which survive.



Front Door



Door, windows and ironwork



Ironwork

Setting and Views

24. The landscape setting and topography of the area have had a significant influence on the built form and urban character of the Conservation Area. The Ironmills character area occupies the north and south banks of the River North Esk, with views limited by this gorge setting, the natural curves of the river, and by the extensive tree cover on both banks. The steep slope to the north largely contained the growth of Dalkeith in that direction. The retention and ongoing management of the woodland on both banks contributes significantly to the character of the Conservation Area.
25. Eskbank occupies the flat land above the south side of the valley of the River North Esk, and the north slope of the River South Esk valley. There are limited views beyond the Conservation Area due to the street pattern and tree cover. The major characteristic of the setting of the Eskbank character area is the mature tree cover, both in greenspaces and private gardens.



Newbattle Road



Waverley Road



Eskbank Road



River North Esk

Public Realm, Open Space and Trees

26. The public realm in the Conservation Area consists of standard public roads and roadside footways, plus some footpaths, mostly of modern materials. The only significant public realm issues within the Conservation Area relate to reinstating access from Eskbank Road to Ironmills Park, which was lost due to slope instability, and improving pedestrian and cyclist crossing of the Eskbank Toll roundabout.



Eskbank Toll



Eskbank Road



Entrance to Kings Park

27. The Eskbank and Ironmills Conservation Area benefits from two large areas of public open space – Kings Park and Ironmills Park. Both are Council owned and managed, and are major greenspace resources for the local community and for the wider Dalkeith and Midlothian communities. Kings Park was laid out as a public park by 1893, and purchased from Buccleuch Estates in 1924 following a public vote. It is named after a former tenant of the Duke of Buccleuch who farmed the land where the park now sits. Kings Park was designated as a “Centenary Field” by Fields in Trust in 2019. The playing fields in the park are used by Dalkeith Thistle FC and Dalkeith RFC, and by the neighbouring King’s Park Primary School.



Kings Park

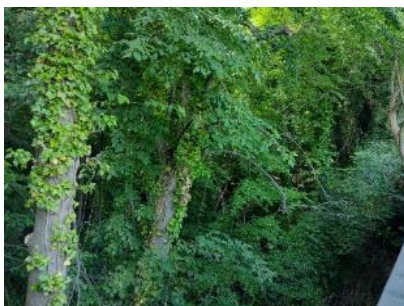


Kings Park



Ironmills Park

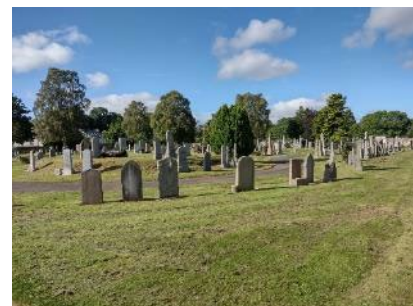
28. Additional notable areas of greenspace in the Conservation Area include the Cemetery, the woodlands surrounding Ironmills Park, the grounds of Glenesk House and the former Smeaton Branch of the North British Railway, which runs from Kings Park along the north side of Torsance Road and Ancrum Road to Strawberry Bank. This part of the rail line was built along the Benbught Burn, and is now largely covered with mature trees. The route is not accessible to the public, but it makes a significant contribution to the character of this part of the Conservation Area.



Trees on Ancrum Road



High Wood



Dalkeith Cemetery

29. The woods on the north and south slopes of the River North Esk gorge are ancient woodlands of semi natural origin. This means they are of significant cultural, historic and biodiversity

value nationally as well as locally. Significant mature tree cover is an important and defining characteristic of the whole Conservation Area. Due to the built form of the Conservation Area, particularly the Eskbank character area, many mature trees sit within private gardens. Mature trees of this age and scale require careful management to maintain their health and size, and long term planning in terms of potential replacement as they come to the end of their natural life.



