

# PATHHEAD & FORD CONSERVATION AREA



Telford Viaduct

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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 the Pathhead and Ford 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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## PATHHEAD & FORD CONSERVATION AREA



The hamlet of Ford.

### 1 LOCATION & POPULATION

- 1.1 The village of Pathhead (population: 866) is located six miles south-east of Dalkeith on the A68, above the River Tyne. The hamlet of Ford (population: 30) is located one mile north-west of Pathhead close to the A698. Preston Hall Estate is located on the east bank of the River Tyne, to the south of the A6093. Oxenfoord Estate is located on the west bank of the River Tyne, to the east of the A68.

### 2 DATE OF DESIGNATION

- 2.1 Pathhead and Ford 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, Pathhead and

Ford conservation area was formally re-designated.

### 3 ESSENTIAL CHARACTER & ISSUES

- 3.1 The Pathhead and Ford conservation area comprises three distinct character zones:
- The linear village of Pathhead;
  - The sylvan hamlet of Ford;
  - The contiguous landscaped policies of Oxenfoord Castle and Preston Hall.
- 3.2 The conservation area lies within an Area of Great Landscape Value (AGLV).
- 3.3 **Pathhead Character.** The character of Pathhead is concentrated in Main Street. The form of the original 18<sup>th</sup> century cottages remains to a considerable extent despite alterations and extensions. Some have been replaced by 19<sup>th</sup> century (rather larger) houses and some 20<sup>th</sup> century

redevelopment has taken place mostly at the southern end. Numerous houses have been enlarged by the joining of two properties or the addition of an extra storey. Key elements are the largely unbroken street frontage; the retention of the original house plot widths; the use of stone, slate and pantiles; the period detailing as well as certain views. All of these are essential factors to be taken into account in considering any development proposals.

- 3.4 **Pathhead Issues.** To maintain this character, 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 modern buildings and works, careful attention must be paid to the sensitive use of materials, scale, proportions and details.



The linear village of Pathhead.

- 3.5 **Ford Character and Issues.** The character of Ford derives from vernacular buildings in a sylvan setting. No further development is envisaged in the hamlet and any alterations and extensions to buildings

must show careful attention to the sensitive use of materials, scale, proportions and details.



The sylvan hamlet of Ford.

- 3.6 **Oxenfoord and Preston Hall Character and Issues.** The character of the Oxenfoord Castle and Preston Hall estates is that of large country houses within landscapes designed to show these houses to their best advantage.



Oxenfoord Castle.



Preston Hall.

The houses and their attendant offices are closely integrated with the landscape. Both elements should be preserved in their entirety. In the alteration and extension of old buildings and works and in the construction of modern buildings and works careful attention must be paid to the sensitive use of materials, scale, proportions and details.

#### 4 ARCHAEOLOGY & HISTORY

4.1 There are no Ancient Monuments within the Pathhead and Ford conservation area.

4.2 **Pathhead** lies close by the Roman road *Dere Street* that ran from the fort at Newstead in Northumbria to Cramond near Edinburgh. Vestiges of a ROMAN CAMP have been found on the outskirts of the village. The current form of the settlement can be traced to the 18<sup>th</sup> century. At that time the street was a succession of almost identical single-storey thatched cottages. Pathhead grew considerably in the later part of the 19<sup>th</sup> century, almost doubling in size. This was due to advanced farming techniques and the introduction of industry in the shape of mines, quarries and limekilns in the area. At that time the local population would have included farriers, weavers, blacksmiths, grocers, bakers and butchers. In the 19<sup>th</sup> century many of the buildings were raised, adapted and enlarged, a continuing process. The village grew again at the beginning of the 20<sup>th</sup> century

with the introduction of local authority housing at the north-west end. The Main Street remained relatively unchanged but with shops being formed and the original ground floor elevations sometimes being lost. In the 1970s a small housing development, subsequently expanded in the 1990s, was constructed at Roman Camp and Roman Court, again on the south side. Although now largely residential, a primary school, bowling club, bank and several shops remain to serve the village and the surrounding community.

