

# Linlithgow Public Realm Design Guide

SECOND DRAFT



# Contents



	<b>Page</b>
<b>1.0 Introduction</b>	<b>1</b>
1.1 Extent of Study Area Plan	2
1.2 Historical Development of Linlithgow High Street	3
1.3 Legislative Background	4
<b>2.0 Character Areas Appraisal</b>	<b>5</b>
2.1 Area 1 Character Appraisal	6
2.2 Area 2 Character Appraisal	8
2.3 Area 3 Character Appraisal	9
2.4 Area 4 Character Appraisal	10
2.5 Area 5 Character Appraisal	11
<b>3.0 Concepts for Improvements</b>	<b>13</b>
3.1 Town Improvements Plan	14
3.2 Key Concept 1 – West End	15
3.3 Key Concept 2 – Linlithgow High Street	16
3.4 Key Concept 3 – The Vennel	17
3.5 Key Concept 4 – Station Road	18
3.6 Architectural Recommendations Location Plan	19
3.7 Architectural Recommendations	20
<b>4.0 Pedestrian &amp; Cycle Linkages &amp; Wider Connections</b>	<b>22</b>
4.1 Linkages to Green Space	23
4.2 Potential Pedestrian Crossings	24
<b>5.0 Urban Design Criteria Guidelines</b>	<b>25</b>
5.1 Surfacing	26
5.2 Street Furniture	27
5.3 Planting	28
5.4 Public Art Strategy	29
5.5 Cycle Provision, Lighting & Signage	30
5.6 Further Recommendations & Vision	31
<b>6.0 Action Plan – Phasing Strategy</b>	<b>32</b>
<b>Appendix 1 – Architecture Appraisal</b>	<b>33</b>

# 1

## Introduction

### 1.0 Introduction

This public realm design guide has been prepared by Brindley Associates Ltd Landscape Architects with EK:JN Conservation Architects on behalf of West Lothian Council (WLC) Town Centre Management Department for Linlithgow town centre, West Lothian. This design guide focuses on the section of Linlithgow High Street between West Port and Low Port, defined by WLC as the geographical extent of the study in June 2014 see plan overleaf. Consideration is also given to public open spaces lying to the north and south of High Street at the request of WLC to include Rosemount Park, Learmonth Gardens, Regent Square, Provost Road, The Peel, Palace Rose Garden and Lochside area in accordance with the Civic Trust's 'Vision' document.

The purpose of this design guide is to provide a series of guidelines and concepts at a town level with a view to enable future continuous project based efforts to improve Linlithgow's High Street by encouraging and maintaining a high quality of public realm for residents, tourists and businesses.



The aim of this design guide is to:

- Appraise the existing public realm of Linlithgow High Street including urban form, existing public spaces, pedestrian links and movement patterns;
- Provide key concepts for each identified character area to define a sense of place and cohesion; and
- Provide urban design criteria guidelines appropriate to Linlithgow's High Street which can be used by all interested parties to create coherent high quality spaces and public realm.

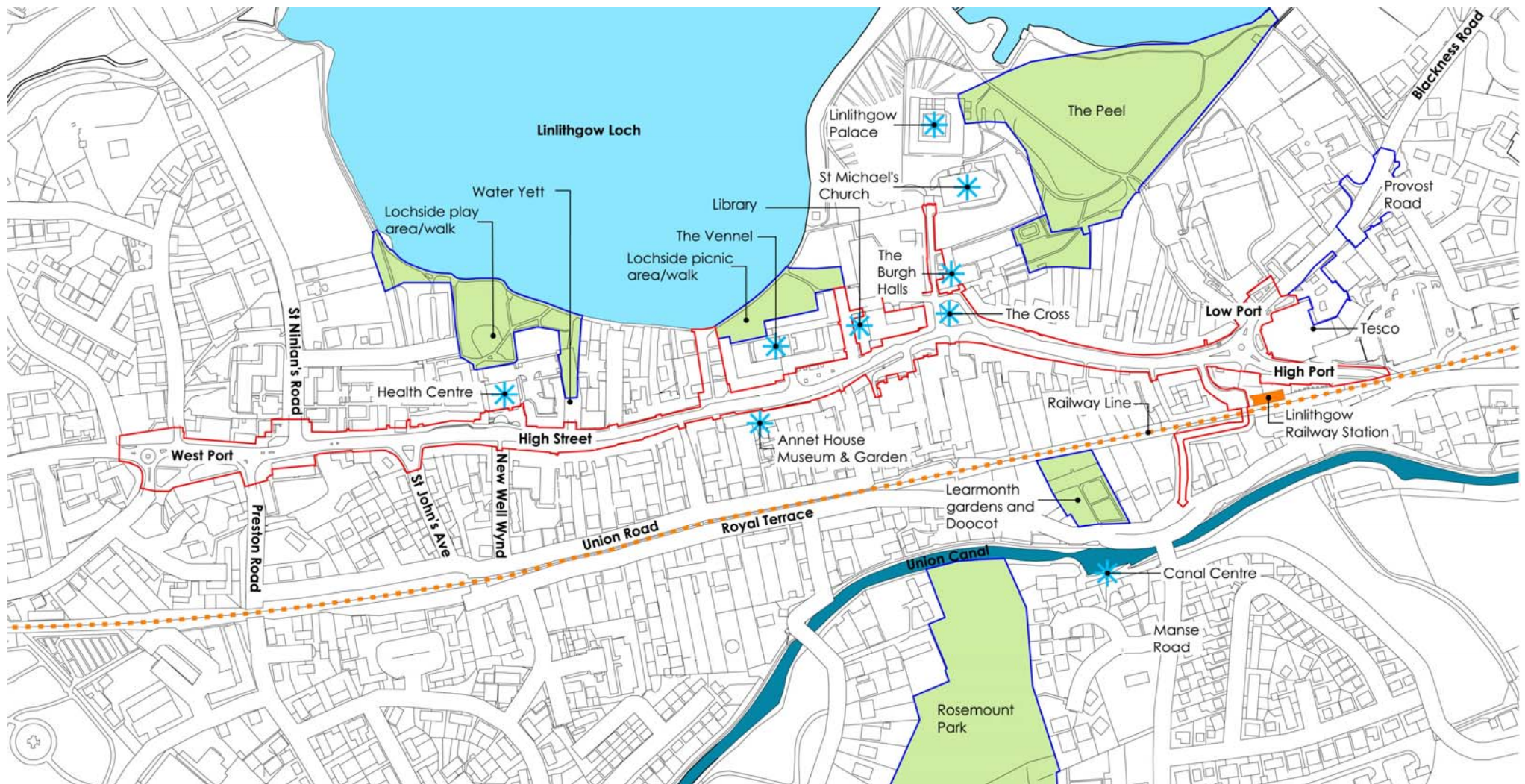
The objectives of this design guide are to:

- Address issues associated with areas of conflict in the urban form of Linlithgow High Street; and
- Highlight wider town centre connections that can be made.

In the preparation of this 2nd draft Linlithgow Public Realm Design Guide a number of historical documents were passed to us for review and consideration including: A vision for Linlithgow 2005-2015 by Linlithgow Civic Trust (December 2005); Linlithgow Town Centre Study by Halcrow Fox Associates (March 1992); A Sustainable Travel Action Plan for Linlithgow by JMP (November 2011); together with comments from local interest groups including Town Centre Management Group, Linlithgow Civic Trust, Burgh Beautiful and Transition Linlithgow.

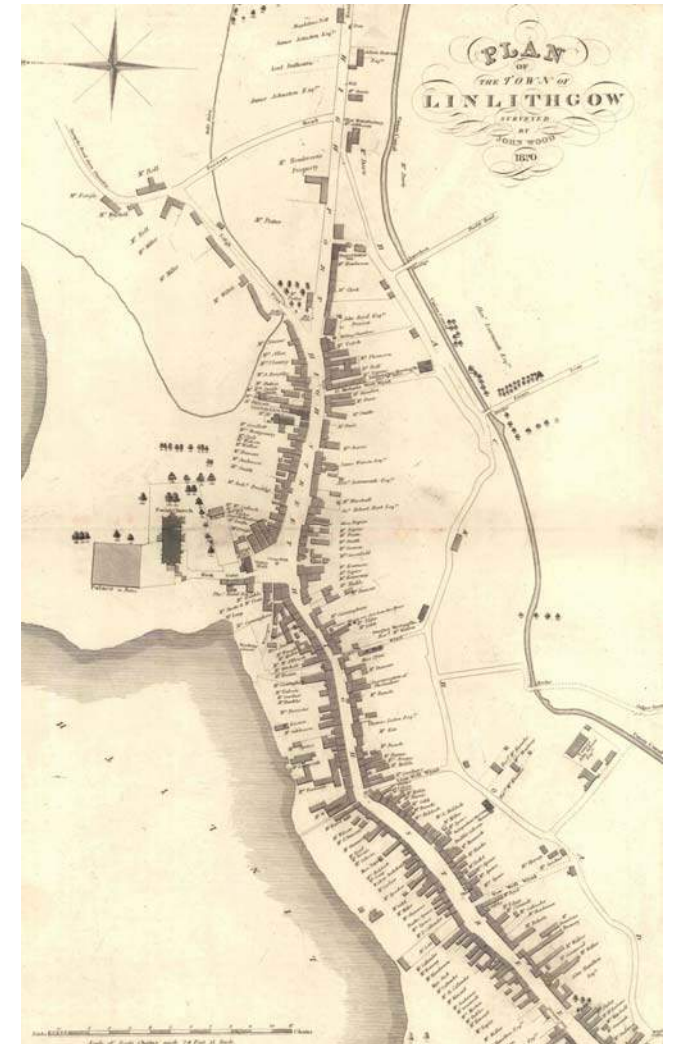


## 1.1 Extent of Study Area Plan



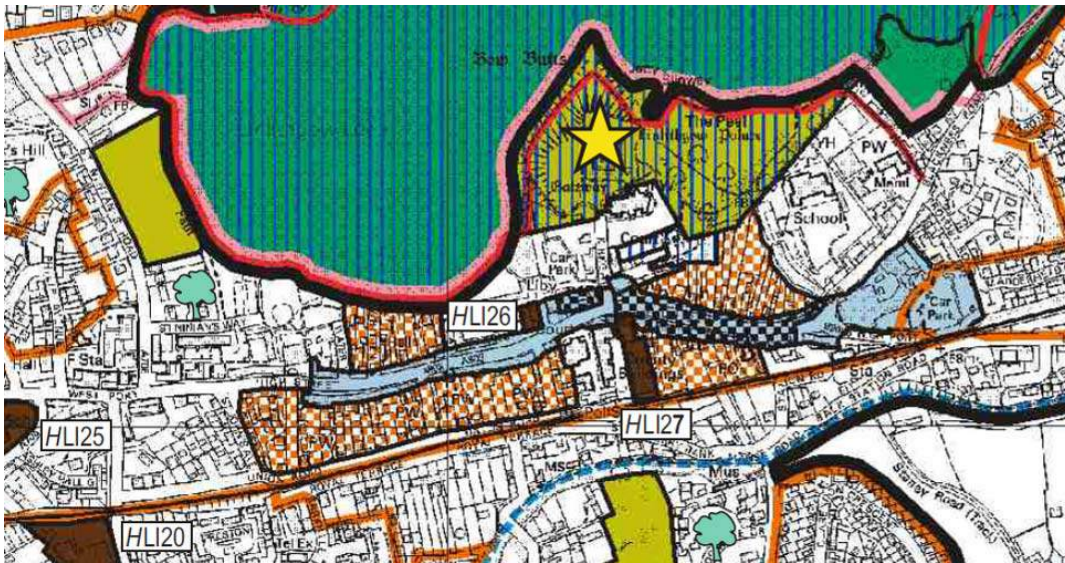
## 1.2 Historical Development of Linlithgow High Street

Located on the southern banks of Linlithgow Loch, Linlithgow has developed in an east-west orientation centred on the old Edinburgh-Stirling road. This road now forms the main thoroughfare for Linlithgow and is called High Street. Plots of farmed land, known as rigs, ran perpendicular to High Street and comprised much of the town's development until the 19th century. Growth was restricted to the north by Linlithgow Loch, and by the steep hill to the south, but, in the late 19th & early 20th centuries, development began to take place much further south of High Street. Demand for housing in the late 20<sup>th</sup> century saw many residential developments take place much further south, as well as spreading into new areas. The southward development of Linlithgow was bisected by the Union Canal and latterly the main Edinburgh-Glasgow railway line. The historical development and character of the street are recognised with its inclusion in the Linlithgow Palace and High Street conservation area. Notable buildings in the conservation area include Linlithgow Palace and St Michael's Church which occupy elevated positions overlooking the loch.



# Introduction

## 1.3 Legislative Background



The entire length of High street sits with the Linlithgow Palace and High Street conservation area.

Designation as a conservation area brings a number of planning restrictions into play which are aimed at preserving or enhancing the town's character or appearance.

Within the conservation area there is a preference for "heritage" colours for window frames, shopfronts and other painted features.

Alterations to any of the buildings should be restricted to changes which will preserve or enhance the conservation area. Guidance is available from the council's Planning services for what types of shopfront signage are acceptable in the conservation area.

Many of Linlithgow's buildings are listed by Historic Scotland as being of special architectural or historic interest. Such 'listed' buildings are categorised either A, B or C. Additional restrictions apply to buildings that are listed. Listings can change with time and the notes in this report must be taken with that in mind.

Linlithgow Palace stands in the heart of the town, and the Union Canal weaves through the town from east to west. Both constructions are listed as Scheduled Ancient Monuments. Changes proposed within the vicinity of SAMs and listed buildings will be subject to additional planning controls.

Planning policy HER21 of the West Lothian Local Plan (WLLP) restricts backland development on Linlithgow "rigs", the long walled areas of ground that run behind the properties that front both sides of the High Street.

The entire High Street is within 800m of Linlithgow Palace and Peel, which is a Royal park. This brings a requirement for Planners to consult with Scottish Ministers on all planning applications which might affect the amenities of the palace or park.

The east end of the High Street, from the Cross to the Lowport area is restricted by planning policy TC15 of the WLLP which discourages change of use from Class 1 (retail) to Class 2 (financial and professional services). Policy TC14 imposes additional measures related to restaurants and hot food takeaways.

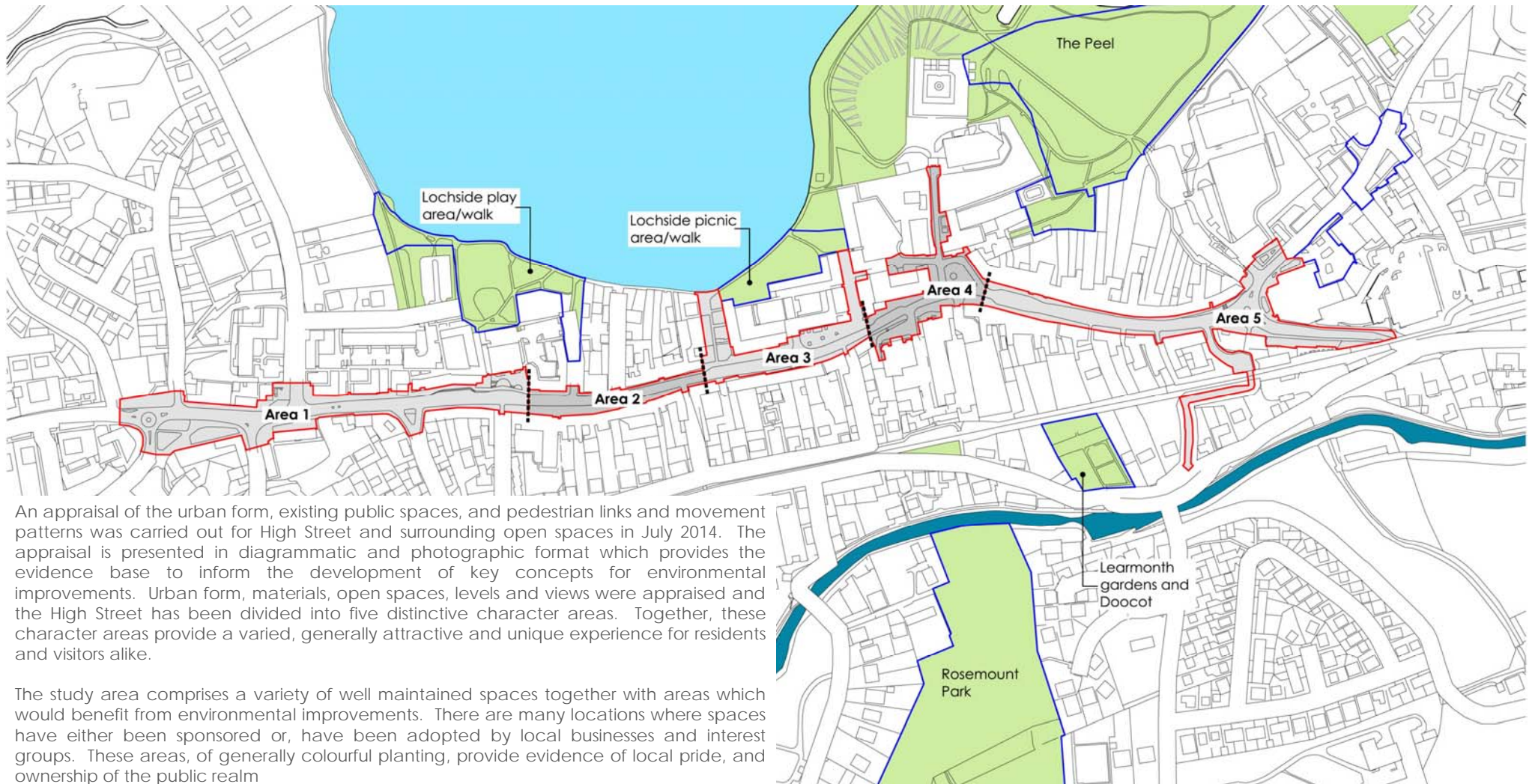
West Lothian Council have Premises Improvement Guides for Whitburn and Bathgate. A similar document should be produced for Linlithgow

There is draft planning guidance for shopfronts and signage.

