

# DALKEITH HOUSE & PARK CONSERVATION AREA



Midlothian  
Strategic Services  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3ZN  
Tel: 0131 271 3473  
Fax: 0131 271 3239  
[www.midlothian.gov.uk](http://www.midlothian.gov.uk)

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**Dalkeith House and Park**


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## PREFACE

### Conservation Areas

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

### Character Appraisals

- 4 A Character Appraisal is an effective tool in defining the character and appearance of conservation areas and their special interest. The appraisal sets out the main characteristics of the area, identifies where enhancement is required and where stronger controls over certain types of development are

necessary. The appraisal forms Supplementary Planning Guidance and will be a material consideration in the determination of development proposals.

- 5 Once a conservation area has been designated it becomes the duty of Midlothian Council to pay special attention to the character and appearance of the area when exercising its powers under planning legislation. Conservation area status means that the character and appearance of the conservation area will be afforded additional protection through development plan policies and other planning guidance that seeks to preserve and enhance the area whilst managing change. This does not mean that development will be prohibited but that proposals should be of an appropriate character, scale and appearance to the area.

### Additional Powers

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

identifying the trees. Failure to notify the Council is an offence under the 1997 Town and Country Planning Act.

7

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

## PLANNING CONTEXT

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

### National Guidance

9 **National Planning Policy Guideline 18: *Planning and the Historic Environment*** requires conservation area character appraisals to be prepared when local authorities are reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. Article 4 Directions will not be confirmed by the Scottish Ministers unless a character appraisal is in place (NPPG18, 1999, para 40).

10 **Planning Advice Note PAN 71: *Conservation Area Management*** complements existing national policy and provides further advice on the management of conservation areas.

### Statutory Policies

11 **The Edinburgh and the Lothians Structure Plan 2015 (ELSP)** provides the strategic context for development until 2015 and contains a policy

(ENV1D) that seeks to protect and enhance the character of conservation areas. Policy ENV1D states development affecting conservation areas or their setting will only be permitted where it can be demonstrated that the objectives and overall integrity of the designated area will not be compromised, or the social or economic benefits to be gained from the proposed development outweigh the conservation or other interest of the site.

12 **The Adopted Midlothian Local Plan (2003)** seeks to guide development while protecting the environment. The Plan seeks to protect the character and appearance of the natural and built heritage. The Plan envisages no further development other than the new development of brownfield / infill land and / or conversion of buildings within the Conservation Area (RP20). The Plan allows for sensitive alteration and/or extension of existing properties in the conservation area. Outwith the built up area, the remaining part of the conservation area is covered by the Protection of the Countryside policy (RP1), the Protection of the Greenbelt (RP2) which limit development, Areas of Great Landscape Value (policy RP6) and Nationally Important Gardens and Designed Landscapes (policy RP22). Other policies apply.

13 **Areas of Great Landscape Value (AGLV)** may be designated under S.D.D. Circular 2/1962.

## DALKEITH HOUSE & PARK CONSERVATION AREA



### LOCATION AND POPULATION

- 14 Dalkeith (population 11,800) is located 10 kilometres to the south east of Edinburgh.

- The choir of the Collegiate Kirk of St Nicholas Parish Church, Dalkeith (St Nicholas Apse)

### DATE OF DESIGNATION

- 15 Midlothian Council designated Dalkeith conservation area in 1972. The conservation area was extended to include Dalkeith House and Park in March 1981 and subsequently designated as “Outstanding” by the Historic Buildings Council for Scotland in January 1985. Midlothian District Council reviewed the conservation area boundary through its Villages and Rural Areas Local Plan in 1996 and re-designated the conservation area on 28 March 1996.

- 17 The name of Dalkeith has several possible derivations of its origins as a place name. It may be of Celtic provenance, meaning “narrow” or “contrasted vale”, possibly because of its distinctive location between the rivers South Esk and North Esk. Another speculation is that it is of Gaelic origins, “dailchata” meaning “field of battle”. Also there may be evidence of a Cumbric term, “ced” (wood) in (Dal) keith.

- 18 The first recorded reference to Dalkeith occurs in 1143. About this time David I (1124 – 1153) granted lands by charter, including “Dolchet” (Dalkeith) in the estate of Ruchale given to the monks of Newbattle. The Cistercian abbey at Newbattle adjoining Dalkeith was founded in 1140 and was one of the wealthiest medieval abbeys in Lothian. One of the witnesses to the charter of foundation

### ARCHAEOLOGY AND HISTORY

- 16 The following Scheduled Ancient Monuments are situated within the Dalkeith House and Park conservation area.

granted to Holyrood Abbey in 1128, was William de Graham whose family held Dalkeith. This suggests the possibility of a settlement at Dalkeith. James second Earl of Douglas was subsequently created First Lord of Dalkeith in 1369 by David II. Little is known about the settlement as most references are to the castle. By the late fourteenth century however it is known that the Chapel of St Nicholas had been erected in Dalkeith, as it was raised to the status of a collegiate church and became the parish church of Dalkeith by 1467. By the end of the fourteenth century Dalkeith had grown sufficiently to be referred to as a “villa” or town but would have been little more than village size. In 1401 the right of a free burgh of barony was afforded to James Douglas First Lord of Dalkeith granted the right to hold a market, increasing prosperity to the settlement. Subsequently Dalkeith became a burgh of regality in 1540. Its subsequent development to the main street called the “Great Road” was established by 1430, and was lined with burgage plots. The town, because of its strategic position was subject to military manoeuvres and was plundered and burned by James, Ninth Earl of Douglas.

### **The Sixteenth Century**

19 The close relationship of the Lords of Dalkeith with the crown brought increased status to the Douglas family. It was at Dalkeith Castle that King James IV (1488 – 1513) met his future bride. King James V (1513 – 1542) took refuge here from Edinburgh during the plague. Dalkeith Castle was often a resting place for royalty during the sixteenth century, Mary Queen of Scots (1542 – 1567) spending a

few days here in 1565. The castle was rebuilt by the Fourth Earl, James Douglas who converted it into a magnificent palace, known as the Lions Den (some remnants of its form still remain). Dalkeith continued to be subject to military activities. The castle was besieged and taken by James the Second Earl of Arran in 1543, and Newbattle Abbey was destroyed in 1545 by Edward Seymour, Earl of Hereford. In 1547 the garrison at Dalkeith Castle fell to an English siege and the town was burnt by the English in 1548 and on two subsequent occasions.

20 The townscape by the seventeenth century consisted of Dalkeith Palace and park dominating the surrounding area, with the town consisting of one street called the High Street running to the south-west away from the castle. There were also a number of wynds or vennels running from the High Street including today’s South Street, and the West Wynd. There was a tolbooth on High Street used for the collection of taxes and which was also the location of the jail.

21 By the sixteenth century, schools had been established, and a hospice supported by the provost of St Nicholas Church. Many of the townspeople leased farming land on the outskirts, principally for growing corn. By 1587 there were four grain and cloth mills in Dalkeith, in the Iron Mills Park area, illustrating the importance of corn to the local economy which was sold at the Dalkeith markets. Locally quarried coal was then becoming important to the growing prosperity of the area. There is no evidence of a defensive town wall or arch in Dalkeith, but there may have been ditches and pallisading with ports or gateways at strategic points on the main routes. Social control

was usually by banishment, incarceration in the tolbooth or for more serious offences, the Edinburgh tolbooth. Witchcraft was a “crime” on the increase, dealt with by great cruelty.



More serious offences resulted in incarceration in the Tollbooth

### The Seventeenth Century

- 22 Royal visits became increasingly rare after of the Union of the Crowns in 1603 and departure of the monarchy to England. However James VI visited on at least two occasions in 1617 and Charles I in 1633. Dalkeith suffered much upheaval and damage from being the centre of the nationalist revolt and suffered at the hands of Cromwell, being suspected of harbouring royalists.
- 23 Dalkeith chapel’s ownership fell to the Buccleuch family in 1642 who purchased it from the Eighth Earl of Morton. The Cromwellian Commander in Chief of Scotland Lieutenant General Monk, became linked closely with Dalkeith, with his leasing of Dalkeith Palace and park. Troops were often quartered in the town, much to the annoyance of local people who were required to accommodate them.

- 24 The townscape changed little in the seventeenth century, with the street pattern remaining largely the same as the sixteenth. Maintenance of the two main bridges gave cause for concern and tolls were imposed for their repair in 1631.

- 25 Fairs and weekly markets continued throughout the century. Dalkeith was still essentially a rural community with much of the burgh lands set out for agriculture. Some local inhabitants were employed in agriculture although the majority were employed in manufacture mostly textiles and clothing but some in metal, wood, food and drink.

### The Eighteenth Century

- 26 The beginning of the eighteenth century, between 1702 to 1711, saw the extensive rebuilding of the Dalkeith Palace as part of the Duchess of Buccleuch’s upgrading of the family home to designs by James Smith. This resulted in one of the earliest classical facades in Scotland.

- 27 Manufacturing industry continued to expand in the eighteenth century in the areas of woollen goods and clothing, iron works, candle making, and tanning. Mills grew in importance on the North and South Esk providing the power, examples including barley, flour, oat and waulk mills. Grain was of particular importance to Dalkeith’s prosperity and it is said that Dalkeith was perhaps the greatest grain market in Scotland. Employment in Dalkeith was mainly craftsmen including weavers, dyers, tailors, butchers, candle makers, masons, bakers, brewers and farmers.



- 28 Dalkeith's population was 4,366 in 1790 compared with 3,110 in 1755, a significant increase.
- 29 Visitors to Dalkeith commented favourably on the townscape. Daniel Defoe wrote in 1724 that "The town is spacious and well built, and was the better, no doubt, for the neighbourhood of so many nobleman's and gentleman's houses of such eminence in the neighbourhood." St Nicholas Church was still the dominant visual feature, but the steeple had to be replaced due to its poor condition.
- 30 By the end of the century a charity workhouse had been set up to house forty inmates. There was a grammar school located behind the parish church which is considered to be one of the most celebrated in the country with many well known students including John Adam (the architect William Adam's son and himself an architect), the Scottish-born Philadelphian architect Robert Smith and possibly the engraver of Edinburgh life John Kay. There were some good buildings constructed during the eighteenth century, such as those at Nos 1-5 London Road, reflecting that for some sections of Dalkeith society life was increasingly genteel.

### **The Nineteenth Century**

- 31 Dalkeith entered the nineteenth century as a prosperous market town, and this is exemplified by the building in 1853 of the largest indoor grain market in Scotland at the Corn Exchange, followed by the building of several banks. The coming of railways in 1830 linking Edinburgh to Dalkeith improved communications, and inns and hotels were built to cater for the influx of farmers and grain merchants. A further result of

Dalkeith's prosperity was the building for the wealthy in the mid to late nineteenth century of housing in the large suburb of Eskbank which has its elegant villas in a spacious landscaped layout.

- 32 Royalty came to stay at Dalkeith House which was preferred to Holyrood by King George IV (1820 – 1830), and he stayed in 1822. Queen Victoria stayed on a number of occasions.

### **The Twentieth Century**

- 33 The street pattern of Dalkeith's historic centre, including the High Street and its immediate environs has remained relatively unchanged. However, the town has expanded considerably through Local Authority and private housing development built largely to the south and outwith the conservation area.
- 34 The decline in coal mining, led to the development of industrial estates such as Thornybank on the periphery of the town, now themselves in decline. The town's status as a shopping centre has also declined, although there are currently proposals to reverse this trend through redevelopment of part of the town centre around Eskdail Court and White Hart Street.

- 35 Midlothian Council and Dalkeith Business Renewal (a local organisation dedicated to improving the trading situation within the town centre) have been successful in obtaining an award of £1.2m from the Heritage Lottery Fund to establish a Townscape Heritage Improvement scheme which aims to improve the town's historic buildings and the public realm. The Council and Dalkeith Business Renewal have

one year to complete proposals to fully secure the award.

- 36 The massive increase in the volume of traffic since the Second World War and its needs has conflicted with the street pattern at Dalkeith's historic core. As in

most other settlements, traffic dominates the environs of the town centre, seriously affecting its historic and architectural character. This will be alleviated in 2008 when the construction of the Dalkeith bypass is completed.

## CHARACTER ANALYSIS

*Pleasant Dalkeith! With its bonny river, its gardens full of gooseberry bushes and pear trees, its grass parks spotted with sheep, and its grand green woods.*

(David Moir, *Mansie Wauch*)

### Setting and Views of the Whole Town

- 37 Dalkeith developed first along the ridgeline between the two well wooded river valleys of the rivers North and South Esk. The two rivers meet in the park of Dalkeith House. The town subsequently expanded down the valley slopes. The whole settlement is very visible from the higher ground to the south where the town can be seen within the wider context of its relationship to Edinburgh and a backcloth of hills including Arthur's Seat and the Pentland Hills.

- 38 Closer, there are important views of the town from the hamlet of Lugton and Lugton Brae to the north-west. The ridge line location of the centre of old Dalkeith is well defined from this viewpoint with the backs of the tall tenements running along the High Street. The church spires of St Nicholas, St John's and King's Park and the Buccleuch (or West Church) dominate this profile.



The ridge line location of Dalkeith is well defined from important viewpoints from the hamlet of Lugton

### Urban Structure

- 39 The town centre occupies a wedge of land between the rivers North and South Esk, the High Street following the ridge line on a north-east to south-west alignment. For much of its existence the town was little more than a high street extending from the gates of Dalkeith House. The East High Street is wide and in earlier days accommodated large markets. The essential form of the medieval high street has survived, dominated by St Nicholas' Church. On the south side of the street the burgage plots are still well defined stretching back to St Andrew's Street. The town subsequently extended to the south-west in a period of Victorian prosperity eventually reaching the spacious suburb of Eskbank.

40 The A68 trunk road runs through the centre of the town to the crossing points of the two rivers at Bridgend and Newmills and development extended along this route. This road which originally brought prosperity has now brought congestion to the town centre. At the time of writing a Dalkeith bypass is to be constructed which will remove much heavy through traffic from the town centre. Dalkeith House and Park Conservation Area abuts the Eskbank and Ironmills Conservation Area to the west and lies close to the Newbattle Conservation in the south. There is currently a proposal to extend the conservation area to include the Croft Street area which contains a number of listed buildings. Croft Street is an attractive gently curved street. Buildings date from the early 19<sup>th</sup> century (the former tannery sympathetically converted to housing) to the 20<sup>th</sup> century. Some new housing maintains an appropriate scale and character. On the south side mostly substantial 20<sup>th</sup> century school buildings including the Queen Anne style King's Park Primary School of 1903.

41 Consideration is also being given to extending the conservation area to include the hamlet of Lugton to the north. Lugton contains listed and other attractive buildings including the walled garden within the policies of Dalkeith House.

42 The Dalkeith House and Park Conservation Area comprises two main sections. The first is Dalkeith House and its surrounding policies. The second is the adjoining, although visually separate, urban centre of the burgh of Dalkeith. The second part may be further sub divided into the following character zones: the East High Street, the High Street,

the Glebe, Grannies Park and possible extensions to the conservation area at Croft Street and Lugton.

### **Building Types that Comprise the General Character of the Area**

43 With its magnificent Duke's residence and excellent burgh buildings there is a strong sense of history to Dalkeith, the town growing from the gates of Dalkeith House and almost immediately opening into the widest part of the East High Street, once one of Scotland's busiest market places. The narrower High Street still contains a predominance of 19<sup>th</sup> century stone buildings with mainly slated roofs, the doors and windows having vertical proportions. Here the frontages of the individual buildings are still comparatively tall and narrow and are divided by vennels along the lines of the old rigg pattern. The East High Street is most altered towards the Dalkeith House end with much early and mid 20<sup>th</sup> century tenement housing although some 18<sup>th</sup> century vernacular building survives at Brunton's Close. There are some important groups of buildings of suitable scale and presence here and these are dealt with in more detail below. The subtle curves in throughout the High Street and East High Street contribute to the character of the town centre affording views of the elevations

44 In the East High Street the housing is punctuated by a number of buildings of note. These are: the Corn Exchange, the Cross Keys Hotel, the Tolbooth and, closer to the town centre, the two matching blocks at Tait Street. On the opposite side of the road St Nicholas church dominates the street.

