PREFACE

It is widely accepted that the historic environment is important and that a high priority should be given to its conservation and sensitive improvement. This includes historic buildings and townscapes, places important for their historic associations, parks, designed and other landscapes, archaeological sites and ancient monuments.

The historic environment has much visual appeal and gives local identity and civic pride. It is important for education, recreation, leisure, tourism and the wider economy.

Conservation Areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and/or enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian Council is required to determine which parts of their administrative area should be designated as conservation areas.

Character Appraisals are an effective tool in defining the character and appearance of conservation areas and their special interest. The appraisal informs planning policy and decisions and the preparation of enhancement proposals. It identifies where stronger controls are required over certain forms of development where these could have an adverse effect on the character of the conservation area. The character appraisal will be a material consideration when determining planning applications.

The effect of the designation of a conservation area is that the scope of development authorised by the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is reduced. Planning consent is therefore required for specific types of development that would not otherwise require this, for example, stone cleaning and external painting. Further controls may be imposed though Article 4 Directions as proposed for the Borthwick and Crichton conservation area.

When a conservation area has been designated, it is the duty of Midlothian Council to pay special attention to the character or appearance of the conservation area when exercising powers under planning legislation. In particular, Conservation Area Consent is required for the demolition of unlisted buildings including boundary walls and trees are protected from felling, topping and lopping. Where a party fails to give Midlothian Council six weeks notice prior to the commencement of works to a tree in a conservation area, that party may be liable to similar penalties as for contravention of a Tree Preservation Order (TPO).
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1 LOCATION

1.1 Borthwick is located to the north of the Moorfoot Hills, on the banks of the Gore Water, two miles south-east of Gorebridge. Crichton is located on the B6367, one and a half miles south of Pathhead and two miles east of Gorebridge.

2 DATE OF DESIGNATION

2.1 Borthwick Castle and environs were formally designated as a conservation area by Midlothian County Council on 13 May 1975. Crichton followed on 11 October 1975. Midlothian District Council reviewed the conservation area boundaries through the Villages and Rural Areas Local Plan in 1996. On 28 March 1996, the Borthwick and Crichton conservation area was formally re-designated.

3 ESSENTIAL CHARACTER & ISSUES

3.1 Borthwick and Crichton conservation area comprises the rural setting of Borthwick Castle, Church and surrounding buildings, Crichton Castle, Church and hamlet as well as the adjoining sections of the Tyne Water and Gore Water valleys.

3.2 Borthwick and Crichton conservation area has been designated as outstanding by the Scottish Ministers.

3.3 The conservation area lies within an Area of Great Landscape Value (AGLV).

3.4 Borthwick Character. Borthwick is characterised by a sporadic grouping of buildings which is dominated by the Castle. Key elements are boundary walls marking the edge between countryside and hamlet; buildings of contrasting
architectural styles; a well-defined space and tree-lined access to Borthwick Castle; use of stone in various forms, slate and pantiles; and a sense of tranquillity. These are essential factors to be taken into account in the consideration of any development proposals for the area.

3.5 **Crichton Character.** The character of Crichton comprises two contrasting elements. One includes Crichton Castle and Kirk and the other the linear hamlet of Crichton with close links to Crichton Mains Farm. The hamlet possesses an intimate domestic scale and this contrasts with the large scale of the Kirk and Castle in their dramatic setting. Key elements are the rural setting and landscape; linear development on one side of the road in the hamlet; use of stone, slate and pantiles; elevated location of the Kirk and Manse above the Tyne Water Valley; and open setting for the Castle. These are essential factors to be taken into account in the consideration of any development proposals.

3.6 **Borthwick & Crichton Issues.** To maintain this character, further development of both hamlets should be curtailed. The maintenance, repair and reuse of older buildings is the preferred option. In the alteration and extension of old buildings careful attention must be paid to the sensitive use of materials, scale, proportions and details. Protection of the landscape setting is essential.

