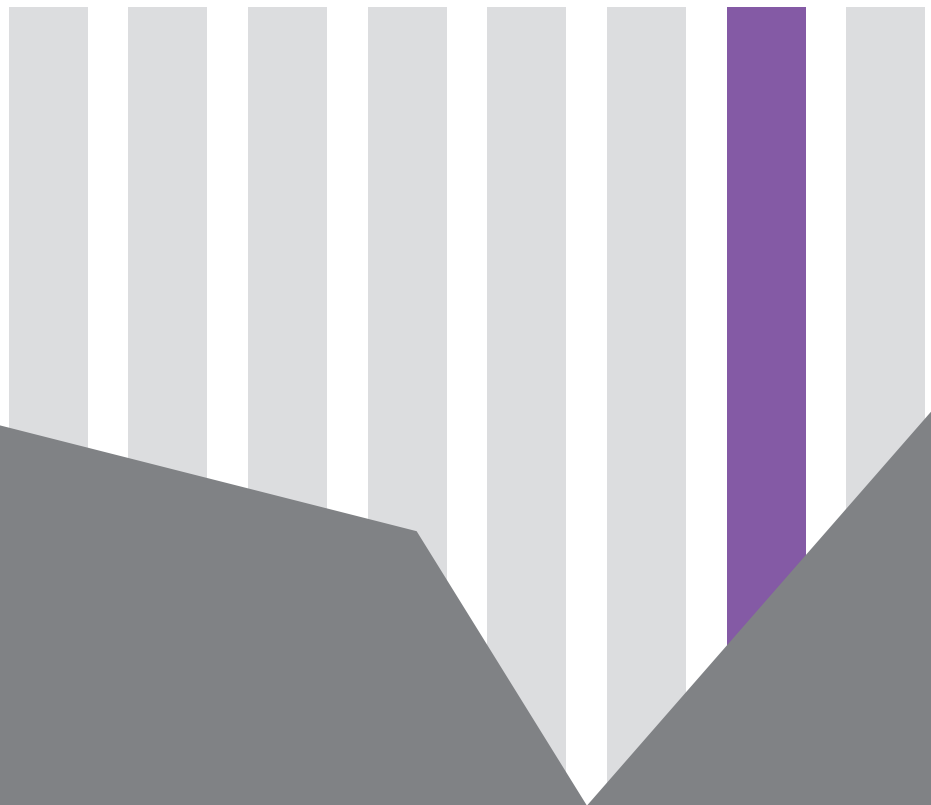


local development plan

cultural heritage and the built environment

proposed supplementary
planning guidance 2018



East Lothian Local Development Plan 2018
Proposed Supplementary Planning Guidance 2018
Cultural Heritage and the Built Environment

Content

1. Introduction
2. Conservation Areas
3. External Wall Treatment
4. External Painting
5. Shop Fronts
6. Advertisements
7. External Security
8. Replacement Windows
9. Development affecting Trees in a Conservation Area

Appendix 1: Conservation Area Character Statements

Appendix 2: Inveresk Conservation Area Appraisal

1.0 Introduction

- 1.1 This supplementary planning guidance on Cultural Heritage and the Built Environment is that which is referred to in para 6.44 of section 6, Our Natural Environment and Cultural Heritage of the East Lothian Local Development Plan 2018 (ELLDP 2018). It expands on the Policies of the ELLDP 2018 by offering an introductory explanation of the Cultural Heritage matters listed above followed by policy guidance that should be followed by applicants applying for planning permission, listed building consent and advertisement consent as appropriate.
- 1.2 Local Development Plan Policy CH2: Development Affecting Conservation Areas outlines the requirements that development proposals must satisfy if they are located within a designated conservation area. Policy CH2 was carried forward from the 2008 East Lothian Local Plan. However, the additional policy guidance on shop frontages, external security, external wall treatment and the display of advertisements in conservation areas that was included in the policy in the 2008 Local Plan is now included in this supplementary planning guidance to the East Lothian Local Development Plan.
- 1.3 This supplementary planning guidance (SPG) outlines the Council's design guidelines and advice for shop owners, shop tenants, architects and developers considering development proposals within conservation areas in East Lothian. It promotes high standards of design and the use of appropriate materials which will help preserve or enhance the special architectural or historic character or appearance of East Lothian's conservation areas. It also

includes the Conservation Area Character Statements for each of East Lothian's designated conservation areas that were included within the East Lothian Local Plan 2008 and the more comprehensive Conservation Area Character Appraisal for Inveresk Conservation Area, prepared in 2011 and updated to include reference to the policies of the ELLDP 2018.

2.0 Conservation Areas

- 2.1 Policy CH2: Development Affecting Conservation Areas of the proposed LDP outlines the requirements that development proposals must satisfy if for a location within a designated conservation area.
- 2.2 Most, but not all of, East Lothian's conservation areas have an approved Article 4 direction dating from 1981 which removes permitted development rights appropriate to that particular conservation area. These directions were put in place to protect the conservation area from potentially adverse effects of cumulative changes that might not otherwise have required planning permission.
- 2.3 In 2012 the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came into force that has restricted permitted development rights for householder development in all designated conservation areas. The Scottish Government is likely to extend this to include non-residential properties after which all Article 4 Directions in East Lothian will be reviewed.
- 2.4 When assessing a planning application for Planning Permission in Principle in a conservation area the Planning Authority needs to be able to understand the proposal and how it will affect the conservation area. Accordingly, the following detail is required.
- 2.5 **Applications for Planning Permission in Principle within a designated Conservation Area**
- 2.6 **Policy Guidance: Applications for planning permission in principle for a location within a designated conservation area should always be accompanied by sketch plans and elevations that give sufficient information to show the proposed development in relation to its surroundings.**

3.0 External Wall Treatment

- 3.1 Proposals to clean the stonework of a building in a conservation area must ensure that the resultant appearance of the building is not harmed, for example by resulting in a patchy or varied appearance to the stonework or by its erosion or other damage through the cleaning process. Cleaning may take place to remove paint on a building prior to repainting and should always be the subject of prior discussion with the Planning Service beforehand. Listed building consent is required to clean listed buildings. Planning permission is also required for the stonecleaning of any building within a conservation area.
- 3.2 **Policy Guidance: (i) Stonecleaning will only be permitted where it involves the whole building or all its public elevations and it preserves or enhances the appearance of an individual building or a group with a uniform facade. Applicants must demonstrate that the proposed method will not harm the appearance and structure of the stonework.**

3.3 Cladding or re-cladding external walls of buildings or structures within a conservation area will alter the appearance of the building and could harm the character of the conservation area. Re-cladding would include harling or roughcasting a stone wall but applies to any new material used to cover an existing wall surface.

3.4 **Policy Guidance: (ii) Cladding or re-cladding walls will only be permitted if it would preserve or enhance the character and appearance of the building to which it is applied. Traditional finishes common to the area must be used and the architectural character of the building preserved or enhanced.**

4.0 External Painting of Buildings

4.1 Many East Lothian towns have a long established practice of painting the exterior of buildings. Where it is an established local practice in a particular settlement this is supported and where done well can not only contribute significantly to the enhancement of the individual building but, where coordinated, can contribute to the overall enhancement of the conservation area. In town centres that are also within conservation areas, coordinated painted buildings should also contribute to the overall vitality and viability of the street. Changing the colour of a building located in a conservation area will require planning permission and if relevant, listed building consent. The Planning Service can advise on suitable colour schemes.

4.2 **Policy Guidance: Painting external walls will only be supported where it is an established local practice accepted by the Council. Where appropriate, painting must respect the architectural features of a building or structure such as string courses, base courses, door and window bands and stair towers. Colours must harmonise on both the building itself and with adjacent buildings. The painting of the whole of an elevation at the same time, rather than just a part of it, is encouraged to avoid shade change variation or uncoordinated colours. Paint colours used should harmonise with other colours on the building and with adjacent buildings. Coordinated colour schemes should be retained where present. Window frames should normally be painted white to maintain uniformity though other colours may be appropriate for shop window frames.**

5.0 Shop Fronts in Conservation Areas

5.1 East Lothian Council recognises the significant positive contribution shopfronts make to the architectural quality and the character of our towns and villages. Whilst it is accepted that commercial needs of individual retailers play an important part in considering planning applications, the cumulative effect of well-designed shopfronts can add to the overall attractiveness of shopping streets, potentially drawing more visitors to town centres. Therefore high standards of design and the use of appropriate materials in both new shopfronts and the repair and enhancement of existing ones is required. This aspiration to create high quality places by adopting a design-led approach is underpinned by a national policy framework set out in Scottish Planning Policy (2014) and more detailed guidance produced by Historic Environment Scotland. For the purposes of this SPG a 'shop' front also

applies to all non-retail commercial properties such as banks, estate agents, pubs, restaurants etc.

- 5.2 Many shopfronts with recessed doorways have or may have had tiled thresholds. Encaustic clay tiles were often laid in mosaic style patterns, sometimes incorporating the original name of the shop and where they remain are a significant feature of the shop. Where they exist these should not be permanently covered over or removed. Several shops have reinstated lost tiled doorways in recent years as a means of enhancing their shopfront. Alterations and additions to a shopfront within a conservation area can often directly affect its historic character and setting and all such proposals must aim to preserve or enhance the architectural and historic character and appearance of the conservation area.



Figure 1 Encaustic clay tiles laid in a traditional pattern in Dunbar High Street

- 5.3 **Policy Guidance:** It must be demonstrated to the satisfaction of the Planning Authority that the refurbishment of an existing traditional shopfront is not practicable before consideration is given to its replacement or alteration. Any such development must respect both the building of which it is part and the special architectural and historic character of the conservation area. Any proposal that harms that character, for example, by introducing inappropriate standardised corporate styles or modern materials on to such a frontage, or which link two or more existing buildings with a common fascia, will not be permitted.
- 5.4 Traditional elements of shopfronts such as canopies or awnings which roll back into the shopfront when not in use, can enliven a street scene as well as being practical and should be retained. Replacement canopies or awnings may be coloured and can contain advertising as the normal shop sign may not be visible when the awning is in use. Advertisements on awnings may be larger than the fixed shop advertisement but should be in proportion and not take up the whole of the awning space. Not all shopfronts are suited to awnings or canopies and new awnings will only be supported where they have a purpose designed space within the shop front. Where there is no place for them and the shop is in direct sunlight then window glass screen should be used rather than insert a box housing a roller blind. Non traditional 'Dutch style' or PVC blinds or other fixed canopies or blinds are not acceptable in a conservation area.

5.5 Shop fronts outside conservation areas

5.6 **Policy Guidance: Shopfronts that are not located within a conservation area should generally respect or complement the building in which they are located.**

6.0 Advertisements

6.1 East Lothian Council as planning authority has powers to control advertisements through the Control of Advertisement (Scotland) Regulations 1984. There is no control over the content of advertisements, only on their appearance and location in the interests of amenity and public safety. In some limited cases, listed in schedule 4 of the Regulations, advertisements do not require advertisement consent but in general the regulations are seeking to ensure that advertisements are appropriate for the area in which they are proposed. Greater control is exercised over advertisements in Conservation Areas for reasons of amenity and in accordance with the Regulations. Where advertisement consent is required in a conservation area it is important that the advertisement is manufactured of appropriate materials and is appropriate in size, scale and form and is located in an appropriate position on a building or structure or elsewhere in the conservation area. This is to ensure that the amenity of the area is not harmed.

6.2 **Policy Guidance: Within Conservation Areas advertisements will only be approved where their design, materials, positioning and detail are sympathetic to the character and appearance of the building on which they are placed and the surrounding area. Internally illuminated advertisements will not be permitted except for emergency services. External illumination will only be permitted in the following circumstances:**

a. if the design, type and number of light fittings for the proposed illumination does not adversely affect the character of the building to which the light fittings are attached; and

b. if the location of the proposed advertisement is not considered to be sufficiently illuminated by existing street lighting.

6.3 Haddington and East Linton Conservation Areas – Illuminated Advertisements

6.4 There are very few illuminated advertisements within Haddington and East Linton town centres, which are both wholly within designated Conservation Areas. This contributes positively to their character with less clutter on commercial frontages and a more attractive night-time appearance, sufficiently illuminated by existing streetlighting. The following Policy restricts illumination of signs in these conservation areas, except in special cases.

6.5 **Policy Guidance: Within the Haddington and East Linton Conservation Areas advertisements, which are illuminated by either external or internal means. The only exception will be signs required for emergency services. The illumination of buildings for the purpose of advertisement will not be permitted.**

6.6 Fascia Boards and Lettering

- 6.7 Advertisements that are attached to commercial buildings such as shops are usually either attached directly to the wall surface or applied to fascia boards. Shops with purpose designed shopfronts will have a built in location for the advertisement, often a fascia board above the windows. The advertisement on a shop front is an important feature and its scale, style and material will have a profound effect on the suitability of the overall design. Shop signs were traditionally signwritten directly on to walls or fascia boards with many styles of writing used to catch the eye, for example, shaded lettering to give a visual depth to the letters. Many signs are still painted directly on to walls or fascia boards in this way today though other forms of lettering including vinyl letters and thin cut raised letters are also commonly used.



Figure 2 Sign writing in progress on a shop in Tranent Conservation Area in 2018

- 6.8 Traditional high quality sign written signs are encouraged in East Lothian's conservation areas though signs may only be painted directly on to buildings where the building itself is painted and where they are proposed in an appropriate position on the building. Lettering and colours used should be sympathetic to the building including to the colours in which the shop front or building is painted.
- 6.9 Thin vinyl letters are also acceptable and raised lettering of an appropriate thickness may also be acceptable. It is important that the size of the lettering is not too large in proportion to the fascia or the shop front as a whole. The visual appearance is important and reflective plastic or metal surfaces are not acceptable in a conservation area. Fascia boards are traditionally made from painted timber and this will look best on a building with a timber shop frontage. The use of plastic for a fascia board rarely looks as good and will detract from the look of the shop front if it is made of a material that is shiny or reflective.
- 6.10 Shopfront fascias should generally be kept clear of additional items such as small projecting signs that do not advertise the business, security cameras and where possible alarm boxes. This is intended to give full exposure to the main shop advertisement or sign and to reduce unnecessary clutter.
- 6.11 **Policy Guidance: Signs may only be painted directly on to buildings where the building itself is painted. Lettering and colours used must be sympathetic to the building and should avoid the use of reflective plastic or metal surfaces. The size of lettering should be in proportion to the fascia or shopfront as a whole.**

- 6.12 Fascia boards will only be permitted if they are an integral part of the design of the shopfront or building. Where acceptable they should be constructed of painted timber or similar. Metal or plastic will not normally be acceptable. A fascia board should not be too large for the proportions, or obscure architectural features, of the building on which it is placed.
- 6.13 Where there is no existing fascia board or area on the building designed specifically for advertisements, signs in the form of individual letters or symbols will be attached directly onto buildings only by way of concealed fittings. Only if it is demonstrated that a wall surface is unsuited to receive individual letters because of its rough texture, or that it would be unacceptably damaged by multiple fixings and the alternative of a hanging sign is not acceptable, will a fascia board be permitted, provided it is purposely designed to suit the individual building.
- 6.14 A projecting sign hung from well designed and appropriately decorative metal brackets may be permitted. New signs should be flat boards, normally timber or metal and no thicker than 30mm, or traditional symbolic signs for example a pestle and mortar for a chemists. Only one projecting sign that either advertises the name of the shop or refers appropriately to the purpose of the shop in a symbolic way will be permitted on each elevation. No type of signboard other than approved symbolic or projecting signs will be permitted. Box type signs will not be permitted. Projecting signs should be no lower than 2.25m above the ground and must not be positioned in such a way as to interfere with any passing traffic. The extent to which they project from the building should be appropriate to the building and its location.



Figure 3 Symbolic signs on shops in Haddington Conservation Area

- 6.15 On the ground floor only one advertisement per property may be permitted in addition to a projecting sign, except where justified in the case of corner sites or double frontages. A corner property with elevations on two sides may have an advertisement on each elevation. No advertisement other than a projecting sign will be permitted above ground floor level except where it would be appropriate to the scale and function of the building. Commercial properties on upper floors will be permitted small brass name plates at ground level.



Figure 4 A corner shop in North Berwick High Street with fascia signs on each of its elevations

6.16 Internal Signs within a Shopfront

Signs displayed inside a shop window may require advertisement consent depending on the extent of window area they cover and how close they are to the window. Planning control extends to a depth of 1m behind a window.

7.0 External Security

7.1 Security of retail and commercial premises has always been a concern to their owners. Whilst it is important to safeguard premises, the Planning Authority must ensure that the street scene is not harmed by insensitive security measures. Poorly located alarm boxes and physical barriers such as metal roller shutters can harm the appearance of an area. This is especially important on Listed Buildings and buildings within a Conservation Area. Where surviving examples of original or historic security methods such as shop gates or built in shutters contribute to the character of a historic shopfront these should be protected.

7.2 External alarm boxes are commonly required for shopfronts. In recent years many of these have become even more visible with bright colours and illuminated lights. Alarm boxes need not necessarily be located in a visually prominent location - the potential burglar will surely look carefully for an alarm - and with prior consideration a more discreet location for the alarm box can often be found. Examples include the positioning of the alarm box on the soffit (ceiling) of a recessed entrance doorway; on a side elevation rather than a frontage or behind fanlight glass where it can still be seen but is less visually prominent. If an alarm box has to be located on the front elevation it should be coloured to match the wall of the building to minimise its visual impact.

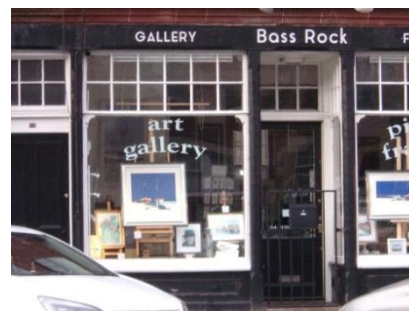


Figure 5 Positioning the alarm behind the light in the ceiling of the shop doorway reduces its visual impact while still acting as a deterrent



Figure 6 The alarm box on this cafe is positioned on the wall behind the fanlight reducing its visual impact on the exterior of the building while still acting as a deterrent

- 7.3 **Policy Guidance:** The means of external security should not harm the appearance of a building and its setting. Thus:
- 7.4 **External Security in non listed buildings and buildings located outwith a conservation area**
 In non listed buildings and buildings located outwith a Conservation Area:
 (i) external security measures should be designed to allow the frontage and display area to remain visible. In this respect, measures such as removable metal grilles, lattice type roller shutters, collapsible gates, sliding grilles or back lit perforated shutters will generally be acceptable. Any guides should be either removable or a discreet integral part of the frontage. Projecting box shutters will not normally be acceptable on public elevations.
 (ii) in exceptional cases, where it can be demonstrated that alternative security measures are not practical, or where the frontage is not visible from public view and there would be no harmful effect on the character and appearance of the surrounding area, solid roller shutters may be acceptable. The colour of such shutters should be sympathetic to the frontage.
- 7.5 **External Security in Buildings within a Conservation Area:**
 (i) the provisions of (1)(i) above are applicable, provided that the proposed method of security does not harm the character or appearance of the Conservation Area. Solid roller shutters will not be permitted.
 (ii) alarm boxes should be located in such a way as to minimise their visual impact on a shopfront.
- 7.6 **External Security on Listed Buildings:**
 (i) the use of security glass alone is recommended, although internal open latticed security grilles or removable external grilles may be acceptable. Applicants will require to demonstrate a particular security problem or need which cannot be satisfied by these measures, before any alternative security means would be considered. In such circumstances an application will be subject to the views of Historic Environment Scotland and be assessed against the following requirements:
 a. that no unnecessary damage is caused to historic structures; and
 b. that any alterations are in keeping with other parts of the building, and that the measures harmonise with the building and its surroundings.
 c. alarm boxes should be located and designed to minimise their visual impact on the external appearance of the building.

8.0 Replacement Windows

- 8.1 Planning permission may be required to replace windows in buildings in a Conservation Area unless the replacement window matches exactly the existing window. If a building is listed, Listed Building Consent will be required.
- 8.2 Windows form an important part of the appearance of a building and therefore contribute significantly to the character and interest of conservation areas. Replacing windows in a style unsuited to the building can have a damaging impact on both the individual building and that of the immediate area.
- 8.3 Permission to replace a window will only be granted where the design and construction of the window does not harm the character and appearance of the building or its surroundings.
- 8.4 Timber framed windows in older properties can be repaired rather than requiring complete replacement. Historic Environment Scotland guidance for windows¹ that are of historic interest is that the repair of their components is preferable to replacement. Repair should therefore always be considered before, and is preferable to, replacement. This approach not only retains historically-important fabric and character, but is sustainable. Repair of existing windows does not require consent.
- 8.5 Where a replacement historic window is shown to be necessary and double glazing is required Historic Environment Scotland guidance notes that slim, thin or narrow-profile/section double-glazing allows more accurate replication of historic window patterns. In such windows, sections of sash meeting rails and astragal profiles should match the original as closely as possible, horns should only be provided if there is historical evidence for their use and through astragals should be provided. It is customary for window frames to be painted white or cream in East Lothian for consistency, any proposed exception to this will require to be justified.
- 8.6 The following applies to the different situations where window replacement is required:
- Replacement Windows in a Conservation Area:**
- 8.7 Planning permission is required to replace windows in all buildings in a Conservation Area, unless the replacement window matches exactly the existing window. If a building is also listed, Listed Building Consent will also be required.
- 8.8 Where windows are of historic interest, repair of their components is preferable to replacement and does not require planning permission. Permission to replace windows will only be granted where the design and construction of the windows does not harm the character and appearance of the building or its surroundings.
- 8.9 **Policy Guidance: The replacement of a window in a building in a conservation area must preserve or enhance the area's special architectural or historic character. This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:**

¹ Managing Change in the Historic Environment: Windows, Historic Environment Scotland, January 2018

- 1) Multiple glazing where there is no visible difference between that proposed and the original style of window.
- 2) If the building itself does not contribute positively to the character of the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area;
- 3) If the window cannot be seen from a public place.

Replacement Windows in a Listed Building:

- 8.10 In line with Policy CH1 Listed Buildings, in the case of any Listed Building, Listed Building Consent will be required for the replacement or alteration of an existing window and will only be permitted where they do not harm the architectural or historic character of the building. Repairs to original or historic windows using the original materials ("like for like") do not require either Planning Permission or Listed Building Consent. Where a window is proposed for replacement a survey report of the window must be submitted that demonstrates that the window cannot be repaired. The guidance box gives further information about the survey.
- 8.11 **Policy Guidance: Original windows in a listed building should be retained and, where necessary, repaired. Only where repair is shown to be impossible should replacement be accepted. Replacement windows will normally be required to exactly match the original window in all respects, including proportions of the window opening, opening methods, materials, colour, astragal profile if appropriate, and glazing. Permission will not be granted for a replacement window that is visibly different to an existing original window.**

GUIDANCE BOX:

Window Condition Survey: what should be in a survey?