- 45 The High Street is the commercial heart of the town and again contains a preponderance of largely three storey housing and offices with shops to the ground floors. The two late 20<sup>th</sup> century bank buildings respect the grain of the town, one modern but employing traditional materials, the other of more traditional design but with some contemporary detailing. There are some significant shop fronts such as Nos. 10 and 12, No. 10 currently the offices of the *Midlothian Advertiser*.
- 46 The Croft Street area contains much good 19<sup>th</sup> and 20<sup>th</sup> century stone built housing of pleasing proportions. Significant buildings here are the 19<sup>th</sup> century Old Fairfield House and the 20<sup>th</sup> century Midlothian House both local government offices, King's Park primary school and St John's and King's Park church.
- 47 Significant buildings within the Townscape Heritage Initiative boundary are all listed.
- Opportunities for Change**
- 48 The building facades that line Dalkeith Street and East High Street are generally of good materials and design quality. They should be making much more of an impression on the street scene than they do. This is largely because maintenance has been poor, architectural detail has been lost or not painted to advantage and windows have been replaced unsympathetically. Contemporary shop fronts are often not well designed and are constructed of inappropriate materials. A comprehensive and co-ordinated facade improvement scheme should be promoted including a shop front improvement scheme.
- 49 The public realm within the town centre has also declined in quality and does not set off its buildings to their best advantage. Improvements through the widening of pavements, the use of higher quality materials and traffic calming would return the public realm to the pedestrian and increase safety and the general amenity of the town centre. Such improvements could be undertaken in the High Street, South Street and the East High Street. These would improve views towards 67-93 High Street 11-27 South Street, 100-134 High Street, St Nicholas church, the Tolbooth, the Cross Keys hotel, the Corn Exchange and St Nicholas church. This work should be undertaken in association with the opening of the Dalkeith A68 bypass which will reduce traffic within the town centre.
- 50 St Nicholas church provides the focal point in the East High Street. The church is already undergoing restoration and repair of the Medieval apse is to commence shortly. A garden to the rear of the church yard is likely to be landscaped and brought into better use. The open areas on the East High Street to the front of the church should be improved.
- 51 The open space at the Town Gates which lead from the East High Street to Dalkeith House and Park requires to be made more welcoming to improve the relationship between town and park.
- 52 Although the vennels within the town centre provide convenient pedestrian access they are unattractive in appearance and require better lighting. The paving should be improved and their walls properly treated. Lighting

- should be installed to a high standard.
- 53 There are unoccupied buildings within the town centre in Buccleuch Street and Edinburgh Road and unoccupied space above first floor level in the High Street. Both should be brought into use.
- 54 The garage in Edinburgh Road is now a non-conforming use. The opportunity exists for site assembly here to provide an appropriate town centre redevelopment.
- 55 Grannies Park is an area of low lying land adjacent to the river North Esk. It is currently the home of various industrial uses. Nonetheless the area has potential as part of the long distance Esk footpath and might be developed rather more for informal recreational uses with better access formed to the town centre.

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## Dalkeith House and Policies

### Setting and Views

- 56 Dalkeith house itself is set on higher ground above the North Esk. The parkland and avenues were laid out to provide vistas from the house although many of these are now closed by the growth of trees over the passage of time. Recently the vista to the Mayfield/Tranent ridge has been re-opened. Views into the designed landscape are largely limited by the three metre high park walls, but the fine mixed deciduous woodlands are visible from many parts of the surrounding higher ground. This is particularly so from the roads and other public places on the north and south sides of the town centre.



The vista from Dalkeith House to the Mayfield/Tranent ridge has recently been re-opened

### Urban Structure

- 57 A designed landscape set within the valleys of the rivers North and South Esk which join within the policies. The landscape is focussed on Dalkeith House but is also designed to set off the numerous ancilliary buildings within the policies, notably: the stable block, the laundry, the conservatory, various bridges and gates.

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**Key Buildings**

Dalkeith House	18 <sup>th</sup> century, one of its premier classical houses and one of the earliest classical facades in Scotland.
Conservatory	12-sided ornate conservatory with rich strapwork panels. William Burn with W S Gilpin who designed the surrounding formal parterre no longer in existence.
Dark Walk Gateway and Walls	18 <sup>th</sup> century wrought ironwork.
Ice House	Late 18 <sup>th</sup> century, cavernous, ovoid ice well.
Laundry Bridge	18 <sup>th</sup> century, two keystone arches.
Laundry House	Early 19 <sup>th</sup> century, simple, classical building.
Stable and Coach House	1740, William Adam. Plan U-plan with clock and belfry added by William Burn.
Montagu Bridge and Cauld	1792, designed by Robert Adam but built by his brother James.
St Mary's Church	1843-5 by William Burn and David Bryce. Early English with a sumptuous interior with double hammerbeam roof.
Dalkeith House Town Gates	1794, James Playfair. Piers with flute tops and iron tripods.

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### Architectural Character

- 58 Rebuilt in the early 18<sup>th</sup> century from one of Scotland's greatest Renaissance palaces, Dalkeith is one of Scotland's premier classical houses and one of its earliest classical facades. Anne, Duchess of Buccleuch, returned from England in c.1701 to rebuild the house. James Smith was the architect. He removed the south-eastern courtyard wall of the old palace to form a U-plan mansion with an enormous tetrastyle centrepiece of giant Corinthian pilasters. The interior possesses an oak-panelled entrance saloon, a marble stair hall, and impressive suites of oak-panelled rooms, among the grandest in Scotland. They include chimney pieces by Grinling Gibbons. James Playfair added the bow window to the library in 1786.



Dalkeith House has one of Scotland's earliest classical facades

### Landscape Character including the policy buildings

- 59 The conservation area here is bounded by the rivers North and South Esk. These enclose the ancient Dalkeith oak woodlands of both sessile and pedunculate oaks. The age of most of the trees dates from 300 years although it is known that these have seeded from older trees dating back to the Caledonian Forest. The woods, which are still regenerating, have been designated a Site of Special Scientific Interest.
- 60 The designed landscape extends along both river valleys and was set out to provide vistas from the house. The mixed-age woodlands at Dalkeith have been considered as fine as the more ornamental elements of the gardens. The ornamental plantings were famous in the mid 19<sup>th</sup> century when Charles McIntosh, former gardener to the King of the Belgians, became head gardener at Dalkeith. Of particular note is the Dark Walk, a double avenue leading south-east from the house. To the north is a round-point leading to the South Esk. Opposite this, on the other side of the river, are more radial blocks of planting leading to a main north-east avenue. Opposite the house, on the west bank of the North Esk is a further area of formal planting. All this dates from the 18<sup>th</sup> century. The buildings contained within the conservation area are: the conservatory, stables and coach house, the laundry house, the Town Lodge, and the Dark Walk gates. The walled garden comes within the proposed extension of the conservation area to include Lugton. The structure of the landscape remains similar today.



Important buildings within Dalkeith Park include the Orangerie (above) and the Laundry House (below)

61 The area is very rural in character and is dominated by the extensive mixed deciduous and coniferous woodlands. The woodlands enclose areas of parkland, some of which have individual parkland trees. The woodlands are very well managed. As a rule they have a good age structure with trees of all sizes present as well as significant areas of natural regeneration. There are significant groups of trees adjacent to St Mary’s Episcopal Church and the two mature cedars adjacent to the stable block are particularly fine.



Two mature cedars adjacent to Dalkeith Stables

The area to the east of the conservation area comprises open fields grazed by cattle. The **topography** of the area is largely undulating with some flatter areas in the parklands and steeper slopes adjacent to the two rivers.

62 The park is included in the *Inventory of Gardens and Designed Landscapes in Scotland* where it is noted as having outstanding value. The park lies within an *Area of Great Landscape Value*.

**Issues**

63 The house, presently used by the University of Wisconsin as a Scottish base, would benefit from having a less institutional use that maximises its quality, setting and location.

64 The areas within Dalkeith House policies are outstanding as a work of art and in terms of nature conservation. They have a high scenic and horticultural value. They are of immense historical interest and provide a setting for a large number of outstanding buildings. Although the famous gardens of the 18<sup>th</sup> and 19<sup>th</sup> centuries have been gradually lost, the main structure of the designed landscape has been managed and improved over the years and the ancient oaks have been protected. The structure of the landscape should be substantially preserved as being of important design and historical interest.

**Enhancement Opportunities**

65 The landscape structure should continue to be improved. The landscape would be improved by the removal of the office block situated on the approach to the house from the Town Gates. The conservatory which is currently in



a ruinous condition, should be a prime candidate for restoration. The repair of the stables and coach house should continue and they should continue to be brought into more positive use. There are currently proposals by the Buccleuch Estate to improve both policies and buildings. The woodlands are currently very well managed, although there are surprisingly large stands of larch. Forestry Commission policy now

encourages replanting and restocking of woodlands with native broadleaf species. It is likely that these conifer stands will be gradually restocked with native mixed broadleaf trees.

The view to Dalkeith House from the far end of the Dark Walk is blocked by a timber gate which prevents views of the house. A gate which allowed a view would be more desirable.

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## The East High Street

### Setting and Views

- 66 The East High Street is the oldest part of the town and formed the core of the medieval burgh. The street begins at New Edinburgh Road and terminates at Dalkeith House park gates. Views to either side are generally limited by the three-storey tenement blocks which enclose the space although the truncated base of the former military watch tower at the end of Hunt Close offers attractive views over Dalkeith House and its policies. Differing roof heights add interest to the street scene. The view to the north-east is firmly and finely closed by the Dalkeith House Town Gates. To the south-west the view towards the 19<sup>th</sup> century town is closed by a gentle curve. Beyond this the High Street narrows before

opening out again into the spacious suburb of Eskbank.

### Urban Structure

- 67 The East High Street remains essentially a medieval street in pattern with a significant number of 18<sup>th</sup> and early 19<sup>th</sup> century buildings still in place. The east end was much re-built in the early 20<sup>th</sup> century. A substantial market was held here in what was originally called “the Great Road”.



The East High Street retains an essentially medieval pattern

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### Key Buildings

- |                    |   |
|--------------------|---|
| 95-97 High Street  | Early 19 <sup>th</sup> century, three storey, five bay tenement of ashlar sandstone. Shop fronts with timber ionic pilasters. |
| 99-103 High Street | Late 18 <sup>th</sup> century, three storey, five bay tenement, harled with painted stone margins. Includes a late            |

	19 <sup>th</sup> century shop front, flat arches and consoled cornice.
105-111 High Street	Early 19 <sup>th</sup> century, three storey, five bay tenement, of ashlar sandstone.
113 High Street	Three storey, three bay tenement of ashlar sandstone.
Brunton's Close	18 <sup>th</sup> century at right angles to the street along the old rig
115 High Street	pattern.
St Nicholas Church	Dating from the 15 <sup>th</sup> century, an impressive burgh church recast in 1855 by David Bryce and William Burn. The unroofed Gothic choir is the third oldest in Scotland.
131-137 High Street	Mid 19 <sup>th</sup> century, three storey blocks. Glazed pend.
153-155 High Street	R. J. Naismith, 1959. Three storey, traditionally influenced L-plan tenement. Sandstone with some harl.
161-163 High Street	Mid 18 <sup>th</sup> century, three storey with attic, four bay, harled tenement.
165-169 High Street	1937. Scots tenement block by Andrew Forrester.
Militia House 175 High Street	Early 19 <sup>th</sup> century with octagonal stair tower
Dalkeith Park House	1833-34, by William Burn, two storey Jacobean baronial in stugged ashlar for the Duke of Buccleuch's chamberlain who ran Dalkeith.
100-134 High Street	19 <sup>th</sup> century tenements with shops.
128-134 and 140-142 High Street	Matching early 19 <sup>th</sup> century bowed blocks on either side of Tait Street.
Tolbooth	Late 17 <sup>th</sup> century. Ashlar frontage and rusticated quoins.
176-180 High Street	Bolection-moulded doorpiece. Onetime administrative quarters of the town.
Cross Keys Hotel 182 High Street	Georgian, c.1804. Built by the Duke of Bucceluch. Channelled base with Doric pilastered doorpiece. Carriage pend at the right.
196-198 High Street	c. 1935 gabled tenement building by T Aikman Swan. 16 bays in exemplary grey and pink necked masonry.
Corn Exchange	1853, by David Cousin. Twin-gabled

200 High Street	Jacobean with double hammerbeam roof.
212-214 High Street	1956 by R J Naismith, narrows the street.
228-230 High Street	Early 18 <sup>th</sup> century three storey tenement. Scrolled skewputs at the end gables and on the wall-head gables.

### Architectural Character

- 68 The East High Street retains its medieval plan, but at its east end contains largely 20<sup>th</sup> century housing. There are a number of earlier survivors notably the Corn Exchange, the Cross Keys Hotel and the Tolbooth which are all key buildings. At its west end the 19<sup>th</sup> century commerce takes over. Set backs to the houses provide interest to the street, as do the key buildings but it is St Nicholas church that dominates.



St Nicholas church

the buildings is substantial (three storey tenemental housing) but not oppressive due to the width of the street. The early 20<sup>th</sup> century housing retains the scale, proportions and enclosure of the earlier buildings and continues the use of stone and slate. The footprint of the tenement and burgage plots, divided by the vennels remains although the burgage plots have been largely built over at various periods up to the 20<sup>th</sup> century. **Massing and Composition.** A continuous street frontage straight onto the pavement with articulation achieved by certain blocks being advanced and differences in height. **Walls** are predominantly of squared, dressed and coursed sandstone, sometimes with ashlar dressings. Nos 196-198 set the standard with exemplary snecked grey and pink masonry. Others such as No 115 are random rubble with squared quoins. Some walls are harled.

- 69 **Building Types and Use.** Mostly residential with a few shops, offices, a number of public houses, hotels and other town centre commercial uses. The church and churchyard of St Nicholas occupy a large part of the north western side. **Scale** of



(Above) Sneaked grey and pink masonry and sash and case windows at No 196-198

(Below) Random rubble and square quoins at No 115

**Doors** on the older buildings are close boarded or panelled. **Windows.** Windows are almost always sash and case with astragals many with the original fenestration. **Roofs** are Scots slate some with cat-slide dormers and Dutch gables, others with crow-step gables. Gables are predominant most frequently parallel with the street the occasional one at right angles. The roofscape (roofs have steep pitches) is an important part of Dalkeith's townscape giving much visual interest. The Corn Exchange roof is finished with ornamental clay ridge tiles topped with fleur-de-lis. **Chimneys** are often prominent and contribute to the interest of the street scene.



The roofscape is an important part of Dalkeith's townscape.

**Rainwater Goods.** The original cast iron half round gutter has frequently been retained although a number have been replaced with plastic replicas. Occasionally there is guttering with an ogee section. **Details.** There are a number of attractive details. Among these are: the plaques on the Corn Exchange and the Tolbooth, the bellcote on the former, the moulded doorcase on the latter and the thistle-finished dormerheads at Nos 165-169.



Plaque on the Corn Exchange

**Floorscape.** Setts have been retained as the road surface at the sides of the High Street. **Important Spaces.** The whole length of the East High Street is an important space historically and visually and a place of some presence. **Street Furniture.** Street lighting is of a standard nature with tall lamp standards.