4 **ARCHAEOLOGY & HISTORY**

4.1 The following Scheduled Ancient Monuments are situated within the Borthwick and Crichton conservation area:

- Borthwick Castle;
- Play Hill, enclosure or mound;
- Crichton Castle.
4.2 **Borthwick.** Sixth century references to Borthwick states that St Mungo lived in the area and attempted, without much success, to convert the Angle tribes to Christianity. David I built a church here in the 12th century and a 12th century apse remains incorporated into the more recent structure. The church was altered in the 15th and 16th centuries, rebuilt following a fire in 1775 and reconstructed for the third time in 1860. The possible origin of the castle is thought to be a mote-hill, which was levelled to make way for the present castle, built on the south side of the bailey. In 1430 Sir William Borthwick was granted a Royal Charter to build Borthwick Castle, as the family seat, on the site of an earlier Catcune Castle. Mary, Queen of Scots fled to Borthwick in 1567 following the death of her second husband, Henry Stewart, Lord Darnley and her subsequent unpopular marriage to James Hepburn, Lord Bothwell. Oliver Cromwell attacked Borthwick in 1650. Damage to the stonework on the east wall was caused by cannon and the castle was abandoned a short while after the attack. The castle was fully restored between 1890 and 1914 and was a secret repository for national treasures during World War II. The castle was converted to a hotel in 1973.

4.3 **The hamlet of Borthwick** is mainly a farming community with the nearby farms of Borthwick, Borthwick Mains and Currie Mains.

4.4 **Crichton.** Early settlement in this area is indicated by the Ancient Monument, ‘Play Hill’, which is an early enclosure or mound, located near to Crichton Kirk. J Dixon (1911) in his paper ‘Crichton Past and Present’ surmises that the place name Crichton originated from Caer-ric-ton, meaning the ‘stone place of the rich land.’ Crichton Castle was built by Sir John de Crichton in the late 14th century and was the stronghold of the Crichton family. It passed to Sir John Ramsay, later Lord Bothwell, and was subsequently gifted by James.
IV to Sir Patrick Hepburn of Dunsyre, 1st Earl of Bothwell. It was later lost by James Bothwell, 4th Earl of Bothwell (third husband of Mary, Queen of Scots) by forfeiture in 1567. In 1561 it was conferred on Francis Stewart, Earl of Bothwell who introduced architectural features of the Renaissance in 1581, copied from abroad. It was forfeited in 1594 and thereafter fell into neglect.

4.5 Crichton Kirk and adjoining buildings were built by Sir William Crichton, Lord Chancellor to James II, who was involved in the infamous ‘Black Dinner’, where members of the Douglas family were murdered in front of the King. Sir William established a collegiate church in 1449 in order that priests could pray for salvation of the Crichton family. In 1641 it became the Parish Church for the area, although in an inconvenient location for many of the parishioners. The church underwent several changes including loss of its cruciform plan to a ‘T’ plan and was later restored in 1898. Crichton Manse was built in 1758 to serve the church.

4.6 The hamlet of Crichton. A substantial part of the hamlet was built in 1887 by Sir Robert Rowand Anderson with Crichton village cottages to house workers on the Crichton Estate. Sir Robert Rowand Anderson also built the farmhouse, Crichton Mains, for the Crichton Estate. There has been little change since the hamlet’s development in the late 19th century and apart from passing vehicles and some minor alterations and extensions to the cottages, the hamlet of Crichton remains an attractive rural settlement.

5 TOWNSCAPE ANALYSIS

Setting and Views

5.1 Borthwick is located to the north of the Moorfoot Hills on a promontory of land sloping down to the plain of the Gore Water Valley to the north and the dramatic sloping, densely wooded valley of Middleton North Burn to the south. The hamlet loosely follows the promontory where Borthwick Castle is located at the north of this finger of land, giving its defensive position being elevated on three sides.
Borthwick Castle is the major landmark in the landscape, the setting of which varies between viewpoints from a sylvan setting to an open landscape.

There are dramatic views of Borthwick Castle from the approach to Currie Mains, the silhouette of which can be glimpsed above the wooded slopes of the rocky Gore Water. The hamlet has a dense backcloth of trees rising from the steep sided valleys to the south and beyond. The Church’s elegant, slender spire rising out of the trees is in perfect harmony with the soft feathery branch textures and foliage of its woodland setting.

