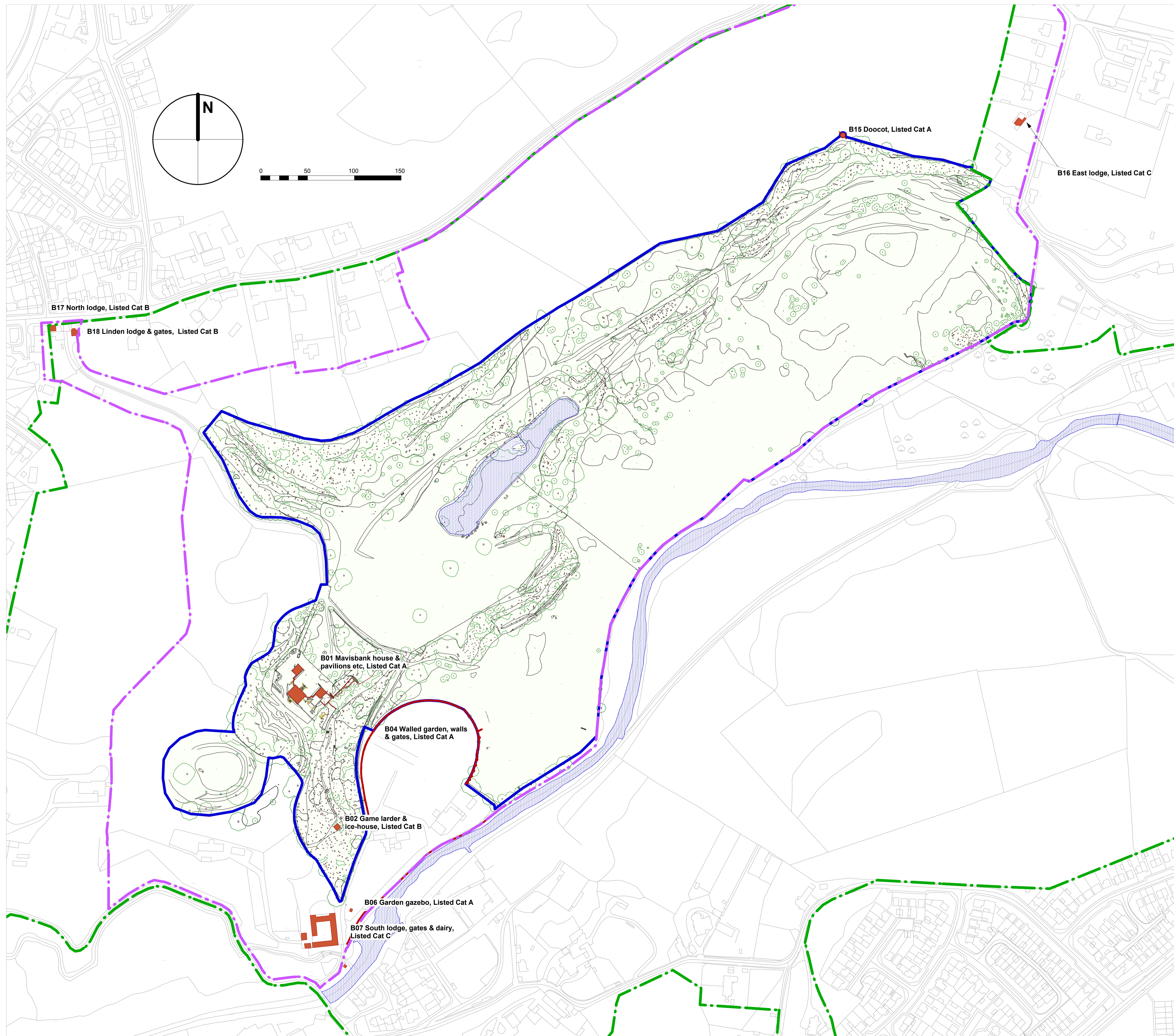


-  CMP site boundary and Historic Environment Scotland ownership
-  Inventory of Gardens and Designed Landscapes in Scotland boundary

**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 1
Site and Inventory boundaries
1:2000 @ A3 • V3, December 2020



- CMP site boundary and Historic Environment Scotland ownership
- Inventory of Gardens and Designed Landscapes in Scotland boundary
- Mavisbank Conservation Area boundary
- Listed buildings

B17 North lodge, Listed Cat B
 B18 Linden lodge & gates, Listed Cat B

B15 Doocot, Listed Cat A

B16 East lodge, Listed Cat C

B01 Mavisbank house & pavilions etc, Listed Cat A

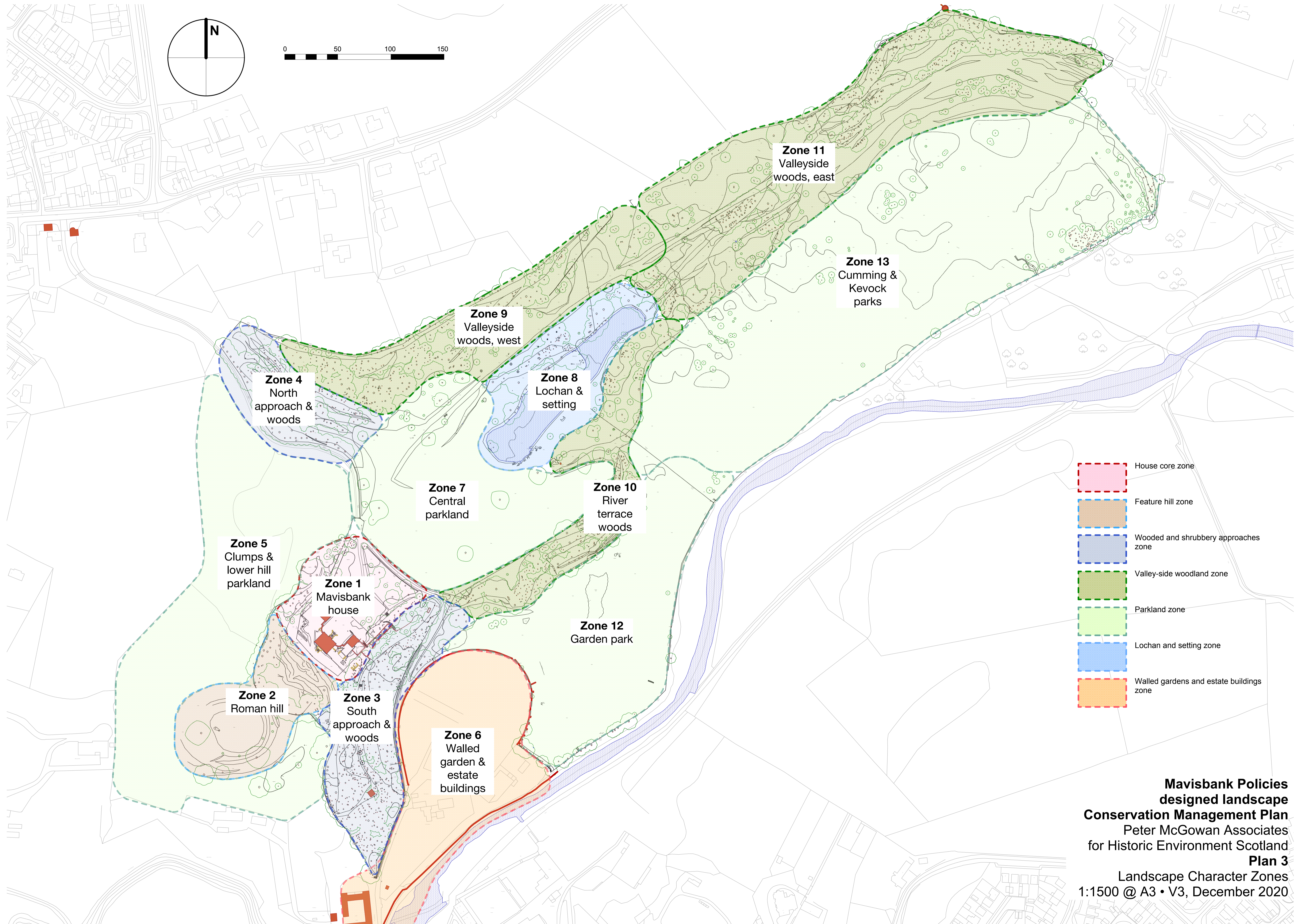
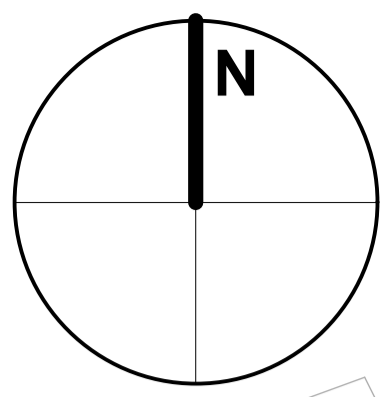
B04 Walled garden, walls & gates, Listed Cat A