# 2

## Character Areas Appraisal

### 2.0 Character Area Appraisal Plan

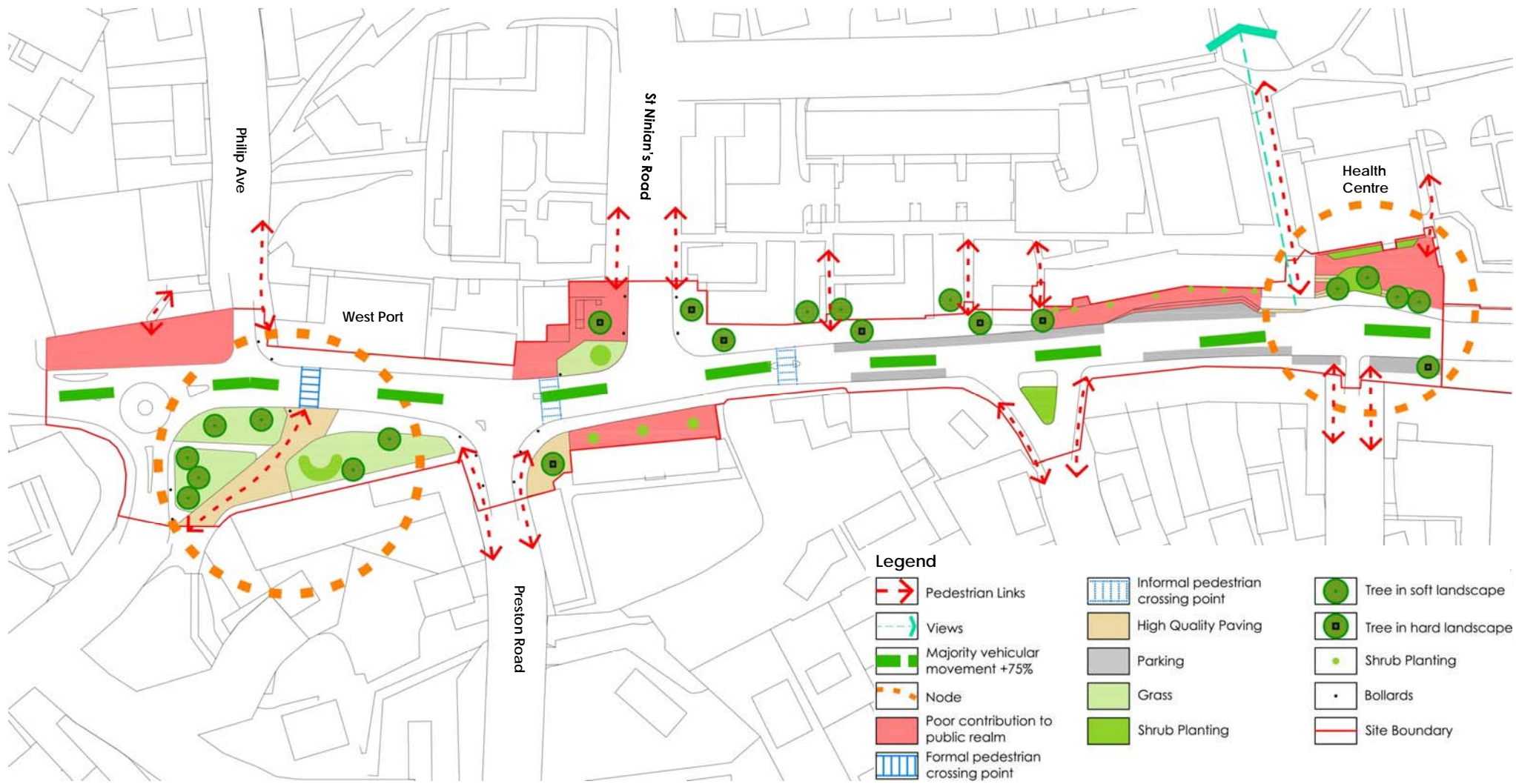


An appraisal of the urban form, existing public spaces, and pedestrian links and movement patterns was carried out for High Street and surrounding open spaces in July 2014. The appraisal is presented in diagrammatic and photographic format which provides the evidence base to inform the development of key concepts for environmental improvements. Urban form, materials, open spaces, levels and views were appraised and the High Street has been divided into five distinctive character areas. Together, these character areas provide a varied, generally attractive and unique experience for residents and visitors alike.

The study area comprises a variety of well maintained spaces together with areas which would benefit from environmental improvements. There are many locations where spaces have either been sponsored or, have been adopted by local businesses and interest groups. These areas, of generally colourful planting, provide evidence of local pride, and ownership of the public realm

# Character Areas Appraisal

## 2.1 Area 1 Character Appraisal



# Character Areas Appraisal

## 2.1 Area 1 Character Appraisal



The Katie Wearie Sundial and associated green space provides an attractive focus to West Port arrival and meeting space.



Stone walling and raised planter provides visual interest along street scene.



Well maintained, colourful hanging baskets along High Street engender sense of ownership.



Shrubs encroaching over High Street seating and poorly located litter bin create an unattractive and unusable public realm at St. John's Avenue.



Inappropriate and damaged shrub planting within red gravel against modern flatted development falls short of Linlithgow's standard of attractive and well-maintained public planting areas.



Large, cylindrical concrete bollards around West Port are a potential trip hazard and contrast with black cast-iron street furniture located elsewhere along the High Street.



Opportunity for seating to be arranged along southern edge of green space at the Katie Wearie Sundial. This would allow users to address the floral planting and create more of a separation between the recreational seating area and the road.



Area adjacent to the Health Centre currently under-utilised as recreational open space. Enhancing hard and soft landscape features would help establish this area as a recreational hub along the High Street.



Visual connectivity between the High Street and Lochside Park is restricted. Improving visual linkages and pedestrian routes would promote the town's distinctive water-side setting.

# Character Areas Appraisal

## 2.2 Area 2 Character Appraisal



**Left:** Enclosed urban form provides a distinctive sense of place for this section of the High Street.

**Right:** Under provision of cycle racks.



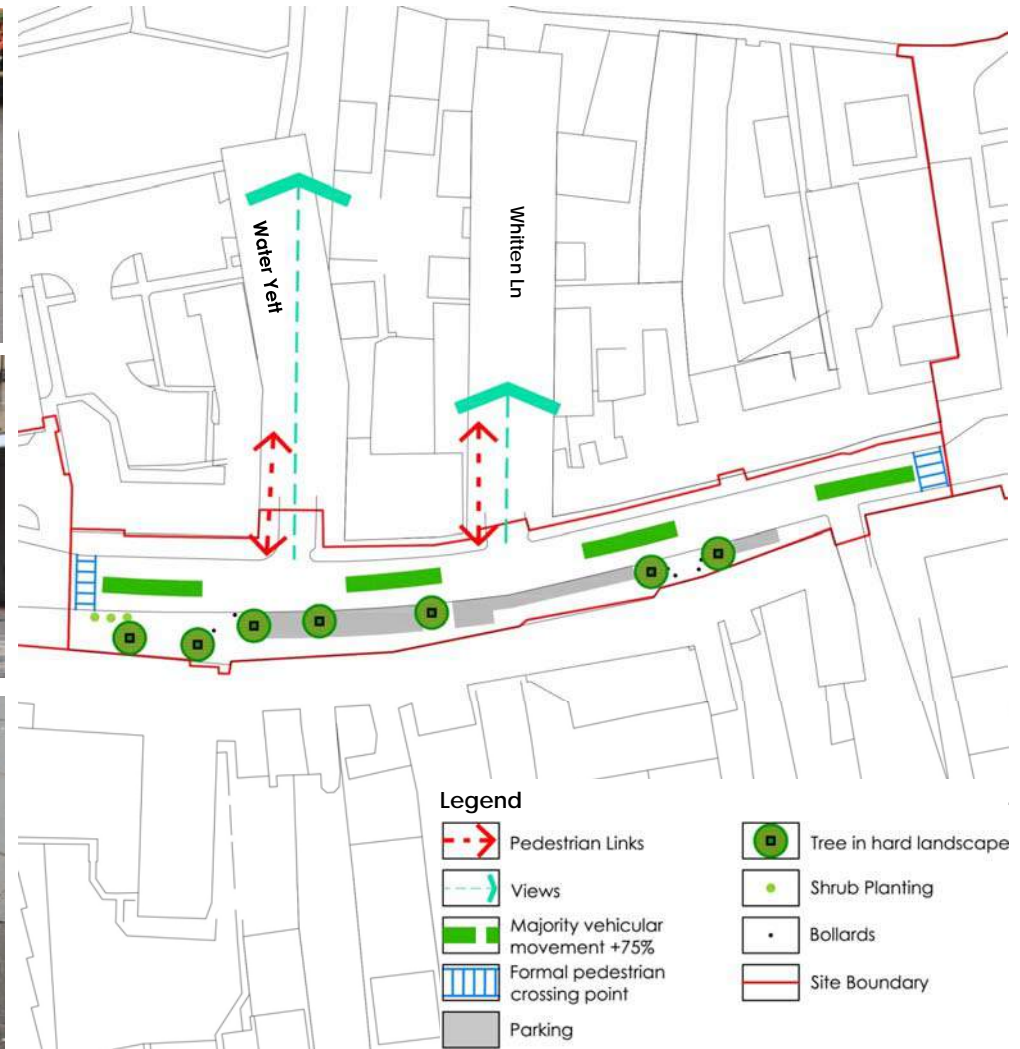
**Left:** Historic buildings provide defining characteristics of the public realm.

**Right:** Shop canopies provide interest in some building elevations.



**Left:** Epicormic growth on Lime trees obscures views.

**Right:** Abrupt change in surface materials at transition into character area.



### Legend

- Pedestrian Links
- Views
- Majority vehicular movement +75%
- Formal pedestrian crossing point
- Parking
- Tree in hard landscape
- Shrub Planting
- Bollards
- Site Boundary

# Character Areas Appraisal

## 2.3 Area 3 Character Appraisal



**Left:** Low tree canopies obscure views to Linlithgow Loch from High Street.



**Right:** Uninviting dead-end space terminating in a blank wall.



**Left:** Modern shop frontages and poor street tree planting detract from the High Street.



**Right:** Rendered concrete walls create unused isolated spaces between the Vennel and High Street.



**Left:** Modern flats and low tree canopies restrict views to Linlithgow Loch from town centre.



**Right:** Poor quality paving, walling and tree planting detracts from public realm and discourages use of space.



# Character Areas Appraisal

## 2.4 Area 4 Character Appraisal



**Left:** Well used public open space at The Cross with high quality materials and street furniture.

**Right:** Poorly defined pedestrian route from The Cross discourages access to The Peel.



**Left:** High quality paving leading up to Linlithgow Palace and St Michael's church flanked by high stone walling.

**Right:** Architecturally uninspiring flatted development adjacent to The Cross.



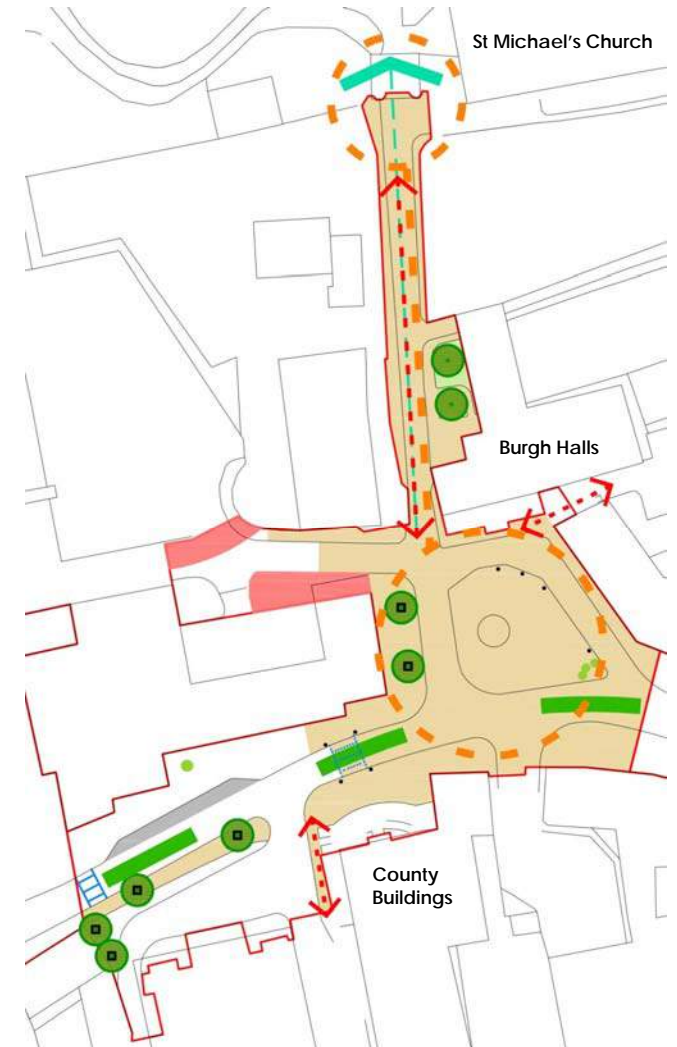
**Left:** Poor quality implementation and attention to detail detracts from quality of materials and leads to potential trip hazards

**Right:** Example of absence of tree grille in hard landscape and lack of underground support for tree.



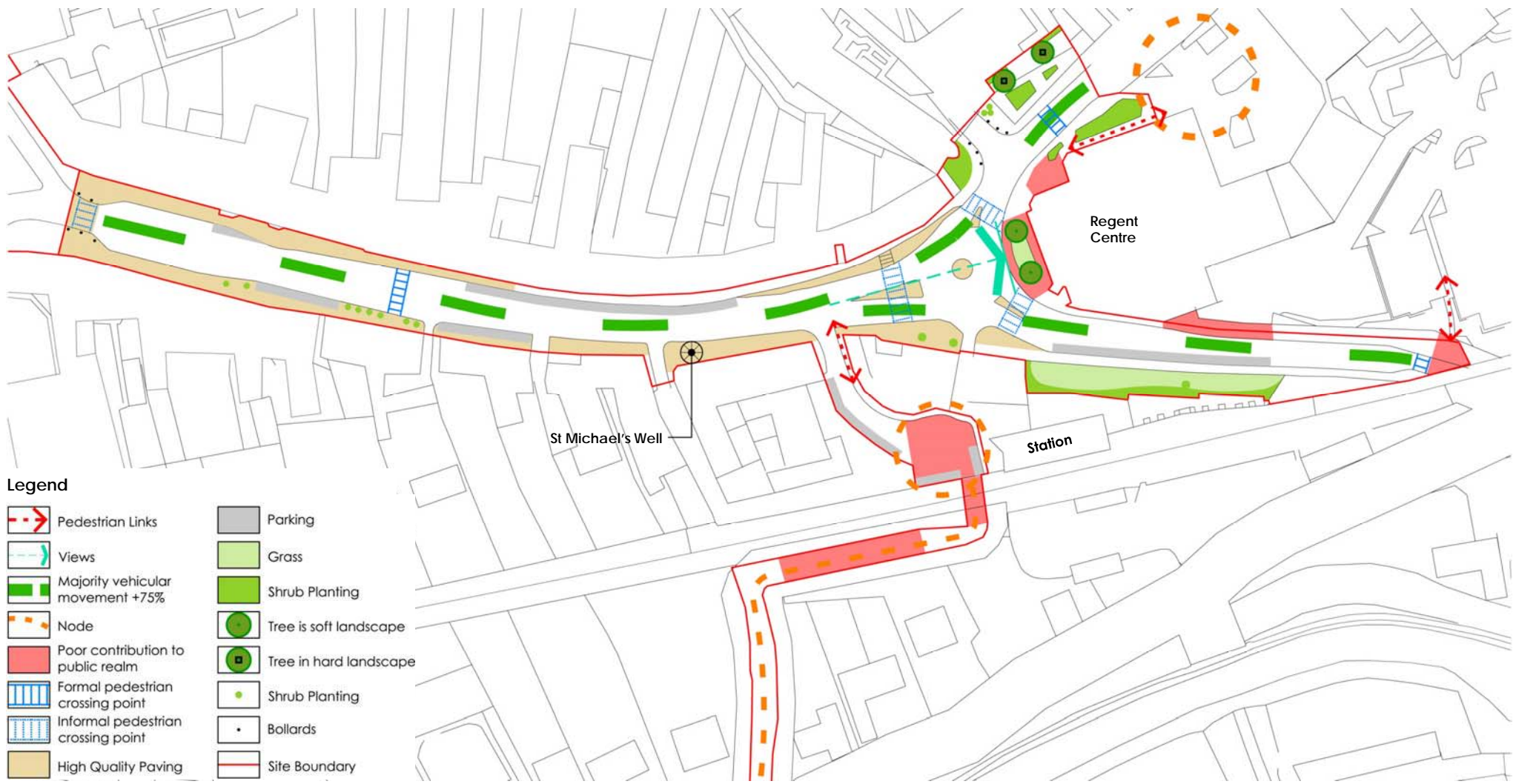
### Legend

- Pedestrian Links
- Views
- Majority vehicular movement +75%
- Node
- Poor contribution to public realm
- Formal pedestrian crossing point
- Informal pedestrian crossing point
- High Quality Paving
- Parking
- Grass
- Tree in soft landscape
- Tree in hard landscape
- Shrub Planting
- Bollards
- Site Boundary



# Character Areas Appraisal

## 2.5 Area 5 Character Appraisal



**Legend**

Pedestrian Links	Parking
Views	Grass
Majority vehicular movement +75%	Shrub Planting
Node	Tree is soft landscape
Poor contribution to public realm	Tree in hard landscape
Formal pedestrian crossing point	Shrub Planting
Informal pedestrian crossing point	Bollards
High Quality Paving	Site Boundary

# Character Areas Appraisal

## 2.5 Area 5 Character Appraisal



High quality existing stone materials could be reused to resolve levels issues.



