



2020

SCOTTISH BORDERS COUNCIL CONSERVATION AREAS



TECHNICAL NOTE 2

Conservation Areas Technical Note

Introduction

This Technical Note considers the background and context of the designation of the 43 Conservation Areas within the Scottish Borders.

Definition of a Conservation Area

The legislation defines Conservation Areas as “areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance” (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Background

Conservation Areas are designated by the Planning Authority and they also have a duty to review those areas from time to time.

The relevant national guidance is Scottish Planning Policy, Historic Environment Policy for Scotland and Managing Change in the Historic Environment guidance note series which aim to conserve the historic environment. PAN 68 “Design Statements” and PAN 71 “The Management of Conservation Areas” are also relevant.

Context

The Scottish Borders is a very attractive place with a rich cultural and historic environment. The Borders enjoys a rich cultural heritage that includes more than 700 Scheduled Ancient Monuments and over 3,400 buildings of special historical or architectural interest “listed” by Scottish Ministers, 31 gardens and designed landscapes designated by Historic Scotland as well as 43 Conservation Areas. Conservation Areas make a unique and irreplaceable contribution towards the character and quality of the Scottish Borders, and as such must be protected from inappropriate development.

A review of the Conservation Areas was recently undertaken and that review included the designation of a further three Conservation Areas. There are currently 43 Conservation Areas designated within the Scottish Borders. These were formally designated on 5 March 2012. Decision making will be guided by the Conservation Area Statements that are set out within the Conservation Area Statement Technical Note and subsequent Supplementary Guidance on the Historic Environment.

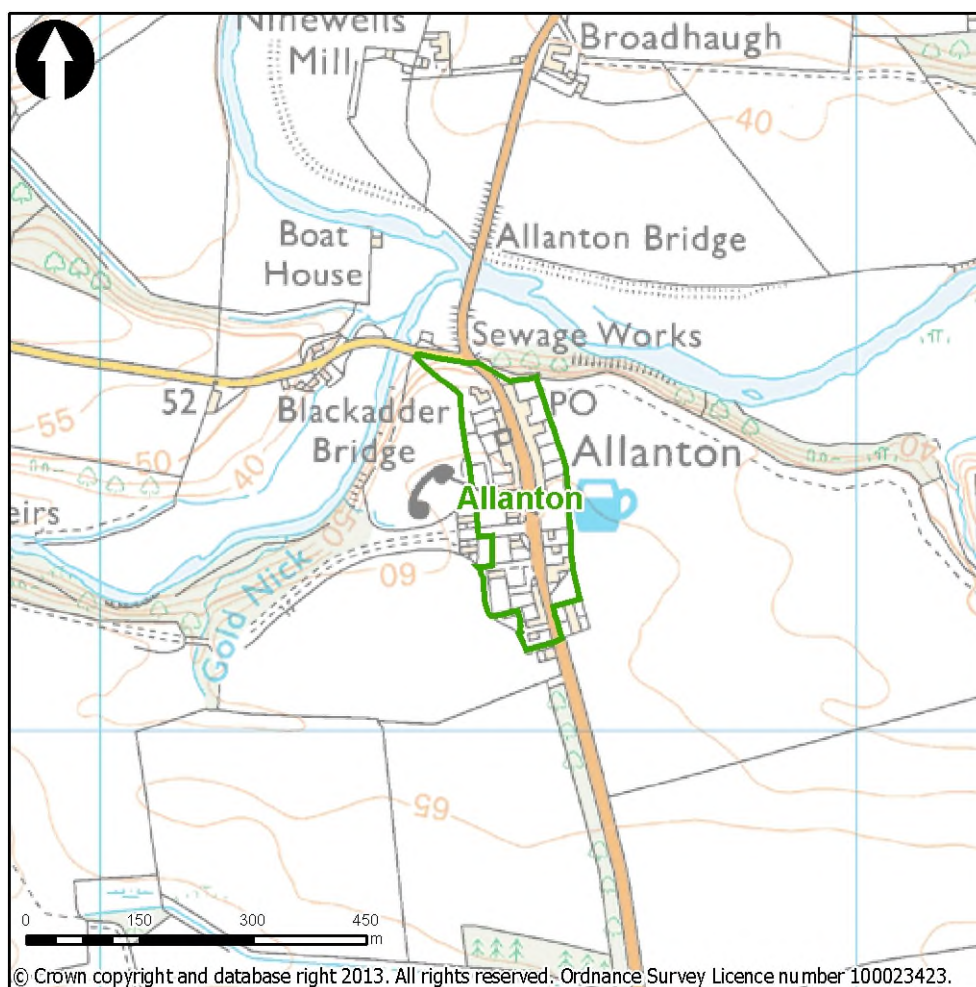
The Conservation Areas designated within the Scottish Borders vary greatly not only in size but also in character. They are dynamic and are always changing places that have evolved and developed over many years. They are made up of a variety of different heritage assets - buildings, landscapes, archaeology, and the spaces in between that form the all-important public open spaces and streetscape in which people meet and go about their business.

Included in the Adopted Consolidated Local Plan was also a series of Conservation Areas Statements which identified the key characteristics of

each of the Conservation Areas. These statements acted as a guide to both Development Management and any subsequent developers with an intention to develop within a Conservation Area. For that reason it is considered beneficial that those Conservation Area statements are retained in some format. Appendix "A" of this Technical Note sets out the Conservation Area Statements as included within the Adopted Consolidated Local Plan 2011.

*It should be noted that the Conservation Area Statements have been updated to take account of changes to Listed Building numbers.

ALLANTON



CONSERVATION AREA STATEMENT

The Allanton Conservation Area comprises most of the village. Little remains of Blackadder House to which Allanton was once the estate village and indeed what remains of its landscape setting has now been divorced from the village settlement.

The Conservation Area of Allanton has many distinctive characteristics that are not found in many other locations even outwith the Borders. One of the most important features of the Allanton Conservation Area is the significant degree of uniformity (with exception of replacement windows) resulting from the use of local whinstone and sandstone for buildings and boundary walls, and natural slate for roofs. The alternating 'fish-scale' slate bands are an attractive feature that are not found in many other places. Sash and case windows (of various patterns), transom lights, ornate door heads and surrounds, and decorative timberwork like bargeboards and finials all contribute significantly. Although Allanton has no focal point due to its single street formation, there are several prominent buildings in the streetscape. The pair of splay lodges centre the former entrance to Blackadder House, Allanton Inn with the interesting original fire station to its northern side as well

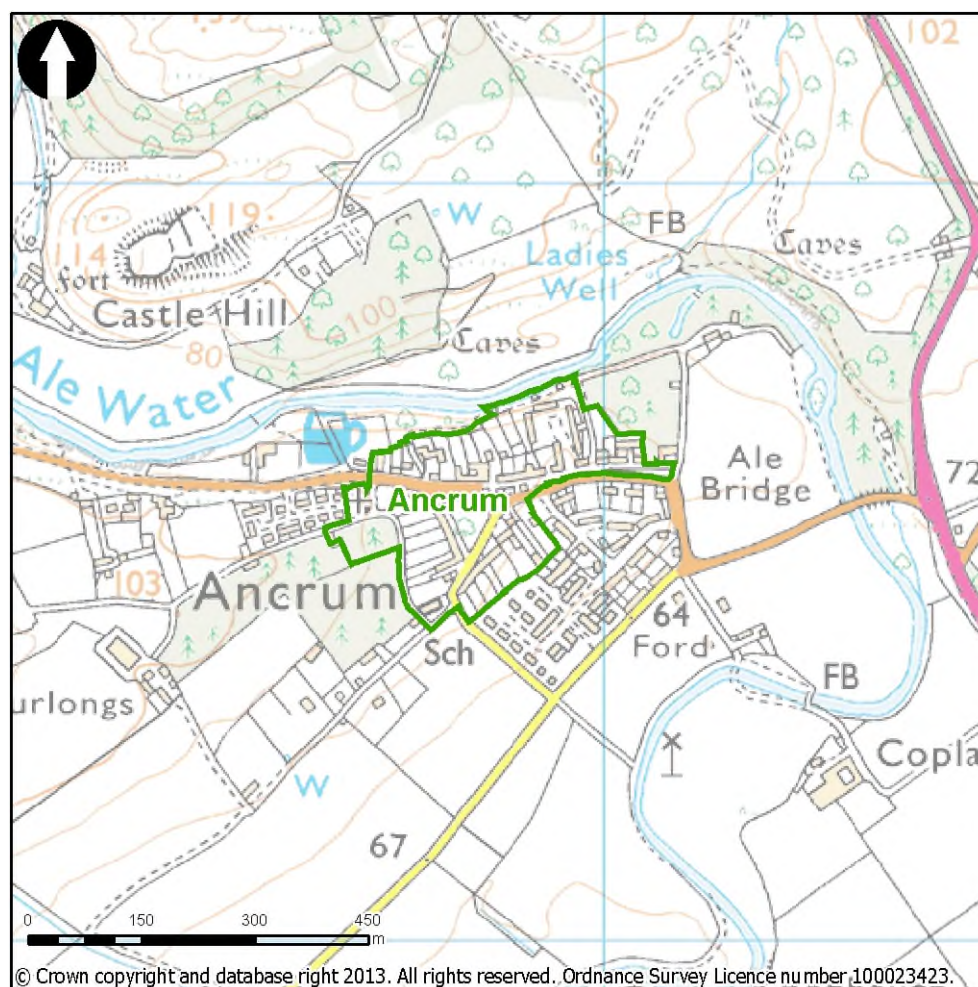
as the discreetly placed Allanbrae are all significant properties of the Conservation Area. With such unique features present within the Conservation Area, their retention is an important aspect when considering its character as well as any alterations or new development to take place.

There are 17 listed properties within the amended Allanton Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Allanton Conservation Area boundary from that shown in the Berwickshire Village Plan (1995) consist of the exclusion of Bellmount, Ardenlee, Van Fleet and Bluestone View, the exclusion of some properties along Blackadder Drive as well as general tidying of the boundary so that it follows elements on the ground.

ANCRUM



CONSERVATION AREA STATEMENT

Ancrum Conservation Area comprises all the historic core of the village. Included within the Conservation Area are a group of caves on the south bank of the Ale Water, which may have been used as early as the middle of the 16th century. The village gained its name from its location – “at the bend of the River Ale”.

The conservation village of Ancrum is set around a triangular green and is raised by means of a retaining wall. It is here around this green that properties are mainly one and a half or two storeys in height. As the layout of Ancrum is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the 16th century Market Cross, the War Memorial, the Cross Keys Public Bar and the Parish Church. The majority of properties are constructed of traditional materials, sandstone and whinstone, slate and harling all predominate. With regards to architectural detailing, continuous cills at upper floors, sash and case windows, and both margins and rybats appear frequently. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms

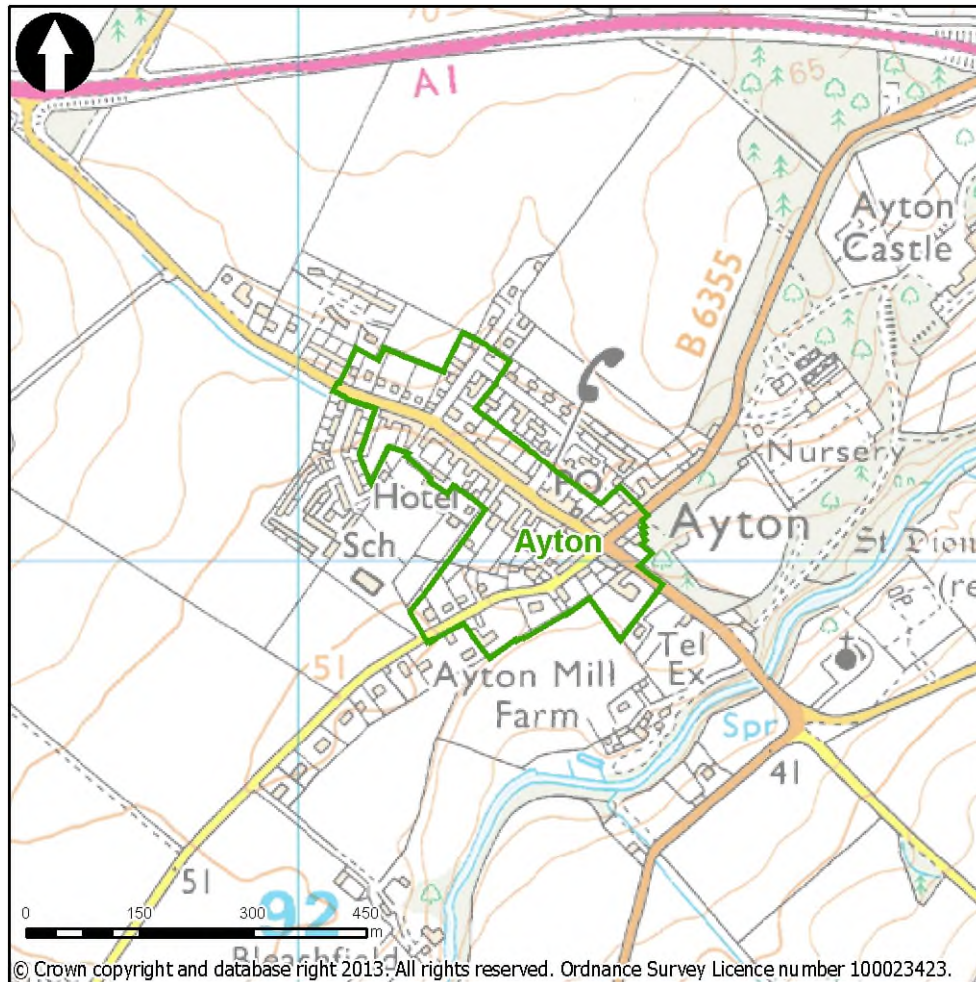
its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are six listed buildings within the Conservation Area of which the category "B" Market Cross is also a Scheduled Ancient Monument.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Ancrum Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the inclusion of the Lidgate property and general tidying of the boundary so that it follows elements on the ground.

AYTON



CONSERVATION AREA STATEMENT

The Ayton Conservation Area takes in the majority of the historic part of the settlement. Its name stems from – “the farm by the Eye Water”. Once the first town into Scotland on the Great North Road, the people of Ayton suffered greatly from travellers seeking handouts.

