

# INVERESK

## Conservation Area Character Appraisal



Produced in partnership with Inveresk Village Society

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### **Acknowledgements**

The following images were supplied by Stephen Edwards of the Inveresk Village Society:

Figs.

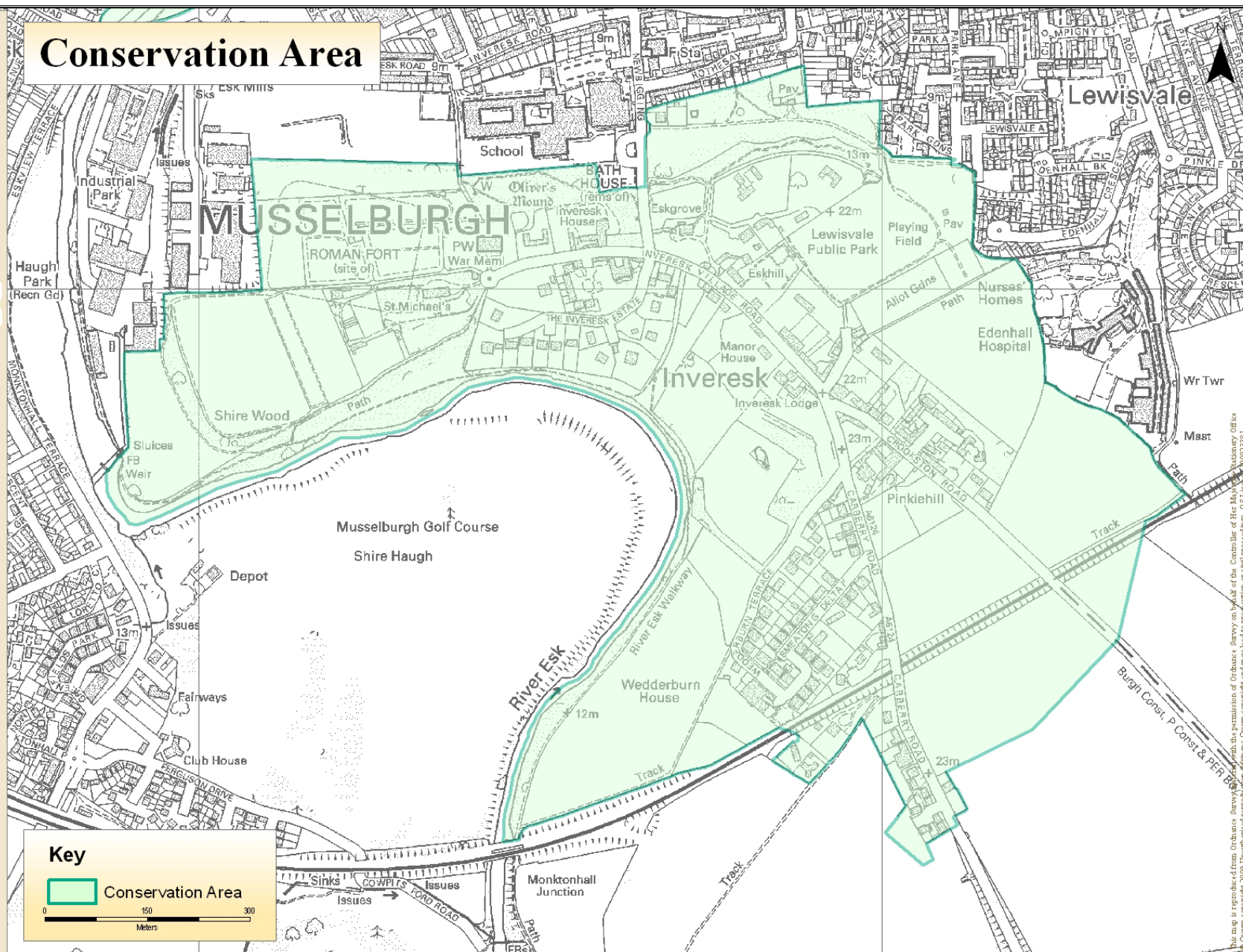
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## Conservation Area



### Map 1 Conservation Area



## 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 is 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 replaces 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 17<sup>th</sup> 18<sup>th</sup> and early 19<sup>th</sup> 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 12<sup>th</sup> 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.



Figure 4 Roman hypocaust remains in grounds of Inveresk House



Figure 5 Catherine Lodge, 1769



Figure 6 Inveresk Gate, 2000



Figure 7 St Michael's Church



- 2.7 The village of Inveresk, despite its proximity to a large urban area, has its 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 2<sup>nd</sup> Century during the Antonine period, the fort saw at least two phases of major rebuilding



Figure 8 Iron age or Roman headless skeleton uncovered in 2010



Figure 9 Archaeological excavation in 2010

before being finally abandoned by the late 2<sup>nd</sup> Century. The fort was surrounded by a ditch and rampart lined with stone. The area inside the 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.