4.3 **Ford** is named from its original function where Dere Street crossed the Tyne Water. The village was bypassed following the construction of LOTHIAN BRIDGE in 1831. The bridge continues to carry the trunk road, the A68, today.



Lothian Bridge built in 1831.

A number of traditional cottages are built close by the 17<sup>th</sup> century Ford House. Larger houses followed in the 19<sup>th</sup> century.



Ford House built in 1680.

- 4.4 **Oxenfoord.** The origins of the Oxenfoord Estate can be traced back to the 12<sup>th</sup> century when the Riddel family owned the land. The Riddel family was followed by the Murrays and subsequently by the MacGills, who built the original town house in the 16<sup>th</sup> century. In 1663, Robert MacGill inherited Oxenfoord and carried out alterations to the house, and is thought to have laid out much of the landscape. The estate passed through other members of the family to Thomas Hamilton. Thomas Hamilton's daughter, Elizabeth, married John Dalrymple, a friend of Robert Adam. In 1792, a design by Adam was implemented. This included the encasement of the old castle's 16<sup>th</sup> century 'L' shaped tower with a sophisticated interpretation of Scotland's fortified past. John Dalrymple laid out the structure of the garden, some of which remains today.

- 4.5 **Preston Hall.** It is surmised that Preston Hall was built around 1700 for R McKenzie who was made a law lord with the title of Lord Prestonhall in 1703. William Adam altered the building in 1740 following its purchase by the 2<sup>nd</sup> Duchess of Gordon in 1738. General Lord Adam Gordon inherited Preston Hall and carried out alterations to the Hall and gardens. In 1789, Alexander Callander purchased the house and commissioned the architect Robert Mitchell to carry out reconstruction works. Callander's brother John finished the work. The designed landscape was originally laid out in the 18<sup>th</sup> century. This general layout has remained to the present day. The Preston Hall estate remains within the Callander family who continue to manage the estate as a holding operation.

## 5 TOWNSCAPE ANALYSIS

### Setting and Views

- 5.1 **Pathhead** lies in an elevated position above the valley of the River Tyne.



Pathhead as seen from nearby Ford.

The village commands extensive panoramic views of the countryside. The main prospect is from the north-west edge of the settlement over the Tyne valley.



View of Pathhead's landscape setting to the north-west.

This vista takes in the open fields towards Dere Street, extensive woodland and the designed landscapes of the Oxenfoord and Preston Hall estates. Hill Road, in particular, allows memorable views of the TELFORD BRIDGE crossing the Tyne in five arches.



Telford Bridge crossing the River Tyne.

There is an important view into the village from the LOTHIAN BRIDGE to the north, the roadway sweeping up and round the curved elevations of the corner of Hill Road. This view is an important view to the built up area and should be protected. The almost

continuous facades of the Main Street are relieved with occasional glimpses of the countryside viewed through the narrow gaps between buildings and the B6367, a reminder of the rural location.



Glimpses of the countryside are a reminder of Pathhead's rural setting.

There is a well-defined edge to the village at the rear of the back gardens.

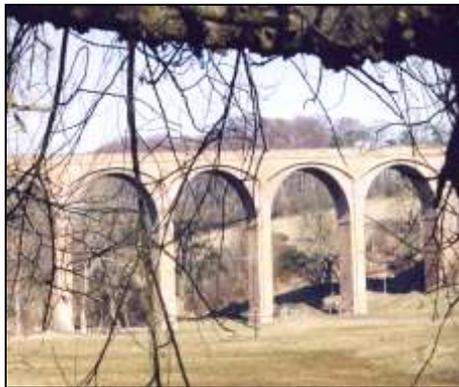


Back gardens provide a definitive edge to the village.

5.2 **Ford** nestles at the foot of the valley, straddling the River Tyne. Views are largely confined to the valley bottom. The topography is varied with flat open fields to the north-east (once a small golf course) with a dramatic view to LOTHIAN BRIDGE.



The Tyne Water.



Views to the north-east include open fields and Lothian Bridge.