The Conservation Area of Ayton is made-up of the High Street which is the main street running through the settlement with The Crofts running parallel. Branching off the High Street are a few other streets – Beanburn, Tower Road and the street leading to The Crofts. A range of different building types can be found – detached villa style properties, small shops integrated into two-storey dwellings and properties built in rows. Throughout the Conservation Area a mix of materials such as the use of sandstone, render, slate and pantiles are used. A few examples of alternating ‘fish-scale’ slate bands can be found. Architectural details such as sash and case windows (of various patterns), bay windows, both transom and fanlights, quoins, rybats, margins, skews and relieving arches all contribute significantly to the character of the Conservation Area. It is all of these elements that give Ayton its distinct appearance that should be preserved. It is for that reason that any alterations

to individual buildings or any new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

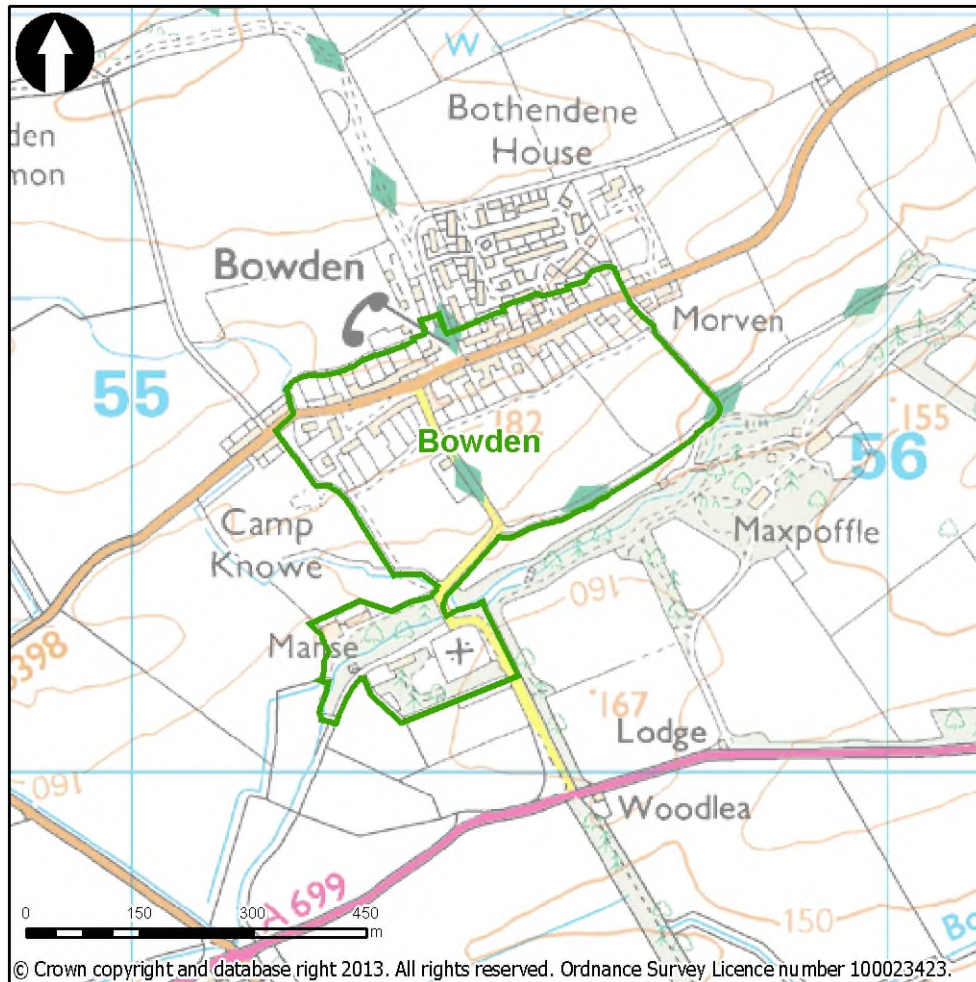
There are 19 listed properties within the Ayton Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Ayton Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the inclusion of Cherrytree House, Summerhill Gardens, Summerhill House, Kirklands and The Retreat.

Exclusions from the boundary consist of a number of properties along the Old Town road, a number of properties to the west – the builders yard, Stratheye, garage and Claypot's Cottage. General tidying of the boundary was also undertaken so that it follows elements on the ground.

BOWDEN



CONSERVATION AREA STATEMENT

The Conservation Area of Bowden includes almost all the Village of which is centred round the green. Also included within the Conservation Area are the Bowden Church, the Mill and the Manse.

The Bowden Conservation Area has a distinct layout and is primarily centred on the green and is surrounded by mainly single to two-storey properties. To the south of the Village centre lies a small group of properties including the Church that also form another focus to the Conservation Area. As the layout of Bowden is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the 19th century Schoolhouse, the Village Hall, the Smithy, the Manse and the Church. Another detail that relates to the layout of Bowden and worthy of protection is that many of the properties are built in near continuous rows though a number of detached properties do exist. Any new development should aim to follow this practice. While traditional building materials prevail throughout the Conservation Area such as the use of sandstone, harling, and slate, so too does architectural detailing, sash and case windows, margins (some with rybats), and stone lintels are all frequently

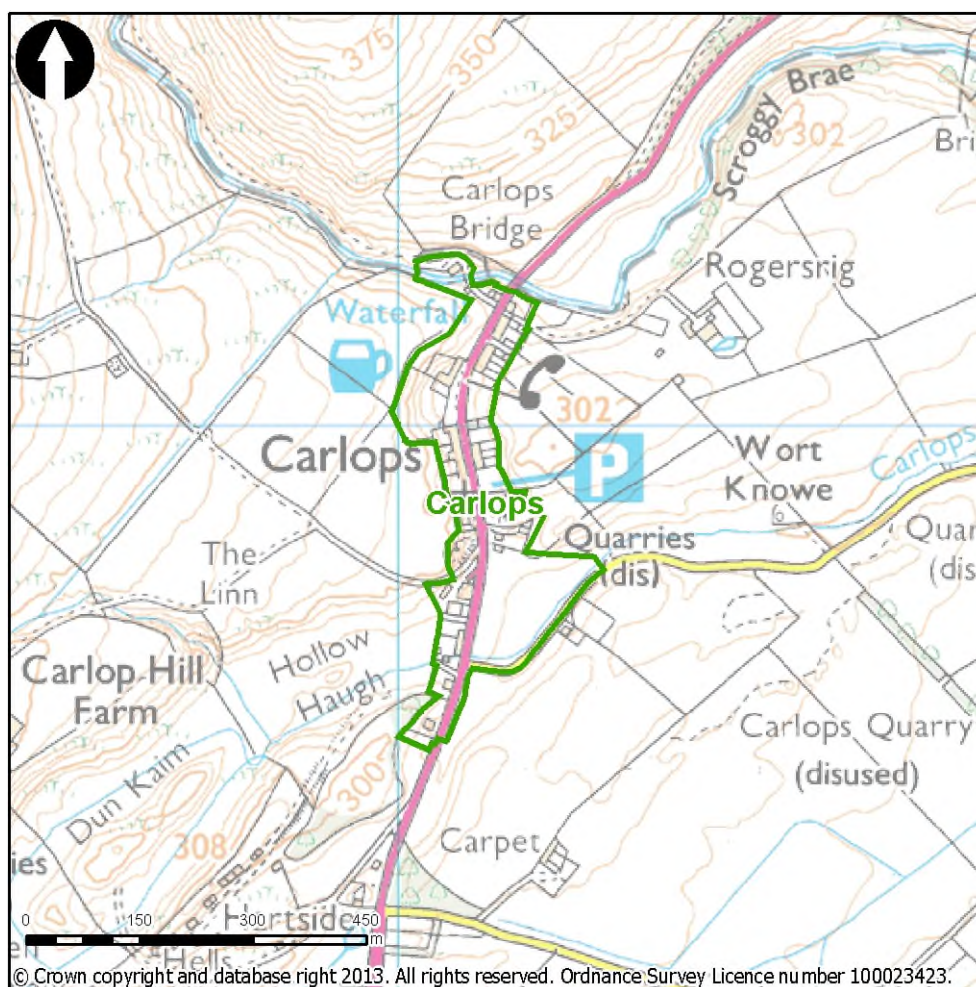
found. It is all of these elements that give Bowden its distinct appearance that should be preserved. It is for that reason that any alterations to individual buildings or any new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

There are currently six listed properties within the Bowden Conservation Area including the category "A" Bowden Church and Graveyard.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Bowden Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 are relatively minor. These changes consist of the exclusion of the later addition to the Bowden Kirk grave yard, the removal of a small plot with an out-shed and the tidying of the boundary at Bowden Bridge. The inclusions are the rear garden of Plumtree Cottage and the Bowden Kirk Road.

CARLOPS



CONSERVATION AREA STATEMENT

The Conservation Area of Carlops includes much of the linear village. It was founded in 1784, when Robert Brown the Laird of Newhall established a cotton weaving industry laying out rows of weavers' cottages on either side of the main Edinburgh-Biggarr Road. A significant feature of the Village is the remains of the former quarry, in other locations it would be seen as unsightly but here it is attractive in an unusual way.

Carlops is a linear village that possesses a distinct identity. The openness of the field to the front of Carlops Mains contrasts with the height of the former quarry and gives a sense of enclosure to the Village. The most important part of the Conservation Area is the rows of original cottages that have been little altered and are single storey with porches. Some properties however, rise to two storeys such as the Allan Ramsey Hotel and Carlops Mains. While the majority of properties front onto the A702, most of the cottages have some form of garden ground to the front. Beige sandstone, slate and harling are frequently used throughout. The majority of the cottages have simple vertical boarded doors. Details such as dry stone boundary walls, skewes, stepped quoins, rybats and margins are features that are notable within Carlops and

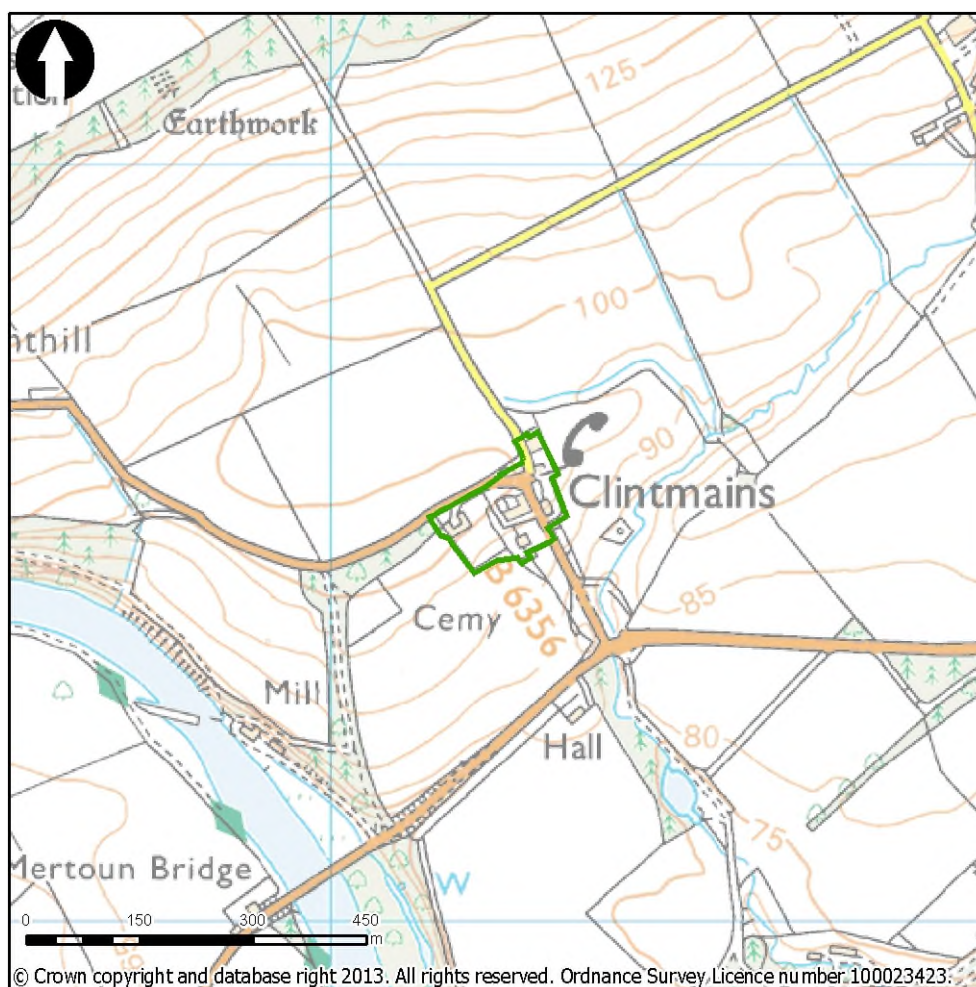
should be preserved. While these collective details form the character of the Carlops Conservation Area they should all be protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

There are 27 listed properties within the Conservation Area of which 18 are category "B".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Carlops Conservation Area boundary from that shown in the Tweeddale Village Plans (1997) consist of the inclusion of Patie's Mill to the north, the exclusion of Rogersrigg Cottage, Rogersrigg Steading South, Rogersrigg Farm, Cragside, Rigg House and Pyet Hall. Land to the south, west and east of the boundary is also excluded. General tidying of the boundary was also undertaken so that it follows elements on the ground.

CLINTMAINS



CONSERVATION AREA STATEMENT

The Conservation Area within Clintmains is a new designation and was proposed within the Adopted Local Plan (2008).

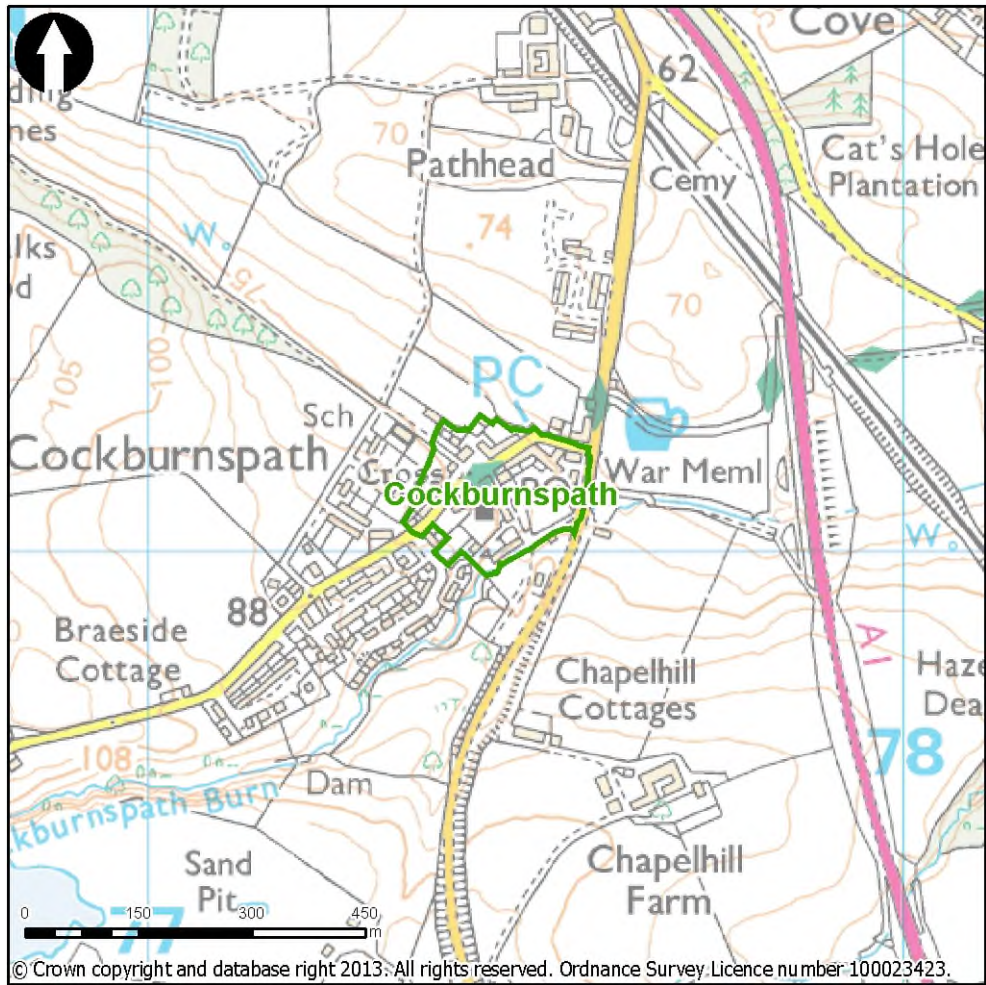
The Conservation Area of Clintmains covers the majority of the village. Its name stems from “the farm by the lake”. The Village was originally built for the workers of Mertoun Estate – the property of the Duke of Sutherland.

A well-preserved village, Clintmains original estate layout is still intact with the Green providing a significant contribution to the amenity of the village. Properties range from single to two storeys in height. Building materials that are found within the Conservation Area are sandstone, harl and slate. Whinstone can also be found in parts. It is notable that within Clintmains properties that have been harled tend to have sandstone margins around their openings, while those that are finished with stonework are complete with sandstone quoins and rybats. These details along with other architectural details such as sash and case windows (of various patterns), transom lights or integral door lights, all contribute significantly to the character and appearance of the Conservation Area. It is all of these elements that give Clintmains its

distinct appearance that should be preserved. It is for that reason that any alterations to individual buildings or new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

There is one listed building within the Conservation Area – the category “B” Mertoun Glebe.

COCKBURNSPATH



CONSERVATION AREA STATEMENT

The Conservation Area of Cockburnspath covers most of the historic core of the settlement. As an attractive picturesque settlement, Cockburnspath has many significant properties that contribute greatly to the character of the Conservation Area.

