

CARRINGTON CONSERVATION AREA



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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 through Article 4 Directions as proposed for Carrington 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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CARRINGTON CONSERVATION AREA



1 LOCATION & POPULATION

- 1.1 Carrington (population: 105) lies four miles south of Dalkeith, two miles west of Gorebridge and one mile from the B6372.

2 DATE OF DESIGNATION

- 2.1 Carrington conservation area was designated by Midlothian County Council on 11 October 1972. Midlothian District Council reviewed the conservation area boundary through the Villages and Rural Areas Local Plan in 1996. On 28 March 1996, the Carrington conservation area was formally re-designated.

3 ESSENTIAL CHARACTER & ISSUES

- 3.1 Carrington conservation area includes the hamlet of Carrington and surrounding farmland to protect its setting.

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

- 3.3 **Carrington Character.** The architectural and historic character of Carrington is generally well preserved. The layout of the hamlet has an irregular form with two main spaces. Stone boundary walls provide a strong unifying element. The Church and Carrington Mains are key buildings in the settlement. Cottages are mostly single storey and unpretentious in style. Modern development includes Primrose Gardens and bungalows. Key elements are a sense of enclosure; variety in plot sizes; use of stone and pantiles in older properties; and views of the countryside beyond the hamlet. All of these are essential factors to be taken into account in the consideration of any development proposals.

- 3.4 **Carrington Issues.** To maintain the character of the conservation area, further development around the periphery of the village should be curtailed. The maintenance, repair and reuse of older buildings is always the preferred option. This does not mean that appropriate modern design will not be considered. In the alteration and extension of old buildings and works and in the construction of new buildings and works, careful attention must be paid to the sensitive use of materials, scale, proportions and details. Features forming garden settings such as walls, hedges and trees should be retained.

4 **ARCHAEOLOGY & HISTORY**

- 4.1 Ancient Monuments in the Carrington conservation area include:

- Carrington Burgh: village enclosure and cropmarks;
- Carrington Church;
- Carrington Hill: ring ditch and cropmarks;
- Carrington Hill: enclosures and cropmarks;
- Carrington Enclosure.



Carrington Church



Carrington Hill,
formerly Carrington Manse

- 4.2 The hamlet, formerly known as Primrose, was built to provide cottages for agricultural workers, to serve Carrington Mains farm. Lord Rosebury, who owned a substantial amount of land in the area, added a range of agricultural outbuildings in 1813 as part of a large movement for improvements in farming at the time. As a result the settlement grew into a prosperous village with its full complement of commercial enterprises and services. The services have now gone including the public house now converted to residential use and the space now defined by Primrose Gardens where fairs were once held.



The former public house now converted to residential use.

Part of the hamlet, including cottages to the north of Main

Street have been demolished and subsequently replaced by Council housing including Primrose Gardens built before the Second World War.



Primrose Gardens.

Carrington Mains, which was the focus of the hamlet for employment remains a working farm.



Carrington Mains Steadings,
Category B listed buildings.

5 TOWNSCAPE ANALYSIS

Setting and Views

- 5.1 Views into and out of the hamlet have considerable variety and interest due to the undulating landscape and the five individual road accesses to the village. Views out of the village from the north beyond the winding road include the distant view of Dalkeith framed by trees with the fertile, distinctive pink coloured

ploughed fields in the foreground.



Prospect towards Dalkeith.

Trees line the straight road to the south and the vista is closed by extensive woodland.



Views to the south.

Views to the west include a steep descent out of the village terminated by a substantial rise

in the landscape, giving a backdrop of arable and pastureland, trees and hedges. Although, the centre of the village is fairly open and has relatively little landscape, the countryside is apparent from all parts of the village.



Trees on the edge of Carrington contribute to the character.

Urban Structure

- 5.2 Although the hamlet is irregular in form and has few properties, it retains a sense of enclosure due to the juxtaposition of the building form. There are two main spaces within the hamlet. The first is an ample, open triangular area defined by Primrose Gardens to the north and old cottages to the south of Main Street where fairs were previously held. The second is a wide rectangular space to the west of the hamlet, with grass verges, strongly defined by the walls of Carrington Mains and the adjoining Carrington Mains Cottages on the south side of Main Street.