On the other side of the road are steep wooded slopes allowing glimpses of the DOWERY HOUSE.



Dowery House.

Tree-lined narrow lanes give access to the surrounding countryside. To the east is the elevated Pathhead village.



An ancient trackway leading to the countryside around Ford.

5.3 **Oxenfoord and Preston Hall Estates** are designed landscapes centred on their great houses. Views from Oxenfoord are principally to the Preston Hall estate on the opposite bank of the Tyne, the parkland of which is highly significant from the drives of Oxenfoord. There is a fine vista along the BROAD WALK planted with Sequoia trees circa 1863.



Glimpses of Preston Hall from the Oxenfoord Estate.



Panoramic views to the north of Oxenfoord.



Long vista from Preston Hall to the Garden Temple.



The vista from the pinetum of sequoia trees to Cranston Church.

The principal views from Preston Hall are to the north from the house to the MAUSOLEUM and along the LIME AVENUE from the WALLED GARDEN. There are important views across the River Tyne to Oxenfoord and its park.

### Urban Structure

5.4 **Pathhead** is a linear village, almost ½ mile long. Both sides of the sloping, curving busy A68 trunk road are continuously lined by buildings that are now mostly houses.



The linear form of Pathhead.

This long frontage is relieved only by the small Cockburn Square and at the southern end where bungalow development commences. This hard building line gives a strong feeling of containment although tempered by the extreme width of the street and the houses being set back at the edge of a wide pavement. To the rear, gardens run out to the countryside beyond where the urban edge merges with the countryside.



Rear gardens on the edge of Pathhead.

It is the two street frontages to Main Street that form the essential character of the Pathhead part of the conservation area. To the south-east, post-war bungalows have extended the built-up area, still hugging the road. In the north-west post-war four-in-a-block council housing of a much looser plan form has significantly increased the size of the village. This part is excluded from the conservation area. In the 1970s a small housing development, subsequently expanded in the 1990s, was constructed at Roman Camp and Roman Court, again on the south side. Although now largely residential, a primary school, bowling club, bank and several shops remain to serve the village and the surrounding agricultural community. From the south the farm buildings of Kippielaw are key buildings in marking the entrance to the settlement.



Kippielaw farm buildings.



'Arts & Crafts' style building forms the gateway to the extreme north-west of village.

- 5.5 **Ford** hamlet is a loose grouping of individual houses set within a mature landscape in the valley of the River Tyne. The viaduct has a picturesque and commanding appearance within the valley.



Houses are loosely grouped together situated within a mature landscape.

Set immediately next to the road, FORD HOUSE is the focus to this grouping.



Ford House is a key building in the street scene.

Houses are largely vernacular typically constructed of stone walls, slate roofs with skewes and openings of vertical proportions. Generous, mown verges alongside the road contribute to the character. Timber fences and rubble stone walls give enclosure with an appropriate scale and texture.



Hedges, trees, walls and fences give a sense of enclosure to the street scene.

5.6 **Oxenford Castle** (now used for private receptions) and **Preston Hall** (privately owned) are large country houses set

within their designed landscapes in the northern and distinctive part of the conservation area.

### Architectural Character

5.7 **Pathhead** possesses a fine Main Street. Although mostly altered, the form of the 18<sup>th</sup> century cottages remains to a considerable degree. House frontages based on the old plot widths are generally not wide, often of three bays.



39 Main Street has three bays.

Combined with the human scale of the doors and windows this gives the village a pleasant character. However it is the unceasing, and frequently fast, traffic that dominates. The stepping of the buildings up the hill exposes the gable or hipped ends of roofs.



The variety of rooflines adds character to the street scene.

With the many and varied chimney stacks this provides an undulating and interesting skyline.

5.8 Main Street has well-proportioned facades often largely unspoilt and many with attractive detail.

5.9 *Walls* are of local sandstone varying in colour from cream, through yellow, to pink. These are particularly noticeable in gable form as the houses step up the hill. Construction is invariably random rubble, but this gives way to coursed rubble in later houses. Corners are sometimes emphasised with projecting quoins. Some harling and colour washing has taken place.



