

# Kirknewton Conservation Area

## What is a Conservation Area?

*"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"* Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

## Why is Kirknewton a Conservation Area?

Kirknewton is one of nine conservation areas in West Lothian. It was designated in the mid-1970s and the purpose of the conservation area is to retain and enhance the historical character of the old village core that grew around the earlier farming community.

Kirknewton has a strong historic townscape prominence and many buildings within Kirknewton have historical interest and value. This can be seen especially in Main Street and within individual buildings spread around the village. In addition, some of the buildings have the date they were constructed engraved onto the building's façade.



The most prominent feature in Kirknewton is Main Street which is a clear centre and forms the historic core of Kirknewton village. Also the streets leading to housing areas on the south and east sides of the core centre have retained the historic character that is worthy of protection and present opportunities for enhancement.

Other historically important areas within the conservation area are lodges in Whitemoss Road and listed burial enclosures in the Kirk yard.

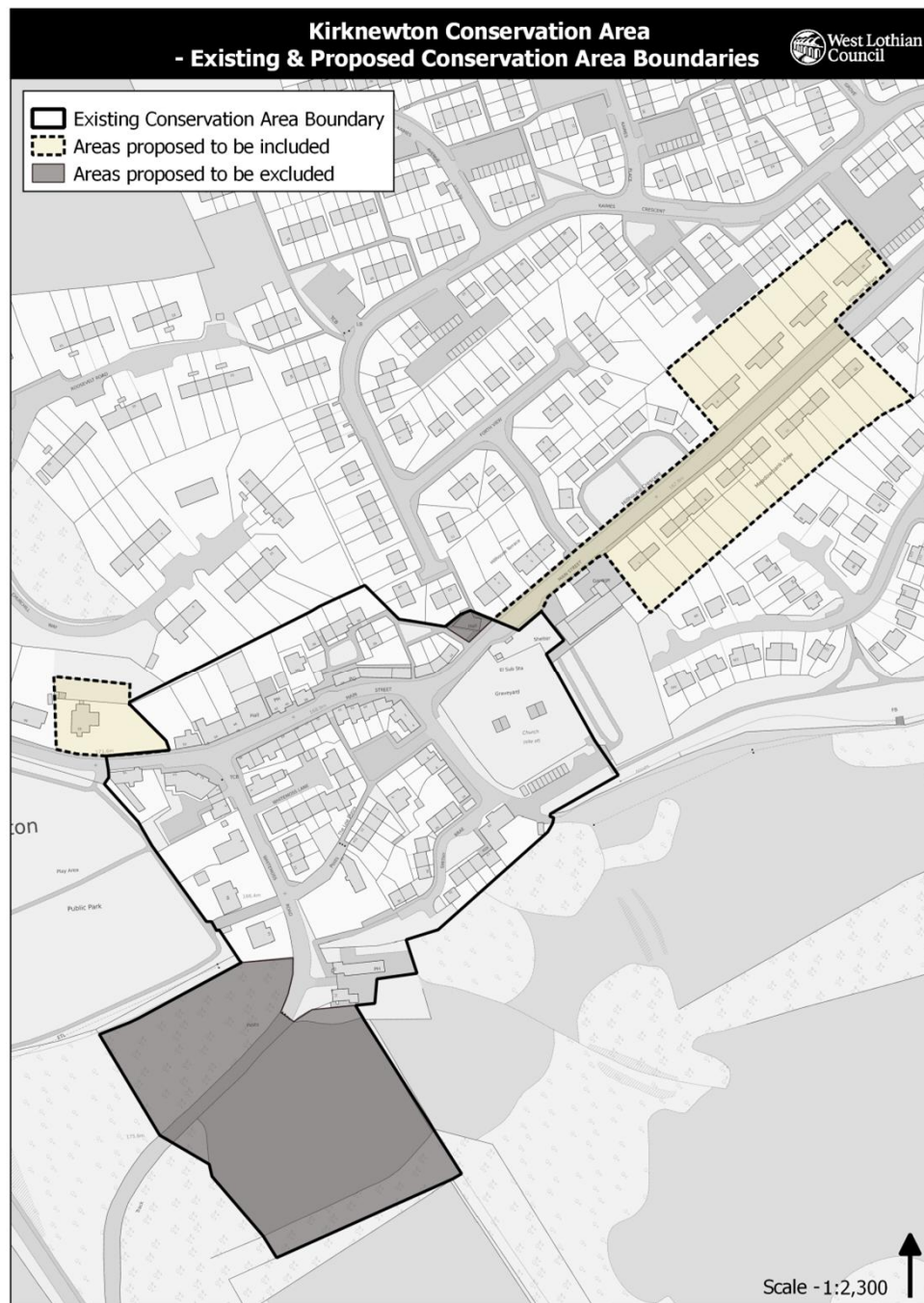


## Historical Background of Kirknewton and Listed Buildings

Kirknewton grew primarily as an agricultural settlement around its Church. During and after the second world war, Kirknewton Airfield to the south of the village was constructed and used, which increased the population of Kirknewton with MoD housing at Roosevelt Road and Churchill Way.