### The Corn Exchange

70 The Corn Exchange (Category A) at 200 High Street remains a key building for the East High Street although slightly set back from the main street frontage. Nonetheless the Jacobean style twin gables and hood-moulded entrance provide a focus to this part of the street. The architect was David Cousin in 1853. The building was built by public subscription becoming the largest indoor grain market in Scotland. It was opened on 10

August 1854. Above the door the Buccleuch armorial panel proclaims "The earth is the Lord's and the fulness thereof, Thou crownest the year with Thy goodness." Above again is a bellcote. Inside: one long (52m) open hall (reaching a height of 10m) runs straight through to St Andrew Street at the rear. A spectacular double hammerbeam roof covers this space. On the street side: a gallery with barley-twist balusters gives access to the two large rooms on the first floor.

- 71 The Exchange has an interesting history. It is recorded that some 1,000 carts lined the East High Street on market day. The inconvenience of this trading arrangement led to the building of the Exchange, one of the largest halls of its kind in the country. Buyers of oats and beans were directed to depart from the west door and those of barley and wheat from that on the east side. The decline of Dalkeith's agricultural prosperity did not however diminish the importance of the building and it became a focal point for social activities, meetings and political events. The most famous of the last was a meeting during the Midlothian Campaign addressed by William Ewart Gladstone. Gladstone challenged the Earl of Dalkeith the sitting Conservative member of Parliament for Midlothian. More than 3,000 packed themselves into the hall. Winston Churchill in 1904 also spoke here. In recent history the building was a dance hall before being let by Midlothian District Council to a firm of engineers. When this use ceased the Council sold the building. At this point a certain amount of work was carried out to make the structure wind and watertight before it was sold again to the current owner who intends to use it as an antiques warehouse

and café and also for document storage. It is extremely desirable that this magnificent interior space is brought back into a proper use that has a strong element of public access. The owner has indicated that his proposals would allow for this.

### **Buildings Adjacent to the Corn Exchange: 186 - 230 High Street and 153 - 177 High Street**

- 72 The Corn Exchange is set within a group of buildings that has important group value within the East High Street. These high and imposing stone-built buildings have a height and solidity that suits the width of the street. Immediately to the right (Nos. 196-198) is a 16-bay tenement (Category B) of c.1935 by Major Thomas Aikman-Swan. This long and pleasantly articulated building is of an exemplary snecked, grey and pink masonry construction with Dutch gables and swept dormers. Unusually the original fenestration has entirely survived. Next to this at Nos. 190-194 (Category B) is a later 19th century three-storey, four-bay terraced tenement of squared and snecked sandstone rubble with stugged ashlar dressings. Regular windows, taller at the first floor, sash and case with a variety of glazing patterns. Grey slates to the roof with sawtooth coped skewes and skewputts. Next again No. 186 (Category C) is a mid 19th century three-storey, three-bay tenement with a public house on the ground floor. Squared and snecked rubble but the ground floor rendered and painted below the band course. Tailed ashlar margins and base course. This solid, stone-built group with its traditional detailing is all of good quality and has an appropriate scale and presence in this wide part of the street.

- 73 To the left hand side of the Corn Exchange the building line steps forward to narrow the street with No. 212-214 (Category B) an asymmetrically designed tenement block (1956) with traditional detailing by Robert Naismith, the Dalkeith burgh architect. This steps up in three bays from a left hand two storey block to a centre stair block then to a three-storey and attic block with crowstepped gables on the right. Swept roofs with grey-green slates. The west elevation is of cream sandstone rubble, the east elevation pebble-dashed with ashlar dressings. Droved window margins with tooled tails and smooth quoins and roll-moulded surrounds to the doors with tripartite windows at the ground floor. The carved panel above the door to No 212 depicts scales and sheaves. This building with its dominant crowstepped gable fits well with the earlier local authority housing.
- 74 Immediately next Nos. 216-218 (Category C(S)) is a survivor of the later 18th century, two-storey, three-bay house of white painted harl with an ashlar surround to the door and slightly raised concrete margins to windows. Regular fenestration in the outer bays with a window to the left of the centre bay. 12-pane glazing pattern in sash and case windows. A gablehead stack to the north and purple-grey slates.
- 75 To the north the building line is now broken by the forecourt of the motorcycle garage. When the opportunity occurs the building line should be restored. Then comes Nos. 228-230 (Category B) a mid 18th century, three-storey tenement of three bays with a fourth, a former stair, on the outer left. Variegated sandstone random rubble with cherry-caulking; ashlar dressings and some concrete repairs. On the High Street elevation the door is in the centre bay, a pend in the bay to the left. Although this has a modern concrete keystone lintel the original relieving arch is retained. Regular fenestration but with a slightly smaller window and relieving arch to the second floor of the centre bay. Gabled wallhead stack in centre bay, with coped skews and scrolled skewputts. 12-pane glazing pattern in sash and case windows. Grey slate. The East High Street now opens out, houses set in gardens rather than tenements hard to the road. A semicircular-coped rubble wall now runs the length of the remainder of the street enclosing the garden of the original rectory of St Mary's Episcopal church, the church itself within the walls of the Dalkeith house policies. The wall contains a postbox ("G VI R") a detail which contributes to the character of the street.
- 76 All these buildings, both to the north and south of the Corn Exchange, relate closely to their neighbours on the opposite side of the street and form a "B Group" of listed buildings. On both sides the houses form a continual street frontage of substantial scale and are stone built or faced, or harled and have traditional detailing of a Scots character.
- 77 On the west side of the street the important buildings are: 153-155 (Category C(S)) again by Robert J Naismith in 1959. A three-storey asymmetric, traditionally influenced L-plan tenement with recessed stair bays between the bay to the left and right blocks. Variegated cream sandstone random rubble to the street elevation with the remaining elevations harled. Ashlar dressings. Various sized 12-pane sash and case windows with Naismith's frequently used tripartite windows to each floor of

the crowstepped gabled bay. Roll-moulded door surrounds and boarded doors increase the Scottish feel. Grey slates.

78 Nos. 161-163 (Category B) is a mid 18th century L-plan tenement with an asymmetric octagonal, polygonal roofed stair tower in the angle at the rear. Now in a slightly sad condition. Three-stories and attic with four bays grouped towards the centre. Harled with painted margins and a pilastered doorpiece with ashlar lintol in the bay to the left of centre and regular fenestration. Three piended slate-hung dormers, coped skews and gablehead stacks. Grey slates. To the right Plummer Court with its oversized pend is a recent addition.

79 Nos. 165-169 (Category B) is by Andrew Forrester, dated 1937. A symmetrical, traditionally-influenced tenement of three-stories with the third storey breaking the eaves. Five-bay centre block with recessed two-storey, two-bay wings. The street elevation of variegated sandstone random rubble. Ashlar dressings, raised margins and stugged tails to centre block windows and wing doors, the windows on the second floor bolection moulded with thistle-finialled dormerheads. Several decorative relieving arches. Roll-moulded surround to door at centre, inscribed "AD 1937" with apron above. Gableheads with coped skews and scroll skewputts, the outer corners corbelled to square at the second floor from the curved corner. Arrowslit above the doors to the outer bays. Gablehead stacks but on the ridge in the centre block. This continues the bulk and style of the earlier housing development. Described in *Buildings of the Lothians* as "mildly Scottish".

55k Nos. 153-155, 161-163,165-169,186-188,190-194,196-198,200,212-214 and 216-218 form a "B Group". Together with 228-230 they form a coherent and substantial group of houses of sound construction and Scottish character appropriate to the East High Street. Further north the street becomes more open in character and it is the spaces rather than the buildings that predominate. The rubbly early 19<sup>th</sup> century Militia House (Category C(S)) with its harled stair tower is set within a garden as is the somewhat larger Dalkeith Park House, also with a tower (No. 177) listed Category B, 1833-34 designed by William Burn. This is a two-storey, gabled, assymetrical Jacobean Baronial house with stables and coach house, built for the Duke of Buccleuch's chamberlain.

### Landscape Character

80 This part of the town centre is strongly urban in character with few landscaped open spaces. The East High Street though is of considerable width and presence and is planted in places with a mixture of sycamore, cherry, birch, rowan and whitebeam trees which provide a welcome contrast to the predominantly hard surfaces. A more substantial area of mixed mature planting provides an attractive visual stop at the eastern end of the East High Street beyond the Dalkeith Park Town Gates. The valley slope between the North Esk and the East High Street is heavily treed. This woodland contributes significantly to the setting of the East High Street when viewed from higher ground to the north-west.

### Issues

81 In the East High Street the urban space and the materials and the

quality of the buildings combine to produce a street which has many attractive qualities which should be more positively recognised. The medieval street plan of the of the East High Street and the development of its backlands along the lines of the old burgage plots is important. The burgage pattern has often been lost to redevelopment but where this remains it is a visible testimony to the history of the town and adds to its character, as at Brunton's Close. This pattern should be respected in future redevelopment. To date the 19<sup>th</sup> and 20<sup>th</sup> century architecture, through the use of appropriate scale and materials, has appreciated the quality of the street and this should continue. In particular the existing scale, proportion, and materials of the buildings should be respected.

**Enhancement Opportunities**

82 Improvements are required to the following key buildings: The Corn Exchange, the Cross Keys Hotel and the Tolbooth. Although the backland areas contain some potentially attractive buildings they are frequently in a run down condition and are yet to be sensitively and satisfactorily improved. The former Manse garden to the rear of the churchyard is a potentially attractive public space which needs a proper layout.



The Cross Keys Hotel and the Tollbooth

83 The landscape of the East High Street could be made more attractive and pedestrian friendly through improved surfacing and appropriate hard and soft landscaping. This could especially be undertaken in the area around St Nicholas church which would enhance both the setting of the church and the street itself. The area immediately outwith Dalkeith Park gates would likewise benefit. An improved quality of street lighting could be installed in both places, the setts being retained. Both Caruso's Restaurant and the area to the front of the building severely detract from the amenity of the area and require improvement. The GP Autos Ironmills garage and its forecourt are not the most suitable use in this part of the town centre. Consideration should be given in the longer term to the redevelopment of this part where the opportunity exists for some site assembly. There are overhead wires here that should preferably be undergrounded.

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**The High Street**

**Setting and Views**

84 There are important views from the East High Street towards the High Street and from the High Street to the East High Street. These are contained by the slight

curve of the road and the form of the buildings which enclose this.

**Urban Structure**

85 Beyond the New Edinburgh Road the now narrowed High Street



continues south to the Old Edinburgh Road and Buccleuch Street. Between Edinburgh Road and Buccleuch Street the High Street is largely open to the 1960s Jarnac Court shopping development. This part of the street is the commercial heart of the town. Immediately adjacent to the Old Edinburgh Road is the Old Cemetery with its watch tower. This is a tranquil area affording some interesting views to the rear of the High Street properties and the Buccleuch (or West ) Church.

The North Wynd car park has been inserted to the north of the High Street and is less intrusive for being absorbed into the slope on two levels. Vennels provide pedestrian routes to the High Street.

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### Key Buildings

1-3 High Street and 1 Old Edinburgh Road	c. 1800. Two storey and attic. Three bay house with two shops at ground. Squared and coursed and random rubble with droved ashlar dressings.
69-71 High Street	John Menzies. Ornate brackets to the shopfront with anthemion decoration.
75 High Street	Early 19 <sup>th</sup> century pediment nicely closes the vista from South Street.
77-91 High Street	Key group of 19 <sup>th</sup> century shops and tenements.
93 High Street	Baronial corner block which nicely turns the corner of the High Street and New Edinburgh Road.
10-12	1906. Originally a drapers with saloons behind the large windows in the polished granite façade.
2 High Street	c. 18 <sup>th</sup> century, double gabled Blossom Garden restaurant.
11 South Street	Flat-iron block.
21-27 South Street	Georgian façade and shop fronts.

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### Architectural Character

86 The High Street is the commercial centre of Dalkeith, largely developed in the 19<sup>th</sup> century. The buildings included within the conservation area face the open pedestrian area created by Jarnac

Court in the 1960s. There are some high quality buildings along the street frontage but many have been altered unsympathetically and there have been a number of unfortunate 20<sup>th</sup> century intrusions.

- 87 **Building Types and Use.** Shops and other town centre commercial uses with housing and sometimes offices on the upper floors. **Scale** of the buildings varies from two to three storeys with attics, with many elevations demonstrating good scale and proportion. **Massing and Composition.** A continuous street frontage straight onto the pavement. Interest is provided through the varying height of the buildings and the curve of the road. There is a dominant tall gable at Nos 37-39.



Dominant gable at Nos 37-39

- 88 **Walls** are predominantly of squared, dressed and coursed sandstone, sometimes with ashlar dressings. **Windows** are frequently sash and case but many require their astragals to be replaced and there are numerous UPVC replacements. **Roofs.** The roof coverings are Scots slate the steep pitches making them highly visible. **Chimneys** are often prominent and contribute much to the interest of the street scene from the longer views. **Rainwater Goods.** Most are cast iron. **Details.** There are a number of attractive details especially on shop fronts where timber pilasters and ornate brackets have survived. **Street Furniture.** Street lighting is of a standard nature with tall lamp standards sometimes fixed to the buildings. As programmes allow these might be replaced with a lantern of more sympathetic design.

### **Building Groups at the South End of the High Street: 1-43 High Street**

- 89 There is an important group of buildings at the south end of the High Street where it joins with the Old Edinburgh Road. All four lie within the Townscape Heritage Initiative area. They are the Harrow Hotel (Category C(S)), the Blossom Garden restaurant (Category C(S)), and the former Council buildings (Category B). Also Nos. 1-3 High Street (Category C(S)): a building of around 1800. This is the first in a series of largely stone faced good facades that line this south end of the High Street nicely closing the view to the south from the town centre. Nos 1-3 is a two-storey and attic, three-bay house with two shops on the ground floor. Squared and coursed rubble to High Street elevation, the remaining elevations of random rubble. Dressed ashlar dressings. Raised cills and quoins. Base course. A late 19th century shop front to the right (continuing across No 5 High Street) with recessed door (No 3) to left; boarded apron and iron canopy fixtures. Late 19th century Art Nouveau detailed, taller shop front to left with recessed door at centre (No 1 High Street); multi-pane fanlight to glazed door with flowing tracery detail at top; geometric tiled floor to vestibule and timber shop gate; dentilled cornice, moulded flowing curvilinear stem detail to fascia; wrought-iron bracket fixture to left. Regular fenestration at 1st floor, close under the eaves. Old Edinburgh Road elevation: two-bay corniced fascia continuing from east elevation and detailed similarly. Two plate glass display windows in right bay; left bay painted with margined entrance (No 1 Old Edinburgh Road) to house passage. Two windows to

- right and left of centre at first floor. Attic window off-centre to left, with wrought-iron window guard. Variety of small-pane and plate glass glazing patterns in largely sash and case windows. Coped skews and crowstepped stack to the south. Grey slates. This is an important building because of its age, character and location immediately on the street corner.
- 90 Nos. 5-7 High Street (Category C(S)). Earlier 19th century, two storeys and attic, four-bay former house on ground falling to rear with shop at ground. Droved ashlar to the High Street elevation painted at the ground. Base, band and eaves courses. Flush panelled door with 4-pane letterbox fanlight in bay to outer right; plain late 19th century shop front in three bays to left, iron canopy fixtures. Regular fenestration at 1st floor, blind window in bay to left of centre. Largely 12-pane glazing pattern in sash and case windows, later wooden mullioned two-light replacement window in outer right bay at first floor to the east. Canted and piended slate-hung dormer window off-centre to left to the east, and rooflight to the right. Coped skew to the south. Stacks removed. Grey slates.
- 91 Nos. 9-13 High Street Category C(S)). Earlier 19th century, three-storeys and attic, four-bay tenement on falling ground with two modern shop fronts at the ground floor. Ashlar facade, cill courses at first and second floor. Eaves cornice and blocking course. Regular fenestration at 1st and 2nd floors. Replacement glazing on the High Street elevation. Canted and piended slate-hung dormer window to the front. Coped skews. Ashlar truncated gablehead stack to the south, broad rendered and lined
- gablehead stacks to the north. Grey slates.
- Nos. 15-17 High Street (Category C(S)). Earlier 19th century two-storey and attic, three-bay former house now with two late 19th century pilaster-flanked shop fronts on the ground floor. These have panelled aprons, doors in the outer bays and plate glass windows in the centre. Finely droved ashlar, raised painted cills, angle margins, eaves cornice and leaded blocking course. Regular fenestration at the first floor.
- 92 Nos. 37-39 High Street (Category C(S)). A significant departure in the street scene from the previous vernacular and Georgian buildings. This is a three-storey, two-bay gabled tenement with shop at ground by Charles Henry Greig, 1906. Cream sandstone rubble with red sandstone ashlar dressings, the south elevation harled and rendered. Polished granite base course. Lintel course at the first floor; cill course at the second. Moulded lozenge details to the left and right at the first floor with a narrow band course above. The door to the house at No. 39 house is set within a slightly recessed narrow bay to the right. Window on both the first and second floors above. Rounded corners to broad main bay and a modern shop front below the original timber boarded frieze and consoled cornice. Recessed, round-arched panel above with cavetto surround over a two-storey canted oriel window; ashlar apron between the windows, cornice and piended slate roof above window at 2nd floor. Plate glass glazing pattern in the casement windows. Apex detail, copied skews and mannered ashlar panelled skew blocks with moulded detail to the gable. Harled, tapered wallhead stack.