5.3 The relationship between the natural and built heritage of Borthwick is best viewed approaching from the north-west. The prospect from the village to the north is an impressive panoramic view of fields in the foregrounds, the disused railway embankment in the middle distance adding a horizontal accent to the landscape and undulating hills beyond. To the west, the road winds sharply up and out of the hamlet with a strong snaking effect emphasised by walls and grassy banks at the side of the road, disappearing into a steeply undulating landscape of woods and fields.
The railway embankment gives horizontal emphasis to the landscape.

A winding road to the west of the hamlet.

5.4 Crichton Castle, Kirk and Manse are all located in dramatic settings on the edge of the steeply sloping valley of the Tyne Water, which is densely wooded in parts but opens out into lowland heath opposite Crichton Castle. The Castle is set on a prominent curved mound overlooking the steep open valley with its bleak aspect of lowland heath. The landscape setting emulates the Castle’s defensive function. The wooded landscape setting to the Kirk and Manse is in sharp contrast to the openness of the Castle. The most impressive views of the Castle are seen from the west side of the valley. The ‘wildness’ of the landscape is slightly marred by commercial forestry nearby.

Conifer plantations detract from the setting of Crichton Castle.

5.5 Crichton hamlet has panoramic views over undulating grassland fringed by trees, which define the horizon towards the Moorfoot Hills to the south. The village road divides to the west with an access to Borthwick Castle and the vista is closed by a group of mature deciduous trees, contained by a stone wall. Views out of the village to the north reveal a panorama of distant fields and woodland.

Views to the north reveal a panorama of distant fields and woodland.
Views of the hamlet from the south show the properties in an elevated position on the horizon ‘peeping’ out from behind trees, with straight boundaries which give a well-defined edge between the settlement and the countryside. Views to the east up a steep hill are framed by an umbrella of trees and emphasise the visual contrast between the smooth surface of the extensive grassland to the south and the leafy texture and irregular shadows created by the trees.

Urban Structure

5.6 **Borthwick** Castle lies within its own grounds with a retaining wall in front, forming a deep podium emphasising the rectilinear bulk of the building. The castle has a strong sense of solidity as there are few openings, particularly on the south and east sides.

![Borthwick Castle](image)

5.7 The attractive setting of Borthwick Kirk and churchyard is emphasised by different sections of varying character: the conventional flat section around the church with its ornamental tree setting and extensive views across the fields to the north; the change in level to a one storey high retaining wall and fine step detailing to the south, and; the slope down to the Gore Water, with a magnificent screen of trees, closing the vista and creating a unique rural environment.

![Views to the east of Crichton](image)

![Views closed by trees to the west of the village](image)
Borthwick & Crichton Conservation Area

Borthwick Kirk rising above the Gore Water Valley.

5.8 Borthwick hamlet is a small group of buildings with the castle, church, old and replacement schools spaced along the promontory with the Manse tucked behind and concealed by walls and trees. Borthwick Farm is located below the settlement alongside the Gore Water. Apart from Borthwick Farm, the scatter of buildings is visually linked by the straight boundary wall to the adjoining field.

The wall, together with that around the churchyard, manse and old school provides a sense of enclosure and a strong definitive edge between the settlement and countryside. This creates a well-defined space and entrance to the castle, churchyard and manse. An avenue of trees provides an attractive access to the castle through the imposing, but altered stone arched gateway, imparting a strong sense of occasion.

The entrance drive to Borthwick Castle.

5.9 All buildings in Borthwick have a distinctively different architectural character with the large-scale bulk of the castle in sharp contrast to the tall elegant spire of the Kirk. The unpretentious Georgian style of the Manse contrasts with the Old School House, with its late Victorian Tudor Gothic style. The working Borthwick Farm with its informal grouping of
buildings in varying shapes and forms provides further contrast.

Borthwick Manse, Category B Listed Building.