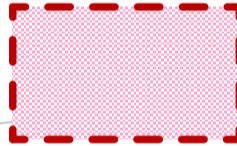
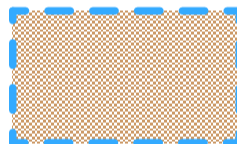
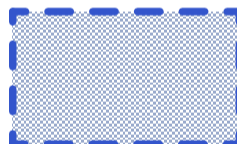

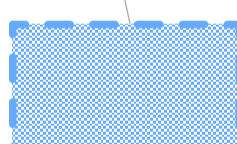
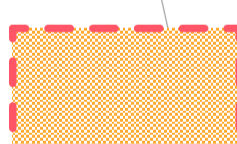
B02 Game larder & ice-house, Listed Cat B

B06 Garden gazebo, Listed Cat A

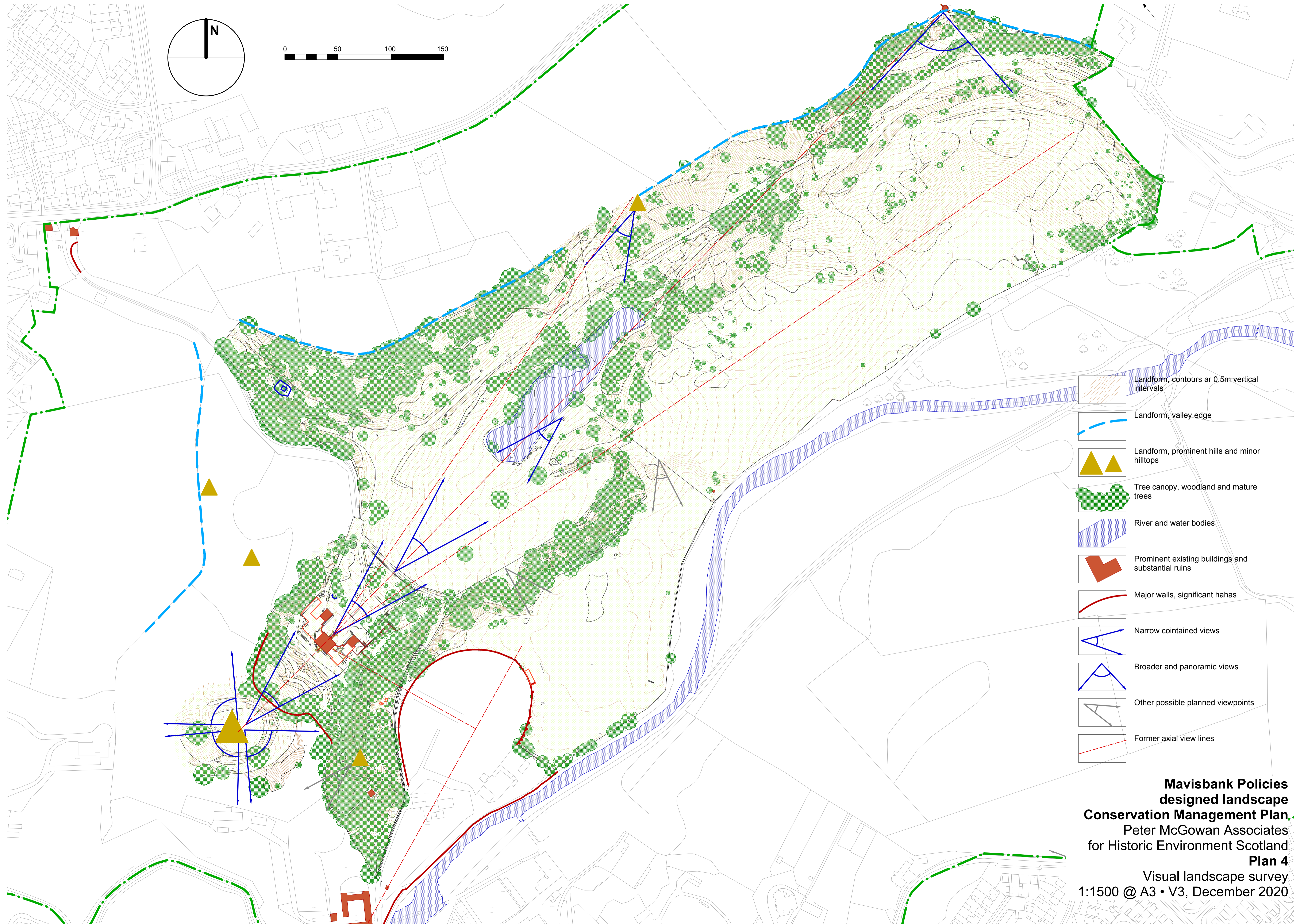
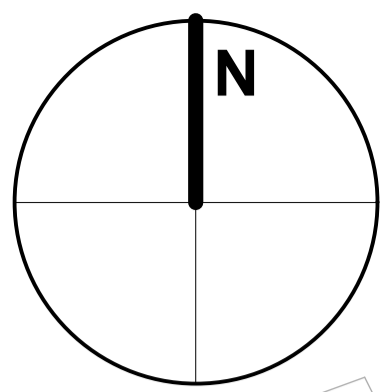
B07 South lodge, gates & dairy, Listed Cat C

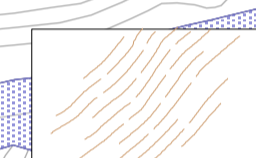

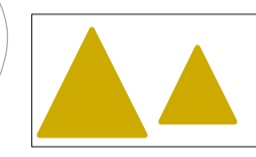
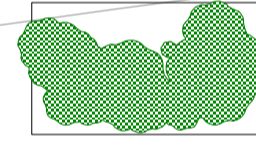
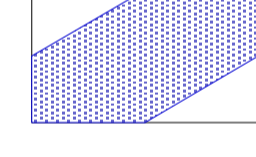

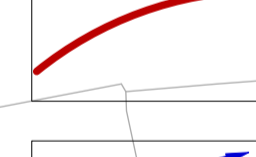
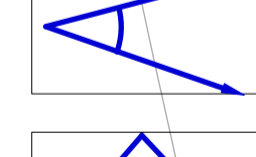
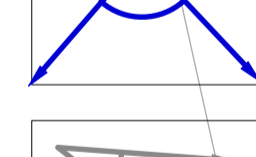
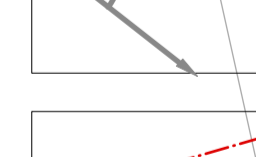
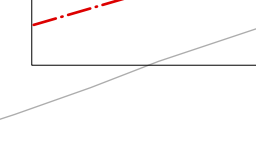
**Mavisbank Policies
 designed landscape
 Conservation Management Plan**
 Peter McGowan Associates
 for Historic Environment Scotland
Plan 2
 Statutory and other designations
 1:2000 @ A3 • V3, December 2020



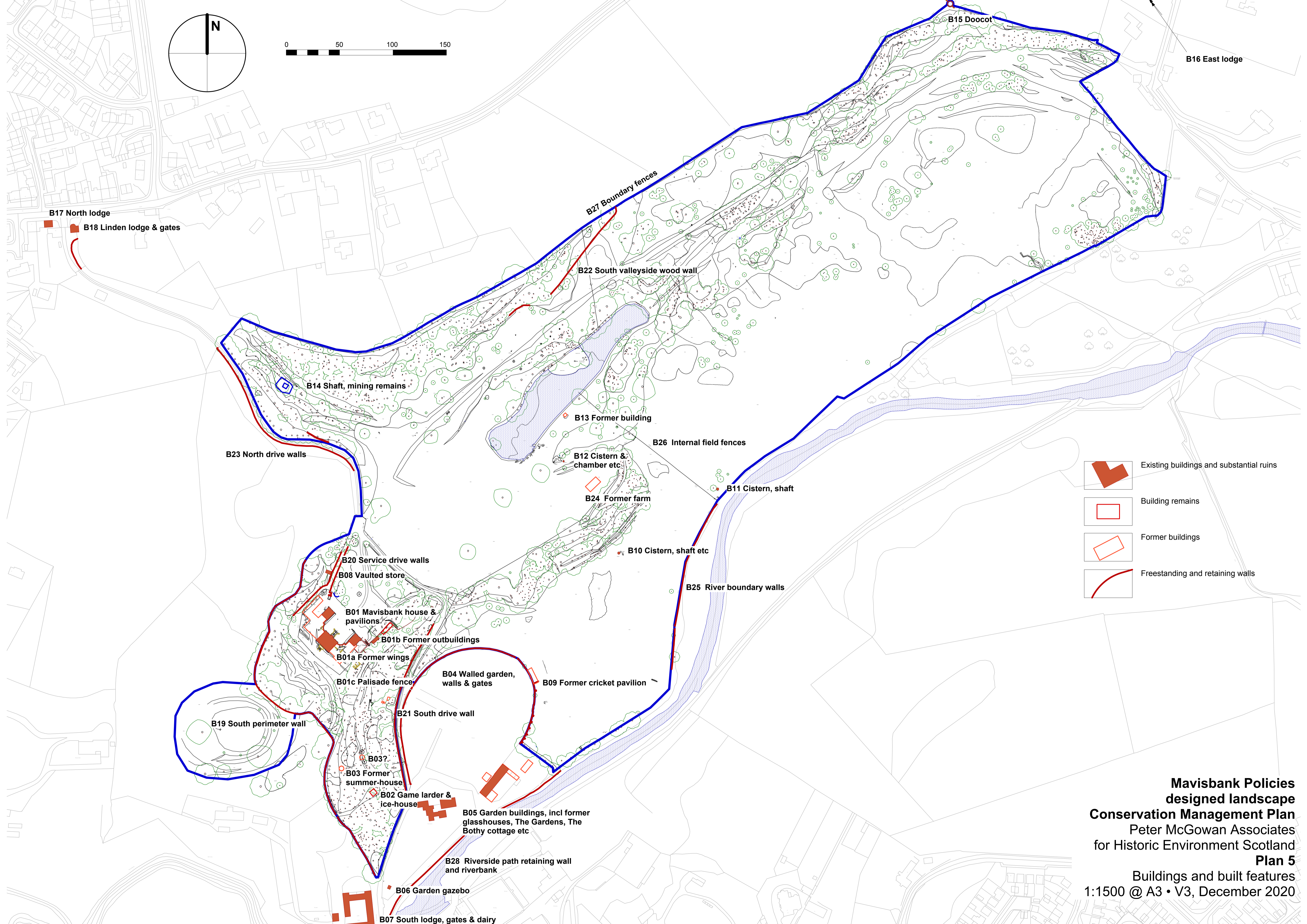
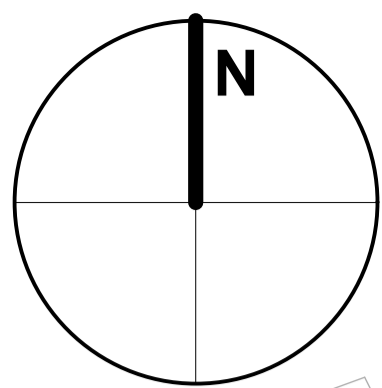
-  House core zone
-  Feature hill zone
-  Wooded and shrubbery approaches zone
-  Valley-side woodland zone
-  Parkland zone
-  Lochan and setting zone
-  Walled gardens and estate buildings zone