Abbey Road



Ancrum Road



Eskbank Road

Assessment

Significance

30. Dalkeith became a Burgh in 1401, following the barony of Dalkeith being obtained by the Douglas family in 1341. As the location of some of the earliest industrial development in Dalkeith, the Ironmills area contributed to the growth of the burgh into a market town. The land belonged to the Lords of Dalkeith until the estate was sold to the Earl of Buccleuch (later Duke of Buccleuch) in 1642, and remained part of the Buccleuch land holdings for centuries. The wealth generated in the Ironmills area had a significant influence on the fortunes of Dalkeith. The remnants of this industrial past are clear in the built form of the Ironmills character area, with the shift to predominately residential and greenspace land uses only occurring in the latter half of the 20th century.
31. Eskbank is a classic, and relatively intact, example of a low density, Scottish Victorian suburb that developed as a result of the railway. The only other Victorian suburb of this nature and quality in Midlothian is Broomieknowe. Both are important examples of this era of urban development in the Lothians.

Condition

32. Overall, the Conservation Area is in good condition. The Eskbank character area in particular retains a strong sense of its original character, with only limited pockets of modern development (for example Ancrum Bank, Strawberry Bank and Eskbank Court). Furthermore, individual modern buildings 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.
33. The Ironmills character area has experienced more change, particularly the transition of Ironmills Road from predominately industrial to residential uses in the latter years of the 20th century, and the area between Old Edinburgh Road and Cemetery Road. Care will be required in the future to ensure that the condition of the Conservation Area is maintained and, if possible, improved.

Opportunities

34. For a conservation area in overall good condition such as Eskbank and Ironmills, 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 it is carefully designed to respect the scale and form of existing buildings and enhances the historic character of the area.

Challenges

35. A major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been avoided in many parts of the Eskbank & Ironmills Conservation area, particularly the Eskbank character area, but care is needed to ensure negative incremental changes are avoided.
36. Much of Eskbank and Ironmills Conservation Area has, so far, also avoided intrusive modern development which has had a negative impact on the character. However, there are examples of where this has not been achieved. Care is needed to ensure any future

development is sensitively designed, respects the scale and form of existing buildings and enhances the character of the Conservation Area. The almost undeveloped character of Ironmills Park and the surrounding woodland requires careful protection.

Management Plan

37. The purpose of this Conservation Area Management Plan for Eskbank & Ironmills 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 Eskbank & Ironmills Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

Issues Facing the Conservation Area

38. 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. Maintaining the mature tree cover in the Conservation Area through careful management and planned succession planting is an essential part of maintaining the character of the area. Maintaining and improving pedestrian and cycle access within and through the Conservation Area is also an important issue.

Opportunities for Enhancement

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

Roofs and Chimneys

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

The detailing of roof lights, dormers, copings and flashing is equally important to the overall appearance of the roof and any change of materials should be avoided. Roof lights tend to be of metal fixed flush to the slope of the roof. Where replacement is necessary, conservation style roof lights 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 masonry walls are built with two 'skins' of stone and lime mortar. The core between the skins is filled with broken stone, lime mortar waste and rubble. The outer layer or face is either random rubble (to take harl or smooth lime render) or ashlar (stone blocks with smoother or textured face built with fine joints). The inner skin is rubble with wider joints and lime mortar. Horizontal timber laths are fixed to the inner face to take two or three coats of lime plaster. The cavity between the laths and the stone face allow air movement and the evaporation of any moisture in the wall. Original masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out.

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

Windows and Doors

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

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

Most original windows in traditional buildings are either casements or 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 rainwater goods, external pipework, finials and stone details such as skews, cornices, balustrades, door and window surrounds and other ornamentation. Stone walls and metal railings should be retained.

Satellite dishes will 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) wherever possible, 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.