- 93 No. 41 High Street (Category C(S)). A survivor of the 18th century, a three-storey, five-bay tenement with modern shop fronts at the ground floor. Harled with red sandstone ashlar dressings and raised margins. Lintel course at the eaves level. Regularly disposed fenestration to first and second floors; taller windows at the first floor, blind windows in centre bay. 12-pane glazing pattern in sash and case windows. Skewputt on the left. Roofed with purple slates.
- 94 No. 43 High Street (Category C(S)). Earlier 19th century, three-storey, two-bay corner tenement with modern shop front to street. Finely droved ashlar with raised cills. Eaves cornice and blocking course. Regular fenestration at 1st and 2nd floors. Largely 12-pane glazing pattern in sash and case windows. Half-piended roof, abutted by broad truncated rendered stack to the south. Grey slates.
- Building Groups Facing South  
Street: 67-93 High Street**
- 95 This is another significant series of continuous facades at a main road junction in the heart of the town centre closing the view to the north from South Street. No. 93 provides a focal point by expertly turning the corner at the New Edinburgh Road as does No. 75 facing South Street. Nos. 67-71 High Street (Category B). An important and dominating building for the town centre now occupied by W H Smith, newsagents. Earlier 19th century, three-storey, four-bay (irregular) tenement with modern shop fronts included at ground. Stugged squared and coursed rubble; rendered and painted masonry around shop fronts; ashlar dressings and mullions. Droved raised margins. Base course. Band course between fascia and 1st floor cills. Lintel course at eaves level. Eaves cornice. Keystoned and moulded depressed-arched pend (Wilson's Close West) in bay to outer left. Decorative late 19th century shop front divisions retained, comprised of 3 panelled piers dividing irregular bays, each with carved panels and paired consoles. Regularly disposed fenestration at 1st and 2nd floors, with outer left bay spaced widely to left. Broad tripartite windows in inner bays to each floor. Plate glass glazing pattern in sash and case windows. Coped skewers. Harled gablehead stack to S, stack to N removed. Grey slates. This building could be much improved through better maintenance, proper painting of the shop façade and bringing the top floor into use. This and most of the shop fronts to the north retain their original shop fronts all of which could be set off to much greater advantage within the street scene.
- 96 No. 75 High Street (Category B). An especially important building to the townscape closing the view from South Street. Earlier 19th century three-storey, two-bay classical pedimented tenement with shop at ground. Droved ashlar, raised margins and quoins with string course above 2nd floor. Earlier 20th century shop front at ground with door to right and window to left. Regularly disposed fenestration at 1st and 2nd floors. Moulded pediment breaking blocking course with lunette window; corniced die at apex. Sash and case windows with plate glass glazing pattern. Slate roof. Gablehead stacks.
- 97 Nos. 77-79 High Street (Category C(S)). Earlier 19th century, three-storey, three-bay terraced tenement with shop on the ground floor. Harled with painted raised margins. Squared pend opening

- (Miller's Close). Modern shop front in remaining bays with door to left. Regular fenestration at 1st and 2nd floors. Modern glazing pattern in replacement windows. Coped skew, intercepted by gabled facade of No 75 High Street. Grey slates, with diamond motif in centre of the east pitch.
- 98 No. 81 High Street (Category C(S)). Earlier 19th century three-storey and attic, two-bay terraced tenement with shop at ground. Ashlar. Base course. Raised cills. Moulded band course between first and second floors, eaves cornice and blocking course, each continuous with Nos. 83 and 85 High Street. Late 19th century shop front with Corinthian pilasters and cornice intercepting the first floor cills; two plate glass windows flanking a central recessed doorway. Regular fenestration at 1st and 2nd floors. Plate glass glazing pattern in sash and case windows. Pinned canted dormer window, with two and four-pane glazing pattern centrally placed. Coped skews. Broad rendered stack to the north. Grey slates to steeply pitched roof.
- 99 Nos. 83-85 High Street (Category B). Earlier 19th century, three-storey, three-bay terraced tenement with shop at ground. Stugged ashlar, painted at ground. Raised margins and quoins. Lintel course at eaves level. Moulded band course between first and second floors, eaves cornice and blocking course, each continuous with No. 81 High Street. 16-bay; original symmetrical five-bay shop front: pediment with panelled fanlight in outer right bay; double door, with two-leaf panelled outer doors, to centre of shop front, flanked by paired windows; earlier 20th century wrought-iron window guards; plain consoled cornice. Regularly disposed fenestration at first and second floors: blind windows in the centre bay, ashlar mullioned tripartite in outer bays. Plate glass glazing pattern in sash and case windows. Skew and rendered stack to the north. Grey slates.
- 100 No. 87 High Street. (Category C(S)) Earlier 19th century, three-storey, two-bay terraced tenement with shop at ground. Squared and coursed rubble; ashlar dressings. Raised margins and angle margins. Eaves course and cornice. Modern timber-clad shop front, with door to left, intercepting 1st floor cills. Regular fenestration at 1st and 2nd floors. Plate glass glazing pattern in sash and case windows. Truncated stack to the south. Coped skews. Purple slates.
- 101 Nos. 89-91 High Street Category C(S)). Earlier 19th century, reconstructed 1990. Three-storey, narrow three-bay (2-1) tenement, formerly with shop at ground. Ashlar. Cill course at 1st floor. Moulded band course between first and second floors. Eaves cornice and blocking course. Bays to centre and right at first and second floor slightly advanced. Segmental-arched pediment entrance in bay to left with moulded impost blocks, boarded; ground floor boarded. Regularly disposed fenestration to first and second floors. Plate glass glazing pattern in sash and case windows. Coped skews. Gablehead stack to the south. Grey slates. Original rainwater goods.
- 102 No. 93 High Street (Category B). 1870 by Peddie and Kinnear. A key building which turns the corner of the High Street and the New Edinburgh Road in an exemplary manner. Three-storey and attic Baronial corner building. Lightly stugged and sneaked ashlar to ground and first floors on the High Street elevation and

corner, remaining floors and elevations squared and snecked rubble; ashlar dressings. Base course. Moulded string course at first floor. Stepped corbel court at second floor. Eaves cornice. Chamfered reveals. Gablet crowsteps to gables. Shouldered corner entrance with two-leaf panelled door on chamfered corner; surmounted by two-storey corbelled turret with bowed tripartite windows. Conical turret roof with slender iron finial. Gabled (finial missing). 3 segmental-arched windows at ground floor with linking hoodmoulds and carved label stops. Bipartite window to left and window to right at 1st floor. 2 central segmental-arched windows at 2nd floor. Slit in gablehead. Dated panel, "1870", at centre between 1st and 2nd floors. "PK" inscribed on right skewputt. To New Edinburgh Road: a gable with slit to left, intercepted by coped set-off stack corbelled from the first floor. A blank panel at the first floor and a segmental-arched window at the second. Hoodmoulded door (No. 1 Edinburgh Road) with large plate glass fanlight to outer right. Two windows at the ground floor, segmental-arched to left. Various sized windows to right at 1st and 2nd floors. Two, three and four-pane plate glass glazing pattern in sash and case windows. Two timber gabled and slate-hung dormer windows with deep eaves to right to north pitch, one to right to west pitch. Ball finial to north gablehead. Coped stacks, gablehead to the south. Grey slates. Original octagonal chimney can. Original rainwater goods on the east elevation

#### **Corner Blocks at the East High Street and Tait Street**

103 Nos. 140-142 High Street (Category B) form a three-storey

corner block, one of a matching pair on either side of Tait Street. These date from c.1828 and were the start of a Georgian development that was never continued. The corner, facing windows are Tuscan column-mullioned, tripartite bow windows at the first and second floors over the door. There are three bays both to the High Street and Tait Street, the corner bay slightly recessed. Finely droved ashlar, channelled at the ground floor. Band course at the ground with cill course at first and second floor. Eaves cornice and blocking course. The corner shop entrance again has Tuscan columns supporting a cornice and blocking course. Decorative wrought-iron window-guards to windows at the second floor. No. 1 Tait Street continues with a half-consoled (heavily carved), corniced canopy above the door on the left of the elevation, the remainder of the tenement stretching down Tait Street..

104 Between the two corners No. 138 High Street (unlisted), a tall, narrow, plain and single gabled, early 20<sup>th</sup> century building. The shop front occupies the entire width of the ground floor. Two symmetrically spaced windows at the first floor, a central bipartite one on the second. The walls pebbledashed and the roof of grey slates. This whole composition forms what could be a pleasant interlude in the High Street were it not for the parked cars.

#### **Buildings Adjacent to the Corner Blocks at the East High Street and Tait Street: 100-126 High Street**

105 The buildings to the right of the Tait Street group form a significant continuous facade within the town centre. They are important not only because of their intrinsic merit, all being

- listed, but also because they face one of the main entries to the town from the New Edinburgh Road. The facades are varied in character, slightly differing in height but maintaining a unity of scale and materials. Closer to the town centre they are more urban in character than their neighbours in the East High Street. In ascending order they are Nos. 100-128 High Street.
- 106 Nos. 100-102 High Street (Category B). A moulded panel (cartouch bearing shield above) gives the date 1855 to this three-storey, four-bay simple classical bank with Manager's house above. Built for the Clydesdale bank it has remained a bank throughout its life. Ashlar frontage with the ground floor elevation now painted. On the ground floor basket-arched openings with modern glazing to the tripartite bank front. Consoled dentilled cornice above the fascia. The pend on the left leads to White's Close. Base course. Eaves cornice and blocking course. The architraved windows (12-pane glazing pattern in sash and case windows) are lugged and keystoneed at the first floor. Coped skews, with scroll skewputts. Ashlar gablehead stacks and roof with grey slates. An imposing building worthy of its use.
- 107 Nos. 104-106 High Street (Category B), a vibrant later 19th century two-bay narrow tympany-gabled tenement of three stories and attic that dominates the entry from the New Edinburgh Road. A shop at the ground floor and a three-storey tenement block running to the rear. Ashlar frontage with base course, band course between the first and second floors. Replacement shop front at ground with recessed door and flanking plate glass windows; droved surround, cornice with foliated moulding and carved stops. Regularly disposed fenestration at the first and second floors, taller windows at 1st floor. Round-arched window in the gablehead with broad bracketted cill. Gablet-crowstepped gablehead with a deeply corniced stack at the apex. Largely sash and case windows with a four pane glazing pattern.
- 108 Nos. 108-110 High Street (Category B). Earlier 19th century, three-storey, three-bay tenement with shop at ground. Squared and coursed rubble; finely droved ashlar dressings. Early 20th century tripartite shop front, with geometric tile-facing. Base course. Lintel course at eaves level. Eaves cornice. Raised margins. Keystoneed round-arched pend entrance to outer left, with door and fanlight; shop door flanked by plate glass windows to centre and right. Cornice and fascia bearing shop name with small gablet-capped mannered consoles closing. Regular fenestration at 1st and 2nd floors. Sash and case windows. Deep coped skews and scroll skewputts to the gables. Ashlar gablehead stack. Grey slates.
- 109 Nos. 112-114 High Street (Category B). Earlier 19th century three-storey tenement with two modern shops at ground. Ashlar frontage, cill course at first floor and moulded band course between first and second floors. Regular fenestration at the first and second floors, sash and case windows largely with plate glass. Eaves cornice and blocking course. Coped skews with mutual scroll skewputt of the neighbouring building. Brick gablehead stack on the south side. Roofed with grey slates.
- 110 Nos. 116-120 High Street (Category B). Earlier 19th century

three-storey, three-bay tenement, ashlar frontage, with a shop on the ground floor. Base course, band course, previously displaying the shop name, with plain frieze above. Cill course at first and second floors. Eaves cornice and blocking course. Pend on the left to Robertson's Close. Panelled door with two-pane fanlight to outer right. Shop door at centre flanked by plate glass windows. Regular fenestration to 1st and 2nd floors. Sash and case windows; 12-pane glazing pattern to with plate glass lower sashes at the first floor. Coped skew. Gablehead stack to the north. Grey slates.

- 111 Nos. 122-126 High Street (Category B). Late 18th century, low three-storey, four-bay (1-2-1) tenement with shop at the ground floor. Stippled rendered elevation, with painted dressings, flush margins and deep-set windows. Band course above shop fascia at cill level. Eaves course directly above lintel level. Modern shopfronts at the ground, with two large windows at centre and entrances in outer bays. Regularly disposed fenestration at first and second floors, taller windows at first floor. Plate glass glazing in sash and case windows. Grey slates to steeply pitched roof. Scroll skewputts with cable moulding detail, copied skew on the left. Tall brick gablehead to the north.

- 112 Nos. 128-134 High Street (Category B). The southern half of the Tait Street matching corners. Earlier 19th century, three-storey corner block with half-piend roof. 5 bays (1-1-3) to High Street, one covered corner bay in a recessed panel, and three bays (2-1) to the return elevation. Finely droved ashlar. Modern polished granite shopfront at ground floor with return elevation windows blocked

and rendered. This alteration was undertaken to accommodate Dalkeith's first supermarket. Cill course at first and second floors is not continued in the three bays to the right on the west elevation. Eaves cornice and blocking course. Pend to the right of the shop with iron gate. Shop door, flanked by paired windows to each side, in the three bays to the right. In the corner bay: Tuscan column-mullioned tripartite bow windows at first and second floors. North elevation: modern shop front, regular fenestration at first and second floors. The windows blind in the bay to right. Broad mutual stack at centre of west pitch. Grey slates.

#### **Landscape Character**

- 113 The built form of High Street dominates the character of this part of the conservation area. The old cemetery is a large and interesting open space almost entirely hidden from view by a high stone boundary wall. It comprises mown grass and a few small isolated trees. Public views into this area are restricted to the properties along the north-western side of High Street and the gateway at the southern most tip of the conservation area. The large car park to the north-west of High Street has been built into the slope and landscaped using a mixture of maturing ornamental trees and shrubs. This is the largest concentration of trees and shrubs in this part of the conservation area.