The Cockburnspath Conservation Area has retained many of the distinctive townscape characteristics that provides its sense of place. The dwellinghouses of the original village appear to have been grouped around a market square of which the old Mercat (market) cross still forms the central feature. Properties range from pantiled, single storey outbuildings that line the east side of the Kirk yard, to storey and a half, and two storeys in height around The Square. While there are some detached properties there are also many properties built in rows. While all of the details highlighted above are important and contribute greatly to the character of Cockburnspath they do not do so in isolation. The use of building materials and architectural details are just as important. Sandstone, harling, pantiles and slate all help to form the character. Architectural details such as transom lights, sash and case windows, bay windows, skews, exposed timberwork and rybats all add to the

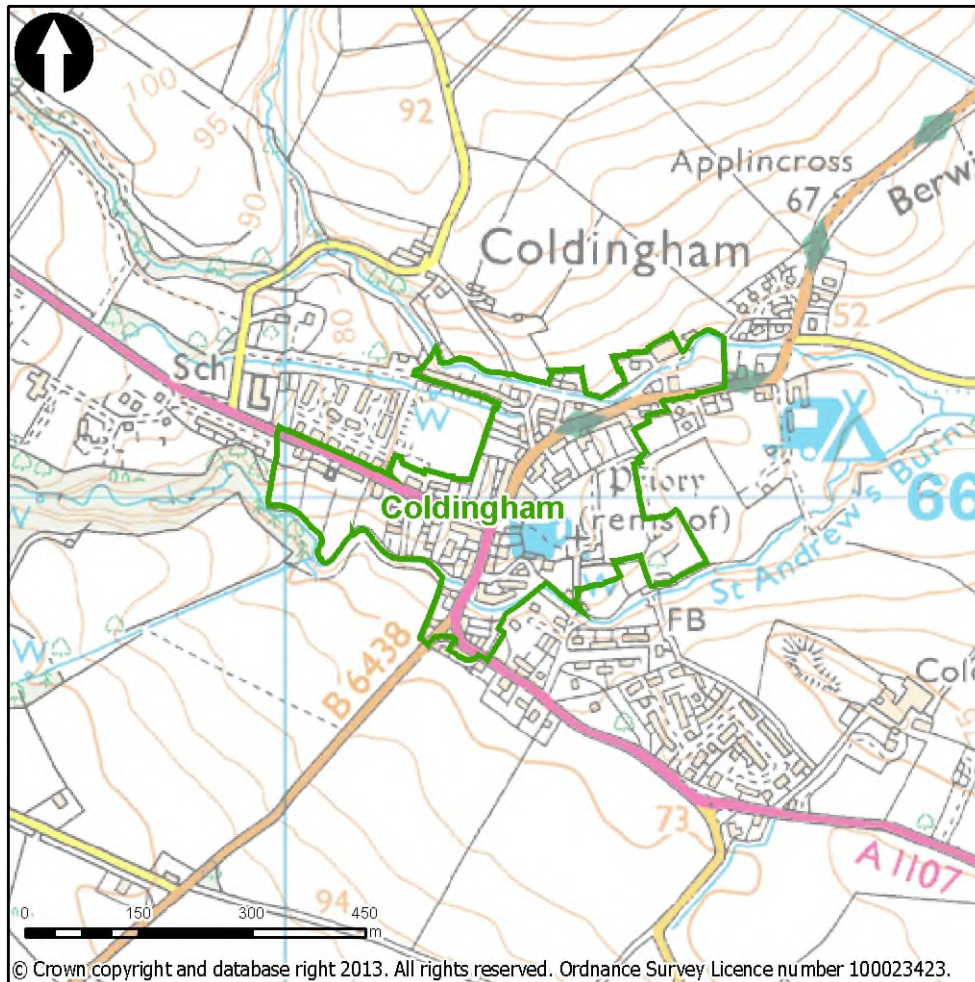
character. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are six listed buildings within the amended Conservation Area of which three are category "A" including the Mercat Cross (also a Scheduled Ancient Monument).

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Cockburnspath Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the inclusion of Meadow House, the exclusion of the telephone exchange, Bethshean, Cockburnspath Garage, no. 1 and no. 2 The Mount, Bridgend and the Club. General tidying of the boundary was also undertaken so that it follows elements on the ground.

COLDINGHAM



CONSERVATION AREA STATEMENT

The Conservation Area covers a substantial part of the Coldingham settlement including the Priory and its grounds. It was in 1098 that King Edgar gifted the lands of Coldingham Priory to Durham Cathedral and by 1139 there was a form of monastic presence in Coldingham. It is one of the few Conservation Areas that takes in three burns – the Hill Burn, the Bogan Burn and the St Andrews Burn. Along these three burns it appears that the settlement has developed.

An important characteristic of Coldingham is the rise and fall, and twists and turns of the narrow streets and lanes of the Conservation Area. It is these narrow streets and lanes that give the Conservation Area its very human and intimate scale, particularly so in two locations: one at The Bow and St Andrew's Burn, and the other at Christison's Brae and The Bogan. Properties range from single, one and a half, and two storeys in height. While there are some detached properties, these tend to be located near the edge of the Conservation Area boundary or to the outskirts of the centre. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. While all of the details highlighted above are important and

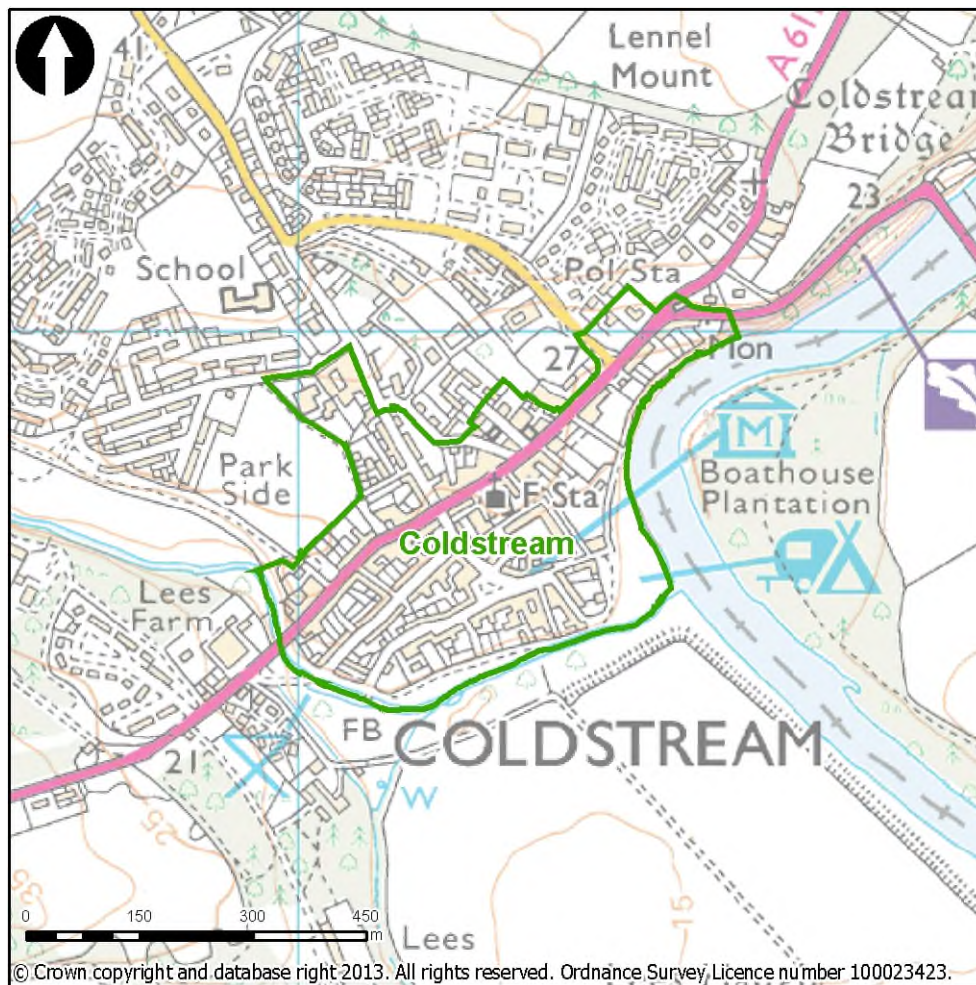
contribute greatly to the character of Coldingham they do not do so in isolation. The use of building materials and architectural details are just as important. Sandstone, harling, pantiles and occasionally slate all help to form the character. Architectural details such as transom lights, sash and case windows, margins and in some instance rybats also add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are 26 listed properties within the Conservation Area including two of category "A". The Priory is also a Scheduled Ancient Monument.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Coldingham Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the exclusion of the playing field, Strathyre House, Rhovanion, properties to the South-East of the Conservation Area – Brookfield, Barraca, Archers Close and Brankholm, as well as properties to the North-East – Miramar, Screel, Milton, Starney, The Bield and Fairmile. General tidying of the boundary was also undertaken so that it follows elements on the ground.

COLDSTREAM



CONSERVATION AREA STATEMENT

The Conservation Area in Coldstream includes much of the historic core of the Border town. Although there are a few remains today, names such as Nun's Walk, Penitents Walk and Abbey Road are all reminders that the 12th century Cistercian Priory once stood here close to the Market Square. The Burgh is probably best known because it gave its name to what is now the oldest Regiment of Foot Guards – The Coldstream Guards.

The Coldstream Conservation Area is situated where the River Tweed forms a natural boundary between Scotland and England. There are various parts within the Conservation Area that contribute to its character, the River Tweed, the Market Square and the green open spaces. The busy and winding High Street changes in level along its length. This allows the street scene to unfold gradually, retaining a sense of enclosure throughout. Narrow footpaths lead from the Square, winding down to the Leet Water with its attractive open space, walkway and views out on to and over the Tweed. Interestingly shops are centred along the High Street and not the Market Square as would be seen in most other market towns. Properties are rarely single storey and where these exist tend to be located at the edge of the town. Two to three

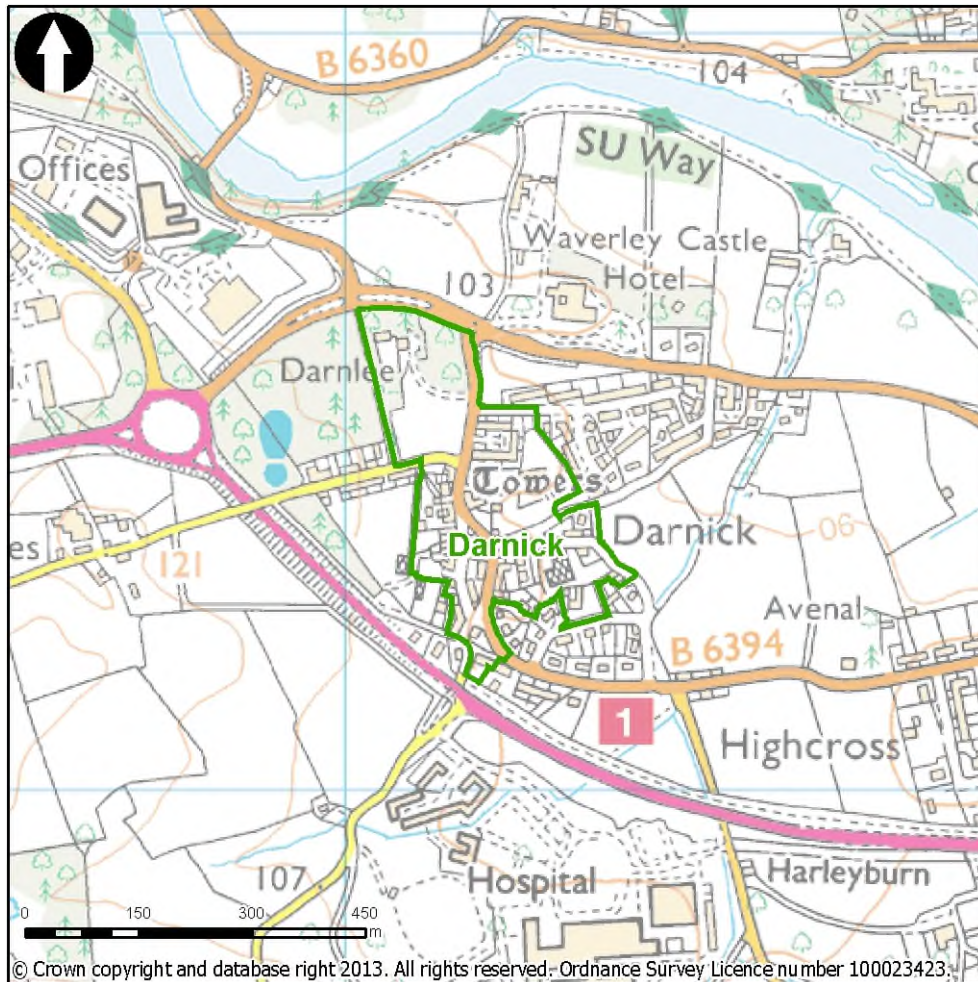
storey buildings predominate. Building materials vary, sandstone, harling, slate and in some occasions pantiles, and brick chimneys. Architectural elements like rybats, margins, quoins, skews, and unique transom lights are also notable throughout Coldstream. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are 97 listed buildings within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Coldstream Conservation Area boundary from that shown in the Berwickshire Local Plan 1994 consist of the exclusion of part of the River Tweed, part of the Leet Water with embankment, The Lees as well as properties within its grounds – The Temple, Ice House, Stables and Lodge. Other exclusions are the properties at Lees Mill Drive, the Playing Field, Hume Cottage, Lees Farm Cottage, Lees Farm, Main Steading and Stables as well as properties 1 – 4 (inc) Nursery Lane. Inclusions consist of the Old School House on Home Place, The Coldstream Workshops, 5 Home Place, 33 Duns Road, properties 8 – 34 Duns Road (even numbers only), Mansefield on the High Street and Knowe Park also on the High Street. General tidying of the boundary was also undertaken so that it follows elements on the ground.

DARNICK



CONSERVATION AREA STATEMENT

The Darnick Conservation Area incorporates the historic core of the settlement. Darnick was one of the villages of the halidom of Melrose Abbey and still retains a large tower of the 15th century.