Midlothian Local Development Plan 2017

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

Policy ENV 19 Conservation Areas

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

New buildings, extensions and alterations

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

Demolition

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

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

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

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that

demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

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

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

Appendix 1: Listed Buildings & Scheduled Monuments

Listed Buildings

Address	Description	Category	Ref No.
Lade Cottage, 22 Ironmills Road	Early 19th century with possible earlier fabric, asymmetrical 2-storey, 3-bay rectangular-plan traditional house with single storey wing to SW and late 1980s single storey and attic extension to rear (NW). Coursed rubble, brick to rear NW of single storey wing, dressed margins to openings. Pitched roof, raised ashlar skews and gable apex stacks to house, piended roof to single storey wing, mansard to rear extension, all with red pantiles. Door to principal (SE) elevation offset to right, small window above, regular fenestration to ground and 1st floor in outer bays, irregular fenestration to other elevations, modern conservatory to entire ground floor at rear (NW). Small flight hole with landing ledge set within SW gable. Modern door with 12-pane timber sash and case replacement windows to principal elevation, modern windows and doors elsewhere.	C	LB49659
Ironmills Park Pavilion	Earlier-mid 20th century. Single-storey sports pavilion. Painted render; deep brick base course to S, W and E elevations. Raised cills. Small-pane glazing pattern in metal casements, top-hopper and fixed windows. Shutter grilles to S elevation. Doors blocked with metal sheeting. Long piended roof; outer bays piended to S. Red tiles.	B	LB24430
Cartshed Range, Ironmills Park	Early 19th century. 2-storey Gothic detailed cart shed with dwelling on 1st floor to N of single storey and loft range abutting to S, further transverse single storey cottage range adjoining this to W. Rubble, stable and cottages squared and snecked. Chamfered margins. Droved quoins and rybats.	B	LB24426
Miller's House, Ironmills Park	Early-earlier 19th century. 2-storey, 3-bay house, with later 2-storey addition to N. Squared and snecked rubble; ashlar dressings. Eaves course. Chamfered margins. Droved rybats.	B	LB24428
Iron Mill, Ironmills Park	Early 19th century. Former iron mill, now converted to residential use, in Ironmills complex (other buildings listed separately). 3-storey and attic block, and block to S; single storey and attic wing to E; single storey wing to N, linked to Miller's House. Some modern additions to S. Rubble; ashlar dressings. Raised margins to 4-centred arched openings, many replaced. Moulded angle margins with corniced detail.	B	LB24427
Memorial Bridge, Ironmills Park	Charles Henry Greig, 1913. Footbridge, on E-W axis. Single span with segmental arch. Swept steps up from W; steps down to E. Harled concrete; ashlar coping. Hooped iron balustrade with ball and	B	LB24429