5.10 Below Borthwick there is a further scatter of buildings, loosely spaced and well-hidden within dense woodland by the Gore Water. This includes Borthwick Mains and Currie House. The area has a tranquil character unspoilt by time. An ancient narrow winding lane through woodland with glimpses of the Gore Water below forms its only access.

5.11 **Crichton.** The large scale of the castle and church in their dramatic setting contrast with the intimate domestic scale of the hamlet. The stark appearance of the castle with its jagged form as seen from the west and ragged profile of the stable block on the east add to the sense of drama of a ‘romantic ruin’.

The jagged profile of Crichton Castle.

5.12 Crichton Kirk stands proudly on a raised site above the road with its churchyard sloping down towards the Tyne Water Valley. The church has a shorter tower, which gives it a robust character. The tower’s elevated position removes the need for great height. The Kirk is a landmark in the vicinity. The Manse is set below in its extensive gardens and trees, well defined by high stone walls including the churchyard retaining walls and trees.

5.13 Crichton hamlet has one and two storey cottages in a line set back from the road, some in an open, well-clipped area of grass.

Properties set back from the road.
Number 10 to 14 Crichton Village is a symmetrically designed group, the roofs of which are visible behind a high, well-defined hedge. Through an attractive gabled central arch situated at the central axis of this building's symmetrical form there is a full view of the countryside beyond.

High hedges hide 10 to 14 Crichton Village.

A central arch is the focal point of 10 to 14 Crichton Village.

Old buildings in the street scene including the smithy generally have their gable roofs running parallel to the road. There are several gable ends projecting from these roofs at right angles giving an accent and variety to the street scene. Key buildings contributing to the street scene include 10 to 14 Crichton Village and Crichton Mains, which can be glimpsed in an elevated position between a small woodland of fine specimen trees and related steadings, which form a varied but cohesive group of buildings.

Crichton Mains, Category B Listed Building.

There is a tenuous link between Crichton hamlet and Crichton Castle and environs with winding, narrow lanes connecting the two together despite their differing characters.

5.14 Modern development has a differing character to more traditional buildings in the conservation area.

Architectural Character

Borthwick

5.15 Walls of traditional buildings and boundaries are generally stone, giving a unity to an area of otherwise diverse building character. The rock is carboniferous sandstone from
local quarries and varies in colour from light cream, ochre and hints of brown.

Some examples of stone detailing for Borthwick Castle include coursed ashlar, machicolated parapet, splayed bay course, round arched doorways, snecked rubble chamfered reveals, ashlar stacks, split windows and a semi-circular gatehouse.

The semi-circular gatehouse to Borthwick Castle.

Examples of Borthwick Kirk stone detailing include broach spire, squared sandstone ashlar, traceried pointed arch openings with hood moulds, 12th century apse quatrefoil windows and a carved ‘green man’ face.

The Manse is built of tooled squared snecked rubble with chamfered reveals. In the churchyard there are the boundary walls, graves, monuments, external steps and the Borthwick Family burial vault.

5.16 Roofs are mainly slate with some pantile on Borthwick Farm. Slate was often obtained from quarries in Argyllshire. Borthwick Castle and Church have stone slabs and slate. The Manse and Old School House are slate and Borthwick Farm is a mixture of pantile and corrugated iron. There are skews, gabled stacks and finials on the Manse.

Hexagonal patterning on the roof of Borthwick Kirk.
5.17 Windows are varied. There are some slit windows in the castle. There are diamond paned windows in the Kirk and sash windows in the manse and old school building.

5.18 Doors are varied. There are vertically boarded doors on the Castle, Kirk and old school building and panelled doors on the Manse.

5.19 Floorscape is inevitable hard with concrete kerbstones and tarmac.

5.20 Street detail includes an old red post box set into a stone wall. Overhead wiring detracts from the setting of the conservation area.
Overhead wiring detracts from the character of the conservation area.

**Crichton**

5.21 *Walls* of the Castle, Kirk and buildings within the hamlet are of sandstone, which would have been quarried locally. Colours vary from pink/terracotta, cream and grey resulting in a colourful and varied patina of the textured, weathered stone finish.