Figure 10 Roman altar stones in situ 2010.  
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- 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 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 14<sup>th</sup> 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, 9<sup>th</sup> Septr. 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 18<sup>th</sup> 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 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> 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 17<sup>th</sup> Century**



Figure 16 Shepherd House, circa 1710



Figure 18 St Michael's Church

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 17<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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

- 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 19<sup>th</sup> and 20<sup>th</sup> 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 19<sup>th</sup> 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





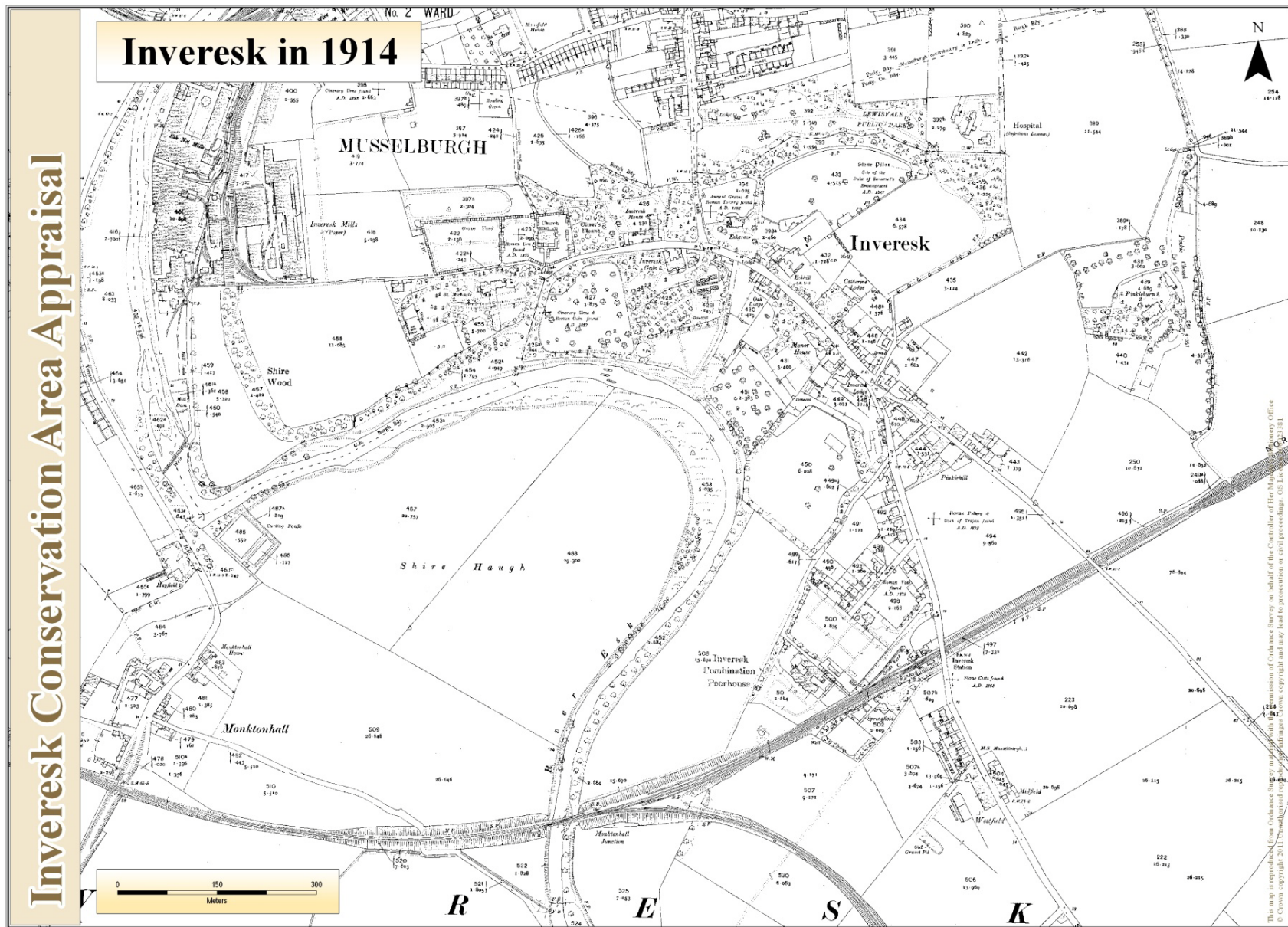


Figure 23 Inveresk in 1914



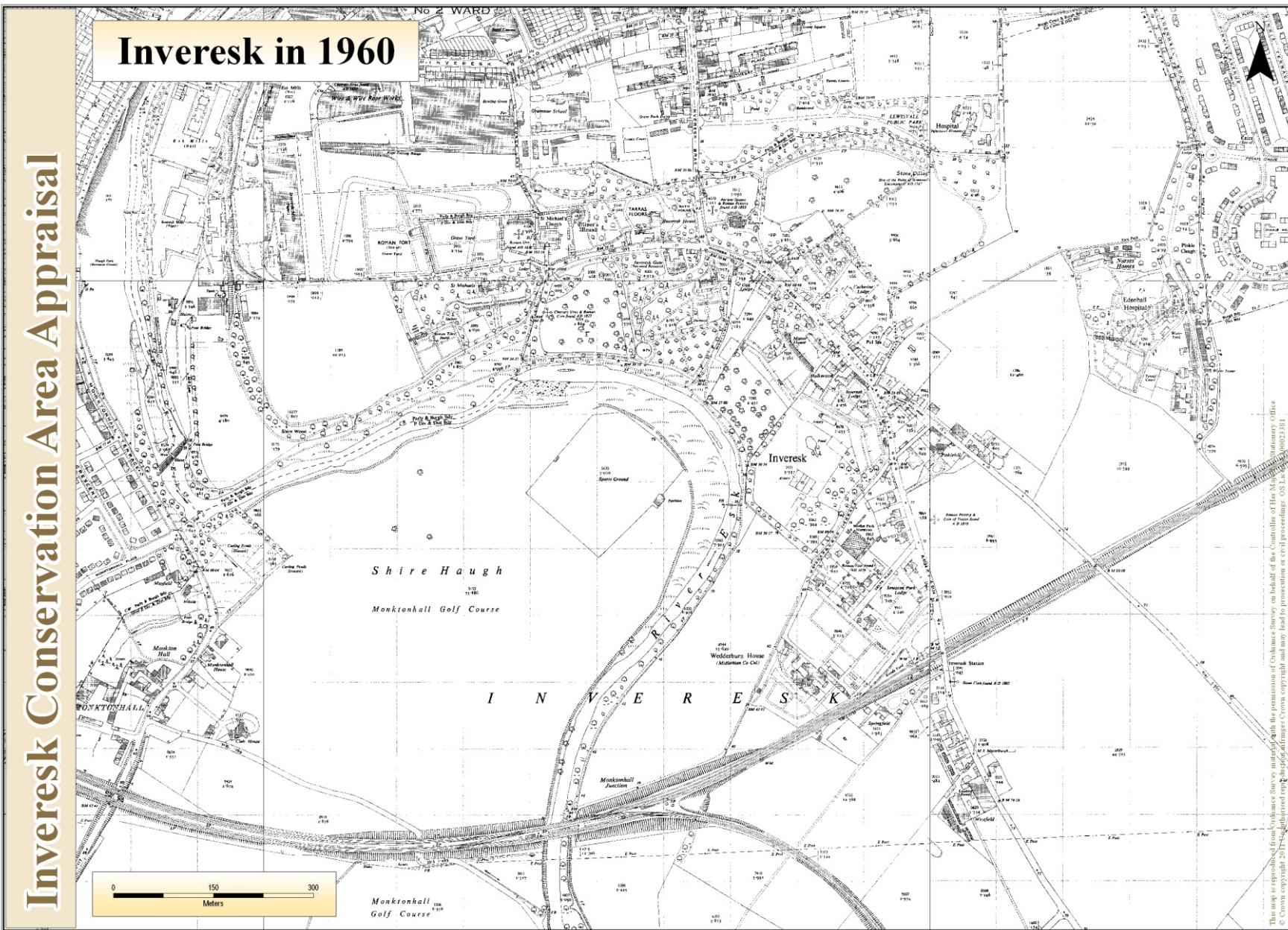


Figure 24 Inveresk in 1960





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.



Figure 26 Inveresk Village Road



Figure 28 River Esk at Inveresk

## 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 19<sup>th</sup> 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.



Figure 27 Path network around Inveresk

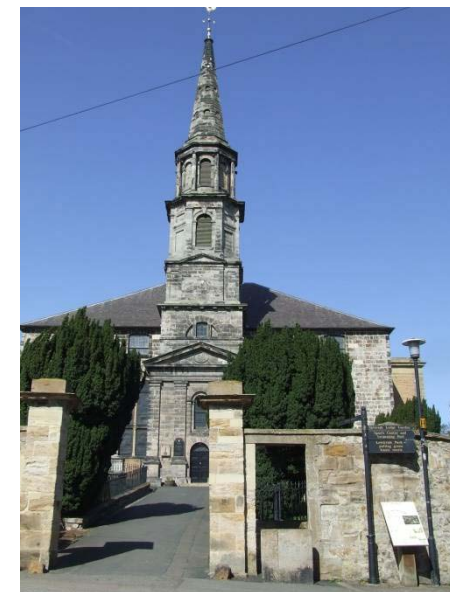


Figure 29 St Michael's Church stands on a high vantage point on the Inveresk ridge