The car park to the south of the High Street

### Issues

- 114 Some of the later additions and shop fronts (with the exception of the two new bank buildings) do not reflect the quality of the street. The Georgian and Victorian buildings set a high standard of excellent materials and detailing. These buildings should be retained and repaired and the opportunity taken, when it arises, to replace some of the less successful single storey infill development. Many of these buildings require improvement and particularly to their windows.

### Enhancement Opportunities

- 115 Improvements required along this part of the High Street include a much better design of shop fronts which frequently detract from the

better facades above. The facades themselves often require maintenance and improvement which should include window repairs, window astragals being replaced where appropriate. Nos 1-17 and 23-33 would benefit from early attention. The over low and unprepossessing buildings at 51-55 should be replaced when opportunity allows with buildings of a more fitting scale and design.



51-55 High Street

- 116 The areas facing the car park to the rear of the shops should be improved through better surfacing and judicious planting and some planting could be carried out within the car park. The rear elevations of the buildings themselves require some repair. Surface improvements could be made to the vennels and to the car park.

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## The Glebe

### Urban Structure and Landscape

- 117 To the north of the High Street development becomes progressively more modern. Glebe Street with its late Georgian houses with front gardens and low stone walls was laid out in the 19<sup>th</sup> century over open fields. The garden trees and shrubs create a pleasant atmosphere. 20<sup>th</sup> century housing by Hope and McGill has inserted at Bridgend Court to the

north. The remainder of the area is occupied by a car showroom.



Glebe Street



Plaque at 19 Edinburgh Road

**Architectural Character**

118 **Building Types and Use.** Outwith the car park this is almost entirely a residential area. **Scale.** The scale is domestic, two storey. **Massing, Composition.** One short terrace, semi-detached and individual houses. Bridgend Court of appropriate scale and in brick. **Walls.** The front elevations in Glebe Street are of dressed sandstone. **Doors** are traditional and often panelled. **Windows** have a vertical proportion and are sash and case with astragals. **Roofs** are of Scots slate and **Chimneys** are of stone and are significant. **Rainwater Goods** in cast iron survive on many houses. **Details.** Plaque to William Mitchell the first Provost of Dalkeith at 19 Edinburgh Road.

**Boundary Walls and Fences.**

Boundary walls are of squared sandstone and are part of the character of the street. **Street Furniture.** Lighting is of suitable scale and not out of character.

**Issues**

119 This is a predominantly residential area, quiet although not far from the town centre. This tranquil residential character should be maintained.

**Enhancement Opportunities**

120 The car showroom site is an inappropriate entrance to Dalkeith and would benefit from some judicious landscaping.

**Grannies Park**

**Urban Structure and Landscape**

121 A low lying area adjacent to the river and in the flood plain of the North Esk. This was one of the town's early industrial sites when the river supplied water power. The industrial character remains, the former mill buildings having been converted for commercial use. A large electricity sub station is sited here. The area is surrounded on three sides by

mature mixed deciduous woodland.



Grannies Park and its landscape setting

### Architectural Character

- 122 There are three mill buildings, formerly known as the Dalkeith Mills, now altered for commercial use. The three storey, L-plan flour mill late 18<sup>th</sup> century still retains its arched mill-race opening and cartshed range. There is a 19<sup>th</sup> century, five-bay mill building its granary loft doors breaking the eaves. The last is an early 19<sup>th</sup> century, six-bay block with a forestair.



Grannies Park includes three converted mills

### Issues

- 123 Although predominantly an industrial area, there is opportunity within this large space to provide some improved

pedestrian access and landscaping and much more could be made of the scenic setting by the river.

### Enhancement Opportunities

- 124 A riverside walk could be provided here with a link into the policies of Dalkeith House in addition to links to the town centre. An improved vehicular access is also desirable.

### Croft Street

#### Urban Structure

- 125 The Croft Street area is one of mixed use lying between the town centre and the King's Park. The area contains a number of significant listed buildings notably the original building of King's Park primary school, Old Fairfield House and Nos 2-6 Lothian Road. The nineteenth to twentieth century buildings are largely stone built.

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### Key Buildings

King's Park primary school	1903. Thomas Patterson. A cream sandstone building with red sandstone dressings in the Queen Anne style and a tall tempietto.
Old Fairfield House	Early 19 <sup>th</sup> century. Classical villa extended c. 1840 to the front with a dining room and drawing room. Home of the Mushet family who owned the Dalkeith Iron Foundry on the site of the primary school. 19 <sup>th</sup> century hot house in the grounds.
2-6 Lothian Road	1938. T Aikman Swan. Tenemental Council housing but of the finest quality. 17 <sup>th</sup> century influenced, it turns the corner perfectly.

2-8 Buccleuch Street	1882. James Alison. Scots baronial block for the town
Old Municipal Buildings	council, but to a small scale. Rope carving round the doors and all the original features remain including the clock.
1 Eskbank Road	Fine early 19 <sup>th</sup> century shop front, once a butcher now an undertaker.
7-9 Eskbank Road	1911. Venetian Renaissance palace front by Sydney Mitchell and Wilson for the Commercial Bank, now another undertaker.
17-19 Eskbank Road	Red sandstone corner block with domed tower, in the Glasgow style.
27-35 Croft Street	c. 1835-53. The former tannery building in the centre had wide timber-louvered openings. Converted to flats by the Castle Rock Housing Association, the timber work partly retained.

### Architectural Character

126 A number of Georgian two storey houses remain, originally constructed on the edge of the town such as those in Parkside Place. These turn their backs to the street, their main frontage to the park. The area was further developed in the 19<sup>th</sup> century though still in stone. A substantial amount of 20<sup>th</sup> century redevelopment has occurred. This includes buildings as diverse as New Fairfield House and the 1920s former cinema building in Buccleuch Street. Despite some unfortunate intrusions in Buccleuch Street the 19<sup>th</sup> century character of the area remains, the large bulks of Midlothian House and New Fairfield House having been successfully integrated with the urban grain.



Fairfield House

127 **Building Types and Use** are varied. Office use (substantially so at Midlothian House and New Fairfield House) bingo, in the former cinema, primary school, gas depot and housing are all present. **Scale** generally decreases from Buccleuch Street towards King's Park, although both primary school buildings are substantial. **Massing, Composition.** Solid street frontages to all the streets, Croft Street and Parkside Place opening out into the school grounds. **Walls** to the buildings are of sandstone usually squared and coursed but some in rubble. There are some front elevations in ashlar. Doors in

the older buildings are traditional and often panelled. **Windows** have a vertical proportion and are sash and case with astragals in older buildings. **Roofs** are of slate, but the former bank in Rosemary Tiles. **Chimneys** are of stone and contribute significantly to the street scene. **Rainwater Goods** in cast iron survive on many properties.

### Issues

- 128 The Croft Street area which possesses a significant number of important listed buildings has sufficient quality to be designated a conservation area.

### Enhancement Opportunities

- 129 The former gas works site in the south east part is now unused and a positive use requires to be found for this site.

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## Lugton

### Setting and Views

- 130 Lugton lies on the flattish upper slopes and shoulder of the valley of the river North Esk, the land to the south-east sloping steeply down to the river. There is a vista from Lugton and from its walled garden to the church spires of Dalkeith beyond the trees.

mixed woodlands on the north-west boundary of the proposed extension to the conservation area and significant mature garden planting around the houses integrate the settlement well with its landscape. The road is narrow and street furniture minimal. All of this contributes the secluded feel of the village. There are walled grass paddocks to the south of the village. Bridgend at the foot of the hill comprises four cottages scenically strung out alongside the river next to the bridge.

### Urban Structure and Landscaping

- 131 An attractive hamlet at the edge of Dalkeith House's 19<sup>th</sup> century brick walled gardens. The gardens, once famed for their glasshouses and exotic fruits, are now to be redeveloped for up-market housing. Individual houses are set either directly on the road or are set back behind high stone walls. The old stone walls, along with the prominent grass verges form a substantial part of the character of the area. The mature



Cottages at Bridgend

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### Key Buildings

Lugton Walled Gardens	Formerly the walled garden of Dalkeith House, one of the largest garden complexes in Britain. Designed by Charles McIntosh in the 1830s. Brick running bond wall with ashlar copes.
Head Gardener's House	Mid 19 <sup>th</sup> century, Tudor, hoodmoulded windows and octagonal chimneys.
6 Lugton Brae, Lugton House	Early 19 <sup>th</sup> century, two-storey, three-bay house, later made four-bay by a sympathetic addition. Sandstone rubble, the main elevation squared and coursed, the addition in stugged ashlar.
1 Lugton Brae, Greenacres	1930s two storey, asymmetrical Lorimerian Arts and Crafts house. Harled with ashlar dressings. Panelling salvaged from the <i>Queen Mary</i> . Built by local builder John Monteith.
Three Houses	Concrete block houses in a group of three. Henry Wylie 1976.
17 Lugton Brae	c. 1950, Single storey, three bay cottage, painted harl with crowstepped gables.
19 Lugton Brae The Old Parsonage	Early 19 <sup>th</sup> century but doubled in size in the mid 19 <sup>th</sup> century. Two storey assymetrical gabled house. Stugged squared and snecked rubble with ashlar dressings. Crowstepped gables and pilastered doorpiece.
Bridgend	Four cottages. The Neuk, 18 <sup>th</sup> century with two sundials. Tower House, 18 <sup>th</sup> century, with a canted tower and sundial.
King's Gate	1852 William Burn and David Bryce. Tripartite gateway made from ashlar. Decorative wrought ironwork

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Head Gardener's House

### Architectural Character

- 132 The character is set by high stone walls that of the highest quality marking the boundary of the Dalkeith estate. Houses date from the 18<sup>th</sup> century to the 20<sup>th</sup> century almost all of good quality stone, with good details, little altered and of pleasant appearance.



High stone wall marking the boundary of the Dalkeith Estate

**Issues**

- 133 Lugton is forms an extremely pleasant group of little altered houses set within an important landscape. Nothing should be done to compromise the buildings or their settings. The boundary of the Dalkeith House and Park conservation area should be extended to include Lugton.

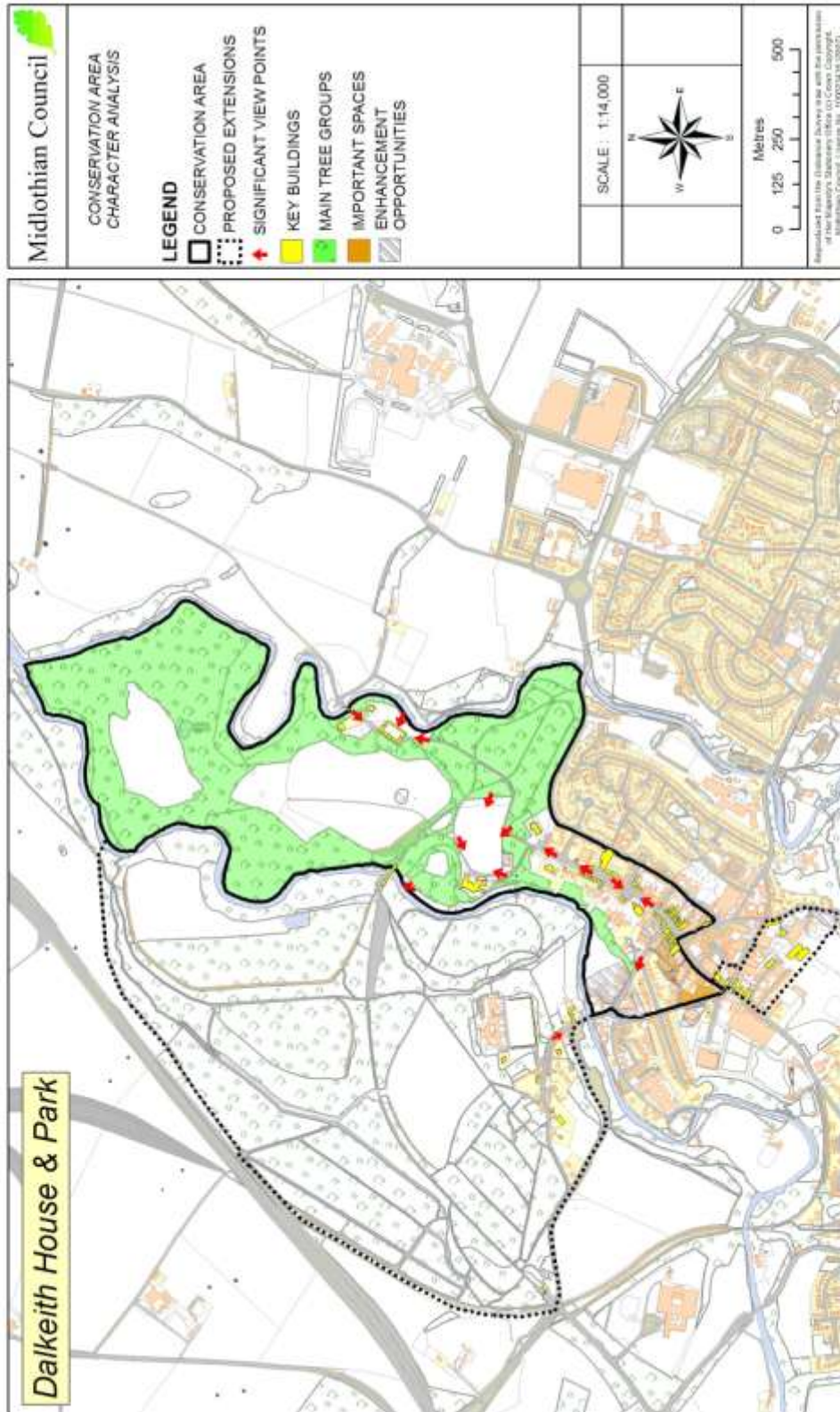
**Enhancement Opportunities**

- 134 Under-grounding of overhead wires and some roadside tree planting might be considered. The former Lugton Inn is to be redeveloped. Redevelopment should be to a high standard on this prominent site which is proposed for inclusion within the conservation area.