The Conservation Village of Darnick is organic in nature and its buildings are arranged in informal groups providing constantly changing views to the Eildon Hills. Whilst a number of conversions of farm buildings have taken place, these conversions have allowed the retention of much of the historic fabric within the Conservation Area. Properties tend to be one and a half, two, and two and a half storeys in height and typically three bays in width. A strong impact has been formed by a number of buildings within the Conservation Area fronting directly onto the main street, particularly some former farm buildings that are positioned gable-end to the road. Traditional building materials prevail within the Conservation Area, such as ochre and cream coloured sandstone and slate, as well as many architectural details – sash and case windows in a variety of pane formations, margins, rybats, sandstone lintels and quoins, dormers, and transom lights. Other details that are commonly found are stone boundary walls and skews. It is recommended

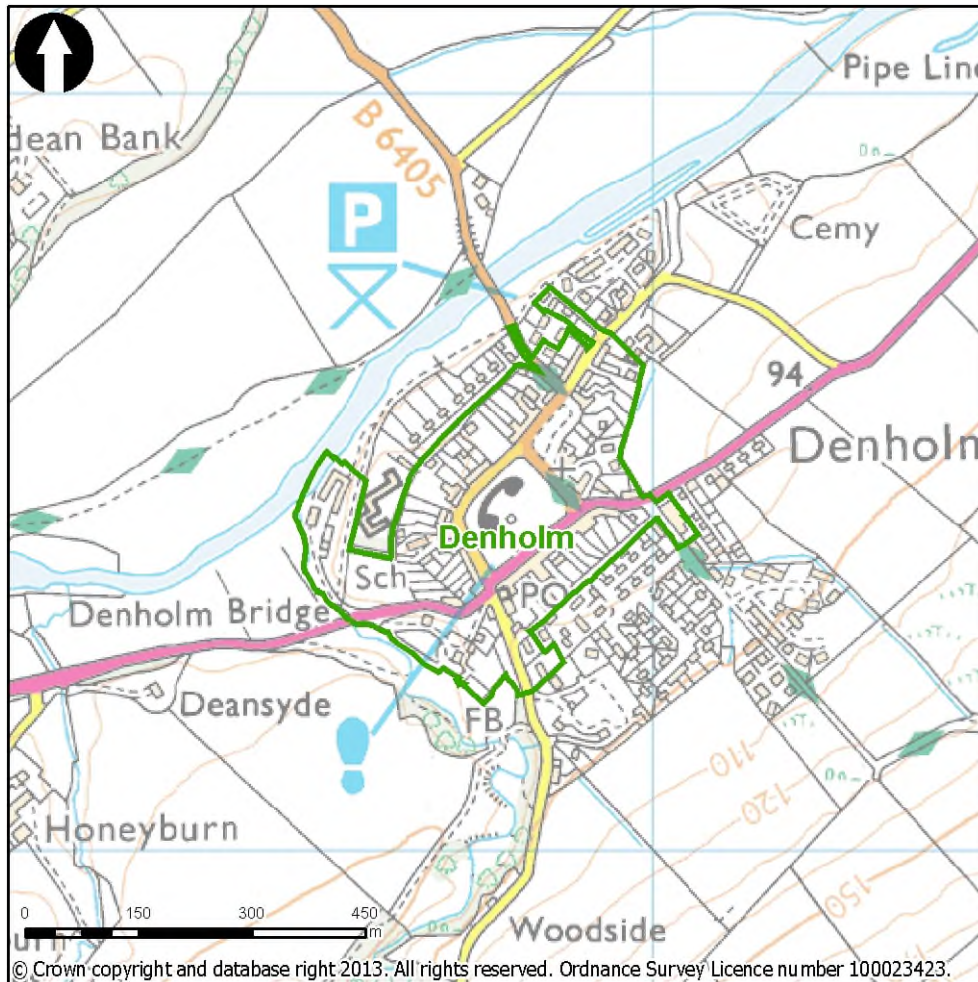
that any alterations or new development within the Conservation Area should have regard to these elements and so contribute to the retention of its character.

There are currently 14 listed properties within the Conservation Area including the category "A" Darnick Tower.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Darnick Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 consist of the inclusion of Aldie Cottage along Tower Road, the exclusions consist of the new properties to the south of the Conservation Area and 1 Fishers Lane. There are other small changes to the boundary however these are mere tidying of the boundary to follow elements on the ground.

DENHOLM



CONSERVATION AREA STATEMENT

The Conservation Village of Denholm is centred round a large green. Planning of the Village began in 1664 when land in plots around the green was feued by Sir Archibald Douglas for houses and gardens. To the west of the village is a former Denholm Mill that has now been converted to residential use.

Denholm is distinctive in that it represents a planned village based on the decanting of stocking weaving work from Hawick as opposed to the traditional unplanned or organic form of a village usually found in Roxburghshire. Apart from the main village green a subsidiary smaller open space has been formed by an extension of Sunnyside to the east to form Leyden Road and by the opening of the north part of Kirk side. While a considerable number of the properties were originally thatched, the birthplace of Dr John Leyden (poet and linguist) is the only remaining example. The character of the Conservation Area stems principally from the green, though other features do contribute to this. Properties around the green are mainly two storey (though there are some one and a half) and on a simple rectangular plan, gable ends and eaves to the roadside. Overall most buildings are constructed in

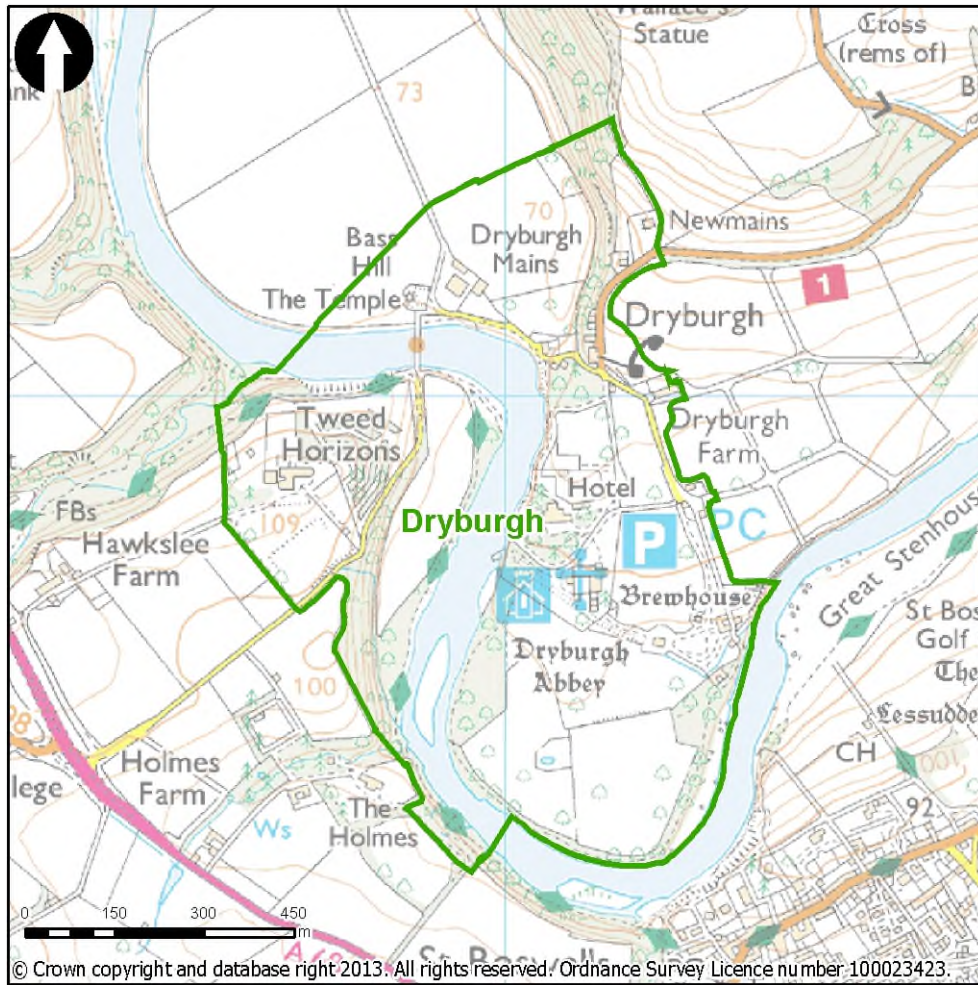
continuous rows but there are a few examples of detached cottages, therefore any new development should aim to follow this practice. While traditional building materials and architectural detailing prevail throughout the Conservation Area such as the use of sandstone, harling, sash and case windows, margins and rybats. It is all of these elements that give Denholm its distinct appearance that should be preserved. It is for that reason that any alterations to individual buildings or any new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

There are seven listed properties within the Conservation Area of which the Westgate Hall is a category "A".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Denholm Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the exclusion of properties 1, 3, 4 Minto Gardens, the substation, the filter beds and adjacent land at Denholm Mill, Marybank, the play area and Two Hoots and Larach Dene along the Loaning. The inclusions consist of land at Deanburn Lodge and a section of the road and embankments along Minto Road, other alterations consist of general tidying of the boundary so that it follows elements on the ground.

DRYBURGH



CONSERVATION AREA STATEMENT

The Conservation Area of Dryburgh is located in the crook of the River Tweed beneath the Eildon Hills. Legend states that “Dryburgh” is a translation of an ancient Celtic name meaning “the bank of the sacred oaks”. Although there are a few ancient oak trees in the neighbourhood, the name is more likely to refer to the fact that there are no fresh water springs at Dryburgh. The village of Dryburgh owes much of its existence due to the works of David Stuart Erskine, 11th Earl of Buchan who was the owner of much of the land in the area and spent his life developing and improving the estate.

The Dryburgh Conservation Area is unique in the Borders in that it is a rural area that has many different types of buildings. These buildings range significantly from the modest agricultural buildings at Dryburgh Mains to the grandeur of the Dryburgh Abbey Hotel and the Abbey. The relationship of the buildings and the spaces between them contribute significantly to both the character and appearance of the Conservation Area. While the properties themselves range from single storey to two and a half storeys in height for residential buildings, the hotel rises to a significant three and a half storeys. Building materials include slate, harl and sandstone in varying colours. Both

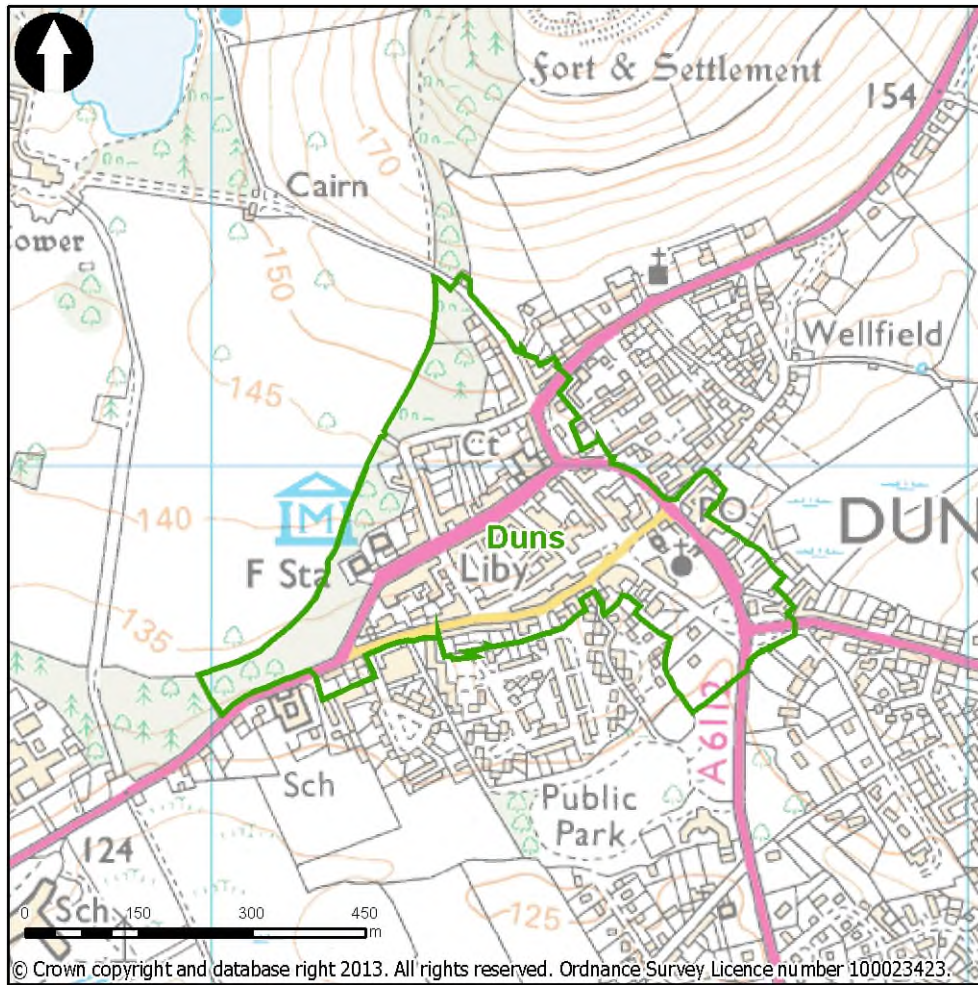
coursed rubble and ashlar stonework can be found, the ashlar being present on the grander properties. Details such as boundary walls with coping, crowsteps, stepped quoins, rybats and margins are features notable in Dryburgh and should be preserved. Dormers are present on a number of the properties and vary in height and are often gable fronted. Windows tend to take the form of timber sash and case (6/6, 2/2). While all of these details contribute significantly to the character and appearance of the Conservation Area, it is these very elements that give Dryburgh its distinct appearance that should be preserved. It is for that reason that any alterations to individual buildings or new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

There are ten listed buildings within the Conservation Area – of which Dryburgh Abbey is category “A” and is also a Scheduled Ancient Monument.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Dryburgh Conservation Area boundary from that shown on the Dryburgh Conservation Area Map (1999) consist of the inclusion of the field to the north-west of the Temple of the Muses. Whilst the exclusions include the listed Wallace statue, Urn and the track leading to these, a section of the River Tweed, The Holmes and two planted areas on the north side of the Conservation Area.

DUNS



CONSERVATION AREA STATEMENT

The Conservation Area in Duns covers much of the town centre including Newtown Street and Castle Street. This small market town came by its name from either the Gaelic *Dun* meaning fort (or hill fort), or from the Anglo-Saxon for a low hill with a flat summit. The present town of Duns was developed around 1545 and is based around its medieval church, Market Square and Cross.

The Duns Conservation Area retains many distinctive townscape characteristics that can only be found in this Berwickshire market town. Almost all streets run in a south-west to north-east direction with the majority of the properties being focused around the Market Square, the Golden Square and the carpark in front of the two banks - the Royal Bank of Scotland and the Bank of Scotland. The Market Square is made-up of a rich assortment of commercial properties, while a substantial part of North Street and South Street are residential. A variety of different building styles are present throughout the Conservation Area and these all add to the uniqueness of the place. Many of the properties are built hard to the footpath but on the whole they all tend to follow the streetscape. While all of the details highlighted

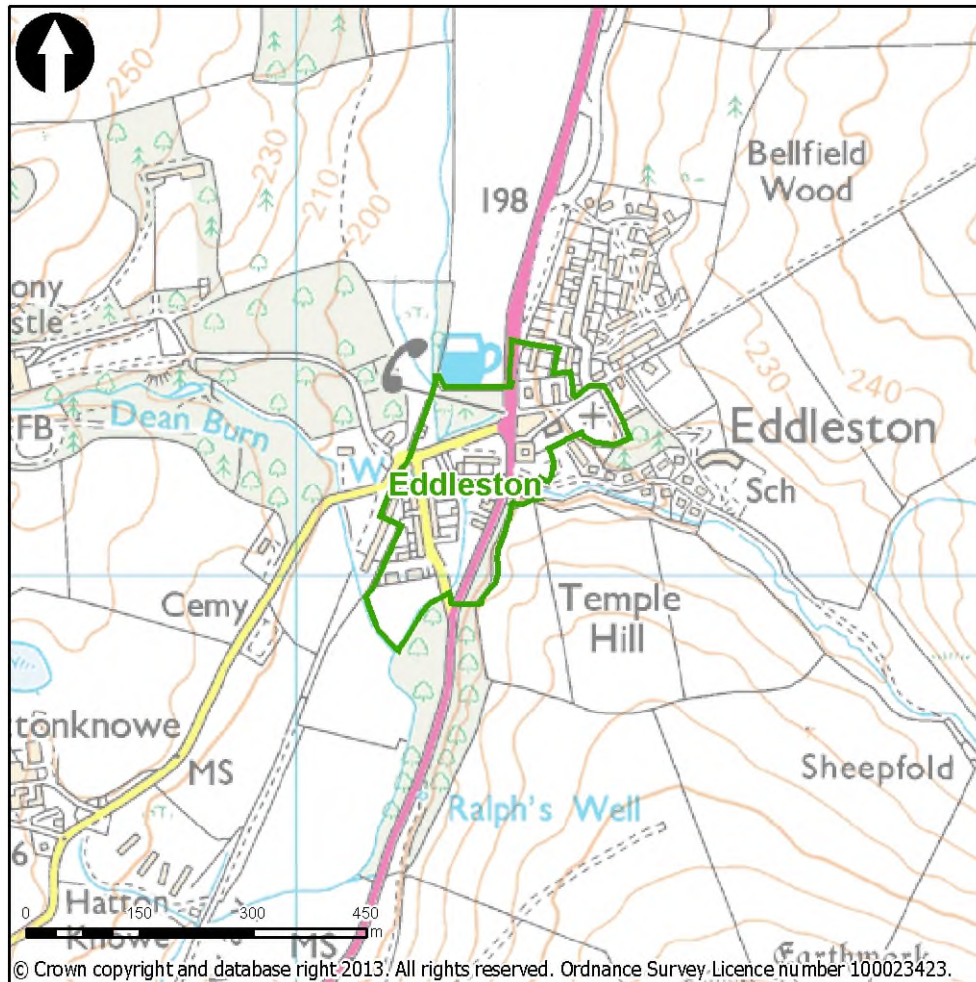
above are important and contribute greatly to the character of Duns they do not do so in isolation. The use of building materials and architectural details are just as important. Sandstone, harling, slate and occasionally pantiles all help to form the character. Architectural details such as transom lights, sash and case windows (though unfortunately there are some uPVC replacements), crowsteps and in some instances moulded hoods or other attractive features to openings also add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are 118 listed buildings within the Conservation Area of which the Mercat Cross is category "B".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Duns Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the inclusion of land of Duns Castle, 11, 13 and 15 Langtongate, Culreoch, The Coach House, Barniken House Hotel, Maryfield, Bridgend Garage, and 34 and 36 Easter Street. Exclusions consist of 1, 2 and 3 Blinkbonnie, Camilla Cottage and the properties at Manse Gardens. General tidying of the boundary was also undertaken so that it follows elements on the ground.