23 Main Street, a key building in the street scene is constructed of coursed-tooled rubble with ashlar quoins on the right corner and sandstone cills.



A first floor extension in a harled finish.

Some of the Victorian buildings have elaborate stone detailing to door and window surrounds.



Elaborate stone detailed porch with splayed stone pilasters & ornamental carved bracket heads supporting the stone canopy.

Other features of interest include a carved star and sundial on 7 Main Street, and a Mason's symbol carved out of pink sandstone set in the gable end of 7 Cockburn Square.



A carved star and sundial on 7 Main Street.



Mason's symbol carved out of pink sandstone set in the gable end of 7 Cockburn Square.

An inappropriate detail is pointing in cement, which is aesthetically incorrect and may damage the stone.



Inappropriate ribbon pointing.

5.10 *Windows* are mostly timber sash and case, and may have a central stone mullion. Some astragals remain.



Vertical window opening with central stone mullion, bipartite sash window and chamfered arrises.

Window openings are invariably of a vertical proportion and of a scale to be in sympathy with other elements within the elevation. A number of timber frames have been replaced with uPVC with opening top-hung lights.

5.11 *Doors* have frequently been replaced but a substantial number of traditional, vertical boarded doors remain in cottages as well as some panelled doors in later houses.



Traditional vertically boarded door.

- 5.12 *Roofs* are slate or pantile. Pantile roofs usually occur where the roof pitch is steeper and they replace the original thatch. Sometimes asbestos slates or concrete tiles have been substituted. Ridges are of lead or clay.



Terracotta pantiles.



Blue/grey slates taken from quarries in Argyllshire.



Sensitive refurbishment of dwellinghouse in Hill Road. Pantiles provide a hint of warmth to the street scene. Stone chimney stacks remain with their pots *in situ*.

Chimneys are of stone or brick and sometimes harled. Chimney stacks largely remain with their pots *in-situ*. Roofs are gabled, as are numerous dormers.

- 5.13 *Floorscape* is inevitably hard. The predominant floorscape is brindled pavements laid in a herringbone pattern with asphalt towards the rear of the pavement. There are large flowerbeds (indifferently maintained) behind substantial but low railings.



Large flowerbeds behind low railings.

Trees line the street and so something to soften its rather hard appearance. There is almost no green or open space within the main part of the village, although the continuous facades give way at the southern end to more open spaces including the Bowling Green.

- 5.14 *Street furniture* consists of tall slender street lamps in contrast to the modest scale of the street scene, a telephone box and post box.

- 5.15 **Ford** houses are largely vernacular typically constructed of stone walls, slated roofs with skews and openings of vertical

proportions. Later additions are 19<sup>th</sup> century cottages and villas of the same materials and proportions but of a larger scale and with a more finished appearance sometimes with dressed stone.

- 5.16 Key buildings include Ford House, which forms a gateway to the hamlet, and Cranston House with its attractive juxtaposition of crow-stepped gables, tall chimneys and gable dormers. Cranston house is located in a prominent position on the outskirts of the hamlet on the B6372.



Cranston House is a key building.

- 5.17 *Walls* are of local sandstone, random rubble in the cottages, coursed rubble in later houses. Ford House is harled and lime washed in a yellow ochre colour.

- 5.18 *Windows* are timber sash and case, mostly with astragals. Window openings have a vertical proportion and are in proper scale with their elevations.

- 5.19 *Roofs* are mostly slate taken from quarries in Argyllshire. Chimneys are either stone or render. There are cast-iron rainwater goods. Roofs,

sometimes with corbie-steps, are mainly of the gable form apart from Ford House where there is a pyramidal roof. There are castellated parapets on Dowery House.



The gable end of cottages at right angles to the road.



The variety of roof forms on Ford House.



Castellated parapets on Dowery House.

- 5.20 *Doors* are mostly close boarded.

- 5.21 *Floorscape* is inevitably hard with concrete kerbstones and tarmac pavements.

