



ROSLIN CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

MAVISBANK CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek agreement to undertake a formal consultation on; the draft 'Conservation Area Character Appraisal and Management Plan' for the Roslin Conservation Area, attached to this report as Appendix A; and separately the draft 'Conservation Area Character Appraisal and Management Plan' for the Mavisbank Conservation Area, attached to this report as Appendix B.

2 BACKGROUND

- 2.1 Conservation Areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas.
- 2.2 The Roslin Conservation Area was designated in 1972 and covers a small part of the village, Rosslyn Chapel and its setting and Roslin Glen.
- 2.3 The Mavisbank Conservation Area was designated in 1977 and enlarged in 1992 and 2014 and covers Mavisbank House and its grounds, Polton (including the village, Polton Bank and Polton Road), Wadingburn Road and the southern slope of the North Esk Valley in this area.

3 PURPOSE OF CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS

- 3.1 Conservation area appraisals are a non-statutory form of planning guidance recommended by the Scottish Government as part of the ongoing management of conservation areas. The purpose of this

Conservation Area Character Appraisal & Management Plan (CACAMP) is to:

- Highlight the significance of the area in terms of townscape, architecture and history;
- Provide a framework for conservation area management and for managing change within the conservation area; and
- Confirm the importance of the designation of the area and to consider the ongoing relevance of the current conservation area boundaries.

3.2 The purpose of conservation area designation and the conservation area character appraisal is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character.

3.3 Midlothian Local Development Plan 2017 Policy ENV 19 Conservation Areas states that in assessing proposals for development (by way of a planning application) in or adjacent to a conservation area, consideration will be given to any relevant Conservation Area Character Appraisal.

4 CONSULTATION

4.1 The draft guidance will be made publically available on the Council's website for a period of at least eight weeks, and the consultation will be advertised via press release and social media. The Community Councils of Roslin and Bilston, Loanhead and District, Poltonhall and Hopefield and Bonnyrigg and Lasswade, Historic Environment Scotland, the Landmark Trust and other relevant local community groups will be notified of the consultations on the draft CACAMPs and be invited to make comment. The comments received through the consultations will be reported back to Planning Committee.

5 RECOMMENDATION

5.1 Planning Committee is asked to:

1. approve the draft Roslin Conservation Area Character Appraisal and Management Plan and the draft Mavisbank Conservation Area Character Appraisal and Management Plan for consultation;
2. authorise the Planning Manager to make any necessary minor editing and design changes to the draft Conservation Area Character Appraisal and Management Plans prior to publication.

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Date: 13 November 2020

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Background Papers: The Midlothian Local Development Plan 2017 and the attached Conservation Area Character Appraisal and Management Plans for Roslin and Mavisbank.



Roslin

Conservation Area Character
Appraisal & Management Plan

DRAFT

MIDLOTHIAN COUNCIL
NOVEMBER 2020

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Introduction

1. Conservation areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian is required to determine which parts of their administrative area should be designated as conservation areas.
2. 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. The character of a conservation area is not a simple matter of style, it is a combination of street layout, building density, building scale and building form.
3. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas. The purpose of this Conservation Area Character Appraisal and Management Plan (CACAMP) is to:
 - Highlight the significance of the area in terms of townscape, architecture and history;
 - Provide a framework for conservation area management and for managing change within the conservation area; and
 - Confirm the importance of the designation of the area and to review the current conservation area boundaries.

The CACAMP will define how change is managed within the conservation area, identifying specific opportunities for enhancement and it will inform planning decisions in the conservation area. The purpose of conservation area designation and the CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character.

4. Roslin is located 7 miles south of Edinburgh and 2 miles north east of Penicuik, to the east of the A701 (the original Edinburgh to Dumfries trunk road). It has a population of approx. 1,750. The village of Roslin sits on high ground north of the River North Esk, which passes through the steep sided wooded glen known as Roslin Glen.
5. Roslin Conservation Area was designated in 1972 and comprises three areas of distinct character – the south-east side of the village, Rosslyn Chapel and its setting, and Roslin Glen. The boundary was reviewed and the Conservation Area re-designated in 1996. The Conservation Area boundary overlaps in parts with the following designations:
 - North Esk Valley Special Landscape Area;
 - Roslin Glen and Hawthornden Castle Designed Landscape;

Roslin Conservation Area Character Appraisal & Management Plan

- Battle of Roslin Inventory Battlefield site;
- Roslin Glen Site of Special Scientific Interest (SSSI); and
- Roslin Glen Country Park.

Figure 1: Roslin Conservation Area

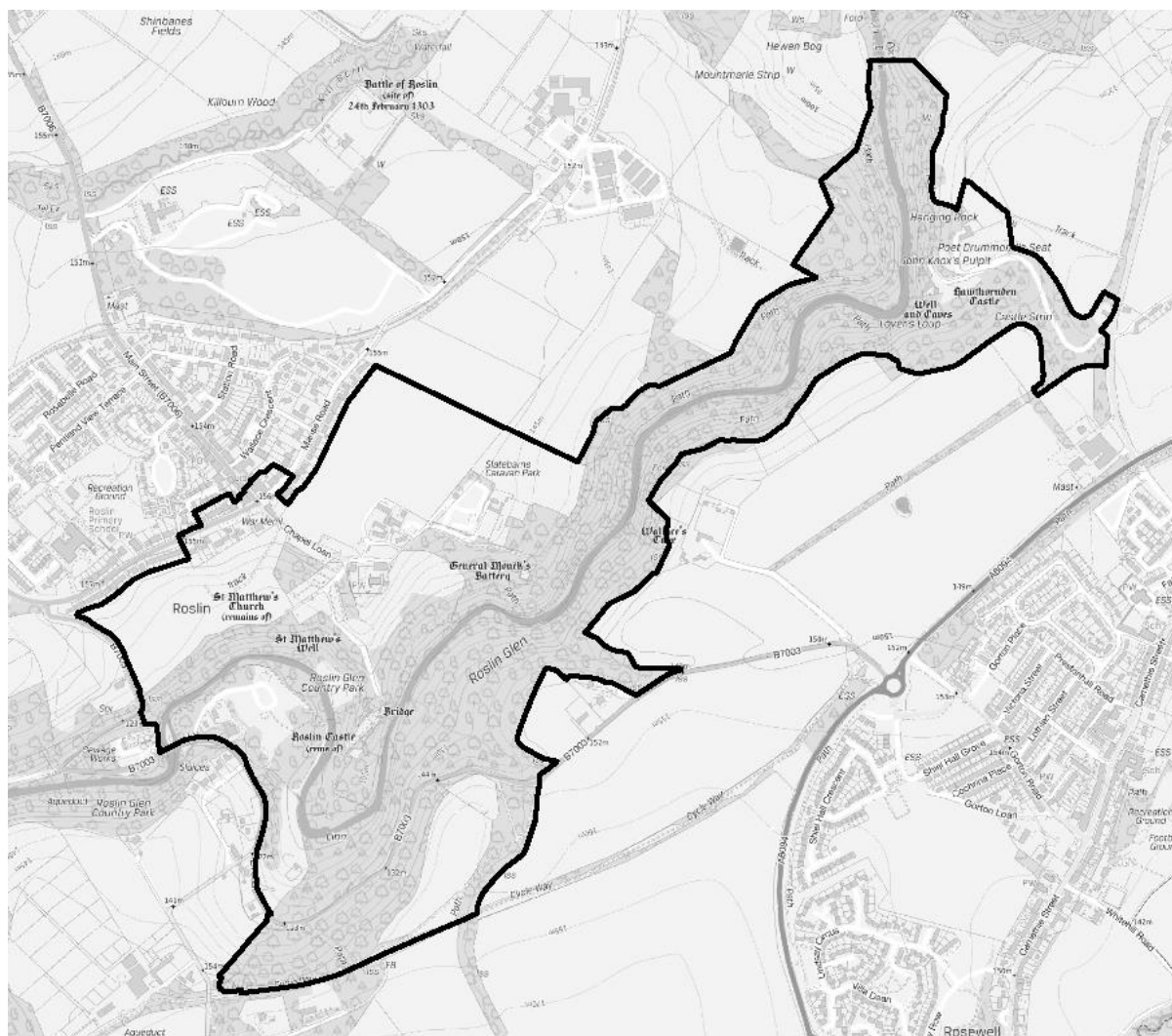
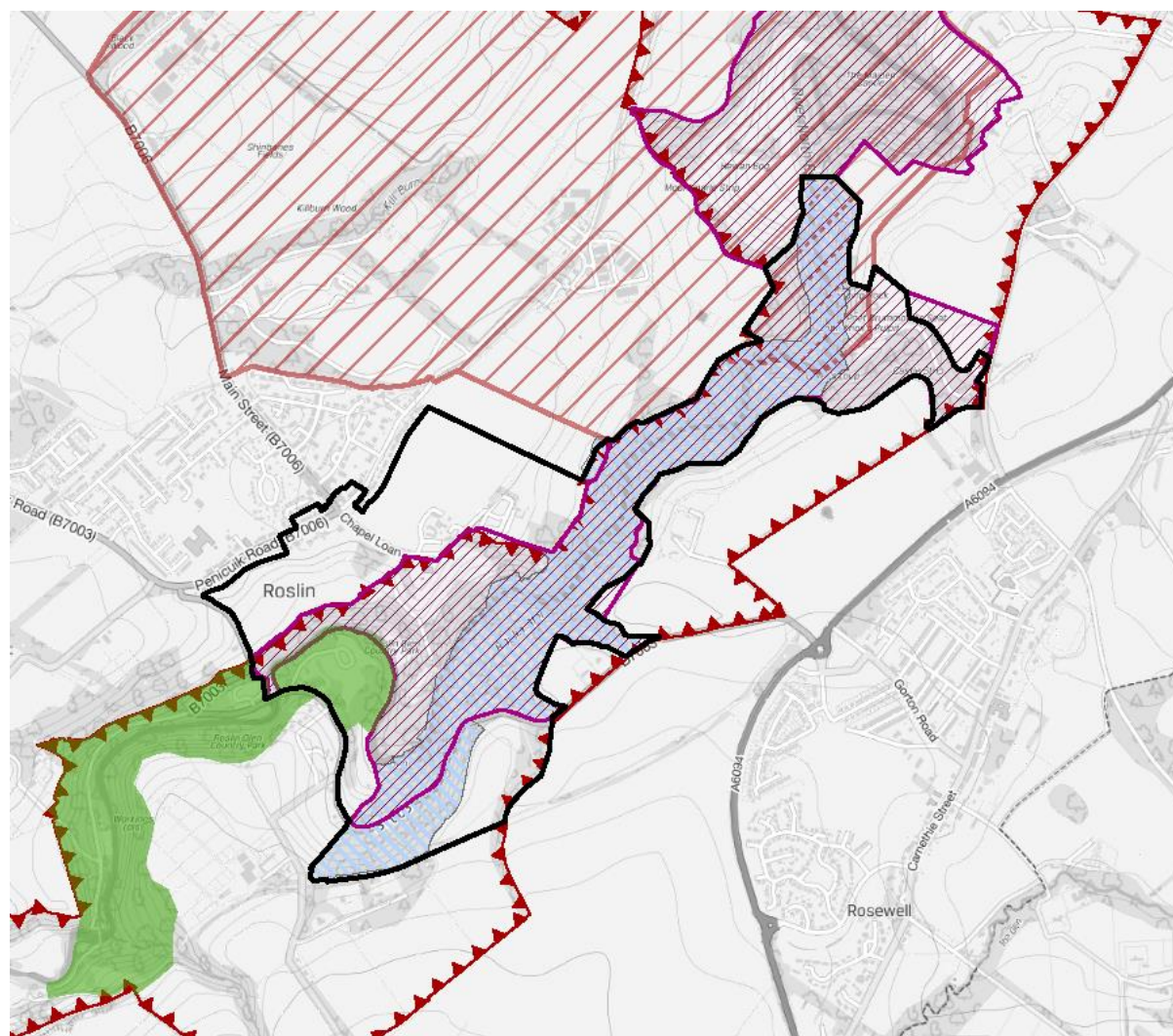


Figure 2: Roslin Conservation Area and Other Designations



-  Roslin Conservation Area
-  Roslin Glen Country Park
-  Roslin Glen and Hawthornden Castle Designed Landscape
-  Roslin Glen Site of Special Scientific Interest (SSSI)
-  North Esk Valley Special Landscape Area
-  Battle of Roslin Inventory Battlefield site

Historical Development and Significance

Origins of the Settlement

6. Roslin village originated as a Pictish settlement in 3rd Century AD. The Barony of Roslin was granted to the Sinclair family in the 12th century. The family still owns land in the area including Rosslyn Chapel and Roslin Castle. In 1303 the area to the north east of the current village was the site of a battle (now known as the Battle of Roslin) in the First War of Scottish Independence.
7. Roslin Castle is located on a rocky promontory above the River North Esk. The original castle on this site was built following the 1303 Battle of Roslin. The present castle dates from 16th and 17th centuries, but is part ruinous. Rosslyn Chapel was founded in 1446 as a collegiate church by William Sinclair, 1st Earl of Caithness. Its architecture is particularly significant, and internationally acclaimed. Hawthornden Castle, which is located on the south bank of the River North Esk downriver from Roslin Glen, is a tower house built in 1638 with a ruinous 15th century tower.