There is also much variation in sandstone finish including random and coursed rubble. Examples of stone detailing around openings include ashlar dressings, large quoins and voussoirs. Detailing on Crichton Castle includes machicolations, corbelling, galleting in mortar joints, and semi-circular headed arched doorways.

The stables have a central arched ashlar doorway, with a sandstone, horseshoe shaped overlight. The church has rows of carved monks’ heads on parapets on the south elevation, and remnants of the wall of the former nave. A single bell-cote surmounts the church.
with detailing such as gate piers in coursed work. There are skewed gables and mostly stone chimneys.

5.22 **Roofs** are mostly gabled with the exception of the 19th century Crichton Mains, which is hipped. In the hamlet, there is a mix of slate and pantile roofs, while those of the Kirk and Manse are of slate. The pantiles would have been manufactured at the brick and tile works on the nearby Vogrie estate.

5.23 **Windows** are a mixture of casement and sashes, some with their original astragals. The bull’s eye window is an interesting feature.
5.24 **Doors** are either panelled or boarded and some have modern replacements. The doors of Crichton Castle are vertical boarded and studded.

Vertically boarded door of 10 to 14 Crichton Village.

5.25 **Floorscape** is inevitably hard with concrete kerbstones and tarmac.

5.26 **Street detail** includes an old red K6 telephone box near to 10 to 14 Crichton Village. Overhead wiring detracts from the character of the conservation area.

5.27 A guide to listed buildings and building conservation principles in the Borthwick and Crichton conservation area are shown in Appendices A and B, respectively.

**Landscape Character**

5.28 **Borthwick** Castle and Crichton hamlet are located within the North Lammermuir Platform in terms of landscape character as defined by Scottish Natural Heritage. The landscape is characterised by unimproved pasture of good rough grassland on the higher ground, which borders the Lammermuirs and merges, with large expanses of arable fields on the lower ground. Whereas field boundaries on the higher ground are marked by stone walls and fences, on the lower land these are replaced by clipped hedgerows of hawthorn and beech. Scrub, rough grassland and woodland dapple some of the steeper burn courses and established coniferous and mixed shelterbelts occur throughout the farmland.

Vertically boarded & studded door to Crichton Castle.

5.29 **Crichton** Castle lies at the head of the upper Tyne Water Valley. The landscape character in this area, as defined by Scottish Natural Heritage, is delineated by a well-defined large-scale field pattern of improved grassland and arable land. Hedgerows of beech and hawthorn, fences and drystone dykes provide enclosure and contribute to the character. The estates of Prestonhall, Oxenfoord and Vogrie contribute fringes of
dense mixed broad-leaved woodland, lining the lower valley slopes and floor. These policies contain fine parkland trees and lines of mature avenue trees. The visual influence of the estates characterise the surrounding countryside and it is extended to the workers’ cottages, stable blocks, lodges and gateways with high enclosing stone walls.

6 CONSERVATION AREA BOUNDARY

6.1 The boundary of the conservation area around Borthwick includes extensive farmland to the south and north-west as this open landscape of fields and trees is an important part of the rural setting of Borthwick Castle and its environs. The boundary to the east of the Castle includes fields and extensive woodland including the dramatic wooded slopes of the Gore Water and Currie Wood, also an important part of the setting of Borthwick Castle and hamlet.

6.2 The boundary of the conservation area around Crichton constitutes fields sloping steeply down to the north with a meandering lane approaching the village and panoramic views of woodland and fields to the horizon. The immediate fields to the north form an important setting to the village and its approaches. The north-western boundary includes the steeply sloping densely wooded valley of the Tyne Water, which forms part of the landscape setting to Crichton Castle, church and environs. The boundary to the south of Crichton village includes undulating fields edged by rows of trees on the horizon and forms a rural setting to the village. The boundary to the south of the Castle and Church includes part of the valley of the Tyne Water, which forms part of the setting.