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

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



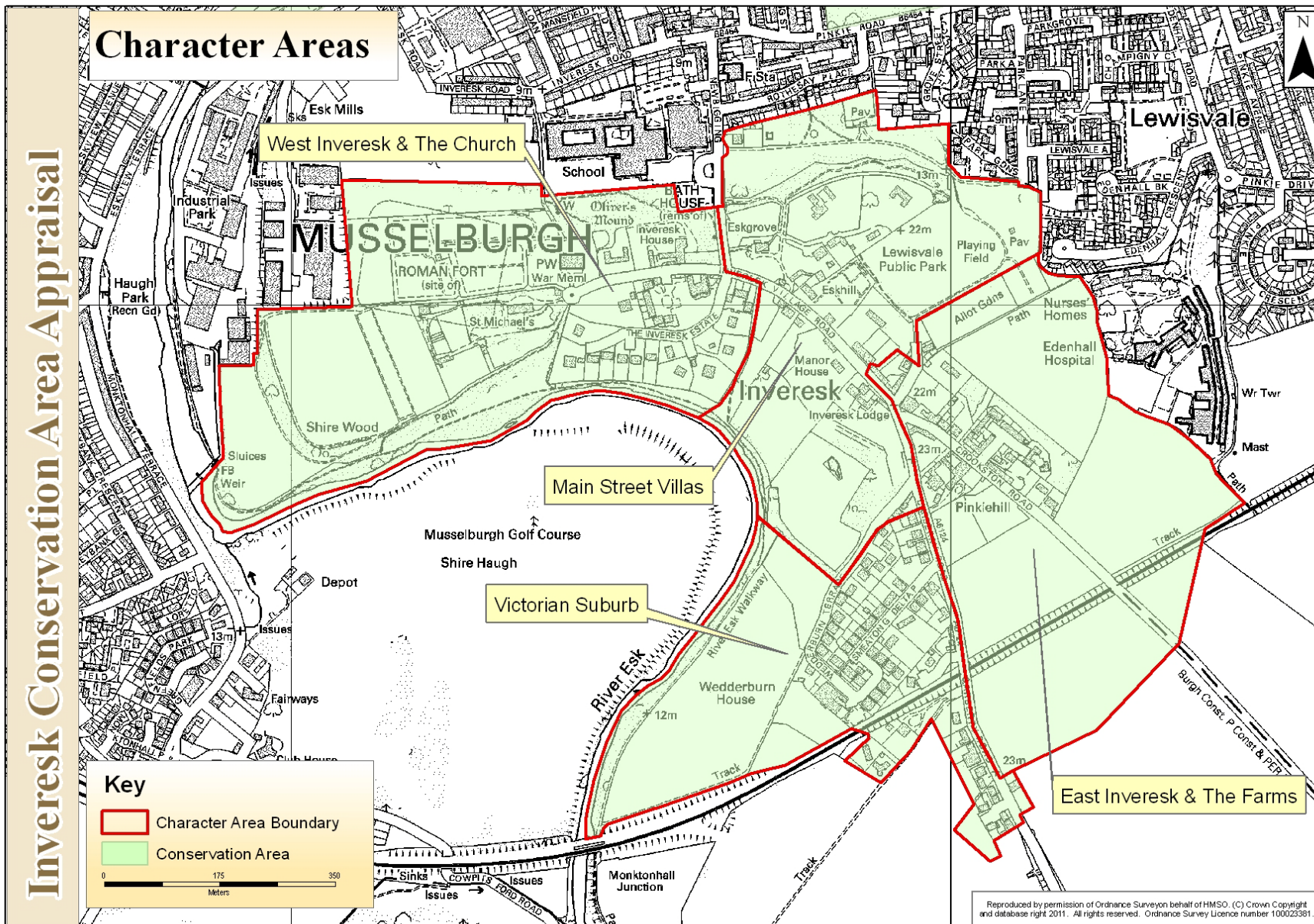


Figure 32



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 18<sup>th</sup>. 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 18<sup>th</sup>. 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 18<sup>th</sup>. 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



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

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 tradesmen's 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.

- 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 orange-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

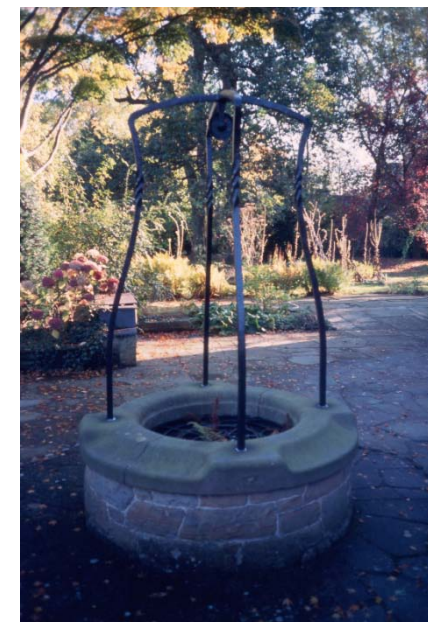


Figure 38 Well head designed by Robert Lorimer



Figure 40 Rose Court lime washed in 'Inveresk Yellow'

maintained. 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 horonised paving, made from off cuts from setts, outside Inveresk Lodge. (Fig.95)

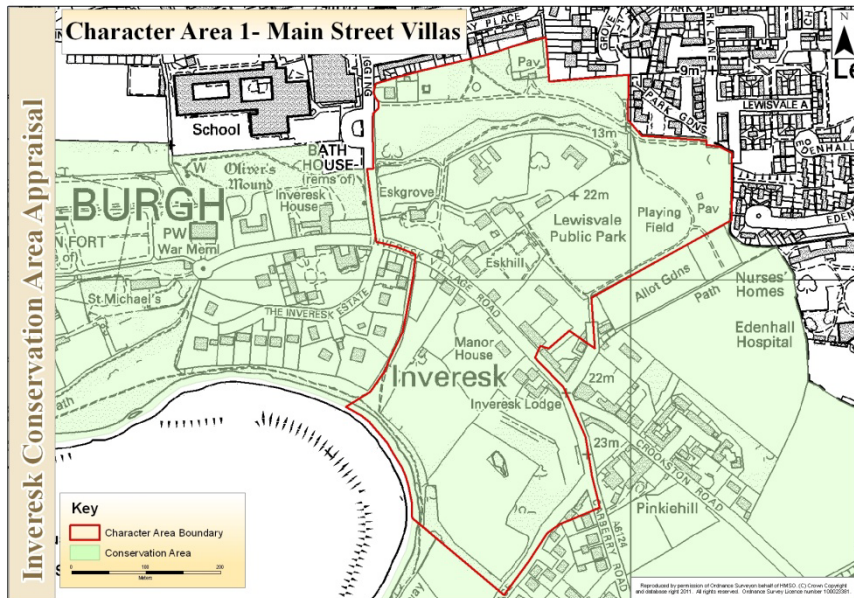
### **Landscape Character**

- 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:

- 18<sup>th</sup>. 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



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



**Figure 44** Windows in the main boundary walls indicate buildings behind

## Character Area 2: West Inveresk and the Church

- 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 20<sup>th</sup> Century. It is



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



**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

- 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.