8. Roslin Glen is a steep sided wooded glen on either side of the River North Esk. Roslin Glen Country Park covers most of the glen, with its eastern most section also covered by the conservation area designation. From the early 1600s the glen was laid out with riverside walks centred on Rosslyn Chapel, Roslin Castle and Hawthornden Castle. The glen, studded with natural and antiquarian features, became popular with tourists from the 18th century onwards.
9. In 1456 King James II granted Roslin a charter making it as Burgh of Barony with the right to a market cross, a weekly market and an annual fair. The foundations of the cross are buried under the centre of the crossroads of Main Street, Manse Road, Penicuik Road and Chapel Loan, and metal studs in the pavement near the Original Rosslyn Hotel mark its location.



10. The village in its current form grew in the 1800s as a mining village, although little of the village is included in the Conservation Area. The crossroads at the centre of the original village are included in the Conservation Area, and can be seen on the Roy Lowland Map of 1752-55 surrounded by a few buildings.



Archaeological & Historical Significance

11. Rosslyn Chapel, Roslin Castle and Hawthornden Castle are the main focus of the Conservation Area. They are all linked together by the landscape of Roslin Glen with its scenic beauty. Roslin Glen as a cultural landscape particularly developed during the 18th and 19th centuries, epitomising the Scottish Romantic landscape portrayed by numerous artists, historical and literary figures. The poet William Drummond of Hawthornden settled here, and both poetry and place inspired Robert Burns; Lord Byron; Sir Walter Scott; William and Dorothy Wordsworth, and artists Alexander Nasmyth and William Turner. The work of Sir Walter Scott helped to popularise Roslin as a visitor destination following the publication of "The Lay of the Last Minstrel".



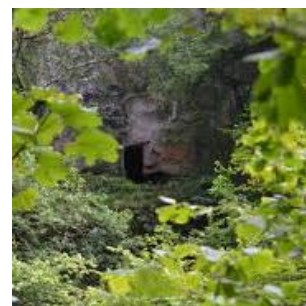
12. College Hill House, which is the neighbouring property to Rosslyn Chapel was built around 1660 and served as the village inn until 1866. The innkeeper, who was also Custodian of the Chapel, hosted a number of famous visitors including Dr Samuel Johnson, James Boswell, Alexander Nasmyth, Robert Burns and William and Dorothy Wordsworth. Many left their signatures etched on the window panes, and these have been preserved. From 1866 to 2002 it was the home of the Earl of Rosslyn's factor and stewards of the Chapel. It is now holiday accommodation.



13. The water power from the river and local supplies of coal supported the industrialisation of the glen in the 18th century. In the early 18th century Roslin was famous for its bleachfield on the river bank. The bleachfield site later became the site of Richard Whytock's carpet factory when it had to relocate from Lasswade in 1868. His world famous tapestry carpets were manufactured at the Roslin factory for nearly 100 years. The site is now the car park for the Roslin Glen Country Park and lies within the Conservation Area.



14. The area has been associated with the St Clair family since the 11th century. William de Sancto Claro came to England with his cousin William the Conqueror in 1066, and moved to Scotland following the grant of lands and the Barony of Roslin by King Malcolm Canmore. The first castle was built around 1070, and was replaced by a castle on the site of the current Roslin Castle in the early 14th century. Rosslyn Chapel was founded by William St Clair in 1446, with the village of Roslin developing to house the artisans commissioned to build the chapel. The Chapel and Castle are still in the ownership of the St Clair family (the Earl and Countess of Rosslyn).



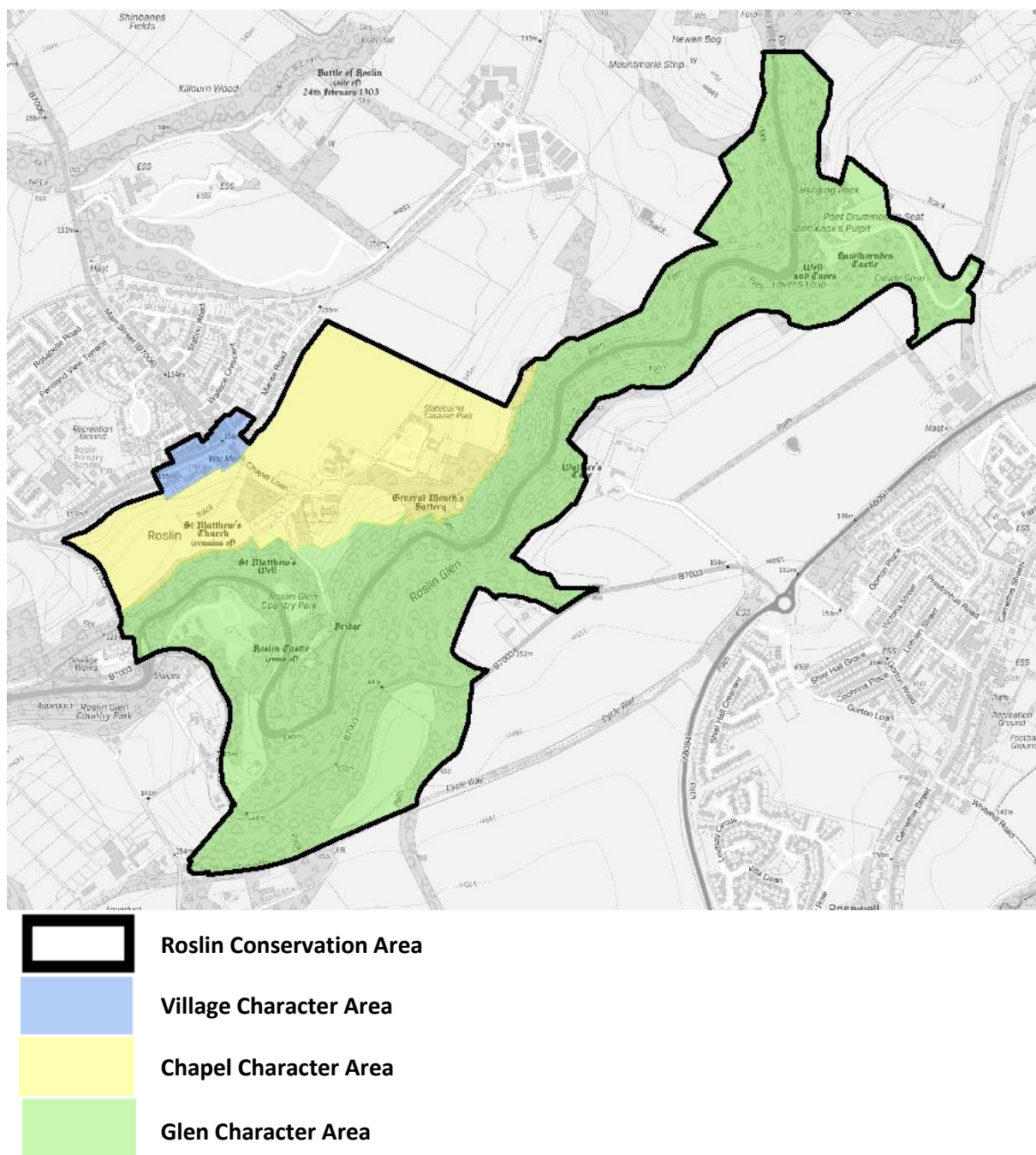
15. There are three Scheduled Monuments in the Conservation Area – Rosslyn Chapel (burial ground, buried remains of nave and remains of St Matthew's Church), Rosslyn Castle and Wallace's Cave (cave and rock carvings). Wallace's Cave is located in a cliff face above the

River North Esk. It is believed to be where Alexander Ramsay of Dalhousie and his troops hid from the English army, which had captured Edinburgh in 1338. There is no evidence of a connection to William Wallace (despite the name). In a nearby recess in the cliff face there are a series of rock carvings of prehistoric date. These rock carvings are a well-preserved and rare occurrence of pre-historic (possibly Bronze Age) rock art in eastern and lowland Scotland, still in their original setting.

Townscape Analysis

16. Three different character areas can be identified in Roslin Conservation Area – the village, the chapel (and surrounding area) and the glen (including Roslin Castle and Hawthornden Castle). These character areas are simply a means of describing areas of common characteristics (architectural, historical and layout) within this appraisal. They have no administrative, legal or other significance.

Figure 3: Roslin Conservation Area Character Areas



Architectural Quality & Built Form

17. The built form of the village character area developed around the crossroads which form the junction of Chapel Loan, Manse Road, Main Street and Penicuik Road. The architecture is mainly Victorian of sandstone and slate, comprising larger buildings on the north-eastern and north-western (both hotels) and residential scale buildings. The residential properties on the northern side of Penicuik Road are set closer to the road, with small front gardens and comprise terraced or semi-detached properties. On the south side of Penicuik Road and Manse Road, the properties are set back from the street. There is a grassed area separating the properties from the road, which was formerly the village green. The village war memorial is located in this greenspace, close to the crossroads. The properties on the southern side of Penicuik Road are mainly Victorian detached villas with large front and rear gardens, complemented by some infill development from the early 1900s and a modern villa at the corner with Chapel Loan.



18. The built form of the chapel area is naturally dominated by Roslin Chapel. Upon leaving the village via Chapel Loan, the character immediately changes from village scale urban to rural, largely because of the hedgerows and mature trees lining the lane and because of the open fields on both sides. The car parks for the Chapel are well screened behind the established hedgerows. There is no dominant architectural character – the Chapel dates from the 1400s, Collegehill House dates from the 1600s, the visitor centre is a 21st century addition, and the buildings at Slatebarns Farm are a mix of traditional Victorian farm buildings and 20th century additions. The character of this area is rural, with very limited built development.



19. The glen area is characterised by the deeply incised wooded and largely undeveloped river gorge. The only built structures are Roslin and Hawthornden Castles, and the few remaining structures at the former carpet factory. Although the River North Esk experienced significant industrial development in the 19th century, the section that lies within the Roslin Conservation Area down river of the bleachfields/carpet factory has remained undeveloped except for the two castles.



Materials

20. The buildings in the Conservation Area are primarily of sandstone masonry construction. The masonry finished on the principal facades are mainly rough pointed ashlar, often snecked and with a form of tooling to the face. Side and rear facades are a mixture of rubble masonry and brick with render. Some buildings have decorative and detailed finishes such as carved window and door surrounds. Roofs are finished in slate, with most appearing to be Welsh slate. Whilst some original windows and doors have been replaced, the majority retain the original style and character. Windows are mainly timber framed sash and case with two panes, although other patterns are present. Doors are mainly traditional style timber panelled.



21. Roslin 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. Rosslyn Chapel is built of ashlar sandstone (cream and grey) with deeply carved sandstone dressings. Windows are stained glass and leaded. The roof is barrel vaulted with asphalt covering. Hawthornden Castle is built of pink sandstone rubble with ashlar dressings. It has a slate roof and cast iron rainwater goods. The glazing patterns are of various dates, including some from 18th century with thick astragals, and a row of 19th century dormers. The windows are mostly 12 pane timber sash and case, with some nine and four pane also. Collegehill House was built in 1660, with alterations taking place in the 1760s and early 1800s. It was fully refurbished in 2002. Its walls are dressed sandstone blocks, now covered with harl and limewash. The roof is pantile, with slate run-off.