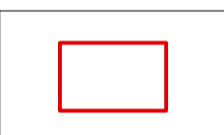
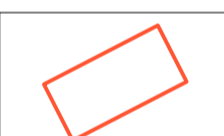
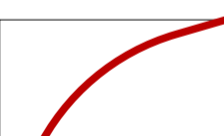
**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 3
Landscape Character Zones
1:1500 @ A3 • V3, December 2020



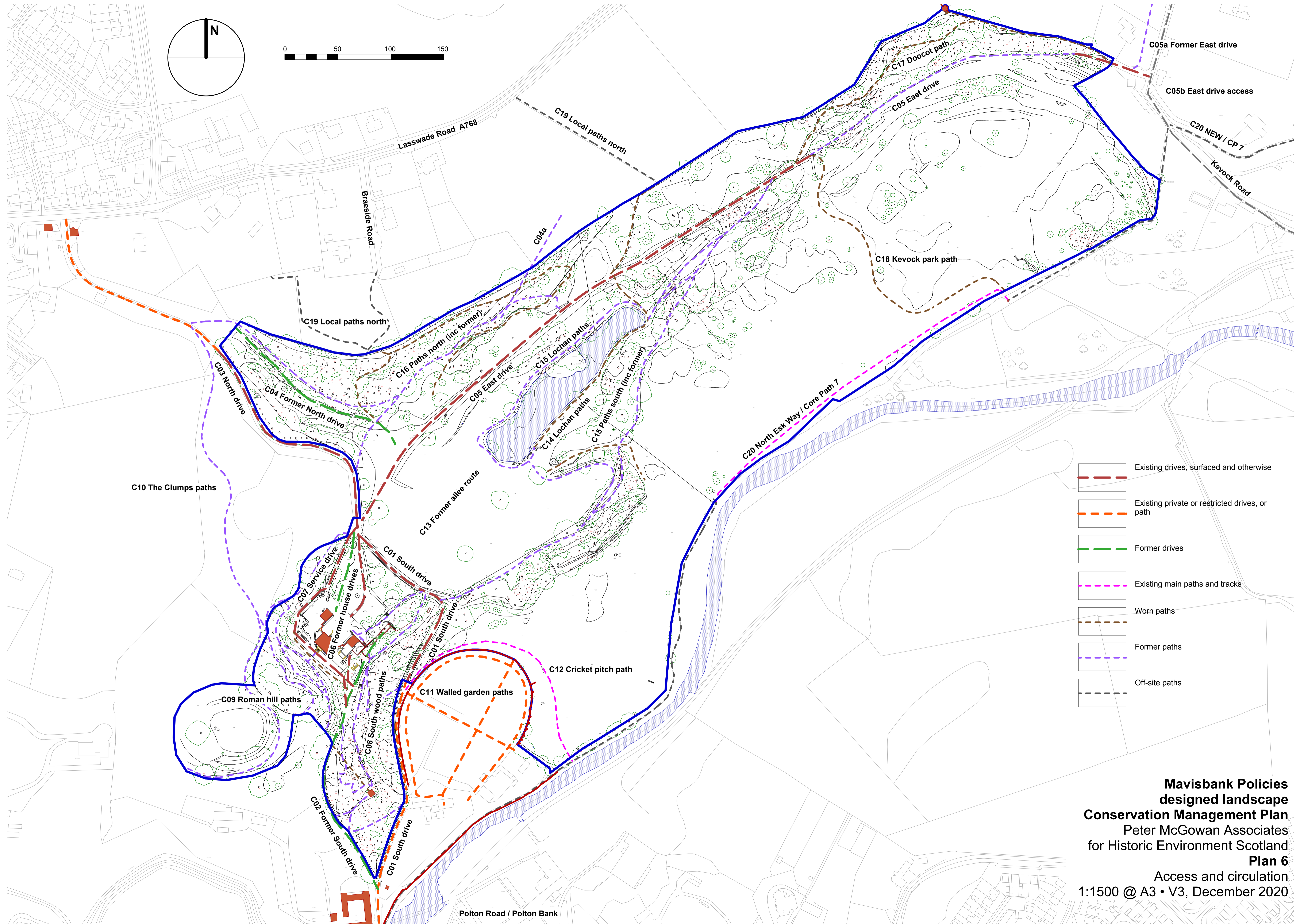
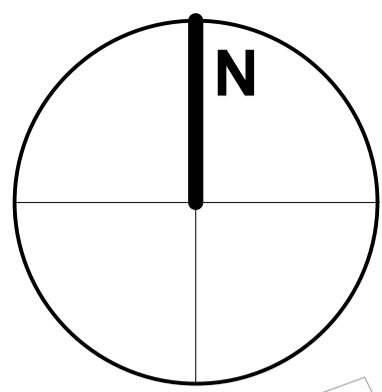
-  Landform, contours at 0.5m vertical intervals
-  Landform, valley edge
-  Landform, prominent hills and minor hilltops
-  Tree canopy, woodland and mature trees
-  River and water bodies
-  Prominent existing buildings and substantial ruins
-  Major walls, significant hahas
-  Narrow contained views
-  Broader and panoramic views
-  Other possible planned viewpoints
-  Former axial view lines


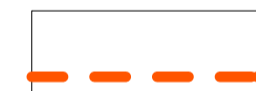



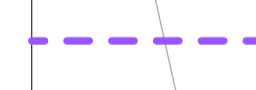

**Mavisbank Policies
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Conservation Management Plan,**
Peter McGowan Associates
for Historic Environment Scotland
Plan 4
Visual landscape survey
1:1500 @ A3 • V3, December 2020