Examples of high quality street furniture. Inappropriately placed and under used cycle parking.



Herbaceous planting adds variety and seasonal colour.



Poorly lit, unsightly and uninspiring underpass leading to Station Road immediately adjacent to train station exit.



Poor quality blank rendered wall detracts from appearance of High Port and the arrival into the town from the south



Numerous level changes impede pedestrian flow.



Area well used by Low Port School as a gathering point at peak times but poor paving and layout of space detract from entrance to Linlithgow.



Visual focus at east end of High Street is terminated by low quality architecture.



Entrance to station dominated by car parking and vehicular movement. Uninviting underpass leading to Station Road with no sense of what lies beyond.

# 3

## Concepts for Improvement

### 3.0 Town Improvements

Illustrated key concepts for each character area identified in the appraisal for improvements to public realm and architecture along High Street include the West Port, High Street, The Vennel and Station Road. These locations were highlighted as making a poor contribution to the historic public realm of Linlithgow High Street and as having potential for improvement in terms of quality and use of space.

Key objectives for the Public Realm:

- Enhance the existing character of High Street
- Improve ease of movement for pedestrians
- Improve legibility of public realm
- Improve less visually attractive areas
- Promote a co-ordinated and cohesive streetscape appearance and typology that reflects the historic core of High Street
- Ensure natural surveillance and improve visual and physical connections to adjacent open spaces

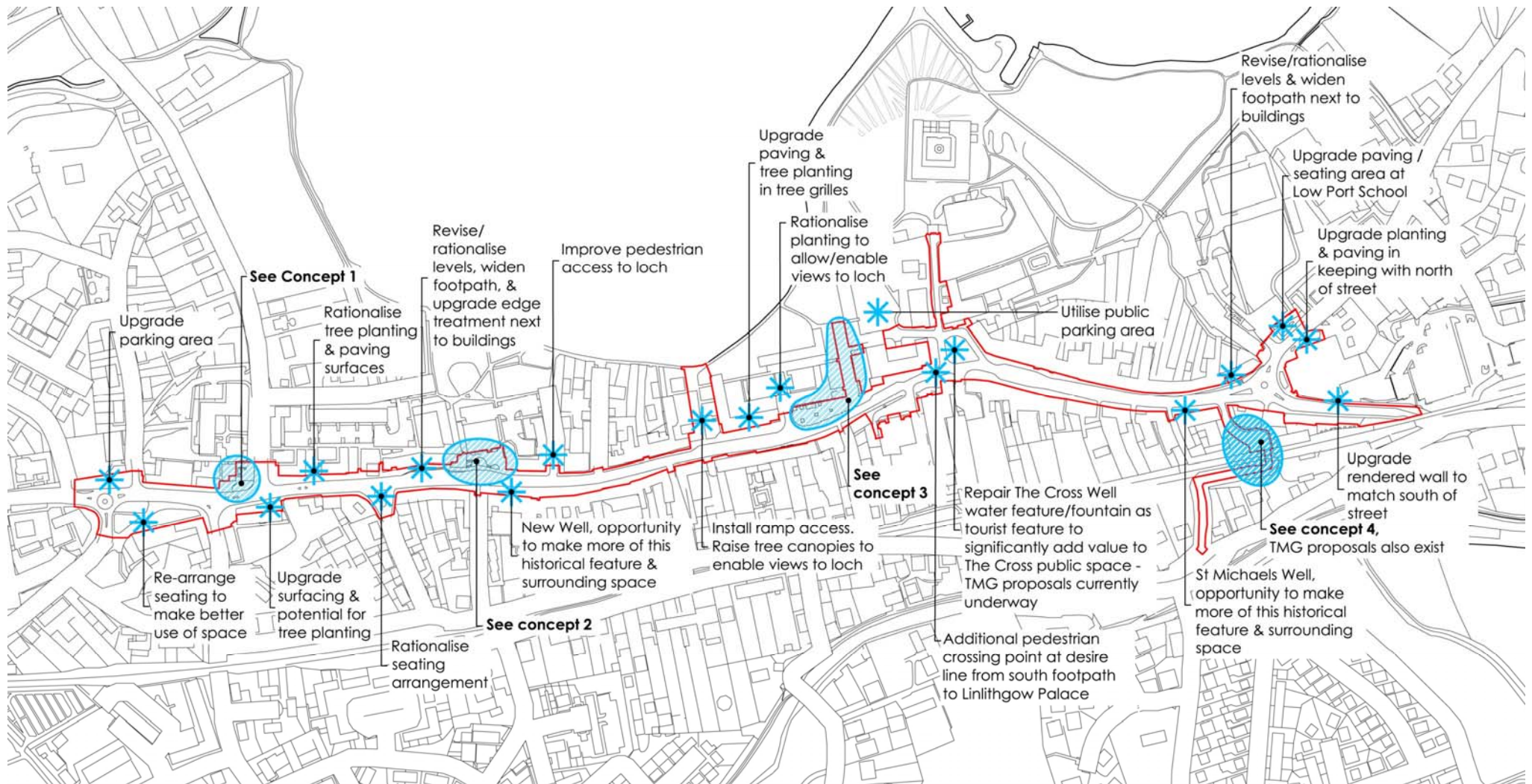
In addition to the key concept ideas specific recommendations are made along the length of High Street. These recommendations could be considered in isolation or as a series of interventions ranging from low key operations such as raising tree canopies to allow views to the Loch, to more significant works such as rationalising footpath levels and surfacing, see plan for further details.

The key concepts provide aspirations for environmental improvements, they are not prescriptive and should be used to inform professionally prepared and well considered detailed designs which will require planning consent prior to implementation of works.



# Concepts for Improvement

## 3.1 Town Improvements Plan

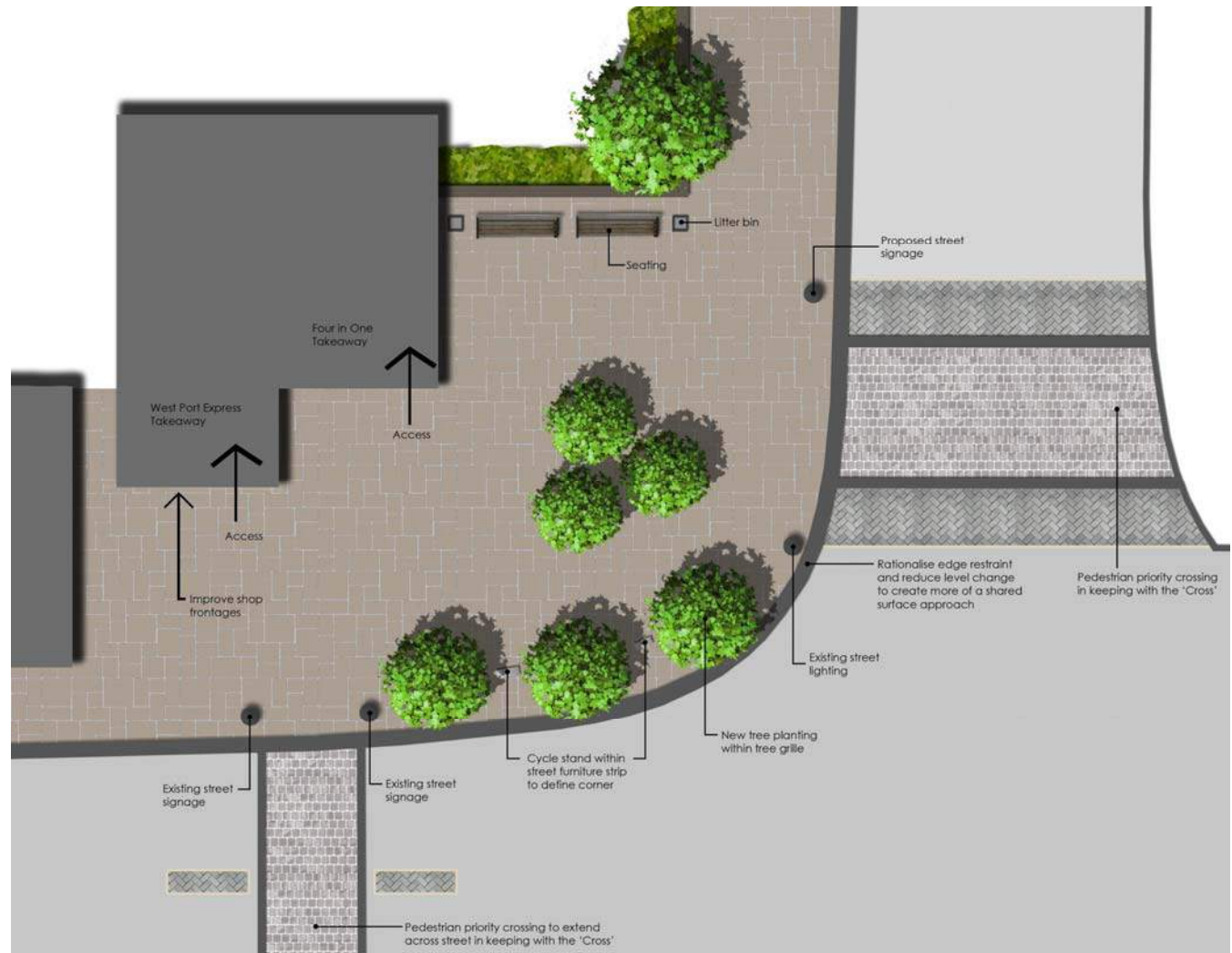


# Concepts for Improvement

## 3.2 Key Concept 1 - West Port

Aspirations for defining features of the public realm and improving the relationship of the street corner with immediate surroundings could include:

- Establishing good quality street trees
- Installing improved quality hard landscape/paving materials
- Installing complimentary street furniture to define edge of pavement
- Installing seating to encourage use of the space
- Removal of unsightly concrete bollards
- Creating pedestrian priority paved road crossing points



# Concepts for Improvement

## 3.3 Key Concept 2 – Linlithgow High Street at the Health Centre

Aspirations for defining features of the public realm and improving functionality of the open space between the footpath, bus stop, health centre and to play area beyond could include:

- Establishing good quality tree and shrub planting
- Installing high quality hard landscape/paving materials
- Installing integral seating to encourage use of the space and accommodate level changes, possibly re-using existing stone
- Ensuring ease of access to buildings for all users
- Widening footpath adjacent to bus stop to improve pedestrian movement

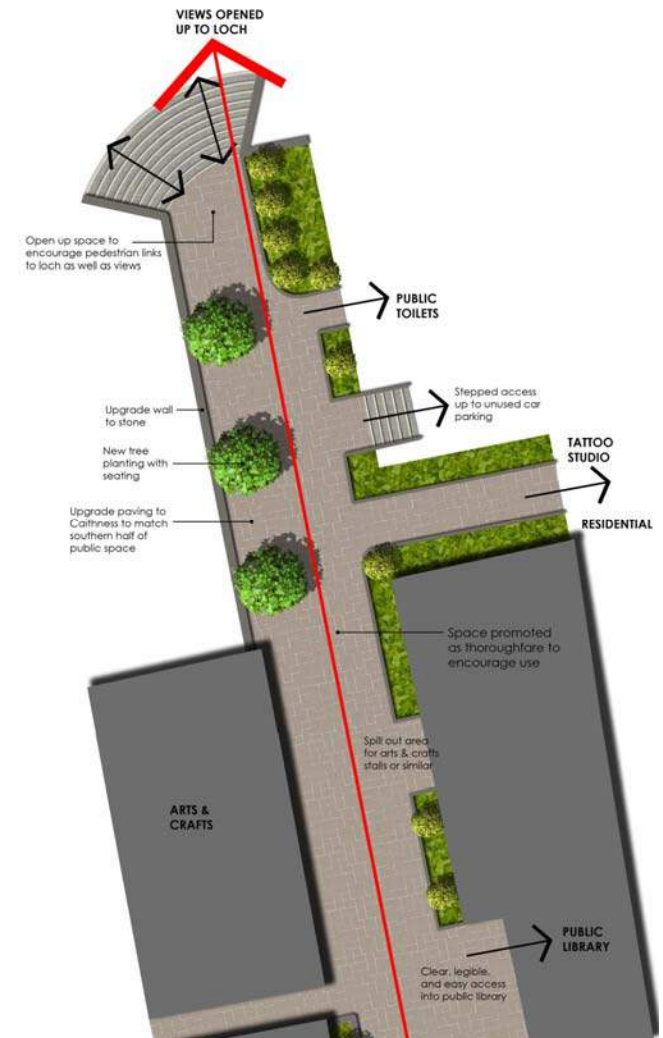
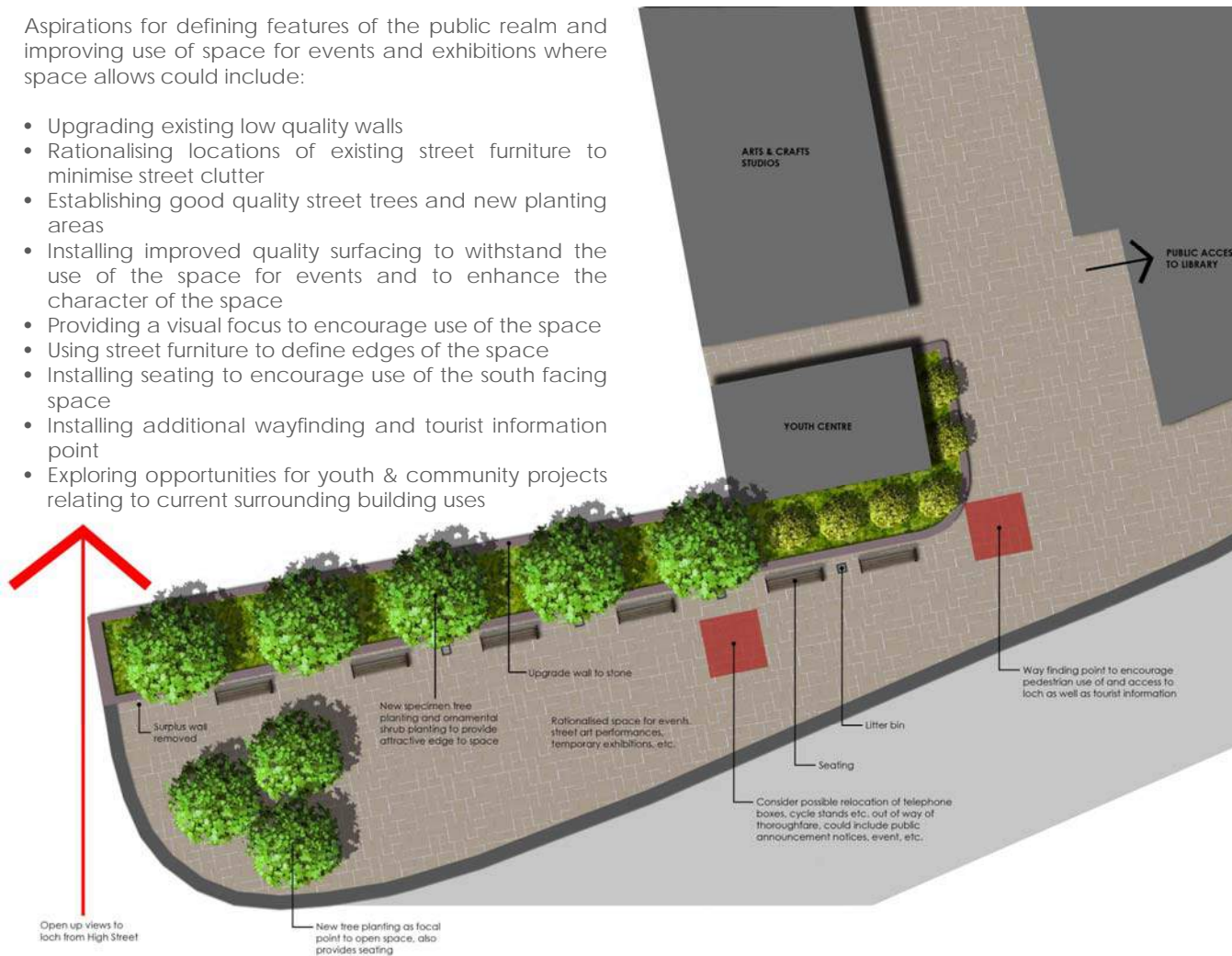