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	nailhead detailed newels to bridge and steps. Blocked plinths with raised concave coping. Lined and painted voussoirs. Keystones off-centre to left to N and to right to S.		
West Church, Old Edinburgh Road	William Burn, 1840. Early English gothic church. Cruciform plan; chancel to E, transepts to N and S and steeple to W. Polished ashlar. Moulded, coped base and cill course. String course, over-stepping openings hoodmoulds. String course below parapet. Coped gabled set-off buttresses; angle buttresses and pinnacles to all corners, many of the latter now missing. Lancet windows. Moulded and hoodmoulded surrounds; chamfered cills. Nook-shafts to some surrounds. Panelled 2-leaf doors. Moulded gablet-coped skews. Grey slates. Original rainwater heads.	B	LB24457
West Church Manse, 12 Old Edinburgh Road	Later 19th century. 2-storey, asymmetric and gabled house. Squared and snecked rubble; ashlar dressings. Base course. Chamfered reveals, stopped before chamfered cill. Kingpost detail to gables; deep overhanging eaves.	B	LB24458
Harrow Hotel, 2 & 4 Old Edinburgh Road	Early 20th century; remodeled from earlier 2-storey and attic building, and with earlier 19th century wing to rear. 3-storey, with 2nd floor breaking eaves, 3-bay hotel. Harled; ashlar dressings. Base course. Painted margins. Moulded courses between floors. Overhanging eaves.	C	LB24365
St John's and King's Park Church, Eskbank Road	R Thornton Shiells, dated 1870. Early English gothic church. Rectangular plan; steeple to NW corner, octagonal stair tower to NE corner and former church hall to S. Stugged rubble; N and W elevations squared and coursed, E and S elevations squared and snecked. Ashlar dressings. Coped base course to N and W elevations. Eaves course to W and E elevations. Coped set-off buttresses. Chamfered margins. Droved margin drafts and angle margins. Lancet windows. Corinthian capitals to nook-shafts. Hoodmoulds to principal openings. Grey slates with contrasting bands to deeply pitched roof; red ridge tiles to nave. Coped skews; some gabled skewputts. Original rainwater goods, rainwater heads dated "18 AD 70". Some moulded eaves gutter. Decorative iron door furniture to boarded doors.	B	LB24356
King's Park War Memorial	James P Alison, 1920. Square, substantial, symmetrical buttressed memorial surmounted by open crown; set on 3-tier plinth. Cream sandstone ashlar. Base course. Bold thistle-head crockets. Slightly set-off diagonal buttress, surmounted by squat crocketed pinnacles. Recessed and cusped depressed-arched panel with chamfered reveals on each elevation. Coped parapet, raised over each panel; dies, with squat crocketed pinnacles, on carved brackets at centre. Open crown, with solid octagonal crown at apex and hemispherical cap with thistle carvings, ribs and cross finial, rising from buttresses with pinnaced kneelers. Crests of the Royal Scots, Gordon Highlanders, Highland Light Infantry and a Maltese cross on buttresses.	C	LB24431

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Water Tower, Cemetery Road	James Leslie, dated 1879. Octagonal polychrome brick water tower, converted to a dwelling. 5-stage with jettied timber upper stage. Red brick; cream brick detailing and ashlar dressings. Ashlar margins and raised bracketed cills. Band cornice between 5th stage and bracketed balcony. Base of tower (1st stage), with clasping buttresses, corbelled at deep band course. Segmental-arched doorway to SW (Cemetery Road) elevation, with 2-leaf door; ashlar panel inscribed "1879" above. Full-height recessed panels to 2nd, 3rd, 4th and 5th stages, edged with cream bricks, to each elevation. Square, irregularly disposed plate glass windows; some elevations blank and some with evidence of blocked larger openings. Modern balcony with timber platform and decorative wrought-iron balustrade encircling replacement weather-boarded upper stage (former tank-house); square and vertical slit modern windows to some elevations. Deep eaves with timber eaves band. Octagonal roof with blind octagonal lantern and weathervane. Open-pedimented aediculed lucarnes to NW, NE, SE and SW. Grey slates.	B	LB24338
Cemetery Road Bridge	Mid-19th century. Narrow bridge, on N-S axis. Saddleback coped stugged ashlar piers; wrought-iron plate girder. Massive cast-iron parapets; 11-bay, with inverted nailhead panels divided by paneled pilasters and raised semicircular blocks.	B	LB24336
Glenesk Railway Viaduct	James Jardine, 1829-31. Railway bridge, on N-S axis. Single span with semicircular arch. Channelled bull-faced ashlar. Smooth ashlar channelled voussoirs.	A	LB1445
Glenarch Summerhouse, Gilmerton Road	Circa 1890. Picturesque, rustic single storey summerhouse, in Arts and Crafts style, built into garden wall to the river to E of Glenarch House. Four tree trunk columns support loggia with timber-framed central gable. Central open area below with window to river, flanked by 2 rooms each with canted fronts, leaded pane windows incorporating stained glass roundels. Complex roof structure, red tiles, leaded flats over loggia at either side, ashlar coped rear wall, large ball finials to end gables adjoining garden wall, with doorway to river at right.	C	LB1443
Glenarch Lodge, Gilmerton Road	Mid-late 19th century. Gateway to Glenarch House from Gilmerton Road, with lodge to SE. LODGE: single storey, 3-bay lodge. Rendered and lined. Consoled canopies to door and windows. Decorative cast-iron window boxes to windows.	C	LB1444
Linsandel House, 12 Melville Road	Knox and Hutton, dated 1884. 2-storey asymmetrical Italianate villa with Greek details, L-plan with 3-stage entrance tower in SW re-entrant angle. W and S elevations stugged squared and coursed	A	LB24443