EDDLESTON



CONSERVATION AREA STATEMENT

The Eddleston Conservation Area includes the entire historic village and has two distinct focal points – Station Road and the area around the Horseshoe. The village was founded about 1785 as a single street of whinstone cottages and is terminated by Station House to the north. Properties range from two to two and a half, detached and single storey cottages built in rows.

Eddleston village is set where the Eddleston Water meets the Longcote Burn and the Dean Burn. It is a result of these waterways that Eddleston has the three bridges crossing them – the two within the Conservation Area being humped back. All buildings relate to the landline and tend to rise and fall with the topography while the properties along Station Road front directly onto the street. Along Station Road small single storey cottage style properties are the norm, though some properties rise to two storeys elsewhere. Prominent buildings consist of the Parish Church on the hill and the Horseshoe with its uniquely 'horseshoe' shaped windows reflecting its previous use as a smithy. Features that are evident throughout the Conservation Area and which form the character of the place are the use of building materials like whinstone and sandstone (predominately beige coloured though a few examples of red),

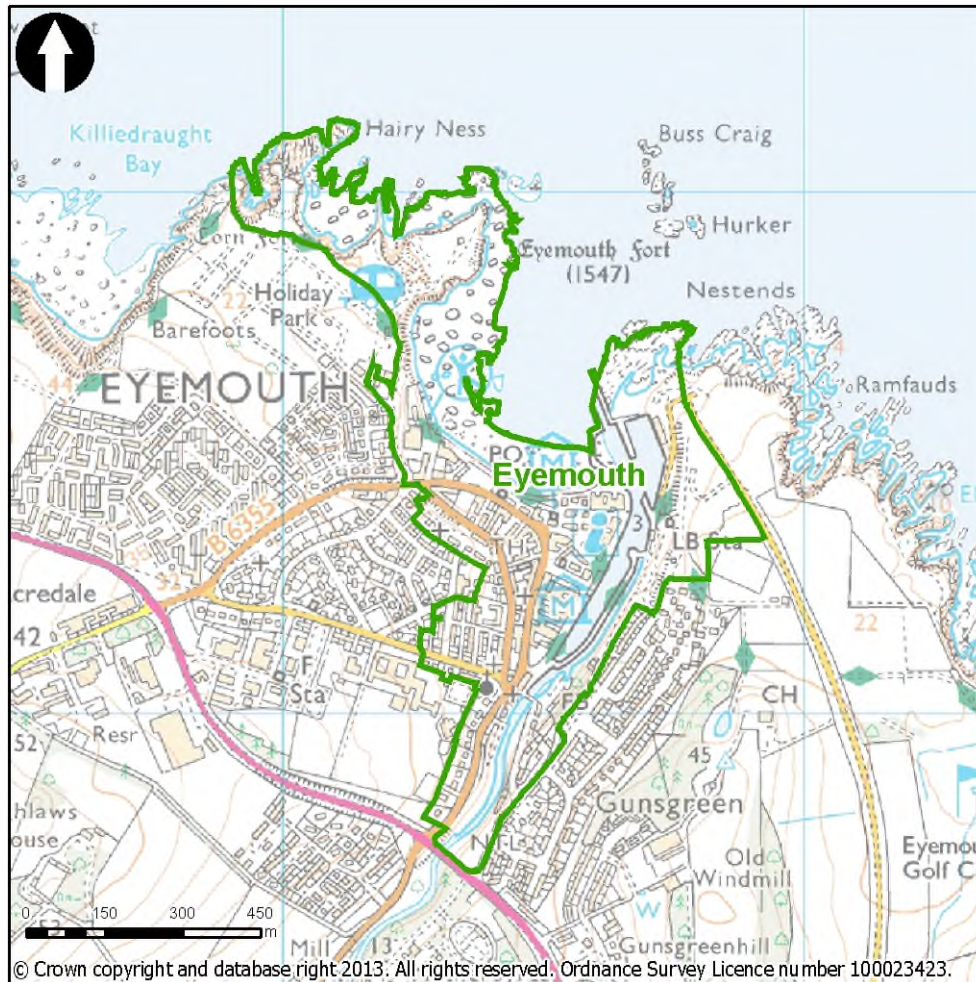
harling and exposed rafter feet. Architectural details such as gabled porch entrances, bay windows, margins or stepped rybats and sash and case windows can be frequently seen. It is all of these elements that gives Eddleston its distinct appearance that should be preserved. It is for that reason that any alterations to individual buildings or any new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

There are five listed buildings within the Conservation Area, however one listing includes a group along Station Road – Nos 1-23 and 2-22.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

The Eddleston Conservation Area as shown in the Tweeddale Local Plan (1996) had taken in much of the settlement however, the boundary has now been re-drawn and now excludes much of the areas covered by the new development as Elibank Park. The Conservation Area now focuses on the historic part of the village.

EYEMOUTH



CONSERVATION AREA STATEMENT

The Conservation Area in Eyemouth includes the entire town centre, the harbour and a considerable part of the coast. Eyemouth is Scotland's second largest inshore fishing port and typifies 18th century harbour front development however, there has been a harbour here since the 12th century. The remains of a series of fortifications from prehistoric times to the 20th century are situated in the most northerly part of the Conservation Area.

The Conservation Area retains many of the distinctive townscape characteristics that are only found within a Scottish coastal town such as Eyemouth. These include the harbour and a considerable part of the coast. A number of villa-style properties along the west side of Victoria Road form an attractive entrance leading to the town centre, along with the many good examples of traditional architecture (particularly the Burgh Chambers, Gunsgreen House and the terraces along Paxton Terrace and Armitage Street). The traditional layout of Harbour Road, the High Street and the Market Place are also important features. The Town's Harbour is, in particular, essential to the character of the place. The coast is an additional element to the townscape quality along with the coastal walk and the Marine

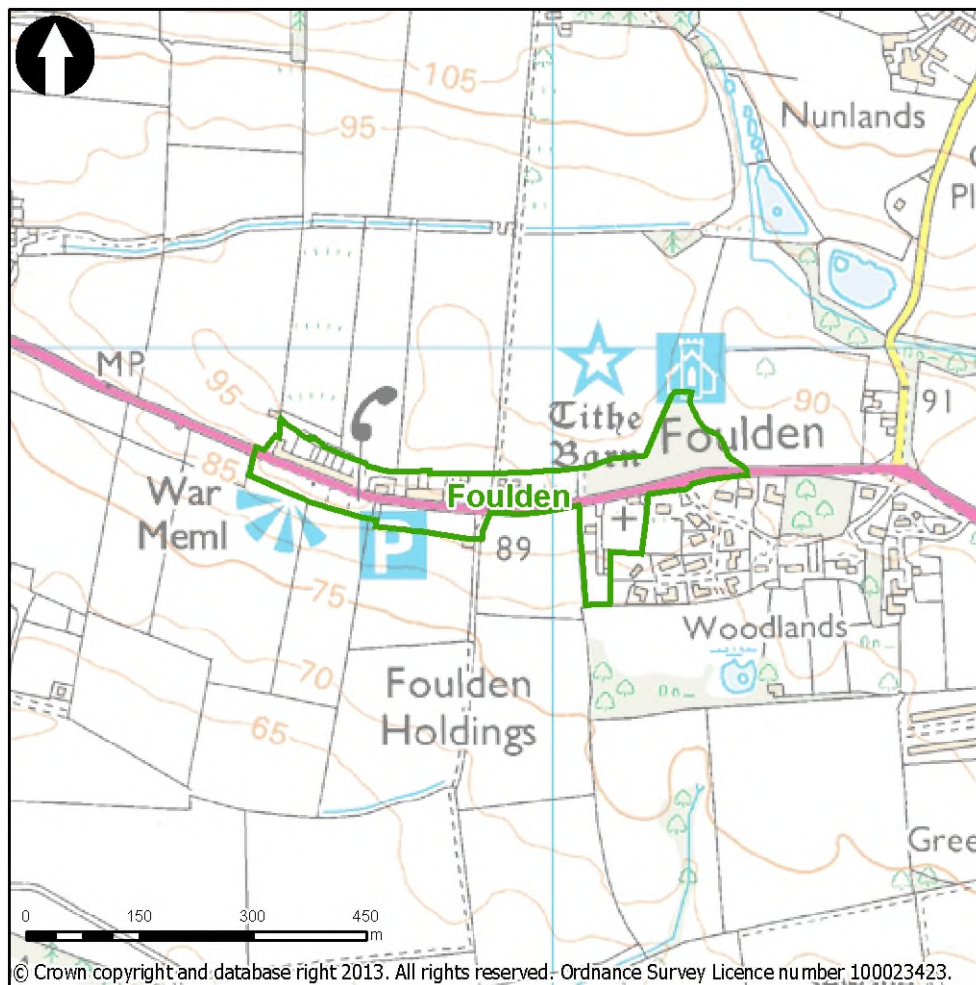
Parade. Properties range from single storey to three, and three and a half storeys along the Harbour Road. Any new development must therefore aim to contribute to the existing character of the Conservation Area. Also included within the Conservation Area is retail and other commercial properties, any alterations to these should seek to respect the individual building and the wider Conservation Area.

Within the Eyemouth Conservation Area there are 64 listed properties including two of category "A".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Eyemouth Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the exclusion of 8 Fort Road as well as the inclusion of The Moorings, Pinkie House and Wyngate. General tidying of the boundary was also undertaken so that it follows elements on the ground.

FOULDEN



CONSERVATION AREA STATEMENT

The Conservation Area of Foulden includes all the historic core of the original settlement. Foulden lies in an area of gently sloping arable lowland at the lower end of the Tweed Valley where it meets the Northumberland Plain. This setting provides Foulden Conservation Area with its great views.

Foulden is a unique Conservation Area in that its single linear built form and open surrounding landscape allows its residents an exceptional place to live. The Ha-Ha to the south of the Conservation Area was created to maximise the views, and no properties have been built on that side. Despite no obvious geographical centre it is thought that Foulden was developed initially around Foulden House (now demolished), the church and tithe barn. Properties tend to be single storey or a storey and a half and mostly front onto the raised pavement. While traditional building materials prevail, (slate, terracotta tiles, sandstone and whinstone), so too does a number of architectural details, such as sash and case windows (various pane patterns and window shapes), gable brick dormers, skews, quoins, plain margins or rybats, and exposed rafter feet. Some examples of corbelled brick eaves courses and 'fish-scale' band slating are also notable. While these individual elements of the built fabric

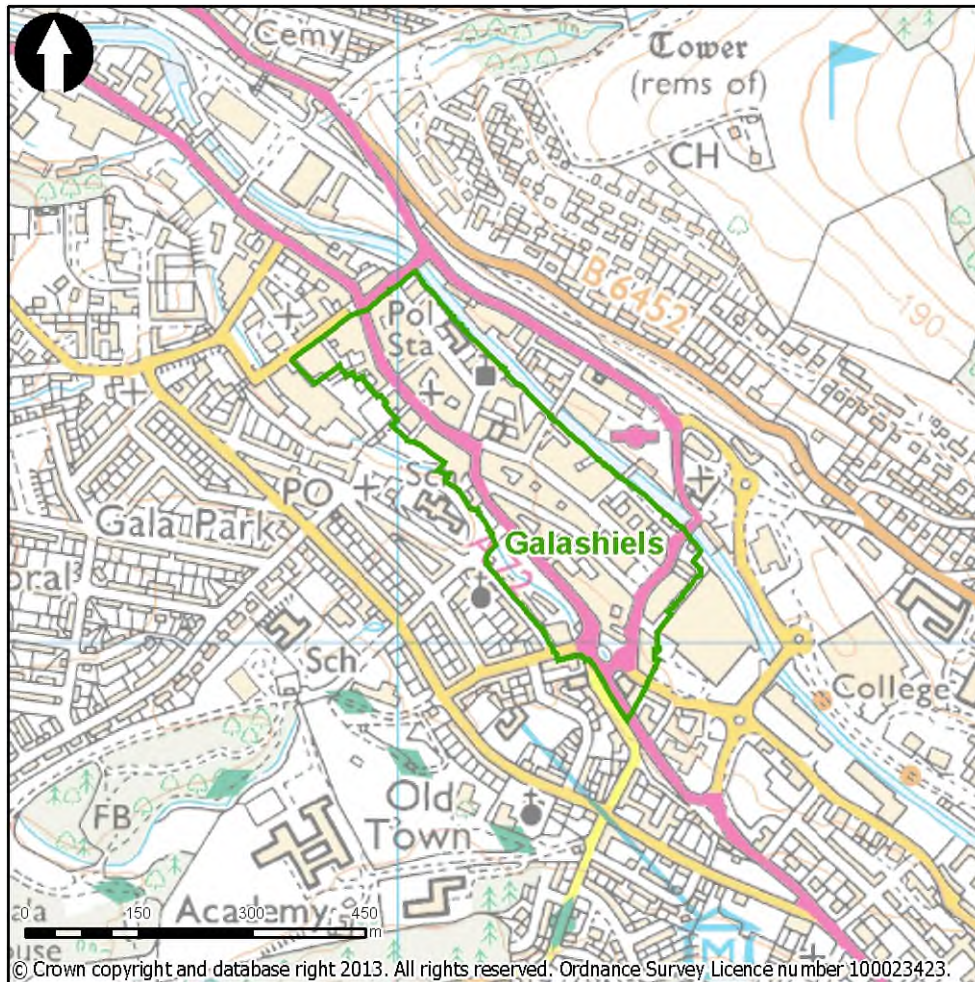
may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are 13 listed buildings within the Conservation Area of which the Old Tithe Barn is category "A" and is also a Scheduled Ancient Monument.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Foulden Conservation Area boundary from that shown in the Berwickshire Village Plan (1995) consist of the exclusion of the Spinney and the field to the west of the Former Manse. General tidying of the boundary was also undertaken so that it follows elements on the ground.

GALASHIELS



CONSERVATION AREA STATEMENT

The Conservation Area of Galashiels includes almost all the historic valley basin of the town. This part of Galashiels contains a great number, and range of style of buildings that gives the town its special character. The town of Galashiels derives its name from its location – “dwellings by the Gala Water”.

The Galashiels Conservation Area is based around the valley basin, and takes in Bank Street, High Street, Overhaugh Street, Bridge Street and Channel Street along with a number of linking streets. The majority of the main streets run along the valley bed, northwest to southeast. The most important visual focal points are the Bank Street Gardens and around the Cornmill Square. The majority of traditional buildings range from two, two and a half, three, and three and a half storeys depending on their location.