- 5.22 *Street furniture* includes railings, a rare but attractive feature of the street scene. There are no large lamp standards to mar the traditional character of the street scene. Telegraph poles and overhead wiring detract from the appearance of the conservation area.



Ornamental railing around Cranston House.

- 5.23 **Oxenfoord.** The original CASTLE at Oxenfoord was the 16<sup>th</sup> century tower house built by the MacGills. This was re-cased by Robert Adam in 1782.



Oxenfoord Castle.



Towers, turrets, castellations & machicolations on Oxenfoord Castle.

The extent of the original tower is marked by Adam's high corner turrets, extended from the original bartizans, which break through the crenellated parapet. The corners of the new castle are finished with small, once pepperpotted, bartizans. A stringcourse loops over round-headed windows at ground floor level, contrasting with the square-headed fenestration of the upper levels. Over the entrance are two reclining beasts - an ox and a horse. The Earl of Stair engaged William Burn to further enlarge the building in 1842, providing more scope for formal entertaining. Substantial additions provided a large porch, a library and a drawing room on the south side. Burn also ran a new front along the main entrance façade with a large porch.

- 5.24 Within the *grounds*: OXENFOORD VIADUCT, c. 1783, carries the castle drive across a deep gully on three symmetrical arches.



Oxenfoord Viaduct.



Damage caused by natural vegetation to Oxenfoord Viaduct.

The NORTH LODGE and crow-stepped STABLES are also likely to have been the work of Burn. WALLED GARDEN AND CEMETERY. CRANSTON PARISH CHURCH, 1824, a Gothic revival church within the policies rebuilt after a fire of 1861 by James Wardrop is also within the grounds.



Cranston Churchyard Gates.

These are contained within a mature, treed landscape with driveways and footpaths. The DESIGNED LANDSCAPE was established in the latter half of the 18<sup>th</sup> century and has remained consistent ever since.



The pinetum of sequoia trees.



The wooded walk.



The Parkland.



Woodland management & replanting.

The main formal access from the North Lodge is along a dramatic route elevated above sloping fields to the wooded Tyne Water. The estate is included within a Nationally Important and Designed Landscape and is contained in the Inventory of Gardens and Designed Landscapes in Scotland.

5.25 **Preston Hall.** Completed in 1800 by Robert Mitchell for Alexander Callander who had made his fortune with the East India Company. Preston Hall is a refined classical house with an imposingly long elevation, a main block connected to balustraded pavilions by three-bay links on the garden front and quadrant links on the entrance front. The decorative

south façade has Coade Stone ornament and tempietto crowns to the flanking pavilions.



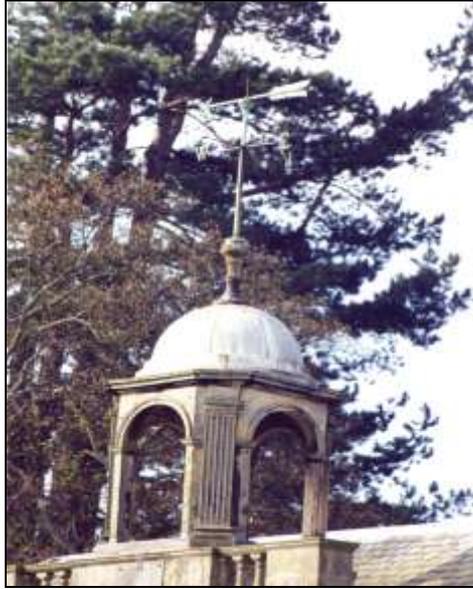
Preston Hall.



