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 landscape, 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 Roslin conservation area.

When a conservation area has been designated, it is the duty of Midlothian Council to pay special attention to the character and/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 will be liable to similar penalties as for contravention of a Tree Preservation Order (TPO).
CONTENTS

Preface

1. Location & Population
2. Date of Designation
3. Essential Character & Issues
4. Archaeology & History
5. Townscape Analysis
6. Conservation Area Boundary
7. Planning Context
8. Enhancement Opportunities
9. Article 4 Direction Order

References

Appendix A – Listed Buildings
Appendix B – Building & Conservation Principles
Appendix C – Conservation Area Boundary
Appendix D – Conservation Area Assessment
Appendix E – Glossary of Terms
1 **LOCATION & POPULATION**

1.1 Roslin (population 1,796) is located 1 kilometre to the south of Loanhead.

2 **DATE OF DESIGNATION**

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

3 **ESSENTIAL CHARACTER & ISSUES**

3.1 Roslin conservation area comprises three areas of distinct character:

- The south-east side of the village;
- The setting of Roslin Chapel; and,
- Roslin Glen.

3.2 The conservation area lies within an Area of Great Landscape Value (AGLV) and a Nationally Important Garden and Designed Landscape. The area to the north-west is designated as Green Belt. The Glen is also an SSSI and a Scottish Wildlife Trust Nature Reserve.

3.3 **Roslin Character.** The historic and architectural character of the area and its landscape setting is made up from the following key elements; the skyline of Roslin village, with its grassy slopes to the south, providing a backcloth to Roslin Glen; the Roslin Chapel with its unique and ornate architecture and history in an elevated landscape setting above the Roslin Glen; the dramatic precipitous densely wooded Roslin Glen.
cut deeply into the landscape by the River North Esk, which forms an attractive setting for Hawthornden Castle and the ruins of Roslin Castle. Sandstone is the main building material. These are essential factors to be taken into account in the consideration of any development proposal.

3.4 **Roslin Issues.** To maintain the character of the conservation area, historic buildings and monuments must continue to be repaired and maintained, important views of the major features including Hawthornden and Roslin Castles must be protected, and the outstanding natural environment must be appropriately managed. For all properties within the conservation area, 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 the construction of modern buildings, careful attention must be paid to the sensitive use of materials, scale, proportions and details.

4 **ARCHAEOLOGY & HISTORY**

4.1 The following Scheduled Ancient Monuments are situated within the Roslin conservation area:

- Roslin Chapel;
- Roslin Castle;
- Hawthornden Castle.

4.2 The name Roslin is said to derive from the Celtic ‘ross’ meaning rocky promontory and ‘lynn’ a waterfall. It is widely believed that Earl Henry St Clair, 2nd Prince of Orkney, established the parks for fallow and red deer in 1400. In 1446, his son founded Roslin Chapel on the northern ridge of the Glen. It was intended to be a
larger Collegiate Church but was never completed. It suffered damage in the Reformation and ceased to be used as a church in 1592. James St Clair repaired the building in 1736.

4.3 Roslin Castle dates from the beginning of the 14th century soon after the Battle of Roslin, which took place in 1303. The Castle suffered fires and attacks from the English under Henry VIII in 1544. The east block which is partly 16th century in construction, still stands.

4.4 Hawthornden Castle is situated up-stream from Roslin Castle and sits on a triangular promontory. It comprises a ruined 15th century tower with a 17th century house attached. The house was heightened and altered in the 18th century. Appreciation of the natural landscape and the romantic setting with its ruins and antiquities dates back to the 17th century when William Drummond retired to Hawthornden Castle and rebuilt his house there where he wrote about the solace he found on his walks. Ben Johnston visited him in 1618 and the tree under which he sat was called ‘Ben Johnston’s Tree’ and still survives as a 7-metre diameter sycamore stump. There is a warren of caves in the rock below Hawthornden Castle which were popular with tourists in the 18th century, as part of their picturesque tour. The caves are thought to have been hewn in the Bronze Age and there are carvings possibly of this period.