Setting and Views

22. The landscape setting for this Conservation Area is dictated by the deeply incised wooded gorge of the River North Esk. Roslin Castle, Rosslyn Chapel, Hawthornden Castle and the village of Roslin sit on elevated ground above this glen. Much of the Conservation Area lies within the Glen, which is a nationally designated historic designed landscape, a Site of Special Scientific Interest (SSSI) and a Country Park. The Glen also sits within the locally designated North Esk Valley Special Landscape Area and contains a designated Local Biodiversity Site.



23. Roslin Glen a cultural landscape particularly developed during the 18th and 19th centuries, epitomising the Scottish Romantic landscape portrayed by numerous artists, historical and literary figures. The gorge supports a mixed deciduous wood with ground flora characteristic of ancient woodland. From the early 1600s the glen was laid out with riverside walks centred on Rosslyn Chapel, Roslin Castle and Hawthornden Castle. The glen became popular with tourists from 18th century.
24. Within the glen, views are found looking across and up to Hawthornden Castle, and from Roslin Castle along the glen. Additional views are gained from the castles and from the walk which extend below them. There are numerous views over the tree canopy into the surrounding countryside from other high level walks along the glen.
25. The glen is largely hidden from view when in the village or on Chapel Loan. The views from these areas are of rolling countryside, with significant tree cover, agriculture and some low density development. The fields between the village and the glen are of particular landscape importance as they form a plain grassy contract, emphasising the edge between the densely wooded glen and these fields. These fields are also prime agricultural land. 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 and the conservation area.



Public Realm, Open Space and Trees

26. The public realm in the Conservation Area consists of the roads and footways in the village, the narrow lane (Chapel Loan) which provides access to Rosslyn Chapel, Roslin Castle and Slatebarns, and part of the Roslin to Rosewell road (B7003) with its narrow footway. The roads and footways are tarmac. The paths leading along the Glen largely follow those depicted on the 1854 Ordnance Survey map. Part of the western boundary of the Conservation Area is formed by a path and steps between the upper and lower sections of the B7003. These steps (known locally as “Jacob’s Ladder”) were originally created by the local Scout Troop in 1913, and were used by workers travelling between the village and the Carpet Factory. The steps were restored by the community in 1989, and remain used by walkers.



27. Open space within the village section of the Conservation Area is limited to the former green between the road and the houses on the south side of Penicuik Road. This area is now simply a strip of close mown amenity grassland punctuated by driveways to the houses. It is also where the village war memorial is located, which is framed by two flowerbed and public benches. The semi-mature trees, planted as a linear feature along the space, parallel with the road provide an important contribution to the setting of the buildings and the overall character of this part of the Conservation Area.
28. Much of the Conservation Area is covered by mixed deciduous woodland. Significant parts of the glen are covered by semi-natural ancient woodland, consisting mainly of oak, ash, beech, sycamore, hazel, holly, scots pine and hawthorn. Other parts of the gorge woodland which characterises deeply incised valley of the River North Esk are of more recent origin, but add significantly to the character, biodiversity and cultural value of the glen and the Conservation Area.

“I never passed through a more delicious dell than the Glen of Roslin”

Dorothy Wordsworth, 1803

O'er Roslin all that dreary night
A wondrous blaze was sene to gleam . . .
It glared on Roslin's castle rock,
It ruddied all the copse-wood glen
'Twas seen from Dryden's groves of oak
And seen from caverned Hawthornden . . .

from The Lay of the Last Minstrel, Sir Walter Scott, 1805

Assessment

Significance

29. The area covered by Roslin Conservation Area is of significant historical and cultural importance, not just within Midlothian, but also internationally. This significance dates back to at least the 13th century when Sir Henry St Clair, 3rd Baron of Rosslyn became the first St Clair to live at Rosslyn. The barony was first awarded to William St Clair (cousin of William the Conqueror) in 1070. The oldest surviving part of the castle dates from the early 1300s. The castle was severely damaged in 1544, leading to the construction of much of the current castle in the late 1500s. Rosslyn Chapel was founded by the 11th Baron of Rosslyn in 1446, and is a premier example of Scottish Gothic architecture. It is a building of international renown and significance, attracting visitors from across the world.
30. Roslin Glen is an outstanding landscape that became the archetypal Scottish romantic landscape with its majestic scenery, waterfalls and ruined castles perched on high rocky outcrops. The densely wooded and deeply incised valley of the River North Esk is particularly dramatic and strongly contained in the Roslin Glen area. A strong sense of naturalness and seclusion can be experienced in the valley, despite the proximity of settlements and transport corridors.

Condition

31. Overall, Roslin Conservation Area is in good condition. This applies to all of the character areas within the Conservation Area. Within the village character area the buildings have mostly retained original features including windows and doors, and more recent changes such as the planting of trees on the open space and the modern villa at the junction of Penicuik Road and Chapel Loan have complemented the character of the conservation area. Within the chapel character area, modern additions such as the Visitor Centre, as well as the restoration of College Hill House and the steading conversion at Slatebarns respect and enhance the character of the Conservation Area, whilst maintaining the very low density of development and the separation of the cluster of buildings around the Chapel from the village, which is a key component of the character of the area. The glen character area is also in good condition overall with both castles being actively cared for, and the woodland areas are being managed.

Opportunities

32. For a conservation area in overall good condition such as Roslin, the main opportunities relate to the ongoing preservation of its character and original buildings features. In particular for Roslin, this includes maintaining the very low density of development in the Chapel and Glen areas, undertaking ongoing, proactive woodland management in the Glen, ensuring that the provision of access for visitors to and around the area continues to be sensitively managed, and maintaining the separation of the village from the chapel area.
33. There may be some value in reviewing the boundary of the Conservation Area at some point in the future to include more of the historic core of the village, for example Manse Road, Main Street, Station Road and further along Penicuik Road. These areas are worth consideration for their historic/architectural interest and for their contribution to the setting of the Chapel and Glen character areas. The properties on the south side of Manse Road and Penicuik Road are particularly relevant to the setting of the Chapel and Glen areas.

Challenges

34. A major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been largely avoided to date in the Roslin Conservation Area, but care is needed to ensure negative incremental changes are avoided.
35. Roslin Conservation Area has, so far, also avoided intrusive modern development which has had a negative impact on the character. The modern development which has occurred has been sensitively designed, and therefore complements the character of the Conservation Area. Again, care is needed to ensure any future development is also sensitively designed and also complements the character of the Conservation Area. The almost undeveloped character of the Glen requires careful protection.
36. On-going management of the effects of the large number of visitors accessing the Conservation Area, particularly Rosslyn Chapel and Roslin Glen is required. Recent new car parks for the Chapel have been carefully designed to blend with the surrounding open fields, but care must be taken to ensure that development does not encroach further onto this vital open space between the village and the Chapel/Slatebarns. Maintaining and improving pedestrian access throughout the Conservation Area is important, and whilst the physical geography of the area will limit accessibility to some members of the public, particularly those with mobility challenges, opportunities to increase accessibility are encouraged.
37. The most notable public realm feature of the Conservation Area is the open space that used to be the former village green. There are the metal studs in the pavement near the original Rosslyn Hotel marking the location of the village market cross. Other than these the existing public realm has no particular historic significance or character. Any future changes will need to respect and enhance the character of the Conservation Area. The same applies to signage and display boards.

Management Plan

38. The purpose of this Conservation Area Management Plan for Roslin Conservation Area is to set out the actions required to maintain and enhance the elements which contribute to the special architectural and historic interest of the Conservation Area, as described in the Conservation Area Character Appraisal. This Management Plan is intended to inform the actions of Midlothian Council and other stakeholders, including property owners and occupiers, in relation to the built environment within Roslin Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

Issues Facing the Conservation Area

39. The key issues facing the Conservation Area are:
- the need to avoid cumulative negative impact from incremental changes to individual buildings, the public realm and open spaces;
 - managing the effects of the large numbers of visitors to the Chapel and Glen; and
 - maintaining the separation of the village from the Chapel/Slatebarns, and the undeveloped character of the Glen.

Opportunities for Enhancement

40. Most of the traditional buildings in Roslin are built of relatively thick, solid stone walls pointed in lime mortar. This traditional method of building enables the structure to 'breathe' as it is able to accommodate varying moisture levels by taking in and then evaporating moisture. These buildings usually have good ventilation under the floor and air movement is encouraged by open flues and through roof spaces. Breathing buildings are comfortable and healthy to live in. Repairing traditional buildings with modern materials such as cement mortar, gypsum plaster, modern formula paints and replacement windows will frequently lead to problems with damp, stone decay and rot in timbers.
41. The following sections provide information on construction methods and materials used locally, and expectations for the repair and restoration of traditional buildings in the conservation area.

Roofs and Chimneys

Original roof pitches and coverings should be preserved. Roof coverings are usually natural slate (most commonly Welsh or Scottish in Midlothian) which gives a distinctive character and texture to roofs that substitutes cannot easily replicate. When repairing or reroofing, the preferred option is to use matching slate.

The detailing of roof lights, dormers, copings and flashing is equally important to the overall appearance of the roof and any change of materials should be avoided. Repair and restoration of dormer windows should match the original design, materials and profiles closely. Original chimney stacks (stalks) and pots should be maintained where possible. Lead should usually be used to repair or replace dormer window flashings, roof valley gutters and skew gutters.

Masonry Walls

Traditional masonry walls are built with two 'skins' of stone and lime mortar. The core between the skins is filled with broken stone, lime mortar waste and rubble. The outer layer or face is either random rubble (to take harl or smooth lime render) or ashlar (stone blocks with smoother or textured face built with fine joints). The inner skin is rubble with wider joints and lime mortar. Horizontal timber laths are fixed to the inner face to take two or three coats of lime plaster. The cavity between the laths and the stone face allow air movement and the evaporation of any moisture in the wall. Original masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out.

Moisture in the base of walls can be reduced by lowering ground levels, improving drainage around the buildings, replacement of cement mortar with lime mortar and ensuring underfloor ventilation is functioning effectively. Stone repairs should be carried out using matching stone and lime mortar. Reconstituted stone is not an appropriate finishing material in the Conservation Area. Using a mortar analysis service, such as that offered by the Scottish Lime Centre, can help identify suitable mortar for repairs and maintenance.

Windows and Doors

Original door and window openings possess the correct proportions for a building and should be retained to preserve the architectural integrity of the buildings. Original mullions should also be retained.

Additional window opening should be of an appropriate size and proportion, and should not spoil symmetry.

Most original windows in traditional buildings are either casements or sash and case. Repair or restoration of traditional windows is preferred over replacement, and replacement with windows in other materials such as aluminium or uPVC is not recommended or supported. Any replacement windows on the front and all sides of a traditional building in the Conservation Area which is visible to the public should match the original in every detail, including materials, design, opening method and paint finish.

Any original glazing should be investigated for its historic importance, and retained if merit is established (for example, Crown glass). Where existing glazing has no special merit, it may be possible to insert modern "slim profile" double glazing into the existing frames and astragals with minimal effect on the original profile.

Traditional doors are normally timber and panelled. Rear doors are usually plainer in style. Original doors should be retained and restored wherever possible. Where replacement is unavoidable, new doors should be timber and traditional in style, with door hardware in keeping with the character of the building.

External Details

A wide range of details contribute to the character of a conservation area, and it is important that these are not lost. Important details include rainwater goods, external pipework, finials and stone details such as skews, cornices, balustrades, door and window surrounds and other ornamentation. Stone walls and metal railings should be retained.

Satellite dishes will usually not be permitted on principal or public elevations or above the ridge line of the roof unless there are technical reasons for such a location. Equipment should be placed in unobtrusive locations to minimise their impact.

Streetscape and Street Furniture

Any future works to the public realm in the Conservation Area should use suitable materials. Detailing should be in keeping with existing traditional styles. Street signage should be carefully located and kept to the minimum amount possible.

Trees

Under Section 172 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, trees in conservation areas are given some protection. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the planning authority six weeks' notice. The purpose of this requirement is to give the planning authority an opportunity to consider whether a Tree Preservation Order should be made in respect of a tree. Further information and a link to relevant application forms is available at www.midlothian.gov.uk.