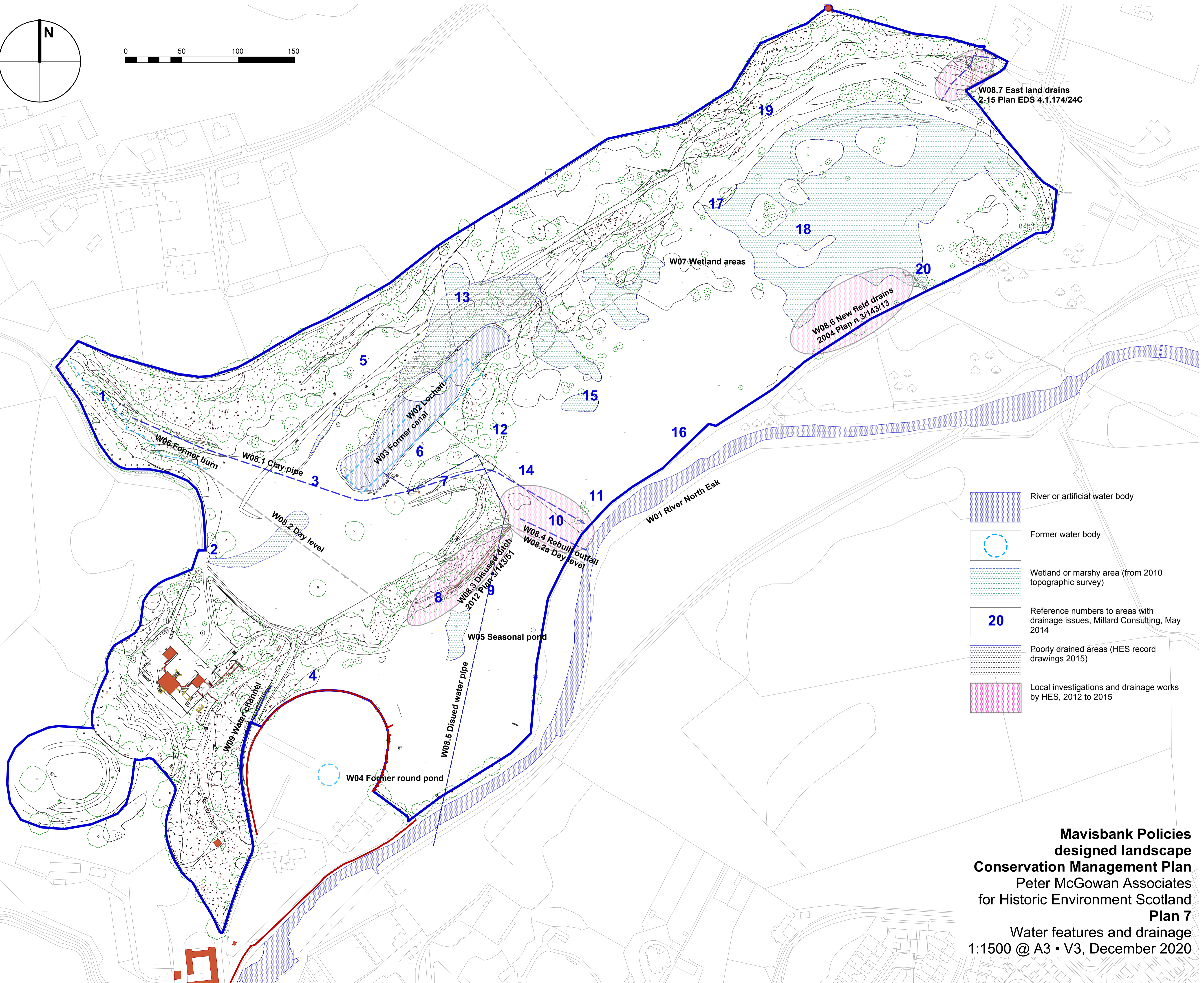
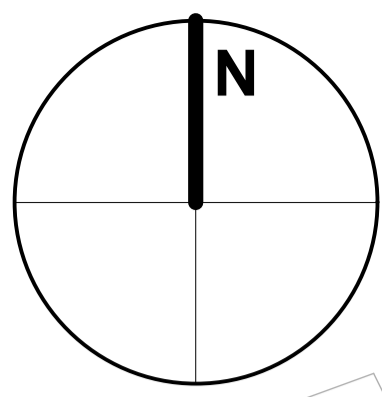
-  Existing buildings and substantial ruins
-  Building remains
-  Former buildings
-  Freestanding and retaining walls

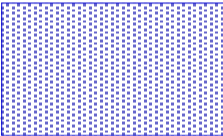
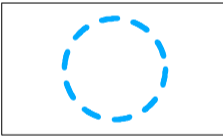
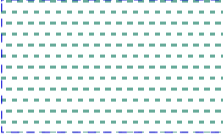

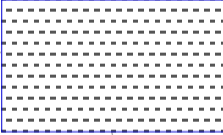
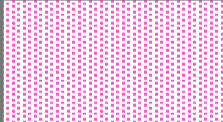
**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 5
Buildings and built features
1:1500 @ A3 • V3, December 2020



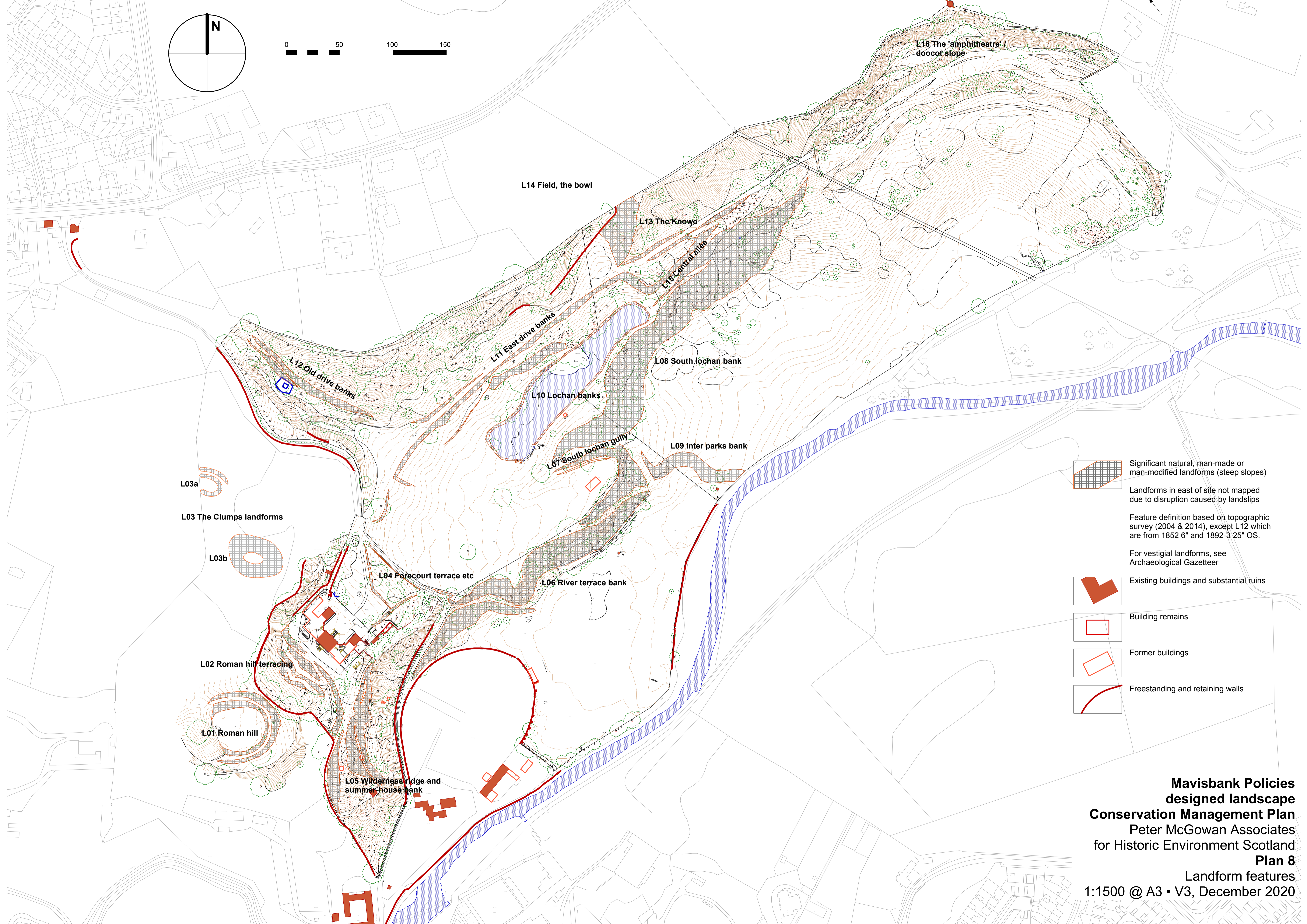
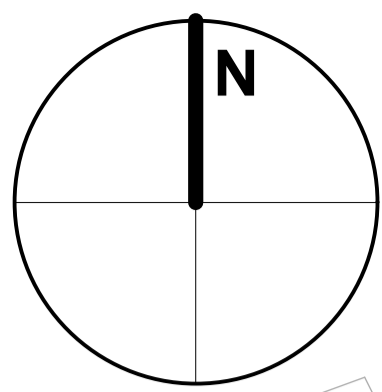
-  Existing drives, surfaced and otherwise
-  Existing private or restricted drives, or path
-  Former drives
-  Existing main paths and tracks
-  Worn paths
-  Former paths
-  Off-site paths

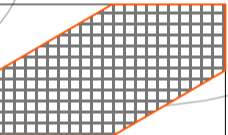




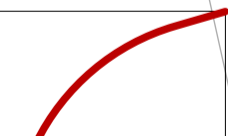
**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 6
Access and circulation
1:1500 @ A3 • V3, December 2020