It is recommended that a window condition survey be conducted and completed by someone who is knowledgeable in the field of architectural or building conservation e.g. a joiner.

The survey should include:

- each individual window;
- elevation drawings with the windows numbered;
- an accompanying proportionate amount of information about the type, age and condition of each window;
- photographs of each window that highlight areas of deterioration;

Additional information may be required for a more complex building or where significant historic windows are involved. For a straightforward residential property an annotated photo with the windows numbered and a short description of the window condition may be acceptable.

9.0 Development Affecting Trees in Conservation Areas

- 9.1 Trees have particular biodiversity, landscape and cultural value. The visual impact of trees within our conservation areas is often an important part of the overall quality of the

townscape. All proposed work affecting trees in a Conservation Area requires prior notification to the Council to enable consideration of proposals.

- 9.2 **Policy Guidance: Proposals leading to the loss of trees that would be detrimental to the character and appearance of a Conservation Area will not be supported. The Council will use planning conditions to protect any tree within a proposed development site that makes a significant contribution to the setting and amenity of the conservation area.**
- 9.3 **Where trees are to be retained any development must accord with British Standard BS5837:2012 and subsequent revisions. Where removal is permitted, replanting with one or more trees of appropriate species will normally be required. Tree surgery will be considered where this would be beneficial to good tree management. All tree work should be undertaken in accordance with British Standards 3998 (2010) and any subsequent revisions.**
- 10.0 SEA and HRA**
- 10.1 This supplementary planning guidance has been pre screened and not found to require Strategic Environmental Assessment. Individual planning applications may require the submission of additional environmental reports to ensure compliance with Environmental Assessment and Habitats Regulation Assessment.

APPENDIX 1: Conservation Area Character Statements and Appraisals

The following Conservation Area Character Statements summarise the architectural and historic character of each of East Lothian's Conservation Areas. Inveresk has a separate and more comprehensive Conservation Area Character Appraisal that also contains a management plan. Dunbar Conservation Area has a separate management plan that will be updated along with the character statement in due course. In time, each Character Statement will be replaced by more comprehensive Conservation Area Character Appraisals and Management Plans. Character Statements and, where available, Conservation Area Character Appraisals and Management Plans will be material considerations in the assessment of development within Conservation Areas and will provide supplementary guidance to Policy CH2: Development Affecting Conservation Areas.

ABERLADY

Aberlady Conservation Area Character Statement

1.1 Aberlady Conservation Area is centred on the historic core of West Main Street/High Street/Market Cross and Sea Wynd. It extends out to include Kilspindie, the old Customs House by the bay that acted as Haddington's port. The Conservation Area is set in fertile farmland, and is bordered by the designed landscapes of Gosford House and Luffness. Its setting includes woodland at the Whinny and Bickerton Strips and on the western approach to the village. Many of these trees including those around the entrances to The Pleasance and the Aberlady Clump, have survived since at least the end of the 19th century and help frame the buildings. Views into the area highlight the landmark Parish Church.

1.2 Trees within gardens are an important feature especially along the main street. Important open spaces include the bowling green, by the War Memorial and Parish Churchyard. Along the south side of Back Lane open spaces provide a pleasant setting for its houses. Together with the school playing fields, they also bring movement and greenery in contrast to the harder edge of the surviving town wall to the south of the riggs on Main Street and allow views of the wall more as it might have appeared originally, i.e. as an edge to development. While trees in general add to the character of the Conservation Area there are a few instances of overgrown conifer hedges which do not.

Historic Core

1.3 The main part of the High Street near the historic mercat cross is characterised by 18th and 19th Century single storey terraces and small houses with modest front gardens. Although of diverse architectural style, the relatively small scale of the buildings provides an attractive unity. Beyond the High Street, within the historic core, buildings become grander, with larger properties set in more substantial grounds. The central area has a strong herringbone pattern layout with an elongated thoroughfare with backland riggs defined by stone walls behind main street buildings. The rigg layout is an important feature of this part of the Conservation Area and should be retained. Infill with simpler buildings than those facing the main street is traditional in such layouts, with the backland development generally being of a more lowly appearance, and height, than that on the main frontage. Where new build is inserted part way along the riggs, the ridge of the roof should be parallel to the rigg and boundary walls retained. Any building within the riggs must be lower than

the corresponding building on the frontage. Many more recent infill developments have respected this character and the historic pattern of development can clearly be read.

1.4 Buildings on the main road generally abut each other and are either hard onto the pavement or with small gardens, with low walls, some of which have railings. A considerable part of the character of this area derives from these gardens, as the planting brings colour, movement, and seasonal change. This character is eroded where buildings use the space in front for hardstanding and car parking.

1.5 Common building features include timber sash and case windows, roofs of slate or pantile and rubble or ashlar stone walls. Dormers with pitched roofs are common. Where buildings are painted the colour is generally white or cream, with architectural features such as window surrounds usually picked out in darker colours. Any new development in this area should take reference from its architectural style, in particular the relative size and positioning of buildings, and the commonly used materials. Where additional roof lights are required new dormers of a similar style to existing dormers in the area are preferable to any roof windows on public elevations.

1.6 Existing stone walls are a feature of the area and should not be removed. New boundaries should be marked with new stone walls.

1920's housing

1.7 Much of the 1920's housing to the west of the Conservation Area is single storey and is characterised by its simple form of semi-detached cottages, with white painted walls and pitched, tiled roofs of orange or grey. To retain this character dormers should be avoided on public elevations and re-painting should avoid new colours. Many, if not most, of the original windows have been replaced however vertical emphasis and the appearance of sash and case remains. The larger houses in this area tend to have slate roofs, but similar white walls. Extensions should follow the materials and colours of the original building and preferably be to the rear.

ATHELSTANEFORD

Athelstaneford Conservation Area Character Statement

1.1 Athelstaneford Conservation Area encompasses the whole village and the surrounding countryside which provides its landscape setting. In the late 1780's, the landowner, Sir David Kinloch, created a model village around the parish church at Athelstaneford, a classic example of the scale of rural development occurring in 18th century Scotland. Much of this original village survives today and Athelstaneford has a distinctive character of rubble built single storey pantiled cottages in a meandering linear form alongside the main road. It has a simple harmony of style of cottages facing the road with long rigg gardens to the rear. The area between the rows of cottages widens out to a village green at the road junction created by the gradual widening of the building lines on the main road and the converging north, west and east roads. The simple uncluttered grassed verges along the main road with winding narrow footpaths contribute towards its intimate rural feel.

1.2 Later expansion of the village resulted in Glebe Crescent and Saltire Gardens. Mostly two storey semi-detached buildings with angular building form, low slung tiled roofs and painted harled surfacing, these buildings have a different architectural form and character from the original village but their mature gardens contribute to the overall amenity of the village.

1.3 Views to the village on its various approaches highlight the landmark building of the church and its doocot. Foliage masks many of the lower buildings.

COCKENZIE AND PORT SETON

Cockenzie and Port Seton Conservation area Character Statement

1.1 The conservation area includes both Cockenzie and Port Seton harbours and the planned fishing village stretching between them. Wemyss and Elcho Place are attractive distinctly positioned one and a half storey grey sandstone terraces with slate roofs. Gosford Road has a similar terrace that backs onto these properties. A dense grouping of small scale terraces comprises East, West and North Lorimer Places, which lie to the south of Edinburgh Road. Along with Wemyss and Elcho Places these have many unifying architectural details which should be preserved. These include traditional pitched dormers, vertically sliding timber sash and case windows and timber doors, stone walls, pitched slate roofs. Painted walls are rare but colour is provided by painted woodwork. Alterations or extensions to properties in these terraces must ensure the retention of the integrity of the terrace and take reference from the architectural details contained therein.

1.2 High Street to the west comprises a more traditional irregular linear building form of terraced buildings facing directly on to the street with pinch points surviving in several places. Painted walls are much more common here and a variety of colours are used. Almost all shops have disappeared from High Street as the shopping area has displaced to Port Seton. Pends and closes offer occasional sea glimpses and gardens to the rear are bounded by stone walls. With most buildings in dense groups open spaces are rare. The area around both harbours open out views seawards and other important open spaces are the grounds of Cockenzie House and the public open space around the war memorial. Cockenzie House gardens provide mature trees important to the setting of the conservation area and the war memorial provides attractive low level planting and grass areas for sitting out. It also provides the best views of the listed Cockenzie House with its distinctive and unusual boundary walls capped with clinker from local ironworks.

1.3 To the north Cockenzie House has a converted Hanseatic Barn which is a prominent part of the townscape. It lies opposite Marshall Street, an attractive terrace of artisans houses a feature of which are the storage cellars at ground level. The garden opposite Marshall Street is not only an attractive area of open space but allows views of the terrace.

1.4 Both Cockenzie and Port Seton harbours are Listed structures. The former is less well used and, together with its surroundings, is in need of environmental improvement. The character of a working harbour is maintained by the many small-scale workshops in the area and this does not detract from the harbour even if some of the buildings themselves require improvement. A new housing development at the long derelict site of the former saltworks will enhance the harbour retaining the character of the last remaining part of an old saltworks building. The quayside is in need of repair and enhancement appropriate to its listed status. Marshall Street too could benefit from the introduction of more colour to its buildings in a way common to many fishing villages. Port Seton is a working harbour and also requires improvement particularly to some of the buildings and the quayside.

DIRLETON

Dirleton Conservation Area Character Statement

1.1 Dirleton conservation area comprises the whole of the very picturesque village with its buildings grouped around a series of open greens. Dirleton is set on and around the rocky outcrops of Dirleton Castle and Chapelhill within open generally flat arable land. Its setting includes Archerfield, its home farm and associated buildings and the planned landscape around the house. Development impinging on either the greens or the open countryside or woodland at the approaches to the village would adversely affect the Conservation Area.

1.2 Dirleton grew up around the Castle, which was built on a rocky outcrop surrounded by marshland, with the original castle-village being to the east. The Castle is now appreciated for its scenic qualities and fine open views over the surrounding area and is a popular visitor attraction.

1.3 The castle's historic position as the main house of the area was replaced in the 17th century when Archerfield House was built to the west of castle as a more fashionable residence for more peaceful times. This 3-storey classical mansion was originally built by the Nisbet family in 1663, and ceased to be occupied after the second world war and lay derelict for many years. It has recently been comprehensively restored in fine detail and is once again back in use as a house.

1.4 In the early 19th century the agricultural village was substantially improved by Lady Elgin. She laid out the village green on what had been a midden and enhanced the village by planting; the Manse overlooking the green and new cottages were built and others "beautified" by the unifying design details that are still in evidence today. These are unique to Dirleton and include the raised gable heads, diamond shaped chimneystacks and skew putts found on many of the buildings around the main village green and on the walls around the castle. Such details must be retained.

1.5 Most buildings are low density and small scale, although there are exceptions which are landmark buildings - the church and the castle, Oatfield House, Dirleton House and the Red House, built to house Estate workers. A feature of the cottages grouped to the north of the green is the extensive mature trees and gardens that allow only glimpses in to the buildings. The Castle Inn facing on to the main green was designed by architect William Burn. Oatfield House is a three storey former farmhouse set back from the main housing on the green. Its setting includes the formal approach with bordering fruit trees between the house and the village. The openness of this setting is important to the house and would be harmed by development that would close this off or otherwise interfere with views of Oatfield from Dirleton. Oatfield is one of several fingers of built development that extend northwards into open agricultural land. This characteristic leaves undeveloped land in between the fingers which are a distinctive part of its character.

1.6 To the east end of Dirleton buildings are also low density, generally single storey and a mix of stone and whitewashed walls. To the west are low-density cottages and houses along with the primary school, which are a mix of stone and harled buildings developed mostly in the 19th and 20th centuries.

1.7 Materials used to finish the walls of buildings in the older part of the village are almost exclusively stone. Within the eastern and western parts of the village harled exteriors are also evident. Roofs tend to be either natural slate or clay pantile. Loss of existing stone walls would harm Conservation Area. Some boundaries particularly on to agricultural land are post and wire fencing and hedges are also used within the village.

1.8 Trees are an important part of the setting within the village particularly in the gardens to the north and west of the village. The setting to the west is dominated by the plantation woodland within Archerfield and to the east woodland at the entrance is also an important landscape feature. Throughout the village, there are mature trees many of which are protected by a Tree Preservation Order. This well landscaped character, coupled with the open greens give the village provides a feel to the village that is both open and intimate.

DREM

Drem Conservation Area Character Statement

1.1 Drem Conservation Area comprises the whole village and its landscape setting in the virtually flat and agricultural North Berwick coastal plain. This allows extensive views to and from the Conservation Area, including to North Berwick Law and the Garleton Hills.

1.2 The linear form of the old village developed from its nucleus at the Chapel and farmhouse to the west to the village green to the east. The curving farm access road provided the focus for this organic growth. The configuration of the two perpendicular roads shaping the village green reflects historic movement patterns. The resulting triangular open space and the views of it are particularly important to the character of the Conservation Area. The row of U-plan cottages to the north combined with the detached buildings to the south frame the open space and punctuate the view on entering the village. The orientation of these buildings also deflects views towards the historic core of Drem. The open space on the opposite side of the B1377 complements the village green and allows views to the historic buildings when entering Drem from the east.

1.3 The courtyard of Drem farmhouse to the west of the old village is surrounded by high stone walls and tall farm buildings, creating a distinctive terminal feature to the historic street. The buildings of the old village take their alignment from the farm access road. There is a general reduction in scale and height of buildings when distanced from the farmhouse. Building lines project and recess along the length of the road with properties presenting both primary elevations and gable ends to it. This creates a series of linked, semi-enclosed and attractive spaces. Buildings set away from the street have plots defined by low red sand stone walls or hedgerows. Vehicle parking is provided in parking bays with informal surfaces, which are located both within and separate from plots. Such bays are positioned so parked cars will be less conspicuous.

1.4 The railway introduced buildings on the south of the main road including the listed station buildings and the simple utilitarian red brick workers cottages. Other buildings, including the vernacular old school building consolidate Drem's compact form. Some ribbon development occurred along the B1377 to the east post 1945 and recently farm buildings have been converted and the stackyard developed for housing

1.5 Underpinning village character is the use of traditional Scottish architectural features and materials throughout and the relationship between the sensitive scale of development with its immediate townscape and the wider landscape setting. A clear distinction in scale and appearance exists between the opulent and substantial farmhouse, the robust and utilitarian ancillary buildings, and the variety of simple architectural form and materials used in the modest farm and railway workers cottages. Landscaping and small red sand stone boundary walls often define plot boundaries and complement the buildings of the village. Drem has experienced little

physical evolution or population growth in the post war years and has retained its distinctive identity and rural character. Mature trees in the centre of the village are important to its landscape setting.

DUNBAR, BELHAVEN AND WEST BARNES

Dunbar Conservation Area Character Statement

1.1 The Dunbar Conservation Area covers the area of the medieval town with its recognisable urban form, the herring bone pattern of long narrow riggs at right angles to the tenements on the High Street. These are characterised by high density development extending away from the High Street; usually lower in height, they can predate buildings on the High Street. The High Street is punctuated at each end by Lauderdale House, formerly Dunbar House, and the former Abbey Church and is a predominantly 18th century street albeit with several 19th century tenement replacements.

1.2 There is a long history of infill development and much of the area remains suitable for infill development. Good examples of sympathetic infill housing development include those at Lawson Court, 19 High Street and at Lamer Street.

1.3 Development in former riggs off High Street should generally follow the orientation of buildings in the area and should retain the rigg walls where possible. It should generally be no higher than two storeys and a high density is appropriate. Pends and closes are common in the town centre and must always be retained or, in redevelopment sites, encouraged. External finishes should be either stone or wet dash render. Roofs should normally be pitched and clad in natural slate or clay pantile. A feature of the Dunbar Conservation Area is the number of stone walls that define boundaries and new boundaries within the Conservation Area should be constructed in stone.

1.4 The Conservation Area contains only a few inappropriate buildings, for example the telephone exchange at Countess Crescent. Redevelopment of this and other sites and buildings that do not make a positive architectural contribution to the Conservation Area is supported. The redevelopment of the east side of Castle Street in the 1960's remains within the Conservation Area but contains buildings which, as a group, do not contribute to its main architectural or historic qualities. Minor alterations to property in this area will not affect the overall character of the Conservation Area.

1.5 The painting of rendered buildings is an established practice in Dunbar town centre. Proposals to paint buildings in High Street, West Port and Victoria Street must apply to the whole elevations and must complement neighbouring buildings. Advice on colour is available from the Dunbar Town Centre Paint Scheme. There are many well-preserved shopfronts in Dunbar - some early 20th century shop frontages inserted into later buildings and some that are effectively part of the original building. It is important that the original character of these early shopfronts is safeguarded. Small individual details on buildings such as hanging shop signs, wrought iron railings, panelled timber doors and astragalled timber windows should be retained or reinstated.

1.6 Trees are not a principal feature in Dunbar town centre but where groups of mature trees exist they make an important visual impact. Mature treed gardens exist at the manse on Bayswell Road, the rectory at Lawson Place, the Priory at Abbeylands and around the King's Court development to the west of Station Road. These trees are important to the landscape setting of Dunbar Conservation Area and should not be removed to facilitate development.

1.7 With the arrival of the railway and the town's development as a holiday resort in Victorian times new areas of housing and new hotels were developed in the Bayswell and Queen's Road areas of the town. Generally these are well ordered developments often comprising short terraces of uniform stone built houses set back from the road with small front gardens and larger grounds to the rear. Bay windows and timber decorative barge boarding are common and enclosures are also constructed of stone. It is important that the building lines and uniform terraces are not disrupted. Areas to the rear of such buildings may be suitable for small extensions and garages but infill housing is unlikely to be permitted.

1.8 Although many buildings have been restored there remain many derelict and underused buildings particularly in the High Street backland areas. Many tenements require substantial repair and associated wynds and closes require upgrading to improve the quality of the conservation area. The Vennel is an important area of open space that allows wider views of the older buildings but requires enhancement. Links between the old town and the sea require strengthening. The listed former Bellevue hotel continues to blight the appearance of the conservation area.

Belhaven Conservation Area Character Statement

1.9 Belhaven Conservation Area comprises the old village of Belhaven centred on High Street, Duke Street and North Street and the larger, later individual houses surrounding it. The centre of the village contains buildings dating from as early as the late 17th century. Most are 18th and 19th century with some more recent infill housing. Many of the larger houses are situated within their own grounds including Monkscroft, Belhaven House, Manor House and Belhaven Hill.

1.10 The mature landscape settings of these large houses are an important characteristic of Belhaven: the extensive tree cover forms an overall landscape setting for the village. The

character of the core of the village is that of terraced groups of houses lined along both sides of narrow streets. To the south of the High Street, Belhaven Park forms an attractive setting for the Listed Monkscroft and the old brewery buildings. The retention of the setting of the brewery from the main road, particularly the views of its kiln roof, is an important townscape consideration.

1.11 To the north of High Street the Listed 1930's houses at Seafield Crescent form an attractive entrance and setting to the Conservation Area. Buildings here are generally finished in either stone or render with pitched natural slate or clay pantile roofs. In the centre of the village any infill development should be one or two storey and finished in materials similar to those most commonly used in the area. It is important that any new development does not interfere with public views of the mansion houses of Belhaven and must not result in the loss of trees that form the setting of both the individual buildings and the Conservation Area itself. Stone boundary walls are a predominate feature of the area and must be retained.

West Barns Conservation Area Character Statement

1.12 West Barns Conservation Area includes the oldest 18th and 19th century cottages, farm buildings and houses on both sides of Edinburgh Road. The northern boundary follows the Biel Water and includes the mature treed setting of Bielside House and its estate, an early house with a large and imposing addition in 1866 by Rowan Anderson complete with three lodges and an old windmill. Strathearn House and Seafield Cottages that have links with the former West Barns brewery are also included. The tightly grouped 18th and 19th Century cottages, which include the

West Barns Inn, together with the open spaces on either side of the main road, form the central part of the area.

1.13 Implement Road makes reference to industrial West Barns and includes a derelict former farm steading that requires restoration. The main features of the area are the predominantly stone buildings either with a stone or render finish and pantile or slate pitched roofs. There are also a number of buildings constructed in local brick. The existing open spaces make an important contribution to the setting of the village and should not be developed.

1.14 Any new development in West Barns Conservation Area will be expected to be of no more than two storeys to be of a similar scale to existing buildings. Roofs will normally be pitched and clad in natural slate or clay pantile. Wall finishes will normally be stone or wet dash render. Because of the existence of a West Barns brickworks in the past there are some brick built buildings in the village - if brick is to be used in new development then it should closely match the original West Barns brick. Boundary walls in the village tend to be constructed in stone and new walls should also be stone built.

EAST LINTON

East Linton Conservation Area Character Statement

1.1 East Linton Conservation Area comprises its historic core and its setting to the east. This includes the river and haughland and the mills at Preston and Houston. The Conservation Area is extended to include later Victorian development towards the school.

1.2 East Linton developed around the bridging point over the Linn Rocks where the 16th century bridge is an important and attractive listed building. Preston, including the National Trust owned Preston Mill, was a separate agricultural settlement. Other mills, many now converted to residential use, took advantage of the fast moving water by the bridge. The historic core of the village comprises many 18th and 19th century buildings. It also has a range of shops and small hotels many of which retain their original shopfronts. The Conservation Area has many buildings listed for their architectural or historic interest and possesses a fine little altered townscape. The Square, with a notable gilded fountain, is the heart of the village; Bridge Street and the High Street, at the centre, comprise a traditional linear street which opens out at either end with buildings positioned to close vistas and provide enclosure. The result is an attractive, essentially linear street with buildings mainly built hard onto the pavement, giving a feeling of intimacy and enclosure. Common building materials are local sandstones, with some harled and painted buildings with slate or pantile roofs.

1.3 Preston retains a more rural character comprising picturesque collection of low cottages, strung along the roadside between Preston Kirk and Preston Mill. The small scale of the cottages, complemented by a landscape of mature trees, hedges and shrubs provide an attractive rural setting.

1.4 Lauder Place contains nineteenth century terraced houses which retain their architectural character, while the Station Road contains a number of notable detached houses in their own grounds, dating from the eighteenth and nineteenth centuries. In this area stone finishes predominate.

1.5 In contrast to the low lying setting of the village from the west and north the eastern side has an open rural setting. Prominent views are gained from the Phantassie area across the open fields and flood plain towards Preston Village and the tight grouping of buildings rising higher up towards High Street. Views of East Linton's main landmarks, St Andrews and its distinctive clock tower and Preston Kirk, are important. These open views both frame the buildings of the Conservation Area and contribute to the rural setting of the town that is a part of its character. The Listed buildings at Phantassie are a good example of the grand post-agricultural improvement farm architecture of the mid 19th century.