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	masonry, N and E elevations stugged squared and snecked; polished ashlar dressings. Base course. Moulded timber eaves course. Cill courses to ground and 1st floors. Band course between floors, continuous around tower. Broad course below lintel level at eaves. Red column-mullions to bipartite windows at 1st floor to S and W. Moulded lintels. Tall narrow windows at ground. Elaborate segmental-arched barge boarding to gables and dormer heads.		
Langlands Lodge, 48 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa. Rubble, squared and coursed on W elevation; ashlar dressings. Base course. Cill course at 1st floor. Eaves cornice and blocking course. Raised angle margins. B Group with Nos 40, 42, 44 and 46 Eskbank Road and Nos 1, and 2 Avenue Road. This villa was built sometime between 1835 and 1853.	B	LB24371
Beechmohr, 46 Eskbank Road & Dunmohr, 1 Avenue Road	Late 19th-early 20th century. 2-storey, mirrored pair of 2-bay houses. Cream squared and snecked bull-faced ashlar: W elevation rubble. Polished red sandstone dressings. Stop-chamfered reveals. Band course between floors to E. Moulded eaves course and eaves guttering in centre bays and on half-piend roofs on E elevation	C	LB24370
Strathesk, 2 Avenue Road	Earlier-mid 19th century. 2-storey, 3-bay villa. Ashlar E elevation, remaining elevations squared and snecked rubble. Base course. Cill course at 1st floor on E elevation; raised margins. Group with Nos 40, 42, 44, 46 and 48 Eskbank Road, and No 1 Avenue Road. The principal elevation of this building faces onto Eskbank Road. This villa was built sometime between 1835 and 1852. A much-altered former stable block is adjoined to the S of the later wing at rear	B	LB24325
Woodville, 44 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa. E elevation stugged, squared and snecked rubble, remaining elevations random; ashlar dressings. Base course. Eaves cornice and blocking course. Raised margins and angle margins. Group with Nos 40, 42, 46 and 48 Eskbank Road, and Nos 1, and 2 Avenue Road. This villa was built sometime between 1835 and 1853. It was used as a commercial premises by the Bank of Scotland from circa 1897-1927.	B	LB24369
Mayfield Lodge, 42 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa. E elevation stugged squared and coursed ashlar, remaining elevations squared and snecked rubble; ashlar dressings. Base course. Eaves cornice and blocking course, tablet over centre bay. Raised margins.	C	LB24368
Elm Lodge, 40 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay L-plan villa. E elevation with unusual finely chiselled/textured ashlar, remaining elevations rubble; ashlar dressings. Base course. Band course	B	LB24367