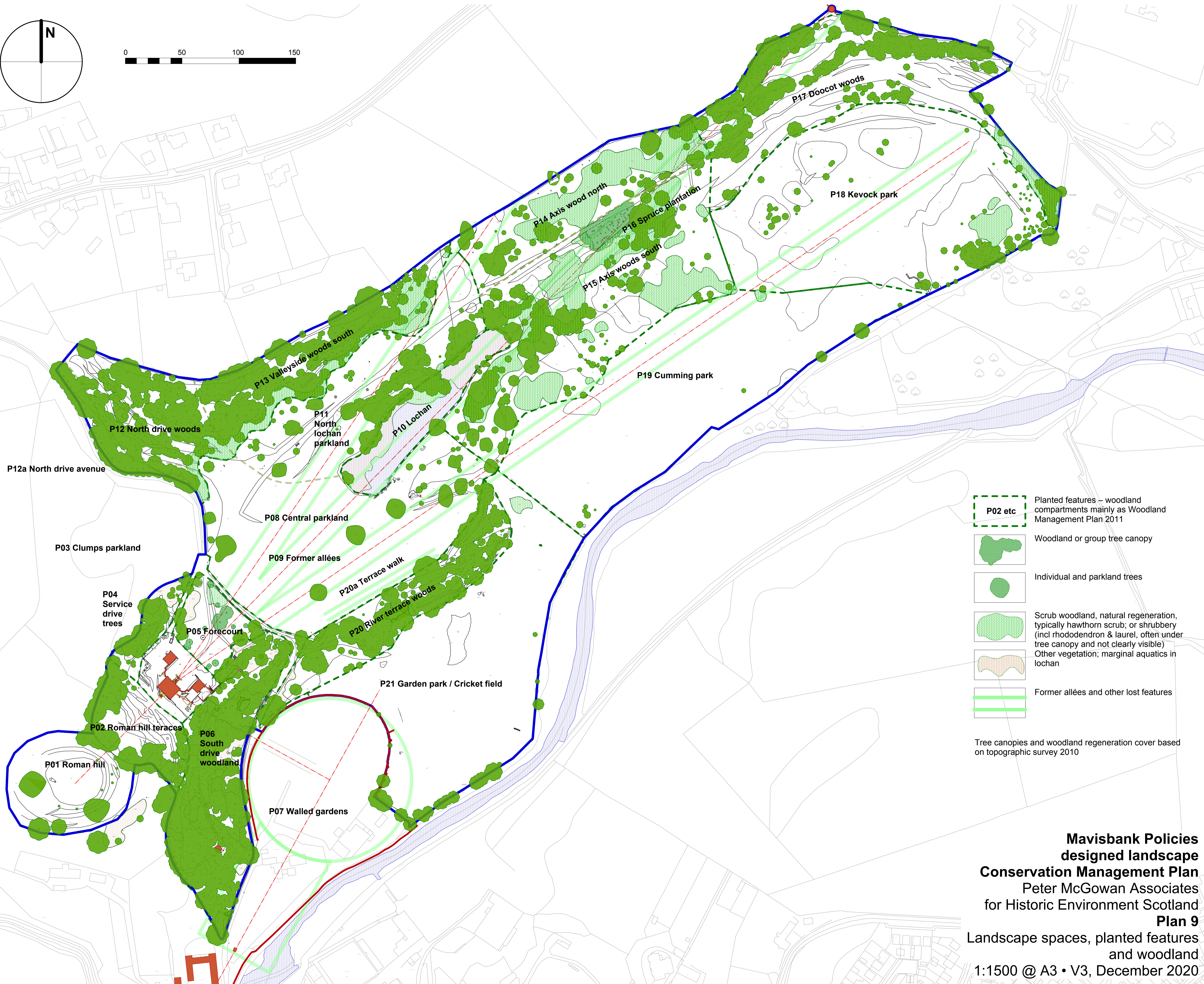
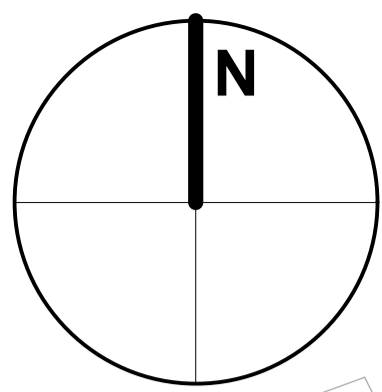
-  River or artificial water body
-  Former water body
-  Wetland or marshy area (from 2010 topographic survey)
-  Reference numbers to areas with drainage issues, Millard Consulting, May 2014
-  Poorly drained areas (HES record drawings 2015)
-  Local investigations and drainage works by HES, 2012 to 2015


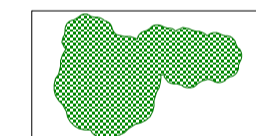
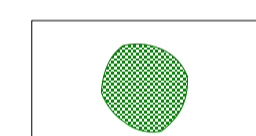
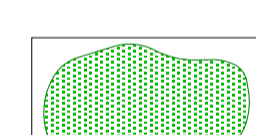
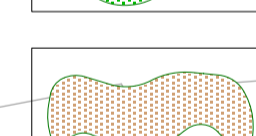

**Mavisbank Policies
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Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 7
Water features and drainage
1:1500 @ A3 • V3, December 2020



-  Significant natural, man-made or man-modified landforms (steep slopes)
-  Landforms in east of site not mapped due to disruption caused by landslips
- Feature definition based on topographic survey (2004 & 2014), except L12 which are from 1852 6" and 1892-3 25" OS.
- For vestigial landforms, see Archaeological Gazetteer
-  Existing buildings and substantial ruins
-  Building remains
-  Former buildings
-  Freestanding and retaining walls

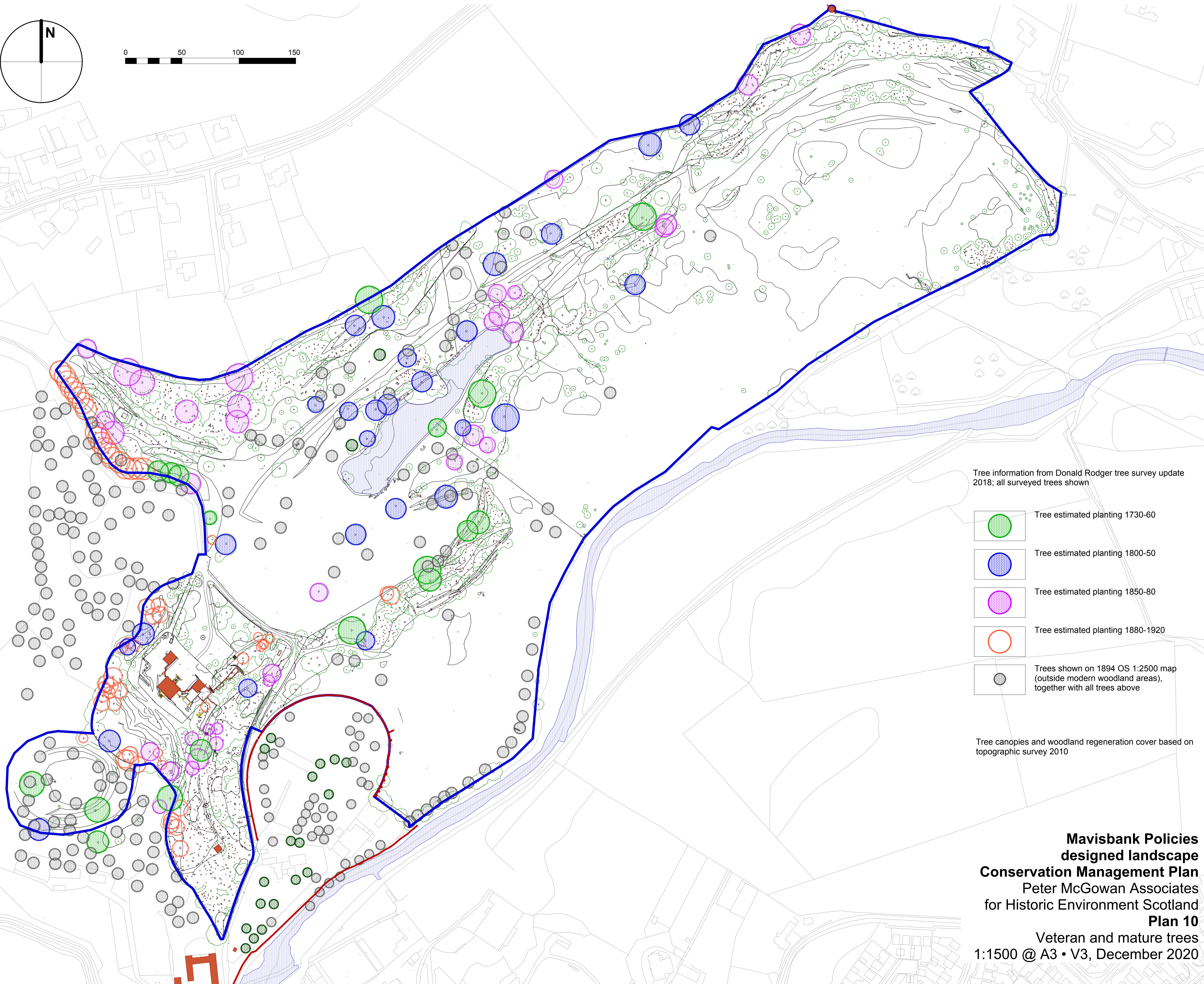
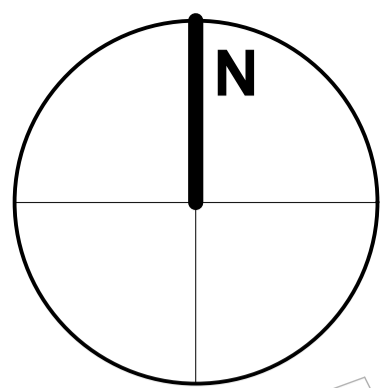
**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 8
Landform features
1:1500 @ A3 • V3, December 2020