Building materials range from whinstone and sandstone, harling and slate. There are many significant features and architectural details within the Conservation Area which should be preserved - these range from moulded hoods above doorways, sandstone quoins and rybats and ‘nepus’ chimneys (a gabled chimney that is centred on the front elevation). Window styles and

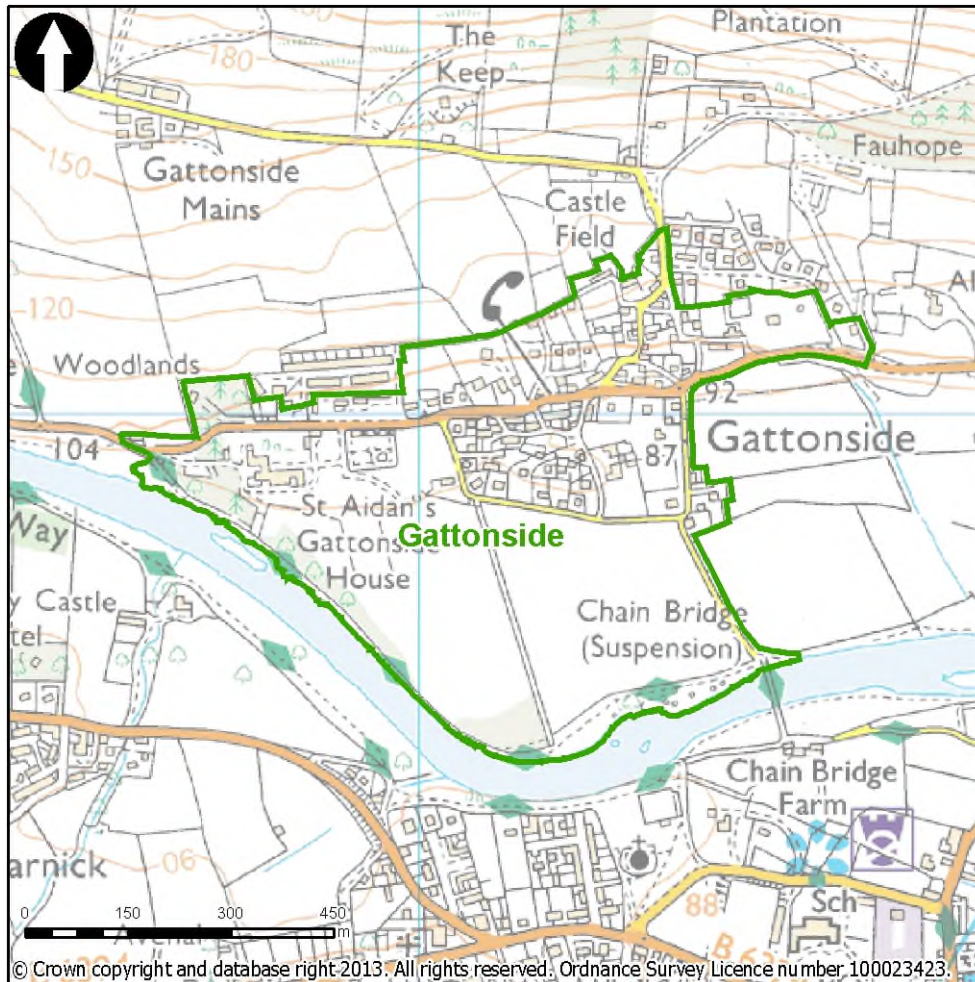
types also vary considerably, sash and case, tripartite windows, oriels (bay windows at upper levels), transom lights as well as many dormers of various types. In addition some original cobbles remain, and the alleys and vennels are also important features that should be retained. Many properties sited on corners have been built as features in themselves. Examples of this are found at 112 High Street, and at the corner of Channel Street and High Street. While these elements of the built fabric may not appear to be significant in isolation, their collective contribution to the Conservation Area is considerable.

There are currently 41 listed properties within the Galashiels Conservation Area.

CONSERVATION AREA

The boundary shown within this Consolidated Local Plan is of a new designation, however the boundary shown has been altered from that shown within the Consultative Draft Local Plan (May 2004) to include a number of properties along Roxburgh Street to the north.

GATTONSIDE



CONSERVATION AREA STATEMENT

The Conservation Area of Gattonside takes in much of the settlement. An attractive picturesque village, Gattonside has many significant features that contribute greatly to the character of the Conservation Area. Gattonside is a south sloping settlement looking over the River Tweed towards the Eildon Hills.

Narrow winding streets and paths run through the village and link with the Main Street. These streets and paths and the track that runs along the north of the Conservation Area as well as the track on the bank of the River Tweed all contribute to the distinctive spatial identity of Gattonside. Noteworthy properties include Gattonside House, Abbotsmeadow, and Rose Cottage: all adding significantly to the sense of place of the Conservation Area. Properties tend to be one and a half to two storeys in height but there are also a few single storey properties within the Conservation Area. Two storey properties are mainly detached and are often set back from the roadside. Traditional building materials prevail within the Conservation Area such as red and cream sandstone often mixed with whinstone, harling and slate. Architectural details such as sash and case windows (though many have

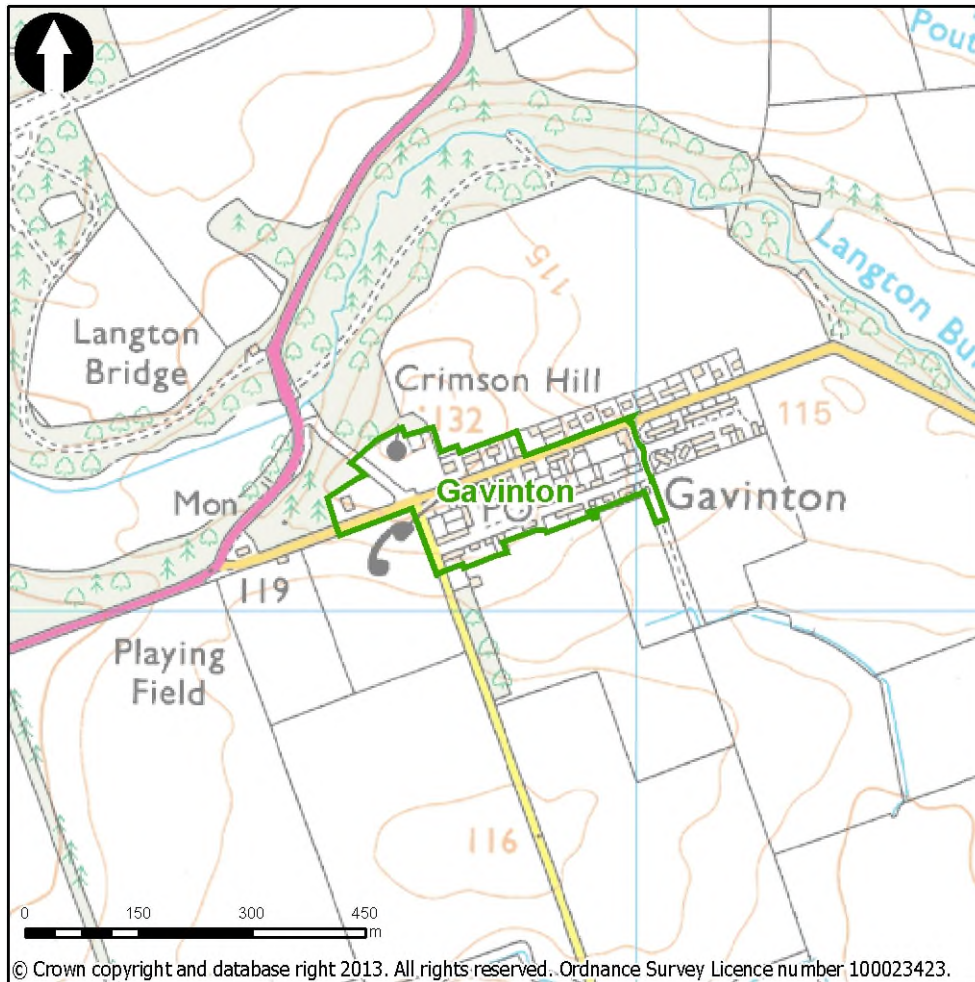
been now replaced), dormers, single-leaf doors, sandstone sills and lintels, margins, rybats, and transom lights all contribute to the sense of place. Other details that are also common are stone boundary walls, some of which are drystone constructed, and most have a form of coping. It is recommended that any alterations or new development within the Conservation Area should have regard to these elements and so contribute to the retention of its character.

There are currently nine listed properties within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Gattonside Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 consist of the exclusion of part of the River Tweed and therefore part of the Chain Bridge, part of Montgomerie Terrace and Monkwood Road, and general tidying of the boundary to follow elements on the ground.

GAVINTON



CONSERVATION AREA STATEMENT

The Conservation Area of Gavinton covers the majority of the village. Gavinton although not comprehensively planned, was intentionally laid out in the 18th century. The Village was built by the wealthy landowner David Gavin. He located it out of sight from his own house (Langton House) but at a convenient and efficient distance from his estate for his tenants.

The Gavinton Conservation Area has a distinct layout and is laid out in two short terrace rows with only a few detached properties. It is centred on the rectangular green that is surrounded by mainly single and two-storey properties. As the layout of Gavinton is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Other details that are found within the Conservation Area that also relate to its layout being worthy of protection are that properties are in near continuous rows and are occasionally punctuated by side-streets or paths. Building materials that prevail throughout the Conservation Area are sandstone, harling and slate. While the architectural details include sash and case windows (unfortunately many have been replaced), transom lights, margins and rybats. While these individual

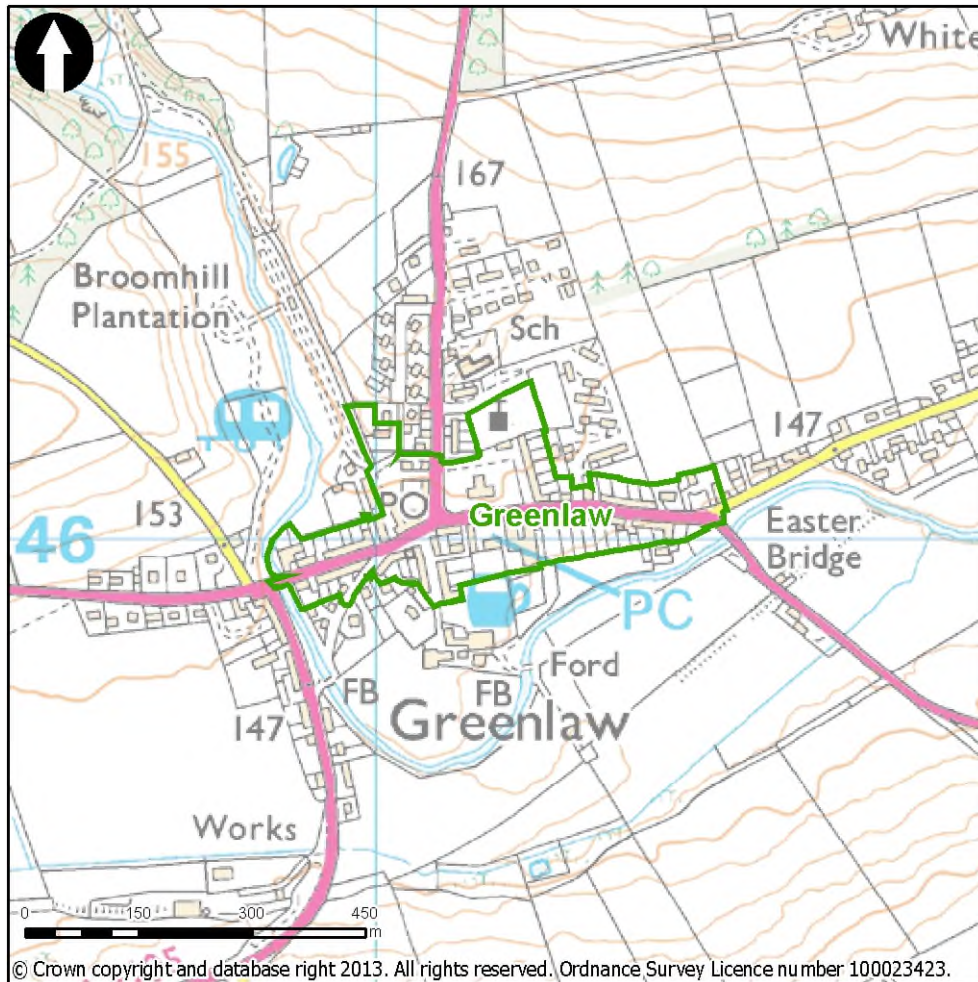
elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are a total of 29 listed structures within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Gavinton Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the exclusion of new properties to the north – Oaklea, Ainslie, Somerslea, Eluned and Tree Tops. General tidying of the boundary was also undertaken so that it follows elements on the ground.

GREENLAW



CONSERVATION AREA STATEMENT

The Conservation Area of Greenlaw takes in a significant part of the settlement. Its name stems from the nature of the place – a green hill. The town of Greenlaw was originally sited near the present Old Greenlaw House, on an eminence or law. New Greenlaw began to expand in the valley, on its present site in the second half of the 16th century. By 1598 it was more populous than Old Greenlaw and parliament ratified a charter of burgh of barony in 1600.

The Conservation Area of Greenlaw and former County Town is centred round the Former Court House located on the Green. The majority of properties on the High Street are built to the footpath with a few exceptions – these primarily being the Castle Inn Hotel, the Court House and the former Church that is now in the use of a garage. It is these noteworthy properties that help to give Greenlaw its character. Properties within the Conservation Area tend to be built in short rows but a few detached properties do exist. Ranging from single to two storeys, properties vary in style. Although the details highlighted above are important and contribute greatly to the character of Greenlaw they do not do so in isolation. Building materials and

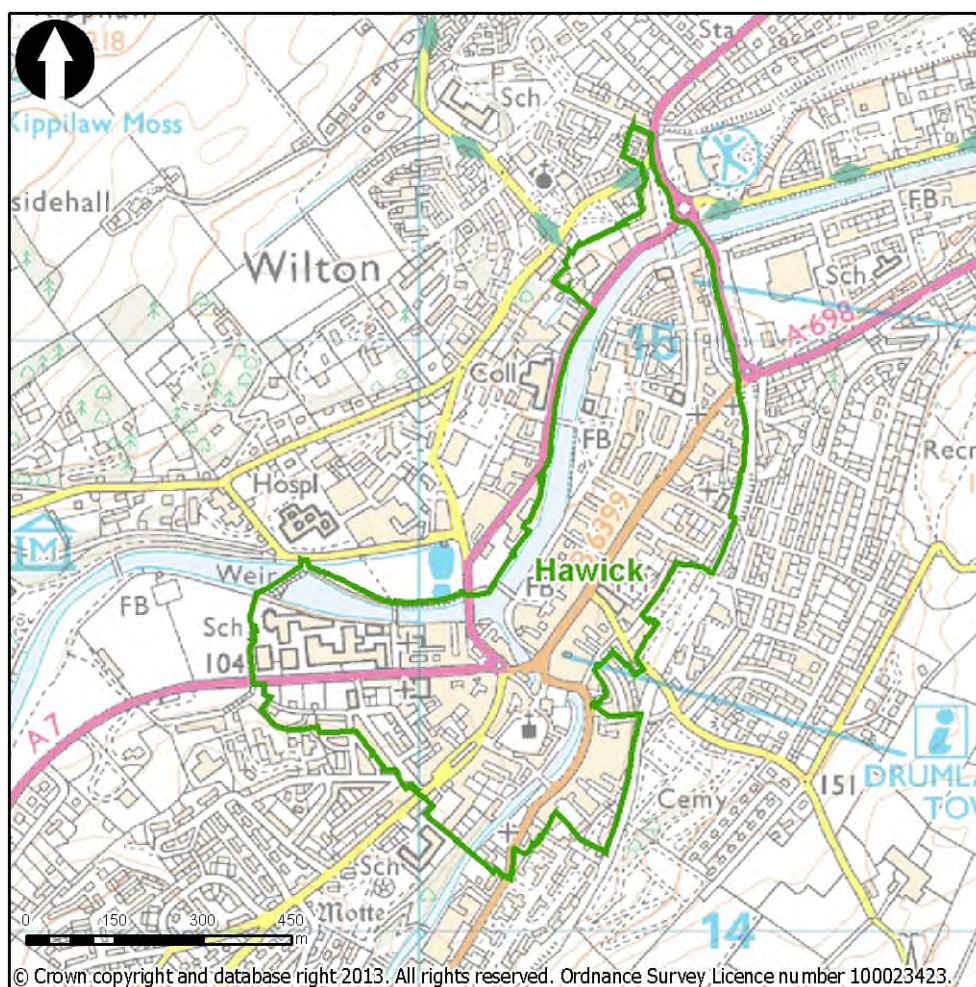
architectural details are also just as important. Sandstone, some whinstone, dash, harling, slate and occasionally pantiles (as found along Todholes and other minor streets) all help to form the character. Architectural details such as transom lights, sash and case windows (though unfortunately there are some uPVC replacements), rybats, margins and in some instances pilasters all add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are a total of five listed structures within the Conservation Area and which all are category "A".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Greenlaw Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the exclusion of the new property – Avalon along Todholes, the inclusion of 7, 9 and 11 Mill Wynd along with the hall also located on this street, 33 and 35 East High Street, 6 Bank Street, Wester Bridge and a section of the river embankment to the north. General tidying of the boundary was also undertaken so that it follows elements on the ground.