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	between floors. Eaves course. Droved margin drafts and angle margins. Raised cills. Rusticated quoins to W elevation.		
38 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa, made 4-bay and rectangular-plan by later, barely perceptible addition. E and N elevations stugged ashlar, S and W elevations squared and snecked rubble. Base course. Eaves course. Raised margins. Nook-shaft detail to angles of canted windows.	C	LB24336
Eskbank House, 14 Glenesk Crescent	1794. 2-storey and basement, 5-bay rectangular-plan Georgian villa. N elevation broadly droved ashlar, rusticated at ground; remaining elevations squared and coursed rubble, random at basement. Ashlar dressings. Band courses between basement and ground floors on N, W and E elevations, and between ground and 1st floors on N elevation. Eaves cornice. Rusticated quoins to ground and 1st floors. Raised cills on E elevation and at 1st floors of N elevation. Flush margins and droved tails on S, W and E elevations. Windows tallest at ground, smallest at basement. Eskbank House was built in 1794 by the Rev James Brown, Minister of Newbattle.	A	LB24375
St David's Church, Eskbank Road	Joseph Aloysious Hansom, 1853-54. Early English Gothic church with side aisles, chancel and chapels linked to later additions and modern presbytery. Cream sandstone, squared and snecked rubble; ashlar dressings. Base course. Coped set-off buttresses. Chamfered reveals. Hoodmoulds with block label stops to principal openings. Predominantly pointed-arched windows with plate tracery in 2-light cradling oculus form. Diamond-pane leaded windows. Steeply pitched grey slate roof with fish-scale bands. Decorative ridge tiles to nave. Bracketed coped skewes with gablets. Variety of stone cross finials. Gabled bellcote at crossing with cross finial, cusped opening and bell (Gabrial, 1855). Some original rainwater goods.	A	LB24355
27 Park Road	Mid-later 19th century. 2-storey asymmetrical gabled villa. Squared and snecked rubble; ashlar dressings. Base course. Chamfered margins, stopped at cill, to ground floor windows. Raised cills. Painted margins to N and E elevations.	C	LB24462
Belmont, 47 Eskbank Road	Dated 1856. 2-storey, asymmetrical gabled villa. Stugged squared and snecked masonry; ashlar dressings. Eaves cornice. Moulded reveals and chamfered cills. Transoms to principal windows.	B	LB24361
The Birks, 49 Eskbank Road	Later 19th century. 2-storey, 3-bay villa. W and N elevations finely stugged ashlar, remaining elevations rubble; ashlar dressings. Base course. Eaves course, cornice and felted blocking course to W. Raised long and short quoins. Stop-chamfered reveals.	B	LB24362

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51 Eskbank Road	Mid-later 19th century. 2-storey, 3-bay gabled villa. Squared and snecked rubble; ashlar dressings. Base course. Stop-chamfered margins. Coped half-piend roofs to projecting window.	C	LB24363
Gilston Lodge, 53 Eskbank Road	Dated 1861. 2-storey, asymmetrical gabled villa. Squared and snecked rubble; ashlar dressings. Base course. Chamfered margins and cills.	C	LB24364
Former Eskbank and Dalkeith Station, footbridge, road bridge and platforms	Former Eskbank and Dalkeith Station, with platforms, foot bridge and road bridge in cutting to W. STATION: Thomas Grainger and John Miller, 1847. 2-storey, 3-bay symmetrical double-pile Tudor former station building with recessed single storey gabled wings, now converted into flats. Stugged cream sandstone masonry. Cill course at ground on E, N and S elevations. String course above 1st floor on E and W elevations. Coped parapet to E and W elevations. Finely droved margin drafts and rybats. Chamfered reveals including cills	B	LB24473
Bernafey, 9 Lasswade Road	1923. Two storey, with 1st floor as attic, rectangular-plan English vernacular style house. Harled. Engineering brick base course, carried up to cill at windows. Painted stone cills. Low pitched gambrel roof with large gableheads, and broad gabled dormers to long elevations, all mock timber-framed. Overhanging eaves and timber eaves band. Canopy fixtures to some windows.	B	LB24432
5 & 7 Station Road	Circa 1909. 2-storey, with 1st floor breaking eaves, mirrored pair of 2-bay houses (No 5 to left, No 7, Relugas to right). W elevation bull-faced squared and coursed masonry; remaining elevations pebble-dashed. Polished ashlar dressings. Chamfered reveals, stopped before cill, at ground to W. Raised ashlar cills to pebble-dashed elevations.	C	LB24474
Parkend, 10 Dalhousie Road	Earlier 19th century. 2-storey, 3-bay house with M-gabled block adjoined transversely at rear and further later additions (including former smiddy). E elevation ashlar, remaining elevation squared and snecked rubble. Base, eaves and dividing band courses. Raised margins and angle margins.	C	LB24346
Westfield Park, Bonnyrigg Road	1849. 2-storey, 7-bay (1-5-1) symmetrical former Poorhouse. Stugged squared and coursed masonry; ashlar dressings. Base and eaves courses. Band course between ground and 1st floors on all elevations. Raised cills. Square windows at 1st floor. Originally known as Dalkeith Union Poor House, this building was the first Combination Poor House in Scotland.	B	LB24326
Appin Lodge, 6 Newbattle Road	Dated 1871. 2-storey, 3-bay villa. N elevation stugged squared and coursed masonry, remaining elevations squared and snecked rubble; contrasting ashlar dressings. Base course. Stop-chamfered angle margins to N elevation. Chamfered margins. Curly barge boarding to porch and N elevation. Deep overhanging eaves.	B	LB24448