Midlothian Local Development Plan 2017

Policy ENV 19 Conservation Areas

Within or adjacent to a Conservation Area, development will not be permitted which would have any adverse effect on its character and appearance. In assessing proposals, regard will be had to any relevant Conservation Area Character Appraisal.

New buildings, extensions and alterations

In the selection of site, scale, choice of materials and design, new buildings, and extensions and alterations to existing buildings, must preserve or enhance the character and appearance of the Conservation Area. Materials appropriate to the locality or structure affected, will be used in new building, extensions or alterations. Care in the design of replacement windows and doors will be required on the public frontage of buildings.

Demolition

Demolition to facilitate new development of part or all of a building or structure that makes a positive contribution to a Conservation Area will only be permitted where it can be shown that:

- A. The structural condition of the building is such that it cannot be adapted without material loss to its character to accommodate the proposal; and***
- B. The Conservation Area will be enhanced as a result of the redevelopment of the site; and***
- C. There is no alternative location physically capable of accommodating the proposed development.***

Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.

Roslin Conservation Area Appraisal & Management Plan

Appendix 1: Listed Buildings & Scheduled Monuments

Listed Buildings

Address	Description	Category	Ref No.
Rosslyn Castle, excluding Scheduled Monument SM1208	<p>Late 15th century castle with later additions and alterations, set around a courtyard.</p> <p>Comprises the ruinous remains of late 15th century gatehouse and 16th century gateway to the north range; the remains of a late 15th century west range and rectangular plan tower; the east curtain wall and east range (built 1597) and modified and embellished in 1622; a later 15th century bridge, which was largely reconstructed in 1597 with substantial later repairs. The east range only is listed, the remaining elements designated as a scheduled monument (see separate designation record).</p>	A	LB13026
Rosslyn Chapel (Episcopal), former Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding Scheduled Monument SM6458	<p>Initial structures of an unfinished cruciform-plan church. 1446 with later alterations and additions.</p> <p>Full-height 5-bay gothic chancel with projecting, lower flanking aisles linked by flying and salient buttresses between bays with pyramidal finials and crockets, with a further 2-bay buttressed projection to E. Lower level sacristy to E and later vestry of chamfered square-plan added to W end, 1861 2; beginnings of the E transept walls to W.</p> <p>Cream ashlar sandstone with deeply carved sandstone dressings; grey ashlar sandstone to vestry. Profusely decorated with crockets, niches, and gargoyles. Moulded base course; cill course to traceried windows at ground continuous around door; columned mullions to aisle windows; carved floral hood moulds with mask terminals with further carved foliate motifs around arch; each buttress with richly carved pedestal and canopy (statues now missing); eaves cornice with floreate bosses to aisles; string course at impost level to transept windows, continuous around windows as hood mould with floreate bosses beneath; evenly disposed carved motifs around margins of transept windows; eaves course with heraldic shields and gargoyles. Vestry with set back angle buttresses, upper levels with stepped pyramidal canopies over figures; smaller canopied figures to chamfered angles; hood moulds over door and flanking windows; rose window to W; thick blocking course above floreate bossed cornice with geometric and foliate blind fretwork; trefoil detail to parapet above.</p>	A	LB13028

Roslin Conservation Area Character Appraisal & Management Plan

Hawthornden Castle, including gatepiers, boundary walls, wellhead drinking fountainhead, outbuilding and caves	<p>Five-bay castle style L-plan tower house, built in 1638, and a ruinous 15th century tower, set around a triangular courtyard.</p> <p>It is built on a steep rock promontory above the River North Esk. The northeast range is a 1638 restoration of an earlier 15th century building. The northwest range was built in 1638. An attic and stair were added in the 19th century. The main block is three storeys high (on a laigh, or basement, floor) with a garret. It is built of pink sandstone rubble with ashlar dressings. There is a band course and eaves course to the southeast elevation of northwest range and a round tower to the north angle with string and eaves courses. It has crowstepped gables.</p>	A	LB13023
Rosebank Cottage (formerly stables) and boundary wall, Roslin	<p>Quadrangular classical former stable block. Late 18th century with later alterations and additions.</p> <p>Single storey 4-bay ranges to SW and NW (single storey, pitched range, formerly farrier's shed, to NE) with 2-storey, single bay pavilions with tall Diocletian windows at S, W and N angles. Squared sandstone rubble with polished and droved ashlar dressings (brick to parts of NE addition). Base course; band course between ground and 1st floor to pavilions; eaves course; raised margins to openings; channelled quoins.</p>	B	LB13027
Custodian's Office (Stables to Old Inn) including boundary walls and adjoining gateway to Roslin Chapel, Roslin	<p>1 1/2 storey, 3-bay traditional rectangular-plan office with lower single storey, 2-bay addition set back to left, with flat roofed block to angle, and wall with pedestrian gateway to right. 18th century with later alterations and additions.</p> <p>Squared sandstone rubble; long and short surrounds to openings with relieving arches and heavy, block lintels; droved long and short quoins.</p> <p>BOUNDARY WALLS: high coped rubble boundary wall enclosing Rosslyn Chapel and burial ground. Pedestrian gateway set to W of stable: architraved gateway with geometric carved decoration and similarly decorated and pediment with carved fragment (probably from Rosslyn Castle) set above; deep set, boarded door with decorative iron hinges.</p>	B	LB13030

Roslin Conservation Area Character Appraisal & Management Plan

Collegehill House, formerly the Old Inn, including boundary walls and gateway, Roslin	2 storey, 3-bay traditional L-plan house with flat-roofed square-plan porch to re-entrant angle at rear. Dated 1660 with later alterations and additions. Sandstone rubble with harled wing to W; rough stone margins to windows and raised cills to harled block; date inset over lintel. BOUNDARY WALL AND GATEWAY: pointed-arched pedestrian gateway adjoining house to E. High rubble boundary walls.	B	LB13029
Hawthornden Castle Lodge	Single storey lodge to Hawthornden Castle. Early-mid 19th century with later alterations and additions. Originally rectangular-plan with canted bay to S angle, since extended NW and NE. Squared sandstone rubble (random rubble to NE addition; harled NW addition) with shaped rubble, chamfered surrounds to windows; base course; raised, painted cills to windows; eaves course. Fixed diamond-paned, zinc pointed-arch windows; 2-pane timber sash and case windows to addition; grey slate piended roof; slate to additions; substantial ashlar coped stack to centre ridge of original lodge; cast-iron rainwater goods.	C	LB44142
Roslin Cemetery, including gates, gatepiers and boundary walls, excluding Scheduled Monument SM6458	Late 19th- early 20th century with some headstones dating from the late 18th century. Two walled and gated graveyards on ground falling to SW and separated N-S by a track which leads to Rosslyn Castle. UPPER GRAVEYARD: smaller; snecked, bull-faced sandstone boundary walls with stepped, castellated cope to N and shaped rubble cope to remainder. Square-plan banded bull-faced and ashlar gatepiers with polished ashlar cornice and obelisk cap. Decorative wrought-iron gates. Contains predominantly headstones from late 19th and 20th century. LOWER GRAVEYARD: larger; snecked bull-faced sandstone boundary walls and shaped rubble cope. Square-plan bull-faced gatepiers with polished ashlar cornice and stet obelisk caps. Lower graveyard contains predominantly headstones, some wall-monuments, with several dating from the late 18th century (earliest, 1782). Single storey 2-bay bull-faced sandstone, crowstepped gabled CARETAKER'S HUT to SW boundary wall: chamfered ashlar bipartite window to each bay. Grey slate roof; red clay stack to N gablehead; cast-iron rainwater goods.	C	LB44178

Roslin Conservation Area Character Appraisal & Management Plan

Roslin Glen Hotel, Penicuik Road, Roslin	<p>2-storey, 4-bay baronial revival hotel with single storey rendered and timbered addition to NE. Archibald Sutter, 1868.</p> <p>Wallhead stack to centre and full-height, 3-light canted window to outer right. Stugged and snecked ashlar sandstone with stugged, droved and polished dressings. Base course; string course between ground and 1st floor of canted block; chamfered reveals to windows; dormers to 1st floor windows; long and short quoins. 4- and 2-pane timber sash and case windows; mullions to tripartite windows to NE and to bipartite window to SE; small-pane windows to addition. Purple slate roof; grey slate, piended roof to addition; ashlar skews; terracotta, barleysugar cans flanking plain cylindrical can to wallhead stack to SE; ashlar coped gablehead stack to SW and to NW; cast-iron rainwater goods.</p>	C	LB44177
The Original Rosslyn Hotel, Main Street, Roslin	<p>2-storey, 6-bay hotel with single storey, 4-bay separate addition to E. 1857 with later addition to E, dated 1892.</p> <p>Stugged ashlar sandstone; stugged and snecked ashlar sandstone to addition; base course; raised, painted and droved margins to windows; strip quoins to 3-bay block to right; quoins to angles of block to left. 12-pane timber sash and case windows; small-pane porch and 8-pane fixed horizontal window to addition. Grey slate roof; piended slate roof to addition; ashlar coped stacks; ashlar skews; cast-iron rainwater goods.</p>	C	LB44175

Roslin Conservation Area Character Appraisal & Management Plan

Scheduled Monuments

Title	Description	Ref No
Rosslyn Chapel, burial ground, buried remains of nave and remains of St Matthew's Church, Roslin	<p>The monument is the burial ground and buried remains of the nave associated with Rosslyn Chapel, dating to the 15th century, and the remains of the late medieval church of St Matthew's. The remains around Rosslyn Chapel survive exclusively as buried remains. St Matthew's chapel is visible as the standing remains of two buttresses and grass-covered footings.</p> <p>The scheduled area is in two parts, one of which is irregular on plan, the other rectangular, to include the remains described above and an area around them within which evidence relating to the monument's construction, use and abandonment is expected to survive, as shown in red on the accompanying map. The scheduling extends up to but does not include the boundary walls and Chapel of Rosslyn.</p>	SM6458
Rosslyn Castle, Roslin	<p>This monument consists of the remains of a medieval castle built by the St Clair family. It mostly dates to the mid-15th century with a later residential block. It is located on a promontory bounded on three sides by the River North Esk. To the north, the promontory has been isolated by the cutting of a very deep gap through the connecting ridge. This gap is spanned by a masonry bridge.</p> <p>The medieval remains are fragmentary but show that this was a very significant and complex castle.</p> <p>The scheduled area is irregular on plan to include the remains described above and an area within which evidence relating to the monument's construction, use and abandonment is expected to survive</p>	SM1208
Wallace's Cave, cave and rock carvings	<p>The monument comprises an artificial cave of unknown date, popularly known as 'Wallace's Cave', and a series of rock carvings of prehistoric date in a nearby recess or shelter.</p> <p>The cave and the carvings are sited about 50m apart, in a precipitous cliff face in Roslin Glen. This cliff face of sedimentary rock, at this point up to 30m high, forms the eastern side of the gorge cut by the River North Esk. The carvings are located in a shallow recess in the cliff, some 10m above the river. The cave lies S of and roughly 8m higher up the cliff face than the carvings.</p> <p>The rock carvings are highly unusual and well-preserved. The carvings are likely to be Bronze Age in date; they share affinities with some Irish Bronze Age rock art.</p>	SM6825



Mavisbank

Conservation Area Character
Appraisal & Management Plan

DRAFT

November 2020

MIDLOTHIAN COUNCIL

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Introduction

1. Conservation areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian is required to determine which parts of their administrative area should be designated as conservation areas.
2. 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. The character of a conservation area is not a simple matter of style, it is a combination of street layout, building density, scale and form, and landscape character.
3. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas. The purpose of this Conservation Area Character Appraisal and Management Plan (CACAMP) is to:
 - Highlight the significance of the Conservation Area in terms of townscape, architecture and history;
 - Provide a framework for conservation area management and for managing change within the conservation area; and
 - Confirm the importance of the designation of the area.

The CACAMP will define how change is managed within the Conservation Area, identifying specific opportunities for enhancement and it will inform planning decisions in the Conservation Area. The purpose of conservation area designation and the CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character.

