

NEWLANDRIG 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 Newlandrig 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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NEWLANDRIG CONSERVATION AREA



1 LOCATION & POPULATION

- 1.1 Newlandrig (population: 109) is located on the north-west edge of the Moorfoot Hills, four miles south-east of Dalkeith on the B6372.

2 DATE OF DESIGNATION

- 2.1 Newlandrig conservation area was designated by Midlothian County Council 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 Newlandrig conservation area was formally re-designated.

3 ESSENTIAL CHARACTER & ISSUES

- 3.1 Newlandrig conservation area includes the hamlet of Newlandrig and fields to the north-west and south-east of the settlement.

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

- 3.3 **Newlandrig Character.** The architectural and historic character of Newlandrig has generally been preserved. The hamlet has a linear form with an informal, irregular layout. Cottages are mostly single storey. An apron of grass in front of many buildings provides a sense of spaciousness. Stone boundary walls create continuity and containment linking cottages together. Key elements are a linear character, defined by a straight road; single storey cottages with a narrow plan form; roofs running parallel to the road giving a horizontal emphasis; the use of stone and pantiles; and contribution hedges and trees make to the settlement's sylvan setting.

- 3.4 **Newlandrig Issues.** To maintain this character, new development on the periphery of the hamlet 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 older 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. Glimpses and views of the countryside beyond the hamlet should be maintained. Features forming garden settings such as walls, hedges and trees should be retained.

4 ARCHAEOLOGY & HISTORY

- 4.1 There are no Ancient Monuments or Sites within the Newlandrig conservation area.
- 4.2 The hamlet was established in 1751 when James Dewar offered plots of land for sale to tradesmen on condition that their corn was ground at Ford Mill, owned by Dewar, and that their ale was obtained from him. The location of the hamlet was influenced by Dewar's ownership of the land, good communications being on a main route and the presence of Vogrie Burn as a useful source of water. The land was flat and as a result, easy to develop. Since the 19th century, the use and subsequent character of Newlandrig has changed from a bustling agricultural and mining community to a quiet residential area. There have been a number of demolitions,

particularly on the south side of the road.

5 TOWNSCAPE ANALYSIS

Setting and Views

- 5.1 The hamlet of Newlandrig adjoins Vogrie Country Park, Vogrie House and Grange which are located immediately to the east of the settlement. The hamlet is set in an agricultural landscape of fertile, arable land with large fields interspersed with woodland and avenues of trees. Views out of the village to the west are of a straight open vista along the road with a curve beyond. Trees become the dominant feature with cottages peeping out from their sylvan setting.



Views to the west of the village.



Views to the east of the village.

The vista to the east is closed by views of fields and

woodland as a result of a slight curve in the road beyond the hamlet. Some field and road boundaries are rectilinear possibly as a result of the parcelling of land and formation of new access tracks, which was part of the enclosures and agricultural improvement of the 18th century. There are large mature gardens with woodland and ornamental trees designed by Gertrude Jekyll, forming a setting to Newlandburn House. Trees line Vogrie Burn. Hedges contribute to the settlement's sylvan setting.



Hedges contribute to the settlement's sylvan setting.

Urban Structure

5.2 Buildings in the hamlet are mostly located on the south side of the road. They have a more informal and irregular form as to the neighbouring hamlet of Dewartown. An apron of grass in front of many of the buildings gives a sense of spaciousness. Stone boundary walls are an important part of the street layout creating containment and continuity to the streetscape, linking stone cottages together. Most of the

cottages in the hamlet are single storey with roofs running parallel to the road giving a horizontal emphasis to the street scene partly balanced by the vertical emphasis of sash windows and surrounding trees.



Stone boundary walls provide a sense of continuity to the street scene.



Single storey cottage with roof running parallel to the road and an apron of grass to the front.

5.3 There are two key buildings that contribute to the character of the street scene, Newlandburn House and Newlandburn Lodge. Newlandburn House was built by James Dewar in the 18th century. The house is hidden by trees. Newlandburn Lodge was built in the late 19th century. The lodge is located in a more prominent position than Newlandburn House being

on a slight splay next to the road.



Newlandburn House,
Category B listed building.