6.3 The Borthwick and Crichton conservation area boundary is shown in Appendix C.

7 PLANNING CONTEXT

7.1 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

7.2 National Planning and 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 Direction Orders will not be confirmed by the Scottish Ministers unless a character appraisal is in place, (NPPG18, 1999, para.40).
Borthwick & Crichton Conservation Area

Statutory Policies

7.3 The Finalised Edinburgh and the Lothians Structure Plan 2015 (ELSP), which will shortly supersede the Lothian Structure Plan 1994, 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.

7.4 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 (RP20-RP25). The Plan envisages no further development other than minor alterations and/or extensions to existing properties within the Borthwick and Crichton conservation area. The conservation area is covered by the Protection of the Countryside policy (RP1) which limits development and by the Areas of Great Landscape Policy (RP6). Other policies apply.

7.5 Areas of Great Landscape Value (AGLV) may be designated under S.D.D. Circular 2/1962. The Borthwick and Crichton conservation area has been so designated.

8 ENHANCEMENT OPPORTUNITIES

8.1 Midlothian Council has a duty to draw up proposals for the preservation and/or enhancement of conservation areas. The Council may also take action to secure the repair of unoccupied and unlisted buildings within the conservation area.

8.2 A possible enhancement proposal includes the undergrounding of overhead wiring. This feature detracts from the character and appearance of the conservation area.

8.3 The proposals are not exhaustive and require further design input, detailed costing and additional public consultation. An assessment of the conservation area has been carried out in order to ascertain the key elements that contribute to the character of the designated area and any enhancement opportunities that may exist. This is illustrated in Appendix D.

9 ARTICLE 4 DIRECTION ORDER

9.1 By making an order 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.

9.2 An Article 4 Direction covering Borthwick Castle and environs was made in 1975 and Crichton in 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 Borthwick and Crichton 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)**
The Borthwick and Crichton conservation area contains a number of unaltered traditional buildings within the rural setting. 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)**
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 to long-distance views over the conservation area.

**Caravan sites (Classes 16, 17)**
A caravan site, however small in scale, carelessly located and inappropriately landscaped could ruin the quality of the valley and setting of the castles. Caravan sites are usually located on the edge or outside of settlements in the countryside.

**Agricultural buildings (Class 18)**
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.

**Forestry buildings (Class 22)**
Forestry buildings and operations can have a significant impact on the rural setting and character of the conservation area. Buildings constructed for forestry purposes are normally in the countryside and therefore will affect the setting of the conservation area. Examples include storage sheds and enclosures for machinery. 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 siting, design and landscaping of development.

**Repairs to private roads and private ways (Class 27)**
The present appearance of private roads, lanes and paths 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 local authorities (Classes 30, 31, 33)**
There are a minimal number of public structures, such as tall lamp standards that would be out of scale with surrounding buildings and a clutter of large road signs in the village and rural parts of the conservation area at present. The introduction of such structures could visually intrude and incrementally erode the rural character of this conservation area. This should be as carefully controlled as any other form of development.

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

**Mineral exploration (Classes 53, 54, 55, 56, 57, 63, 64)**
The conservation area includes large areas of open land that are important to the rural character and setting of the castles. Development associated with mineral exploration, development ancillary to mining operations and waste tipping at a mine could lead to large-scale spoliation of the valley.

**Development by the Coal Authority and its licensees (Classes 59, 60, 61, 62)**
Although there will be a presumption against opencast coal extraction outside broad
areas of search identified in the Midlothian Local Plan (policy MIN1), development of this nature is not precluded and individual proposals will be assessed on their own merits. The conservation area includes a large area of open land, which is sensitive to spoliation by this type of development.
## LISTED BUILDINGS