# Concepts for Improvement

## 3.4 Key Concept 3 – The Vennel

Aspirations for defining features of the public realm and improving use of space for events and exhibitions where space allows could include:

- Upgrading existing low quality walls
- Rationalising locations of existing street furniture to minimise street clutter
- Establishing good quality street trees and new planting areas
- Installing improved quality surfacing to withstand the use of the space for events and to enhance the character of the space
- Providing a visual focus to encourage use of the space
- Using street furniture to define edges of the space
- Installing seating to encourage use of the south facing space
- Installing additional wayfinding and tourist information point
- Exploring opportunities for youth & community projects relating to current surrounding building uses

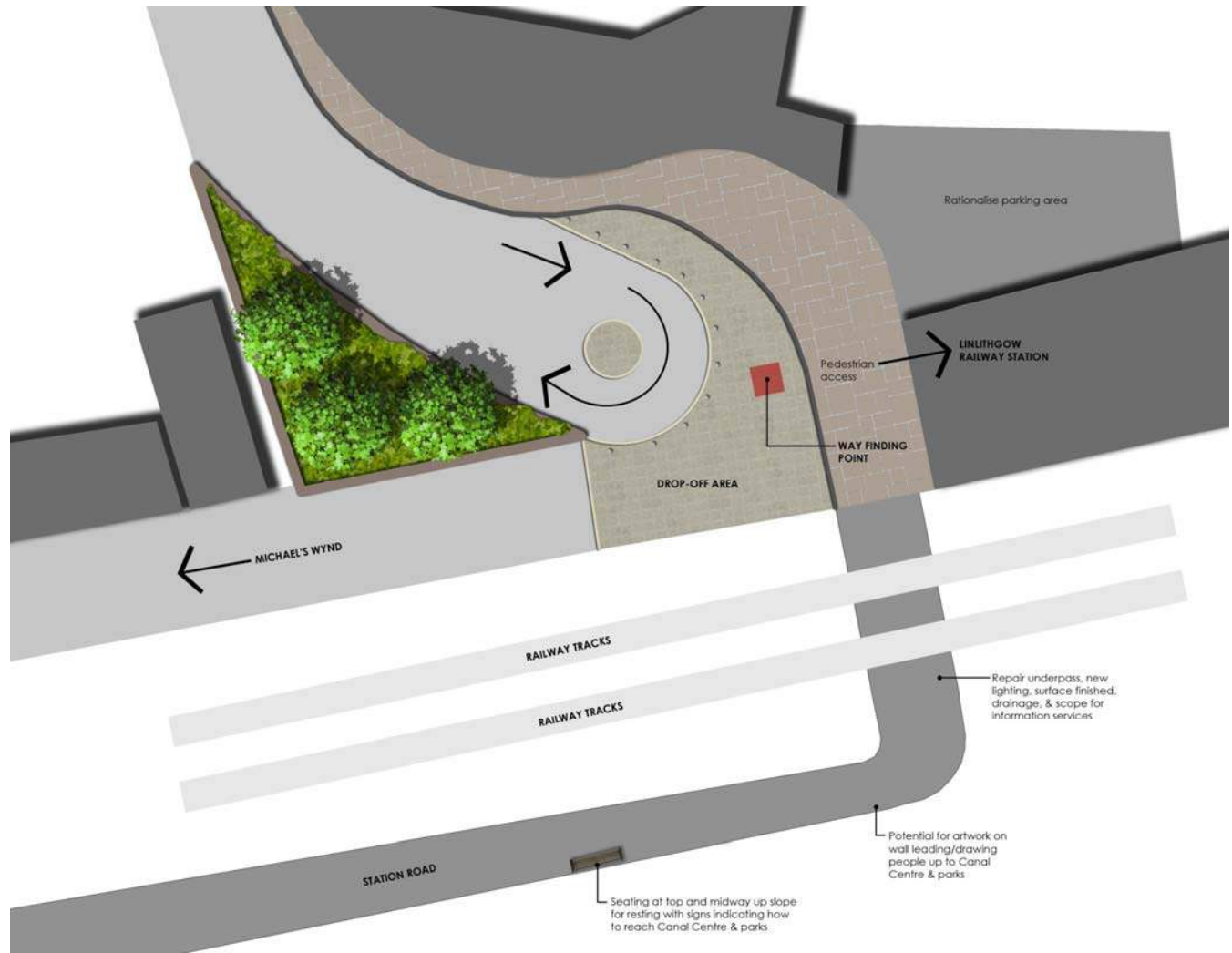


# Concepts for Improvement

## 3.5 Key Concept 4 – Station Road

Aspirations for defining features of the public realm and improving arrival drop off area at the train station would require detailed discussion with and the consent of Network Rail and could include:

- Renovating the underpass, to improve the quality of surfacing and lighting
- Rationalising road layout, parking area and pedestrian access/ drop off area
- Establishing good quality street trees and shrub planting
- Installing high quality hard landscape features and paving materials
- Installing additional of wayfinding point and tourist information



# Concepts for Improvement

## 3.6 Architectural Recommendations Location Plan



# Concepts for Improvement

## 3.7 Architectural Recommendations

The following recommendations are made for the buildings along Linlithgow High Street as extracted from the Architectural Appraisal in Appendix 1. For full details on the appraisal of the built form and Linlithgow High Street's Architecture please refer to Appendix 1.

1	12-14 Westport: The Black Bitch Inn	Some slipped slated requiring attention. Non-traditional windows in No 12 should be replaced with traditional 12-pane sash and case when opportunity presents. Some weeds growing on ledges r.h.
2	6,8 Westport: Four in One takeaway	Improvements to reduce the visual impact of the ugly steel chimney might be considered.
3	318-348 High Street	Some repairs to rainwater goods and harling would improve this façade. Proliferation of satellite dishes detracts.
4	290-316 High Street	Some repairs to rainwater goods and harling would improve this faced. Proliferation of satellite dishes detracts.
5	264-284 High Street	Proliferation of satellite dishes detracts.
6	258-260 High Street	Dormers and rainwater goods in need of maintenance.
7	246-248 High Street	Dormers and rainwater goods in need of maintenance. Frontage includes flags on poles, and an unused bracket for a hanging sign.
8	238 High Street	Missing chimney pots. Weeds growing at roof level.
9	230 High Street	First floor windows, right and centre are new in heritage colours, but left is in need of matching replacement.
10	226-228 High Street	Lost chimney-stack to left l.h. and weeds growing in the roof here. UPVC windows in dormers should be replaced with traditional 12-pane sash and case when opportunity presents.
11	224 High Street: The Baird Hall	Front windows in need of maintenance. Replacement of the windows with a style better suited to original character of the building's heritage could be considered.
12	212, 214 High Street	Façade includes brackets for flagpoles, unused.
13	56-99 The Vennel	Weeds growing on various ledges and roofs.
14	28 The Vennel	Harling and parapet cappings in need of maintenance. UPVC windows.
15	The Cross	The fountain was repaired circa 2005, but is no longer functioning. To have running water in the Cross Well's fountain would add significantly to the value of this area as a public space.
16	114 High Street	Small but significant building in a key location in the town, in need of general maintenance currently being refurbished (2014).
17	106,108 High Street:Hole in the Wall pub	Roof and segmental dormer in need of maintenance.
18	102,104 High Street	Dormer in need of general maintenance. Painted façade in need of maintenance. Non-traditional casement windows could be replaced with traditional 12-pane sash and case when opportunity allows. Missing chimney cans on l.h.
19	82-86 High Street: Dancewear	UPVC sliding sash windows should be replaced with traditional 12-pane sash and case when opportunity presents.
20	Victoria Jubilee Hall	2014: Local Community Trust investigating potential future uses of the site.
21	78-80 High Street: Oyster Oyster	Poor quality top-hung windows would benefit from replacement with traditional 12-pane sash and case.
22	26-28 High Street	Missing chimney cans l.h.
22	10-18 High Street	Missing chimney cans.
23	297, 299 High Street: Westport House	Overgrown metal gate/path detracts.
24	247-255 High Street	Some weeds at roof level. Leaking rainwater pipe staining the façade.
25	259,261 High Street	Rounded front dormers in need of maintenance.
26	275 High Street	Some weeds at roof level.

# Concepts for Improvement

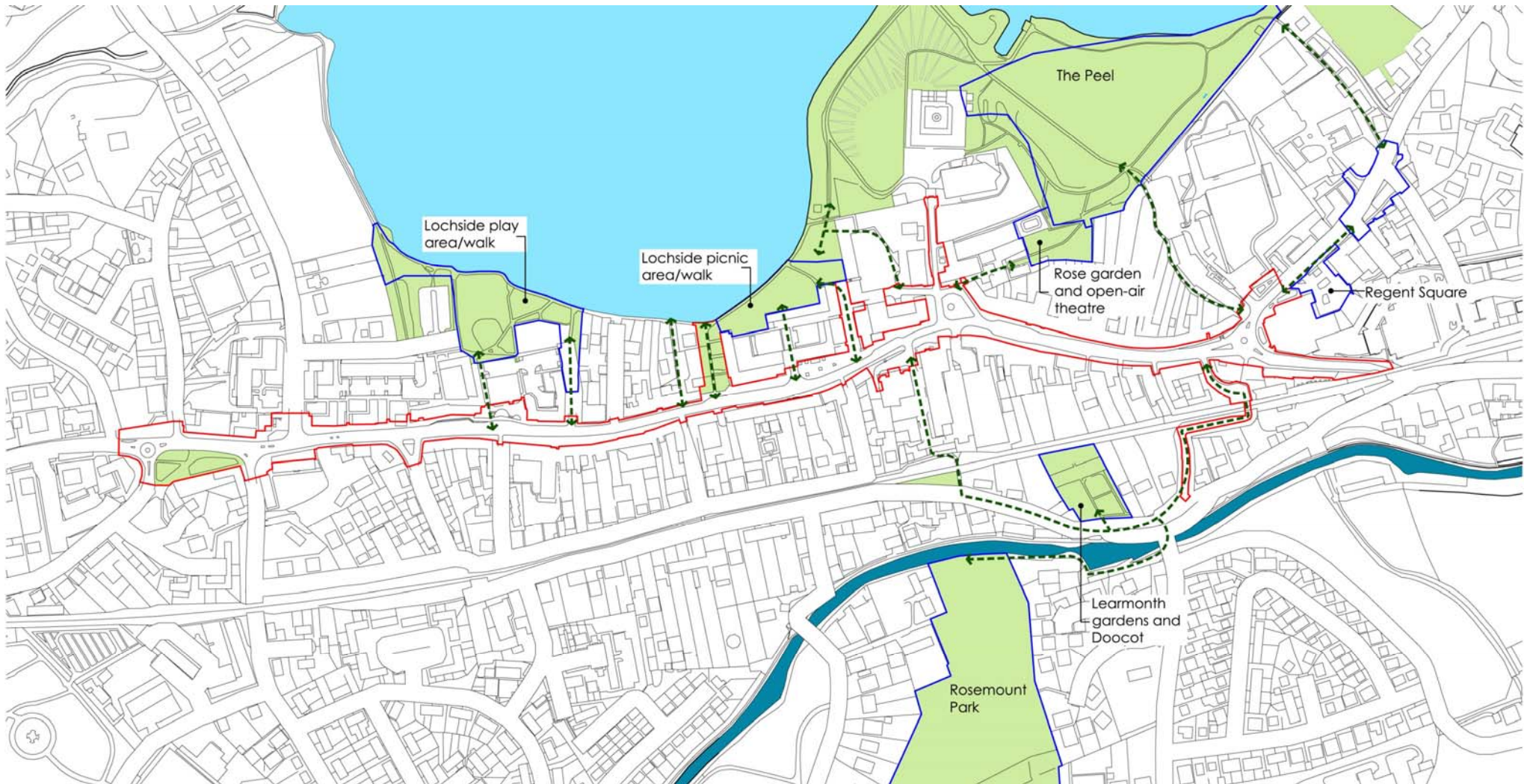
## 3.7 Architectural Recommendations cont.

27	245 High Street	First floor windows are non-traditional UPVC. Could be replaced with traditional 12-pane sash and case windows if opportunity presents.
28	161 High Street	Inappropriate metal door to central pend is out of character. Weeds growing l.h. chimney stack.
29	165 High Street	Weeds in chimney stack. Painted finish on upper floor in need of maintenance.
30	169-173 High Street	Dormers in need of maintenance.
31	177,179 High Street: The Crown Arms	Rounded front dormer in need of maintenance. Top floor windows are non-traditional UPVC. Could be replaced with traditional 12-pane sash and case windows if opportunity presents.
32	145 High Street	Top storey Windows might be replaced with 12-pane sash if opportunity presents.
33	147 High Street	Windows might be replaced with 12-pane sash and case to match 149 if opportunity presents.
34	111,113,115 High Street: Football & Cricketers Inn	Dormers in need of maintenance.
35	123-127 High Street: Shoemaker's land	Modern metal entrance door is out of character. Consider replacement if opportunity presents.
36	Former Sherriff Courthouse	Weeds growing on ledges l.h. elevation
37	107-109 High Street	Weeds growing in chimney r.h.
38	63 High Street	Weeds growing in l.h. chimney
39	73-75 High Street	Traditional timber shopfront requiring maintenance r.h. end to prevent loss of detailing. Detail already lost l.h. end. Shopfront improvement grant could help to repair this.
40	77,79 High Street	Dormer in need of maintenance.
41	89-91 High Street	Weeds growing in parts of the frontage. l.h. finial top is absent.
42	43,45,47 High Street	Weeds growing in pediment. Missing chimney cans.
43	49,51 High Street	Leaking gutter in centre causing staining. Possibly hopper blocked with weeds.
44	57,59 High Street	White plastic pipework on the frontage detracts and should be replaced with cast iron, painted to match stone.
45	59-61 High Street	Plants growing in façade, l.h.
46	23-27 High Street	Weeds growing in chimney head r.h.
47	St Michael's Well	Painted finish on carving now faded. The adjacent air quality monitoring equipment (2013) detracts significantly.
48	St Michael's Well: Air Monitoring Equipment.	Modern beige metal air monitoring equipment, out of character with surroundings.
49	From Lowport to Highport. This area has suffered from lack of attention for many years.	Rear wall of the service yard for Tesco is in need of routine maintenance. The railway bridge heading out towards Edinburgh Road could be much improved, and the historic gateway which once led into the Nobel factory is in need of maintenance. Weeds growing in the Nobel gateway and on the stonework of the railway bridge.
50	Disused water trough, stagnant water. Potential health risk.	Better use could be made of this feature
51	Railway bridge spanning across the Edinburgh Road.	This entrance to the town from Edinburgh Road is in poor condition. Weeds growing in the stonework, utilitarian signage, poor paint finish, soiled and stained stonework. No clear indication of which way to go to enter the town centre. Opportunities may exist for a better welcome to the town at this point.
52	Pedestrian underpass and route leading up to canal basin. Underpass recently cleaned.	No signage linking town centre to canal basin. Opportunity for significant improvement to this route.
53	Railway Station: Listed Grade C	Some weeds growing on ledges

# 4

## Pedestrian & Cycle Linkages & Wider Connections

### 4.0 Potential Linkages to Green Space Plan



# Linkages & Wider Connections

## 4.1 Linkages to Green Space

### 4.1.1 Improved Access to Public Open Spaces

There are a number of open spaces that are closely associated with the town centre, some of which are not obvious and as a consequence are not used to their full potential. There are opportunities for enhancing connections and defining key pedestrian linkages with these spaces and the following recommendations are made for improving access and connectivity:

### 4.1.2 Improved Access and Connectivity to Lochside Areas

Local environmental improvements to areas that connect High Street to the Lochside, including creating pedestrian priority routes, restricting car parking and widening footpaths to minimum of 2m (e.g. at Water Yett), opening out views to the Loch to increase visual connectivity in key locations (e.g. at The Vennel and the health centre) .