- 5.4 Modern development has a significant effect on the architectural and historic character of the hamlet being situated in a prominent location on the eastern approaches to the settlement.



New development with an
'arts and crafts' style.

Detailing on modern properties is of a differing character to the rest of the settlement. Infill bungalows are tucked behind walls and have a minimal impact on the conservation area. The derelict poultry farm detracts from the character of the street scene.



Derelict poultry farm detracts from the character of the conservation area.

Architectural Character

- 5.5 *Walls* of cottages generally have an unpretentious style and simple detailing. Original stone walls are remarkably intact with little rendering. Although the layout of the hamlet has an irregular form, the stone buildings together with stone boundary walls give the street scene a strong sense of unity.



Random rubble with stone quoins around windows and door openings.

The sandstone is locally quarried. Many of the walls are random rubble with dressed stone quoins that are sometimes tooled around windows, doors openings and corners. Some buildings have patterned coursing in dressed stone, such as 11 Newlandrig. There are

splays on the stone window surrounds with scroll stops. The two-storey late Victorian lodge to Newlandburn House has ornamental detailing with patterned coursing. Newlandburn House is rendered.

- 5.6 *Roofs* on many older cottages are of gable form and retain their pantile finish. Most modern buildings are rendered with concrete or plain tiled roofs. There are skew gables, cast-iron guttering and chimneys in stone or render, with the occasional slate roof.



Single storey cottage with pantile roof and skew gables.

The area was originally surrounded by moorland and turf which was generally used on the roofs of vernacular buildings until the 19th century when they were replaced by pantiles manufactured at the Vogrie Estate brick and tile works, which opened in the 1800s.

- 5.7 *Windows* are mainly traditional timber sashes, many of which still retain their astragals.



Traditional timber sash window with astragals.

PVCu windows are considered inharmonious with buildings of architectural and historic interest because of their modern, smooth appearance, which does not weather and has a different patina to traditional painter timber, with a slight texture of underlying timber grain. Many PVCu windows are flat in profile compared with the sculptured profile of timber windows.

- 5.8 *Doors* are a mixture of modern and traditional. Traditional doors are typically boarded or panelled.
- 5.9 *Floorscape* is inevitably hard with concrete kerbstones and footpaths. Carriageways are in tarmac.
- 5.10 *Street detail* includes a letter box set in a stone wall. Overhead wiring detracts from the character of the conservation area.



Traditional post box set in stone boundary wall.

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

Landscape Character

- 5.12 The Mayfield/Tranent Ridge, as defined by Scottish Natural Heritage, is an agricultural landscape of large arable fields divided by fences and low hedgerows, occasionally dotted with mature oaks, sycamore and beech trees. Small farm woodlands and mixed shelterbelts of species such as larch, pine, spruce, ash and sycamore are distinctive features throughout this predominantly open landscape, curving along the hill-slopes capping hill tops and enclosing farmsteads and villages. The elevated slopes provide dramatic views across the surrounding valleys.

6 CONSERVATION AREA BOUNDARY

- 6.1 The northern boundary of the conservation area follows the north of Vogrie Burn including the trees that line the burn.

These form a wooded backcloth to the hamlet. To the west the boundary includes Newlandburn House and its designed landscape and to the east a side road and fields to the south of the settlement which are an integral part of the rural setting of Newlandrig conservation area. 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 Newlandrig 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

Newlandrig 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 undergrounding of overhead wiring and the appropriate enhancement of the former poultry farm to the north-west of Newlandrig. 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 Newlandrig 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 Newlandrig 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.

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. 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**

Newlandrig	Category	Borthwick Parish
Newlandburn House 1805. Two storey, three bay house with later alterations at the rear. Walls are of coursed, tooled sandstone with polished dressings and quoins. There are architraved frames to the windows Boundary walls and gate piers are also listed.	B	76
Newlandburn Lodge was built for Newlandburn House in 1893. Single storey with attic, three bay T-Plan cottage orné with later additions to the rear. Squared sandstone and quoins, with chamfered reveals on openings.	C(s)	77
11 Newlandrig Mid 18 th century. Two storey, three bay house with 20 th century additions to the rear. Random rubble with polished sandstone dressings. Ingleneuk on the interior with the suggested date of 1580.	B	78

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.