**ISSUES APPLICABLE TO THE WHOLE CONSERVATION AREA**

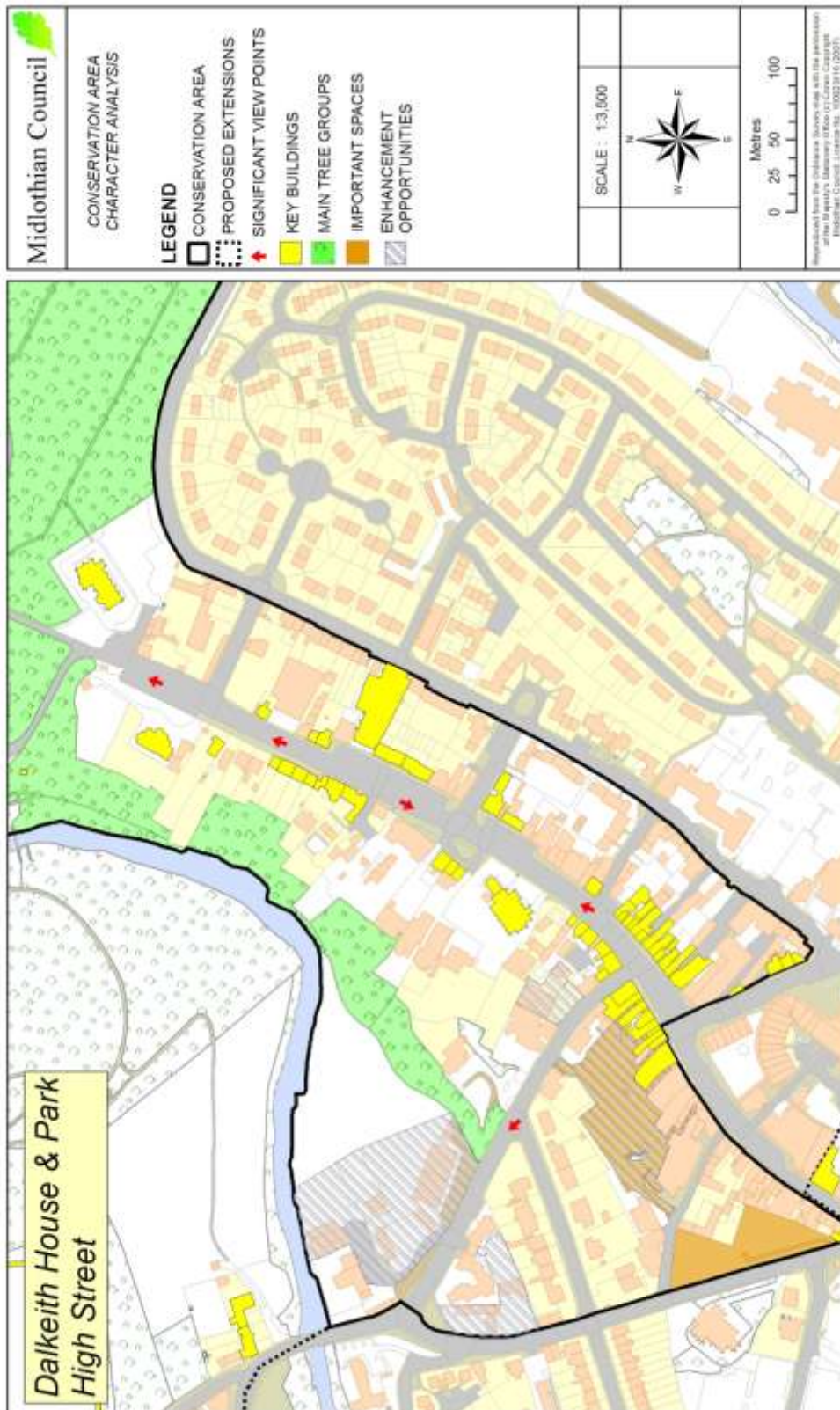
- 135 Maintenance, repair and re-use of existing buildings is the preferred option to redevelopment unless this can be demonstrated to bring substantial improvement to the conservation area. For extensions and new build a high standard of contemporary design is welcomed provided careful attention is paid to scale, proportions, details and the use of materials.

### CHARACTER ANALYSIS MAP

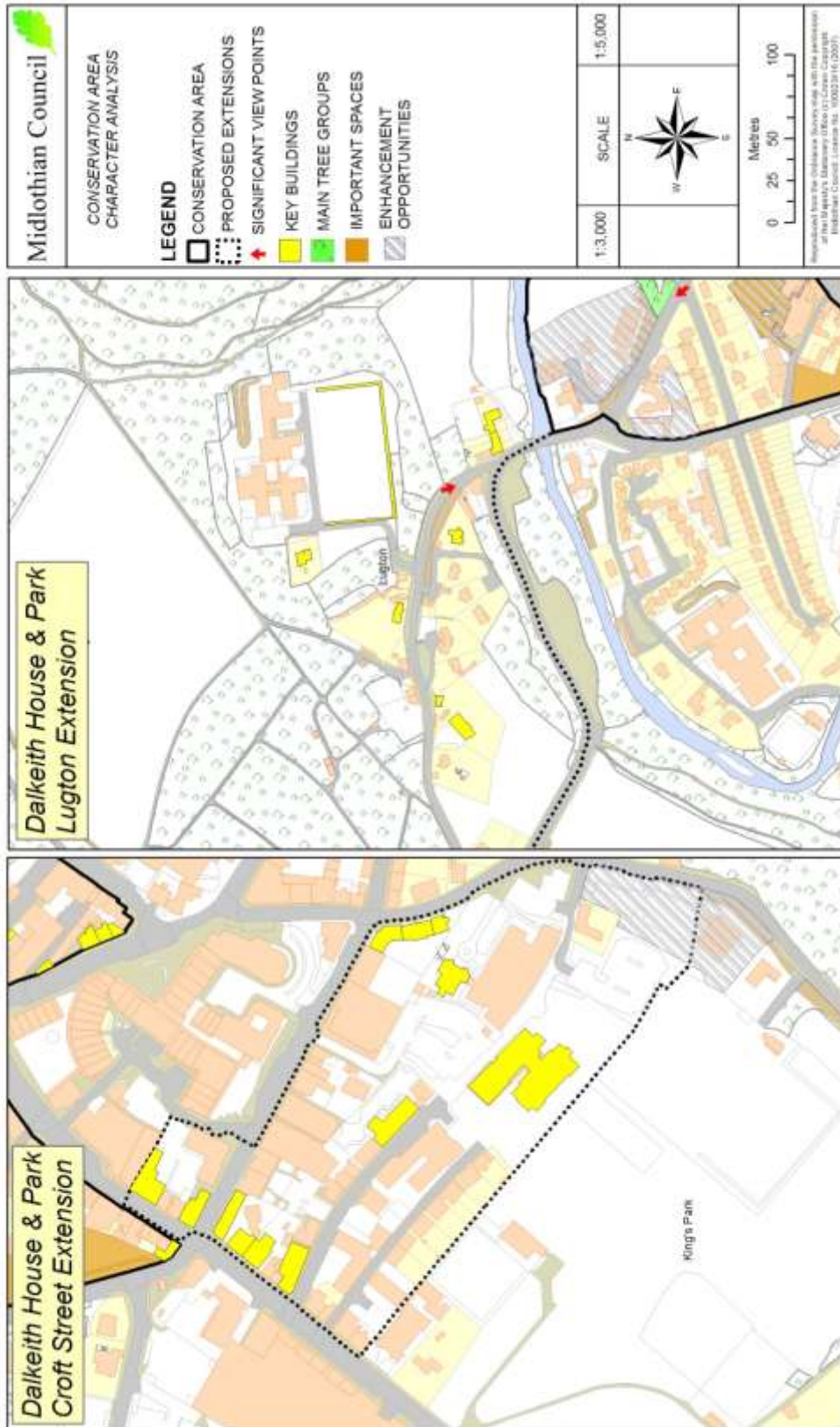




### CHARACTER ANALYSIS MAP: DALKEITH HIGH STREET



### CHARACTER ANALYSIS MAP: PROPOSED EXTENSIONS



**LISTED BUILDINGS**

<b>Building</b>	<b>Cat.</b>	<b>Burgh/Parish Item</b>
<i>Conservatory</i> – Key building designed by William Burn 1832 – 1834. Symmetrical dodecahedral conservatory, with rich Jacobean detailing on raised dais over heating chamber – built in ashlar – bays divided by engaged Roman Doric columns, moulded architraves, with decorative mullions at centre. Originally small pane glazing pattern in three light sash and casements, glazing now missing.	A	2 PARISH
<i>Dalkeith House</i> with retaining wall and lamp standard – major landmark in Dalkeith Park. Designed by James Smith 1702 – 1711 incorporating parts of the 15 <sup>th</sup> and 16 <sup>th</sup> castle. Major additions by James Playfair 1786, and William Burn 1831 with repairs by James Adam. 3-storey and basement with irregular U plan classical mansion including 2-storeyed basement pavilions, and 2-storey service blocks. Built of variegated sandstone rubble, with ashlar dressings. Base course in replicated quoins, string courses between the floors and moulded eaves courses between elevations. Principal elevations – 3-storey U-plan with 5 bays, terminated by low pavilions. A masterful massing with central emphasis. Pedimented 3-bay ashlar centre piece, with 4 fluted giant Corinthian pilasters, dividing principally sash windows. There are slate and lead roofs with ornamental chimneys.	A	3 PARISH
<i>Dalkeith Mills</i> , Grannies Park - Three mill buildings, late 18 <sup>th</sup> and early and mid 19 <sup>th</sup> century. Rubble with some ashlar dressings, crowstepped gables and dormerheads.	B	27 BURGH
<i>Dark Walk</i> , gateway and walls – 18 <sup>th</sup> c depressed arched gateway and gates, gateway wrought iron, walls are rubble sandstone, ashlar coping, wrought iron spearhead railings and particularly fine ironwork.	A	4 BURGH
<i>Fairfield House Hot House</i> - Earlier-mid 19 <sup>th</sup> century. Fine rectangular-plan lean-to curved glass house. Adjoined to N retaining wall of Fairfield House (see 8 Lothian Road); brick heated wall shaped above glass house, with row of ventilators above. Cast-iron base with moulded panels. Door to E and W. Six bay arcaded cast-iron framework to interior; decorative cusping to semicircular arches; fluted piers.	A	19 BURGH
<i>Former Skinnery</i> , Grannies Park - Late 19 <sup>th</sup> century, heightened in the 19 <sup>th</sup> century, two storey and attic block of rubble.	C(s)	28 BURGH
<i>Head Gardener's House</i> , Lugton walled garden – Mid to later 19 <sup>th</sup> century two storey asymmetrical gabled house with Tudor details.	B	21 PARISH
<i>Hermitage</i> , Dalkeith Park - 18 <sup>th</sup> century. Small, rubble, barrel-vaulted chamber.	B	6 PARISH
<i>Ice House</i> – late 18 <sup>th</sup> to early 19 <sup>th</sup> c, built of rubble and ashlar with cap and dome Ice house – large and ashlar lined compartmentalised subterranean ice house.	B	7 PARISH
<i>King's Gate and Lodge</i> , Dalkeith Park - Architects William Burn and David Bryce, 1852. Gateway to Dalkeith Estate. Tripartite gateway; 2 taller gatepiers with urns at centre linked to 2 outer piers by screen walls, each with pedestrian gateway. Ashlar. Curved quadrant walls. Lodge: single storey and attic, asymmetrical gabled lodge. Cream sandstone ashlar.	A	8 PARISH
<i>King's Park Primary School</i> – Architect Thomas T Paterson, 1903. Two storey, 15-bay symmetrical school range with Queen Anne detailing. Cream sandstone rock-faced ashlar; red ashlar dressings.	B	21 BURGH
<i>Laundry Bridge</i> , Dalkeith Park - 18 <sup>th</sup> century. Vehicle bridge. Double span with segmental arches. Red sandstone rubble. Ashlar piers, voussoirs and slab coping.	B	9 PARISH

<i>Laundry House</i> – mid 18 <sup>th</sup> c, 9-bay austere classical form single storey laundry in droved ashlar, part snecked and squared rubble. Main elevations 5-bayed sash and case windows, grey slate roof and ridged stacks.	B	10 PARISH
<i>Lugton Bridge</i> , Edinburgh Road - Dated 1765 but remodelled 1816. Single soan with low segmental arch. Squared rubble parapet with ashlar dressings.	B	29 BURGH
<i>Lugton Walled Gardens</i> – <i>Sizeable garden complex designed in the 1830s by Charles McIntosh, former gardener to the Belgian King. Rectangular garden, running bond brick wall with ashlar copes.</i>	C(s)	21a PARISH
<i>Montagu Bridge, Dalkeith Park</i> - Architect Robert Adam, 1792. Striking classical vehicle bridge, Single span with semicircular arch. Droved ashlar with piers advanced from abutments. Listing includes the cauld.	A	PARISH
<i>St Mary's Episcopal Chapel with lamp standard.</i> Designed by William Burn and David Bryce 1843 – Chapel and Transept A W Blomfield 1890 – early English Style Gothic Church built in sandstone with stugged ashlar, lancet windows, wood moulded surrounds, grey slate roof, and gabled bellcote.	A	12 PARISH
<i>Stables and Coach House</i> – Architect William Adam, 1740. Two two storey opposing ranges, one U-plan enclosing rectangular courtyard. Rubble, ashlar dressings and minimal classical detailing.	A	13 PARISH
<i>St Nicholas Church, High Street</i> – a major landmark in the street scene – built in the 15 <sup>th</sup> c a late Gothic church, remodelled by David Bryce and William Burn, in 1851 – 1854, the steeple rebuilt in 1888. Of Cruciform plan, side aisles north end and south transept, chancel to the east and steeple to the west. Roofless choir to east and sacristy to the north-east, abandoned in 1542. The choir and sacristy are scheduled Ancient Monuments – they are built of squared, coursed rubble, with buttresses, gargoyles, semi circular arched doorway with foliated ogeed hood mould. There are pointed arch windows with hood moulds. There is a 2-storeyed gabled sacristy with war monument. The extant church – stugged, square and snecked ashlar, with pointed arched windows with a variety of curvilinear tracery and coped set off buttresses. Steeple with diagonal buttresses, broached ashlar spire, gabled porch, pointed arched doorway, stone slab roof and pointed vault. Graveyard walls and monuments with ashlar coped rubble walls, iron gates and with a house incorporated into the boundary wall. The chapel of St Nicholas was probably in existence by late 14 <sup>th</sup> c. In 1406 it was raised to a collegiate church endowed by James Douglas.	A	57 BURGH
<i>2 Bridgend, The Neuk</i> - Later 18th century, with later additions to East, forming two storey L-plan end house in irregular terrace (2 or 3 former houses combined).	B	10 BURGH
<i>4 Bridgend</i> - Later 18th century. twostorey, three bay house in irregular terrace. Random rubble; rear elevation harled and painted. Raised cills.	C(s)	11 BURGH
<i>6 Bridgend, Tower House</i> - Early 19th century. Two storey house in irregular terrace with octagonal stair tower to centre bay. Random rubble, canted window rendered and ashlar dressings.	C(s)	12 BURGH
<i>8 Bridgend, Rosecot</i> - Early 19th century. Two storey, 3 bay end house of irregular terrace. Random rubble,	C(s)	13 BURGH
<i>2-8 Buccleuch Street</i> – Architect James Alison. 1882. Extended by Charles Henry Greig in 1908. Two storey Baronial corner building. Stugged, squared and snecked rubble with ashlar dressings. Roll moulded surrounds to windows. Corner doorway with rope moulded surround over Dalkeith Burgh's coat of arms. Corbelled turret at first floor.	B	14 BURGH
<i>17-19 Croft Street</i> – Early to mid 19th century. Two storey and attic, three bay house. Rubble with finely droved rybats. Two slate-hung keel-shaped dormers to outer bays, with Y-tracery glazing pattern in sash windows and short spike finials.	C(s)	22 BURGH