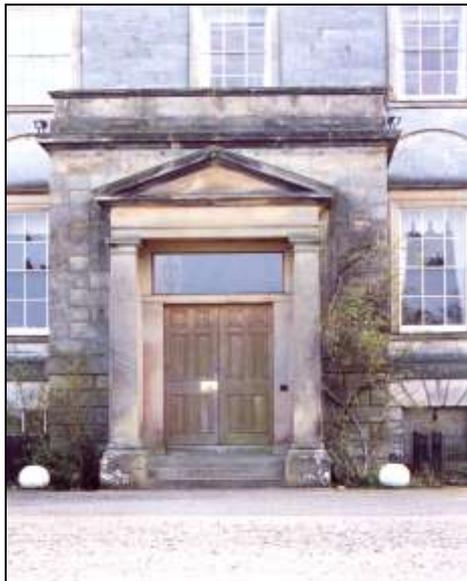
Horseshoe shaped stair.



Stone coade ornamentation.



Cupola surmounting the south elevation.



19<sup>th</sup> Century porch addition to north elevation.

5.26 Much survives in the *grounds*, probably all designed by Robert Mitchell. The unfinished octagonal mausoleum closes the vista from the house to the north. The imposing LION GATES have paired, cubed lodges flanked by balustraded screen walls.



The Lion Gates.



Lion surmounting the Lion Gates.

Quadrangular STABLES, c. 1795 has pedimented pavilions and a pedimented central entrance to the courtyard. Twin octagonal brick gazebos, c. 1795, rise up from the west wall of the WALLED GARDEN.



The Stables.



Entrance to the Walled Garden.



Within the Walled Garden.

The DESIGNED LANDSCAPE was laid out in the first half of the 18<sup>th</sup> century. It was informalised and extended at the turn of that century and has remained so ever since. The curved main approach from the south open into panoramas of the parkland punctuated by groups of specimen trees. The woodland dates from the early 19<sup>th</sup> century separated by drives and rides. An avenue of limes runs from the walled garden to the north drive. A second avenue extends from the house to the MAUSOLEUM. The park provides a magnificent setting for the house.



The Parkland.

The estate is included within an Area of Great Landscape Value and is contained in the Inventory of Gardens and Designed Landscapes in Scotland.

- 5.27 A guide to listed buildings and building conservation principles in the Pathhead and Ford conservation area are shown in Appendices A & B, respectively.

### Landscape Character

- 5.28 The landscape of the Upper Tyne valley, as defined by Scottish Natural Heritage, is characterised by a 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 fringes of the estates are marked with dense mixed and broad-leaved woodlands as well as curving shelterbelts. The policies contain fine isolated parkland trees and lines of mature avenue trees. The visual influence of the estates characterises the surrounding countryside with their visual influence extended in workers' cottages, stable blocks, lodges

and gateways with high enclosing stone walls.

## 6 CONSERVATION AREA BOUNDARY

- 6.1 The boundary to the north of *Pathhead* is drawn to safeguard the setting of the village when viewed from the countryside. On the south side of the village the boundary is drawn immediately to the rear of the older properties omitting more recent development of a differing character. Here the views from the surrounding fields have less significance. The boundary at *Ford* encompasses the principal approach by road from the north as well as the countryside setting of this part of the Tyne valley and Ford Glen. At *Oxenfoord* and *Preston Hall* the boundary follows that of the designed landscape and is drawn to protect the historic buildings and their settings. 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 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).

## 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 allows for the sensitive alteration and/or extension of existing properties in the Pathhead and Ford conservation area. The Plan envisages no further development other than infill within the Pathhead village envelope. Outwith Pathhead village envelope, the remaining part of the conservation area is covered by the Protection of the Countryside policy (RP1) which limits development, the Areas of Great Landscape policy (RP6) and the Nationally Important Gardens and Designed Landscapes policy (RP22). Other policies apply.

**7.5 Areas of Great Landscape Value (AGLV)** may be designated under S.D.D. Circular 2/1962. The Pathhead and Ford 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 refurbishment of Whippielaw Farm buildings, these are key buildings forming the gateway to the south of Pathhead. These buildings are currently in a state of deterioration. Further

opportunities include the sensitive maintenance of flowerbeds behind low railings along Pathhead's Main Street, the re-pointing of walls with lime mortar in Pathhead and Ford, the sensitive restoration of Oxenfoord viaduct and stone walls, and the undergrounding of overhead wiring. These features detract from the character and appearance of the conservation area.