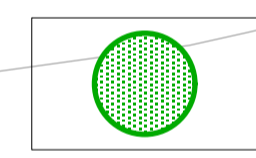
-  P02 etc Planted features – woodland compartments mainly as Woodland Management Plan 2011
-  Woodland or group tree canopy
-  Individual and parkland trees
-  Scrub woodland, natural regeneration, typically hawthorn scrub; or shrubbery (incl rhododendron & laurel, often under tree canopy and not clearly visible)
-  Other vegetation; marginal aquatics in lochan
-  Former allées and other lost features

Tree canopies and woodland regeneration cover based on topographic survey 2010

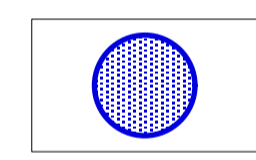
**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 9
Landscape spaces, planted features
and woodland
1:1500 @ A3 • V3, December 2020



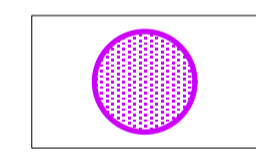
Tree information from Donald Rodger tree survey update 2018; all surveyed trees shown



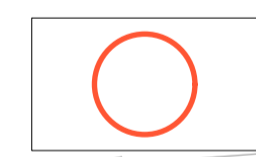
Tree estimated planting 1730-60



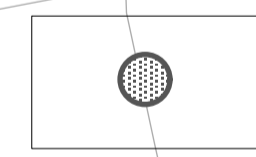
Tree estimated planting 1800-50



Tree estimated planting 1850-80



Tree estimated planting 1880-1920



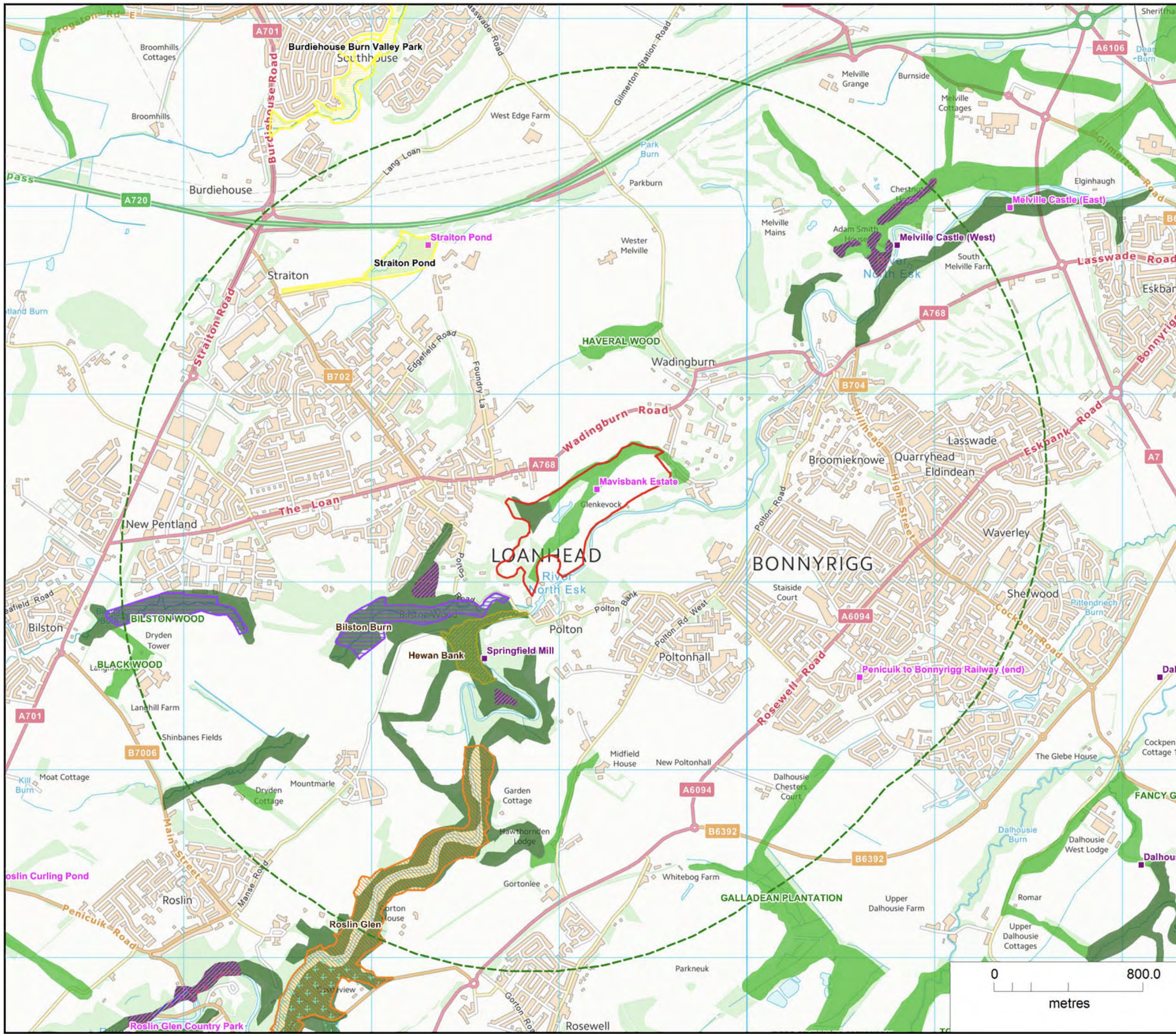
Trees shown on 1894 OS 1:2500 map (outside modern woodland areas), together with all trees above

Tree canopies and woodland regeneration cover based on topographic survey 2010

**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 10
Veteran and mature trees
1:1500 @ A3 • V3, December 2020

MAVISBANK

PLAN 11.1
Sites Designated for Nature Conservation

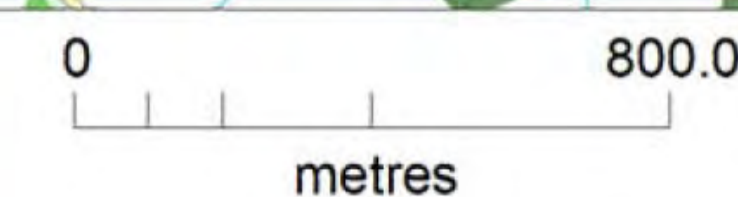


- Site boundary
- 2 km site boundary buffer
- Site of Special Scientific Interest (SSSI)
 - Biological
 - Geological
 - Mixed
- Local Nature Reserve (LNR)
- Scottish Wildlife Trust (SWT) Reserve
- Mid Lothian Council - Listed Wildlife Site
- Mid Lothian Council - Wildlife Site
- Ancient Woodland Inventory (AWI) site
 - Ancient (of semi-natural origin)
 - Long-established (of plantation origin)
 - Other (on Roy map)

Note:
City of Edinburgh Council (CEC) non-statutory designated sites have not been included on the map. (The area north of the A720 is within the CEC boundary.)

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Original A3 plot scale
1:20,000