4. The Mavisbank Conservation Area is centred on the Mavisbank Estate, which is located 6 miles south of Edinburgh, between Loanhead, Lasswade and Bonnyrigg (Poltonhall). The population within the conservation area is approximately 180. The Conservation Area straddles the River North Esk and is bounded by Wadingburn Road to the north, Loanhead to the west, Poltonhall (Bonnyrigg) to the south and Kevock (Lasswade) to the east. The village of Polton is the only settlement within the Conservation Area. The focal point for the Conservation Area is, however, the Mavisbank Estate.
5. The Mavisbank Estate was originally created by Sir John Clerk in collaboration with William Adam, in the early 18th Century. The Category A listed Mavisbank House was one of Scotland's earliest Palladian villas, and was one of Scotland's finest country houses for many years. It is still of significant architectural importance, despite being

derelict. Mavisbank House is set within a designed landscape (referred to as the Mavisbank Policies). *“Mavisbank is the key work of architecture of its period – the second quarter of the 18th Century – in Scotland. Mavisbank encapsulates the intellectual spirit of early Georgian Scotland in architecture and landscape. Its creators, Sir John Clerk, the 2nd Baronet of Penicuik, and William Adam, whom Clerk described as the ‘universal Architect of his Country’, were town of the most important figures in the field”* (Mavisbank Conservation Plan (2005) prepared on behalf of the Mavisbank Trust).

6. Mavisbank Conservation Area was designated in 1977. The boundary was reviewed and enlarged in 1992 and 2014. There are four areas of distinct character – Mavisbank Policies, Polton (including the village, Polton Bank and Polton Road), Wadingburn Road and the southern slope of the North Esk valley. The Conservation Area boundary overlaps in parts with the following designations:

- North Esk Valley Special Landscape Area;
- Mavisbank Garden and Designed Landscape; and
- Mavisbank Local Biodiversity Site.

Figure 1: Mavisbank Conservation Area Boundary

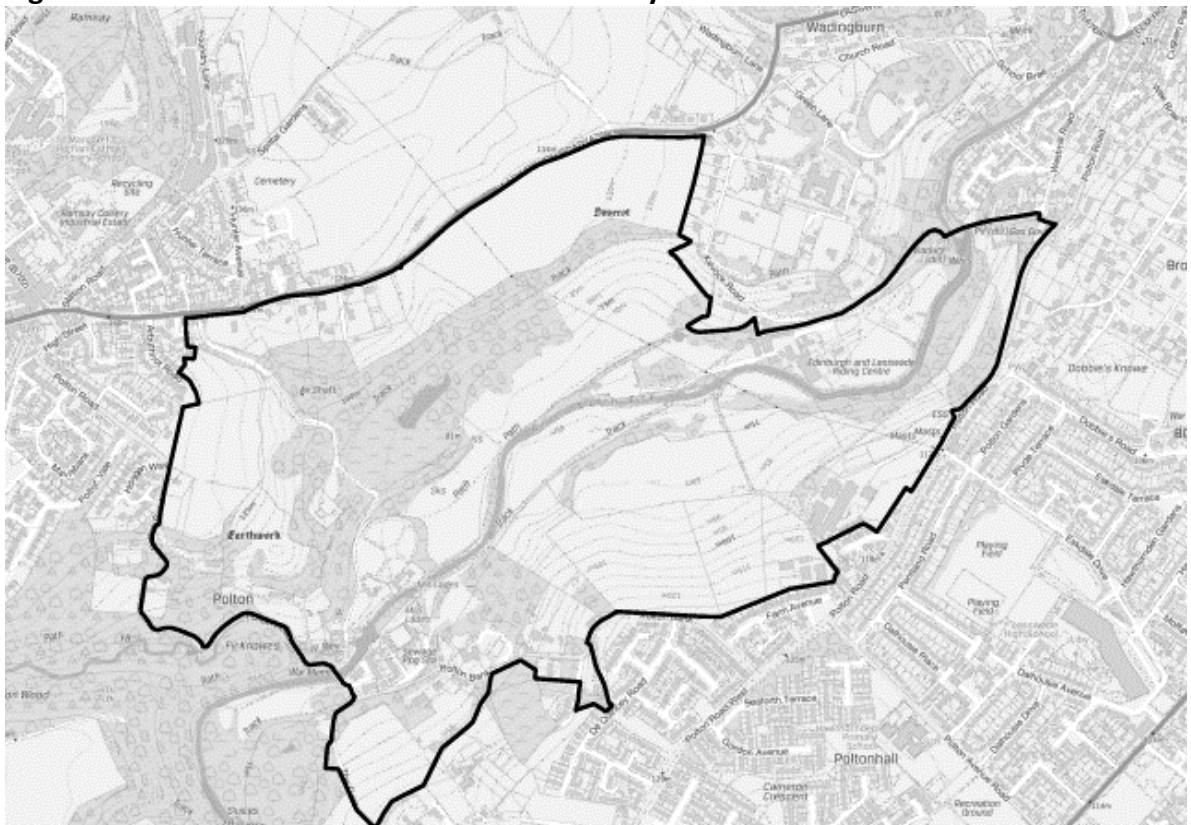
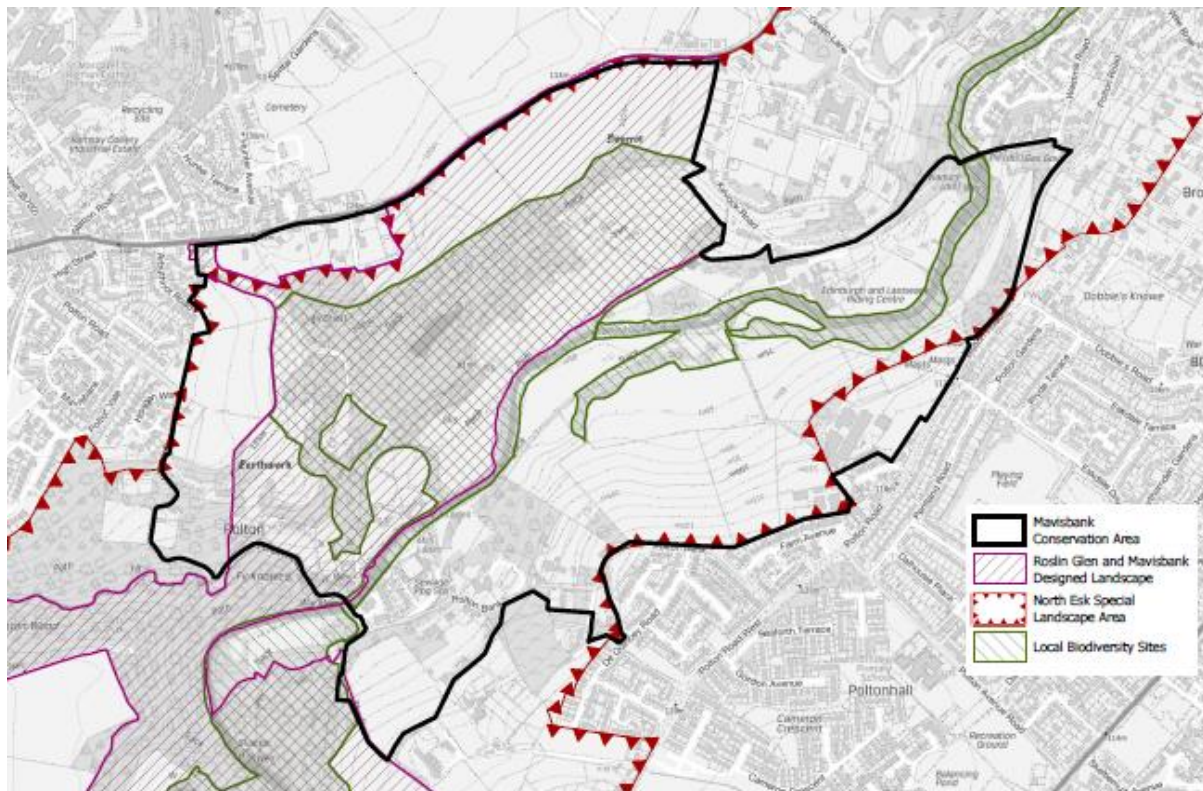


Figure 2: Environmental Designations at Mavisbank



Historical Development and Significance

Origins of the Area

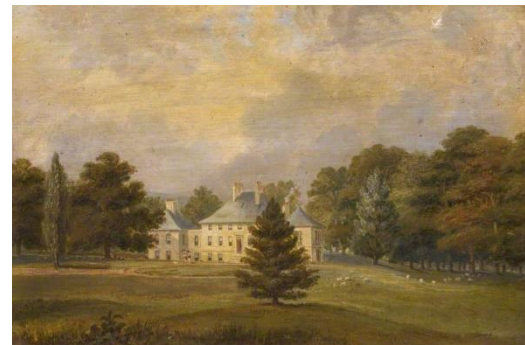
7. Mavisbank Conservation Area spans the River North Esk between Polton and Lasswade. Much of the North Esk valley is narrow with steep and densely wooded sides, but it opens out a little around Polton, creating a broader but still steep sided and largely wooded valley. Along much of its length, including at Mavisbank, the River North Esk runs through or is bordered by large estates and former estate lands. The character of Mavisbank Conservation Area is largely influenced by the landform resulting from the river, and by the estates lining the banks of the river – Mavisbank Estate and Polton Estate.



8. The main focus of the Mavisbank Conservation Area is the Mavisbank Estate. The Estate was formed by Sir John Clerk (2nd Baronet of Penicuik) from land originally purchased by his father (Sir John Clerk, 1st Baronet) as part of Mavisbank Farm. The farm was purchased with the intention of building a small house from which the 1st Baronet could supervise his local coal mining operations more easily than from the family home in Penicuik.



Mavisbank Estate



Polton House

9. The former Polton Estate also lies within the Conservation Area. The estate was feued in 1500 by Sir David Ramsey from the Abbot of the hospital of St Leonard (Edinburgh). The estate was purchased by William Calderwood (later Lord Polton) in 1711. The now demolished Polton House was built in the 1700s on a small promontory over the valley, which was the site of an older house dating from the 16th century. The site of Polton House is now the Poltonhall Industrial Estate. The summerhouse has survived and is Category B listed. It sits outwith the boundary of the Mavisbank Conservation Area.

10. Polton village developed as a result of the establishment of the Springfield Paper Mill in 1742 and the Polton Paper Mill in 1750 which both utilised the power of the River North Esk. The site of the Polton Paper Mill lies within the Conservation Area. The site belongs to Midlothian Council, and following the demolition of the former mill buildings, has been re-naturalised. The site of Springfield Mill is not within the Conservation Area. The mill buildings were demolished and the site has been restored for wildlife, managed by the Midlothian Council Ranger Service. It is a designated Local Biodiversity Site. The paper mills were served by the Esk Valley Railway, which was a branch from the Edinburgh – Peebles railway, from the 1860s to the 1960s.



Archaeological & Historical Significance

11. The great estates, combined with the industrial development along the North Esk in the 18th and 19th centuries, has led to strong relationships between the buildings and landscapes of the valley and a rich and complex set of literary, artistic and architectural associations. During the mid-18th century there were claims that the River Esk was the most industrialised 17 miles in the whole of Europe. The water of the North Esk provided power for numerous industries along its bank for centuries, leading to the construction of more than 20 weirs along its length and leaving a significant legacy of industrial archaeology. This industrial development also had a significant effect on the pattern of built development and urban expansion along the river.
12. Sir John Clerk (2nd Baronet of Penicuik) was a lawyer and politician. He was instrumental in the Act of Union between England and Scotland in 1707, and served on the first joint Government of the United Kingdom. Alongside his role in early 18th Century British political and cultural history, he was a central figure in the Scottish Enlightenment (the period in 18th and early 19th century characterised by an outpouring of intellectual and scientific accomplishments which exerted significant cultural influence). Sir John was Scotland's leading patron of the arts and "arbiter of taste" in the first half of the 18th Century. He was an enthusiastic antiquarian and improver of his estates. He was also an important patron of the architect William Adam, with whom he designed Mavisbank House and Policies.