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Hazelbank, 8 Newbattle Road	Circa 1870. 2-storey, 3-bay villa. Stugged squared and coursed masonry; ashlar dressings. Base course. Chamfered reveals. Overhanging eaves.	B	LB24449
Greenend, 14 Newbattle Road	Dated 1869. 2-storey, with 1st floor breaking eaves, 3-bay villa. N and E elevations stugged squared and snecked rubble; ashlar dressings. Base course. Stop-chamfered margins. Chamfered cills. Overhanging eaves, exposed rafters.	C	LB24450
Roseneuk, 9 Park Road	Later 19th century. Semi-detached single-storey and attic, 3-bay house. E elevation stugged ashlar, remaining elevations rubble; ashlar dressings. Base course. Stop-chamfered margins. Stone mullions.	C	LB24459
Hollybush, 11 Park Road	Later 19th century. Semi-detached single-storey and attic, 3-bay house. E elevation stugged ashlar, remaining elevations rubble; ashlar dressings. Base and eaves courses. Stop-chamfered margins to windows. Stone mullions.	C	LB24460
The Lilacs, 13 Park Road & Ellon Cottage, 15 Park Road	Later 19th century. Single storey mirrored pair of 3-bay houses (No 13 to left, No 15 to right). E elevation ashlar, remaining elevations rubble; ashlar dressings. Base course. Moulded eaves course. Raised Margins. Chamfered margins, stopped before cill, to windows. Raised angle margins.	C	LB24461
Ardchattan, 12 Park Road	Symmetrical 2-storey, 3-bay villa built between circa 1840 and 1854. Centre-doored 3-bay front (SE elevation) with pilastered ashlar door piece; slightly advanced bipartite window to left; canted box window to right; all with cornice and connecting string course. Square and snecked rubble with ashlar dressings including raised eaves course. Piended slate roof; corniced wallhead ashlar stacks with circular clay cans. Timber sash and case windows; plate glass to lower sash, multi-pane above to front; 8-pane to rear including large stair window. Panelled timber door with decorative fanlight. Plain NE gable wall; 20th century single storey, flat-roofed addition to rear. Low, 2-storey, L-plan former servants' wing attached to SW, pitched and piended slate roofs, enlarged openings to front; doors and windows to rear; gable end stack.	C	LB49619