4.5 The Glen abounds with historic associations and picturesque features of romantic associations including reference by Sir Walter Scott. A site of particular historic importance and interest is the location of the Battle of Roslin, which took place on the north banks of the valley. Many writers and painters expressed the special character of the Glen and particularly the Roslin Chapel in the 18th and 19th centuries. Examples include William and Dorothy Wordsworth, Sir Walter Scott, Robert Burns, Lord Byron and artist’s Jacob Moore, Alexander Naismyth, Joseph William Turner, David Roberts, Julius Caesar Ibbetson and William Allan.

5 TOWNSCAPE ANALYSIS

Setting and Views

5.1 Roslin Glen is included within an Area of Great Landscape Value and the Inventory of Gardens and Designed Landscapes prepared by Scottish Natural Heritage (SNH) and Historic Scotland. There are three main components to the designed landscape. These are the drives and approaches, gardens including walled gardens and the woodland paths and walks.

5.2 Hawthornden is approached along a picturesque drive with informal tree planting and wide grass verges. Roslin Castle is reached through Chapel Loan where the drive goes through Roslin Chapel cemetery over a bridge and across a promontory
to the Castle. The gardens include a line of yews, which survive from a late 19th century formal layout. In the 1930s a garden was laid out in formal beds between the yews. South-east of the Castle is a terrace, with vaults below and grass walks above. There is little left of any early garden layout at Roslin Castle. Below the Castle, above the river there are the remains of a shallow earth terrace planted with yew, perhaps the remnants of an earlier garden. There are remains of a walled garden south of Roslin Castle. The walled garden at Hawthornden Castle has some high brick and stone walls remaining and a range of glasshouses on the north wall.

5.3 Roslin Glen is an impressive surviving example of diverse ancient woodland in Midlothian. It is largely deciduous with sessile oak, wych elm, ash, scots pine, sycamore and holly. There are over 200 specimens of flowering plants and 60 species of breeding birds alongside rich lichen and flora. Hawthorn and scots pine on the higher ground contribute to the character of the southern part of the glen at the base of Roslin Castle.

5.4 From the Roslin end, the path leads through two graveyards following the drive to Roslin Castle under a bridge to the west bank with a variety of routes at different levels. One through General Monck's Battery remains of gardens at Rosebank House. The path is lined on the west side with a bank of yews on a stone terrace. Behind is a rhododendron walk, and one of Irish yew. The path passes Hawthornden Castle with overgrown views and arrives at Polton.

Urban Structure

5.5 Roslin Chapel, Roslin Castle and Hawthornden Castle are the main foci of the conservation area. They are all linked together by the landscape of Roslin Glen, with its scenic beauty. Roslin Chapel is approached by road along Chapel Loan, south-east from Roslin village, through open fields. The internationally important stone built building is partially hidden from view by the former Roslin Inn, Roslin Custodian’s Office and trees. It is temporarily sheltered by a steel roof.
Roslin Conservation Area

Roslin Chapel temporarily sheltered by a steel roof.

It can be seen standing in its elevated position when viewed from open fields to the south of the chapel on the edge of the wooded glen. The cemetery to the west is in three steps down a steep hill behind Roslin Chapel, on the edge of Roslin Glen.

Graveyard adjoining Roslin Castle.

5.6 Fields between the village and Roslin Glen near the chapel are of particular landscape importance as they form a plain grassy contrast, emphasising the edge between the densely wooded glen and these fields. All the buildings on this well-defined edge to the village, including modern development outside the conservation area, are an important element to the setting of Roslin Glen as the elevated settlement forms an important skyline.

5.7 Roslin Castle can be glimpsed through trees but may be viewed more closely from the footpath through the glen, where its jagged ruin shapes rise from its elevated position in Roslin Glen above the River North Esk. Views from above of both Roslin Castle and Roslin Chapel can be seen from the B7003.

Roslin Castle glimpsed through the trees.
5.8 Hawthornden Castle has much scenic beauty especially when viewed from an elevated footpath across the river. The setting is intensified by vertical cliff faces of various colours including pinks, greens, purples and ochres surrounded by woodland in precipitous locations.