1.6 The Victorian extension includes the bowling green, school, War Memorial Park and housing to the west of Bank Road. Many buildings are constructed of local stone with slate roofs and retain architectural details including timber sash and case windows. Some houses are built of dark, almost purple whinstone with contrasting sandstone dressings. There is more modern infill including arts and crafts influenced houses on Bank Road and more modern 20th century houses. Most houses have short front gardens, defined by low walls, some of which have attractive small trees within them which give the area a colourful and intimate appearance. The windows have a variety of styles, mainly with vertical emphasis. The primary school is a late Victorian whinstone building prominent on one side of the extensive open space of the War Memorial Park, playing fields and bowling green.

EAST SALTOUN

East Saltoun Conservation Area Character Statement

1.1 East Saltoun Conservation Area encompasses the village and surrounding countryside that provides its setting. The village is positioned at an irregular crossroads and its oldest buildings align the main streets. Originally the estate village associated with Saltoun Hall, its foremost landmark is the church rebuilt in 1805 in the form of a cross. Other important buildings include the Old Castle and the former manse. However, the simple vernacular cottages and byres on Main Street form much of the architectural character today. Later houses were constructed in a cottage style by the County Council and there are many other examples of modern houses from recent times. Some of the most recent new housing is of a much larger scale than previous housing and any future infill development should be more in keeping with the size of the vernacular houses of the village.

1.2 The wider setting allows important glimpses of the church, complemented by the mature trees in the churchyard from afar. Strawberry Plantation provides an effective landscape screen for the village from the east.

GARVALD

Garvald Conservation Area Character Statement

1.1 Garvald Conservation Area comprises the whole village and its immediate setting. Garvald is a hidden village lying low in the narrow valley of the Papana Water and is one of the hillfoot villages of the Lammermuirs. Its confined location has resulted in its pronounced and distinctive linear urban form. The wider setting includes the approaches to the village from the west and outlying farm buildings, some of which are converted to residential use at Garvald Grange, Nunraw and Stoneypath. The trees aligning the south side of the Papana Water add interest to the landscape

setting and form the southern boundary of the area. New development on the higher ground above the village would be highly visible and have an adverse impact on the village's distinctive setting, and on the character and appearance of its Conservation Area.

1.2 The architectural character of Garvald is comprises a mix of predominantly low single or one and a half storey cottages with some grander two-storey dwellings. Buildings align Main Street and access the street directly giving a close and intimate sense of enclosure to the village. Road widths are narrow and buildings are located on corners giving a tight dense urban form of considerable character. Many of these properties date from the mid-eighteenth to mid-nineteenth Centuries and several are listed. Buildings are small scale and of simple proportions with traditional vernacular architectural details. Common building materials include random rubble and squared red stone, red stone lintels, and red clay pantiles, with some use of wet dash and slate on later buildings. Windows are predominantly small, square, timber sash and case, with a variety of pane divisions ranging from two to sixteen.

1.3 Some later Council developments also comprise simple small scale cottages consistent with the overall character of the village. Open space opposite the Garvald Inn is important as a feature that widens the enclosure created by the buildings. Boundary walls in the village are predominantly stone.

GIFFORD

Gifford Conservation Area Character Statement

1.1 Gifford was planned as a replacement village in the early 18th century to complement Yester House begun in 1699. Its wide Main Street is dominated at its north end by the whitewashed church built in 1710, which is a distinctive landmark building in the village and the focal point of the Main Street. The original form of the village is preserved and consists of two main streets at right angles to each other that converge at the mercat cross and The Square. The built form of the village consists mainly of regular terraced rows of 18th century predominantly two storey houses in the centre. The old walled greens between High Street and The Avenue give the village an open and spacious feel.

1.2 The line of mature lime trees along The Avenue which leads to the main gates of Yester House are an historically important feature of the village emphasising the importance of Yester. Most of the 18th century buildings in Gifford are listed for their consistent architectural form including consistency of construction that reflects the nature of a planned village. Many buildings are built of rubble often harled and whitewashed particularly in Main Street. Roof coverings are predominantly natural slate or pantile and the houses have timber sash and case windows. The architectural integrity of the village has been extremely well maintained and it is important that future development is well detailed to complement this architectural character.

1.3 Several later housing developments in the village have their own more modern architectural character but fit well into the pattern of generally low-density buildings. In each of these areas any new development should be similar in form to its neighbours.

1.4 Gifford's landscape setting is an important part of its character as one of the hillfoot villages of the Lammermuir Hills. Accordingly, its Conservation Area boundary includes areas of both open fields and woodland lying to the village's north and northeast and west and southwest. The

woodland provides a sense of containment while the more open fields emphasise the village's rural character and frame views against which its buildings are set. The village's immediate setting contains large areas of woodland, enhanced by the trees that extend into the village alongside the Gifford Water.

1.5 The formal parklands of Yester are designated as an historic designed landscape and any proposals that may affect this landscape will also be assessed against Policy ENV6. Many of the trees forming Gifford's setting are further protected by Tree Preservation Orders and all trees within the Conservation Area require permission before work on them can be undertaken. The lime trees lining The Avenue are a prominent feature of the Conservation Area and are protected in their own right by a Tree Preservation Order.

1.6 There are few inappropriate buildings in the village. Nevertheless the redevelopment of the garage would offer a chance to reinstate the building line on Main Street and an opportunity for new housing to the rear. All infill development must not detract from the character and appearance of the historic core of the village and from the important open greens at High Street and The Avenue.

GLENKINCHIE

Glenkinchie Conservation Area Character Statement

1.1 The setting of Glenkinchie is characterised by the large open arable fields that slope down on approach to the village and form the valley in which the settlement has developed. Glimpses of the distillery, its stack and other buildings can be obtained from distance views through the trees and other vegetation. These help integrate development into its sensitive broader landscape setting. The small woodland plantation to the north of the settlement is an important landscape feature. The electricity pylons passing through the valley are the only incongruous features in this otherwise rolling rural landscape.

1.2 Glenkinchie itself has a unique settlement form reflecting its status as a distillery village. It is based tightly around a working distillery that has largely retained its traditional character and appearance.

1.3 The distillery and its malt barns and stalk are category B Listed Buildings. Reflecting the bond between the housing and distillery common materials are used in both. The workers houses have distinctive steeply pitched overhanging slate roofs and red brick walls, unusual in East Lothian. Stone, slate and pantile have been used in the vernacular agricultural buildings to the south at Peaston Bank. Boundary treatment for plots is a mixture of traditional style stone walls and hedgerows. Most houses have short front gardens, which sets the buildings close to the road. Car parking is accommodated for on street.

1.4 Many of the houses have lost original features such as their original window styles and there are some utilitarian alterations and extensions. Nonetheless, this does not detract in any significant way from the overall historic relationship between the distillery and the housing that is the essence of Glenkinchie's character. It is the overall function and form of the settlement, as well as its historical and aesthetic relationship with its landscape setting, which represent a well-preserved example of industrial heritage. This gives the Conservation Area its special character.

GULLANE

Gullane Conservation Area Character Statement

1.1 Gullane Conservation Area comprises two distinct character areas, the higher density development within and adjacent to the town centre and the lower density Gullane Hill area. Large tracts of the golf courses to the south, which are an essential part of the setting of the village, are also incorporated within the Conservation Area boundary.

1.2 The higher density segment of the Conservation Area comprises attractive Edwardian three-storey parades, giving an urban feel to the Main Street, while this gives way to smaller-scale cottages and the open village green Goose Green to the north, providing a more rural environment and a setting for the surrounding buildings. The open expanse of the golf courses to the south and south west enhance the setting of the town and green areas extend to the Main Street, enhancing the amenity of the village centre.

1.3 Gullane Hill has a generous scale of development, with a considerable number of imposing mansions interspersed with more modest cottage and former service houses. The area is characterised by mature tree cover and extensive lengths of high stone wall and hedging.

1.4 Few opportunities remain for infill development within the Gullane Hill area. The low-density character of the area will be protected and any new development must integrate into the existing pattern of built development. The existing groups of trees, which are a feature of the area, are important to its character and will be protected. In particular, removal of such trees to facilitate development will not normally be acceptable.

HADDINGTON

Haddington Conservation Area Character Statement

1.1 The Conservation Area is centred on the old historic core with its original medieval triangular form clearly visible today. The town was built in the 12th Century to promote agricultural trade and industry. Whilst no original buildings remain from this period the urban form remains visible. Evidence of early buildings has been found during restoration work on buildings in the centre.

1.2 High Street, Market Street and Hardgate are lined with 3 and 4 storey buildings, mainly from the late 18th and early 19th centuries, with rooflines running parallel to the street. Most of these buildings are listed. The town centre is dominated by the 18th Century Town House and steeple - along with St Mary's these are Haddington's landmark buildings. The relationship of height of plot frontages to the width and length of the street form an enclosed space of exceptional quality. Continuity of facades, traditional vernacular architectural details such as the steeply pitched roofs on some buildings and traditional advertising hoardings, survival of many original shop fronts, and the irregular alignment that produces a subtle curve on the south side all contribute to the unique quality of the street. This townscape quality is further enhanced by the many narrow openings leading out of the High Street. These lanes break up the buildings in the middle of the triangle giving glimpses into the High Street from Market Street. All the main streets have commercial space on the ground floor and a vertical mix of uses ensuring that it is a focus of activity at night as well as during the day.

1.3 The High Street has little vacant commercial space and most upper floors are occupied. Unusually the town centre has no illuminated advertisements. Combined with the white street lighting this adds to its character at night. Remnants of the original Town Wall remain and its boundaries are easily visible today. High stone walls form the boundaries of many properties within the town and are a feature of the area that must not be lost or replaced with inferior materials.

1.4 However, Haddington town centre is not without its problems – many tenement properties require comprehensive repair and restoration of original architectural detail. Painted buildings are a feature of the centre but several properties present a poor appearance and colour schemes have gradually been eroded over the years. The quality of pavements and other parts of the public realm do not reflect the historic qualities of the overall environment and would benefit from upgrading. Some gap sites remain in the Market

Street/Kildare Street/ Brown Street area and improvement in that part of the town centre is required.

1.5 The main approach to Haddington from the west is past the large attractive individual Victorian villas on the north of West Road and Station Road. The main approach from the south gives extensive views of the highlands along the River Tyne where its wooded banks provide the setting for the southern edge of the Conservation Area and frame views of the medieval St. Mary's Church. The West Road field is a significant area of open space and provides a 'green lung' in an otherwise built up area and allows wider views of the West Road villas.

1.6 To the east of the town the Conservation Area incorporates the designed landscape of the former Amisfield house. Although the house itself is long demolished, many fine buildings remain in its policies which, along with its parkland and landscape features, make a major contribution to the setting of Haddington and are publicly accessible areas as well as being visible from the A1. Interspersed throughout the central Conservation Area are a number of significant and imposing 'signature' buildings, including the Town House, Haddington House, St Mary's, the West Church and the Poldrate Mill. The Banks, Post Office and Sheriff Court buildings along Court Street are also significant, imposing buildings reflecting their function and role in the town.

INNERWICK

Innerwick Conservation Area Character Statement

1.1 Innerwick is an agricultural village centred around an attractive 18th century church built on a knoll at the top of the village and Innerwick and Temple Mains farms. The oldest part of the village occupies high ground on the north-facing slope of a hill whose steep slope to the south offers a backdrop to the village marked by the stone boundary walls at the top and bottom of the slope. This landscape setting is important to the Conservation Area. The buildings in the Conservation Area are single or two storey and generally of a small scale. Natural red sandstone and either clay pantiles or natural slate for roofs predominate as local building materials. Recent infill development has reflected these materials. Barns Ness Terrace is a modern terrace of houses built where the slope of the hill to the south was less pronounced. It is important that any future development uses traditional building materials to ensure that the architectural character of the village is maintained. The agricultural origins of the village remain evident with the inclusion of Innerwick farm and the former Temple Mains farm in the Conservation Area.

1.2 Innerwick Conservation Area encompasses the older part of the village and parts of the surrounding farmland and woodlands that contribute to its setting. Its traditional cottages are built largely of natural stone with clay pantile roofs. A number of Innerwick's buildings are listed, including the Parish Church, the Manse, Innerwick House and Temple Mains farmsteading, described as one of the finest in East Lothian.

MUSSELBURGH

Musselburgh Conservation Area Character Statement

1.1 The area retains the distinctive townscape characteristics of a traditional Scottish burgh. This includes evidence of historic riggs to the rear of buildings on High Street, good examples of traditional burgh architecture (particularly in the Tolbooth, Loretto House, ecclesiastical buildings and the terraces and villas on the Fisherrow side of the river), and the traditional layout of a central High Street and market place. The area's many open spaces are also essential to its character, particularly the enclosed market place east of the Tolbooth, the grounds of Loretto School and the riverside. These latter areas are specifically covered by Local Plan Policy C3 that seeks to secure their continued retention as open space. The townscape east of the Tolbooth contains many old buildings and presents a fine public facade rich in architectural detail.

1.2 The river adds an additional dimension to Musselburgh's townscape quality, along with its bridges, particularly the Roman Bridge (or Old Bridge), which is category "A" Listed. Proposals that compromise the character and setting of the Conservation Area will be resisted. The Musselburgh racecourse complex, though not the track, are also part of the Conservation Area along with the older communities on Millhill. The town's Victorian expansion to the east is included and comprises attractive terraces and squares. Further south historic A listed Pinkie House and its grounds are also included in the Conservation Area. The neat terraces of West Holmes Gardens are included as a fine example of Edwardian speculative town expansion.

1.3 The Conservation Area also includes retail and commercial premises, particularly in Bridge Street and the eastern part of High Street. Ground floor uses are commercial and the vertical use mix ensures vibrancy during the day and at night. Alterations to retail and commercial frontages, including advertisements and signage, must respect the character of the individual building and the wider Conservation Area, and the Council will seek the retention or reinstatement of traditional features.

NEW WINTON

New Winton Conservation Area Character Statement

1.1 New Winton Conservation Area comprises the village and its setting. The village was commissioned by Lady Ruthven of Winton House in the early 19th century and developed as a new settlement to replace derelict cottages by the Jacobean mansion. The setting is defined north and south by the tree belts which provide an attractive and secluded setting to the village and emphasise its rural character.

1.2 The single and two storey early 19th Century cottages, which form a symmetrical U plan enclosing the village green, form a group of buildings listed as a single entity. Each single storey row is centred by a two-storey cottage. Such simple symmetry in form and of building height is particularly important to the character and appearance of the building group. Squared rubble sandstone and red clay pantiles (slate on dormers) are consistently used in this cottage group. Crow stepped gables and stacks, as well as gabled dormer heads, copped skews, iron guttering and timber sash and case multi pane windows are all common features.

1.3 These buildings are aligned directly on to a shared surface road that loops around the central green. They have a traditional rigg pattern, which is most evident to the rear of the eastern cottage range. The gardens often accommodate space for car parking and garaging and this helps remove cars from the public view and preserve the historic character and appearance of the settlement. This arrangement of buildings and garden ground also provides a well-landscaped urban edge to the south east of the village.

1.4 On the opposite side of the main road lies a later development by the Council designed to complement the urban form of the older village by completing the square surrounding an overlooked village green. These houses were designed to incorporate some traditional architectural features. To maintain symmetry of urban form the area of the central green in the newer development has been reduced to make way for front gardens. Driveways have been introduced to accommodate frontage car parking, which is an uncharacteristic feature of the more historic part of New Winton. Boundary treatments are a mixture of low stone walls, fences and hedges. Later housing at Winton Court replicates the terrace form of the 19th century cottages, albeit out of symmetry with the rest of the buildings. Materials and finishes here are more in keeping with the houses on the west side of the village.

1.5 The New Winton Conservation Area is notable for its unusual urban form as well as for its quality of traditional building styles and its symmetry and relationship to the village green. Development that would harm this character will be resisted.

NORTH BERWICK

North Berwick Conservation Area Character Statement

1.1 North Berwick Conservation Area encompasses the original core of the town and a major part of its later Victorian and Georgian development.

1.2 North Berwick has been focussed on its shores from its early existence supporting pilgrims travelling to St Andrews by sea. The oldest areas of the present town around the harbour, Quality Street and High Street are characterised by tightly packed buildings and narrow streets of a type common to many Scottish burghs. Buildings are generally compact and small scale fronting directly on to streets and most buildings date from the 18th and 19th century. 20th century infill development is also commonplace. The relationship of the height of the buildings to the width of the streets of the earlier parts of the town form intimate, human scale spaces, the built form reflecting North Berwick's windy, coastal position. Use of colour and architectural detailing, differences in roof height, shop fronts that adhere to original plot widths and retention of many original features and shopfronts make for a busy centre of variety and interest.

1.3 The Harbour promontory retains many of its distinctive former warehouses and stores some of which have been adapted to new uses. Leading to the harbour most houses are small scale. The landmark Seabird Centre in this area is a good example of a modern building that manages to harmonise both with its shore location and existing buildings of the Conservation Area. It is a landmark building standing alone in an open position.

1.4 The town expanded to the east and west in the 19th century following its popularity as a seaside resort and its new rail connection. Many buildings are orientated to obtain views of the sea. The West Links Golf Course and the beach are attractive, open spaces that provide an important setting for the town. The western expansion comprises architect designed Victorian, Edwardian and Georgian housing in a variety of styles set within large private grounds. Architectural detailing includes turrets, crow stepped gables, ornate bargeboards, and the predominant building materials are local sandstones and natural slate. Many large mature trees provide greenery throughout and partially hide buildings from the street elevations. These are important to the visual amenity of the area. To the south of High Street and Westgate largely unaltered semi-detached Victorian/Edwardian town houses are finished in dressed stone and natural slate. Marmion Road buildings exhibit distinctive barge boarded gables.

1.5 To the east, the private housing is generally not as grand as that to the west. There is some terrace building in Melbourne Road and Balfour Street, as well as hotels, guesthouses, and private houses at Marine Parade, Glasclune Gardens and Greenhead Road. Lodge Gardens, from which there are views over the rooftops, the East Links and the Glen are open, green areas both formal and informal. A further small but significant area of open space is at the Glebe Field which contributes to the amenity of the area by its openness and views across the roofscape of the conservation area to the sea. There is a historical relationship between the manse and the field and the presence of such a field in a built-up area is rare.

1.6 The main building materials throughout the Conservation Area are sandstone and natural slate, with some use of clay pantiles on older or simpler buildings. Very occasional harling is used, but this is not a traditional finish through most of the Conservation Area. Many buildings in the centre are painted and, provided colours are well chosen to harmonise with the whole of the building to be painted and with adjacent buildings, this practice should continue.

1.7 Glimpses of the sea between buildings are part of the seaside town's character, as are the views of the harbour promontory from North Berwick Bay, where the harbour buildings and sky are reflected in the sea. Views across the Conservation Area from the East Links and higher ground to the south are also distinctive, showing the old town nestled around Milsey Bay in its setting of sea and farmland. Views from the centre to North Berwick Law are also important

1.8 The area to the west of the Conservation Area at Abbotsford Park, Westerdures Road, Strathearn Road and Fidra Court has a similar character to much of the 19th century expansion of North Berwick and comprises medium to large houses set within substantial plots. It comprises larger late 19th/early 20th houses including exceptional arts and crafts residences designed by Robert Lorimer; Bunkerhill (a category A listed Cotswold style small mansion and its B listed Lodge) and Teviotdale (B listed) and Westerdures, a Category A listed Cotswold Elizabethan style manor house designed by J M Dick Peddie.

1.9 Housing subsequently developed in the grounds of larger houses is also included, primarily because of the landscape setting provided to the area by the mature trees, stone walls and other

original features. Stone boundary walls, often with ornate gatepiers, and substantial beech hedges predominate and provide a unity to the appearance of the area. A further landscape feature is the many mature trees which add to the greenery of the wider area. These are highly visible on the western approach into North Berwick and provide a natural soft setting for the built up area. The form of the housing combined with the boundary treatment of parts of the area and the presence of mature trees provides the special character of the extended area.

OLDHAMSTOCKS

Oldhamstocks Conservation Area Character Statement

- 1.1 Oldhamstocks is a small village of medieval agricultural origin nestled on the northern side of an unusual dogleg shaped valley at the Eastern end of the Lammermuir Hills. The village itself is on a gentle south facing slope of the broader valley, above the more steeply sloping cut formed by the Oldhamstocks burn. It is often referred to as one of the 'hidden villages' as it can only be reached by local roads and has a remote and timeless feel. The village has a long history with the earliest physical remains in the village dating to the 14th century, with documentary sources pushing its origins back to the 12th century. The name Oldhamstocks is also of considerable antiquity, being Anglo-Saxon in root and meaning 'place of old habitation or dwelling'.
- 1.2 Rising ground on both the north and south side of the village, consists of arable fields and pasture, interspersed with mainly coniferous shelter belts, giving way to rough grazing and then moorland to the south west. However, the village is set in a broad valley, and the landscape setting of the village is wider than this, extending to the hilltops which surround the village. This wider landscape setting, from which the village derives its form, is important to the character and appearance of the Conservation Area. Some large scale modern development in this wider setting does intrude into views from and of the Conservation Area, including the large pylon line from Torness running across the western end of the valley. There is also some wind turbine development in the surrounding hills though efforts have been made to minimise their visibility from the historic core of the village. Where it is visible it does however detract from the landscape setting of the village.
- 1.3 The village was granted the right to hold a twice yearly fair by an act of Parliament in 1672 and the linear form and layout of the village still reflects this event, although the market cross is not now in its original position or form. The 1796 painting 'Oldhamstocks Fair' by Alexander Carse is an important record of this village and clearly depicts a vibrant market with some of the landscape setting of the village shown in the background. The location of the fair would have been the split village green and wide verges which still exist today. Consequently, the linear character of the villages, split green and the wide verges aligning the main road form an important part of the village character. These are important areas of open space and must be conserved.
- 1.4 The oldest building is the church that dates from the 16th Century but is built on foundations of a 14th century church. It has an early 19th Century watch house on the south wall of the graveyard. The white of the church contrasts with the more muted tones of the surrounding arable fields, and pantiles, slate and stone which are the main building materials of the village. With a

carefully chosen site at the centre of the valley yet on ground raised above the burn, the church forms a focal point of the Conservation Area and surrounding landscape particularly when viewed from the surrounding hillside, or lower land to the west. The view of the Conservation Area within its valley setting and the Parish Church as a focal point from the minor road to Cocklaw across the Conservation Area is particularly fine. From lower parts the minor road to Woollands, the Parish Church appears alone on the skyline set among mature trees. Development that would detract from the Parish Church as a focal point would adversely affect the Conservation Area.