<i>21-23 Croft Street</i> - Earlier 19th century. Two storey, four bay pair of houses. Stugged squared and coursed rubble.	C(s)	23 BURGH
<i>25 Croft Street</i> - Mid 19th century. Three storey, five bay tenement. Squared and coursed stugged rubble.	C(s)	24 BURGH
<i>27-35 Croft Street</i> – Earlier to mid 19th century. Three storey long workshop range, former tannery at centre. S elevation rubble, squared and snecked at 2nd floor; E and N elevations brick. Segmental-arched former pend in bay to right..	B	25 BURGH
<i>Duke's Gate</i> - Architect James Playfair, 1784. Gateway to Dalkeith Estate from High Street. 4 square piers linked by screen wall, gateway at centre. Ashlar. Base course. Fluted frieze, cornice and blocking course to piers; surmounted by iron tripod lamp bases. 2-leaf cast-iron gates, arch-in-grid and spearheaded. Lower walls flanking outer piers, curved to S, each with pedestrian gate. Adjoined to the Town Lodge - earlier-mid 19th century, single storey, 3-bay lodge.	B	56 BURGH
<i>3 Edinburgh Road, Full Gospel Church</i> - Late 19 <sup>th</sup> century two storey, three bay gabled hall. Squared and stugged painted rubble.	C(s)	30 BURGH
<i>5 Edinburgh Road</i> – Early 19 <sup>th</sup> century two storey, four bay terraced house. One of a pair with 7 Edinburgh Road. Painted, squared and coursed rubble.	B	31 BURGH
<i>19 Edinburgh Road</i> – Dated 1846 with monogram “AM”. Two storey and attic, three bay villa. Finely stugged ashlar on the road elevation. Ashlar dressings.	B	32 BURGH
<i>20 Edinburgh Road “Airdene”</i> - 1802, two storey, three bay former manse. Squared, coursed and pinned rubble, with corniced and architraved doorpiece. Canted windows.	B	33 BURGH
<i>3-5 Eskbank Road</i> - Earlier 19th century. Two storey and attic, four bay house with early 20th century shop at ground. Street elevation squared and coursed rubble with ashlar dressings. Fine early 20th century tripartite timber shop front now a funeral director.	B	37 BURGH
<i>7-9 Eskbank Road</i> – Architects Sydney Mitchell and Wilson. One and one half storey, five bay symmetrical Venetian Renaissance commercial building. Ashlar, channelled at ground floor.	B	38 BURGH
<i>17-19 Eskbank Road</i> - Dated 1906. Two storey corner block with shop at ground, and Glasgow Style corner tower. Red sandstone ashlar.	B	39 BURGH
<i>10-14 Glebe Street</i> – late 19 <sup>th</sup> c with boundary wall – semi detached pair, 2 storeys in ashlar sandstone. 3-bay house with pavilions and slated roofs.	C(s)	54 BURGH
<i>13 – 15 Glebe Street, Glebe Bank House</i> – Earlier to mid- 19 <sup>th</sup> century two storey, five bay villa with single storey pavilion flanks. Stugged ashlar and squared and snecked rubble with ashlar dressings. Gabled doorcase.	B	53 BURGH
<i>1 and 3 High Street and 101 Edinburgh Road</i> – this is a key building in the street scene – a 3 bay 18 <sup>th</sup> c 2 storey house with attic and with shops at ground level. Built of squared, coursed rubble sandstone with droved ashlar dressing. There is an art nouveau detailed shop front with small pane glazing patterns in sash and casement windows. There is a grey slated roof with coped skews and crow stepped stack.	C(s)	58 BURGH
<i>5 and 7 High Street</i> is an early 19 <sup>th</sup> c 2-storey house with 4 bays built of ashlar sandstone with a slate roof.	C(s)	59 BURGH
<i>9 – 13 High Street</i> – early 19 <sup>th</sup> c 3-storey, 4 bay tenement with 2 shop fronts built of ashlar sandstone with a slate roof.	C(s)	60 BURGH

<i>10 and 12 High Street</i> is a key building in the street scene. It was designed by Charles Henry Greig in 1906 and is 2 storeys high with an attic as a department store with mannerist detailing. The High Street elevation is chamfered with a key stone round, arched doorway, with moulded imposts and dentil cornice. There is a keystone, an architraved window above flanked by pilasters with consoles and a segmental pediment above containing a cartouche. The shop has a slender iron tripartite shop front with slender iron columns, tripartite shop windows at first floor with moulded reveals and consoles. There is a variety of glazing patterns, coloured glass in upper parts of the display windows at first floor. It has a mansard roof, and corniced dormer windows and grey/green slate roof. The building was constructed for William Thompson the draper.	B	87 BURGH
<i>15 and 17 High Street</i> – early 19 <sup>th</sup> c 2-storey with attic, 2 shops on ground floor, built of ashlar sandstone with a gabled slate roof.	C(s)	61 BURGH
<i>37 – 39 High Street</i> – built in 1906, designed by C A Greig – 3-storeys, 2 bays sandstone with gabled slate roof.	C(s)	62 BURGH
<i>41 High Street</i> – late 18 <sup>th</sup> c 3-storey, 5 bay tenement block with shop front at ground floor and harled with sandstone dressings and a slate roof.	C(s)	63 BURGH
<i>43 High Street</i> – Earlier 19 <sup>th</sup> century, three storey, two bay corner tenement the main street façade of finely droved ashlar.	C(s)	64 BURGH
<i>67 – 71 High Street</i> – early 19 <sup>th</sup> c, 3-storey 3 bay tenement with modern shop front at ground floor, of sandstone with slate roof.	B	65 BURGH
<i>75 High Street</i> – early 19 <sup>th</sup> c, 3-storey, 3 bay terraced tenement with shop at ground floor built of sandstone with slate roof.	B	66 BURGH
<i>77 – 79 High Street</i> – early 19 <sup>th</sup> c, 3-storey, 3 bay terraced tenement with shop to ground floor and with harled finish and slate roof.	C(s)	67 BURGH
<i>81 High Street</i> – early 19 <sup>th</sup> c, this is a key building in the street scene. 3-storeys with attic, 2 bay terraced tenement with a shop at ground floor. Ashlar sandstone with moulded band course, late 19 <sup>th</sup> c shop front with attractive Corinthian pilasters and regular fenestration at first and second floors. Millers Close elevation – is finely pilastered with panelled depressed arched door piece – there are fine astragals. The roof has coped skews and grey slates to steeply pitched roofs.	C(s)	68 BURGH
<i>83 – 85 High Street</i> – the house is built in ashlar sandstone with slate roof.	B	69 BURGH
<i>87 High Street</i> – early 19 <sup>th</sup> c, 3-storey, 2 bay terraced tenement with shop and ground floor sash and casement windows. Built of sandstone with a slate roof.	C(s)	70 BURGH
<i>89-91 High Street</i> – Earlier 19 <sup>th</sup> century reconstructed in 1990 three bay ashlar tenement.	C(s)	71 BURGH
<i>71 High Street</i> is early 19 <sup>th</sup> c and reconstructed in 1990. It is 3 storeys and 3 bay tenement built of ashlar sandstone with a slate roof and sash and case windows.	C(s)	71 BURGH
<i>93 High Street</i> – is a key building in the street scene. It is dated 1870 and designed by Peddie and Kinniar, 3-storeys and attic corner building in the baronial style. Walls of stugged and snecked ashlar to ground floor, ashlar dressings, stepped corbels at second floor at a gablet with crow steps to gables.	B	72 BURGH
<i>95 – 99 High Street</i> – early 19 <sup>th</sup> c reconstructed in 1989. 3-storey, 5 bay tenement with shops at ground floor. Built of ashlar with some harling and a slate roof and sash and case windows.	C(s)	73 BURGH

<i>100 – 102 High Street</i> , the Clydesdale Bank, is a key building in the street scene. The building was constructed in 1855 and is 3 storeys high it is a 4 bay simple, classical bank manager's house with ashlar sandstone walls, band and cill courses, eaves cornice and architraved windows. There are basket arched openings to the tripartite windows at the front. There is consoled dentilled cornice above the fascia and a cartouche with shield and moulded panel inscribed 1855. The windows are 12 panelled glazing pattern and there are coped skews and scrolled skew putts, ashlar gable headed stacks and grey slate roofs.	B	88 BURGH
<i>101 – 103 High Street</i> is a key building in the High Street. Built in the late 18 <sup>th</sup> c, 3-storeys, 5 bay tenement with shops on the ground floor, harled walls and painted stone margins and a late 19 <sup>th</sup> c attractive tripartite shop front with flat arched openings and consoled cornice. There is regular fenestration to the first floor, and 8 paned glazing pattern and sash and case windows. There is a steep pitched slated roof.	B	74 BURGH
<i>104 – 106 High Street</i> – late 19 <sup>th</sup> c 3 storey, 2 bays with attic and is a tenement block built of ashlar sandstone with slate roofs and sash and case windows.	B	89 BURGH
<i>105 – 111 High Street</i> is early 19 <sup>th</sup> c, 3-storeys high with attic and 5 bay tenement. It is built of ashlar sandstone and part harled with a slate roof and sash and case windows.	B	75 BURGH
<i>108-110 High Street</i> –. Early tripartite shop front.	C(s)	90 BURGH
<i>112 – 114 High Street</i> – Earlier 19 <sup>th</sup> century ashlar tenement, shops at ground.	B	91 BURGH
<i>113 High Street</i> – 3 storeys high with attic & 3 bay tenement block. Built of ashlar sandstone, some harling, slate roof & sash & case windows.	B	76 BURGH
<i>115 – 117 High Street</i> – 18 <sup>th</sup> c, restored in 1982, this is a 2 storey row of houses built of sandstone with slate roofs and sash & case windows & follows the original plan of the rigg street pattern.	C(s)	77 BURGH
<i>116-120 High Street</i> - Earlier 19 <sup>th</sup> century three storey, three bay, ashlar tenement, shop at the ground floor.	B	92 BURGH
<i>119 High Street</i> – Mid 19 <sup>th</sup> century, single storey, three bay, harled cottage.	C(s)	78 BURGH
<i>122-126 High Street</i> – Late 18 <sup>th</sup> century, low, three storey, four bay tenement. Shop at ground. Taller windows at first floor.	B	93 BURGH
<i>127 High Street</i> – early 19 <sup>th</sup> c 2-storey, 3 bay classically detailed house, built in sandstone with a slate roof and sash and case windows.	B	79 BURGH
<i>128-134 High Street</i> – Earlier 19 <sup>th</sup> century three storey corner block of finely droved ashlar. Curved corner bay window. One of a pair. Shop at ground.	B	94 BURGH
<i>129 High Street</i> – one of the oldest purpose built Masonic lodges in the world built in 1776, designed by Currie Scott Young – 4 bay rectangular plan single storey. Built of sandstone with a slate roof and sash windows.	B	79a BURGH
<i>131 – 133 High Street</i> – mid 19 <sup>th</sup> c, 3-storey, 3 bay tenement block with attic- built in sandstone with some harling. It has also a slate roof, sash and case windows.	C(s)	80 BURGH
<i>135 – 137 High Street</i> – early 19 <sup>th</sup> c 3-storey 4 bay tenement block with attic. Built of sandstone with slate roof and sash and casement windows.	B	81 BURGH
<i>140-142 High Street</i> - Earlier 19 <sup>th</sup> century three storey corner block of finely droved ashlar. Curved corner bay window. One of a pair. Shop at ground.	B	95 BURGH
<i>153 – 155 High Street</i> – designed by Robert Naismith in 1959 – 3-storey traditionally influenced L-plan tenement. Built of sandstone with some harling, and sash windows.	C(s)	82 BURGH
<i>161 – 163 High Street</i> – mid 18 <sup>th</sup> c L-plan tenement, 3-storeys and attics with 4 bays, built of harled walling with slate roofs and sash and casement windows.	B	83 BURGH

<i>165 – 169 High Street</i> – designed by Andrew Foster 1937. Traditionally influenced tenement with 3-storeys, 5 bay block built of sandstone with some harling, slate roofs and sash and case windows.	B	84 BURGH
<i>168-172 High Street</i> – Mid 19 <sup>th</sup> century three storey, four bay tenement. Shop and public house at ground. Stugged ashlar with ashlar dressings.	B	96 BURGH
<i>175 High Street</i> is a key building in the street scene. Militia House built in the early 19 <sup>th</sup> c this is a 2-storey rectangular house with octagonal stair tower built of rubble sandstone with a rendered tower. There are irregular sized windows with a variety of small panel glazing bars. It has a grey slate roof and a pyramidal slate roof to the tower with a spiked finial. Formerly owned by the Buccleugh Estate and accommodated the Duke of Buccleugh's private regiment.	C(s)	85 BURGH
<i>176-180 High Street, Tolbooth</i> - Mid 17 <sup>th</sup> century in origin but re-worked probably in the 18 <sup>th</sup> century. Two storey, seven bay, simple classical Tolbooth. Ashlar front with rusticated quoins. Central doorpiece with bolection moulded surround and pediment. Moulded panel above.	A	97 BURGH
<i>177 Dalkeith Park House, High Street</i> is a key building in the street scene. It was designed by William Burn in 1833-34 and is a 2 storey gabled asymmetric Jacobean baronial house with a single storey, stables and coach house. Walls are stugged ashlar and squared and coursed rubble with droved and chamfered reveals. The east elevation has 5 bays and a moulded surround to original door and there is a strap work parapet and regular fenestration circular tower. The west elevation has regular fenestration with 8 pane replacement windows. There is a largely 12 pane pattern in sash and case windows. There are gablets, coped, skewed and bracketed skewputts with a conical slate roof to tower, grey slates. This was designed as a residence for the Duke of Buccleugh's chamberlain.	B	85 BURGH
<i>182 High Street, Cross Keys Hotel</i> . c.1804. Three storey and attic. Five bay classical coaching inn with regular fenestration. Ashlar with carriage pend to the right. Blind balustrades at the first floor.	B	98 BURGH
<i>186-188 High Street</i> – Mason's Arms. Mid 19 <sup>th</sup> century three bay tenement, public house at ground. Squared and snecked rubble. Tailed ashlar margins.	C(s)	99 BURGH
<i>190-194 High Street</i> – Later 19 <sup>th</sup> century three storey, four bay terraced tenement. Shops at ground. Squared and snecked sandstone rubble.	C(s)	100 BURGH
<i>196-198 High Street</i> – Architect Thomas Aikman Swan c.1935. Three storey, 16 bay symmetrical tenement, central six bays recessed. Random rubble with ashlar dressings and roll moulded door surrounds.	B	101 BURGH
<i>200 High Street</i> -The Corn Exchange. Architect David Cousin, dated 1853. Jacobean-style hall with symmetrical twin gables to the East High Street. Random, variegated, stugged sandstone ashlar to the main elevations. Broad door at centre, with hoodmould overstepping Buccleuch arms and 2 monogrammed shields; moulded panel above with shield dated "1853". Further corbelled panel above, with 4-line inscription ("The Earth is the Lord's and the fulness thereof, Thou crownest the year with Thy goodness"), serving as a base to gabled ashlar bellcote with bell.	A	102 BURGH
<i>212-214 High Street</i> – Architect Robert J Naismith, 1956. Asymmetrically designed tenement block with traditional detailing in cream sandstone rubble. East elevation pebble-dashed; ashlar dressings. Crowstepped gablehead.	B	103 BURGH
<i>216-218 High Street</i> - Later 18th century. Two storey, three bay house. White painted harl. Ashlar surround to door. Slightly raised concrete margins to windows.	C(s)	104 BURGH