5.9 Roslin Glen is often hidden, cutting deeply into the landscape. Its scenic quality is concealed until nearly upon it, with the tops of trees rising just above the ground as a clue to its presence. Walks along the footpath have many visual surprises as it meanders and dips up and down in the glen. Sheer cliffs rise in front, with confined glimpses through tangled branches and leaves to the river below.

The glen has many fine features such as Wallace’s Cave, cut in rock in the upper part of the cliffs, and the intriguing ancient caves below Hawthornden Castle.
Roslin Conservation Area

Midlothian

Wallace’s cave.

The lower path leads to the edge of the river with steps and platform cut out of sandstone giving fine vistas at river level.

Roslin Glen is an outstanding landscape that became the archetypal Scottish romantic landscape with its majestic scenery, water falls and ruined castles perched on high rocky outcrops.

5.10 Improvements have been made for visitors to the glen with a landscaped car park and picnic area.

Picnic area in Roslin Glen.

Although sensitive intervention management of the natural landscape has led to the preservation of a high quality ecosystem with a proliferation of moss and profusion of plant species, many scenic views of Roslin Chapel and Roslin Castle have been lost as a result of the establishment of many large trees and undergrowth over the years. Enhancement opportunities are outlined in Section 8.

Footpath at river level.

Views of Hawthornden Castle depicting Roslin Glen’s former glory, (Views in the Lothians 1790).
Architectural Character

5.11 ROSLIN CASTLE is a Category A Listed Building and Scheduled Ancient Monument. The Castle was built in the 15th century with later additions. The Castle is set around a courtyard with ruinous remains of a late 15th century Gatehouse and 16th century Gateway to the northern range, modified in 1690. There are remains of the late 15th century west range and a rectangular-plan tower, a 1597 built east curtain wall tower and range modified in 1622. There is a later 15th century bridge, mostly reconstructed in 1597. The Castle is built of squared, coursed pink sandstone rubble. There are slate and lead roofs and mainly sash, casement or fixed windows, some with astragals.

5.12 ROSLIN CHAPEL is a Category A Listed Building and Scheduled Ancient Monument. It was built in 1446 with later additions, with initial structures of an unfinished cruciform plan church. The exterior carving includes a profusion of complex carvings, examples include the strong features of buttresses and decorations such as crockets, niches and gargoyles. There are stained and plain glass windows. The roof is barrel vaulted with an asphalt covering.

5.13 HAWTHORNDEN CASTLE is a Category A Listed Building and Scheduled Ancient Monument. Although dated 1638, the Castle is the restoration of an earlier 15th century north-east range with the north-west range of 1638. The Castle is three storeys with a garret, five bay Castle-style L-plan tower house with a triangular courtyard built on a steep rock promontory above the River North Esk.
There is a ruinous Castle keep to the south. The Castle is constructed of pink sandstone rubble with ashlar dressings. There are crow step gables. Glazing patterns are of different dates, some are 18th century with thick astragals, whilst there is a row of 19th century dormers. The Castle has a slate roof.

5.14 A guide to listed buildings and building conservation principles in the Roslin conservation area are shown in Appendices A and B, respectively.

**Landscape Character**

5.15 The landscape character of the North Esk, as defined by Scottish Natural Heritage, is characterised by heavily wooded steep valley sides planted with mixed and deciduous species including oak, ash, beech, elm and sycamore. Drystone dykes are a common feature. The policies and areas of several estates within the valley are particularly dominant features. Settlement along the valley is diversified by the variety of Castles and Mansion Houses scattered along the river slopes. These include Hawthornden Castle, Penicuik House and Mavisbank.

6 **CONSERVATION AREA BOUNDARY**

6.1 The majority of the conservation area comprises land to the south-east of Roslin village and the densely wooded Roslin Glen, as protection for the setting of Rosslyn Chapel and Castle. Hawthornden Castle is situated to the northern end of the glen. The surrounding area is included within the conservation area to protect the landscape setting. The conservation area boundary is shown in Appendix C.