- 1.5 The Parish Church sits at the western end of the village, its entrance facing the wide road verges. Leading to the village green. Buildings surrounding the green are linked by an imposing high stone wall on the south side which together with lower stone walls on the north side and the frontages of buildings provide enclosure to the green and verges. The buildings around the green are separated by areas of garden ground, some containing mature trees. The width of the green space between buildings and the views of the arable land beyond the stone walls, provide the green space with an open airy feel. Many mature trees around the village add to the quality of its setting. The Mercat Cross, which is not in its original position, and the wellhead provide important visual links with the past. Development that would affect the open, light character of the village green and verges, or block views from the green to the surrounding arable fields and hill slopes, or of the Mercat Cross, would harm the Conservation Area.
- 1.6 Moving east from the green, built development is generally to the north side the road. The south-facing frontages thus have an open outlook facing towards the sun. The main exception to this form is the listed Oldhamstocks Mill, located downhill and closer to the Oldhamstocks Burn. The wide verge to the south of the main road continues, with the stone wall separating verge from the field beyond lower here. On the north of the road, pavement is interspersed with areas of grass, with the building line close to the road. Often the narrow area of ground between houses and the road contain planting which softens and gives additional colour to this part of the village.
- 1.7 The houses are not identical but have unifying features. The buildings are a combination of varying heights without any particularly large or imposing buildings. Chimneys, dormers and wallhead gables and pitched roofs of slate or pantile are commonplace making for visually interesting buildings. Windows are almost all sash and case, and usually multi-paned. Pantiles are the main roofing material, especially on the lower buildings in the eastern end of the village though slate is also used, especially on the grander buildings. The housing in the village is almost exclusively stone, with some use of painted render. The predominance of the pantiles and stone gives the village an attractive, warm colour. Some smaller modern buildings such as the bus shelter and village hall are less conspicuous than they otherwise might be because they are constructed of dark stained timber. The occasional use of light coloured render, or smaller, wooden buildings such does not detract from the overall appearance of the built development, however it is important to the character of the village that stone continues to predominate, with the general balance between pantiles and slate as roofing materials maintained. The orientation of the buildings, together with the openness provided by wide verges, and the consistent use of make the character of this part of the village. There is little street furniture but what there is designed to suit the village.

1.8 Towards the edge of the Conservation Area, set apart from the village, is the small cluster of buildings at Woollands, set against a backdrop of mainly coniferous shelter belt, now mature. Woollands House although not listed is an attractive building forming a focal point in its immediate surroundings from Oldhamstocks, while Wallycleugh House and cottage, as well as the pantiled roofs of Woollands Farm, are attractive accents against the green of the woodland and pasture land. The more functional buildings of this group, including a water bottling plant, are tucked behind the house and a mature shelter belt as viewed from Oldhamstocks village. To the southwest is St Michaels View, where pipe organs are made. The workshop building here is more modern and of an unusual design which reflects its function. Its use of muted colours has allowed it to integrate into the Conservation Area.

1.9 The Oldhamstocks burn meanders at the bottom of a steep sided valley, containing grazing as well as some scrub, often the colourful gorse. A right of way passes through this peaceful valley. The pastures along the burn side reach to the edge of the main road through the village, which, along with ducks and hens wandering around the village green, reinforce the agricultural character of the area. Single track roads also add to this rural feel. The village is the focus of views from the surrounding arable and pasture fields which are largely free of built development.

ORMISTON

Ormiston Conservation Area Character Statement

1.1 The Ormiston Conservation Area comprises the original village centre that has its origins in the days of the agricultural improvement movement. It was a planned agricultural village, its main buildings fronting onto Main Street with further development extending to the rear on the individual feus. The original village was and defined by the two right angled bends at either end of Main Street. The Conservation Area is therefore dominated by the wide Main Street with its beech avenue, providing the setting for a number of 18th Century houses, many of which are Listed.

1.2 Focal points are provided by the mercat cross and Moffat's Monument. The trees make a particular contribution to this setting and require careful management, as do the grassed areas on either side of the road. The buildings are of individual design, but to a generally similar scale. Given the historic association of the village with the land, the relationship between the open agricultural landscape and the setting of the Conservation Area is an important one, providing a clear linkage with its past as a centre of agricultural improvement.

PENCAITLAND

Pencaitland Conservation Area Character Statement

1.1 Pencaitland's Conservation Area is extensive and recognises the contribution of the surrounding landscape to the village's character and setting. Building styles are mixed but there are distinct characteristics such as common building materials and the widespread use of stone walling, often with Galloway copes. Buildings within Wester Pencaitland have a more traditional emphasis,

predominantly single storey with some two storey at the Mercat Cross junction. Slate is the common roofing material although some red pantile is evident. The row of single storey cottages at Beech Terrace provides an attractive western entrance to the village.

1.2 Easter Pencaitland has a greater and more modern variety of building styles and designs. The more recent housing at Spilmersford is prominent in the wider landscape. Minor changes to the exterior of these properties will not adversely affect the character of the area and these will continue to enjoy permitted development rights. There is greater use of clay pantiles than in Western Pencaitland and houses are a mix of single and two storey. Harling is a more common finish for later buildings although stone remains the traditional building material.

1.3 The wider setting of the conservation area includes the designed landscape of Winton House to the north of the village. The landscaped grounds of Tyneholm House alongside the Tyne Water to the south are also included in the area. Together with Winton House they provide a landscape setting for the Conservation Area and form the divide between Easter and Wester Pencaitland. Key elements of the Conservation Area are: its treed setting and open landscape; the narrow walled link between Wester and Easter Pencaitland; the common use of stone, natural slate, pantiles and timber sash and case windows; small-proportioned cottages both single and in rows, the common use of stone boundary walls and the extensive tree cover to the north and south of the village.

PRESTONPANS AND HARLAWHILL

Preston Conservation Area Character Statement

1.1 Preston Conservation Area comprises one of the former villages that have combined to make up Prestonpans. It contains many fine listed buildings and scheduled monuments. Most of the older vernacular buildings in the Conservation Area are grouped around the junction of Preston Road and West Loan. The restoration of Preston Tower gardens in the 1980's was a major enhancement of the Conservation Area and provides an appropriate setting for the Tower. The Mercat Cross, Preston Tower and Doocot are Scheduled Ancient Monuments. Important listed buildings include the A listed Northfield and Hamilton Houses.

1.2 Mature trees form an important part of the character of the Conservation Area and it is important that these are protected. Many old buildings survive and the conservation area exhibits fine examples from as early as the 15th century. Preston Road, West Loan, and Station Road have buildings dating from the 17th century as well as some fine 19th century examples such as Preston Lodge with its distinctive decorative cast iron brattishing. Such details are important to the architectural character of the Conservation Area and must be preserved. Where original details have been lost for example windows or doors replaced in a different style to the original then it would be desirable to have the original style reinstated.

1.3 The walled gardens around both Preston Tower and Northfield House are important historic spaces, allowing the buildings to be viewed in their historic settings. These spaces are important to the character of the Conservation Area and should not be developed. Other public spaces such as that overlooked by the Cross Cottages are important to the wider setting of the conservation area and to the mercat cross with historical associations as the former marketplace and centre of life in the original village. Any new infill development in the Conservation Area must conserve important

existing features on the site where they can help to integrate new development and retain a link with previous uses.

1.4 The individual architectural merit of the more recent buildings of Preston Conservation Area is of less importance than the overall effect of their architecture as a group. However there is a consistent design at, for example, the Cross cottages and any proposals to alter these buildings such that it would harm their overall effect should be resisted. New development within the Conservation Area must be of an architectural style and constructed from materials that are compatible with the traditional and attractive qualities of the area.

Harlawhill Conservation Area Character Statement

1.5 This area comprises an historic area of Prestonpans which has seen change but retains a distinct grouping of vernacular buildings. Many buildings have been altered and some architectural detail lost but alterations such as exterior artexing are reversible and the buildings can be restored to their original finish.

1.6 One of the most important listed buildings in the area is Prestongrange Parish Church, parts of which date from the 16th century and its clock tower is one of the landmark buildings in the town.

1.7 Several large houses have mature gardens behind stone walls and the mature trees in these gardens soften the appearance of the buildings. High stone walls bound several of the properties and are a feature of the Conservation Area. The Coronation Garden, incorporating Thomas Alexander's Monument, is a significant area of public open space facing on to the High Street. The area contains a number of Listed structures including Harlawhill House, an imposing 17th Century Category A Listed Building that faces onto Harlawhill. It forms an unusual pinch point on Harlawhill with houses opposite.

1.8 Mature trees within garden ground form an important feature of the Conservation Area and a setting for built development. It is important that these are protected. Boundary stone walls must be retained and any breaches must be justified in the interest of enhancing the Conservation Area.

1.9 The older buildings within the Conservation Area are important to its architectural and original details on these buildings should be preserved in the interests of enhancing the architectural merit of the Conservation Area. Where original details have been lost for example windows or doors replaced in a different style to the original then the original style should be reinstated.

1.10 Open space within the Conservation Area is a significant feature in an otherwise densely developed area and is to be protected. The open area at Coronation Garden provides a break from built development and the public open space on the northern side of High Street allows for open views out to sea.

1.11 Harlawhill House presents a poor appearance and is in need of repair. Some other 18th and 19th century buildings have lost original architectural features or have been altered but have the potential to be restored. Some of the public closes that lead to and from High Street would benefit from an upgrade of the public realm though areas of original cobbling still survive in places. Public and private investment in buildings and public

realm could see the area return to its traditional historic appearance.

SPOTT

Spott Conservation Area Character Statement

1.1 Spott is a linear village that lies in a sheltered glen above the Spott Burn. Its main characteristic is that distinctive linearity, with most of its buildings aligning the main road usually with small front gardens. The village is low density with most houses being single or one and a half storey cottages of simple design but with good architectural detailing - stone dormers, and porticoes for example. There is a strong uniformity of materials used on the older properties that are predominantly constructed with walls of local red sandstone and natural slate roofs.

1.2 Infill development has been successfully incorporated in the village, strengthening the street pattern and being of similar scale to neighbouring buildings. Any new development must be of a similar low density, height and scale. Materials used in any new development must be of good quality with roofs in either natural slate or clay pantile and walls finished either in natural stone or an appropriate harl depending on its location within the village.

1.3 Most buildings date from the 19th Century but the church is late 18th Century and has an early example of a watch tower in the churchyard. Spott House was remodelled in 1830 but was originally a much older house. St John's Well, partially excavated by the local community with Lottery assistance, is a fine example of an early well understood to be the reason for the existence of Spott. Another interesting and unique feature is the Witches Stone on the road south of Spott.

1.4 There are many fine mature trees in the conservation area particularly near to the church but in other parts of the village too. These add considerably to the areas character. Fine long distance views to the sea and to the Bass Rock are also important to its character and must not be lost.

STENTON

Stenton Conservation Area Character Statement

1.1 Stenton is a pre-agricultural improvement village dating back to around 1500. It was dependent on the agricultural industry with weekly cattle and sheep markets from 1681 to 1862. The 19th Century restored tron post and scales on the east green are a reminder of these markets. Its 16th Century old parish church, one of the oldest surviving buildings, was replaced by a new church in 1829 and its tower gives a very distinctive skyline and landmark to the village. The village form consists of generally small scale one and two storey cottages and houses set around green spaces. Most buildings date from the 18th and 19th Centuries and are laid out on the front of the streets with gardens to the rear.

1.2 There is a very strong consistency of built form and materials in the village. With the exception of the 20th Century cottages to the east of Stenton, almost every other building is constructed in natural local red sandstone. As a result there is a consistency of quality finishes and appearance that is almost unmatched anywhere else in East Lothian. It is particularly important that matching stone finishes are used in any new construction within the village. Roof coverings are mostly clay pantile although natural slate is also found and it is important that matching materials are used in any new construction.

1.3 Included in the setting of Stenton Conservation Area is the 17th Century Ruchlaw House and its grounds to the west. The higher land to the south east of the village acts as an attractive backdrop to the village and as such is worthy of inclusion in the Conservation Area.

TRANENT

Tranent Conservation Area Character Statement

1.1 The Tranent Conservation Area is centred on Church Street and High Street, which provided the focus for the early growth of the town. One of the main characteristics of the area is its street pattern which features short streets in an organic layout lined with well-proportioned buildings providing street enclosure.

1.2 The majority of Tranent's Listed Buildings are located in the Church Street area. Narrow roads with smaller buildings typically lead off Church Street that is itself lined by larger buildings. The Church Street area includes the 16th century Tranent Tower and the church doocot, both of which are in need of restoration, and the attractive 18th century Parish Church, manse and historic graveyard. The church buildings are set amongst mature trees at the foot of the Heugh and by virtue of the higher ground are prominent when viewed from the A1. The Heugh forms an effective western boundary to the Conservation Area.

1.3 Church Street regularly widens providing areas of semi-enclosed open space that are important in reflecting the organic settlement form. The area between Fowler Street and Church Street is grassed and trees add considerably to the area's amenity. It must not be lost to development. Other important open spaces, including the area between 198 and 192 Church Street, the area to the south of the Tower Inn, the setting of the late 18th century category B Listed house at 110 Church Street, and the area to the south of 11 Elder Street could be enhanced by introducing appropriate hard and soft landscaping features.

1.4 Church Street also contains early farm buildings, houses and miner's cottages as well as the imposing former Wishart Church (now the Parish Church Hall) of 1827. Later Victorian buildings also feature. Most buildings are constructed of stone, and some are harled and painted with slate or pantile roof dressings. Architectural character varies with period buildings but is mostly vertically emphasised. Stone walls are commonly used to define plot boundaries and new development should always seek to retain walls as boundaries or to provide new boundaries in natural stone.

1.5 The High Street retains its original meandering form and many traditional predominantly 19th century buildings are arranged in narrow rig plots. These tend to be stone-built, either stone or painted render finishes with slate or pantile roofs. There is an almost uninterrupted building line and a small scale of buildings usually of one or two storeys. An important exception is the former Crown Hotel whose turret is an effective and prominent landmark. There are few modern buildings, and two Listed Buildings. The many narrow pends, lanes and alleys in the Conservation Area are important to its character.

1.6 Many shopfronts have been altered before Conservation Area designation yet a number of original early 20th century shopfronts remain. These should be preserved and any future proposed shopfront alterations should take reference from them. Many existing advertisements detract from

the character of their shopfronts. New advertisements must complement the overall historic character and appearance of the Conservation Area.

1.7 New development proposals must respect the Conservation Area special qualities and use materials common to it, for example, stone or painted rendered walls, slate or pantile roofs and timber windows and doors. Some buildings have lost detailed architectural features such as their timber windows and doors and where originals remain these should be retained and repaired where possible.

TYNINGHAME

Tynninghame Conservation Area Character Statement

1.1 Tynninghame is predominantly a 19th century estate village with some sensitively designed and located infill development in recent years. The whole village and its landscape setting make up the conservation area. The oldest buildings in the village are at Widows Row that, along with the factor's house at Tynninghame Mains and some buildings on the north side of Main Street, are the only 18th century buildings. The history of the village is inter-related with that of Tynninghame House and the major remodelling of the House that took place in the 1830s was also the time when the village developed, with the addition of a school, new houses, a hall, and other services.

1.2 Much of the character of Tynninghame comes from the picturesque low-density spacious layout of the village with open grassed areas between buildings and many fine mature trees. Their retention is important. The buildings are of consistent quality and design - predominantly one and two storey and finished in local red sandstone, or in a suitably coloured wet dash harl in the case of more recent buildings, with timber windows and either grey slate or clay pantiles as roof coverings. It is important that any future development uses similar building materials to ensure that the architectural quality of the village is maintained. The setting of the village, particularly its approaches, provides an important public view of agricultural village buildings seen in their natural context.

WHITEKIRK

Whitekirk Conservation Area Character Statement

1.1 The whole of Whitekirk village and its landscape setting are included in the conservation area. The Tithe Barn, a Scheduled Ancient Monument, and St. Mary's Church, a category 'A' Listed Building, are the most important historical buildings and are the best known landmark buildings. Views to these buildings are particularly important. The Tithe Barn is now the subject of a sensitive conversion to a house though it retains its isolated position on the hillside without any formal garden features that might otherwise detract from its historic character. Notable features of the Conservation Area include the single storey cottages which front on to the main street and the use of pink and grey sandstone rubble, clay pantiles and natural slates as building materials. These cottages are clearly subservient in form to the Kirk, reflecting the importance placed on this building. This subservient form has been followed in the later construction of the semi-detached Council houses to the north of the village. The housing on Binning Road is small-scale and of muted tones, so does not draw the eye from the listed buildings to the north.

1.2 Stone walls are an important feature of the Conservation Area, and surround most of the historic buildings. A stone wall of unusual height in the Main Street is particularly distinctive and an important part of the village townscape

1.3 Mature trees are in evidence on either side of the road running east/west through the village, including those within adjacent properties bring a sense of enclosure, movement and seasonal change to the Conservation Area. There are also some mature conifers to the north. Around the Tithe Barn and outwards from the built area, the feel is much more open, with rocky cliffs to the north and open agricultural land in all other directions. This openness allows for excellent wide views to the Lammermuirs.

1.4 The red telephone box on the corner opposite the Kirk provides a colourful contrast in comparison to the green of the trees and muted colours of the surrounding walls.

Inveresk Conservation Area Character Appraisal

The Inveresk Conservation Appraisal was prepared and has been in use since 2011. It remains valid but has been updated to reflect the Proposed Local Development Plan as modified, rather than the East Lothian Local Plan 2008. It is contained in Appendix 2.

INVERESK

Conservation Area Character Appraisal



Produced in partnership with Inveresk Village Society

1.0 BACKGROUND

1.1 Inveresk village has been designated a Conservation Area since 1969. A Conservation Area is an area of special architectural and historic character. It is the duty of East Lothian Council to pay special attention to the area when exercising its powers under the Planning Acts to ensure that the area is preserved or enhanced while managing change. Most Conservation Areas contain areas of different architectural and historic character within them, for example, the layout of buildings in the Georgian period was different from those laid out in the medieval period. The purpose of this appraisal is to identify those differences and to highlight what is significant about Inveresk Conservation Area.



Figure 2 St Michael's Church, Inveresk

1.2 The Conservation Area Appraisal was approved in 2011 since when it has been a management tool which helps to identify the special interest of the area that must be taken into consideration in assessing applications for planning permission and listed building consent within the area. It replaced the Inveresk Conservation Area Character Statement contained in the East Lothian Local Plan 2008. It is a more detailed analysis of the area and forms supplementary planning guidance to the local plan. It is a material consideration in the determination of applications for listed building consent and planning permission within Inveresk Conservation Area.

1.3 The appraisal has been prepared with the benefit of a townscape audit of Inveresk to identify individual building characteristics. It looks first at the location and history of the village then analyses the different townscape character within the village providing a summary of the essential character of each part of the Conservation Area. It considers in detail, public and private areas; public spaces, trees; views to and from the Conservation Area; local design and detail; movement pattern; positive and negative features; pressures for change and opportunities for enhancement to meet the duty to bring forward proposals for preservation or enhancement. The final part explains how East Lothian Council, as local planning authority, manages Inveresk Conservation Area.

1.4 East Lothian Council would like to thank the Inveresk Village Society for its help in the preparation of the Conservation Area Character Appraisal.



Figure 1 Inveresk Village



Figure 3 Inveresk Main Street

2.0 INTRODUCTION

2.1 The village of Inveresk, immediately south of Musselburgh in East Lothian, is unique. It forms one of the finest Conservation Areas in Scotland and is notable first for its origins as one of the most significant Roman military and civilian settlements in Scotland and second for its stately villas built in the 17th 18th and early 19th Centuries for the Edinburgh gentry as retreats from “Auld Reekie.”

2.2 It has since expanded as more large and small houses of distinctive design have gradually been built.

2.3 Its elegant late Georgian church, St. Michael’s, stands on top of the hill on the site of the Roman fort and dominates the surrounding area. There has been a church on this site since at least the 12th Century and the medieval church was occupied by Cromwell, who used the fortification nearby known as Oliver’s Mound, now the name of a large house just below the church.

2.4 The remains of a Roman hypocaust can still be seen in the grounds of Inveresk House, one of the oldest houses in the village and, again, once occupied by Cromwell. (Fig.4) Further extensive Roman remains are known to exist underground throughout the area, much of which, for archaeological reasons, is now a Scheduled Monument of national importance, with various excavations taking place since 1947. (Fig.9)

2.5 Other prominent features of Inveresk are the high stone walls surrounding properties on the main street, some incorporating earlier cottage walls (Fig.33), behind which the villas are situated in spacious landscaped grounds and formal gardens surrounded by tall trees.

2.6 Inveresk Lodge Garden, a historic designed landscape owned by The National Trust for Scotland and open to the public, is one of the best known gardens within Inveresk. Other gardens in the village are occasionally open to the public. Those on the south side of the village slope down to the River Esk, beside which is the popular River Esk Walkway.

2.7 The village of Inveresk, despite its proximity to a large urban area, has its



Figure 4 Roman hypocaust remains in grounds of Inveresk House



Figure 5 Catherine Lodge, 1769



Figure 7 St Michael's Church



Figure 6 Inveresk Gate, 2000

own special identity, shaped by topography and the course of the Esk; mansions, trees, smaller houses, cottages, a farm and open fields to the east extend in to the surrounding countryside, which is part of the designated Edinburgh Green Belt.

3.0 ORIGINS AND HISTORY OF INVERESK

3.1 The name Inveresk is related to the mouth of the River Esk and dates back to the time of the Angles. Esk is an ancient word for water and the Celtic name for Inveresk was Escemuthe.

3.2 There has been human settlement in the Inveresk area since about 8,000BC. Excavations on the site of the NHS care centre uncovered occupation remains from the Mesolithic period. Aerial photographs and archaeological excavations have revealed evidence of intense occupation around Inveresk from the prehistoric and Roman periods.

3.3 The remains of a Neolithic cursus monument are clearly visible in aerial photographs as long dark lines in the fields to the south of Inveresk. Comprising long parallel ditches, the cursus is thought to have had a ceremonial function. Short cist burials and cinerary urns dating from the Bronze Age have been found at the former Brunton Wireworks site and at Kirk Park.

3.4 The remains of Iron Age hill forts exist at Fa'side Castle and at Carberry Hill, and settlement remains from this period have been found in Inveresk, including at Lewisvale Park. The area to the east and south of Inveresk is well known for its dense concentration of cropmark evidence for old field systems, assumed to be of late prehistoric or Roman date.

3.5 The Roman fort and vicus (civilian settlement) in Inveresk are considered one of the most important Roman sites in Scotland. First discovered during excavations in the 1940s, the fort is located on the site of St. Michael's cemetery. The need to extend the cemetery led to further excavations from 1990 to 2001. Dating to the 2nd Century during the Antonine period, the fort saw at least two phases of major rebuilding before being finally abandoned by the late 2nd Century. The fort was surrounded by a ditch and rampart lined with stone. The area inside the



Figure 8 Iron age or Roman headless skeleton uncovered in 2010



Figure 9 Archaeological excavation in 2010

walls would have had headquarters buildings, a house for the commander, barracks for infantry and cavalry, stables and granaries. Sophisticated and self-sufficient, it had wells, lavatories and drains. The vicus or civilian settlement outside the walls is one of the most extensive and best preserved in Scotland. It had a temple, houses with mosaic floors and a bath house with a hypocaust for underfloor heating, the fragment of which survives in the grounds of Inveresk House. The garrison, at its peak, probably had a regiment of 500 cavalry and the military and civilian settlement, strategically positioned between Hadrian's Wall and the Antonine Wall, was the most important Roman outpost in the north of Britain. Various artefacts and remains, including an altar to a warrior god, are in the National Museum of Scotland in Edinburgh.