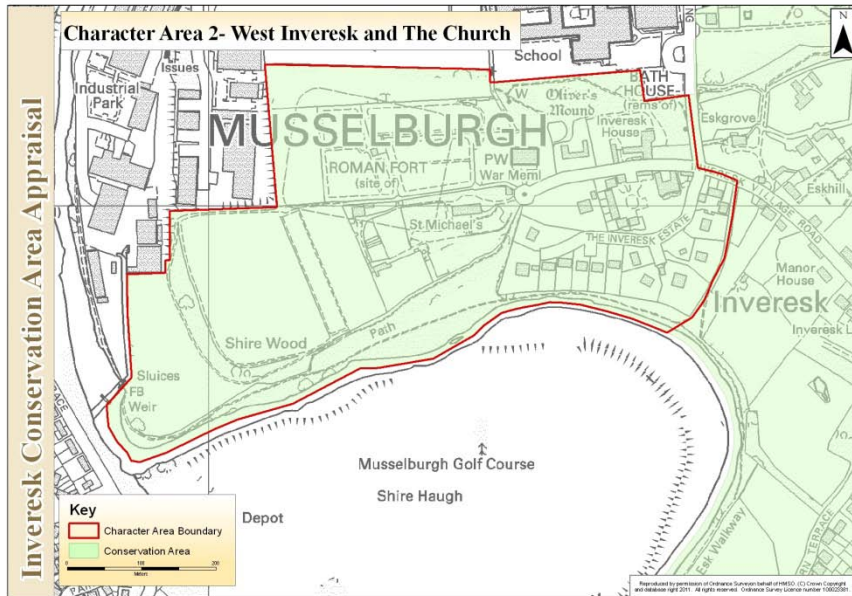
Figure 48 View south from elevated plateau of Kirk Park



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





Figure 50 Shepherd House dates from 1710



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

### Character Area 3: East Inveresk and the Farms

#### Townscape Character

- 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 18<sup>th</sup> and 19<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> century with some later brick construction augmenting earlier stone buildings. The two storey farmhouse is a late 18<sup>th</sup> 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 53 Pinkiehill Farm is a 19<sup>th</sup> 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.

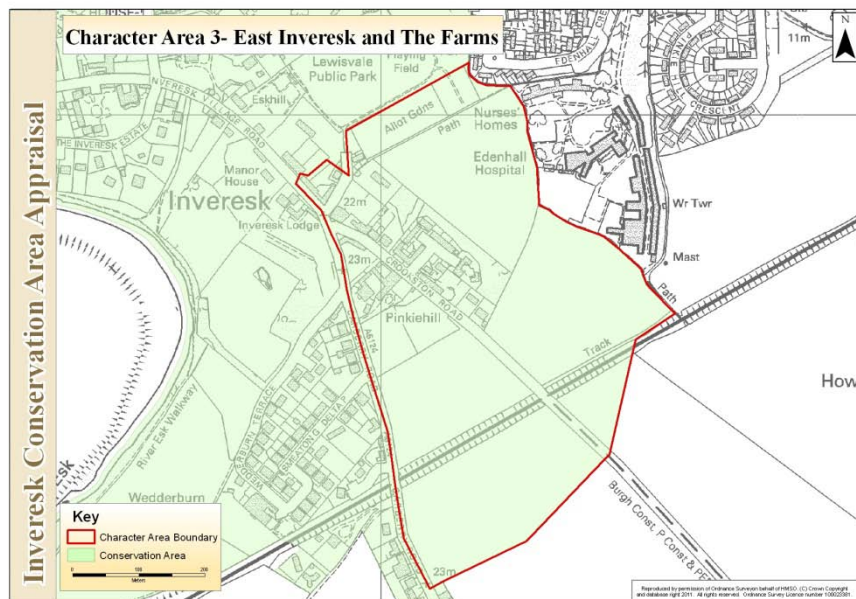


Figure 54 Old waterpump at Pinkiehill Farm



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



Figure 56 Part of the Victorian suburb of Inveresk



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

## Character Area 4: The Victorian Suburb

### Townscape Character

- 5.23 Inveresk expanded considerably in the late 19<sup>th</sup>. 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 20<sup>th</sup>. 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.



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

- 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 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 20<sup>th</sup>. 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.

### 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.



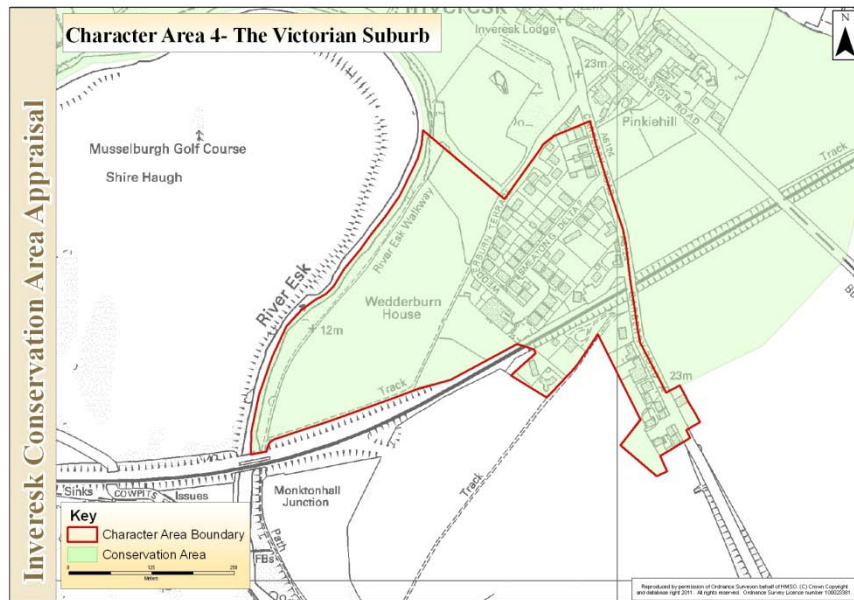
**Figure 62** New houses as an extension of Smeaton Grove in the Victorian suburb reflect the architectural characteristics of the Victorian villas in this area



**Figure 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



**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 20<sup>th</sup> 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



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

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



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



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.