Many buildings in the Kirknewton Conservation Area are listed buildings, which means they are protected due to their importance. These are:

- *Maconochies of Meadowbank and Dr. Cullen Burial Enclosures*, dating from 17th and 18th century, are located on the Kirk yard of the Old Parish Church.
- *'Sawmill House'* is the only remains from the Sawmill that was located south side of the Main Street in the 1860s.
- *Lodges in 19 & 21 Whitemoss Road* were built to serve the Kirknewton House Estate which was established in the 1700s.
- *14, 16, 18, 20, 22 & 24 Main Street and 1, 4 Smithy Brae* are one and two storey buildings in the centre of the village, dating mainly from the 18th century.



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The existing conservation area boundary in Kirknewton has been in place for approximately 40 years.

Since the designation there are some small areas of development or open space that could now be considered for removal from the designation as they do not contribute to the conservation area, nor do they contain architectural or historic elements worthy of the additional planning controls which apply in conservation areas.

There are also areas which are seen to contribute to the historic village and are proposed to be included to the conservation area.

#### Addresses proposed to be removed from Kirknewton Conservation Area

Street	Numbers	Postcode
Main Street	12	EH27 8AH

#### Addresses proposed to be included to Kirknewton Conservation Area

Street	Numbers	Postcode
Hillhouse Terrace	9-16	EH27 8AL
Main Street	58	EH27 8AA
Meadowbank View	1-16	EH27 8AP



**Only small changes are suggested to the conservation area boundary. In summary, the suggested recommendations for the area are as follows:**

- Alter the conservation area boundary to follow logical natural and man-made features, especially south from Whitemoss Road, where green space is proposed to be excluded due to the lack of specific architectural and historic features that need protection. Previously this area had been included inside the boundary as it was on the main route into Kirknewton, but this road has been closed.
- Change the conservation area boundary to exclude The Green Room in 12 Main Street. The proximity of modern building at north side of Main Street does not meet the criteria set out.
- Extend the conservation area boundary to include following areas; 9-16 Hillhouse Terrace, 1-16 Meadowbank View and individual building at 58 Main Street, as they contribute to the conservation area and have local historic and architectural importance. Timber terraced houses in Meadowbank View and Hillhouse Terrace were built in the 1940s for the families working at Kirknewton airfield.



The potential to include the historic area at the west end of Kirknewton (e.g. Kirknewton Parish Church, The Old School House and Highfield House), near the Station, in the conservation area was discounted as these buildings in Station Road are too far from the village centre and as the conservation area should be contiguous. The same consideration was in place for Hillhouse, located at the east end of the village.

These buildings mentioned are still protected under the Historic Environment Listed buildings designation.



### What is permitted within Conservation Areas?

Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

The character of Conservation Areas can be compromised over time by numerous small alterations leading to a loss of historic and architectural character. Understanding the features which make an area characterful, is important to achieving sympathetic maintenance and restoration.

Alterations to the exterior or structure of a building, even non-listed buildings, requires planning permission.

### Examples of situations where planning permission is needed in a Conservation Area

- Alterations to a roof
- Replacing windows and doors
- Stone cleaning
- Painting the exterior of a building
- Installing a dormer window
- Erection of a satellite dish (which is visible from the road)
- Illuminated signage

### Tree Felling and Lopping

To obtain permission to lop or fell trees within a conservation area, a 'tree works' application needs to be submitted to West Lothian Council, six weeks prior to the work commencing.

### Further Advice

If you are unsure what planning permission you require within a conservation area, or you would like advice on maintaining built heritage, please, contact West Lothian Council at:



Planning Services: Development Management  
Civic Centre  
Howden South Road  
Livingston  
EH54 6FF

Email: [Planning@westlothian.gov.uk](mailto:Planning@westlothian.gov.uk)  
Phone: 01506 280000



### Kirknewton Conservation Area Boundary Consultation

Consultation is held between **date-date** 2020. West Lothian Council would like to hear from the residents of Kirknewton who are affected by the proposed changes as well as the wider community, giving people the opportunity to put their ideas forward, if they think certain areas should, or should not, be included in the conservation area and why.

A drop-in session has been organised at **location** from **time – time** on **date XXXX**.

Please take the time to fill out the short survey which can also be found online from councils website or by following the address below:

<https://www.esurveycrator.co.uk/XXXX> (to be updated)

The responses and comments will not be shared with any other external parties and results will be summarised and remain anonymous when reported to the relevant Council committee.

Autumn 2019