8.3 The enhancement proposals 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 Pathhead and Ford 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 the Pathhead and Ford 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 Pathhead and Ford 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 the removal of unifying features such as doors, windows and 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 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 and a clutter of large road signs in the 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. 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.

## **REFERENCES**

**LISTED BUILDINGS****APPENDIX A**

<b>Pathhead</b>	<b>Category</b>	<b>Crichton Parish</b>
Lothian Bridge. Designed by Thomas Telford, built by Lees and completed in 1831. Sandstone construction, semi-circular ashlar arches on piers with segmental and decorative arches on pilasters carrying footpath and a triangular supporting buttress at each end.	A	
7 Main Street. Built 1800, remodelled 1870. Vernacular single storey cottage constructed in sandstone with ashlar central porch, chamfered arrises to door surround. Boarded timber door with two pane fan light above. Stone star finial over porch. Slate roof with skews and dormer, ashlar chimney, cast iron rainwater goods and sash and casement windows.	C(s)	21
23 Main Street, wall and railings. Built early 19 <sup>th</sup> Century. Example of well-modernised period house. Two-storey house with three bays built of course tooled rubble with ashlar quoins and sandstone cills and flush margins. Ashlar chimney stacks, skews, slate roof, cast iron rainwater goods, sash and casement windows. Boundary wall of random rubble surmounted by arrowhead railings and an ashlar gateway.	C(s)	22
39 Main Street. Built late 18 <sup>th</sup> Century. Front elevations have symmetrical fenestration built with coursed, tooled rubble sandstone with quoins and dressings. Windows with tooled rybats and cills and flush surrounds. Bipartite window on first floor. Rest of windows are sash with astragals. Slate roof. Harled chimney.	C(s)	23
47 Main Street. Built late 18 <sup>th</sup> Century. Front elevation has symmetrical fenestration built with coursed, tooled rubble sandstone with quoins and dressings. Pantile roof. Stone chimney gable heads. Timber porch with slate roof.	C(s)	24
57 Main Street. Built late 18 <sup>th</sup> Century as single storey building. Remodelled in 1876 to form two storeys. Three bay house built of coursed rubble with quoins and timpany gable. Main elevation is symmetrical. Some openings have chamfered arrises.	C(s)	25

Architraved windows. Central window with a key stone. Stone plaque dated 1876 in relief and 'Greys House' carved from sandstone. Slate roof. Curved skew putts, coursed stone chimney with neck cope. Cast iron rainwater goods. Windows are four pane sashes.		
71-73 Main Street. Built late 18 <sup>th</sup> Century. Two storey building with harled finish and four bays in rectangular plan. Stone door surrounds and painted window surrounds. Slate roof and skew gables.	C(s)	26
75-77 Main Street. Built early 18 <sup>th</sup> Century. Two storey building with modern pebbledash finish. Painted ashlar windows and door surrounds. Modern shop front with awning to number 75 and advertising fascia on number 77. Pantile roof. Skew gables, coursed stone stack with cope and hexagonal chimney pots.	C(s)	27
119 Main Street. Built early 19 <sup>th</sup> Century. Two-storey building with three bay rectangular plan constructed of coursed rubble and moulded eaves course. Main elevation has flush door margins with sash windows. Slate roof, skew gables with rendered cope stack with cope, terracotta chimney pots and cast iron rainwater goods.	C(s)	28
159 Main Street. Built early 18 <sup>th</sup> Century. Single storey, two bay rectangular plan cottage. Built in coursed-tooled sandstone with projecting window margins and quoins with eaves course above. Sash windows. Steeply pitched slate roof. Skew gables, cast iron rainwater goods and harled chimney stack with cope.	C(s)	29
174 Main Street. Built late 18 <sup>th</sup> Century. Example of sympathetically modernised cottage. Coursed tooled yellow sandstone with quoins. Six bay building with rectangular plan. Main elevation has panelled door, sash and casement windows and flush stone cills and margins. Pantile roof and ridge tiles, stone skews, coursed ashlar stack and concealed guttering.	C(s)	30