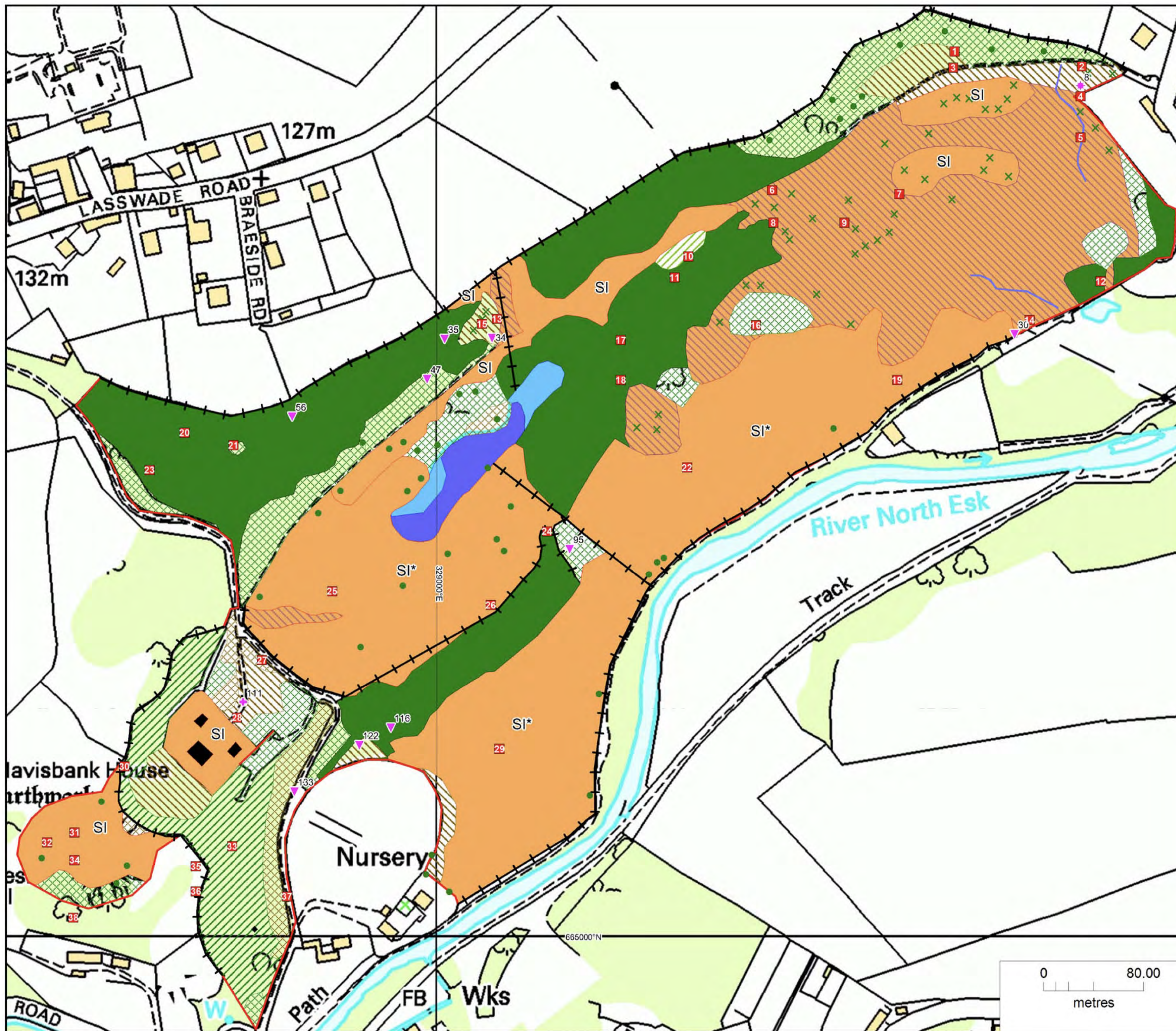


Client / Project No.	PMA / 022.010		
Rev. By	SR	Drg. No.	N/A
Chk. By	PB	Date	01/03/2019
Appr. By	PB	Layout	N/A

PLAN
11.1

MAVISBANK

PLAN 11.2
Phase 1 Habitats

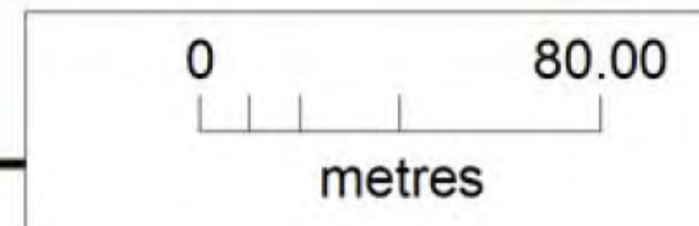


- Site boundary
- Phase 1 habitat
 - Broadleaved semi-natural woodland
 - Broadleaved plantation woodland
 - Coniferous plantation woodland
 - Dense / continuous scrub
 - SI Semi-improved neutral grassland
 - Marsh / marshy grassland
 - Tall ruderal
 - Swamp
 - Standing water
 - Introduced shrub
 - Building
- Running water
- Fence
- Wall
- x Scattered scrub
- Scattered trees
- Phase 1 target note
- Invasive plant (excl. Rhododendron sp.)
 - + Buddleja sp.
 - * Fallopia japonica
 - ▼ Impatiens glandulifera

Note: Semi-improved neutral grassland labelled SI* is managed as amenity grassland.

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Original A3 plot scale
1:3,000

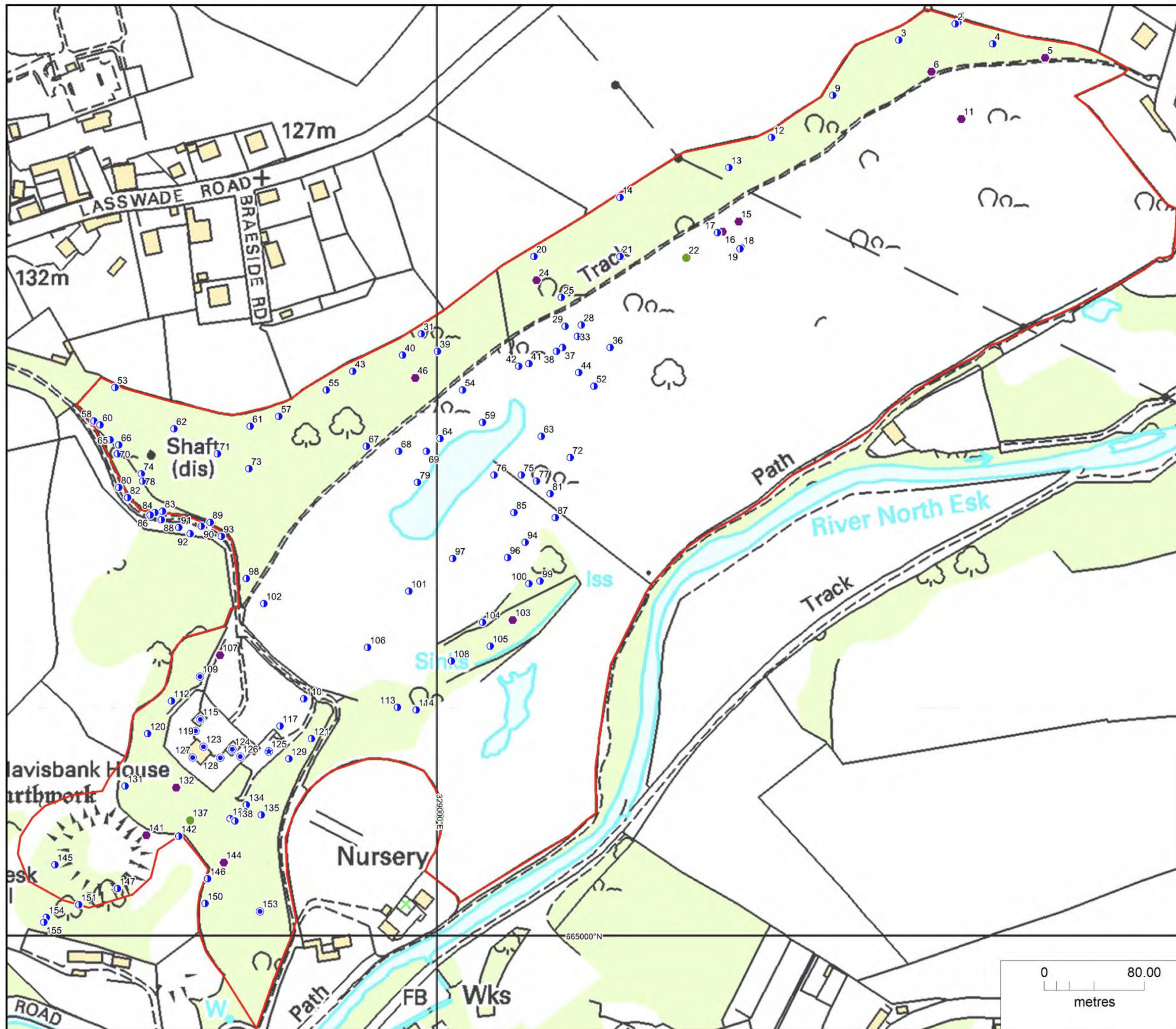


Client / Project No.	PMA / 022.010		
Rev. By	CR	Drg. No.	N/A
Chk. By	PB	Date	01/03/2019
Apr. By	PB	Layout	N/A

PLAN 11.2

MAVISBANK

PLAN 11.3
Non-Confidential Protected
Species Survey Results



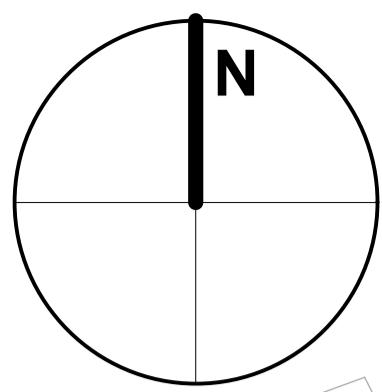
- Site boundary
- Bat - Potential roost (tree)
- Bat - Potential roost (building)
- Bat - Potential roost (other)
- Mammal - Holes
- Mammal - Sighting

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Original A3 plot scale
1:3,000

Client / Project No.	PMA / 022.010		
Rev. By	CR	Drg. No.	N/A
Chk. By	PB	Date	01/03/2019
Appr. By	PB	Layout	N/A

PLAN
11.3



Zone 4 (High)
North approach & woods
Drive and paths restoration
Woodland management
Boundary treatments

Zone 5 (Outstanding)
Clumps & lower hill parkland
Maintain existing use
Encourage parkland restocking