### 4.1.3 Improved Access to the Union Canal

Environmental improvements to the areas that connect the station to the Union Canal are vital to encouraging use of the canal towpath and improving awareness of the Canal Centre and its adjacent open spaces. Improvements to the railway underpass and Station Road to encourage pedestrian and cycle access could include the provision of improved lighting, seating, handrails, steps and DDA compliant ramps. There are also opportunities to use the walls for artworks, indicating the presence of the canal and adjacent open spaces, to encourage movement up the hill.

### 4.1.4 Improved Access to The Peel

Local environmental improvements could enhance connectivity between the Low Port, Regent Square and The Peel via the Low Port Centre by encouraging pedestrian and cycle access separated from the parking areas. Existing connections to The Peel could be made more distinct through signage and clear footpath links defined from Provost Road past St Michael's Church to Linlithgow Loch and from The Cross through the Rose Garden via Market Lane.

### 4.1.5 Improved Access to Learmonth Gardens and Doocot

By improving access to the canal via Station Road, use of Learmonth Gardens and Doocot will increase. A second access route to Learmonth Gardens is achievable from High Street past County Buildings, passing under the railway and up Strawberry Bank. Local environmental improvements to the underpass and steps would improve and encourage access and signage would also enhance the legibility and pedestrian use of this link.

### 4.1.6 Improved Access to Rosemount Park

Currently Rosemount Park is relatively remote, being accessed via a poorly signposted woodland path to the north from Manse Road, an unidentified private road to the estate and a footpath link from a housing estate to the south west, which is again unidentified. Improving access and signage to Rosemount Park would greatly benefit its use and integration with the wider network of routes and spaces. Environmental improvements for access should provide a direct connection from the Canal Centre to the north of the park along the south side of the Canal.



# Linkages & Wider Connections

## 4.2 Potential Pedestrian Crossings



High Street is a busy thoroughfare dominated by an east – west movement of vehicular traffic and by car parking.. This combination of parked cars and vehicle priority makes it difficult to cross from one side of the street to the other due to the limited number of formal crossing points. The above plan identifies potential locations for additional crossing points to improve pedestrian safety and comfort. The crossing points could be articulated with the same palette of materials as those used at The Cross to remind drivers to slow down.

It is noted that High Street Paving Working Group have previously made suggestions for improvements to High street including proposals for improvements to carriageway, footways, parking / service bays and suggestions for paving materials and crossing points. This work should be extended, in collaboration with West Lothian Council Highways department, to ensure a coherent and comprehensive approach to the detail design and implementation of any new works.



# 5

## Urban Design Criteria Guidelines

### 5.0 Urban Design Criteria Guidelines

These urban design criteria guidelines are intended to promote high quality public spaces and an urban realm appropriate for Linlithgow High Street. They provide an inventory of paving, furniture and planting for various design scenarios & implementation of the various elements that may arise in the short to medium term. The guidelines together with the concepts for improvements can also be used to provide an overview of spatial ambitions to initiate a range of diverse projects with different scopes and delivery timescales.

The guidelines are intended to reinforce the sense of place along High Street through the use of an integrated palette of materials, paving, street furniture and typologies. These guidelines are not striving for uniformity but aim to create a common design language to provide a recognisable street theme with indications of acceptable levels of material quality throughout the various zones within the public realm. These guidelines may be used to inform planning conditions.



# Urban Design Criteria Guidelines

## 5.1 Surfacing

### 5.1.1 Surfacing

It is recognised that budgets for surfacing works will not always allow for high quality paving throughout the public realm therefore a range of quality of paving should be considered for less prestigious and locations with lower footfall. These materials should be specified to integrate with the colours and finishes of the local vernacular and be able to relate to the existing high quality paving (at the Cross for example) to ensure an overall consistency of public realm is achieved. The importance of good quality paving in high visibility locations to enhance the character of key spaces should not be overlooked.

The colours of all paving should integrate with the existing good quality paving found at The Cross to provide a coherent surfacing strategy along the length of High Street and the connecting routes and spaces, such as Vennels and wynds.

The following paving principles apply to the different areas of High Street:

### 5.1.2 High Quality Paving in high footfall areas

Use of Caithness paving slabs, granite setts, granite and whinstone kerbs and cobblestones

- Typical location: The Cross, The Health Centre, station, north side of High Street between The Cross and station



### 5.1.3 Moderate Quality Paving in medium footfall areas

Use of high quality concrete paving containing natural stone, such as Marshalls 'La Linia' or similar, in conjunction with use of 'Conservation' kerbs and occasional areas of natural stone detailing, such as granite setts. Colours of concrete paving should be in keeping and integrate with the grey colours of natural stone used in high quality areas

- Typical location: West Port, The Vennel and Low Port



### Guidelines for footpath widths

- 2m width minimum along length of High Street, maintained clear of street furniture and other street clutter
- 3m width minimum in high footfall areas, maintained clear of street furniture and other street clutter
- All footpaths should be DDA compliant as far as possible.

### Carriageways

Use of mainly black tarmac with the use of some granite and whinstone paving to highlight key areas such as additional informal crossing points, The Cross, the key viewpoint of the loch opposite St Peter's Church and the west and east entrance features along High Street.

### Parking and Service Bays

Use of 'Tegula' block for parking bays, both on street and located within wide footways, delineated by kerb edges and drainage channels.

### 5.1.4 Cost Effective Paving in low footfall areas

Use of cost effective, but good quality concrete block paving such as Marshalls 'Tegula' or similar in colours to relate to the grey colours of natural stone used in high quality areas, for example Pennant Grey, Charcoal and Bracken.

- Typical location: Water Yetts, Strawberry Brae, Provost Road



# Urban Design Criteria Guidelines

## 5.2 Street Furniture

Easy access along the length of High Street is the priority and any street furniture or other elements associated with the streets should be rationalised to allow a clear pathway for pedestrian movement. This principle extends to the placement of signage, information boards, lighting poles, CCTV cameras, free standing hanging baskets and telephone boxes.

The use of bollards and railings should be kept to a minimum and only used where necessary. All new tree planting in hard landscape areas should include flush permeable surfacing, such as Arborezin, or tree grilles. Trees are to be located to avoid the need for tree guards.

Street furniture should be selected for its functionality and appearance whilst being robust and low maintenance. The use of a limited palette of furniture is crucial to ensure consistency along the length of High Street, preferably kept to a single type of black metal as is currently found at The Cross. Street furniture should be used consistently with the Linlithgow Black Bitch emblem to reinforce the sense of place and visual coherence.



# Urban Design Criteria Guidelines

## 5.3 Planting

### 5.3.1 Trees

Consider the removal of poor quality, dead, dying and damaged trees and also trees where the mature size is inappropriate to its location and proximity to buildings. Consider works to trees, including raising canopies to allow key views to be opened up. Retain appropriate trees which are in good condition and provide additional good quality tree planting where the streetscape requires supplementing.

Generally, any new tree planting within the streetscape should be:

- Upright in form with a maximum mature canopy spread of 5m
- Good quality planting stock to BS3936
- Minimum size 18- 20cm girth and be either rootballed or containerised
- Clear stem 2.5-3m to allow views beneath

All trees planted in hard landscape should include tree grilles and appropriate underground guying and irrigation systems to promote good establishment and ease of maintenance.

Typical suitable street tree species include:

- *Tilia cordata* 'Greenspire'
- *Sorbus aucuparia* 'Streetwise'
- *Acer campestre* 'Streetwise'

The selection of trees within soft landscape areas should be appropriate to the function of the space and should consider provision of shade, screening, wildlife habitat, seasonal colour and landscape focus.

### 5.3.2 Shrubs

Consider removal of over mature shrubs and tall shrub planting where it blocks key sightlines and views.

Any new shrub planting should be comprised of a mix of evergreen and deciduous low level and groundcover species to prevent obstructing views, to maximise amenity value and to minimise maintenance. Appropriate shrub planting will provide structure for any herbaceous planting and ensure year round interest.

Typical suitable shrub species include:

- *Skimma*, *Spiraea*, *Lonicera*, *Prunus*, *Euonymus*, *Potentilla*, *Hebe*, *Hedera* and *Pachysandra*



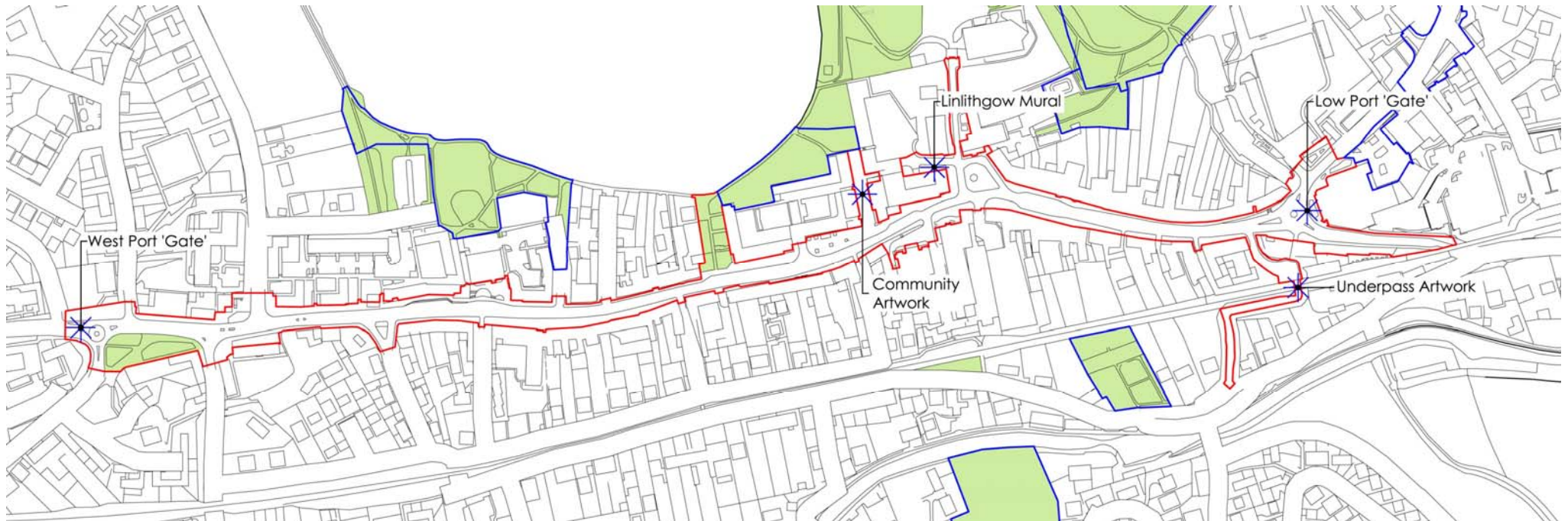
### 5.3.3 Herbaceous Plants

The use of herbaceous, bedding, hanging basket and 'food' planting carried out by local groups is invaluable. It enhances the local biodiversity, provides seasonal interest and also provides opportunities for local community involvement and education. This type of planting and is to be encouraged as part of a cohesive and planned strategy for environmental improvements along High Street.



# Urban Design Criteria Guidelines

## 5.4 Public Art Strategy



Public art can be incorporated into the public realm in Linlithgow in a number of key locations as identified on the Town Improvements Plan, including:

- At West Port, Low Port and High Port to signal arrival into the town centre and reference the historical nature of the gates which once stood either end of the town. These should be complimentary to the historical references and refer to each other rather than individual one off pieces of art. The artwork could take the form of sculptural pieces, bespoke walling features or paving details and features.
- At the station underpass artwork could improve this bleak and uninviting route. Artwork could include lighting features and historical references to the canal and station.
- At the Vennel, artwork could improve the public image of this 1960s development which is adjacent to The Palace. The artwork should include historical references of The Palace and history of Linlithgow and could take the form of murals or wall freezes to utilise the blank and uninspiring rendered walls available on the building. There are opportunities to involve local youth and community art groups in this area.



# Urban Design Criteria Guidelines

## 5.5 Cycle Provision, Lighting and Signage

### 5.5.1 Cycle Provision

Within the town centre there is a distinct under-provision of cycling facilities. These should be increased to foster sustainable travel for residents, businesses and tourists. Locations for cycle racks and dedicated cycle parking areas should link to public amenities, cycle ways, the station and the Union Canal. They should be sited in convenient locations, close to local services to encourage use.

Areas for cycle parking provision could include:

- The station;
- Tesco's supermarket
- The Library;
- The Health Centre; and
- The Palace and Burgh Halls

There is the opportunity for a bike hire facility to be implemented in the town centre (associated with cycle shops) or at the train station to encourage sustainable commuting and exploration of the town and further afield by tourists.



### 5.5.2 Lighting

Any new lighting within High Street and surrounding open spaces should be based upon the existing lighting strategy and avoid the introduction of more light standard posts in order to prevent further clutter of the pavements. Spaces should be well-lit for pedestrians and cyclists for example at The Vennel and Station Road, whilst avoiding unnecessary light spill in other areas such as Linlithgow Loch. The use of LED uplighters should be considered on listed buildings, wells and focal point trees along High Street where lighting provision is lacking.



### 5.5.3 Signage

Along High Street there already exists a series of layers of signage including wayfinding and interpretation; therefore any new signage needs to take this into account to provide a cohesive sign strategy that is not confusing or contradictory. Any new signage designs should be in keeping with the existing street signage already in existence along High Street and used sparingly to encourage legible and logical understanding of the spaces and movement from one area to another. Potential for new wayfinding points are identified in the key concept plans – the inclusion of maps in these signs could be useful for tourists to point out the key landmarks including The Loch, The Palace and Annet House and their current location relative to them.

Instances where new signage would be appropriate include:

- Routes which are not currently defined leading to open spaces from High Street including Union Canal, Rosemount Park and The Loch Play Area
- Routes to the Train Station and the Train Station itself



# Urban Design Criteria Guidelines

## 5.6 Further Recommendations & Vision for Linlithgow High Street

1. Appoint a project lead officer to monitor all projects that are implemented in the town from an independent perspective;
2. Encourage improvements to colonnade covered pavements and wynds that link from High Street to Linlithgow Loch and to the south to encourage use and connectivity;
3. Promote direct access from High Street to connect with the Loch and surrounding open spaces;
4. Encourage property owners to carry out building maintenance on a regular basis via the Town Centre Management Group;
5. Use of heritage colours for architectural features instead of white, where it is appropriate.
6. Use of existing brackets for projecting hanging signs and flagpoles etc;
7. Stipulate that any restoration work or development work must preserve or enhance the character and appearance of the conservation area;
8. Preparation of Linlithgow Premises Improvements Guidelines for the town similar to those in place for Whitburn and Bathgate;
9. Preparation of a tree planting strategy where tree locations and species are identified to ensure the right tree is planted in the right place;
10. Inspect pavement surfacing annually for any damage or poor areas of paving and replace in accordance with the surfacing guidelines;
11. Enhance coherent areas to create links between the separate zones of the historical high street and embrace 'The Cross' at its centre;
12. Ensure that any transportation or circulation policy pays attention to pedestrians, people with disability and cyclists as this contributes significantly to the creation of a place that is pleasant to visit, live and work in;
13. Establish a co-ordinated and cohesive approach to any new development or alterations within High Street;
14. Instigate a fast track approval process for shop front signage, to enable new business ventures to have signage in place for the day their business opens;
15. Commission a comprehensive detailed design for the entire length of High Street to include carriageway, parking footway and crossing point locations, in collaboration with West Lothian Council Highways department; and
16. Use these public realm design guidelines to inform planning conditions.



# 6

## Action Plan – Phasing Strategy

### 6.0 Action Plan – Phasing Strategy

It is well documented that investment in public space and realm is required to create the catalyst to deliver an attractive public realm and Linlithgow is no exception. There are many revenue streams which are available and could be used to implement these guidelines over the short to medium term.

This section has been prepared in draft and will be completed following consultation with the various interest groups operating in the town and relevant departments in the local authority. This action plan is intended to inform future priorities based upon consultation responses.