HAWICK



CONSERVATION AREA STATEMENT

The Conservation Area in Hawick includes all the High Street and the historic core to the south. Hawick has a long and colourful history that can be traced back to the 12th century when the Norman family; the Lovels were granted land in and around Hawick by King David I. Situated close to the border with England, Hawick suffered greatly particularly during the 15th and 16th centuries when the town was repeatedly burned. Despite all of that, the town survived and flourished with the arrival of the industrial revolution, and in particular the expansion of the knitwear and textile industries and the introduction of the railway.

The Hawick Conservation Area has retained many of its distinctive characteristics. The High Street in particular has a real urban feel and this has given rise to the title of “Glasgow in miniature”.

The oldest part of the town is the area between St Mary’s Kirk and the Motte, and in particular the Drumlanrig Square area. Both the Kirk and the Motte date from the 12th century. The current buildings within this area date mainly from the Victorian era – the principal façade on the square is on the north side

and comprises of a three-storey terrace with shops at the street level and constructed using ashlar sandstone. Within Drumlanrig Square is the site of the original west port. This was the western gate to the town in the medieval times and was located on the main road from Carlisle, before Buccleuch Street was built.

Leading down to Sandbed and High Street is the Howgate, although the buildings here are of a later date the street itself follows the medieval line. The rig pattern is still evident particularly along the southern part of the High Street. Properties along the High Street date mainly from the Victorian era and comprise a range of rich architectural styles from impressive Italianate bank buildings to more modest harled two and three storey buildings, the whole being dominated by the Scots baronial Town Hall.

An extensive mill lade system still remains within Hawick and also within the Conservation Area a range of industrial textile buildings still survive – ranging from a hand powered stocking shop at the back of the High Street to the category 'A' spinning mill at Tower Mill.

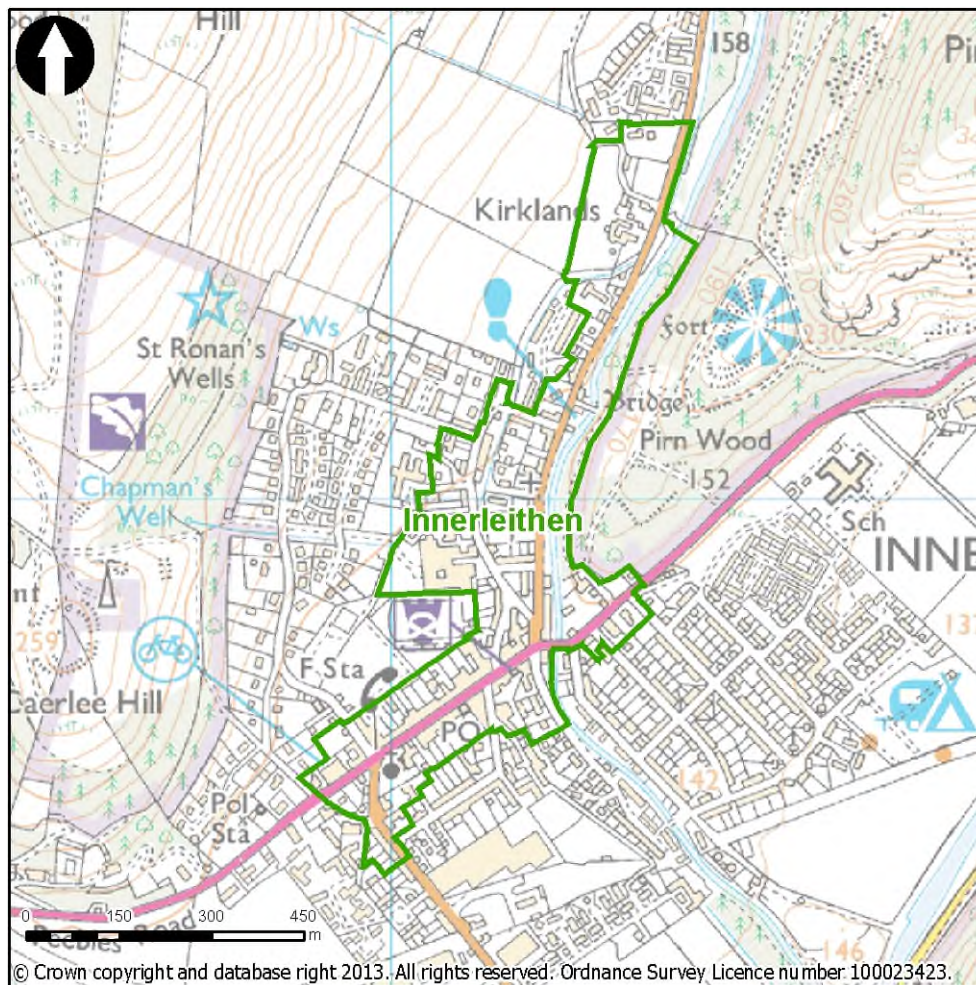
It is evident that within the Hawick Conservation Area there is a great selection of building types, styles and periods, and these reflect the history, diversity and development of the town. Properties range from two storeys upwards in height. Building materials range from sandstone and whinstone, harling, stucco and slate. Architectural details range significantly, fanlights, transom lights, sandstone rybats, margins and quoins, along with a wide range of elaborate other details within the Conservation Area. As all of these elements contribute to the Conservation Area, together they all form its character, any new development or alterations must respect the individual building and the wider Conservation Area. It is therefore important that all of these individual features are taken into account.

There are currently 115 listed properties within the Conservation Area, of which 3 are category "A".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Hawick Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the exclusion of properties on Slitrig Crescent, Nos 2, 4, 6 Mill Path, St Cuthberts Rectory, properties 1 – 6 (inc) Liddesdale Road, and 8, 10, 11, 12, 13 Loan. The inclusion consists of Henderson Garden, the Bowling Greens and Pavilions, Oakwood House, Hawick High School, parts of the River Teviot including Lawsons Bridge, Albert Bridge and Victoria Bridge, other alterations consist of general tidying of the boundary so that it follows elements on the ground.

INNERLEITHEN



CONSERVATION AREA STATEMENT

The Conservation Area of Innerleithen includes much of the High Street, Leithen Road, and part of Traquair Road, Waverley Road, Horsbrugh Street, and Pirn Road. Until late 19th century Innerleithen was a small hamlet; comprising of only a few thatched houses, a mill, and a church.

The character of Innerleithen Conservation Area owes much to the Leithen Water that runs through the town to the Tweed. A lade to the west of the river supplied several woollen mills (one of them was the first in the Borders, established in 1788), a sawmill and Smail's Printing Works (now run by the National Trust for Scotland). Innerleithen was an ideal location for the woollen industry. Its fast flowing river offered waterpower to the mills and wool was produced in the surrounding pastoral countryside. The development of the woollen industry did not begin as a gradual process, but on a large scale with the building of Brodie's Mill.

The majority of properties within the Innerleithen Conservation Area are 19th century and residential and follow a fairly general pattern. Architecturally they are quite plain as individual units but rely for their interest and integrity on their

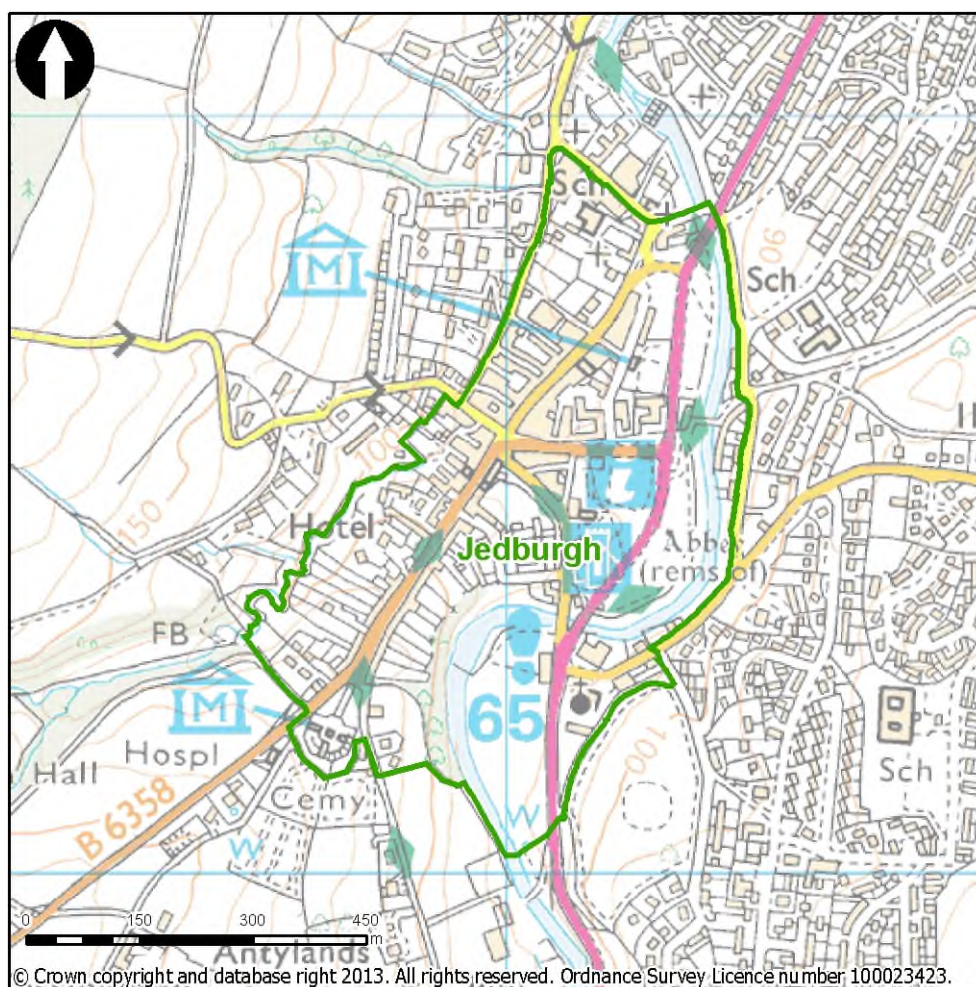
proportioning, detailing and uniformity as a group of buildings. Sneaked whinstone, sandstone, harling, stone quoins, and slate are the main building materials. Most properties have timber sash and case windows and solid timber doors, and dormers. They are characteristically of a small scale either single, one and a half or two storeys in height. Therefore any new development must aim to contribute to the existing character of the Conservation Area. Also included within the area are retail and other commercial properties, any alterations to these should seek to respect the individual building and the wider Conservation Area.

There are currently 21 listed properties within the Conservation Area. There are also two Scheduled Monuments: the Cross Shaft, Innerleithen Parish Church and Innerleithen Roman Camp. The Roman Camp is partially outside the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Innerleithen Conservation Area boundary from that shown in the Tweeddale Local Plan (1996) consist of the exclusion of an area to the south-west and south-east of the Conservation Area, Torwyn along the Strand and properties at Nursery Park. General tidying of the boundary was also undertaken so that it follows elements on the ground.

JEDBURGH



CONSERVATION AREA STATEMENT

The Conservation Area of Jedburgh includes much of the historic core of the town including the Abbey and the Castle Gaol. The Abbey was founded by David I in 1138 and was destroyed on the orders of Henry VIII of England. It is now the most complete surviving abbey in the Borders despite being burned nine times. At the highest point of the Town sits the Castle Gaol. Built on the site of the medieval castle it was once the most important stronghold in the Borders. The prison took its name from the site and has always been called Jedburgh Castle.

Similar to Edinburgh Old Town in its layout, Jedburgh has a long street that rises terminating with the castle at the highest point. Shops and other commercial properties are focused in the central area and are laid out around where the Mercat Cross once sat with roads leading off in all directions. Properties within the Conservation Area are built in rows with some detached properties particularly along Friarsgate. Ranging from two to three and a half storeys in height, properties vary in style. Although the elements highlighted above are important and contribute greatly to the character of Jedburgh they do not do so in isolation. Building materials and architectural details are also

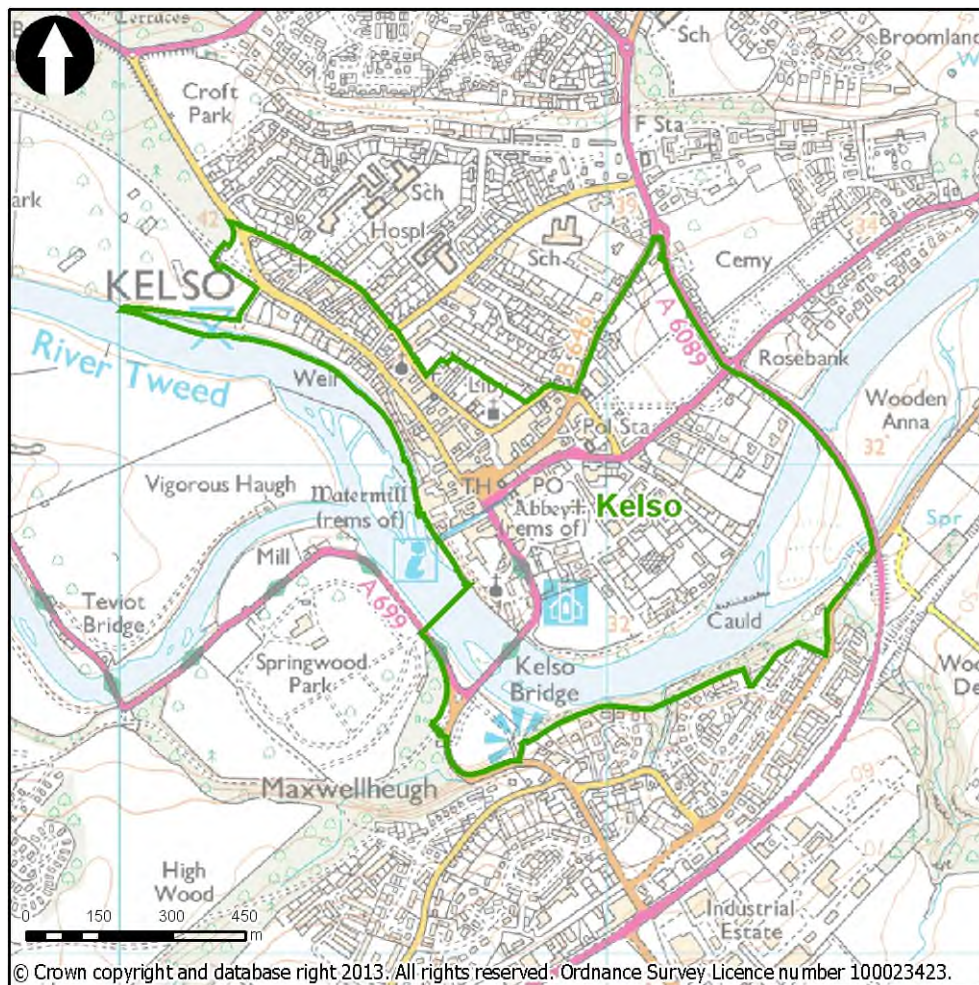
just as important. Sandstone, some whinstone, harling, and slate all help to form the character. Architectural details such as sash and case windows (though there are some unfortunate uPVC replacements), rybats, margins, detailed door heads above some entrances and in some instances pilasters all add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are 135 listed properties within the Jedburgh Conservation Area of which eight are category "A".