- 3.6 The discovery of a Roman tombstone at Carberry is thought to commemorate a cavalry trooper based at Inveresk fort. Recent excavations at Lewisvale Park have revealed two Roman altar stones that appear to have been deliberately buried, possibly at the time the fort was abandoned. These altar stones are of exceptional quality and are unique in Britain. The analysis of these stones will continue to shed light on the Roman presence in Inveresk.
- 3.7 It seems reasonable to suppose that there was a road down to what is known as the Roman Bridge in Musselburgh (though the present bridge does not date from the Roman period) and that the River Esk was used to import supplies.
- 3.8 In 1124 Malcolm Canmore and Queen Margaret granted the Parish of Inveresk to the monks of Dunfermline, who built a church dedicated to St. Michael and All Angels. This may have been built on the site of an earlier church. The present church of St Michael was built in 1805 on the site of the medieval church.
- 3.9 Roman stones were sometimes used when these churches and the nearby village were built and, distinguished by their bold diagonal markings or "broaching," they can be seen in the walls of the present church and village and in one of the twin Pinkie pillars in Musselburgh.



Figure 10 Roman altar stones in situ 2010.
Copyright ELCAS



Figure 11 Roman altar stone detail, 2010



Figure 12 Medieval Church of St Michael in 1547. Image courtesy of East Lothian Local History Library

3.10 In the 14th Century the site of Pinkiehill House was occupied by a dower house of Pinkie House in Musselburgh, then used as a hunting lodge by the abbots and monks of Dunfermline. Also, it is possible that the tunnel-vaulted basement at Halkerston Lodge and the two vaulted chambers at Inveresk Lodge were built by the abbots and monks of Newbattle who, at one time, controlled considerable farming, fishing and mining interests in the area. It is said that the two houses are linked by an underground passage.

3.11 It was from such origins that the village of Inveresk and the town of Musselburgh gradually grew. Inveresk, like so many places in Scotland, was affected by conflict with the English, whose King Edward III sacked St. Michael's Church in 1355, after which it was rebuilt.

3.12 In 1547, the Battle of Pinkie, which involved upwards of 40,000 men and is described as being the bloodiest battle on Scottish soil and the first for the extensive use of firearms, was fought over a large area, including all of Inveresk, with St. Michael's Church playing an important role. A monument in Lewisvale Park, close to Eskgrove, relating to the Battle of Pinkie, states "The Protector, Duke of Somerset, Encamped Here, 9th Sept. 1547." The whole of the Conservation Area is included in the Pinkie Battlefield Inventory site.

3.13 The mediaeval church, where the present St. Michael's now stands, was occupied, together with Inveresk House, by Oliver Cromwell in 1650, who used for his cannons two earth mounds probably built by Somerset, one of which remains and can be seen in the northern part of the churchyard and is referred to as Oliver's Mound. It is said that in 1780 a tunnel under Inveresk House was rediscovered containing the body of a dead Cavalier. Also, it is said that during the 18th Century Roman mosaic floors were discovered in the grounds of Inveresk House. It is possible that the tunnel-vaulted cellar of Beech Cottage, a former outbuilding of Inveresk House, has Roman origins.

3.14 Inveresk House was for many years during the 16th, 17th and 18th Centuries the home of the famous Colt family of Ministers, who acquired large areas of land in the village, and a connecting door from the grounds of Inveresk House can be seen in the east wall of St. Michael's



Figure 13 Roman altar stone detail 2010



Figure 14 Battle of Pinkie commemorative stone, Lewisvale Park



Figure 15 Inveresk House, the earliest parts of which date from the late 17th Century



Figure 16 Shepherd House, circa 1710

churchyard. There is a Colt family armorial dated 1643 in a door pediment on the east wall of Inveresk House and one dated 1682 and 1757 on the west wall.

- 3.15 Inveresk gradually developed over the years as a rural village and by the end of the 17th Century it consisted mainly of single storey cottages in rows facing directly on to what is now Inveresk Village Road, together with Halkerston Lodge, probably the oldest house in the village dating from the 1630s, Inveresk Lodge and Inveresk House. The 1766 map by John Laurie indicates buildings aligned along the main street. (Fig.20)
- 3.16 During the 18th century most of the cottages were demolished and replaced by grand Georgian villas built behind high walls, the frontages of the cottages in some cases being used as parts of these walls, in which old door and window surrounds can be seen, as at Eskgrove and Eskhill House (Fig.33). Shepherd House occupies what was once the site of a cottage lived in by the Musselburgh town herd, hence the name.

- 3.17 The grand Georgian villas were built by Edinburgh gentry as retreats from the smoke, grime and noise of “Auld Reekie,” complete with classical architectural and garden features, in a spirit similar to that of the Romans, whose past in Inveresk together with the presence in the surrounding area of aristocratic residences must have been added attractions. However, industry was not that far away as it is said that a tunnel at Eskgrove was associated with a water pump to drain a coal works established at Pinkie in 1739 by William Adam the elder, the pump being driven by a diversion from the River Esk.

- 3.18 One of the great characters of 18th century Inveresk was another famous Minister, Dr. Alexander “Jupiter” Carlyle, so named for once posing as an artist’s model for a figure of Jupiter and celebrated for his liberal views, love of the theatre, social connections and autobiography. He was responsible for the demolition of the old mediaeval church with its nave, aisles and tower and its replacement in 1805 by the present elegant late Georgian St. Michael’s with its tall square nave and prominent steeple, although he did not live to see it completed. The bell of 1624 survives from the old medieval church.



Figure 17 The Manor House, ornately dated 1748



Figure 18 St Michael's Church

- 3.19 Along with Dr. Carlyle other eminent local people buried in St. Michael's churchyard include David Macbeth Moir, the writer known as "Delta" in Blackwood's Magazine, Dr. Hely-Hutchinson Almond, the Headmaster who gave Loretto School its particular ethos, Major General James Stirling, distinguished military men of the Ramsay family, one of whom fell at the Battle of Waterloo, and members of the great local Brunton, Colt, Elphinstone, Hope, Rae and Wedderburn families.
- 3.20 Inveresk expanded to the south during the 19th and 20th centuries and has experienced infill development in more recent times. Its function as a place to settle can therefore be traced from the Mesolithic period through the Roman period to the present day, with each era making its mark on the village.
- 3.21 It is interesting that many of today's residents, being architects, artists, bankers, builders, those in business, lawyers and writers, have professions similar to those of the Georgian Edinburgh gentry who made Inveresk "The Montpellier of Scotland."



Figure 19 Expansion of housing in the late 19th century

The Development of Inveresk

- 3.22 Early maps of Inveresk clearly show the line of Inveresk Village Road. The alignment of buildings is alongside the village road. John Laurie's map of 1766 indicates the buildings that predated the construction of the main street villas, the remains of which can still be seen in some of the walls (Fig 20).
- 3.23 The later map of 1820 by John Thomson shows a number of the villas that replaced the earlier cottages that lined the main street. (Fig.21)



Figure 20 John Laurie's map of 1766



Figure 21 John Thomson's map of 1820

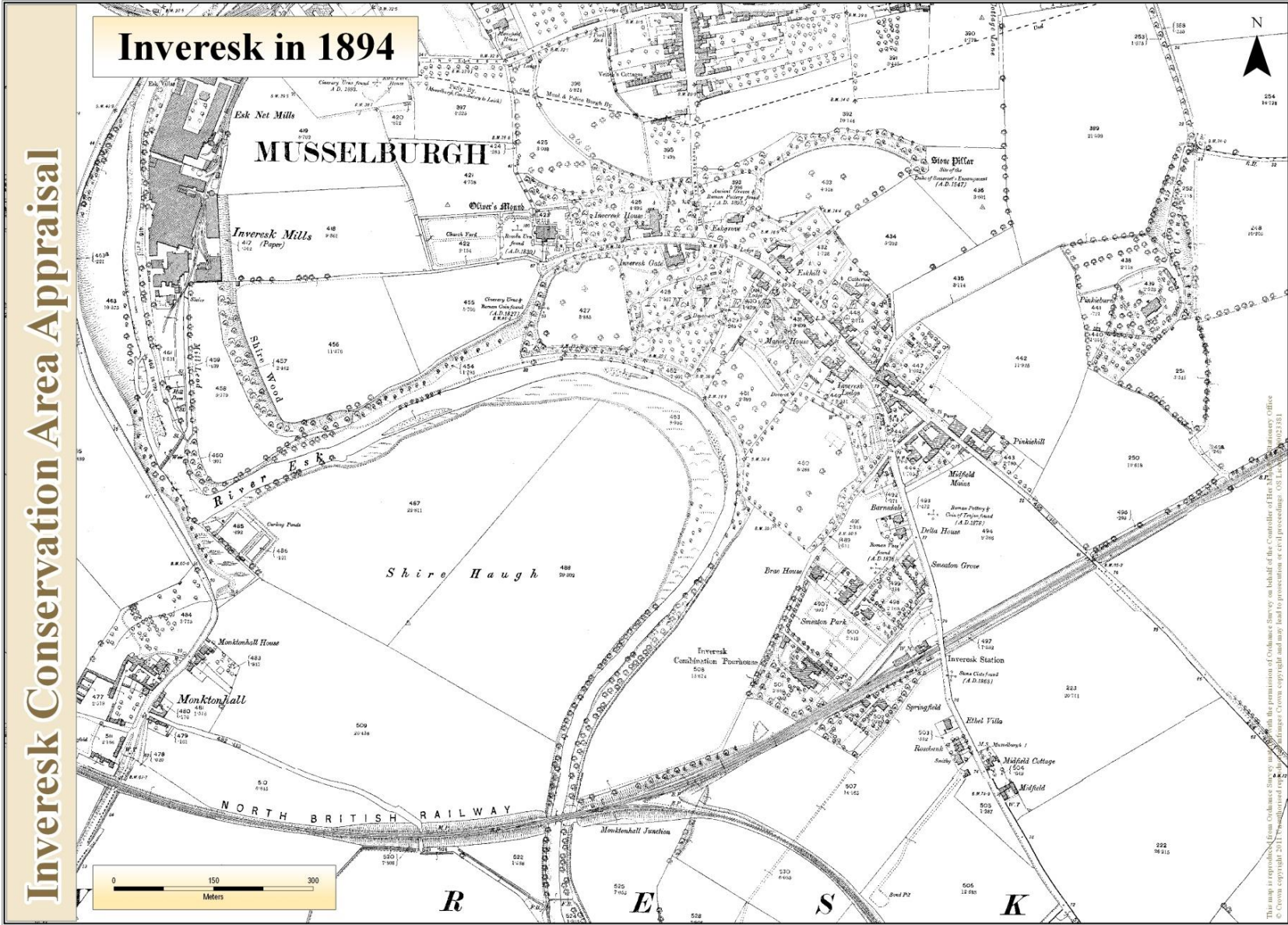


Figure 22 Inveresk in 1894

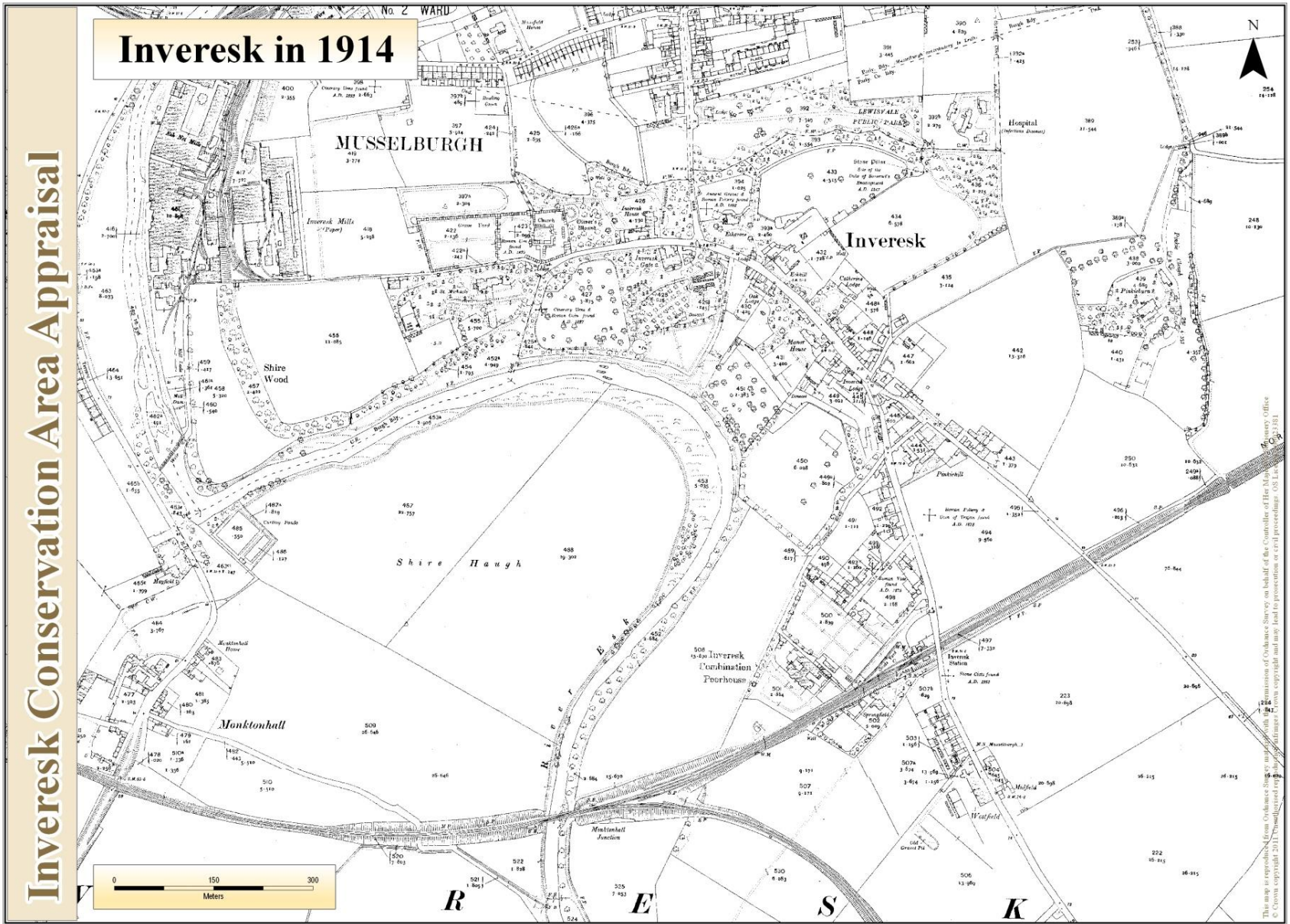


Figure 23 Inveresk in 1914

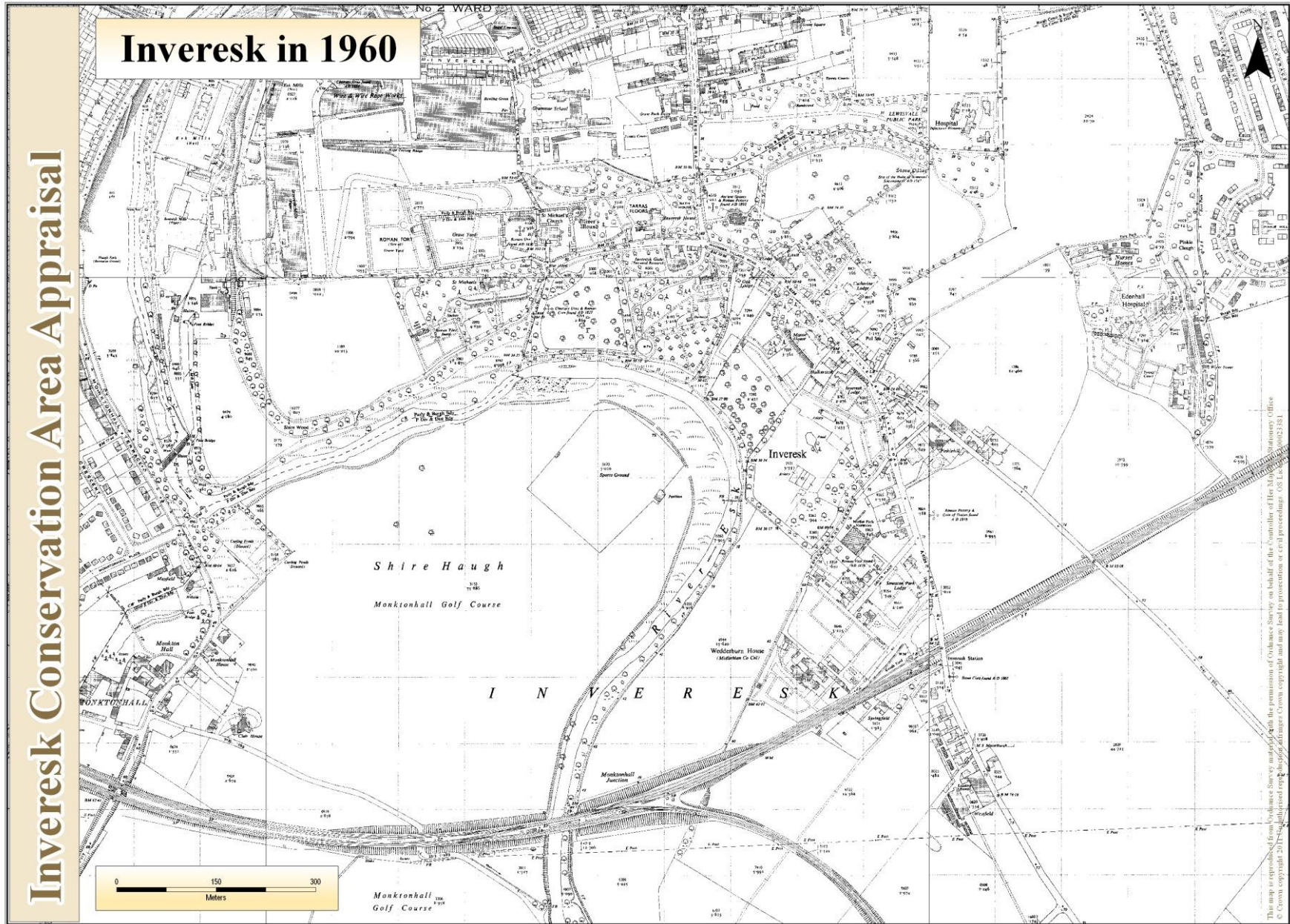


Figure 24 Inveresk in 1960

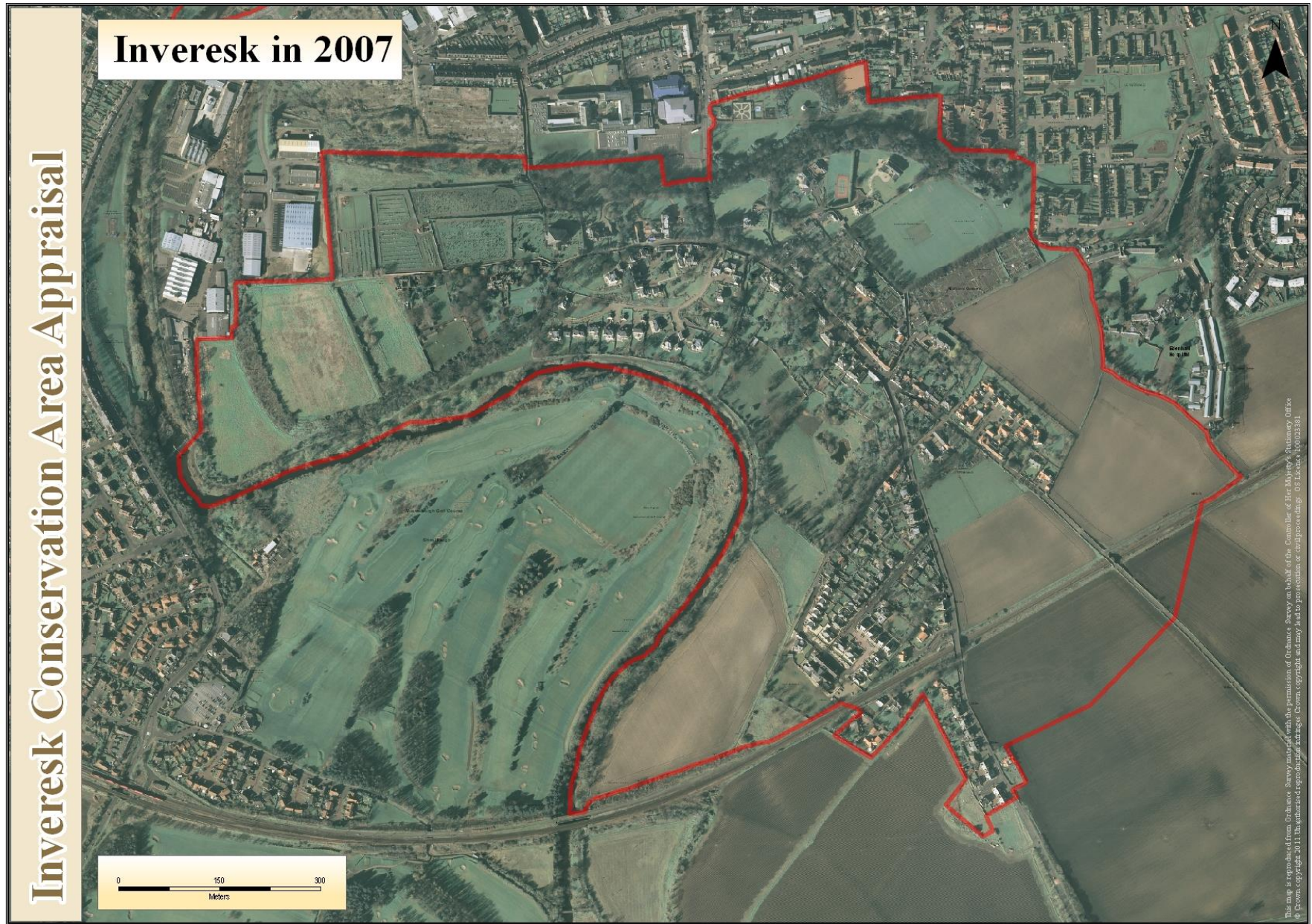


Figure 25 Aerial photo of Inveresk in 2007

3.24 The maps from 1894 show clearly the significant amount of tree cover in the landscaped grounds of Inveresk, a feature still prevalent today from the aerial photograph. By 1894 Inveresk had extended east and south and the railway had arrived. By 1914 St. Michael's House is shown and there is more development to the south. In 1960, market garden glasshouses are shown on Wedderburn Terrace, this was a time when Inveresk was renowned for vegetable production. The modern aerial photograph map shows new housing at Crookston, Wedderburn and Inveresk Gate.