#### Immediate items (in 2016)

- Put the Cross Well into working order;
- Repair deteriorating traditional shop fronts;
- Instigate a fast-track planning process for shop front/projecting signage;
- Prepare detail design, in keeping with the character of conservation area, and install disabled access ramp from High Street to the loch at the Vennel;
- Prepare detail designs to improve Station Road, the pedestrian underpass and the route to the canal (see concept 4) and implement the improvements;
- Prepare detail designs to improve The Vennel (see concept 3) and implement the improvements;
- Open up pedestrian access between County Buildings & the new McCarthy Stone development to allow direct access from High Street to the car park;
- Work with Network Rail to improve station underpass and access;
- Prepare detail designs to improve the paving along the length of the high street in consultation with the Council Highways team and High Street Paving Working Group and implement improvements;

#### Medium term items (2016-2018)

- Obtain access equipment to assist in repairs and maintenance to high level roofs and dormers, repainting, removal of plant growth, replace missing chimney cans etc.
- Improve the setting of St Michael's Well.
- Prepare detail designs to improve pedestrian area at Health Centre (see concept 2) and implement improvements;
- Prepare detail designs to improve the street corner at the West Port (see concept 1) and implement the improvements;
- Instigate public art projects to acknowledge the lost well heads (New Well, Lion Well, Dog Well and Westport Well) and maintain/repair existing well heads and water fountains.
- Improve the High Port (East port) railway bridge
- Ongoing process to remove satellite dishes, aerials etc. and replace with alternatives;
- Improve paving to parent waiting & seating area at frontage to Low Port School

#### Longer term items (2018 onwards)

- Reuse Vic Hall site
- Reuse County Buildings



# Appendix 1

## Linlithgow High Street's Architecture

### 1693 drawing Prospect of Linlithgow by John Slezer

Linlithgow High Street has a mix of building styles from different periods of history. Linlithgow once had many more gable frontages than at present, Georgian architects favouring wider frontages with horizontal cornice lines having gradually replaced the medieval buildings with their new aesthetic. Victorian architects, in their turn, revived the earlier skyline with their own gable-fronted and turreted additions to the streetscape, recalling an earlier 'baronial' feel.



"[Linlithgow] is a little town like a thousand others and if anything in it is calculated to arouse our interest it is the circumstance that these tenement houses sometimes painted green and sometimes painted yellow remind us of our homeland and not of the towns of England which, though they have many other advantages, are wearying in their uniformity"

German novelist Thedore Fontane, 1858

## Scope of this study

The scope of this study is limited to general comments on the current status of the public face of buildings fronting the main streets of the town from Westport to Lowport. Other studies may be needed to focus attention on the rigs and other backland parts of the town.

The High Street's buildings are considered into 5 distinct areas:

- Westport
- The west end
- The Cross
- The east end
- Lowport

We have also considered Highport, Station Road, Kirkgate and The Vennel.

## General observations

Buildings facing Linlithgow High Street are well maintained on the whole. However there are some common issues that could be addressed.

Access for maintenance to roof level is difficult in many cases. Weeds are commonly seen growing in chimney stacks and rhones and on stone ledges. High-level dormer windows, and top-storey windows are in need of general maintenance and repair in many instances. Rhones and downpipes are leaking in many places.

Tackling such issues will require access equipment and temporary restrictions on footways/roads. A concerted effort by all stakeholders will be necessary to address these issues. This has been achieved successfully in other towns.

There are several premises with brackets for projecting hanging signs, flagpoles and the like that are not being used. Encouraging the reuse of such features can add character to the High Street. Care must be taken to comply with the draft SPG on shopfronts & signage

Window frames tend to be painted white. The preference should be to use heritage colours or historical accuracy, where relevant.

Shopfront signage, including projecting signs, are strictly controlled by planning policies, which can cause problems for small businesses. A fast-track planning process for shopfronts and signage would help economic activity in the town

## Linlithgow's Wells

Linlithgow's historic wells are a lost opportunity in the streetscape.

- The Cross Well (listed category B) is not functioning.
- St Michael's Well (listed category A) is dwarfed by ugly modern street furniture
- New Well (listed category C) is entirely overlooked.
- Both Westport Wells, Dog Well and Lion Well have all been lost entirely in the past few decades.

The old rhyme 'Glasgow for bells, Lithgow for wells' no longer rings true. A determined effort to recapture some of this lost history could be made.

## Other references

Linlithgow Civic Trust published a document in 2005 entitled "A Vision for Linlithgow 2005-2015". Some of the proposals in the 'Vision' have come to fruition, mostly funded by the local authority, but there are still many improvements that can be made to Linlithgow's public realm.

Linlithgow's businesses recently voted to create a Business Improvement District (BID) in the High Street. The BID will run for a minimum of 5 years, allocating funds to a number of improvement projects in the town. Projects initially proposed include the provision of town-wide free Wifi, a High Street footfall counter, and assistance for Linlithgow's Burgh Beautiful and Pride+Passion campaigns.

Linlithgow's Town Centre Management Group (TCMG) has a programme of projects within the town. Recent successes have included the new sundial sculpture Katie Wearie at the Westport, the addition of supports/poles for hanging baskets and a tidy-up regime for the railway underpass leading to the canal. Further projects are being proposed.

Previous reports have been prepared by Transition Linlithgow (sustainable transport), Halcrow Fox (town centre improvement proposals) and the High Street Paving Working Group.



# The North side of the High Street: Westport

## The Westport area

Originally the western gateway into the Royal Burgh. The gateway and wall were removed circa 1800 when this area was redeveloped.



Westport flats.  
Constructed 2004,  
incorporating former  
Victorian school  
building on this site.  
Asymmetrical facades.  
Contemporary style.  
rendered, concrete  
block and timber  
weatherboard walls.  
Aluminium window  
frames  
Slate roof  
Architects: Cooper  
Cromar

Longcroft Hall:  
Carved plaque in  
gable "Infant School  
1809"  
Asymmetrical facade  
Sandstone  
Slate roof  
Timber sash and case  
windows.  
Finialled gables

26 Westport:  
Listed category C.  
Sandstone with slate  
roof.  
Refurbished 2013 and  
incorporated into the  
adjacent Westport  
Hotel.  
Heritage colours used  
to good effect.

Westport Hotel:  
Constructed 1935  
Painted and ruled smooth  
render with slate roof.  
Refurbished 2013.  
Heritage colours used to  
good effect.  
Dormers include finials

Original bracket for  
projecting sign at r.h, no  
sign attached.

CCTV camera on  
projecting bracket at l.h.

Decorative rainwater  
hoppers.

# The North side of the High Street : West end

## From Westport to The Cross



12-14 Westport:  
The Black Bitch Inn:  
Listed category C.  
19th century.  
Ruled and lined render.  
Slate mansard roof.

Evidence of earlier demolished building to r.h. gable.

Vertical railing metal gates on the pend.

1nr projecting sign.

Some slipped slates requiring attention

Non-traditional windows in No 12 should be replaced with traditional 12-pane sash and case when opportunity presents.

Some weeds growing on ledges r.h.

6,8 Westport:  
Four in One takeaway:  
20<sup>th</sup> century infill, out of character with its neighbours.

Location of the original Custom House Hotel (OS map 1895).

Improvements to reduce the visual impact of the ugly steel chimney might be considered.

374-396 High Street:  
Flatted development circa 1970.  
Metal roof, UPVC windows.

The Crown Inn once stood on this site (map 1820), with the Westport Well in the street adjacent, now lost.

The modern buildings in this area followed slum clearance in the 1960s, with significant loss of historic townscape. The redevelopment of this area also removed disused tanneries and gas works that occupied the land between High Street and Linlithgow Loch, preventing access to the loch-side.

Leaking rainwater pipe requires attention

# The North side of the High Street : West end

## From Westport to The Cross



350-372 High Street:  
Flatted development  
circa 1970.  
Metal roof, UPVC  
windows.

318-348 High Street:  
Flatted development  
circa 1975.  
Harled walls with a mix  
of slate and tiled roofs.  
Design includes  
colonnade over the  
pavement, historically  
a common feature of  
Linlithgow High Street  
largely lost by 1900.

Some repairs to  
rainwater goods and  
harling would improve  
this façade.  
Proliferation of satellite  
dishes detracts.

The modern buildings in  
this area followed slum  
clearance in the 1960s,  
with significant loss of  
historic townscape. The  
redevelopment of this  
area also removed  
disused tanneries that  
occupied the land  
between High Street  
and Linlithgow Loch,  
which had prevented  
access to the loch-side.

# The North side of the High Street : West end

## From Westport to The Cross



290-316 High Street:  
Flatted development  
circa 1975.  
Harled walls with tiled  
roofs, with slate on the  
4-storey block.  
Design includes  
colonnade over the  
pavement, historically  
a common feature of  
Linlithgow High Street  
largely lost by 1900.

The modern buildings in  
this area followed slum  
clearance in the 1960s,  
with significant loss of  
historic townscape. The  
redevelopment of this  
area also removed  
disused tanneries that  
occupied the land  
between High Street  
and Linlithgow Loch.

Some repairs to  
rainwater goods and  
harling would improve  
this facade.  
Proliferation of satellite  
dishes detracts.

286,288 High Street:  
Linlithgow Health  
Centre

264-284 High Street:  
Retail/Flatted  
development circa  
1975.  
Harled walls, tiled roofs.

# The North side of the High Street : West end

## From Westport to The Cross



264-284 High Street:  
Retail/flatted  
development circa  
1975.

Harled walls. Tiled roofs,  
with slate on the 4-  
storey block.  
Design includes a  
colonnade.  
At the Water Yett.

Proliferation of satellite  
dishes detracts.

Water Yett, leading to  
Linlithgow's loch-side  
car park

258-260 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical ground  
floor.  
Symmetrical upper  
floor and dormers.  
Rounded fronts to  
dormers.  
Sandstone walls. Slate  
roof.  
Traditional 12 pane  
sash and case  
windows.

Dormers and rainwater  
goods in need of  
maintenance.  
Disconnect between  
rhone and rainwater  
pipe l.h end.

250-256 High Street:  
Note the rounded  
fronts to the dormers.

Salt damaged  
stonework, r.h. base

246-248 High Street:  
Listed category C.  
The Swan Tavern.  
Early 19<sup>th</sup> century.  
Asymmetrical ground and  
first floor.  
Sandstone walls. Slate roof  
with traditional sash and  
case windows.  
Good example of traditional  
shopfront in heritage colours.

Dormers and rainwater  
goods in need of  
maintenance.

Frontage includes flags on  
poles, and an unused  
bracket for a hanging sign.

Note the curved stonework  
at the corner with Whitten  
Lane

# The North side of the High Street : West end

## From Westport to The Cross



238 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical ground and.  
Regular but asymmetrical  
first floor.  
Sandstone walls, slate  
roof.  
Traditional 4-pane sash  
and case windows.

Note the curved  
stonework on the corner  
with Whitten Lane.

Missing chimney pots.  
Weeds growing at roof  
level.

Salt damaged stonework  
under windows.

232-236 High Street:  
Listed category B.  
Early 19<sup>th</sup> century.  
Asymmetrical ground  
floor.  
Symmetrical first floor.  
Central parapet apex  
(compare to 257 High  
Street)  
Arched carriage pend.  
Painted sandstone  
walls, slate roof.  
Traditional 12-pane  
sash and case windows  
stained brown.

Mansard roof.

Leaking rhone, r.h end

230 High Street:  
Symmetrical ground  
floor, not centred on  
the symmetrical first  
floor.  
Modern dormers and  
mansard roof.

First floor windows, right  
and centre are new in  
heritage colours, but  
left is in need of  
matching  
replacement.

Salt-damaged  
stonework below  
windows.

Plastic rainwater  
hopper should be  
replaced with cast iron.

226-228 High Street:  
Note the rounded front  
dormers.

Lost chimney-stack to  
left l.h, and weeds  
growing in the roof  
here.

UPVC windows in  
dormers should be  
replaced with  
traditional 12-pane  
sash and case when  
opportunity presents.

224 High Street:  
The Baird Hall.  
Listed category C.  
Late 19<sup>th</sup> century  
former school house.  
Symmetrical façade.  
Architects: Brown &  
Wardrop.  
Converted to dwelling.

Façade follows an  
earlier building line.

Front windows in need  
of maintenance.  
Replacement of the  
windows with a style  
better suited to original  
character of the  
building's heritage  
could be considered.

# The North side of the High Street : West end

## From Westport to The Cross



222,224 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical ground floor.  
Symmetrical first floor.  
Upper storey windows are smaller.  
Sandstone walls, slate roof.  
Traditional 12-pane sash and case windows

One of many properties with the street number neatly painted in a circle on the stonework beside the door.

Salt-damaged stonework below windows

220 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Symmetrical ground floor off-centre compared to the symmetrical first floor.  
Painted stone walls, slate roof.  
Traditional 12-pane sash and case windows

Refurbished 2012

216,218 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical ground floor.  
Symmetrical first floor.  
Painted sandstone walls, slate roof.  
Traditional 12-pane sash and case windows  
  
Note the rounded front dormer.

Leaking rainwater pipe.

212, 214 High Street:  
Listed category B.  
Early 19<sup>th</sup> century.  
Asymmetrical ground floor with arched carriage pend.  
Near symmetrical first floor.  
Sandstone walls, slate roof.  
Traditional sash and case windows.

Evidence of earlier demolished building to r.h gable.

Façade includes brackets for flagpoles, unused.

Open space, access to loch-side.



# The North side of the High Street : The Vennel

## From Westport to The Cross



56-99 The Vennel:  
Retail and flatted  
development circa  
1970.  
Harled walls, flat roof.

Weeds growing on  
various ledges and  
roofs.

The modern buildings in  
this area followed slum  
clearance in the 1960s,  
with significant loss of  
historic townscape. The  
redevelopment of this  
area also removed  
disused tanneries and  
gas works that  
occupied the land  
between High Street  
and Linlithgow Loch,  
restricting access to  
the loch-side.

28 The Vennel:  
Retail unit circa 1970.  
Harled walls, flat roof.

Harling and parapet  
cappings in need of  
maintenance.  
UPVC windows.

The Vennel precinct.

In 2015 Linlithgow's  
library is due to vacate  
the premises at The  
Vennel, moving into  
County Buildings as  
part of the Partnership  
Centre. The future of  
the vacant unit is not  
known, but the closure  
will have a significant  
impact on the Vennel  
precinct.

# The North side of the High Street : The Vennel

## From Westport to The Cross



### Linlithgow Library:

In 2015 the library is due to vacate the premises at The Vennel, moving into County Buildings as part of the Partnership Centre. The future of the vacant unit is not known, but the closure will have a significant impact on the Vennel precinct.

1-29 The Vennel:  
Retail and flatted development circa 1970.  
Harled walls, a flat roof.

The Vennel development is not popular with today's Linlithgow residents who feel it detracts from the historic character of the town. Designed by Architects Rowand Anderson Kininmonth & Paul in 1967 it was awarded a Saltire Society award for good design in 1969.

The modern buildings in this area followed slum clearance in the 1960s, with significant loss of historic townscape. The redevelopment of this area also removed disused tanneries and gas works that occupied the land between High Street and Linlithgow Loch.

# The North side of the High Street : The Cross

## The Cross

Carved pediment dated 1675. This came from the Cross Tavern which stood on this site until the 1960s.

The Town House, clock tower and forestairs:  
Listed category A.  
Was for centuries Linlithgowshire's municipal buildings.  
Originally 1668. Façade carries the carved inscription " Destroyed by fire 1847 restored 1848 Adam Davidson, Bonnytown Provost"  
Clock tower added 1857.  
Forestairs designed by W Scott 1906.  
Interior alterations by Rowand Anderson Kininmonth and Paul in 1963.  
Upgrade and extension 2011-12 by Malcolm Fraser Architects.  
12-pane sash and case windows in heritage colours.  
Thistle, rose and fleur-de-lis carvings above windows (more decorative on the back elevation).

12 The Cross:  
Listed category C.  
Late 19<sup>th</sup> century.  
Altered 1968 by Rowand Anderson Kininmonth & Paul.  
Sandstone, slate roof.  
Symmetrical façade.

Leaking rainwater pipe.

14 The Cross:  
Listed category C.  
Late 19<sup>th</sup> century.  
Symmetrical façade including nepus gable.  
Hopperheads decorated with dragons.  
Sandstone, slate roof.  
Ground floor used as Post Office prior to 1904.

11 The Cross:  
Listed category C.  
19<sup>th</sup> century  
Sandstone with slate roof.  
Traditional sash and case windows, mostly 8-pane.

1-9 The Cross:  
Part of the Vennel development of 1967.  
The 1969 Saltire Society award is commemorated by a bronze plaque on this façade.

5 The Cross: Cross House:  
Listed category A.  
Circa 1700.  
Harled and painted with painted stone rybatts, slate roof.  
Asymmetrical ground floor.  
Near symmetrical upper floors.  
Traditional 12-pane sash and case windows.  
Missing chimney cans.



# The North side of the High Street : The Cross

## The Cross

The Cross:  
Considered one of the finest civic spaces in Scotland

The Cross Well:  
Listed category B.  
Carved in 1807 by one-handed stonemason Robert Gray as a replica of the original well dating from 1535.  
Sandstone, decorative figures and gargoyles.  
Carved tablet commemorates the Royal Burgh's 600<sup>th</sup> year in 1989.