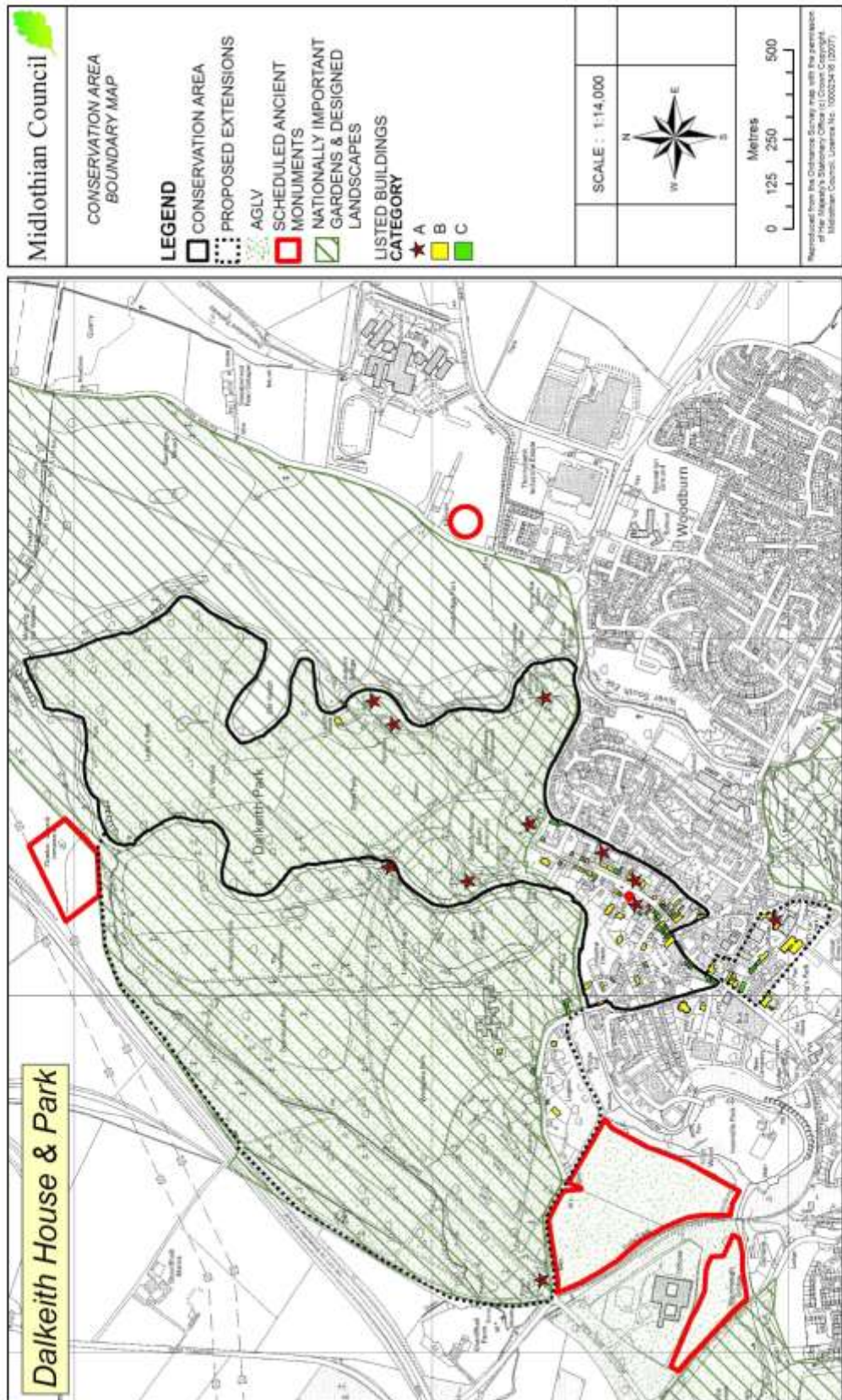
228-230 <i>High Street</i> - Mid 18th century. Three storey tenement. Three bay with 4th bay (former stair) to outer left. Variegated sandstone random rubble with cherry-caulking; ashlar dressings and concrete repairs. East elevation pebble-dashed, South elevation harled. Raised margins on West elevation; lintel course at eaves level; eaves cornice. Gabled wallhead stack in centre bay, with coped skewes and scroll skewputts.	B	105 BURGH
2-6 <i>Lothian Road</i> – Architect Thomas Aikman Swan, dated 1938. Traditionally influenced and picturesquely grouped tenement, Scottish 17th century style. Symmetrical three storey, five bay centre block, with 3rd storey breaking eaves. Squat entrance tower. Squared and snecked bull-faced masonry. Crowstepped gables.	B	118 BURGH
8 <i>Lothian Road, Fairfield House</i> - Early 19th century. Two storey, three bay classical villa with later flat-roofed broader single storey three bay range (built between 1835 and 1852) stretched across principal elevation. Main elevation ashlar, remaining elevations square and coursed stugged rubble; later range droved and stugged sandstone ashlar.	B	20 BURGH
1 <i>Lugton Brae, Greenacres</i> – Post 1932, two storey, asymmetrical Lorimerian Arts and Crafts house. Harled with ashlar dressings.	B	17 PARISH
6 <i>Lugton Brae, Lugton House</i> - Early 19 <sup>th</sup> century, two storey, three bay house made four bay by later sympathetic addition. Sandstone rubble with contrasting red sandstone to addition	C(s)	20 PARISH
17 <i>Lugton Brae</i> – c.1950 single storey, three bay cottage of painted harl. Crowstepped gables.	C(s)	18 PARISH
19 <i>Lugton Brae, Old Parsonage</i> . Early 19 <sup>th</sup> century, doubled in size in mid 19 <sup>th</sup> century. Two storey, asymmetrical gabled house of stugged, squared and snecked rubble. Crowstepped gables. Pilastered and corniced tripartite doorpiece.	B	19 PARISH
1-3 <i>Musselburgh Road</i> - Late 18th century, with 19th century alterations and additions. Two storey house and adjoining outbuildings. Rubble and harled with flush ashlar margins.	C(s)	125 PARISH

### CONSERVATION AREA BOUNDARY

136 The current conservation area boundary has been drawn to include Dalkeith House and its policies, as well as Dalkeith's East

High Street, High Street and adjacent areas. It is recommended that the boundary is re-drawn to include the Croft Street area of Dalkeith and the Lugton hamlet, both of which include a number of listed buildings.

### CONSERVATION AREA BOUNDARY MAP



**ARTICLE 4 DIRECTION ORDER**

- 137 By making a direction under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Midlothian Council may direct that general planning permission granted for certain classes of development through the Order shall not apply.
- 138 An Article 4 Direction covering Dalkeith House and Park and environs was made in 14 July 1972, which removed a limited number of classes of development from permitted development rights. It is proposed to introduce a revised Article 4 Direction Order to cover the Dalkeith House and Park conservation area for the following classes of development (as defined in the General Permitted development Order 1992) and for the following reasons:
- Development within the curtilage of a dwellinghouse (Classes 1, 3, 6)**
- 139 The Dalkeith House and Park conservation area contains a number of unaltered traditional buildings. The cumulative effect of new development and inappropriate alterations, even though each should be small in scale, could have a negative impact on the architectural quality of buildings in the conservation area. Unlisted buildings provide a complementary backdrop for their listed counterparts and any erosion of unifying elements such as the replacement of doors and windows could have an adverse impact on the character of the conservation area.
- Sundry minor operations (Class 7, 8)**
- 140 Traditional means of enclosure to areas are crucial in establishing the character and appearance of a conservation area. Insensitive alterations or unsuitable new means of enclosure could visually damage large parts of the conservation area. A number of roads within the conservation area are unclassified. The use of inappropriate material for the construction of new accesses to these roads could be visually damaging.
- Caravan sites (Classes 16 and 17)**
- 141 A caravan site, however small in scale, carelessly located and inappropriately landscaped will spoil the quality and rural character of the conservation area.
- Agricultural buildings (Class 18)**
- 142 The conservation area includes an area of agricultural activity and therefore tends to be subject to development within this class. Examples include silos, large barns and storage sheds. Whilst it is recognised that prior notification procedures are in place, it is considered that these do not provide sufficient control over issues such as the siting, design and landscaping of development which can significantly affect the character and setting of the conservation area.
- Land drainage works (Class 20)**
- 143 The Dalkeith Park landscape has national architectural, landscape architectural and historic interest. Land drainage works required for agricultural operations could cause

severe damage and detract from important views across the landscape.

**Forestry buildings (Class 22)**

- 144 Forestry buildings (which could include storage sheds and machinery enclosures) and operations can have a significant deleterious impact on the setting and character of the conservation area. Prior notification procedures alone is unlikely to provide sufficient control.

**Repairs to private roads and private ways (Class 27)**

- 145 The present appearance of private roads, lanes and paths within Dalkeith Park is predominantly rural and in keeping with the surrounding historic buildings and rural character of the conservation area. Inappropriate repairs and surfacing of these traditional features could have a dramatic adverse impact on the visual amenity over wide parts of the

conservation area, for example, the replacement of a track with tarmac and concrete kerbstones. Control is therefore sought over private road and way repairs in order to avoid inappropriate scars on the landscape.

**Development by statutory undertakers (Classes 38, 39, 40, 41, 43)**

- 146 Development by statutory undertakers can be contemporary in nature and visually obtrusive. All such development should be sensitively sited. Examples include overhead wiring and inappropriate buildings in relation to the statutory undertaker's needs.

**Development by telecommunications operators (Class 67)**

- 147 Telecommunications apparatus could have an adverse effect on the character and appearance of the conservation area.

## BUILDING CONSERVATION PRINCIPLES

- 148 Well-designed buildings are evident in all ages and it is their design per se that is the critical factor. No one age has a monopoly of good building design. New building is neither always worse, nor old building necessarily better.
- 149 Building within an historic context requires particular sensitivity. This sensitivity however, may be expressed through a number of different styles the appropriateness of which will depend both the quality of the design and its relationship to its setting.

There can be no substitute for the skill of the individual designer. It is possible to apply the “rules” of good design and yet to produce a building that is bland in the extreme.

### Diversity

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

- Pastiche** This is an exact copy of an old building as is possible. To be successful this relies on excellent knowledge and careful choice of details.
- Traditional** This is often used to follow the local vernacular. Form, materials and detailing are borrowed from the past but are slightly contemporary in style.
- Modern** The design is clearly of its time yet is respectful of its context. It may use traditional materials in contemporary manner, or modern materials in historical forms.

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

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

- Doors** Original door openings invariably possess the current proportions for a building should be retained to preserve the architectural integrity of the building. Doors themselves should be repaired rather than replaced.
- Windows** Original window openings invariably possess the correct proportions for a building and should be retained to preserve the architectural integrity of the building. Original mullions should always be retained. Additional window openings should be of an appropriate size and proportion and should not spoil symmetry. Timber sash windows can case windows and their astragals should almost always be retained.
- Roofs** Roofs are dominant elements that give a building its profile. Original roof pitches and coverings should be preserved. Chimney stacks and pots should be retained. Dormers are often important features and new dormer windows should be carefully designed to relate to existing. The same applies to rooflights and skylights.
- Details** A wide range of details contributes immensely to the character of a conservation area and, if its good appearance is to be retained, these must not be incrementally eroded. The loss of one detail may not make a substantial difference but the loss of many will. Important details include:
- external guttering and pipework, and finials;
  - stone details including skews, door and window surrounds, cornices, balustrades and other ornamentation.
- Floorscape** Original paving and other floorscapes should always be retained.
- Enclosures** Stone garden and field walls, fences and railings should be retained.
- Street Furniture** Street furniture including lampposts, telephone boxes, bins and benches should be retained where original and where new must be in character with the area.
- Further Advice** Further advice on the repair and extension of buildings and new buildings within the conservation area is available for the Strategic Services Division of Midlothian Council

## GLOSSARY OF TERMS

Abutments	The solid part of a pier or wall against which an arch abuts	Canted	Any part of a building on a polygonal plan
Architrave	The lowest of 3 main parts of entablature. The moulded frame surrounding a door or window.	Capitals	The head of a column, pilaster etc in classical architecture

Archivolts	The continuous architrave moulding on the face of an arch, following its contour	Castellated	Decorated with battlements
Arrises	A sharp edge produced by the meeting of 2 surfaces.	Cat slide	A single pitch roof
Ashlar	Hewn blocks of masonry wrought to even faces and square edges lain in horizontal courses with vertical, fine joints, usually polished on the face.	Classical	Greek and Roman architecture and any subsequent styles inspired by this.
Astragals	A glazing bar for sub-dividing a window into small panes	Coadstone	Artificial cast stone, widely used in the 18 <sup>th</sup> and early 19 <sup>th</sup> century for all types of ornamentation.
Balustrading	Short posts or pillars in a series supporting a rail or coping	Coping	A capping or covering to a wall
Barge boards	Projecting boards placed against the incline of the gable of a building and hiding the ends of roof timbers	Corbelling	Brick or masonry course, each built out beyond the one below to support a chimney stack or projecting turret
Bartizan	A corbelled turret at the top angle of a building.	Corbie or crow stepped gables	Stepped ends on top of a stone gable taking the place of a stone cope on a skew.
Bell-cote	A framework on a roof from which to hang bells	Cornice	A moulded projection at the top of an opening or wall.
Bipartite	Double eg bipartite sash windows – 2 sash windows side by side	Corps de logis	A French term commonly used to describe the main building as opposed to the wings or pavilions.

Buttress	A mass of masonry or brickwork projecting from or built against a wall to give extra strength	Coursed stone	Stone laid in horizontal courses
Canopy	A projection or hood over a door, window, tomb, altar, pulpit niche etc	Crenellated	A parapet with alternating indentations and raised portions, for example a battlement.
Cruciform	A cross shaped plan form, for example in a church	Machicolations	A gallery or parapet projecting on brackets and built on the outside of castle towers and walls (with openings for pouring lead on the enemy)
Dentil	A small square block used in series in Ionic, Corinthian and Composite columns.	Mullion	Vertical member between the lights of a window.
Doric	The earliest of the Greek classical orders of architecture	Mutulated	From mutule – the projecting square block above the triglyph under the corona of a Doric cornice.
Dormer window	Window standing up vertically from the roof.	Nave	The western limb of a church, west of the crossings flanked by aisles.
Drip stone or hood mould	A projecting moulding to throw off the rain on the face of a wall, above an arch, doorway or window.	Ogee	A double curved line made up of a convex and concave curve.
Droved	An approximately parallel series of grooves in stone work made by a hammer and bolster	Pantiles	A roofing tile of curved s-shaped sections
Eaves	Overhanging edge of the roof.	Parapet	A low wall placed to protect any spot where there is a sudden drop for example a house top
Finial	A formal ornament at the top of a canopy, gable or pinnacle (often in the form of a fleur de lys)	Pastiche	Generally used as a derogatory term to describe a poor copy of an architectural element
Gable	The triangle at the end of a double pitched roof.	Patina	The weathered appearance of a building material



Gable head stack	A chimney stack rising directly from the gable wall of a building	Pediment	a low pitched gable over a portico, door or window
Gothic arched window	A window with a pointed arch	Pepper pot turret	Turret with conical or pyramid roof.
Harling	A thrown wall finish of lime and aggregate.	Pilaster	A shallow pier or column, projecting very slightly from a wall
Hip roof	A roof with sloping ends instead of vertical ends (or piend - Scots)	Plinth	The projecting base of a wall or column pedestal usually chamfered or moulded at the top
Hipped dormer	A window placed vertically in a sloping roof with a sloping roof.	Portico	A roofed space, open or partly closed, forming the entrance and centre-piece of the front of a building
Hopper	The enlarged entrance at the head of a down pipe.	Quoins	The dressed stone at the corner of buildings, usually laid so that their faces are alternatively large and small
Impost	A member in a wall, usually in the form of a projected bracket-like moulding upon which an arch rests.	Rainwater goods	Gutters and down pipes which channel rainwater from the roof of a building.
Random rubble	Uncoursed stone work with rough faces.	Stucco	A kind of plaster work.
		Stugged Ashlar	Stone with a punched finish.
Reconstructed stone	Artificial stone	Thack stane	Projecting stone on a chimney to cover a thatch.
Reveal	That part of the surround which lies between the glass or door and outer wall surface.	Timpany gable	Gable in the middle of a house front generally for carrying up the flue and provides a small attic apartment.
Romanesque	The style current until the advent of Gothic, origins conjectured between 7 <sup>th</sup> and 10 <sup>th</sup> centuries AD	Tempietto	A small temple.
Rusticated	Masonry cast in large blocks separated from each other by deep joints	Tooled	Marks made by tooling or cutting into stone

Skew putts	The lowest stone at the foot of a skew built into the wall for strength, sometimes moulded.	Traceried	The ornamental intersecting work in the upper part of a window.
Skews	Sloping stones upstanding above a roof and finishing a gable.	Turret	Small tower, usually attached to a building.
Squared dressed stone	Stones squared and worked to a finished face	Vernacular	Nature or indigenous, not designed or taught
Street scene	The street seen as a whole, defined by its constituent parts e.g. buildings, walls, roads etc	Vista	View of features seen from a distance
String course	Intermiate stone course or moulding projecting from the surface of a wall.	Voussoirs	A brick or wedge shaped stone forming one of the units of an arch

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