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Waverley Cottage, 14 Park Road	Single storey, symmetrical, villa-like cottage built between circa 1840 and 1854; centre-doored 3-bay front with projecting and barge-boarded outer bays, further flanking single bays set back. Centre porch and detailing all dressed ashlar; remainder tooled snecked sandstone. Piended slate roofs with overhanging eaves and corniced ashlar stacks. Plate glass timber framed sash and case windows. Advanced gabled entrance porch to principal (SE/garden) elevation; flanking gabled bays with hoodmoulded bipartite windows and scroll detail to bargeboards with drop pendants and finials. Central gabled 2-bay section slightly advanced at rear with 2 further flanking single bays set back.	C	LB49690
Tor Lodge, 1 Eskbank Terrace	Later 19th century. 2-storey and attic, 3-bay villa with L-plan frontage. S elevation stugged squared and snecked masonry, remaining elevations squared and snecked rubble. Base course. Chamfered margins to S. Droved angle margins and margin drafts.	C	LB24372
Glencairn, 13 Waverley Road	Later 19th century. 2-storey, attic and basement, 3-bay villa. Stugged, squared and snecked masonry, basement ashlar to S, ashlar dressings. Band course between ground and 1st floor to S; string course between ground floor and basement. Eaves course, overhanging eaves. Raised long and short quoins. Raised margins and chamfered reveals.	B	LB24475
Hobart House, 19 Abbey Road	Later 19th century. 2-storey, asymmetrical gabled villa. E elevation squared and snecked stugged ashlar, remaining elevations squared and snecked rubble; ashlar dressings. Chamfered reveals, stopped before cill; chamfered cills. Deep overhanging eaves; cusped kingpost barge boarding to dormer heads and gable heads to E, W and S.	B	LB24321
23 Newbattle Road	Dated 1877. 2-storey, 2-bay villa. Bull-faced squared and coursed masonry; ashlar dressings. Deep overhanging eaves. Base course. Band course between floors, returned on E elevation. Stop-chamfered raised margins.	C	LB24447
Orwell Bank, 21 Newbattle Road	Dated 1871. Single storey and attic, 3-bay House. S elevation stugged ashlar, remaining elevations squared and snecked rubble; ashlar dressings. Base course. Chamfered margins. Raised long and short quoins to S. Slate-hung wall head dormer windows.	C	LB24446
Dunallan, 24 Newbattle Road & 20 Ancrum Road	Circa 1884. Asymmetrical 2-storey and attic villa, with Renaissance details and gablet-crow stepped gables. Bull-faced snecked ashlar; polished dressings. Eaves cornice, with nailhead details. Base course. Chamfered reveals, stopped before cill. Windows corniced to S, transomed at 1st floor to S and E. Decoratively carved aprons to windows with pedimented dormer heads to S.	B	LB24322

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Dalriada House, 18 Ancrum Road	Dated 1884. 2-storey asymmetrical villa. Stugged squared and snecked masonry; ashlar dressings. Base course. Chamfered reveals, stop- chamfered before chamfered cills.	B	LB24324
Greenore, 2 Ancrum Road	Dated 1913. 2-storey, with 1st floor in attic, asymmetrical house. Harled; red sandstone ashlar dressings. Red brick base course. Red sandstone cills. Steeply pitched roof and overhanging eaves.	B	LB24323
Mount Lothian, 9 Lothian Bank	Mid-later 19th century. 2-storey, 5-bay villa, with later (probably 1881) addition to principal elevation. S elevation stugged squared and snecked masonry, remaining elevations rubble; ashlar dressings. Eaves cornice and corniced blocking course.	C	LB24437

Scheduled Monuments

Title	Description	Ref No
Elginhaugh - Roman camp, native fort and palisaded enclosure	<p>The monument comprises the remains of a Roman temporary camp, a prehistoric fort and palisaded enclosure and associated features, all represented by cropmarks visible on oblique aerial photographs.</p> <p>The site lies above the N bank of the River North Esk immediately E of the excavated 1st Century AD Roman fort at Elginhaugh. The Roman temporary camp is represented by a rectangular cropmark with rounded corners measuring approximately 110m NNW-SSE by 70m. It occupies an area otherwise characterised by numerous ill-defined cropmarks. To the NW of the camp are a series of linear cropmarks which may represent other, larger camps or enclosures associated with the adjacent Roman fort.</p> <p>Some 40m N of the camp are the remains of an oval palisaded enclosure measuring some 40m E-W by 30m. In the extreme S of the site lies the remains of a multi-vallate promontory fort defined by a broad curving ditch with two concentric outer palisades and a slight, poorly-defined, external ditch. The fort and enclosure appear to represent native settlement of the later prehistoric period.</p> <p>The area to be scheduled encompasses the visible features and an area around them in which traces of associated activity may be expected to survive.</p>	SM6202

Figure 4: Listed Buildings and Scheduled Monuments within the Conservation Area