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

- 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.



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

- 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 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



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





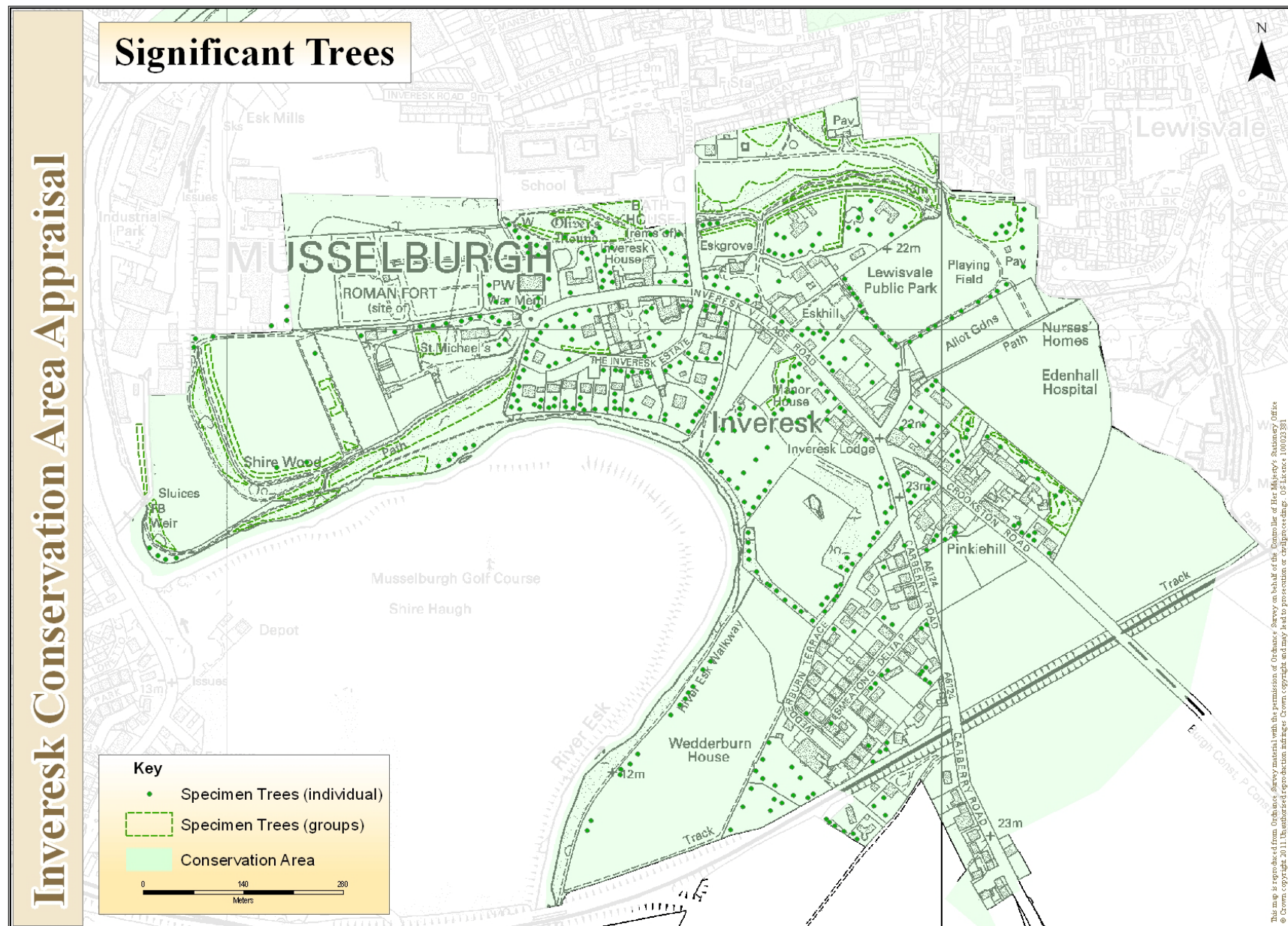
**Figure 79** The northern slope of the ridge connecting into Musselburgh

local townscape. Trees at Pinkiehill Farm, viewed from Carberry and Crookston Roads, help to integrate the buildings into the farmland 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:



**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

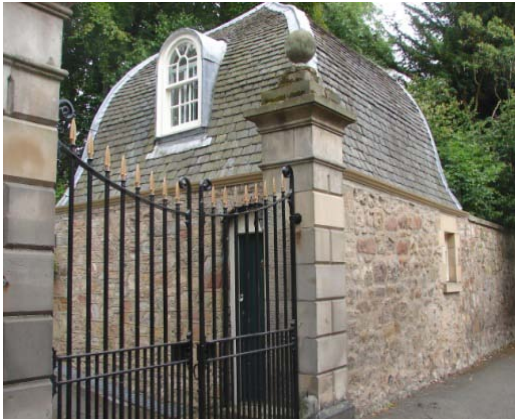


Figure 85 An unusual ogee roof on main street

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



Figure 86 Stone gatepier at St Michael's House



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

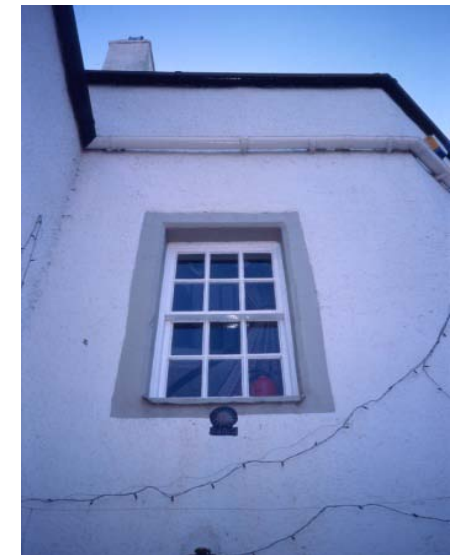


Figure 88 Windows are important architectural features of any building - minor alterations to windows can affect the character of a building and should be avoided





Figure 89 Pinkiehill Farm has deteriorated since becoming vacant

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 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 cul-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.



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

- 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 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



Figure 95 Good quality traditional horonised 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

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 (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



**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

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 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 steading – 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



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

#### Victorian Suburb:

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



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



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

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 Plan 2008 controls development in the Inveresk Conservation Area through its Built and Historic Environment and Development Policies.
- 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. New development should also positively enhance Inveresk through good design, rather than simply create a neutral effect.
- 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.



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



- 16.7 Along with much of Musselburgh and its 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.

### Permitted Development

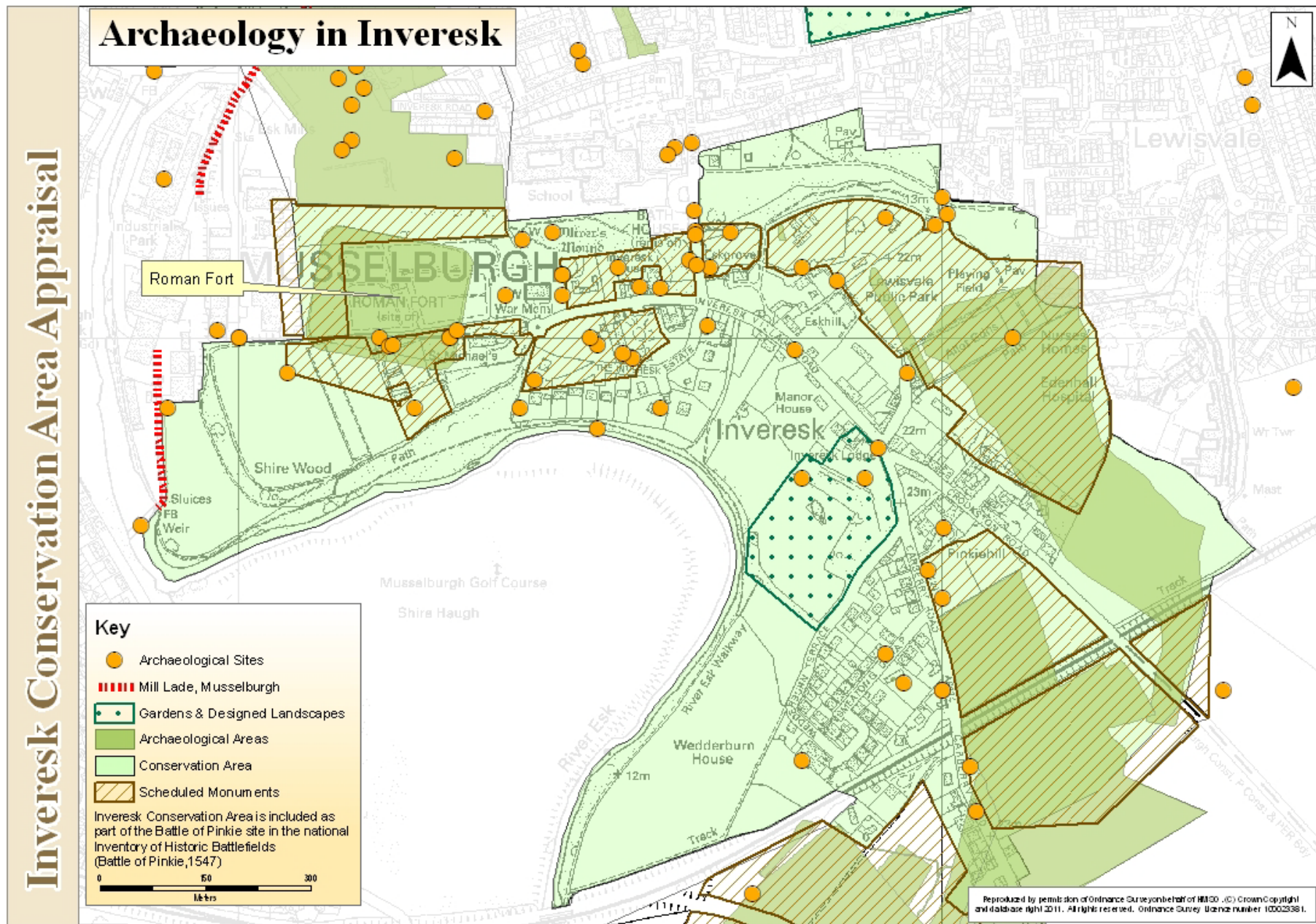
- 16.8 Inveresk Conservation Area is subject to a Direction made under the Town and Country Planning (General Development) (Scotland) Order 1981 removing permitted development rights. This means that planning permission is required for certain classes of development that would otherwise not require permission. 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. The replacement of the above 1981 Order by the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) required a review of the terms of all the Council's Article 4 Directions. This review has been completed and it is proposed that permitted development rights be withdrawn from the following classes of development within Inveresk Conservation Area:
- 16.10 Within the Inveresk Conservation Area permitted development rights are proposed to be removed from the following classes of development as defined in the Town and Country (General Permitted Development) (Scotland) Order 1992, as amended:



Figure 104 Building detail in Inveresk

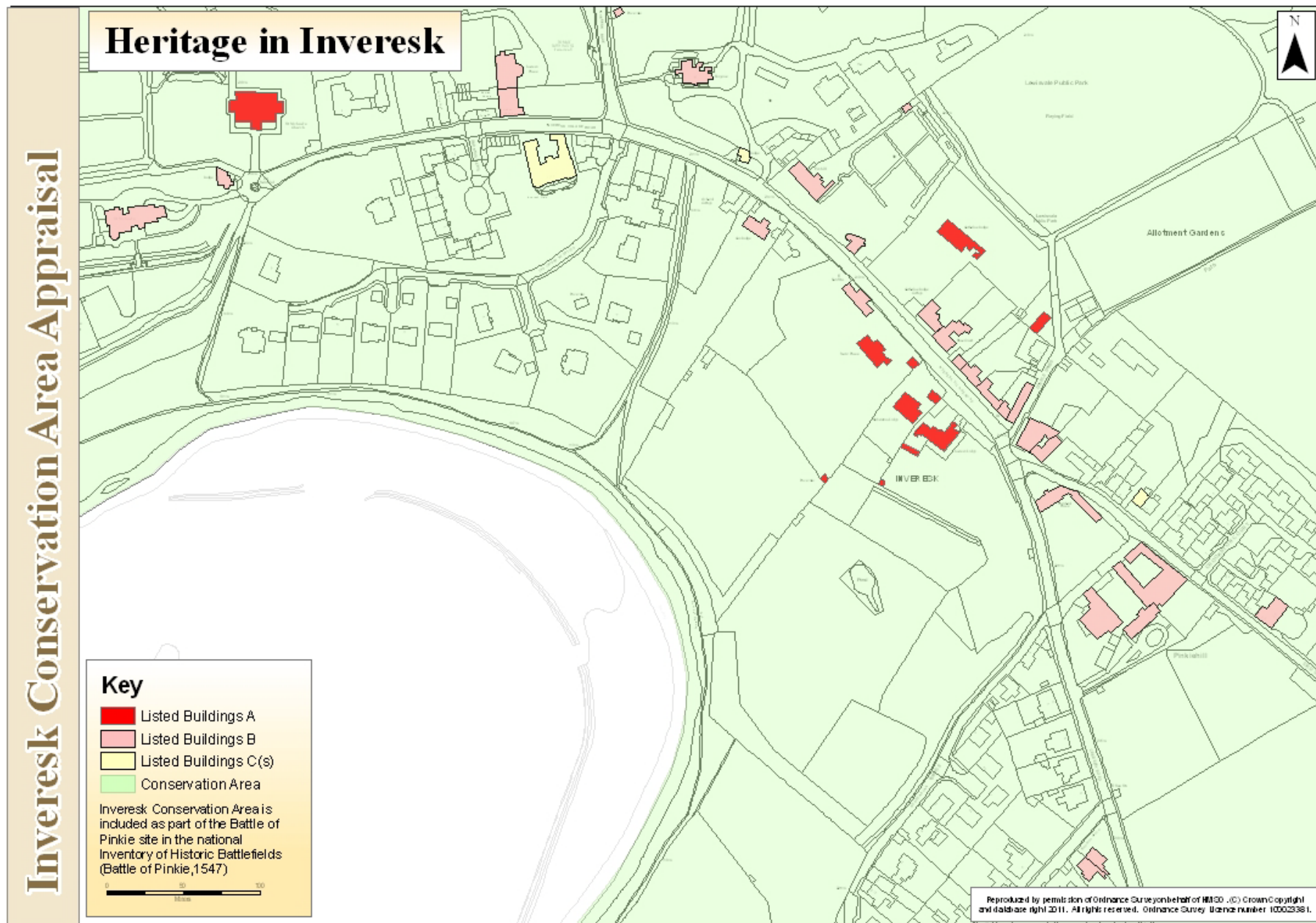
1, 6, 7, 27, 30, 33, 38(b), 38(d), 39(b), 39(f), 40(a), 40(f), 41, 67(a), 67(d).

The current Article 4 Direction remains in force until the revised Direction is approved by Scottish Ministers. A replacement Permitted Development Order is expected by 2012 and planning controls in Inveresk Conservation Area will require to be adapted to meet its requirements. This will be requested of Scottish Ministers following adoption by ELC of this Conservation Area Character Appraisal.



Map 3 Archaeology in Inveresk





Map 4 Listed Buildings in Inveresk