4.0 CHARACTER ANALYSIS

Street Pattern and Townscape

4.1 Inveresk is dominated by its central spine, the main Inveresk Village Road (A6124) that links Musselburgh to the Carberry roundabout. All other roads are quiet culs-de-sac or private roads serving only individual properties and providing parking. The village is well connected with a developed footpath network, including the River Esk walkway, giving pedestrian access to Musselburgh and linking Inveresk into the surrounding countryside.

4.2 The townscape of Inveresk is defined by its topography and landscape setting. Situated around the large meandering curve of the River Esk, the village sits on higher land on a ridge above the river, which gave its original inhabitants good long distance views as well as easy access to the Esk and the Forth. The layout of the older parts of Inveresk follows the shape of the ridge and the course of the river, emphasising its link to the natural landscape. The western boundary of the village is a natural boundary – the elevated plateau of the Kirk Park field above the bend in the River Esk. The southern slopes of the ridge towards the river are largely undeveloped and provide the productive gardens and fields for which Inveresk is well known.

4.3 In common with many historic towns, the church is prominently and symbolically located on high ground dominating the village. It is a distinctive landmark and clearly identifies the village from further afield.

4.4 In the 19th Century Inveresk expanded from its original ridge-top location into fields to the south and east at Crookston and towards Sweethope. More recent expansion, limited by the definition of its settlement boundary in development plans, has been inward rather than outward.

4.5 Inveresk has its own separate identity from Musselburgh. It is defined as



Figure 26 Inveresk Village Road



Figure 28 River Esk at Inveresk



Figure 27 Path network around Inveresk



Figure 29 St Michael's Church stands on a high vantage point on the Inveresk ridge



Figure 30 The Manor House, 1748, the most imposing of the Inveresk villas

a settlement in its own right by the slopes on either side of Inveresk Brae leading from Musselburgh to Inveresk. To the west this comprises the cemetery and woodland to the boundary of the Musselburgh Grammar and to the east Lewisvale Park, the allotments and the agricultural land that together provide a welcome finger of countryside and open space linking into Musselburgh. This helps the village maintain a clear identity despite the close proximity of the bigger town.

- 4.5 In common with the rest of the Lothians, Inveresk has come under strong development pressure in recent years and new development has begun to change the original layout of the village. Development at Inveresk Gate extended the built-up area down the slope towards the river as houses were built within what had been neglected woodland.
- 4.6 Largely reflecting its different periods of development, Inveresk Conservation Area has four different character areas, defined by their buildings, layout, age and setting. These are the Main Street Villas; West Inveresk and the Church; East Inveresk and the Farms and the Victorian Suburb (Fig.32)



Figure 31 Eskhill, c1772

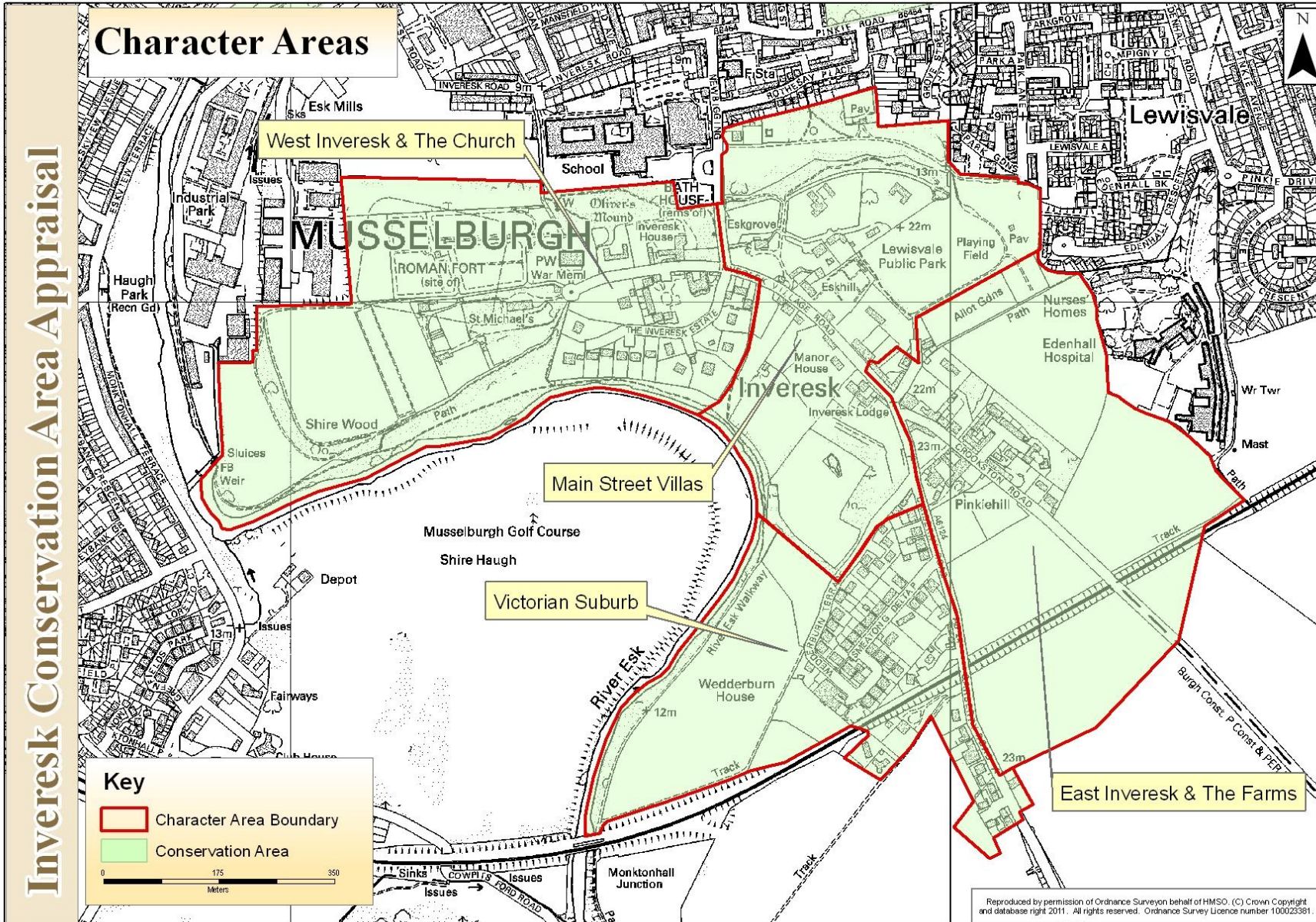


Figure 32



Figure 33 Evidence of early cottages is visible in some boundary walls along the main street

5.0 Character Area 1: Main Street Villas

Townscape Character

5.1 The main street, or Inveresk Village Road, with its large ornate 18th-Century villas, is to many the defining image of Inveresk. It is an unusually grand and spacious street for a village, spread wide on either side of the road. Its character derives from its many fine individual villas, together with their associated and ancillary buildings and boundary walls. This character area lies between Inveresk House on the west side of Inveresk Brae to Shepherd House at the eastern road bend and includes the slopes north and south of the ridge.

5.2 This part of Inveresk Village Road is unique and quite different from other East Lothian townscapes. Its principal feature is that of a main through road with high sandstone walls punctuated by carved stone gatepiers, ornate solid gates and gateways accessing villas on both sides of the road. It has a secluded and genteel feel and a leafy character enhanced by mature trees in gardens close to the main street. Behind the high walls lie the grand 18th-Century villas, originally homes for the professional classes in Edinburgh, who set an early pattern that continues today of commuting to Edinburgh for business.

5.3 Prior to the arrival of the 18th-Century incomers, Inveresk was already an established rural settlement largely comprising small cottages and houses mostly for agricultural workers. The new villas gradually replaced many of these cottages, the remains of which were sometimes incorporated into the boundary walls.

5.4 A distinctive feature of the main street is that, where the villas are set back from the road behind their high stone walls, many of their ancillary buildings are positioned much closer to the main street. These include lodges, gardeners' cottages and stables and these buildings add considerably to the variety of the architectural interest in the townscape. These are small buildings, subservient to the main houses and often either hidden behind or built into the boundary walls. Due to their



Figure 35 Distinctive high boundary walls are a feature of the main street



Figure 34 Ornate gate piers of Catherine Lodge



Figure 36 Many of the subservient service buildings on the main street have distinctive architectural features



Figure 37 Eskgrove has a long frontage but is actually a relatively narrow villa

prominence on the main street many were ornately detailed with distinctive architectural features such as ogee roofs and decorative doorways. Whilst the main feature of the boundary walls is their height, the entrances with ornate gatepiers or swept flanking walls, gates, pillars and tradesmens' doors are also features of note.

5.5 Most villas are set back, to varying degrees, from the road, giving a spacious feel to the village, but almost all are visible from the main road. Within their plots, they are generally positioned towards the main road, leaving space for large gardens to the rear.

5.6 The villas can be described as deceptively large. The proportions of the front elevations allied with the position close to the road make them appear larger and more imposing than many actually are. This is helped by the fact that each is set within extensive garden grounds, many of which are a substantial asset to the village and continue a long tradition of cultivated green space within Inveresk. Stone boundary walls are a feature of the gardens, with several altered in height over the years, some to increase visibility and others extended in height, sometimes to the rear, in brick, presumably for greater privacy. There are many different garden features within these grounds including freestanding doocots (e.g. at Eskgrove), coach houses, summerhouses and wellheads, some of which are listed buildings. These buildings and features add considerable interest and character to the gardens and should be preserved. There are visible archaeological remains in many gardens in Inveresk, for example, the Roman hypocaust at Inveresk House and the Roman well at Grannus Mews.



Figure 38 Well head designed by Robert Lorimer



Figure 39 Smaller buildings adjoin each other at the roadside edge in the eastern part of the main street

5.7 From Rosehill eastwards, the townscape and streetscape changes with buildings located closer to, or on, the footway. This part of Inveresk has a more traditional feel of an East Lothian village because of the smaller scale and closer grouping of the buildings. The short terraces of buildings of varying height and size fronting directly on to the footway form a picturesque grouping within the village, not only because of their position and variety but also because of their vibrant orangey-yellow coloured external walls. Rose Court is understood to have always been lime washed and its colour is sometimes referred to as "Inveresk Yellow" among conservation professionals. The resultant appearance of these buildings is traditionally important to Inveresk and should be maintained.



Figure 40 Rose Court lime washed in 'Inveresk Yellow'

The exteriors of other buildings in this part of the village are painted in colours which complement neighbouring buildings.

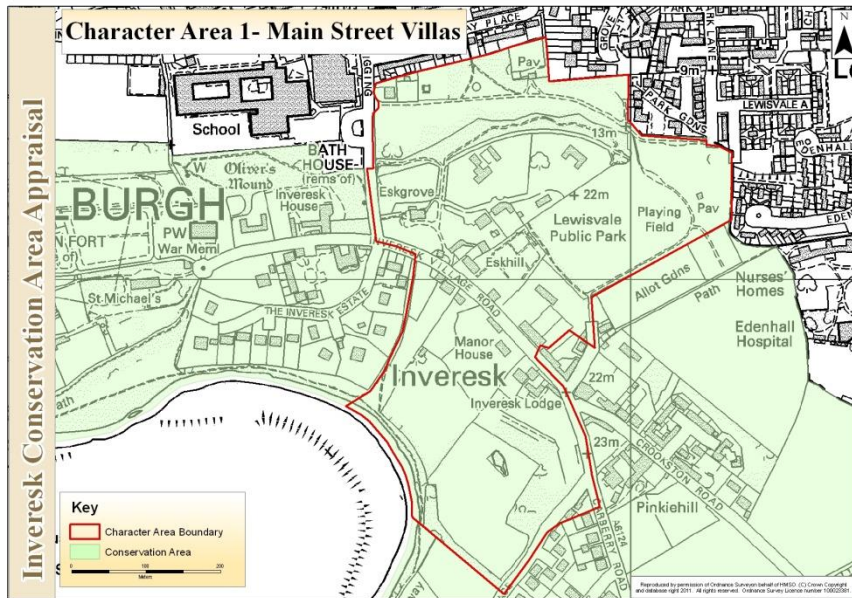
- 5.8 The vista of Inveresk Village Road is closed at the east end by the White House, a low two storey cottage, and beyond it Shepherd House, a more substantial two and a half storey house, both of which face west down the village road. The lower boundary walls of the White House allow it to be appreciated from public view.
- 5.9 Most streets and footways are of plain, simple design with tarred footways and natural stone kerbs, in keeping with the stone of the many boundary walls. Of note though, is the rare, extensive area of hononised paving, made from off cuts from setts, outside Inveresk Lodge. (Fig.95)

Landscape Character

- 5.10 The natural landscape of the Main Street Villas area comprises the high plateau ridge along the main street with the slopes down towards the river on the south side. The plateau includes many of the gardens of the villas on the north side of the road and the playing field that is part of Lewisvale Park before the land slopes northwards down into Musselburgh as Lewisvale Public Park.
- 5.11 The mature gardens and trees make a substantial contribution to the area both in the private gardens that form the setting for the houses and in the publicly visible gardens where mature trees often overhang the high walls on Inveresk Village Road, softening their appearance and giving clear signs of the passing seasons. (Fig.26)
- 5.12 Many of the private gardens look out towards the river but the river is also easily accessible by the public due to the local path network, including the paths on the east and west sides of Inveresk Gate.



Figure 41 Rear gardens on the south side of the main street slope down towards the river



Character Area 1- Main Street Villas

Essential Character:

- 18th. Century classical villas set back from the main road and with smaller subservient ancillary buildings positioned by, behind or built into the high frontage walls and built in stone
- Spacious feel with buildings laid out along the high flat ridge above the river and large mature gardens that sweep down towards the river and on the plateau north of the main road
- High stone walls, many with ornate pillars and gateways and other entrances fronting the main road
- Leafy character provided by mature trees in private gardens, many of which overhang into the street
- Very low density development with generous plots
- Vibrant colours of the buildings, particularly those that are lime washed
- Picturesque group of smaller scale terraced houses and cottages fronting the north and east side of the main road

Character Area 2: West Inveresk and the Church



Figure 42 The extensive cemetery west of St Michael's Church with views towards the Pentland Hills

- 5.13 This area is dominated by the Church lands and St. Michael's. It is the western part of the Inveresk plateau, which includes that part of Inveresk Village Road west of the bend down the brae, the grounds of Inveresk House, St. Michael's House, the graveyards and Kirk Park and Inveresk Gate and its grounds. Without through traffic it is a particularly quiet part of the village, linked to Musselburgh by the brae to the north of the Church.

Townscape Character

- 5.14 The Roman Fort and its settlement are not visible features in Inveresk today though remains continue to be identified following archaeological investigation. The high ground occupied by the fort was also a suitable location for the first churches and Inveresk Parish Church and grounds still occupy the area. The high ground enhances the domination of St. Michael's Church in the landscape of Inveresk. It is the singular building that acts as a landmark for Inveresk and can be clearly seen above the trees from many locations around Inveresk, from Musselburgh and from the A1 Musselburgh bypass.

- 5.15 The dominant feature of the village road in this area is the height of the pale yellow sandstone walls lining the road. These are punctuated by gateways and also, surprisingly, by some small windows indicating the presence of buildings behind the walls. Inveresk House, one of the oldest houses in the village, has the same development pattern as the large villas – it is a large house, albeit now subdivided, set in its own large garden with a series of subservient ancillary buildings located mainly near the entrance. These buildings, formerly of service to the main house, such as the stable block, have now been converted to individual houses.

- 5.16 St. Michael's House to the south west of the village road, however, is a much later house of contrasting design. Unusual in colour, building material and style, it represented a different departure for the architecture of Inveresk when constructed in the early 20th Century. It is a large Edwardian house of predominantly red brick construction. As a



Figure 43 A very quiet and leafy part of Inveresk Village Road



Figure 44 Windows in the main boundary walls indicate buildings behind



Figure 45 The house on the right was originally one of the service buildings for St Michael's House and like the main house is constructed of red brick. The graveyard wall adjacent was recently repaired.



Figure 46 St Michael's House, left, nestles in the trees close to the church in this longer view



Figure 48 View south from elevated plateau of Kirk Park

large house set in expansive grounds with subservient lodges and other buildings located by the entrance and marked by high boundary walls, it fits well into Inveresk. Red brick is used throughout, including the former service buildings such as the lodge and stables.

- 5.17 Inveresk Gate, one of the later mansions, built in 1774, turns its back on the main road, taking advantage of views south. It was flatted and new houses built in its grounds, by then woodland, in 2000. Large detached houses designed by architects Yeoman McAllister for developers CALA Homes were built in the woodland, retaining a number of the mature trees which provide a mature landscape setting. To the west of Inveresk Gate a mews development, Grannus Mews, was constructed by the same developer to reflect the more intensely developed smaller buildings that were traditionally located close to the mansion houses. The original doocot for Inveresk Gate in the grounds was restored and preserved.

Landscape Character

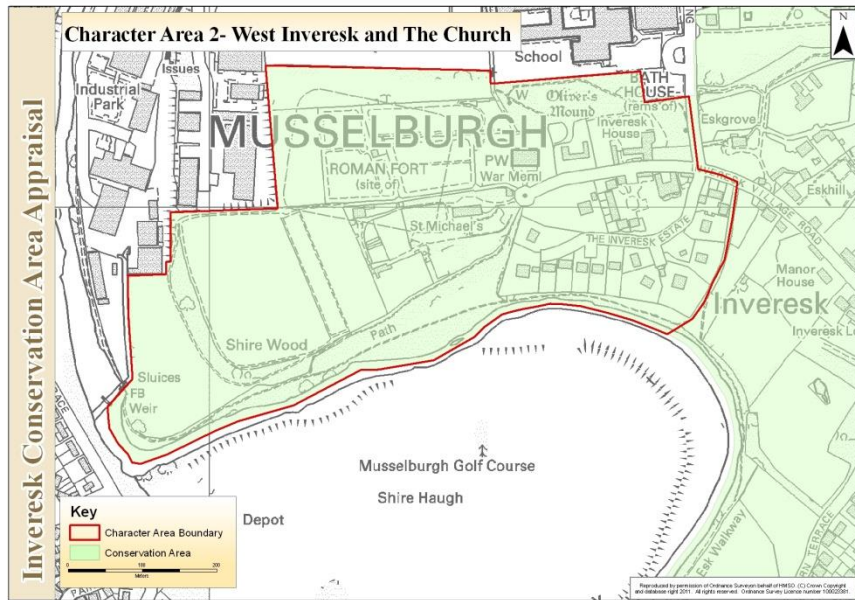
- 5.18 Public access to this part of Inveresk is along the quiet section of Inveresk Village Road to the war memorial at the entrance to the church and to St. Michael's House. From there a lane accesses Kirk Park passed the graveyards. Extensive landscaped grounds and mature trees are a feature of this area, giving it a very private, leafy character. This route is a continuation of the ridge on which Inveresk sits and within the graveyard are panoramic views over Musselburgh towards the Forth. The extensive graveyard grounds are surrounded by high stone walls. Kirk Park is an open area of formerly cultivated ground, part of the plateau above the river and from which views south and west area available, filtered by its surrounding trees. Although part of Inveresk, connected by way of the narrow lane bounded by the high walls of St. Michael's House grounds and the churchyard, Kirk Park has a different feel, quite separate from the main village. Its boundary trees that link visually to those at St. Michael's House reinforce the plateau's landscape connections to Inveresk.



Figure 47 House in the grounds of Inveresk Gate constructed in 2000



Figure 49 Inveresk Gate, 1774



Character Area 2- West Inveresk and The Church

Essential Character:

- Large houses situated in expansive grounds with subservient buildings adjacent to the main road
- High sandstone walls fronting the main road with glimpses of buildings located behind
- St. Michael's Church, prominent in the landscape and the defining building of Inveresk. Extensive graveyards behind stone walls
- Kirk Park is a small undeveloped former market garden on a plateau at the west end of Inveresk connected to the rest of Inveresk only by a narrow lane. The principle of development within this site has been accepted
- Low density development with generous areas of private open space

Character Area 3: East Inveresk and the Farms

Townscape Character



Figure 50 Shepherd House dates from 1710

5.19 At the east end of the main street, Shepherd House marks the fork in the road with the main road bending round to the south of Shepherd House and Crookston Road to the north. Crookston Road, the old road from Inveresk to Fa'side Castle, was severed by the A1 and is no longer a through road, now serving only local houses in the village. It is a key path connecting Inveresk to the wider countryside and has the character of a quiet country lane.

5.20 This part of Inveresk is home to Pinkiehill Farm and to the old Crookston Farm, which was partly converted and partly redeveloped to form a new group of houses in the 1990's. The new houses add a courtyard layout to the range of built forms in Inveresk, reflecting the general layout of farm steadings of the area. The north part of Crookston Road contains older and small scale 18th and 19th-Century houses and cottages aligned with and facing the road following the pattern set by earlier buildings. A neat row of cottages further south have direct frontages on the road beyond which are two later 20th Century bungalows set back from the road. Notable among the buildings on Crookston Road are the symmetrical pair of farm workers cottages at nos. 7 and 9 and Pinkiehill House, with its railings and walls. In common with many rural villages, the character of this part of Inveresk is that of fingers of development that extend out into the countryside along Crookston Road and Carberry Road, gradually merging the built up area into the surrounding countryside rather than presenting a solid built up edge to the village.

5.21 Pinkiehill Farm provides an alternative land use other than residential and as such adds much character to the village. The farm buildings are generally 19th-century with some later brick construction augmenting earlier stone buildings. The two storey farmhouse is a late 18th-Century villa with mature trees in the garden that add considerably to both its setting and, more importantly, to the setting of the village when viewed from the south. Indeed the whole Pinkiehill Farm group, being on the edge of the village, is prominent on the approach from the south to



Figure 51 Pinkiehill Farm



Figure 52 Houses built on the site of Crookston Farm in 1995



Figure 53 Pinkiehill Farm is a 19th Century listed building including its landmark engine house and stalk

Inveresk. The buildings, which are clearly rural in character with few windows and a rather utilitarian appearance, help to successfully integrate the village into the countryside. Pinkiehill farmhouse and steading, including its dominant brick chimney stalk, are listed buildings and form a relatively unspoilt survival of a small steading with the farmhouse at its head, backing on to the courtyard. Many of the farm buildings are currently vacant and in poor condition. If the farm was to be converted to an alternative use the utilitarian farm buildings should be retained rather than demolished, to retain their character and appearance as utilitarian, unfussy farm buildings within the context of the village. They are prominently located and give this part of Inveresk, and the approach to Inveresk, much of its character. This would preserve the character of this edge to Inveresk and the manner in which the built up area blends into the open fields. The mature trees and walled garden around the farm help considerably in this respect.