Carrington Mains Cottages, former agricultural workers cottages with grass verge at front.

- 5.3 A prominent building in the street scene is Carrington Church with its slate roof tower. The Church is set back from the road and is a key building and local landmark, closing the vista from the south.



Vista closed by Carrington Church as seen from the south.

Most of the old cottages front directly onto the pavement or grass verge, but more recently built properties are set back with small front gardens. There are a variety of back garden sizes. Cottages are mostly single storey with the occasional accent of two storey properties. Boundaries are well defined either by walls or hedges. In general, the buildings including Carrington Mains have a simple form and

unpretentious style. The stone built Carrington Mains is a key group of buildings in the street scene, that have an exceptional range of early 19th century outbuildings that are relatively intact with very few alterations or additions.



Part of Carrington Mains.

- 5.4 Although more recent development including the listed Council housing 'Primrose Gardens' have a differing character to the older cottages in the hamlet, being more repetitive and of suburban appearance, they are an attractive group of buildings.



Primrose Gardens.

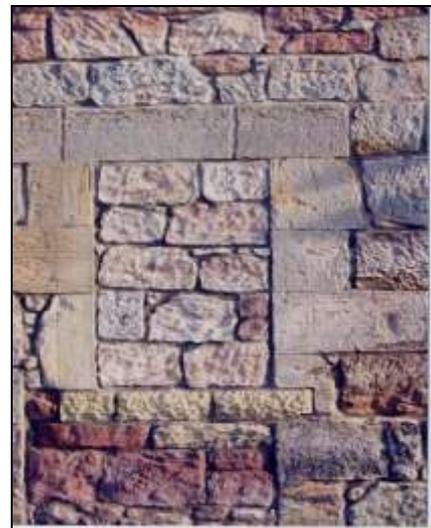
Modern bungalows and sheds have a differing character to traditional buildings in the conservation area.



Modern sheds have a differing character to traditional buildings.

Architectural Character

- 5.5 *Walls* are mainly stone, particularly the older cottages and agricultural buildings to the south of Main Street, including the Church and adjoining boundary walls to the north. These have an attractive patina with hints of cream, yellow, ochre, pink and terracotta.



Different colours of sandstone with blocked opening.

The general use of sandstone on these properties, including boundary walls, gives a strong sense of unity to the street scene. The sandstone is used in a variety of ways, including dressed-tooled stone with

coursing on Carrington Mains Cottages and random rubble on the agricultural buildings and other cottages. Many of the modern buildings to the north of Main Street are finished with render, some with stone plinths. Carrington Hill with its classical detail has a render finish.

- 5.6 *Roofs* of older buildings to the south of Main Street are mostly pantiled, giving a harmonious and unifying element to the street scene. Most modern buildings to the north have plain tiles, which blend with the terracotta colour of the pantiles. These plain tiles are smooth and have a differing shape to the original clay pantiles.



A pantile roof on Carrington Mains, showing a skirting of slate.



Detail showing glass pantiles to illuminate agricultural buildings at Carrington Mains.

Many of the old cottages have skew gables and coped gable-head stone chimneystacks.



Skew gables and coped gable-head stone chimneystacks.

- 5.7 *Windows* are mainly sash, including bipartite sashes on older properties. Many still retain their astragals. More recent buildings such as Primrose Gardens have sash windows with astragals.



Traditional sash window.

Some timber sash windows have been replaced by PVCu windows which are out of character with buildings of architectural and historic character because of their modern, smooth appearance which does not weather and has a different patina to traditional painted timber, with a slight texture of underlying timber grain.

- 5.8 *Doors* are plain, mainly boarded with some panelled.



Traditional vertically boarded door on Carrington Mains.

- 5.9 *Floorscape* is inevitably hard with concrete kerbstones and footpaths. Carriageways are in tarmac.
- 5.10 *Street furniture* includes tall slender steel street lamps. Modern signage is considered to detract from the street scene.
- 5.11 A guide to listed buildings and building and conservation principles within the Carrington conservation area are shown in appendices A and B, respectively.