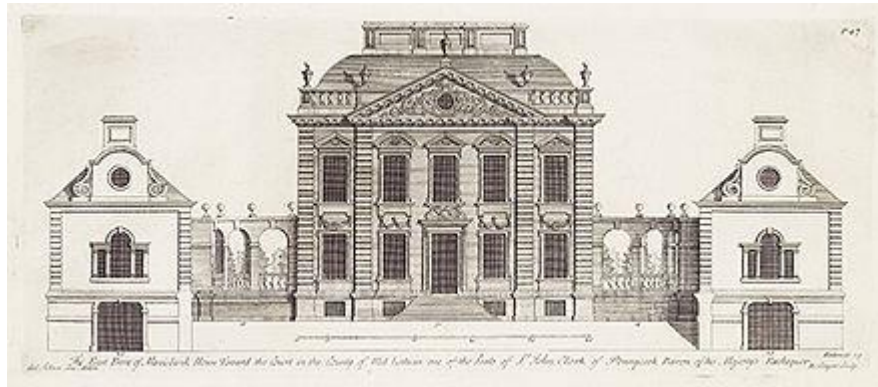


Sir John Clerk



William Adam

13. Mavisbank House was intended to be a summer pavilion rather than the family's principal residence, which remained at Penicuik House. Mavisbank House and the designed landscape of the Policies provided Sir John with the opportunity to put into practice the vision he set out in his poetic treatise on "The Country Seat", which was published in 1727. Mavisbank House was Scotland's first Palladian villa and is a prime example of a 'villa' built within commuting distance of a town or city. It represented a shift from the prevailing Baroque style of the period to the neo-classical style and had a profound influence on Scottish architectural history, inspiring a generation of country houses with symmetrical plans, curved wings and classical ornamentation. It is a Category A listed building.



Front elevation of Mavisbank House by William Adam, published in Vitruvius Scoticus

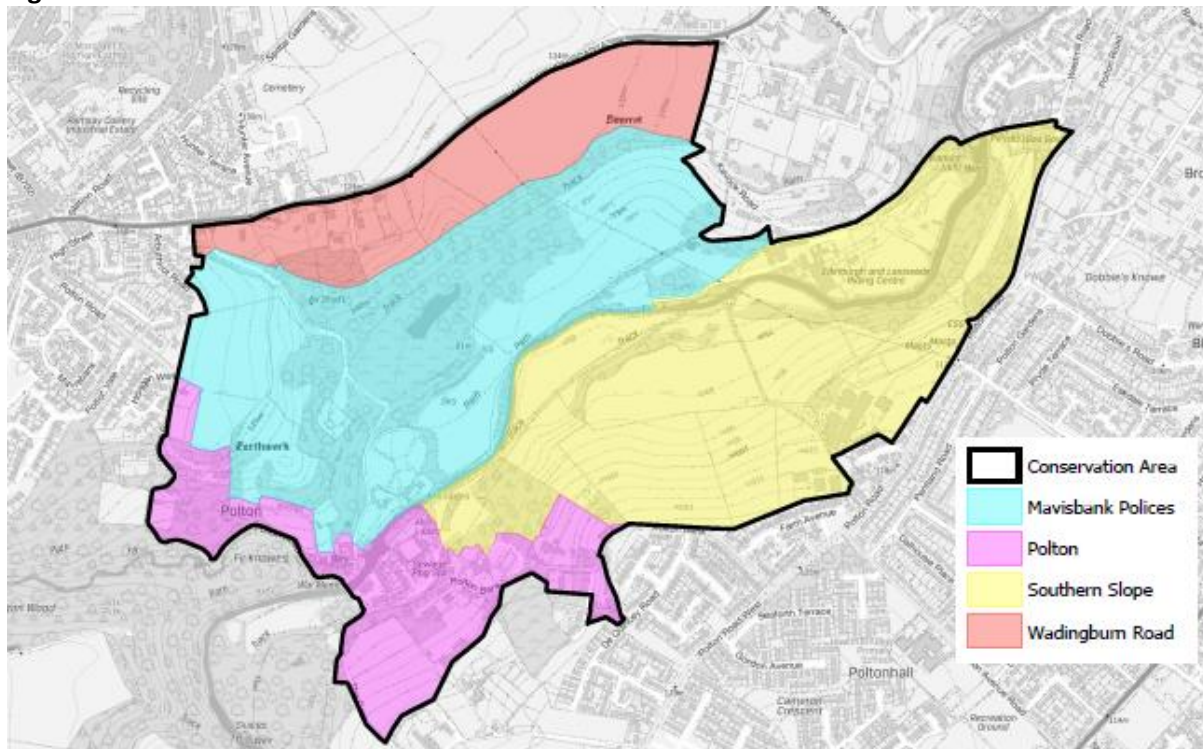
14. Polton Paper Mill was originally established in 1750, and by the 1780s was owned by William Simpson, who was responsible for a number of papermaking innovations in Scotland including introducing the use of chlorine bleach in whitening paper, the tub-sizing of writing paper to improve the absorption of ink, mechanical agitation of the stuff chest and steam heated vats. The Esk Valley Railway opened in 1867 to serve the Polton Paper Mill, the neighbouring Springfield Mill and Kevock Mill. It was a branch line off the Edinburgh to Peebles railway. One of the significant features of the Esk Valley Railway was the Lasswade Viaduct, a six arch viaduct with a gentle curve. The viaduct was designed by Thomas Bouch, designer of the first Tay Bridge which collapsed in 1879, and is a Category B listed structure.



Townscape and Landscape Setting Analysis

15. Four areas of distinct character can be identified in Mavisbank Conservation Area – Mavisbank Policies, Polton (including the village, Polton Bank and Polton Road), Wadingburn Road and the southern slope of the North Esk valley. These character areas are simply a means of describing areas of common characteristics (architectural, historical and layout) within this appraisal. They have no administrative, legal or other significance.

Figure 3: Character Areas



Architectural Quality & Built Form

16. **Mavisbank Policies Character Area** - Mavisbank Policies is a designed landscape laid out in the early 18th century around Mavisbank House. The grounds comprised a lake, woodlands, a walled garden, walks, viewpoints, open pasture, fields and several structures including a dovecot and game larder, which had ornamental and/or functional roles in the estate. The location of the House was chosen in response to the “Roman Station” – a mound to the south-west of the house which was said to be Roman, but is more likely to have been an Iron Age site, although there is no archaeological evidence to indicate the nature of the mound. The relationship of the “fort” to the house determined the central axis of the designed landscape.
17. Key surviving features of the original designed landscape include the formal axis leading from the “fort”, through the house, along the central avenue terminating in the Doocot; traces of the radiating “goose-feet” avenues; and the walled garden, drives and paths. The long pond/lochan is a key feature of the landscape and was formed in 19th century from the original ornamental canal as part of wider changes to a more natural-style landscape in the estate. The original Mavisbank landscape is chiefly important as the embodiment of the early 18th century intellectual and aesthetic concerns of its creator, Sir John Clerk. Both the house

and the landscape were conceived as an integral whole to demonstrate all aspects of “the Roman Life” espoused by Clerk as the proper mode of living for gentlemen. It is the later phase of the landscape from the late 18th and early 19th centuries that is most evident today – drives, paths, plantations, parkland and lochan are all in this later form.

18. The house was built between 1723 and 1727 and was designed by Sir John Clerk (2nd Baronet of Penicuik) in collaboration with William Adam, who was the foremost architect in Scotland at the time. His style was mainly influenced by the Palladian style with Baroque influences. Mavisbank is considered by many to be the first example of this style of country house, inspiring a new generation of villas, for example Arniston House near Gorebridge and Paxton House near Duns. The Clerk family sold the house in 1815 and substantial additions were made to the house between 1820 and 1840. In 1877 further extensions were added and the house, now named New Saughton Hall, became an asylum. When the asylum closed in 1953, it was sold to a private owner and the house was taken back to its original external form. The house has been derelict and abandoned since a fire gutted the interior of the house and destroyed the roof in 1973.
19. The House has a five by four bay square-plan corps de logis¹ with flanking quadrant links of a single arcaded storey over a basement, the screen walls curving forward and linking symmetrically places pavilions. The gable ends of the two storey pavilions are flanked by banded pilasters and above the Venetian windows there are scrolled chimney stacks pierced by a central bulls eye, echoing the main house. Due to the change in ground level the south pavilion has a second basement and service yard. The doors and windows in the house were arranged to control views of the landscape beyond from inside the building.



20. **Polton Character Area** – Polton Road is a narrow winding road leading from Loanhead to the bottom of the valley at Polton. It forms the western boundary of the Conservation Area. There are stone walls bounding the road along much of its journey down the steep valley side. The Category B listed Blairesk Hall is one of only three houses on Polton Road within the Conservation Area. Attributed to William Playfair, Blairesk Hall was constructed in 1819 and extended in the mid-1800s. It is a single storey picturesque Jacobethan villa with basement and attic. At the bottom of the valley is the former Mavisbank Dairy, a Category C listed buildings built around 1840 and now sub-divided into 3 dwellings.

¹ The term **corps de logis** is the principal block of a large, usually classical, mansion. It contains the principal rooms and an entry. The grandest and finest rooms are often on the first floor above the ground level.



21. Polton village was the location of the Polton Paper Mill and Polton Station. The station was demolished in the 1970s and a small residential development constructed on the site. Polton Cottages and the Bowling Club survive from before the Mill closed. The site of the mill is now an informal semi-natural greenspace owned by Midlothian Council with only limited remnants of the previous use visible, mainly in the form of low walls. Polton Bank leads up the southern side of the valley to Poltonhall and Bonnyrigg. On either side of Polton Bank lie Victorian villas, largely set back from the road behind high walls and with substantial gardens with considerable tree cover. The walls, trees and gardens, permitting only glimpses of the large houses is the predominant character here, as with Polton Road.



22. Three of the villas on Polton Bank within the Conservation Area are listed – Priorwood House, De Quincey Cottage and St Ann's Mount. Priorwood House is a Category B listed early mid-19th Century five-bay classical house with later additions. De Quincey Cottage is a Category B listed early 19th Century three-bay rectangular plan house with later additions. It is named after Thomas de Quincey (writer) who lived there from 1840 to 1859. At Ann's Mount is an early 19th Century five-bay hillside villa with eclectic details.
23. **Wadingburn Road Character Area** – The houses along the Wadingburn Road edge of the Conservation Area are grouped at the western end (Loanhead) and are built at the top of the North Esk valley slope, with many having long views across the valley and are therefore highly visible from the opposite side of the valley. Four of the houses are listed. 79 & 81 High Street are earlier 18th century 2-storey houses. One is a single bay rubble sandstone house with later additions, the other is a two-bay house with timpani gable and harled and painted rubble. These houses were originally the Jointure House for Mavisbank and are two of the oldest inhabited dwellings in Loanhead. A former north drive gate lodge of Mavisbank at Linden Place is also a Category B listed building. The neighbouring Linden Lodge is a Category B listed early 19th century two-storey asymmetrical villa. Hillwood is a Category B listed building built around 1865 and extended around 1914. It belonged to the McTaggart family, including the renowned painter William McTaggart who grew up in the house and later had a studio and

gallery there. The character area includes the open fields which lie to the south of Wadingburn Road between Loanhead and Kevock (Lasswade). The fields provide the visual separation of Loanhead and Lasswade.

24. **Southern Slope Character Area** – the part of the southern slope of the North Esk valley that lies within the Conservation Area is largely undeveloped, with the only buildings being at Poltonhall Industrial Estate, and at Lasswade Riding School and its neighbouring plant nursery (which are both on the north side of the North Esk but still sit within this character area). The banks of the North Esk are wooded, beyond which are open grass fields.



Materials

25. The buildings in the Conservation Area are primarily of sandstone masonry construction. The main elevation of Mavisbank House is of cream sandstone ashlar, the remainder is rubble, once harled. Other buildings within the Mavisbank Estate are also sandstone ashlar on the principal façade with rubble to the sides and rear, with the exception of the Doocot which is random sandstone rubble with ashlar dressings to the doorways, and Game Larder, which is droved cream stone ashlar. Later buildings, such as the former Dairy and the Victorian villas in the Polton character area have grey sandstone ashlar frontages with random rubble sides and rear. Roofs are mainly slate. Surviving traditional windows are timber sash and case with varying pane numbers. Non-traditional buildings in the Conservation Area are built of a variety of materials, but all incorporate sandstone.



