

DEWARTOWN CONSERVATION AREA



Midlothian

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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 Dewartown 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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DEWARTOWN CONSERVATION AREA



1 LOCATION & POPULATION

- 1.1 Dewartown (population 68) is located on the B6372, immediately to the west of Pathhead and 3 miles to the south-east of Dalkeith. It adjoins Vogrie Country Park and Vogrie House and Grange.

2 DATE OF DESIGNATION

- 2.1 Midlothian County Council designated Dewartown Conservation Area on 13 May 1975. Midlothian District Council reviewed the conservation area boundary through the Villages and Rural Areas Local Plan in 1996. On 28 March 1996, the Dewartown Conservation Area was formally re-designated.

3 ESSENTIAL CHARACTER & ISSUES

- 3.1 Dewartown conservation area includes the village of Dewartown, and the fields to

the north, south and east around Woodhead Farm.

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

- 3.3 **Dewartown Character.** The architectural and historic character of Dewartown is generally well preserved. It is a cohesive linear settlement comprising an almost continuous terrace of single storey modest properties to the east of Main Street. More recent development is located to the west of Main Street. Key elements are a strong linear definition; a sense of unity provided by cottages with rectangular plan form located on the edge of the pavement; low rooflines with horizontal emphasis; the use of stone and pantiles, with some slate; and a distinctive edge to the village provided by building plots. All of these are essential factors to be taken into account when considering any development proposals.

- 3.3 **Dewartown Issues.** To maintain this character, further development around the periphery of the village should be curtailed. The maintenance, repair and reuse of older buildings is 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 There are no ancient monuments within the Dewartown conservation area.
- 4.2 Dewartown was developed in the late 18th century by James Dewar of Vogrie Estate, most probably for tradesmen. Development of the settlement was influenced by the improvements to agriculture that occurred at that period. The choice of location was influenced by the good communications provided by the main road and the presence of the Dewar Town Burn as a useful source of water. The land was also flat and as a consequence, easy to develop. The settlement has changed in character since the height of its use in the 18th and 19th centuries when it was a bustling community with a number of shops and services, for example

bakers, butchers and grocers. Since then the community appears to have shrunk in size with the demolition of some old properties to the north and cottages enlarged by combining two dwellings into one.

5 **TOWNSCAPE ANALYSIS**

Setting and Views

- 5.1 Dewartown is set in an agricultural landscape of fertile arable land with large fields interspersed with hedges and avenues of trees. To the south is Vogrie Country Park, which has a designed landscape of woodland, gardens and water features. Some of the surrounding fields have fairly rectilinear boundaries and the road has straight sections, which is likely to have resulted from the parcelling up of land following the enclosures of the 18th century. Views along the road out of the village to the south constitute an open vista to the horizon, which is framed by trees on the edge of the road. The vista to the north is closed by views of the woodlands and fields, resulting from a curve and dip in the road to the north of the village.



Looking towards the horizon.



Views to the north out of the village.



The backgardens give a well-defined edge to the village.

Urban Structure

- 5.2 The most distinctive part of the linear layout of Dewartown is the remarkably cohesive, almost continuous terrace to the east of Main Street. This terrace is modest in proportion and generally rectangular in plan form. These buildings are located on the edge of the pavement and give a strong sense of continuity. The low roofline gives a strong horizontal emphasis to the street scene.



The long terrace promotes a sense of enclosure and continuity.

There are extensions to the back of the long terraces and the gardens are of medium size with straight curtilages to the rear, giving a distinctive edge to the settlement.

The substantial modern development on the west side of the road, attempts to echo the old terraces on either side, in material and form. The development is more loosely knit in layout, set back from the pavement and has different detailing.



Modern cottages on the west side of the road.

Architectural Character

- 5.3 *Walls* are generally carboniferous sandstone, giving a strong sense of cohesion of the terraces. Many of the walls are random rubble, dressed stone with tooled finished quoins, some with squared stone and polished dressings. The colour of the stone varies from cream, yellow ochre and

brown. Some walls on the old cottages have been harled and all the new development to the west has been rendered. An inappropriate detail is pointing in cement, covering arrises with the mortar and is aesthetically incorrect and may damage the stone.



Stone detailing with tooled coursed sandstone and polished dressings.

5.4 *Roofs* are mainly clay pantiles but a few have slate. It is conjectured that turf was originally used and subsequently replaced by pantiles manufactured at the former tile and brick works on the Vogrie estate, which opened in 1800. One of the old cottages has a mansard roof that has a differing character to other cottages in the street scene. Chimneys are dressed squared stone or rendered. There are skew gables and mostly cast iron rainwater goods, with some plastic replacements.



A clay pantile roof.



Slate roof in diminishing courses with skewed gable.

5.5 *Windows* are varied, with a few original sashes, coupled sash windows and astragals. There are particularly attractive windows to the modest scale cottages, 50 and 54 Main Street, with gothic arches and the original basket traceried astragals to number 54.



Attractive basket traceried astragals at 54 Dewartown.

Many of the original windows have been changed with the removal of astragals, bipartite sashes made into one opening and replaced with plain glazing. Top hung windows, give a horizontal emphasis to the window. Windows have been stained brown and PVCu window frames have replaced old sashes. PVCu windows 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. Many of the PVCu windows are flat in profile compared with the sculptured profile of the timber windows.

- 5.6 *Doors* are mostly modern but there are a few traditional style boarded and panelled doors.



A traditional style panelled door.

- 5.7 *Floorscape* is inevitably hard with concrete kerbstones and footpaths and carriageways in tarmac.

- 5.8 *Street furniture* includes tall slender steel street lamps and an old K6 telephone box.



An old K6 telephone box.

- 5.9 A guide to listed buildings and building and building conservation principles in the Dewartown conservation area are shown in Appendices A and B, respectively.

Landscape Character

- 5.10 Dewartown conservation area is located within the Upper Tyne Water in terms of landscape character as defined by Scottish Natural Heritage. The landscape in this area is characterised 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 character. The estates of Prestonhall, Oxenfoord and Vogrie contribute fringes of dense mixed 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 conservation area boundary follows the tree lined Dewar Town Burn to the west, including back gardens to the north and the immediate fields to the south and east where trees are included around Woodhead Farm. The fields to the east and north are included because of the open aspect to the west of the settlement contributes to the character of the conservation area. A map of the conservation area 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

Dewartown 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 Dewartown 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, the pointing of walls with lime mortar, the undergrounding of overhead wiring and the enhancement of a site currently occupied by flat roofed buildings on the west side of Main Street. These features detract from the character and appearance of the conservation area.



Flat roofs detract from the street scene.

- 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 Dewartown conservation area was made in 1975. 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 Dewartown

conservation area for the following classes of development (as defined in the General Permitted Development Order 1992) and area 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.

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 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**

Dewartown	Category	Borthwick Parish
18 Dewartown. Early 19 th century. Single storey and originally two cottages. Whitewashed, tooled random rubble building with two inset carved stone panels and rusticated quoins on one side.	B	41
20 Dewartown . 1783 'Time Cottage'. Single storey, random rubble sandstone with dressings tooled in cement and name panel which reads 'Time Cottage 1783'.	C(s)	42
50 Dewartown 'Oak View'. Single storey, tooled and squared sandstone front with polished dressings and rusticated quoins. Gothic arched windows.	C(s)	43
54 Dewartown 'Rose Cottage' Single storey, tooled and squared sandstone front with polished dressings and rusticated quoins. Gothic arched windows and basket traceried windows.	C(s)	44

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.