7 **PLANNING CONTEXT**

7.1 The character appraisal is important to the formulation 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 Policy and 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 (policies RP20-RP25). The Plan envisages no further development other than minor alterations and/or extensions to existing properties within the conservation area. The conservation area is covered by Protection of the Countryside policy (RP1) and that part located within the Green Belt is covered by Protection of the Green Belt (RP2) policy. Other policies apply.

7.5 **Areas of Great Landscape Value (AGLV)** may be designated under Circular 2/1962. The Roslin 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 with the conservation area.

8.1 A series of possible enhancement proposals include the undergrounding of overhead wiring, the provision of location interpretation boards at key locations, including Roslin Chapel, and the re-establishment and sensitive maintenance of Roslin Glen’s scenic quality including the enhancement of views following further research and a survey of the historic development of the landscape and its character. Any rehabilitation work of this nature will have to safeguard Roslin Glen’s rich ecosystem.

8.2 The proposals are not exhaustive and require further design input, detailed costing and additional public consultation. An assessment of the conservation 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 Roslin 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 Roslin 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 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 (Classes 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 of 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 road 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 conservation area at present. The introduction of such structures could visually intrude and incrementally erode the rural character of the 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 setting of the conservation area. 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 an area of open land, which is
Roslin Conservation Area

Midlothian

sensitive to spoliation by this type of development.
### LISTED BUILDINGS

<table>
<thead>
<tr>
<th>Roslin</th>
<th>Category</th>
<th>Lasswade Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roslyn Castle</strong>, including bridge: 15th century with later additions. Set around a courtyard with ruinous remains of a late 15th century gate house and 16th century gateway to the northern range, modified in 1690. Remains of the late 15th century west range and a rectangular-plan tower, a 1597 built east curtain wall tower and range modified in 1622. Squared, coursed sandstone rubble, slate and lead roofs and mainly sash, casement or fixed windows, some with astragals. Late 15th century bridge, mostly reconstructed in 1597. Also a Scheduled Ancient Monument</td>
<td>A</td>
<td>75</td>
</tr>
<tr>
<td><strong>Rosslyn Chapel</strong>, including vaults, burial mound and boundary walls. 1446 with later additions, with initial structures of an unfinished cruciform plan church. Exterior carving includes a profusion of complex carving including strong features of buttresses, decorations including crockets, niches and gargoyles. Stained and plain glass windows. Barrel vaulted roof with an asphalt covering. also a Scheduled Ancient Monument</td>
<td>A</td>
<td>77</td>
</tr>
<tr>
<td><strong>Rosslyn Cemetery</strong> (part Ancient Monument)</td>
<td>C(s)</td>
<td>76</td>
</tr>
<tr>
<td><strong>Rosslyn College Hill House</strong> (formerly the Old Inn). 1660 with later additions. Two storeys, two bays, traditional L-plan house with flat roofed porch. Sandstone rubble with a harled wing and rough stone margins to the windows.</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td><strong>Custodians’ Office including Boundary Walls and Gateway to Rosslyn Chapel</strong> (formerly stables to Old Inn) 18th century with alterations and additions. Three bays 1 ½ storeys high. Squared sandstone rubble with quoins, droved quoins</td>
<td>B</td>
<td>79</td>
</tr>
<tr>
<td><strong>Hawthornden Castle</strong>. 1638 but is the restoration of an earlier 15th century north-east range, with the north-west range of 1638. Three storeys high with a garret, five bay castle-style L-plan tower house with a</td>
<td>A</td>
<td>8</td>
</tr>
</tbody>
</table>
Roslin Conservation Area

Midlothian

<table>
<thead>
<tr>
<th>triangular court yard. Ruinous castle keep to the south. Sandstone rubble with ashlar dressings, crow step gables. Glazing patterns of different dates, some 18\textsuperscript{th} century with thick astragals, a row of 19\textsuperscript{th} century dormers, mostly 12 pane timber sash and casement and there is a slate roof. Also part Scheduled Ancient Monument</th>
</tr>
</thead>
</table>
BUILDING CONSERVATION PRINCIPLES

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

Building within an historic context requires particular sensitivity. This sensitivity however, may be expressed 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.

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