Tall slender street lamps and modern signage.

Landscape Character

- 5.12 The landscape of the Rosewell/Carrington spur, as defined by Scottish Natural Heritage, is characterised by a distinctive pattern of mature deciduous and coniferous shelterbelts that define undulating farmland. There are large-scale fields of predominantly arable land bounded by either post and wire fencing or clipped hedges of beech or hawthorn.

6 CONSERVATION AREA BOUNDARY

- 6.1 The conservation area boundary to the north-west follows a tree-lined tributary of the River South Esk and Carrington Hill, which is of architectural and historic importance. Fields to the south-east are important to the setting of Carrington Mains, and the main road approaches to Carrington hamlet contribute

to the character of the conservation area. A map of the 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, proposals and decisions 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).

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 settings 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 infill and minor alterations and/or extensions to existing properties within the Carrington village envelope. The remaining part of 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 Carrington 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 series of possible enhancement proposals include the sensitive redesign of lamp standards and signage, and the undergrounding of overhead wiring. These features detract 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 certain classes of permitted development rights shall not apply.
- 9.2 An Article 4 Direction covering Carrington conservation area was made in 1972. This 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 Carrington 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 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 and character of buildings in the conservation area. Unlisted buildings provide a complementary backdrop for their listed counterparts and the removal of unifying features, such as doors, windows and detailed stonework could detract from the architectural 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 would 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 and rural character of the conservation area. 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.

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 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 a large area of open land that is important to the rural setting of the village. Development associated with mineral exploration, development ancillary to mining operations and waste tipping at a mine could lead to large-scale spoliation of the rural setting of the conservation area.

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.

REFERENCES

LISTED BUILDINGS**APPENDIX A**

Carrington	Category	Carrington Parish
Carrington Hill, formerly Carrington Manse. Two-storey harled sandstone rubble with polished dressings, quoins, chamfered reveals to opening surrounds and a flat roofed porch. Ancillary buildings, walled garden, gates, gate piers and boundary walls are also listed.	C(s)	7
Carrington Kirk. 1710. Minor landmark in the street scene. Supersedes an earlier structure, which belonged to the Abbey of Scone during the 12 th and 13 th centuries. Sandstone, random pinks with polished dressings, chamfered reveals, quoins, pointed arches, diamond glazed and traceried window inserted in 1838. There is a three-stage entrance with spire tower with doocot, ogee arched slatted vent opening and ironwork cockerel weather vane. The church was converted to offices in 1980. Listing also includes gates, gate piers, boundary walls and Session House. Key building	B	8
Carrington Mains. 1813 Two storeys high. Tooled sandstone with dressings and quoins.	C(s)	10
Carrington Mains Steadings. Contemporary with the farmhouse. Irregular courtyard plan. Tooled sandstone with droved dressings, relieving arches, quoins, boarded timber doors and segmented arched openings.	B	11
1 Main Street. Early 19 th century. Tooled snecked sandstone rubble with broached dressings and quoins.	C(s)	12
2 Main Street. Early 19 th century. Tooled snecked sandstone rubble with broached dressings and quoins	C(s)	13
3 Main Street. Early 19 th century. Tooled snecked sandstone rubble with broached dressings and quoins	C(s)	14
4 Main Street. Early 19 th century. Tooled snecked sandstone rubble with broached dressings and quoins	C(s)	15

5 Main Street. Early 19 th century. Tooled snecked sandstone rubble with broached dressings and quoins	C(s)	16
1-8 Primrose Gardens. Probably designed by Thomas Bertram as four local authority double villas in 1938. Cream harled with rosemary tiled roofs and cement skewes. Irregular fenestration to four central bays, with gabled windows and gabled bays.	C(s)	17

BUILDING CONSERVATION PRINCIPLES**APPENDIX B**

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 through 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 18th and 19th centuries. This is certainly the case within the many conservation areas. These buildings exhibit in the main the following characteristics. Which should be respected in all repairs, alterations and new buildings.

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