Landscape Character

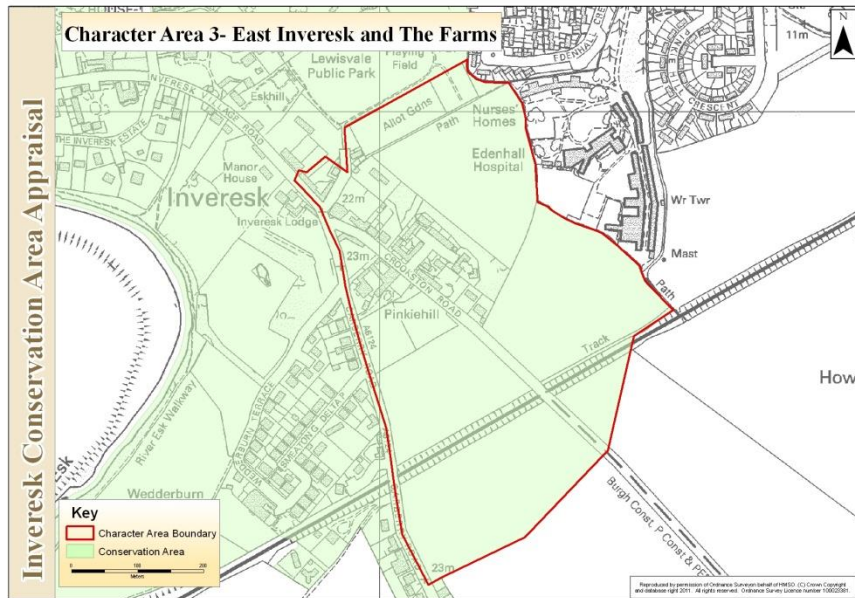
- 5.22 The landscape character of East Inveresk and the farms is one where smaller buildings with established trees in their grounds, filtering views of buildings, give way to open countryside, comprising fingers of agricultural land on either side of Crookston Road that link with the allotments and Lewisvale Park.



Figure 54 Old waterpump at Pinkiehill Farm



Figure 55 Pinkiehill Farm, a finger of farmland separating Carberry and Crookston Roads



Character Area 3- East Inveresk and the Farms

Essential Character:

- **Small buildings of a domestic scale, closely grouped together with frontage development on to Crookston Road, which retains the feel of a quiet country lane**
- **Development along the road peters out in a finger of development rather than a solid urban edge**
- **Mature trees add considerably to the quality of the townscape, softening the appearance of buildings and helping to integrate the built up area into the surrounding countryside**
- **Pinkiehill Farm buildings ensure the presence of a rural character on the edge of the village and with their unusual form add considerably to the overall townscape character of the village**
- **The orientation of Shepherd House closes the vista at the point where the roads divide and, along with its walled garden, is a prominent and important building in the townscape**
- **Minor elements of the townscape such as the stone walls, telegraph poles and the old water pump are small scale simple features appropriate to a semi-rural setting**
- **Medium density development generally with small private gardens**

Character Area 4: The Victorian Suburb

Townscape Character

5.23 Inveresk expanded considerably in the late 19th. Century with residential development to the south up to and beyond the new railway line, which passed the village.

5.24 Development began to progress south along Carberry Road, on its west side only, and Wedderburn Terrace, Delta Place and Smeaton Grove were formed. Wedderburn House, set within its own grounds, was built in 1861 and overlooks the haughland of the River Esk. Although built as a private house, it was also used as a Poor House, a hospital and an old people's home before it and its lodge house were returned to residential use, in 2005, in a flatted development with houses constructed in its grounds as extensions to Wedderburn Terrace and Smeaton Grove. The south garden of Wedderburn House, which has mature trees along its edges, was retained as communal garden space for the new residents and provides the landscape setting for the house.

5.25 Smeaton Grove, Delta Place and Wedderburn Terrace all contain large sandstone Victorian villas, many of which are semi-detached. Despite the area having been laid out in Victorian times and the presence of many standard Victorian villas, there are also individual or small groups of 20th. Century houses interspersed in this area. The original street pattern of houses facing the street within generous plots bounded by stone walls has been compromised by some of these later houses, which generally have smaller plots, have a different orientation and are constructed in a variety of different materials. Despite post Victorian houses comprising almost half of all houses in this part of Inveresk, their individual variety and visible difference only serve to emphasise the overall domination of the Victorian buildings with their generous proportions and uniformity of design and materials. The new houses at the west end of Smeaton Grove and Wedderburn Terrace reflect this Victorian character in their design, positioning and massing.

5.26 Smeaton Grove and Delta Place have a clear Victorian townscape character, which begins with the villas on either side of the access from Carberry Road and is reinforced by the short terraces or pairs of



Figure 56 Part of the Victorian suburb of Inveresk



Figure 58 Wedderburn House dates from 1861 and was converted to apartments, 2002



Figure 57 Victorian houses on Carberry Road



Figure 59 Delta Place, Inveresk, part of its Victorian suburb



Figure 60 Modern houses fronting Carberry Road incorporating architectural references from the past

substantial houses neatly defined by low stone garden walls and gatepiers along much of each side of the street. Many original wall mounted wrought iron railings have been removed, probably as part of the national war effort in the 1940's, with the only evidence being stubs left on the wallheads.

- 5.27 South of the railway line the proportion of modern buildings increases with some late 20th. Century houses, which have replaced other buildings or filled gap sites. Prominent in this area are the two storey detached houses constructed in 2000 at Carberry Close. The boundary of Carberry Close reflects its previous use as kennels. The modern two storey houses were designed to reflect architectural characteristics of nearby Victorian houses but which are visually dominant due to their exposed location on the edge of the village and their colour – a uniform pale yellow render. There is little vegetation in the area to mitigate their impact. In time their visual impact will soften and their general size and orientation along Carberry Road fits with other buildings on the road. As at Crookston Road, Inveresk peters out into the countryside with a finger of development along the roadside rather than a solid urban edge.



Figure 61 These new houses at Carberry Close stand out because of their light colour, lack of soft landscaping and prominent location on the south approach to Inveresk

Landscape Character

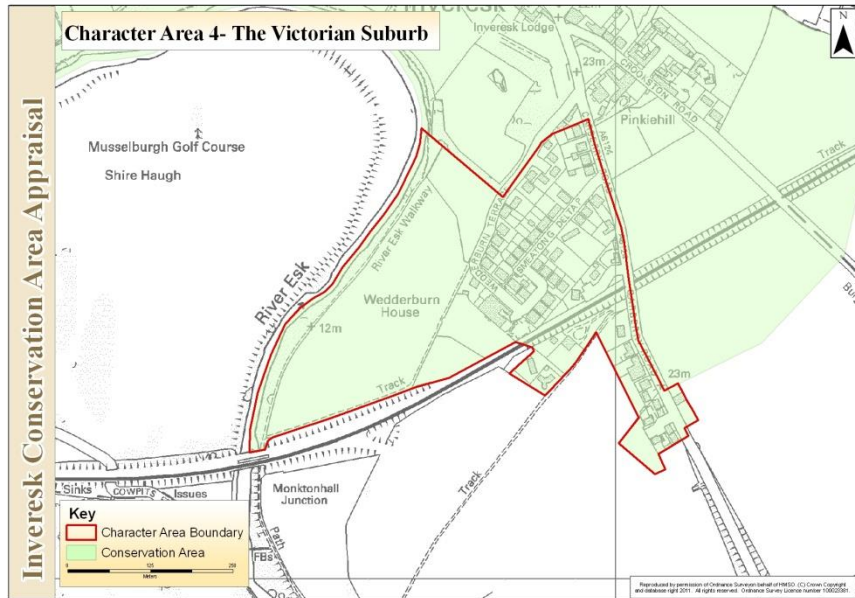
- 5.28 With smaller garden plots, the landscape character of the Victorian Suburb has much less of a leafy character than other parts of Inveresk. It extends south across the railway line along Carberry Road, and as a short stretch of ribbon development, into an extensive area of flat and open agricultural landscape. Land to the south of the railway, partly open agricultural fields, is included in the Conservation Area as an extension of the fingers of open farmland linking from a point south of Edenhall hospital site to Carberry Cottage.



Figure 62 New houses as an extension of Smeaton Grove in the Victorian suburb reflect the architectural characteristics of the Victorian villas in this area



Figure 63 One of the 20th Century houses in Wedderburn Terrace. The trees and wall belong to the NTS Inveresk Lodge



Character Area 4-The Victorian Suburb

Essential Character:

- Large predominantly grey sandstone Victorian villas dominate this part of Inveresk, particularly alongside the main road
- Boundary treatments are generally uniform with low stone boundary walls, some hedging and gates
- Since the 1950's many new houses have been inserted into the Victorian townscape as at Wedderburn Terrace, Delta Place and the new houses at Wedderburn House
- Little open space but open views outwards over the flat countryside
- Development along the main road in a finger of development rather than a solid urban edge
- Medium density development with smaller private gardens and a much less leafy character than in the older parts of Inveresk

6.0 The Use of Space between Buildings in Inveresk

6.1 The use of space between buildings, whether it is public or private, visible or hidden, farmland or parkland, is important to the character of the conservation area. In the Main Street Villas and West Inveresk and the Church there are well spaced out houses within large plots with acres of mature garden ground and a very low density of development. Subservient buildings, usually located close to the boundary walls, have much smaller garden spaces. Most of the recent infill housing in the grounds of the original large houses has been provided with relatively large plots to fit within the urban form of their area.

6.2 To the east of the main village road and around the farms the size and scale of the townscape diminishes with smaller buildings more closely grouped together. These have less space around them with smaller private gardens and views of the open countryside play a more important role in the setting of these houses. In the Victorian Suburb the density of development is higher with fewer public spaces. Houses here generally have smaller plots with later 20th. Century development having a greater proportion of house to private garden ground.

6.3 The wider setting of Inveresk is provided by the fingers of farmland that lie on either side of Carberry and Crookston Roads and in the distance by Fa'side Hill, the Pentlands and Edinburgh, visible from its high ground. The setting includes the haughland of the River Esk, the slopes to the north of which comprise the rear gardens of the main street villas.

6.4 Within the village some public streets have a very private feel, such as the Village Road to St Michael's House and the Church. Conversely, at Inveresk Gate an ordinary looking road is not public but private, accessed via controlled gates. In the older part of the village behind Eskgrove an original driveway opens out into a series of linked spaces behind the main street providing access to other generously proportioned houses from a private lane which has the feel of a more public street.

6.5 Accessed from Double Dykes, the allotments and Lewisvale Park provide open areas that separate Inveresk and Musselburgh and provide the setting for the northern part of the village.



Figure 64 Private lane accessing new housing in spacious grounds on the north side of the main street



Figure 66 Use of natural stone in all boundary walls is important to the character of the area



Figure 65 Smaller buildings at the east end of the main street have more of a village feel and grouped close together form attractive end stops for views



Figure 67 Private road at Inveresk Gate, a new development set in former woodland allowing mature trees to be retained

7.0 Public Spaces

7.1 Inveresk is a village built on high ground above the river with a series of private gardens and public paths on slopes down to the haughland of the River Esk. The open land of Musselburgh Golf Course lies on the opposite side of the Esk, reinforcing this landscape character. The river and Lewisvale Park make a special contribution to the overall feel of Inveresk as a leafy and spacious settlement, containing it and helping to define its boundaries.

7.2 Lewisvale Park is an attractive public town park and is a buffer zone between Inveresk and Musselburgh. Its Victorian buildings include the park keeper's cottage at Newbigging and the bandstand, restored by East Lothian Council with Heritage Lottery Fund support in 2000 as part of a park landscape restoration. It also forms part of the local footpath network linking Inveresk to Musselburgh and is an important green lung for both settlements. The southern boundary of the park is adjacent to a well used allotment park that in turn abuts the field separating Edenhall from one of the fingers of development that extend from Inveresk into the surrounding fields. Its tall mature trees, many of which surround grassed areas within the park, benefit not just the setting of the park but that of the rest of the village close to the park. The park is linked to Inveresk by the path between old stone walls at the end of Double Dykes, which also links to a footpath to Edenhall. Double Dykes is therefore a well used pedestrian thoroughfare.

7.3 The River Esk is publicly accessible with foot and cycle paths, including national cycle network route 1, alongside its banks connecting Musselburgh to the countryside via Inveresk. Three separate path links from the river walkway to the church, the main street and Wedderburn Terrace ensure that the village is well connected to the river.

7.4 Whilst much of the haughland on the other side of the river is golf course, there is also haughland on the Inveresk side of the river below the Victorian suburb and accessed via a steep path from the end of Wedderburn Terrace. Here the open haughland, surrounded by footpaths, relates visually to the large gardens on the southern slopes of the ridge, forming a wide expanse of open space and rising ground that is popular with walkers. It is an area that contributes strongly to the



Figure 68 Lewisvale Park is surrounded by trees allowing glimpsed views to the rear of villas on and around the main street.



Figure 70 One of the pedestrian links to the main street from the River Esk walkway



Figure 69 The River Esk walkway and national cycleway route, south of Inveresk



Figure 71 The northern slope of the ridge at Lewisvale Park

setting of Inveresk and would be unsuitable for built development, which would have an unacceptable landscape impact and contrast with the way in which Inveresk has developed.



Figure 72 Housing in the grounds of Inveresk Gate

7.5 The only built development close to the river is on the lower grounds of the estate at Inveresk Gate, behind the stone wall that acts as a flood barrier. Although this estate altered the character of Inveresk by bringing development closer to the river on the southern slopes, it was a response to a particular circumstance, providing a long term solution to the previously unmanaged woodland on the lower slopes of the grounds of Inveresk Gate. The prominent slopes of the private gardens from east of Inveresk Gate to Wedderburn Terrace are not suited to development due to their prominence in views from public paths, special landscape and historic character associated with the low density plots of the main street villas and their visual relationship with the wider haughland.

7.6 There are many other private gardens in Inveresk that in some cases cover extensive areas and are only glimpsed from public spaces. Examples include the private grounds of Inveresk House, Eskgrove and Wedderburn House. Well kept and maintained, they make a valuable contribution to the overall low density village feel of the Conservation Area.

7.7 On the west side of the village, St. Michael's Church and its extensive graveyards are another contribution to open public space in Inveresk. Although contained by high stone walls, the spaces within the walls of the graveyards are extensive and have a quiet, contemplative and open character offering fine high point views over Musselburgh and beyond.

7.8 The urban form of the southern part of Inveresk comprises fingers of development extending into the countryside along the roads leading out from the village. This pattern of alternate fingers of development and of countryside provides an attractive setting for the village, emphasising the low-density urban and rural mix of this part of Inveresk, which is reinforced by the presence of Pinkiehill farm within the built up area. The green fingers are designated parts of the Edinburgh Green Belt as well as providing an appropriate separation between Musselburgh and Inveresk and an important part of the setting of the Conservation Area.



Figure 73 Housing in the grounds of Inveresk Gate in a landscape setting



Figure 74 Glimpse of the sloping rear gardens of the main street villas from the River Esk walkway



Figure 75 The former market garden at Kirk Park



Figure 76 Spacious south facing gardens allow trees ample room to grow



Figure 78 The leafy character of the main street with trees overhanging the high stone walls providing a green curtain effect

7.9 On the western edge of the village, land at Kirk Park is an area of open ground lying on the ridge above the Esk. It lies high above haughland on a steep wooded escarpment on the curve of the river as it approaches Musselburgh. At the same general height as the older part of the village, it is more a part of the village than of the neighbouring countryside yet because it lies at the end of the narrow walled lane on the south side of the graveyard it is not well integrated into the village. It also lies adjacent to the southern end of Inveresk Industrial Estate, part of Musselburgh. Adjacent to Kirk Park are the peaceful graveyards of St. Michael's Kirk and some of the original service houses and grounds of St. Michael's House, well landscaped with mature trees. These trees, along with those on the boundary of Kirk Park, are important to the setting of the Conservation Area. East Lothian Council has accepted the principle of development at Kirk Park, with the exception of the scheduled monument, in supporting a care village and nursing home development.

8.0 Trees

8.1 An important feature of the established landscape of Inveresk is the number, variety and extent of its trees throughout the village, reflecting its many public and private gardens and spaces. Reference has been made to the importance of the leafy character of the village, for example in the Main Street Villas, Western Inveresk and St. Michael's House. Many of the trees overhanging the walls of Inveresk Village Road or on the lower slopes of the river are visible from public places and form an important component of the setting of Inveresk.

8.2 The climb up the brae to Inveresk from Musselburgh is a distinguishing characteristic with trees and high walls providing only glimpses, including those of rooftops, of what is to come.

8.3 Some of the edges of the Victorian suburb contain mature trees that help integrate it with the rest of Inveresk. These include the trees in the south garden of Wedderburn House and the trees of Inveresk Lodge, which front Wedderburn Terrace. However, tree cover is less extensive in the smaller gardens of the Victorian suburb although there are a number of large mature single trees that contribute significantly to the local townscape. Trees at Pinkiehill Farm, viewed from Carberry and Crookston Roads, help to integrate the buildings into the farmland



Figure 77 Inveresk contains many fine individual trees such as this pine



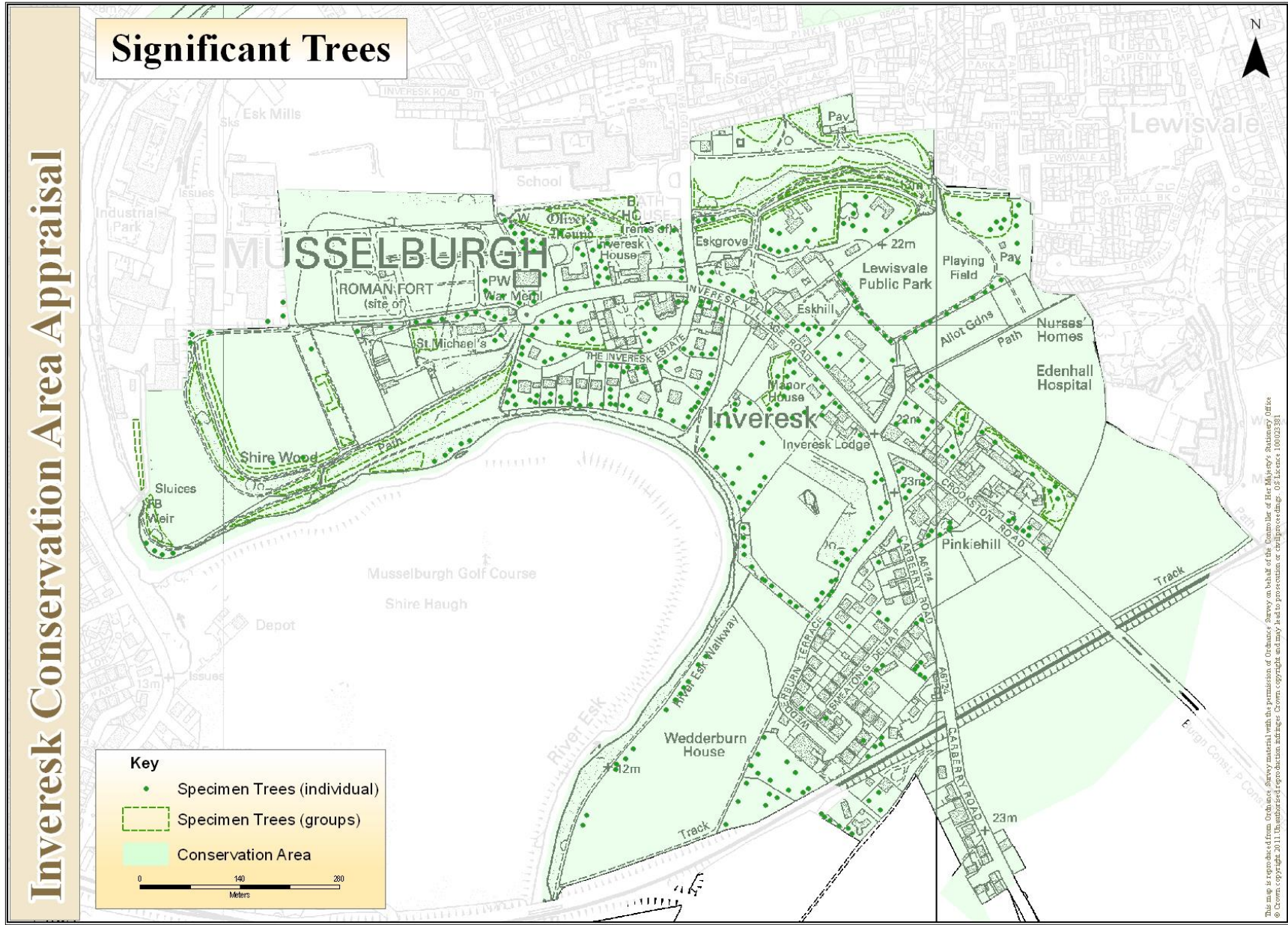
Figure 79 The northern slope of the ridge connecting into Musselburgh

surrounding the edge of Inveresk (Fig.55).

- 8.4 The appearance of the houses that replaced Crookston Farm is enhanced by the maturing of the soft landscaping included as part of the development. By contrast the houses at Carberry Close on the southern edge of Carberry Road have a starker appearance, which would benefit from additional tree planting to soften their hard urban edge (Fig.61).
- 8.5 Western Inveresk benefits from extensive treed areas at St. Michael's House and on the edges of Kirk Park. Seen from a distance, for example from the A1 Musselburgh bypass, leafy Inveresk village is glimpsed rising up from an extensive cover of trees, a view that contrasts with the more densely developed areas of Musselburgh (Fig.80).
- 8.6 Viewed from the path network by the river, the south garden of Wedderburn House, which comprises a high stone wall edged with mature trees, continues the characteristic of a village lined with trees at its southern edges whilst the trees of Lewisvale Park do the same for the northern slopes and boundary of Inveresk.
- 8.7 Trees and tree groups that make an important contribution to the townscape and landscape character of Inveresk Conservation Area are identified on Map 2.



Figure 80 The extensive tree cover in and around Inveresk viewed from the south



Map 2 Significant trees in Inveresk



Figure 81 Skyline of the ridge of Inveresk viewed from the golf course



Figure 83 The elegant facade of the Manor House shows a high quality of architectural detail

9.0 Views to and from the Conservation Area

9.1 Because of its prominent position on high ground, Inveresk is very visible in the wider landscape. Consequently, views into and out from Inveresk are an important part of its character. Extensive long range views of Inveresk are obtained from Monktonhall Terrace on the west side of the river valley and from along the A1 and on the approach to Oldcraighall on the A720. Many of the buildings are glimpsed within its extensive tree cover. The most prominent building is St. Michael's Church and in particular its tall spire, which rises up from a solid wall of trees and is visible a long way from, and on all sides of, Inveresk. As a landmark building it acts as a "signature" for Inveresk, identifying its location in the surrounding landscape (Fig.46). Development within Inveresk and beyond should not detract from the prominence of its setting.

9.2 A continually changing view of Inveresk is obtained by the walker on the path network by the river, which follows its meandering course and offers intriguing glimpses of occasional village buildings amongst the dense foliage of the gardens occupying the lower slopes above the river.

9.3 Because of its topography, many views out from Inveresk, in all directions, are long distance ones, for example over the haughland and the golf course towards the Pentlands and Fa'side Hill.

10.0 Architectural Character: Design and Detail

10.1 The four character areas of Inveresk each have their own distinctive types of architecture creating a unique sense of place. There are many examples of local design detail that together comprise much of the built character of Inveresk. These should not be lost through development.