The fountain was repaired circa 2005, but is no longer functioning. To have running water in the Cross Well's fountain would add significantly to the value of this area as a public space.



114 High Street:  
Listed category C.  
19<sup>th</sup> century.  
Sandstone with slate roof.  
Curved on plan with pedimented facade.  
Dragon hopperheads.

Good example of Victorian shopfront in heritage colours.

Small but significant building in a key location in the town, currently undergoing refurbishment (2014)

106,108 High Street:  
Hole in the Wall pub.  
Asymmetrical façade at ground and first floor.

Refurbished and repainted in 2014, using heritage colours to good effect.

Roof and segmental dormer in need of maintenance.

102,104 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Painted stone with slate roof.  
Symmetrical façade.

Dormer in need of general maintenance.  
Painted façade in need of maintenance.

Non-traditional casement windows could be replaced with traditional 12-pane sash and case when opportunity allows.

Missing chimney cans on l.h.

# The North side of the High Street : East end

## From The Cross to the Lowport

96-98 High Street:  
Listed category C.  
Oxfam shop.  
Mid 18<sup>th</sup> century.  
Painted render (pale blue) walls, slate roof.  
Asymmetrical ground floor, symmetrical upper.  
Archive photos show two slate hung dormers.  
Traditional 12-pane sash and case windows.

82-86 High Street:  
Dancewear:  
Listed category C.  
Early 18<sup>th</sup> century.  
Painted render walls, pantile roof.  
Symmetrical facade.

UPVC sliding sash windows should be replaced with traditional 12-pane sash and case when opportunity presents.

74-76 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Painted stone walls, slate roof.  
Asymmetrical ground floor with pend, symmetrical upper.  
Metal gates on pend.

66-68 High Street:  
Listed category C.  
Early 19<sup>th</sup> century  
Ashlar stone and painted render, with slate roof.  
Asymmetrical ground floor, symmetrical upper.

Vacant in 2014.



100 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Sandstone walls, slate roof.  
Asymmetrical ground floor, symmetrical upper.  
Traditional sash and case windows. Ornate projecting sills on upper floor.

Some evidence of weathered stonework and lintels out of true.

Leaking rainwater pipe

Victoria Jubilee Hall:  
Completed 1889 to designs by Architect John Walker.  
Now derelict.  
Inscription in entablature "Victoria Hall erected 1887 Andrew Gilmour Provost"  
Original turrets and gables removed 1956. Rear parts of the building demolished 2011.  
Mansard roofs over east and west 2-storey wings.

Stonework badly weathered. West tower leaning westward. Rainwater pipes absent or leaking.

2014: Local Community Trust investigating potential future uses of the site.

78-80 High Street:  
Oyster Oyster:  
Listed category B.  
Early 19<sup>th</sup> century.  
Painted stone walls, slate roof.  
Asymmetrical ground floor, symmetrical upper.  
Includes projecting sign (pending planning consent).

Poor quality top-hung windows would benefit from replacement with traditional 12-pane sash and case.

Leaking rainwater pipes and corroded cellar grating.

70-72 High Street:  
Boots:  
Listed category C.  
Early 19<sup>th</sup> century.  
Painted stone walls, slate roof.  
Asymmetrical ground floor, symmetrical upper.

Façade repainted 2014.

Includes projecting sign.

# The North side of the High Street : East end

## From The Cross to the Lowport



62-64 High Street:  
Listed category C.  
Carved date stone  
1881.

Asymmetrical facade  
in baronial style with  
turreted dovecot with  
arrow slit details.  
Carriage pend with  
metal gates.  
Sandstone, slate roof.

Shop unit vacant  
(2014).

'Cannon' water spout  
(throws rainwater onto  
the pavement) and  
decorative metal  
hopper.

56-60 High Street:  
Early 19<sup>th</sup> century.  
Painted stone and  
Sandstone.

Asymmetrical ground  
floor and symmetrical  
upper.

Good example of a  
traditional Victorian  
shopfront in heritage  
colours.

50,52,54 High Street:  
Listed category B.  
Bar Leo restaurant,  
former Red Lion Inn  
(Golden Lion on 1820  
map).

Rendered, ruled and  
painted .  
Asymmetrical and  
irregular window  
patterns.  
12-pane sash and case  
windows in heritage  
colours.  
Arched carriage pend.  
3nr projecting signs on  
this elevation, plus one  
unused projecting  
bracket.

42-44 High Street:  
Hamilton's Land  
Listed category A.  
16<sup>th</sup> century or early 17<sup>th</sup>  
century.  
Restored by NTS 1958.  
Pair of nepus gables.  
Regular but off-centre  
window patters.  
Asymmetrically placed  
dovecot in left gable.  
Pardovan sandstone  
walls with a mix of slate,  
pantile and plain tile  
roofs  
Traditional 12-pane sash  
and case windows.  
Arched pend with metal  
gates.

Salt-damaged stonework  
at base

36, 36A High Street:  
Late 18<sup>th</sup> century.  
Sandstone. Slate roof.  
Near symmetrical  
arrangement. Some  
ground floor windows  
are converted from  
original doors.  
Traditional 12-pane  
sash and case  
windows.  
Refurbished 1968 by  
Rowand Anderson  
Kininmonth & Paul.

Salt-damaged  
stonework at base.

Leaking rainwater  
pipe r.h.end

30,34 High Street:  
Listed category B.  
Circa 1800.  
Asymmetrical ground  
floor, symmetrical  
upper storeys.  
Sandstone.  
Some lintels off square.  
Traditional 4-pane sash  
and case windows.  
Slate roof.  
Vacant shop unit  
(2014).

Salt-damaged  
stonework at base

26-28 High Street:  
Listed category C.  
Asymmetrical ground  
floor, symmetrical  
upper floors.  
Painted stone, slate  
roof.  
Traditional 4-pane sash  
and case, smaller on  
top storey.  
Projecting sign.  
2nr flag pole brackets  
unused.

Missing chimney cans  
l.h.

# The North side of the High Street : East end

## From The Cross to the Lowport



20-24 High Street:  
Listed category B.  
Circa 1840.  
7-bay facade with  
arched central pend.  
Sandstone and slate  
roof. Asymmetrical  
ground floor and  
symmetrical upper.  
Some 12-pane and  
some 2-pane windows,  
traditional sash and  
case.

Salt-damaged  
stonework at base.

10-18 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Sandstone, slate roof.  
Asymmetrical ground floor with  
lintelled carriage pend. Near  
symmetrical upper, with chimney  
not centred on windows below.  
Faded painted lettering "Palace  
Hotel" and "Wm Brock"  
Traditional sash and case  
windows, 2-pane.

Missing chimney cans.

Salt-damaged stonework under  
windows.

Leaking and absent rainwater  
pipes.

6-8 High Street:  
Sandstone.  
Asymmetrical ground  
floor and near  
symmetrical upper.  
Mansard roof.  
Decorative metal  
hoppers.  
Carved stone plaque  
inscribed "JB" and  
"DOG"

Rainwater pipe blocks  
and overtopping.

2,4 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Harling and Sandstone.  
Near symmetrical,  
apart from dormer  
which is off-centre.

Unusual decorative  
margins to ground floor  
windows.

Leaking rainwater pipe,  
r.h. end

# The North side of the High Street : Lowport

## The Lowport area



The location of the original Low Port, which together with the nearby East Port, was one of the eastern gateways to the town, is marked with brass studs on the road.

The Lowport Outdoor Activity Centre



The Regent Centre offices and Tesco supermarket:  
Built 1983 on the site of the former Nobel explosives factory.



Carved foundation stone for the explosives factory dated 1902 is mounted adjacent to the supermarket entrance.

# The South side of the High Street : Westport

## The Westport area

The Westport area was redeveloped circa 1800. A number of buildings that appear on the 1820 map were demolished. The West Port (the western gateway into the Royal Burgh) was removed and the main road was lowered.

Preston Road



17-23 Westport: 19<sup>th</sup> century. Some original 12-pane windows, some modern 2-pane.

Leaking rainwater pipe

293,295 High Street: Listed category B. Early 18<sup>th</sup> century. Asymmetrical house in Sandstone, pantiled roof. 12-pane traditional sash and case windows. Arched carriage pend converted to window.

297, 299 High Street: Listed category A. Westport House. Built circa 1600 for the Hamilton family. Restored and converted to flats 1990, W Cadell architects. Asymmetrical façade with catslide dormers. Slate roof.

Overgrown metal gate/path detracts.



303-325 High Street. Listed category B. Tenement buildings set back from road, Designed in 1937 by W Scott in Scottish revivalist style. Carved plaque of Linlithgow coat of arms r.h gable. Crowstepped gables with scrolled skewputts and arrow slits.

Leaking rainwater pipes

# The South side of the High Street : West end

## From the Westport to the Cross



St. John's Avenue formed after demolition of Dawson's brewery early 20<sup>th</sup> century.

247-255 High Street:  
20<sup>th</sup> century.  
Sandstone with slate roof.  
Catslide dormers.  
UPVC windows are at odds with the surrounding buildings.

Some weeds at roof level.

Leaking rainwater pipe staining the façade.  
Corroded rhones.

257 High Street:  
Listed category B.  
Early 19<sup>th</sup> century.  
Sandstone and render (or painted stone).  
Slate roof.  
Traditional 12-pane windows.  
Asymmetrical ground floor, symmetrical upper floor. Off-centre dormer.  
Stepped parapet (similar to 232 High Street), off-centre on the façade.  
1nr projecting sign.

259,261 High Street:  
Listed category B.  
19<sup>th</sup> century.  
Traditional 12-pane windows in upper storey.  
Asymmetrical ground floor, symmetrical upper.  
Painted stone, slate roof.

Rounded front dormers in need of maintenance.

263-265 High Street:  
Listed category B.  
Triangle of cementitious harling left original date plaque exposed, date recorded as 1783, now weathered and illegible.  
Traditional 12-pane windows.  
Asymmetrical ground floor, symmetrical upper Harled with slate roof.  
Catslide dormers  
1nr projecting sign (not consented).

267,269 High Street:  
Listed category C.  
19<sup>th</sup> century.  
Traditional sash and case windows in asymmetrical arrangement  
Painted sandstone, slate roof.

Rainwater pipe disconnected at top r.h. end

271,273 High Street:  
Listed category C.  
Lithgae Arms.  
Early 19<sup>th</sup> century.  
Traditional 12-pane windows.  
Asymmetrical ground floor and symmetrical upper floors.  
Sandstone, slate roof.  
Two projecting signs (one of which is not consented).

275 High Street:  
Listed category B.  
Early 19<sup>th</sup> century.  
Traditional 12-pane windows in asymmetrical arrangement  
Sandstone, slate roof.  
Rounded front dormers.

Some weeds at roof level.

# The South side of the High Street : West end

New Well Wynd

## From the Westport to the Cross



213-215 High Street:  
Listed category B.  
Built 1844.  
Asymmetrical ground  
floor, symmetrical  
upper floor.  
Sandstone, slate roof.

Currently vacant (2014)  
with unused bracket for  
projecting sign.

Leaking rhone and  
downpipe

217-221 High Street:  
Listed category C.  
Mid 19<sup>th</sup> century.  
Near symmetrical  
ground floor,  
symmetrical upper  
floor.  
Off-centre dormer.  
Painted stone, slate  
roof.  
Unusual decorative  
rhone brackets.

Rainwater pipe  
disconnected at base

223 High Street:  
Bield Housing  
Association.  
20<sup>th</sup> century.  
Harled walls, concrete  
pantile roof.

The New Well.  
Listed category C  
Standing in front of 245  
High Street  
Late 18<sup>th</sup> century  
wellhead.



245 High Street:  
19<sup>th</sup> century.  
Asymmetrical ground  
floor, symmetrical  
upper floors.  
Sandstone, slate roof.  
Chimney stack missing  
l.h.

First floor windows are  
non-traditional UPVC.  
Could be replaced  
with traditional 12-  
pane sash and case  
windows if opportunity  
presents.

# The South side of the High Street : West end

## From the Westport to the Cross



181-187 High Street:  
Circa 1980.  
Offices and retail.

Former offices of  
Procurator Fiscal, now  
vacant.

Metal gates on the  
pend.

Rainwater pipe  
damaged and leaking  
r.h. side.

Rainwater pipe missing  
an access cover,  
centre

201-203 High Street:  
Listed category C.  
Early 20<sup>th</sup> century.  
Asymmetrical ground  
floor, symmetrical  
upper floor.  
Sandstone.  
Green slate roof.  
16-pane windows.  
Possibly designed by  
William Scott.

205-211 High Street:

Query heritage  
colours?

Rainwater pipe leaking.

# The South side of the High Street : West end

## From the Westport to the Cross

Lion Well Wynd,  
opened in 1750

The Lion Well stood on  
this street corner (maps  
1820 and 1895), now lost.



161 High Street:  
Listed category C.  
Asymmetrical ground  
floor, symmetrical upper  
floors.  
Sandstone, slate roof.  
Traditional 12-pane sash  
and case windows,  
smaller on top storey.  
1nr projecting sign.  
Mansard roof.

Inappropriate metal  
door to central pend is  
out of character.

Weeds growing l.h.  
chimney stack.

Leaking rainwater pipes.

165 High Street:  
Listed category B.  
Symmetrical façade.  
Painted stone upper  
floor, 20<sup>th</sup> century  
shopfront. Slate roof.

Weeds in chimney  
stack.

Painted finish on upper  
floor in need of  
maintenance.

167 High Street:  
Late 19<sup>th</sup> century.  
Symmetrical  
Sandstone, slate roof.  
Curved stonework to  
corner with Lion Well  
Wynd.  
Crowstep gables with  
finials.  
CCTV camera on  
corner bracket.

Leaking rainwater  
pipes.

169-173 High Street:  
Listed category C.  
Mid 19<sup>th</sup> century.  
Symmetrical.  
Rendered and lined  
Unusual horizontal  
astragals.

Dormers in need of  
maintenance.

175 High  
Street:  
Listed  
category  
C.  
19<sup>th</sup>  
century.  
Asymmetri  
cal ground  
floor,  
symmetric  
al upper  
floors.  
Sandstone,  
slate roof.

177,179 High Street:  
Listed category C.  
The Crown Arms.  
19<sup>th</sup> century.  
Asymmetrical ground  
floor, symmetrical upper  
floors.  
Sandstone, slate roof.  
Windows smaller on top  
storey.  
1nr projecting sign.

Rounded front dormer in  
need of maintenance.

Top floor windows are  
non-traditional UPVC.  
Could be replaced with  
traditional 12-pane sash  
and case windows if  
opportunity presents.

# The South side of the High Street : West end

## From the Westport to the Cross



143 High Street:  
Listed category B.  
Annet House.  
18<sup>th</sup> century  
merchant's house.  
Asymmetrical  
grounds floor,  
symmetrical upper.  
Sandstone, Slate  
roof.  
Traditional 12-pane  
sash and case  
windows, smaller on  
top storey.

145 High Street:  
Listed category C.  
19<sup>th</sup> century.  
Symmetrical  
façade.  
Sandstone, Pantiled  
roof with slate  
easing course.  
Windows smaller on  
top storey.

Top storey Windows  
might be replaced  
with 12-pane sash if  
opportunity  
presents.

Leaking rainwater pipe.

147 High Street:  
Listed category  
C.  
Combined with  
149 High Street,  
but listed  
separately.

Windows might  
be replaced  
with 12-pane  
sash and case  
to match 149 if  
opportunity  
presents.

149 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical ground  
floor, near symmetrical  
upper floors. Off-centre  
rooflight.  
Sandstone, slate roof.  
Windows narrower on  
top storey.

Leaking rainwater pipe.

St Peter's Episcopal  
Church:  
Listed category B  
Designed 1928 by Dick,  
Peddie & Todd.  
Byzantine style.  
Originally called St  
Mildred's  
Carved stonework over  
door includes saints,  
angels and various  
animals.

155,157 High  
Street:  
20<sup>th</sup> century  
Cementitious  
harled walls,  
pantile roof.

# The South side of the High Street : West end

## From the Westport to the Cross



111,113,115 High Street:  
Listed category C.  
Football & Cricketers Inn.  
Circa 1800.  
Asymmetrical façade, rendered, lined and painted.  
Slate roof.  
Unused cast iron hanging sign bracket.

Dormers in need of maintenance.

Slipped slates.

Rhones in need of maintenance.

117-121 High Street:  
Asymmetrical ground floor, symmetrical upper.  
Sandstone, Slate roof.

Timber boarded gate on central pend.

Leaking rhone and rainwater pipe.

123-127 High Street:  
Listed category B.  
Shoemaker's land.  
Early 19<sup>th</sup> century.  
Asymmetrical at ground floor, near symmetrical upper.  
Sandstone, Pantiled roof.  
12-pane sash and case windows, smaller on top storey.