Zone 1 (Outstanding+)
Mavisbank house
Archaeological investigation
House & pavilions restoration
Forecourt restoration
Access for house uses
Restock forecourt & planting

Zone 2 (Outstanding+)
Roman hill
Archaeological investigation
Restore terraces & paths
Parkland and shrubbery restocking
Boundary and internal walls

Zone 3 (Outstanding)
South approach & woods
Archaeological investigation
South drive service access
Woodland & shrubbery management
Restore paths & steps
Restore garden buildings and structures
Boundary treatments

Zone 6 (Outstanding)
Walled garden & estate buildings
Maintain existing uses
Access improvements

Zone 7 (Outstanding)
Central parkland
Archaeological investigations
Restore allée route, drives & paths
Land drainage
Rationalise fences
Parkland restocking

Zone 8 (Outstanding)
Lochan & setting
Archaeological investigations
Lochan dredging, weir restoration
Restore drives and paths
Parkland restocking

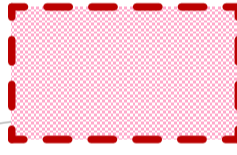
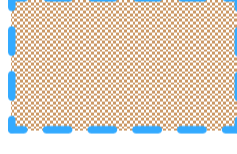

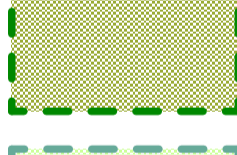
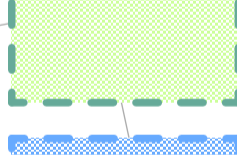
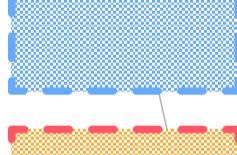

Zone 10 (High)
River terrace woods
Archaeological investigations
Land drainage
Woodland management

Zone 12 (High)
Garden park
Paths upgrading
Land drainage
Grassland management
Boundary treatments
New uses

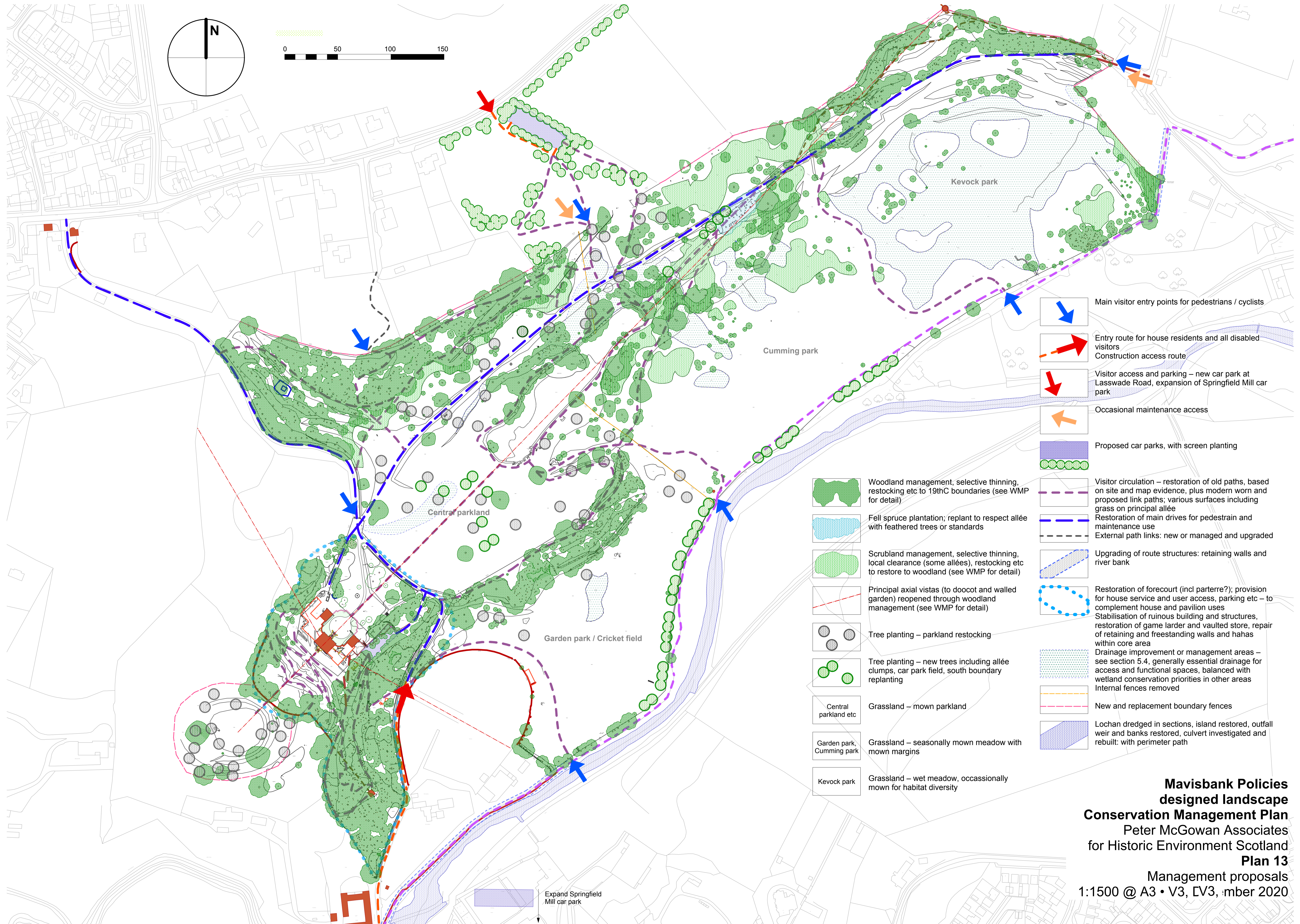
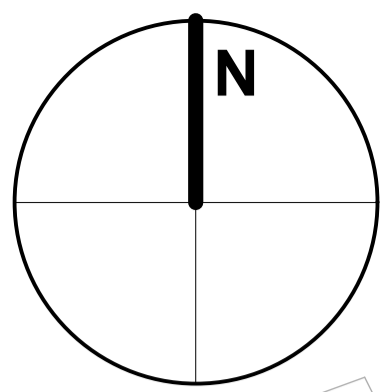
Zone 9 (High)
Valleyside woods, west
Archaeological investigations
Drive and paths restoration
Visitor access
Land drainage
Woodland management
View management
Rationalise fences
Boundary treatments

Zone 11 (High)
Valleyside woods, east
Archaeological investigations
Drive and paths restoration
Land drainage
Woodland management
View management
Boundary treatments

Zone 13 (High)
Cumming & Kevock parks
Paths upgrading
Land drainage
Habitat management
Rationalise fences
Boundary treatments

-  House core zone
-  Feature hill zone
-  Wooded and shrubbery approaches zone
-  Valley-side woodland zone
-  Parkland zone
-  Lochan and setting zone
-  Walled gardens and estate buildings zone

**Mavisbank Policies
designed landscape
Conservation Management Plan**
Peter McGowan Associates
for Historic Environment Scotland
Plan 12
Analysis, policies by zone
1:1500 @ A3 • V3, December 2020



- Main visitor entry points for pedestrians / cyclists
- Entry route for house residents and all disabled visitors
Construction access route
- Visitor access and parking – new car park at Lasswade Road, expansion of Springfield Mill car park
- Occasional maintenance access
- Proposed car parks, with screen planting
- Woodland management, selective thinning, restocking etc to 19thC boundaries (see WMP for detail)
- Visitor circulation – restoration of old paths, based on site and map evidence, plus modern worn and proposed link paths; various surfaces including grass on principal allée
- Restoration of main drives for pedestrian and maintenance use
- External path links: new or managed and upgraded
- Upgrading of route structures: retaining walls and river bank
- Restoration of forecourt (incl parterre?); provision for house service and user access, parking etc – to complement house and pavilion uses
- Stabilisation of ruinous building and structures, restoration of game larder and vaulted store, repair of retaining and freestanding walls and ha-has within core area
- Drainage improvement or management areas – see section 5.4, generally essential drainage for access and functional spaces, balanced with wetland conservation priorities in other areas
- Internal fences removed
- New and replacement boundary fences
- Lochan dredged in sections, island restored, outfall weir and banks restored, culvert investigated and rebuilt: with perimeter path

- Woodland management, selective thinning, restocking etc to 19thC boundaries (see WMP for detail)
- Fell spruce plantation; replant to respect allée with feathered trees or standards
- Scrubland management, selective thinning, local clearance (some allées), restocking etc to restore to woodland (see WMP for detail)
- Principal axial vistas (to doocot and walled garden) reopened through woodland management (see WMP for detail)
- Tree planting – parkland restocking
- Tree planting – new trees including allée clumps, car park field, south boundary replanting
- Central parkland etc
- Garden park, Cumming park
- Kevock park
- Grassland – mown parkland
- Grassland – seasonally mown meadow with mown margins
- Grassland – wet meadow, occasionally mown for habitat diversity

**Mavisbank Policies
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Plan 13
Management proposals
1:1500 @ A3 • V3, LV3, mber 2020

Expand Springfield Mill car park