10.2 The local design and detail that form the architectural character of Inveresk include:

Stone boundary walls – boundary walls of varying height and colour are a defining feature of Inveresk used throughout to mark property



Figure 82 The River Esk walkway allows an ever changing series of glimpsed views towards the buildings on the ridge and in the gardens of Inveresk Gate. St Michael's is almost ever present in longer views of Inveresk



Figure 84 The rich colours of lime wash on the main street are a feature of Inveresk

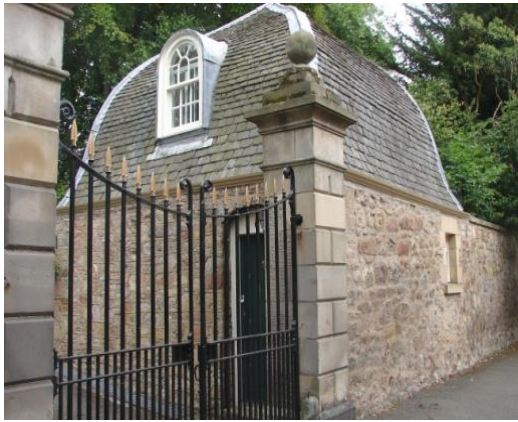


Figure 85 An unusual ogee roof on main street



Figure 87 At the entrance to St Michael's Church stands what appears to be an early stone pedestrian control barrier

boundaries. Some contain historical features, incorporating the outlines of old cottage windows and doorways. Stone used in the main street villas is generally of a buff colour but there are variations. In the Victorian suburb the stone is generally a dark grey. Boundary walls in the main street villas are generally high stone walls whereas in the Farms and north east Inveresk they are lower. In the Victorian suburb they vary in height.

The use of colour for external walls in the main street villas and the farms and north east Inveresk and the long established local tradition of exterior limewash, which adds a translucent quality to the colour finish on buildings such as Rose Court.

Unusual roof forms, including curved ogee roofs and gables as well as steeply pitched roofs on many of the older buildings.

The existence of many and varied **solid stone gatepiers** on the main village road.

The **deceptive size** of many of the main street villas.

The use of **Edwardian red brick** at St. Michael's.

The common use of **brick on top of stone** to heighten rear garden boundary walls.

The presence of many small buildings of interest, for example doocots to serve the older larger villas, and many other gardeners' cottages, summer houses, pavilions and former staff accommodation.

Small structures of historical importance such as the stone style outside the Church (Fig.87), bootscrapers at Rose Court and the Church, the old water pump at Pinkiehill Farm (Fig.54), garden wells (Fig.38), the Roman remains such as the hypocaust in the grounds of Inveresk House (Fig.4) and the historical gravestones in the churchyard.

10.3 The townscape audit of Inveresk identified that in the older parts of the Conservation Area there is a limited range of building materials used with the most common being sandstone or painted render walls. The great majority of roofs are clad in natural slate with some of the smaller



Figure 86 Stone gatepier at St Michael's House

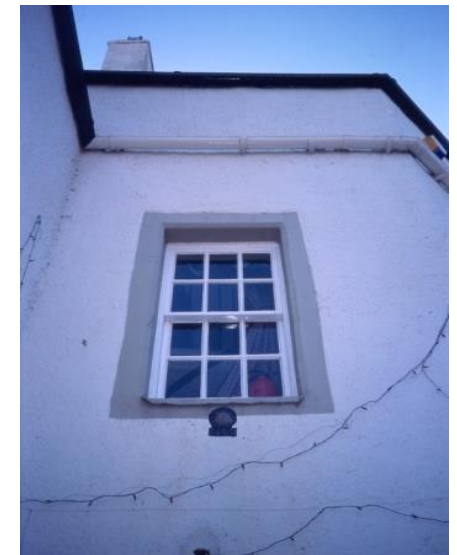


Figure 88 Windows are important architectural features of any building - minor alterations to windows can affect the character of a building and should be avoided



Figure 89 Pinkiehill Farm has deteriorated since becoming vacant

buildings in the older village using pantiles. Rosemary clay tiles are also to be found on some properties to the south of the village. Windows are predominantly timber sash and case construction with smaller panes of glass reflecting their original period. There are very few 'inappropriate' windows that do not reflect the period of origin of their respective buildings. Stone chimneys that punctuate the skyline feature prominently throughout the village and add considerably to the roofscape of the settlement. Taken together these are the architectural materials that contribute significantly to the character of Inveresk.

11.0 Movement Patterns

11.1 Inveresk Village lies on a main road, the A6124, between Carberry and Musselburgh. This is a well trafficked through road and is also a bus route. All other streets and accesses in the village are effectively culs-de-sac leading off the main road. There are no link roads or "rat runs" possible. The East Coast Main Rail Line passes through the south of the village, where it is in a cutting and has little visual impact on the village.

11.2 Inveresk has an extensive network of integrated paths, used by walkers and cyclists, providing excellent connections to Musselburgh and the surrounding countryside.

12.0 Features Making Negative Contributions

12.1 Most property in Inveresk is well looked after but some buildings are either poorly maintained or exhibit external features that are not part of their original character. The most prominent buildings in poor condition are those at Pinkiehill Farm but other smaller derelict historic buildings such as the doocot at Eskgrove (which originally belonged to Inveresk House) (Fig.100) also require restoration. More minor detractors from the overall appearance of the village include over-prominent, poorly positioned burglar alarms, inappropriate metal clad garage doors and poorly maintained gates in prominent locations.

12.2 Street furniture in the village varies. Coordinated lamp posts in the main village road enhance its character and should be replicated throughout the Conservation Area. Poorly maintained barriers along some of the paths and the appearance and positioning of some road signs could be



Figure 90 Range at Pinkiehill farm



Figure 91 A large piece of relatively modern street furniture on Crookston Road. Cables would be less obtrusive if positioned underground



Figure 92 An example of modern standard street furniture that could be replaced with a more sympathetic design. The sub-station would be improved by soft landscaping.



Figure 93 A grand Georgian doorway with decorative fanlight



Figure 94 Carefully selected street furniture can enhance a conservation area as do the lighting columns and the wall mounted light

improved. There are a number of pole mounted telephone wires above ground, whose visual impact would be reduced if positioned underground. The electricity substation on the main road is overly prominent and could be improved in appearance with a landscape screening.

- 12.3 There are few derelict areas in Inveresk but there are underused areas that are not well maintained. These include the Kirk Park field, which was for many years a thriving market garden, and the lane that leads to it from Inveresk (Fig.45), and semi derelict unused land in the Green Belt adjacent to Carberry Close on the southern entrance to Inveresk, where the setting of the Conservation Area is adversely affected by its poor appearance. Paragraph 11.4 referred to the need for additional tree planting in this area to soften the hard edge provided by the houses, which were provided with small gardens unlikely to produce much in the way of tree cover in the future.
- 12.4 Of the poorly maintained buildings and structures, the graveyard walls require further repair, complementing that undertaken on the north side of St. Michael's Lane, particularly at the steps leading to Inveresk Road, where the wall threatens to collapse (Fig.101).
- 12.5 Newer housing developments at Inveresk Gate, Wedderburn House as well as those at Carberry Close would benefit from further landscaping and planting to help them fit better into the overall leafy character of the village.
- 12.6 The main village is a through route and the effect of through traffic causes some harm to its overall peaceful character.

13.0 Features Making Positive Contributions

- 13.1 There are many aspects of Inveresk Village that make an overall positive contribution to its character. The four diverse character zones outlined above provide a distinctive architectural character and this is complimented by the extensive areas of open space, both private and public, throughout the village.
- 13.2 The extensive tree cover in the village and in the many mature gardens along with the identified single trees that enhance a street scene or view



Figure 95 Good quality traditional hononised paving is important to the area and should be retained where it exists



Figure 96 Wedderburn House was converted to flats and new houses built within part of its grounds have new paths between them and through the grounds

(identified on Map 2) are another positive feature of Inveresk.

- 13.3 The urban form of the village, with a winding through road that provides varied views and vistas, is a positive asset to the townscape.
- 13.4 The extensive path network that integrates Inveresk with parts of Musselburgh and with its surrounding countryside is a definitive part of the character of the village, which makes best use of access to the river that gives it much of its natural landscape character.
- 13.5 Lewisvale Park, with its mature landscaping, through paths, restored gardens and park buildings and green spaces, is not only a positive aspect of Inveresk but also a valuable buffer zone helping to distinguish Inveresk from Musselburgh.
- 13.6 The distinctive and extensive range of local architectural features makes a significant contributory factor to the overall character of the village. Of particular note is the number and extent of stone walls marking boundaries in the village that makes it such a distinctive place.

14.0 Pressures for Change

- 14.1 Inveresk is a popular area that experiences high demand for housing. A significant number of new houses have been integrated into its built fabric and new opportunities for housing are limited. New developments often appear particularly prominent when first built but, when landscape planting matures and building materials weather, even new developments become an established part of the local townscape. A good example of this is the development at Crookston Farm, where the initial visual impact has considerably reduced. More prominent developments such as Carberry Close, however, will continue to stand out by virtue of their colour, even with additional landscaping.
- 14.2 Pressure for change in Inveresk has led to a significant number of infill houses, either individual houses or groups of houses. Even where new development has produced houses that are in themselves unremarkable the overall character of Inveresk has remained. It is important that where new development is proposed it is planned to fully integrate with the townscape and landscape of its local area to enhance the overall



Figure 97 New houses designed to fit sympathetically with older Victorian designs on Smeaton Grove



Figure 98 The former village shop before it was converted to a holiday flat with its window glass designed for the display of goods

character of Inveresk. Regard should always be had to the urban grain of that part of the village, ensuring that the pattern, density and character of the proposed development reflect that of the local area when assessing whether townscape benefit can be gained from redevelopment. New development should not result in the loss of features identified as being of importance to the townscape. Materials selected for new construction should take their reference from the predominant materials used in the area.

- 14.3 East Lothian Council supported the development of Kirk Park for a substantial Care Village development incorporating care homes, and residential development for elderly persons in 2010.

15.0 Opportunities for Enhancement

- 15.1 The following parts of Inveresk Conservation Area offer opportunities to enhance its character and appearance:

Main Street Villas:

- Eskgrove doocot – repair and restoration

East Inveresk and the Farms:

- undergrounding of overhead telephone wires – enhancement
- street light replacement to match those in the Main Street Villas area - enhancement
- Pinkiehill Farm stading – repair and conversion
- Pinkiehill Farm chimney – repair and retention

West Inveresk and the Church:

- the north east graveyard wall and church steps – repair
- other walls surrounding the churchyard - repair
- street light replacement to match those in the Main Street Villas area – enhancement

Victorian Suburb:

- street light replacement to match those in the Main Street Villas area – enhancement
- landscaping at the electricity substation on Carberry Road –



Figure 99 The former shop, after being sympathetically restored with the original window styles and with a revised colour scheme, has enhanced this part of Inveresk



Figure 100 The listed doocot at Eskgrove requires repair

enhancement

- soft landscape treatment at the southern entrance to Inveresk by Carberry Close

15.2 Priorities for Action

15.3 The priority areas for enhancement should be those which are most prominent from public places. These are the Church steps/graveyard wall, Pinkiehill Farm and the southern entrance to the village. The Church steps and graveyard wall are the responsibility of East Lothian Council with the others in private ownership. Options to address the Church steps are being considered and it is expected that the work will be completed in 2012.

15.4 Pinkiehill Farm is no longer a working farm, with some buildings used for storage and others derelict. Outline planning permission for its conversion to residential use was granted in 1994 but has expired. It remains suitable for conversion to either residential or business use, retaining all the listed buildings, including the feature chimney.

15.5 The southern setting of Inveresk should be enhanced by additional planting on the western edge of Carberry Road. This should encompass native hedgerow planting on the field edge with hedgerow trees such as ash or oak positioned every 7m. In time this would mature into a softer entrance edge to the village, through which the houses would be seen, whilst not affecting its ability to be retained in agricultural use.

16.0 Management of Inveresk Conservation Area

Planning Policies

16.1 Inveresk Conservation Area was first designated in 1969 by Midlothian County Council. It was extended in 1977. Regular boundary review is undertaken during preparation of a local plan and the boundary was altered in 2000, to include the former Inveresk kennels, now a modern housing development (Carberry Close). No further change has been made to its boundaries.

16.2 The East Lothian Local Development Plan 2018 controls development in the Inveresk Conservation Area through its Cultural Heritage policies and



Figure 101 The walls at the graveyard on the edge of the brae have been hoarded off for many years and require repair

associated supplementary planning guidance.

16.3 All trees within Inveresk Conservation Area are protected by legislation and East Lothian Council must be notified in writing six weeks in advance of any planned work on, or proposed felling of trees.

16.4 Designation as a Conservation Area does not prevent new development within its boundaries. However, new development will normally only be granted planning permission if it can be demonstrated that it will not harm the special character or visual quality of the area. Whilst it is desirable for all new development to positively enhance Inveresk Conservation Area through good design, development that has a neutral effect and preserves the character and appearance of the area, (i.e. does no harm) in accordance with Scottish Planning Policy, will be accepted.

16.5 In addition to Conservation Area designation, some parts of Inveresk are also subject to other planning designations. Many individual properties, including in some cases their boundary walls, gatepiers, service buildings and garden features such as wells, are included on the statutory list of buildings of special architectural or historic interest. These are known as listed buildings. There are three categories of listed building, A, B and C(S) in decreasing order of importance. Listed building consent is required, in some cases as well as planning permission, for work that changes a listed building. This applies to the interior as well as the exterior of a listed building. Inveresk Lodge garden is of national importance and is included on the Inventory of Gardens and Designed Landscapes and there are many archaeological sites within Inveresk. See Maps 2 and 3.

16.6 Map 3 identifies scheduled monuments, as designated at April 2011. A scheduled monument is an archaeological site of national importance and can be above or below ground. In addition to planning permission, scheduled monument consent is required for any work that would demolish, destroy, damage, remove, repair, alter, add to, flood or cover up a monument.

16.7 Along with much of Musselburgh and surrounding area the whole of Inveresk is included as part of the Battle of Pinkie site in the national Inventory of Historic Battlefields. Inventory battlefields are a material consideration in the determination of a planning application.



Figure 102 The right hand cottage of this pair on Crookston Road is missing its decorative stone porch finial



Figure 103 An opportunity to enhance the River Esk walkway with a more traditional gate

Permitted Development

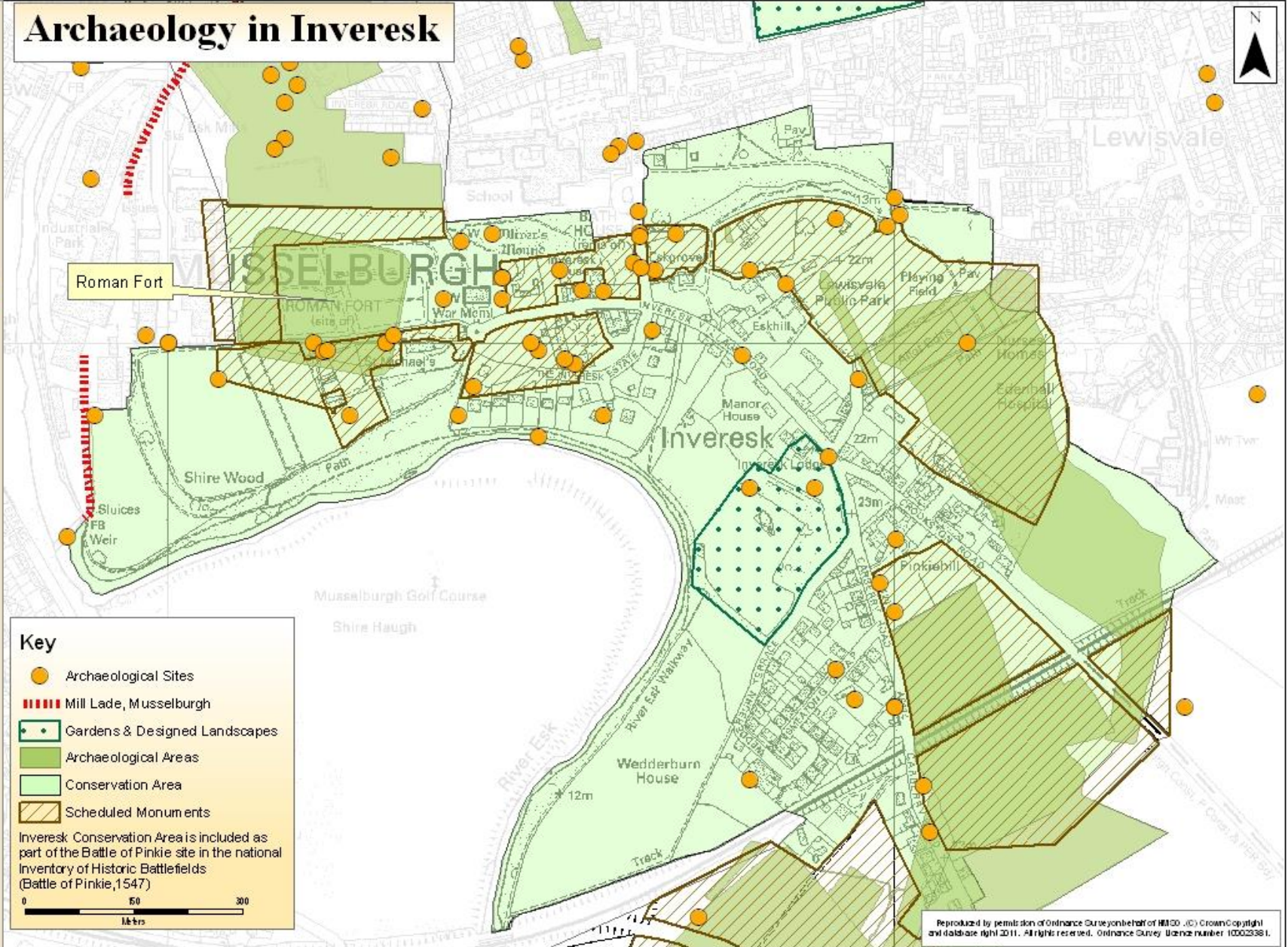


Figure 104 Building detail in Inveresk

- 16.8 Inveresk Conservation Area is subject to a Direction made under the Town and Country Planning (General Development) (Scotland) Order 1981 removing permitted development rights. This means that planning permission is required for certain classes of development that would otherwise not require permission. In general, anything that alters the external appearance of a property in a Conservation Area requires planning permission. Examples include changing the colour of the building, installing different doors or windows or erection of security cameras.
- 16.9 Such smaller-scale developments, including minor extensions, can have an adverse impact on the character and appearance of an area and additional planning control is therefore considered necessary.
- 16.10 The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came into force in 2012 and has restricted permitted development rights for householder development in all designated conservation areas. Further changes to this Order in respect of non residential development are anticipated by Scottish Government after which the Article 4 Direction for Inveresk Conservation Area, which remains in force, will be reviewed.

Inveresk Conservation Area Appraisal

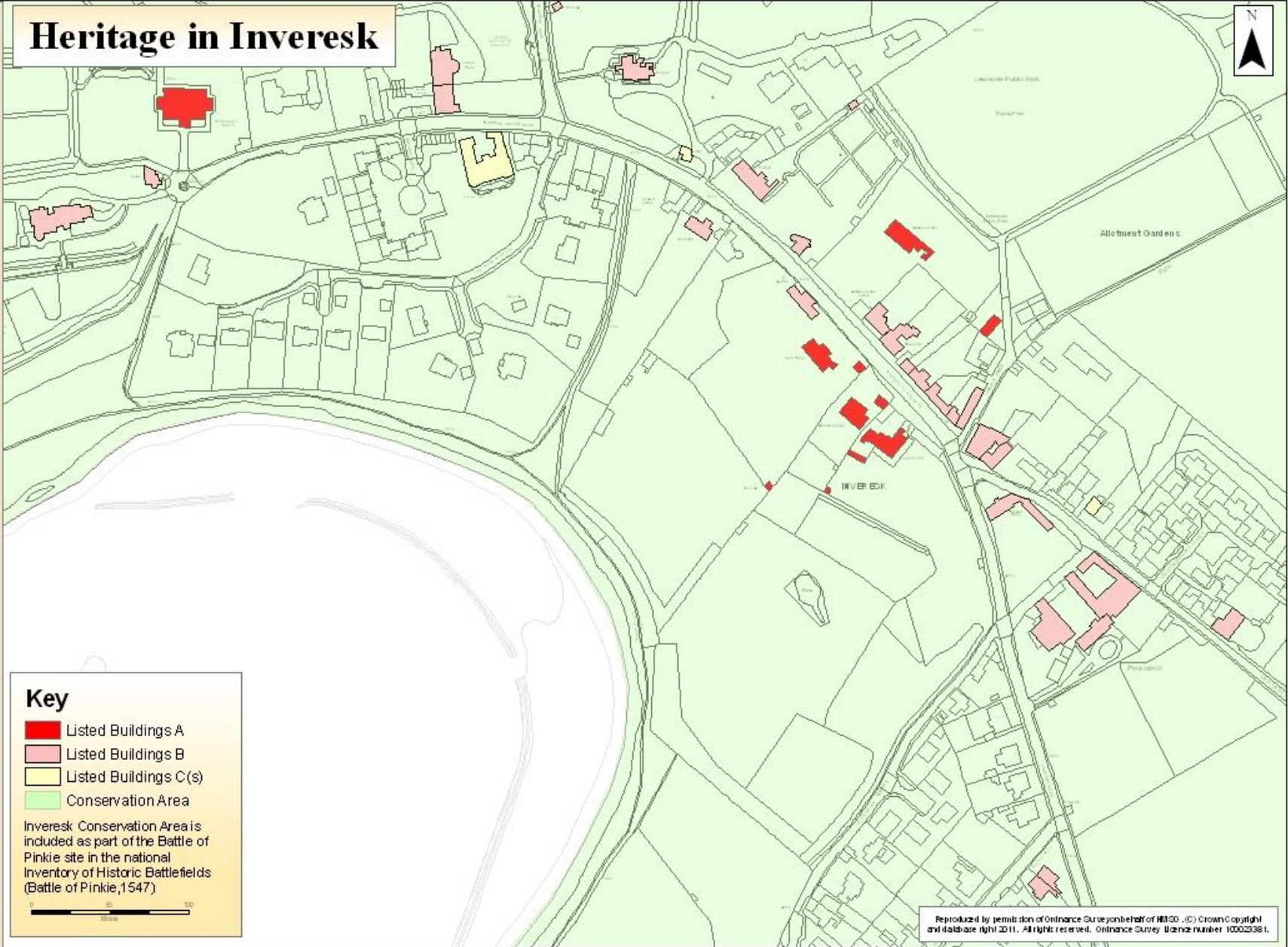
Archaeology in Inveresk



Map 3 Archaeology in Inveresk

Inveresk Conservation Area Appraisal

Heritage in Inveresk



Map 4 Listed Buildings in Inveresk



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