Carved stone plaque (off-centre) with coat of arms of the guild of shoemakers.

Modern metal entrance door is out of character. Consider replacement if opportunity presents.

129 High Street:  
Listed category B.  
Built 1829.  
Asymmetrical ground floor, symmetrical upper.  
Sandstone, Slate roof.

Traditional 12-pane sash and case windows.

1nr projecting sign.

Carved oak leaf emblem of the leather trade over entrance.

131,135 High Street:  
Listed category B.  
Built 1867.  
Asymmetrical ground floor, including arched carriage pend with inset metal gates.  
Symmetrical upper.  
Painted render walls, ruled with lines. Slate roof.  
Basket headed window openings.  
Historic pestle and mortar projecting sign/motif.

137-141 High Street:  
Listed category C.  
18<sup>th</sup> century.  
Asymmetrical façade with irregular windows.  
Sandstone, slate roof.

Arched carriage pend with timber gates.

1nr projecting sign.

# The South side of the High Street : West end

## From the Westport to the Cross

Dog Well Wynd



Linlithgow County Buildings:  
Listed category B.  
Designed in Neo-Georgian style by Dick Peddie & Walker Todd in 1935.  
Symmetrical façade.  
Sandstone, slate mansard roof.  
Traditional 12-pane sash and case windows.  
2nr flagpoles.  
Decorative streetlamps, including the Provost's Lamp at r.h.

Currently (2014) closed awaiting conversion to Linlithgow Partnership Centre

Former Sherriff Courthouse:  
Listed category B.  
Tudor revival style by architects Brown & Wardrop.  
Built 1863. Extended 1875.

Bronze plaque commemorating the assassination of the Regent Earl of Moray in the vicinity in January 1570

Undergoing conversion to hotel (2014)

Weeds growing on ledges l.h. elevation

103-105 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical façade.  
Painted stone.  
Traditional windows in heritage colours.  
Timber boarded gate to pend.  
Slate roof with decorative fishtail slate banding.

107-109 High Street:  
Listed category C.  
Early 19<sup>th</sup> century.  
Asymmetrical ground floor, symmetrical upper.  
Painted stone, Pantiled roof.  
Traditional 4-pane windows, smaller on top storey.  
Off-centre rooflights.  
Archive photos show a large projecting lamp on the corner with Dogwell Wynd.

Weeds growing in chimney r.h.

The Dog Well stood on this street corner (maps 1820 and 1895), now lost.

# The South side of the High Street : The Cross

## From the Cross to Lowport



63 High Street:  
Listed category B.  
Late 18<sup>th</sup> century.  
Asymmetrical ground floor, Near symmetrical upper.  
Coloured harling walls, with slate roof.  
Traditional 12-pane sash and case windows, top storey windows smaller.  
Reproduction metal railings at road boundary.

Façade set back from road following the earlier building line of the 16<sup>th</sup> century.

Weeds growing in l.h. chimney.

65-67 High Street:  
Listed category C.  
The Four Marys.  
19<sup>th</sup> century with later 18<sup>th</sup> century behind.  
Asymmetrical Sandstone and painted render.  
Slate roof.  
Carved tablet depicting David Waldie, pioneer in the use of chloroform.

69-71 High Street:  
Listed category C.  
Circa 1800.  
Asymmetrical ground floor, symmetrical upper.  
Sandstone, Slate roof.  
Traditional 12-pane sash and case windows. Top storey windows smaller.

73-75 High Street:  
Listed category C.  
19<sup>th</sup> century.  
Asymmetrical ground floor, symmetrical upper.  
Sandstone, Slate roof.  
Top storey windows smaller.

Traditional timber shopfront requiring maintenance r.h. end to prevent loss of detailing. Detail already lost l.h. end. Shopfront improvement grant could help to repair this.

77,79 High Street:  
Listed category C.  
19<sup>th</sup> century.  
Sun-motif fire insurance plaque.  
Asymmetrical ground floor, symmetrical upper.  
Painted stone, slate roof.  
Traditional 12-pane sash and case windows.

Dormer in need of maintenance.

Leaking rhones.

McCarthy & Stone development site, under construction (2014). Former bus depot site.

89-91 High Street:  
Listed category B.  
Built for the British Linen Bank in 1886.  
Architect Wardrop Anderson & Browne.  
Sandstone.  
Near symmetrical except for r.h. bartizan added 1936.  
Carved tablet "BLB"  
Carved thistle and rose motif in each gable and carved gargoyles.  
Mansard roof.  
Currently vacant (2014).

Weeds growing in parts of the frontage.

l.h. finial top is absent.

# The South side of the High Street : East end

## From The Cross to Lowport



39-41 High Street:  
Listed category B.  
Early 19<sup>th</sup> century.  
Asymmetrical  
ground floor,  
symmetrical upper.  
Sandstone, Slate  
roof.  
Traditional sash and  
case windows, 6+1.  
1nr projecting sign.

Leaking rainwater  
pipe

43,45,47 High Street:  
Listed category B.  
Late 18<sup>th</sup> century  
(possibly earlier)  
Symmetrical façade.  
Coloured render walls  
with painted rybatts.  
Slate roof.  
Doorpiece added post  
1815.  
1nr projecting sign.

Weeds growing in  
pediment.

Pediment and cornice in  
need of repair and  
maintenance

Missing chimney cans.

49,51 High Street:  
Listed category C.  
Late 19<sup>th</sup> century.  
Near symmetrical  
façade.  
Sandstone, slate  
roof.  
Carved "RGR"  
monogram.

Leaking rhone in  
centre causing  
staining. Possibly  
hopper blocked  
with weeds. Plastic  
hopper should be  
replaced wit cast  
iron.

53,55 High Street:  
Listed category B.  
Built as the  
Commercial Bank of  
Scotland in 1859,  
now Royal Bank in  
ground floor.  
Flamboyant  
Baronial style  
designed by David  
Rhind.  
Sandstone, Slate  
roof.  
Carved letter "CBS"  
and "DR"  
monogram.  
Ball finials on stone  
dormers.  
Original metal  
railing and gates.

57,59 High Street:  
Listed category C.  
Built 1883.  
Symmetrical  
façade.  
Sandstone, Slate  
mansard roof.  
Ball finials on stone  
pediment dormers.

White plastic  
pipework on the  
faced detracts and  
should be replaced  
with cast iron,  
painted to match  
stone.

59-61 High Street:  
Listed category C.  
Asymmetrical  
ground floor,  
symmetrical upper.  
Sandstone, Slate  
roof.  
Carved date  
plaque 1870.  
Carved stone from  
earlier building  
dated 1527.  
Arched pend with  
metal gate.  
Projecting sign (not  
consented)

Plants growing in  
façade, l.h.

Leaking rainwater  
pipe.

# The South side of the High Street : East end

## From The Cross to Lowport



23 High Street:  
Listed category C.  
Baronial style with  
ball finials and  
crowstepped  
gables.  
Carved "St  
Michael's Place" ,  
date 1885 in  
tympanum, and  
"Hame's Best" over  
side entrance.  
Effective use of  
heritage paint  
colours on  
shopfront.

23-27 High Street:  
Asymmetrical  
ground floor,  
symmetrical upper.

Weeds growing in  
chimney head r.h

29-31 High Street:  
Listed category B.  
Former post office,  
converted to public  
house in 2009.  
Asymmetrical  
Scottish renaissance  
style.  
Sandstone, Slate  
roof.  
Carved date  
plaque 1904.  
Carved "Post  
Office" above  
entrance.  
Original metal  
railings.  
1nr projecting sign.

35-37 High Street:  
Asymmetrical  
ground floor, near  
symmetrical upper.  
Painted render  
walls. Slate roof.  
  
Metal plaque  
commemorating  
Scotland's first petrol  
pump, 1919.

# The South side of the High Street : East end

## From The Cross to Lowport



Modern beige metal air monitoring equipment, out of character with surroundings.

1 High Street:  
Listed category B.  
Star & Garter Hotel.  
Built as provost's residence in 1760. Gutted by fire in 2010. Restored and reopened 2014. Harled walls with painted details. Slate roof. Traditional 12-pane sash and case windows. Asymmetrical ground floor. Symmetrical upper. Projecting sign and flagpoles.

The location of the original Lowport and Eastport gates, the eastern gateways into the town, are marked with brass tiles in the road in this area.

3 High Street:  
Platform 3 Inn.  
Painted stone, slate roof.  
1nr projecting sign.

5-7 High Street:  
Asymmetrical façade.  
Sandstone and painted sandstone.  
Slate mansard roof.

9-17 High Street:  
Listed category B.  
Sandstone façade, slate roof, mansard. Flamboyant and asymmetrical baronial style. Carved date 1885. Ball and urn finials. 1nr projecting sign.

Leaking rainwater pipes.

Salt-damaged stonework at base.



St Michael's Well:  
Listed category A.  
Standing in front of 21 High Street. Dated 1720, with carved St Michael holding Linlithgow coat of arms. Inscribed "St Michael is kynd to strangers". Restored 2010.

Painted finish on carving now faded.

The adjacent air quality monitoring equipment (2013) detracts significantly.

19-21 High Street:  
Listed category B.  
Former Hotel (original lettering barely visible on façade). Bartizan with arrow slits. Sandstone façade, slate roof, mansard. Flamboyant and asymmetrical baronial style. 1nr projecting sign. St Michael's well stands in front.

Leaking rainwater pipe.

## The Highport area

The entrance to the town from Edinburgh Road, currently called Highport, but called Eastport on 1896 and 1857 maps.

Disused water trough, stagnant water. Potential health risk.

Better use could be made of this feature



Railway bridge spanning the Edinburgh Road, on the approach to the town from the east, in the area close to the original East Port gateway. Railway constructed 1840-45.

This entrance to the town from Edinburgh Road is in poor condition. Weeds growing in the stonework, utilitarian signage, poor paint finish, soiled and stained stonework. No clear indication of which way to go to enter the town centre.

Opportunities may exist for a better welcome to the town centre at this point.



From Lowport to Highport. This area has suffered from lack of attention for many years.

Rear wall of the service yard for Tesco is in need of routine maintenance. The railway bridge heading out towards Edinburgh Road could be much improved, and the historic gateway which once led into the Nobel factory is in need of maintenance. Weeds growing in the Nobel gateway and on the stonework of the railway bridge.



## Station Road



3 High Street:  
Platform 3 Inn.



Recent extension to  
the rear of the Star  
& Garter Hotel.

Railway Station:  
Listed category C  
Constructed 1842.  
Altered 1870 and  
1986.  
Sneaked sandstone.

Some weeds  
growing on ledges



Canal basin, Union  
Canal.  
The entire length of  
the Union Canal is a  
Scheduled Ancient  
Monument.

Pedestrian underpass and route  
leading up to canal basin, and to  
Learmonth Gardens.

Underpass recently cleaned.

No signage linking town centre to  
canal basin. Opportunity for  
significant improvement to this  
route.



Learmonth Dooct,  
located in Learmonth  
gardens, adjacent to  
the canal basin.  
Listed category A

## Kirkgate



St Michael's Parish Church.  
Not part of this study, but having a significant impact on the town's skyline. The original stone crown on the tower collapsed in the 19<sup>th</sup> century. The aluminium replacement was created by sculptor Geoffrey Clarke and installed in 1964.

Kirkgate walls:  
Listed category B.  
Sandstone.  
Date plaques tracing Royal lineage from Mary Queen of Scots to the current Queen.

Modern yellow grit bin detracts.

Burgh Halls (Rear extension):  
Listed category B.  
Originally a merchant's house, merged with the Burgh halls in 1963, in a conversion by Rowand Anderson Kininmonth & Paul. Remodelled 2011, Malcolm Fraser Architects.  
Sandstone.  
Arched carriage pend with contemporary steel gates.

Burgh hall (rear elevation):  
Listed category A.  
See notes on "The Cross".  
Carved plaque on tower "Doorway to Debtors Prison"  
Tympanum carvings of Rose, thistle and Fleur de Lys are more decorative than on the South-facing elevation, suggesting this may have been the principal elevation when originally built.

## Kirkgate



1 Kirkgate:  
Now part of Cross  
House (see "The  
Cross")

2 Kirkgate:  
Listed category B.  
Asymmetrical  
cottage façade.  
Circa 1700.  
Sandstone, slate  
roof  
Good use of  
heritage colours.

Leaking drainage  
pipes.

3 Kirkgate:  
Listed category B.  
Near symmetrical  
cottage.  
Circa 1700.  
Sandstone, slate  
roof.  
12-pane sash and  
case windows.  
Good use of  
heritage colours.

Kirkgate walls:  
Listed category B.  
Sandstone

Palace Gateway:  
Listed category A.  
Built 1535 for James V.

Carved and painted  
frieze Golden fleece,  
St Michael, Garter  
and Thistle. Panels  
recarved in 1845.  
Lion and unicorn  
ceiling bosses.  
Sandstone.  
Metal gates.

Maintained by Historic  
Scotland.

## The Vennel



28-30 The Vennel.  
1960s flat-roofed  
development, out  
of character with  
much of the  
surroundings.

Metal sculptural  
plaque  
commemorating  
Linlithgow's twinning  
with Guyancourt in  
France.

Public Library:  
Due to become  
vacant when the  
County Buildings is  
refurbished.

Public toilets:



# Linlithgow High Street's Architecture : Summary

## General

Linlithgow High Street sits within the Linlithgow Palace and High Street conservation area.

Many of the buildings facing the High street are listed as being of special architectural or historic interest.

Many of the buildings are listed as category C and category B.

Within the High Street the most significant buildings are the Cross Well, St Michael's Well, and the palace gateway all of which are listed category A.

Linlithgow Palace sits just behind the High Street. The Palace is a Scheduled Monument.

The Union Canal, running through the south half of the town, is also a Scheduled Monument.

The Doocot at Learmonth gardens, adjacent to the canal, is listed category A.

Most buildings along the High Street are two-storey plus attic, a smaller proportion rise to three-storey, and a few rise to 4-storey.

Some of the buildings on the north side of the street are non-traditional flat-roofed designs from the 1960s.

Some historic wells (notably Lion Well, Dog Well and two wells at Westport) have been lost in the last century, to the detriment of the character of the town's public realm.

## Shopfronts and signage

Draft planning guidance for shopfronts and signage exists, but there are numerous examples of signs that do not meet the guidelines and do not have consent. There is a fast-track process for approving business signage intended to assist business start-ups, helping to encourage economic activity in the town, and reducing the need for temporary signs.

## Roofs

A significant feature of the High Street is the varied skyline, particularly at the eastern end.

Roof materials tend to be grey Scottish Slate, often in diminishing courses. A smaller proportion of buildings are roofed with clay pantiles.

At roof level features such as traditional dormers, chimney stacks, and parapet verges are common.

Crowstepped gables appear on a handful of buildings.

Ridge lines are commonly parallel to the High Street, but also feature gables facing the High Street, which may have been more in pre-Georgian times.

Traditional dormers tend to have slate roofs with zinc ridge cappings. At the west end of the street slate-hung, curved-front dormers are more common. At the east end of the street octagonal-fronted and gable-fronted dormers are more common. There are a handful of examples of catslide dormers with windows breaking the rhone line at the wall head.

Some buildings have mansard roofs, not obvious from the ground.

Rainwater goods tend to be cast iron. Rhones painted black or to match the walls and downpipes painted to match the walls.

## Walls

Walling materials tend to be a mix of sandstone, painted stone, traditional lime harling/render and modern renders. A range of traditional muted colours are used. Currently there is a greater variety of colour at the east end of the street than at the west end.

Property numbers are commonly painted in circles by the entrance to the property.

Some buildings have traditional façade furniture such as projecting signs and flagpole brackets.

Carved stone or bronze plaques appear in several places commemorating notable events/people

## Windows and doors

Traditional windows tend to be 12-pane sash and case, although many have been replaced with other patterns. Three-storey buildings tend to have smaller 9-pane windows on the topmost storey.

Window frames tend to be painted white, but non-white, 'heritage' colours are better in terms of historical accuracy.

Few of the facades facing the street are entirely symmetrical in their composition. Asymmetry is most prevalent at ground floor. First and second floors often have an offset symmetry. Dormers, roof windows and feature gables are occasionally off-centre.

Raised stone margins are common, often painted a contrasting colour.

Shopfront design, signage and colours are controlled by existing design guides. Traditional Victorian shopfronts are common.

Entrance doors to residential properties tend to be traditional 4-panel or 6-panel timber doors.

Arched carriage pends feature on several buildings with either metal gates of timber vertical boarded gates.

## Repairs and improvements

Maintenance is difficult on the upper levels of many buildings facing the street. A strategy for providing suitable access equipment would be of benefit, allowing repairs, repainting and removal of plant growths.

The proliferation of satellite dishes, aerials, CCTV cameras etc should continue to be resisted.

An initiative for repairing leaking rhones and downpipes would be of benefit.

A shopfront improvement scheme exists which should continue to be supported.