Setting and Views

26. The landscape setting for this Conservation Area is the steep sided valley of the River North Esk. As the river enters this Conservation Area, the valley opens up so the sides are not as steep as upriver in Roslin Glen. The existing landscape character is influenced heavily by the designed landscape at Mavisbank and the remnants of the designed landscape at Polton House, which frame the tree lined river. Both sides of the valley are heavily wooded in places, juxtaposing with the open fields which also line the sides of the valley. There is little evidence at a landscape scale of the industrial heritage of this part of the North Esk valley, but it has had a significant influence on the pattern of built development, particularly Polton village. From the top of both sides of the valley the views are expansive across the valley and beyond to the Pentland Hills (from the south side) and the Moorfoot Hills (from the north side). Views within the valley are largely uninterrupted by buildings due to the screening provided by trees surrounding the houses.



Public Realm, Open Space and Trees

27. There is limited public realm in this Conservation Area, with no civic spaces. There are some roadside footways, but not along all roads, particularly Polton Road. The two winding roads on either side of the valley (Polton Road and Polton Bank) with their high stone walls and gateways form part of the character of the Conservation Area. A narrow tarmac footway with kerbing runs along one side of Polton Bank. Mavisbank Policies and the site of the Polton Paper Mill are both publicly owned semi-natural greenspaces which are open to the public. The paths through these spaces are largely unmade, therefore are generally not accessible to those with mobility issues. Mavisbank Policies are also a Local Biodiversity Site.
28. The trees in this Conservation Area make a significant contribution to its character. They provide shelter and screening to the houses, adding to the overall rural appearance of the Conservation Area. They also form a very significant part of the designed landscape at Mavisbank, and frame the banks of the River North Esk.



Assessment

Significance

29. Mavisbank House and Policies are of national significance both architecturally and culturally due to the connection with Sir John Clerk and William Adam. The Conservation Area was designated in 1977, with changes to the boundaries confirmed in 1992 and 2014. It is centred on the designed landscape within which Mavisbank House is carefully set, but the Conservation Area extends beyond this to safeguard the wider setting. The Conservation Area also has local significance due to the landscape and the Victorian villas, which are a legacy of the industrialisation of the valley in the 18th and 19th centuries. The trees and woodland areas in this Conservation Area is of particular significance in the Midlothian context because they are a key characteristic of the river valley which were retained throughout the industrialisation of the river which drove the economy and development of Midlothian for centuries.

Condition

30. The overall condition of the Conservation Area outwith the Mavisbank Policies character area is good. Most of the buildings have retained original features, with some benefitting from recent restoration work. Where modern buildings have been introduced, or traditional buildings modernised, this has generally been achieved sensitively. Tree cover has been largely retained, although there is significant need for more proactive woodland management within the Mavisbank Policies, and value of individual trees to the overall character of the area should not be underestimated.
31. Mavisbank Estate has not fared so well. Parts of the original estate were sold off in parcels by the owners when it was a hospital. This included the three main accesses to the estate (North Drive, South Drive and East Drive). Although a right of access has been retained over the South Drive for the owners of the Policies (currently Scottish Ministers) and possibly the owners of the House (currently unknown), the effect of these land sales has created significant challenges for the estate now.
32. The House suffered from a devastating fire in 1973 which left it roofless and derelict. Action to address the dereliction has been pursued since the mid-1970s, but this has been made more challenging by uncertainties over the ownership of the House. The ownership of the House was separated from the Policies in the 1970s with the ownership of the Policies passing to (the then) Historic Scotland in 1995. Although some emergency safety works were carried out on the House, its condition is still perilous and this valuable part of Scottish cultural and architectural history could be irretrievably lost if significant action is not taken soon. Any action would be a significant undertaking, but could revitalise this heritage and greenspace asset of local, regional and national importance while bringing many benefits for local communities.
33. The Policies experienced neglect and decline for many decades. The landscape has suffered from coal mining related subsidence and has been badly affected by drainage problems as a result of the site's complex natural and manmade hydrology systems (e.g. culverts, mine drains and water supply infrastructure). These have caused waterlogging and subsidence. Woodland areas have been unmanaged resulting in self-seeded growth, some of which has damaged structures, blocked important view lines, obstructed access routes or over-shaded ground flora. Buildings and structures within the landscape have also deteriorated due to weathering, vegetation growth and other damage. Historic Environment Scotland has started

to tackle these problems in recent years, and a Conservation Management Plan for the Policies, which will set out how the landscape's deterioration can be tackled in a more proactive and prioritised manner is currently being prepared. The Policies are also a designated Local Biodiversity Site, therefore proactive management of its key biodiversity features and overall biodiversity value is essential.

34. Various proposals have been developed over the past few decades to restore Mavisbank House. The Mavisbank Trust has been instrumental in this effort. A project which will see the external restoration of the House, conversion of the House to holiday accommodation and community uses, and restoration of the landscape is currently being led by The Landmark Trust and Historic Environment Scotland. If successful, this multi-million pound project will be a significant investment in Midlothian, bringing a nationally important historic asset into beneficial use not just economically but more importantly for the local community. Midlothian Council has committed to supporting this project through use of its compulsory purchase powers to acquire the house once funding is secured and the project partners are able to take on ownership of the house immediately following the compulsory purchase.

Opportunities

35. The main opportunity for the Mavisbank Conservation Area relates to Mavisbank House and Policies, and the potential for them to be a significant local social and economic resource which benefits local residents. There is the potential for Mavisbank to be a place where heritage is used to deliver learning, skills, economic development, wellbeing and nature conservation opportunities. The current proposal to restore the House and provide holiday accommodation, a skills centre, and space for community use and visitor facilities, combined with improved management of the Policies to maximise its potential as a free to access public greenspace and nature conservation site, are fully supported by the Council.
36. The landscape which is discernible today is the form achieved by the mid-19th century. While reversal by restoration to the original designed landscape associated with the House is possible, continued evolution to make best use of the historic and natural assets may be more practicable for a number of reasons, particularly that restoration to the "original" would largely destroy the current landscape which is valued by many in spite of its relatively poor condition. Implementation of a pragmatic landscape conservation management plan which focuses on the essential high priority remedial work and maintenance needed to conserve key features of the landscape and on the works necessary to make the landscape fully accessible and attractive as a visitor destination, is planned by HES (owner of the Policies).
37. For the remainder of the Conservation Area, which is in overall good condition, the main opportunities relate to the ongoing preservation of its character and original building features. In particular for Mavisbank Conservation Area, this includes undertaking ongoing, proactive woodland management in the valley, ensuring that the provision of access for visitors to and around the area is sensitively managed, and maintaining the landscape character of the valley. Proactive management of individual trees and woodland areas is necessary, and any changes need to be clearly justified and carefully managed.

Challenges

38. The most significant challenge facing Mavisbank Conservation Area is the financial investment that will be required to restore Mavisbank House in a way which provides an economically viable and sustainable end use and to restore the Policies in a way which brings the most

benefits for local communities and ensures long term, proactive management plans are in place and implemented.

39. An additional challenge in relation to the Policies is finding a practical solution to the access issues. By the late 1800s, there were three accesses to the House and Policies – the North Drive, the East Drive and the South Drive. Whilst the North Drive and South Drive still exist, the ownership and access rights of the drives was fragmented during the period when the House was an asylum. The East Drive is no longer functional, although its route can still be traced through the landscape. For all three Drives, the ownership at the point at which they join the public road is separate to the ownership of House and Policies. The only legal right of access to the Policies, and therefore the House, that is suitable for vehicles is the South Drive. This is not a suitable access point for the Policies if public access is to be increased due to the right of access restrictions, and because its entrance is at the bottom of the valley and the roads leading to it (Polton Road and Polton Bank) area steep, narrow and winding so unsuitable for some vehicles and high volumes of traffic. The most likely solution will be to create some form of new access from Wadingburn Road, but this would need to be carefully designed to ensure road safety and to protect the character of the Conservation Area and Designed Landscape.
40. Overall, a major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been largely avoided to date in the Mavisbank Conservation Area, but care is needed to ensure negative incremental changes are avoided. Mavisbank Conservation Area has, so far, also avoided intrusive modern development which has had a negative impact on the character. The modern development which has occurred has been sensitively designed, and therefore complements the character of the Conservation Area. Again, care is needed to ensure any future development is also sensitively designed and complements the character of the Conservation Area. The almost undeveloped character of the river valley requires careful protection.

Management Plan

41. The purpose of this Conservation Area Management Plan for Mavisbank Conservation Area is to set out the actions required to maintain and enhance the elements which contribute to the special architectural and historic interest of the Conservation Area, as described in the Conservation Area Character Appraisal. This Management Plan is intended to inform the actions of Midlothian Council and other stakeholders, including property owners and occupiers, in relation to the built environment within Mavisbank Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

Issues Facing the Conservation Area

42. The key issues facing the Mavisbank Conservation Area relate to Mavisbank House and Policies. The uncertain ownership of the House, its dereliction and the significant financial investment that will be needed to undertake its restoration are the major issues relating to the House. For the Policies, the major issues are its current condition (including land stability), the financial investment that will be needed to restore it and enable greater public benefit from the greenspace, and problems of access to the House and the Policies.
43. The issues facing the wider Conservation Area include the need to avoid cumulative negative impact from incremental changes to individual buildings and open spaces, and maintaining the undeveloped character of the valley.

Opportunities for Enhancement

44. Full exterior restoration of Mavisbank House, combined with the creation of an interior which respects and reflects the original internal layout and design of this nationally significant 18th century Palladian villa as much as possible, would provide the opportunity for the House to combine a viable economic end use for the building with uses that provide direct community benefit. The current proposal being developed by The Landmark Trust and Historic Environment Scotland to provide holiday accommodation for let within the main house, with community uses and visitor facilities in the wings, would fit with this vision.
45. The potential significance of the Policies as a greenspace which benefits the neighbouring communities of Bonnyrigg, Lasswade and Loanhead is clear. Making best use of this resource will require investment in restoration of the designed landscape, management of the woodland and other nature conservation features and the upgrading of paths within and approaching the site to enable access for all. The management of the Policies, including the improvement of access, will need to carefully balance the biodiversity, historic and community value of the site.
46. Beyond the Policies, most of the traditional buildings in the Conservation Area are built of relatively thick, solid stone walls pointed in lime mortar. This traditional method of building enables the structure to 'breathe' as it is able to accommodate varying moisture levels by taking in and then evaporating moisture. These buildings usually have good ventilation under the floor and air movement is encouraged by open flues and through roof spaces. Breathing buildings are comfortable and healthy to live in. Repairing traditional buildings with modern materials such as cement mortar, gypsum plaster, modern formula paints and replacement windows will lead to problems with damp, stone decay and rot in timbers.

47. The following sections provide information on construction methods and materials used locally, and expectations for the repair and restoration of traditional buildings in the Conservation Area.

Roofs and Chimneys

Original roof pitches and coverings should be preserved. Roof coverings are usually natural slate (most commonly Welsh or Scots in Midlothian) which gives a distinctive character and texture to roofs that substitutes cannot easily replicate. When repairing or reroofing, the preferred option is to use matching slate.

The detailing of roof lights, dormers, copings and flashing is equally important to the overall appearance of the roof and any change of materials should be avoided. Roof lights tend to be of metal fixed flush to the slope of the roof. Where replacement is necessary, conservation style rooflights should be specified. Repair and restoration of dormer windows should match the original design, materials and profiles closely. Original chimney stacks (stalks) and pots should be maintained where possible. Lead should usually be used to repair or replace dormer window flashings, roof valley gutters and skew gutters.

Masonry Walls

Traditional masonry walls are built with two 'skins' of stone and lime mortar. The core between the skins is filled with broken stone, lime mortar waste and rubble. The outer layer or face is either random rubble (to take harl or smooth lime render) or ashlar (stone blocks with smoother or textured face built with fine joints). The inner skin is rubble with wider joints and lime mortar. Horizontal timber laths are fixed to the inner face to take two or three coats of lime plaster. The cavity between the laths and the stone face allow air movement and the evaporation of any moisture in the wall. Original masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out.