<b>Ford</b>	<b>Category</b>	<b>Crichton Parish</b>
Ford House and Walled Garden. Built 1680. Two storey with attic. 'L' plan laird's	A	18

house. Octagonal turnpike stair. Constructed of rubble, harled and painted in distinctive yellow ochre colour. Slate roof with pyramidal shape, gable forms and corby steps. Gilded weathercock. Sash windows with astragals. <b>Key Building.</b>		
<b>Ford</b>	<b>Category</b>	<b>Cranston Parish</b>
Woodlands (formerly an UP Manse) and gates. Built 1836. Two storey building with three bays and later extension. Constructed of stugged ashlar with quoins, random rubble to north and east, ashlar cills and base course. Slate roof with pantile outbuildings. Windows are mostly sash with astragals. Panelled doors, skewed gables, and wall head stack.	C(s)	12
<b>Ford</b>	<b>Category</b>	<b>Borthwick Parish</b>
Vogrie Dower House. 17 <sup>th</sup> Century Tower. Two-storey building with three storey towers. Four bay house. Harled with polished dressings, coped crenallated parapets and corby stepped gables. Roof is mainly slate with part fish scale design. Windows are mostly sash with astragals.	B	81
The Mill House, boundary wall and outbuildings. Built early 18 <sup>th</sup> Century. Two storey building with attic and three bays. Harled with painted stone dressings. Slate roof, skewed gable lead ridge, cast iron rainwater goods. Windows mostly sash with astragals.	C(s)	46

<b>Preston Hall</b>	<b>Category</b>	<b>Cranston Parish</b>
Preston Dene House	B	26
Preston Cottage, Coach House, Boundary Walls and Gatepiers	C(s)	25
<b>Preston Hall Policies</b>		
East Lodge, Boundary Walls, Gatepiers and Gates.	C(s)	28
Gazebos and Walled Garden	A	34
Ice House	C(s)	29
Lions Gate	A	32
North Gate	A	30
Preston Hall	A	27
Stables, Kennels, Piggery, Pheasantry and Cottages	A	31
Temple	A	33

<b>Oxenfoord</b>	<b>Category</b>	<b>Cranston Parish</b>
Oxenfoord Bridge, Tynewater	B	27
Oxenfoord Mains House & Boundary Wall	B	14
Oxenfoord Mains Steading	C(s)	15
<b>Oxenfoord Policies:</b>		
Oxenfoord Castle	A	13
Cranston Dean Bridge	B	16
Cranston (former) Churchyard, Boundary Wall, Gatepiers, Urns, Gates & Monuments	B	17
Cranston Riddle, Former Coach Houses and Stable	C(s)	8
Ice House. Built late 18 <sup>th</sup> Century. Rectangular in plan with ashlar lintel, rubble sandstone passage and yellow sandstone ice chamber. Partial roof remains.	C(s)	18
Middle Lodge. Built early 19 <sup>th</sup> Century. Single storey building with four bay entrance lodge, squared sandstone rubble with ashlar dressings, chamfered arrises, painted window margins and slate roof.	C(s)	19
North Lodge & Boundary Wall	B	20
South Lodge, Walls, Gates and Gatepiers. Designed by William Burn in 1840. 'T' plan lodge with Tudor detail. Sandstone ashlar, chamfered arrises, tall moulded polygonal, cornice stacks and slate roof. Boundary walls are stugged ashlar. Three polygonal ashlar gatepiers to drive. Two-cast iron gates to drive, single pedestrian gate and coped rubble walls to north and west.	B	21
Walled Garden & Gardener's House	C(s)	22
Viaduct	A	23

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

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

<b>Floorscape</b>	Original paving and other floorscapes should always be retained.
<b>Enclosures</b>	Stone garden and field walls, fences and railings should be retained.
<b>Street Furniture</b>	Street furniture including lampposts, telephone boxes, bins and benches should be retained where original and where new must be in character with the area.
<b>Further Advice</b>	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.