<table>
<thead>
<tr>
<th>Borthwick</th>
<th>Category</th>
<th>Borthwick Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Arched Bridge. Early 19th century of tooled random rubble with stugged arch ring, semi-circular coping and curved wing walls.</strong></td>
<td>C(s)</td>
<td>28</td>
</tr>
<tr>
<td><strong>Borthwick Castle. 1430. U-plan keep with courtyard, three storeys high with basement and basement wings. Coursed ashlar with chamfered reveals, machicolated parapet with bartizans on external angles. The outer walls and gatehouse were restored in the late 19th century. The roof is of slate for the wings and stone slabs on the main block. There are slit windows, some of which have been enlarged. Also an Ancient Monument</strong></td>
<td>A</td>
<td>29</td>
</tr>
<tr>
<td><strong>Borthwick Kirk. 12th century. Rebuilding incorporated the remains of the 12th century apse, 15th century Arniston Vault, and the south transcript. Squared snecked sandstone ashlars with polished dressings, base course with traceried pointed arch openings with hood moulds, a moulded course, gabletted skew pults and angle buttresses. Three stage tower with broach spire. Roof is of stone slabs and slates. Diamond patterned windows and boarded doors.</strong></td>
<td>B</td>
<td>31</td>
</tr>
<tr>
<td><strong>Borthwick Kirk Graveyard</strong></td>
<td>C(s)</td>
<td>30</td>
</tr>
<tr>
<td><strong>Borthwick Manse. Early 19th century with mid 19th century additions. Two storeys high with three bays. Squared snecked tooled sandstone with droved dressings and quoins, chamfered reveals and pointed arch recesses, decorative stone finials. Gate piers, boundary walls and outbuildings are included in the listing</strong></td>
<td>B</td>
<td>32</td>
</tr>
<tr>
<td><strong>Borthwick Manse stable block</strong></td>
<td>C(s)</td>
<td>33</td>
</tr>
<tr>
<td><strong>Borthwick Old School House. Mid 19th century. Single y with attic, three bay Tudor gothic cottage. Stugged, squared snecked sandstone with polished dressings, quoins, chamfered reveals and overhanging eaves. Boundary wall and railings are included in the listing</strong></td>
<td>C(s)</td>
<td>34</td>
</tr>
<tr>
<td>Crichton</td>
<td>Category</td>
<td>Crichton Parish</td>
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<td>The remains of Crichton Castle, late 14th century tower house with two 15th century wings, the north range built in 1580. A quadrangular around a central courtyard sited on sloping ground. Coursed sandstone ashlar, coursed rubble, polished margins and a machicolated parapet. Two and three storeys high with a variety of external detail including arrow slits, corbelling, renaissance cornice, gun loops, archivolts, polygonal columns, classical pilasters and chequered pattern on capitals. Also Ancient Monument.</td>
<td>A</td>
<td>5</td>
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<tr>
<td>The remains of Crichton Castle Stables. Medieval, improved in 1580. Two storeys high, rectangular stable block with crow stepped gables. Random rubble with ashlar surrounds and quoins.</td>
<td>A</td>
<td>6</td>
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<tr>
<td>Crichton Manse, gardens buildings, railings and walls 1798 with early 19th century additions. Two storeys high, five bay manse. Sandstone random rubble with ashlar dressings, droved quoins and relieving arches.</td>
<td>B</td>
<td>11</td>
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<tr>
<td>Crichton Mains. Between 1885 and 1887. 2 ½ storey irregularly massed Z-plan, Arts and Crafts farmhouse. Coursed sandstone with ashlar cills, mullion and skewes.</td>
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<td>10</td>
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<tr>
<td>10 to 14 Crichton Village. Single storey symmetrical range of six cottages with advanced gable ends flanking a central arch. Coursed sandstone rubble with ashlar dressings. <strong>Key buildings</strong></td>
<td>B</td>
<td>12</td>
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BUILDING CONSERVATION PRINCIPLES

Well-designed buildings are evident in all ages. No one age has a monopoly of good building design.

Building within an historic context requires particular sensitivity. This sensitivity however, may be expressed though a number of different styles the appropriateness of which will depend both the quality of the design and its relationship to its setting.

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.

A very large number of buildings in Midlothian were built in the 18\textsuperscript{th} and 19\textsuperscript{th} 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 in lime mortar.

- **Doors**: Original door openings invariably possess the correct proportions for a building and 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 contribute 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 from the Strategic Services Division of Midlothian Council.