Moisture in the base of walls can be reduced by lowering ground levels, improving drainage around the buildings, replacement of cement mortar with lime mortar and ensuring underfloor ventilation is functioning effectively. Stone repairs should be carried out using matching stone and lime mortar. Reconstituted stone is not an appropriate finishing material in the Conservation Area. Using a mortar analysis service, such as that offered by the Scottish Lime Centre, can help identify suitable mortar for repairs and maintenance.

Windows and Doors

Original door and window openings possess the correct proportions for a building and should be retained to preserve the architectural integrity of the buildings. Original mullions should also be retained.

Additional window opening should be of an appropriate size and proportion, and should not spoil symmetry.

Most original windows in traditional buildings are either sash and case or casements. Repair or restoration of traditional windows is preferred over replacement, and replacement with windows in other materials such as aluminium or uPVC is not recommended. Any replacement windows on the front and all sides of a traditional building in the Conservation Area which is visible to the public should match the original in every detail, including materials, design, opening method and paint finish.

Any original glazing should be investigated for its historic importance, and retained if merit is established (for example, Crown glass). Where existing glazing has no special merit, it may be possible to insert modern narrow section double glazing or vacuum double glazing into the existing frames and astragals with minimal effect on the original profile.

Traditional doors are normally timber and panelled. Rear doors are usually plainer in style. Original doors should be retained and restored wherever possible. Where replacement is unavoidable, new doors should be timber and traditional in style, with door hardware in keeping with the character of the building.

External Details

A wide range of details contribute to the character of a conservation area, and it is important that these are not lost. Important details include rainwater goods, external pipework, finials and stone details such as skewes, cornices, balustrades, door and window surrounds and other ornamentation. Stone walls and metal railings should be retained.

Satellite dishes will not be permitted on principal or public elevations or above the ridge line of the roof. Equipment should be placed in unobtrusive locations to minimise their impact.

Streetscape and Street Furniture

Any future works to the public realm in the Conservation Area should use traditional materials (for example yorkstone, granite setts and whinstone kerbing). Detailing should be in keeping with existing traditional styles. Street signage should be carefully located and kept to the minimum amount possible.

Trees

Under Section 172 of the Planning (listed Buildings and Conservation Areas) (Scotland) Act 1997, trees in conservation areas are given some protection. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the planning authority six weeks' notice. The purpose of this requirement is to give the planning authority an opportunity to consider whether a Tree Preservation Order should be made in respect of a tree. Further information and a link to relevant application forms is available at www.midlothian.gov.uk.

Midlothian Local Development Plan 2017

48. Midlothian Local Development Plan Policy ENV 17 Conservation Areas will apply to development within or adjacent to a conservation area where planning consent is required.

Policy ENV 19 Conservation Areas

Within or adjacent to a Conservation Area, development will not be permitted which would have any adverse effect on its character and appearance. In assessing proposals, regard will be had to any relevant Conservation Area Character Appraisal.

New buildings, extensions and alterations

In the selection of site, scale, choice of materials and design, new buildings, and extensions and alterations to existing buildings, must preserve or enhance the character and appearance of the Conservation Area. Materials appropriate to the locality or structure

affected, will be used in new building, extensions or alterations. Care in the design of replacement windows and doors will be required on the public frontage of buildings.

Demolition

Demolition to facilitate new development of part or all of a building or structure that makes a positive contribution to a Conservation Area will only be permitted where it can be shown that:

- A. The structural condition of the building is such that it cannot be adapted without material loss to its character to accommodate the proposal; and*
- B. The Conservation Area will be enhanced as a result of the redevelopment of the site; and*
- C. There is no alternative location physically capable of accommodating the proposed development.*

Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.

For information on permitted development rights in Conservation Areas and other restrictions on development go to www.gov.scot or www.midlothian.gov.uk.

Appendix 1: Listed Buildings & Scheduled Monuments

Listed Buildings

Address	Description	Category	Ref No.
Mavisbank House	Classical country house or villa comprising 2-storey over basement, 5-bay square plan corps de logis, with flanking quadrant screen walls curving forward and linking to symmetrically disposed rectangular plan single storey over basement pavilions. Cream sandstone ashlar principal elevation and quadrants, rubble (formerly harled) walls to side and rear elevations, and pavilions, all with polished ashlar dressings and margins. Base course, eaves course, modillioned cornice at eaves, balustrade above with regularly spaced corniced and panelled dies surmounted by urns (now missing). Horizontally channelled strip pilasters framing centre 3 bays and clasping corners at principal and 1st floors, pilaster pedestals to outer left and right with Latin inscriptions. Margined window jambs with cill and lintel courses at forming grid pattern at principal floors to side and rear elevations of main block. Margined windows to screen walls and pavilions. The roofs (now missing) were of grey slate comprising a distinctive and unusual domical piended platform roof to the main block, piended and bell-cast roofs to pavilions with a monopitch to the service wing. A-group with Doocot, Gazebo, Walled Gardens, Ice House, Dairy, Game Larder, and East Lodge (Kevock Road, Lasswade).	A	LB7404
Mavisbank House Walled Gardens	1739. Large horseshoe-plan walled garden with smaller triangular-plan walled garden adjoining to SW; gates to NW, NE and SE and road access from former dairy to SW; lean-to potting sheds on S boundary of horseshoe-plan garden, now converted to house and garage. Ashlar sandstone with brick inner facing; flat ashlar cope. The walled gardens lie out of sight, to SE of the house, positioned in a sheltered area by the river, flanked along the W side by woodland, and a belt of trees to the E. The plan is particularly unusual, as gardens with curved walls were thought to cause the wind to eddy, retarding the ripening of fruit. The smaller garden contains the gazebo (see separate list entry). A-group with Mavisbank House, Doocot, Dairy, Gazebo, Ice House and Game Larder, East Lodge (Kevock Road, Lasswade).	A	LB44166

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Mavisbank House Doocot	1738. Tall, circular doocot. Upper third partially missing; roofless. Random sandstone rubble with ashlar dressings to doorways. The building certainly formed an integral part of the designed landscape around Mavisbank. From the house ran three radial avenues and a canal, the central axis terminated by this circular eye-catcher doocot to the NE of the house. The oculus reflects similar features in the pediment and pavilion wings of the main house and the former Jointure House on Linden Place, Loanhead (see separate list entries). A-group with Mavisbank House, Doocot, Gazebo, Walled Gardens, Ice House, Game Larder and East Lodge (Kevock Road, Lasswade).	A	LB7386
Mavisbank House Gazebo	Dated 1731. Square-plan gazebo. Cream sandstone ashlar (rubble to sides and rear) with polished dressings. The gazebo lies opposite the Dairy in the walled garden to south of the main horseshoe-plan garden. A-group with Mavisbank House, Doocot, Dairy, Walled Gardens, Ice House, Game Larder and East Lodge (Lasswade).	A	LB7387
Mavisbank House Game Larder and Ice House	Game Larder - Later 19th century. Single storey, square plan game larder leading to associated brick and stone lined ice house below. Drove cream sandstone ashlar. Formerly grey slated roof with overhanging eaves (roof removed around 2011). Cast iron under floor ventilator grilles; chamfered angles swept to square at eaves; hood moulded openings; adjustable timber louvres. Formerly used for hanging game, the larder, which is located above the ice house, is situated on the wooded ridge between the main house and the dairy, for optimum shade and ventilation.	B	LB44164
79 & 81 High Street (former Mavisbank Jointure House)	Earlier 18th century. 2-storey single bay rubble sandstone house and 2-storey 2-bay terraced house with timpany gable, harled and painted rubble. Part of A Group with Mavisbank. Two of the oldest inhabited dwellings in Loanhead, it was built as a jointure house for Mavisbank.	B	LB47740

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Linden Place (former Mavisbank Gate Lodge)	Circa 1830. Single storey bow end gate lodge with later rear extension. Coursed rubble and ashlar. Ashlar base band and long and short quoins. Thought to be a later gate lodge to Mavisbank (listed separately) and sited at the top of the north drive. This lodge was formerly used by the adjacent Linden Lodge and is partially hidden by its boundary wall.	B	LB47741
Linden Lodge	Earlier 19th century. 2-storey asymmetric villa with ancillary outbuildings. Coursed rubble, ashlar dressings. 1st floor cill band. Gates thought to be originally the entrance to Mavisbank House.	B	LB37510
Hillwood, Braeside Road	Circa 1865, extended circa 1914. Single and 2-storey, irregular-plan house with bowed end walls. Harled and painted walls; plain margins; polished ashlar base and band course, ashlar rybats. Overhanging eaves. This house was owned by the McTaggart family, of whom the most famous was Sir William MacTaggart (1903-1981), the renowned Scottish painter. The timber chalet in the garden was built in 1917 for the 14 year old William to use primarily as a studio. It is now used as a summerhouse.	B	LB47739
Lasswade Viaduct	1867. 6-span viaduct with segmental arches on tapered, rectangular-plan pylons. Cream bull-faced sandstone with polished voussoirs; string course and curved ashlar cope. Light steel railings. Built in 1867 for the Esk Valley Railway by Thomas Bouch.	B	LB13621
St Ann's Mount, Polton Bank	Originally circa 1810, with mid-19th century additions. 2-storey, 5 bay picturesquely situated hillside villa with eclectic details. Stugged grey sandstone ashlar to front (W); pink sandstone rubble to remainder.	B	LB13206
De Quincey Cottage	Earlier 19th century with later alterations and additions. 2 storey, symmetrical 3-bay rectangular-plan house with later additions to W angle and SW (rear) wall. Grey ashlar sandstone to front (NE); sandstone rubble to other elevations; raised, droved margins and cills; polished ashlar doorpieces; chamfered doorpieces to side and rear elevations; base course; band course between ground and 1st floor to addition; eaves course; strip quoins. From 1840 until his death in 1859 the house was lived in by Thomas de Quincey and his family.	B	LB7388

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Priorwood House	Earlier-mid 19th century with later alterations and additions. 2-storey, formerly symmetrical, 5-bay classical house with advanced 5-light bay to left of centre and single storey, addition to NE. Grey sandstone ashlar with polished ashlar dressings to NW; stugged sandstone to sides and rear elevation. The house was built for Mr Todd, a local mill owner. Apart from the bay window to the front elevation, probably added in the late 19th century, the house would have been symmetrical and classical.	B	LB44168
Blaireisk Hall	Attributed to William Playfair, 1819; extended 1830-60. Single storey, basements and attic. Picturesque Jacobethan villa. Coursed squared rubble with ashlar quoins and dressings; band course; raised long and short quoins; overhanging eaves and mutuled cornice. Formerly known as Bilston Lodge, it was built for Dr Alexander Brunton, minister of the Tron Kirk and Professor of Oriental Languages at Edinburgh University. The house also was used in 1888 for the first meeting of the Women's Guild of the Church of Scotland.	B	LB37509
Mavisbank House Dairy (comprising South Lodge, The Coach House and The Barn)	Circa 1840. Single storey with attic and 2-storey, gabled dairy complex incorporating coach house, cow shed and stable ranges around a square yard, left open to SW angle, with milking range to W (only rear wall remains) and semi-circular walled yard to N. Stugged and snecked grey sandstone with droved tails to openings. Originally a dairy complex with some stabling and storage, it has now been converted to three dwellings, each occupying an angle and part of a range. It is probable that the present structure was built in the mid-19th century on the site of a small 18th century farm. However, the present structure seems to be uniformly of the later date, and there seems to be no evidence left of an earlier build. The milking parlour to the W exists only in the form of the rear wall, with some iron tether rings still extant. A-group with Mavisbank House, Doocot, Gazebo, Walled Gardens, Ice House, Game Larder and East Lodge (Kevock Road, Lasswade).	C	LB44163

Mavisbank Conservation Area Character Appraisal & Management Plan

Scheduled Monuments

Title	Description	Ref No
Glenkevock (enclosure 400m NW of)	<p>The monument comprises the remains of a prehistoric enclosed settlement represented as cropmarks on oblique aerial photographs.</p> <p>The monument lies on sloping ground in arable farmland north of the River North Esk. It comprises a clearly defined sub-circular enclosure of approximately 20m diameter, with a single ditch some 2m wide. There is an entrance in the SE. The monument may represent the remains of a single roofed building of a type known as a ring ditch house and dating to the later prehistoric period. However it is perhaps more likely to represent a small enclosure that would have contained a smaller domestic building or buildings.</p>	SM6263