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Jedburgh Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the inclusion of 8, 10, 12 and 14 Exchange Street, properties 1 – 11 (incl) Balfour Court, Glenvohr, land surrounding the Old Jail and Friarsgate. The only exclusion from the boundary is the land to the south which also takes in the bowling green and the wooded area. General tidying of the boundary was also undertaken so that it follows elements on the ground.

KELSO



CONSERVATION AREA STATEMENT

The Conservation Area of Kelso includes the historic core of the town, including the ruins of the 12th century Abbey, the 18th century Market Square and the Kelso Bridge, as well as the surrounding 19th century buildings and the main approaches into the town. Built in 1800, Kelso Bridge was the first bridge in the world to have elliptical arches. It was built to replace its predecessor that had been previously swept away in a flood. Kelso is situated in the wide meander of the River Tweed in the old county of Roxburghshire.

The Kelso Conservation Area retains many of the distinctive townscape characteristics that can only be found in this Roxburghshire market town. Main streets within the Town run in a radial pattern and centre on the Market Square. This Square is the largest formal square in Scotland and is still complete with setts. Around Market Square, buildings are made-up of a rich assortment of commercial properties while a large part of Roxburgh Street is residential. A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both Shedden Park and the Abbey provide a significant contribution

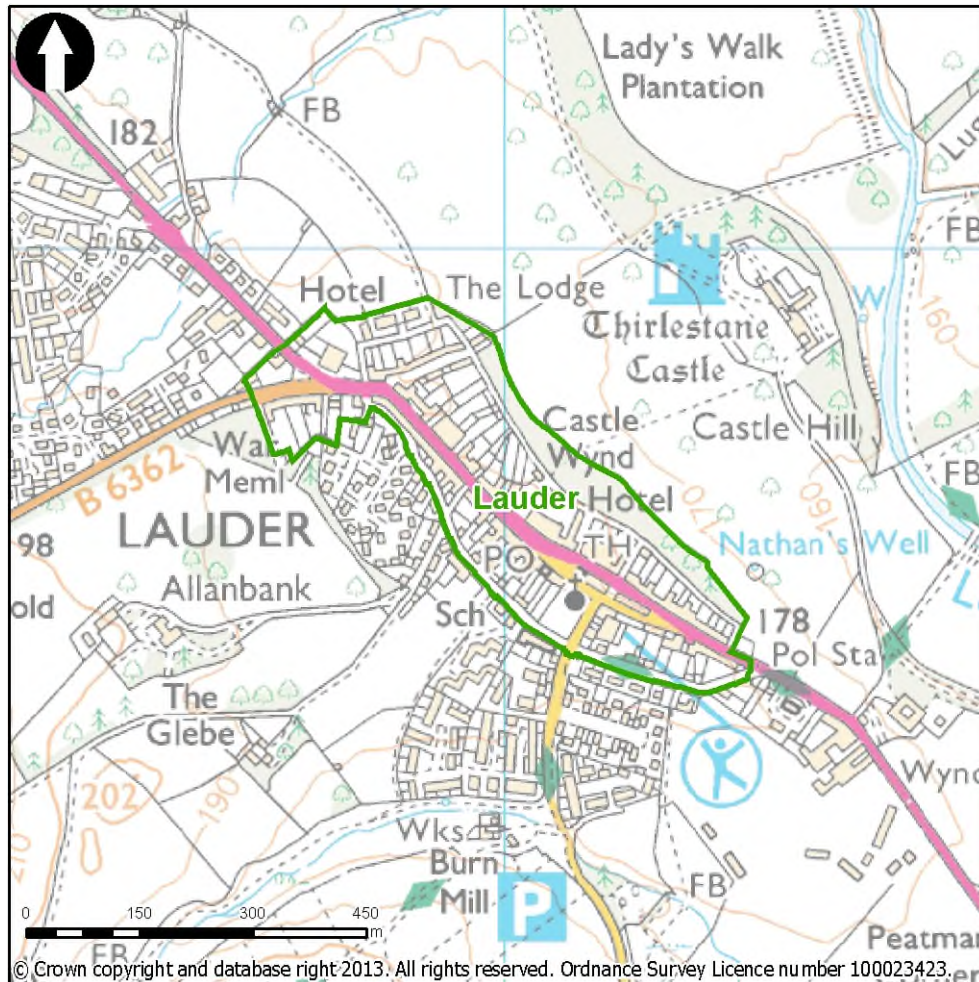
not only to the amenity of the Town but also to its attractiveness. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. While all of the features highlighted above are important and contribute greatly to the character of Kelso they do not do so in isolation. The use of building materials and architectural details are just as important. Sandstone, render and slate all help to form the character. Architectural details such as the traditional shop fronts, the classical proportions and details like the frieze, cornices and other highly ornamental carved stonework, sash and case windows, panel doors, and brick chimney stacks all add greatly to the Conservation Area. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are currently 268 listed properties within the Kelso Conservation Area of which 11 are category "A". The ruins of the Kelso Abbey are also a Scheduled Ancient Monument.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Kelso Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the two significant inclusions, the first being the area to the north-west where Roxburgh Street stretches to meet Bowmont Street, and the second area is to the west stretching from Edenside Road, along Dryinghouse Lane to along the A698 where it meets the south embankment of the River Tweed. The exclusions from the Conservation Area boundary consist of the land at Lodge Park and part of Springwood Park. The boundary has also generally been tidied so that it follows elements on the ground.

LAUDER



CONSERVATION AREA STATEMENT

Lauder Conservation Area includes a considerable part of the settlement and is one of the best preserved examples of an historic burgh in Scotland. Despite the expansion of the town in the 19th and 20th centuries, Lauder has retained its historic street pattern of a main street with back lanes to the east and west and this defines the extent of the Conservation Area. Only limited development within the historic core has taken place and this has respected the original character.

Lauder Conservation Area is based around a single irregular market street with an additional street behind the buildings that line either side of the High Street. The major visual focal point in the Conservation Area is the Town Hall. It dominates the town centre by both its physical height and isolated position at the end of the Market Place. The majority of traditional buildings are two storey though there are many single, storey and a half, and two and a half storeys. Buildings line both sides of the High Street, including a number of gable end houses. Building materials range throughout the Conservation Area from whinstone and sandstone, harling, slate and brick chimneys. There are many significant features and architectural details within the Conservation

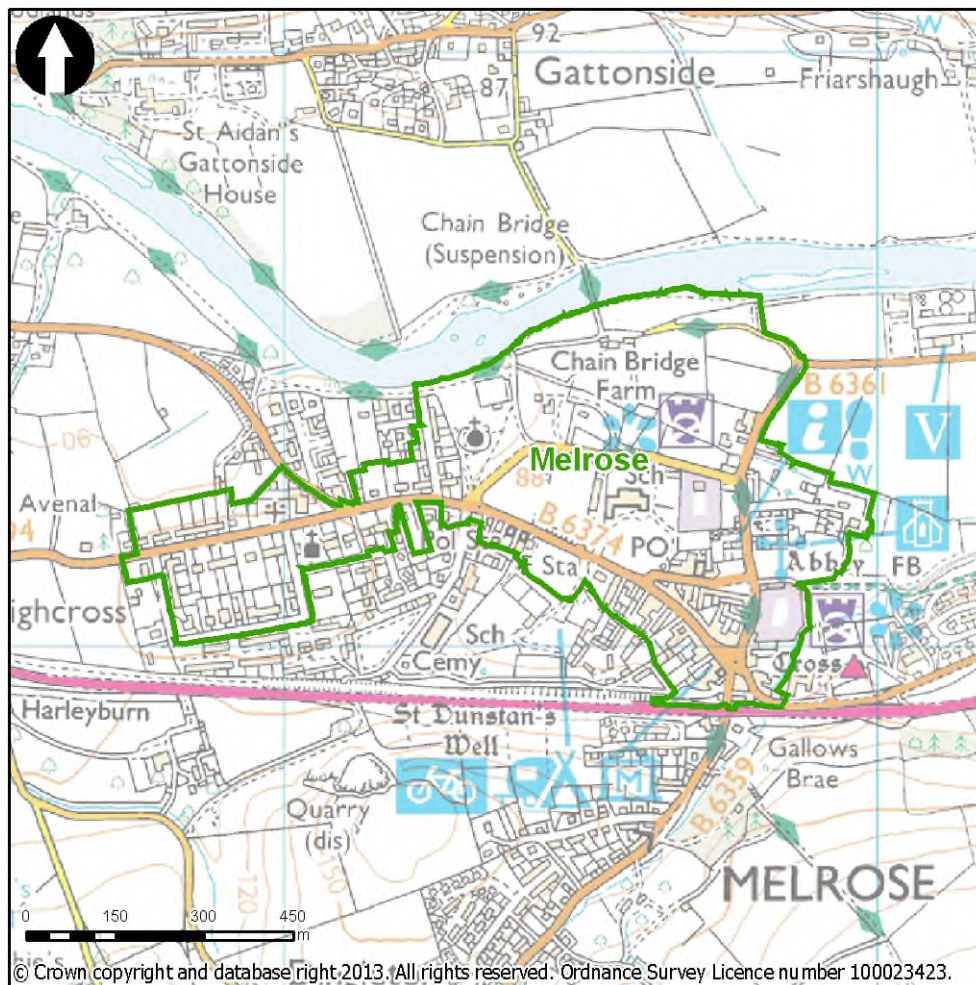
Area which should be preserved - these range from moulded hoods above doorways, transom lights, sandstone quoins and rybats, tripartite and bay windows as well as a number of dormers at various heights. In addition some original chimney pots and skews remain. The high boundary walls, in particular those along Castle Wynd, are an important feature within the Conservation Area and these should be retained. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. The Market Place together with The Avenue are the major open spaces in the Conservation Area.

There are currently 39 listed properties within the Lauder Conservation Area including the "A" category Lauder Church (Church of Scotland). A comprehensive re-survey was carried out by Historic Scotland in 2001.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Lauder Conservation Area boundary from that shown in the Ettrick and Lauderdale Local Plan (1995) consist of the exclusion of 19 – 37 (Inc) The Orchard, 14 The Loan and Anderslea along the Stow Road. Inclusions into the Conservation Area are 5 and 7 Edinburgh Road. General tidying of the boundary was also undertaken so that it follows elements on the ground.

MELROSE



CONSERVATION AREA STATEMENT

The Conservation Area of Melrose incorporates the historic core of the settlement. Melrose is world-renowned for its famous Abbey. It is within the grounds of Melrose Abbey that the heart of King Robert I (The Bruce) is buried in a leaden casket. It was his wish to take part in a crusade but this wish was only fulfilled after his death when his friend James Douglas, known as 'Good Sir James' carried his embalmed heart while on crusade. King Robert I's heart was then brought back and buried in the Abbey.

The Melrose Conservation Area retains many of the historic features that provide it with its distinctive identity. Along with the Abbey, other properties that appear prominent within the Conservation Area, include the Commendator's House, the Mercat Cross, the Bank of Scotland, the Corn Exchange, the Post Office as well as a number of the hotels. Melrose is an unplanned settlement with an organic nature, though many of the properties around the Abbey have been set out in an ordered fashion. The centre of Melrose is closely packed and intimate, while the periphery appears more sprawling and open. The majority of detached properties tend to be located on the periphery of the settlement and not within the centre.

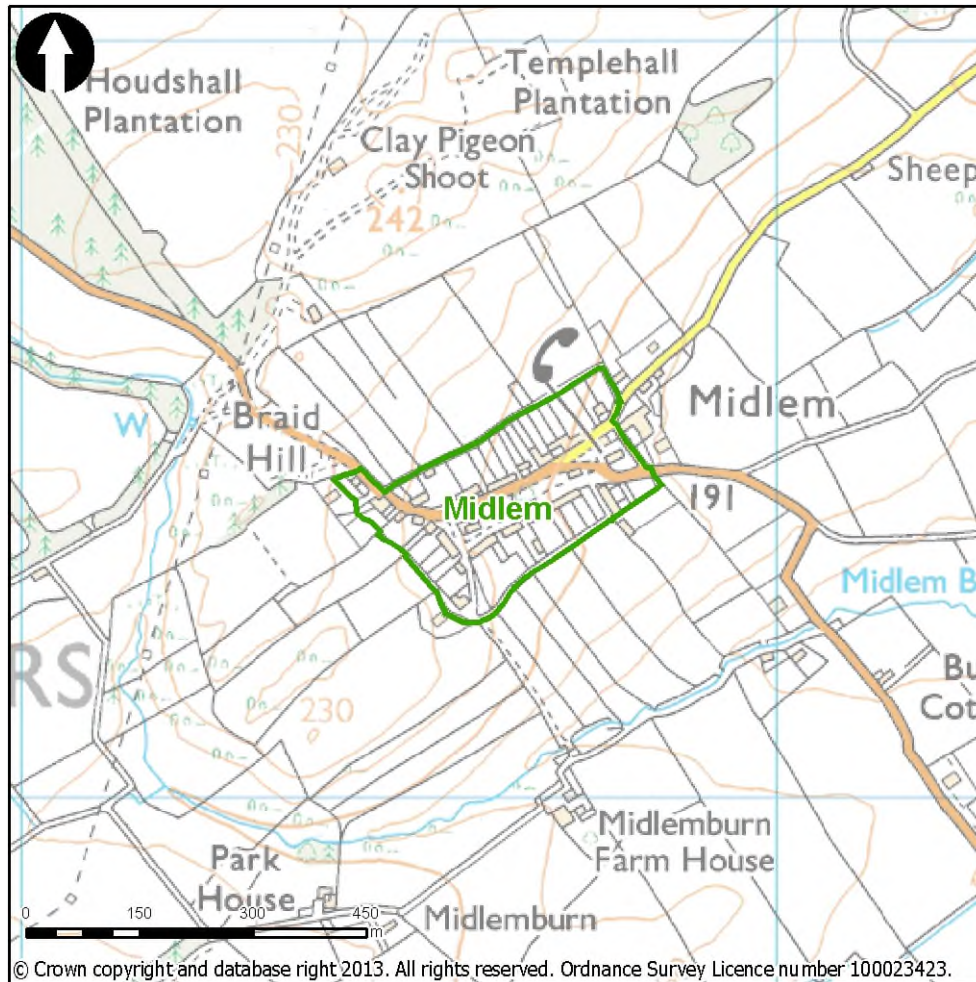
Building materials that prevail throughout the Conservation Area are sandstone, whinstone, harl, slate and on a few occasions red clay tiles. The architectural details include sash and case windows, fanlights, transom lights, a range of dormers, occasional continuous sills on upper floors, skews, margins and rybats. Boundary walls also play an important part in the character of the Melrose Conservation Area, some with iron detailing particularly along Abbey Street. Whilst these individual elements of the built fabric may not appear significant, collectively their contribution to the Conservation Area is considerable. Any new development or alterations should seek to respect individual buildings and the wider Conservation Area by taking account of these important features.

There are currently 69 listed properties within the Melrose Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Melrose Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 consist of the inclusion of the playing field next to the Old Fire Station, Madras Cottage and a large extension to include part of High Cross Avenue. Other alterations to the boundary consist of the exclusion of a field at Priory Farm. There are other small changes to the boundary however these are mere tidying of the boundary to follow elements on the ground.

MIDLEM



CONSERVATION AREA STATEMENT

Once a centre for linen manufacture, Midlem is a peaceful settlement with many traditional, vernacular style buildings that look out onto a village green. The Conservation Area includes almost all the Village, which is centred round the green.

Midlem has a distinct layout with a track running almost around the entire village allowing access to the rear of each property and enclosing the long rig gardens. The majority of properties centre closely round the green and range from single to two storeys in height with their gardens to the rear. As the layout of Midlem is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Another detail that relates to the layout and is worthy of protection is that many of the properties are built in near continuous rows with only a few examples of detached cottages. Any new development should aim to follow this practice. Traditional building materials prevail throughout the Conservation Area with the use of sandstone often with whinstone mixed in, harling, and slate. Architectural detailing such as sash and case windows, dormers, transom lights, and margins are all frequently found. It is the

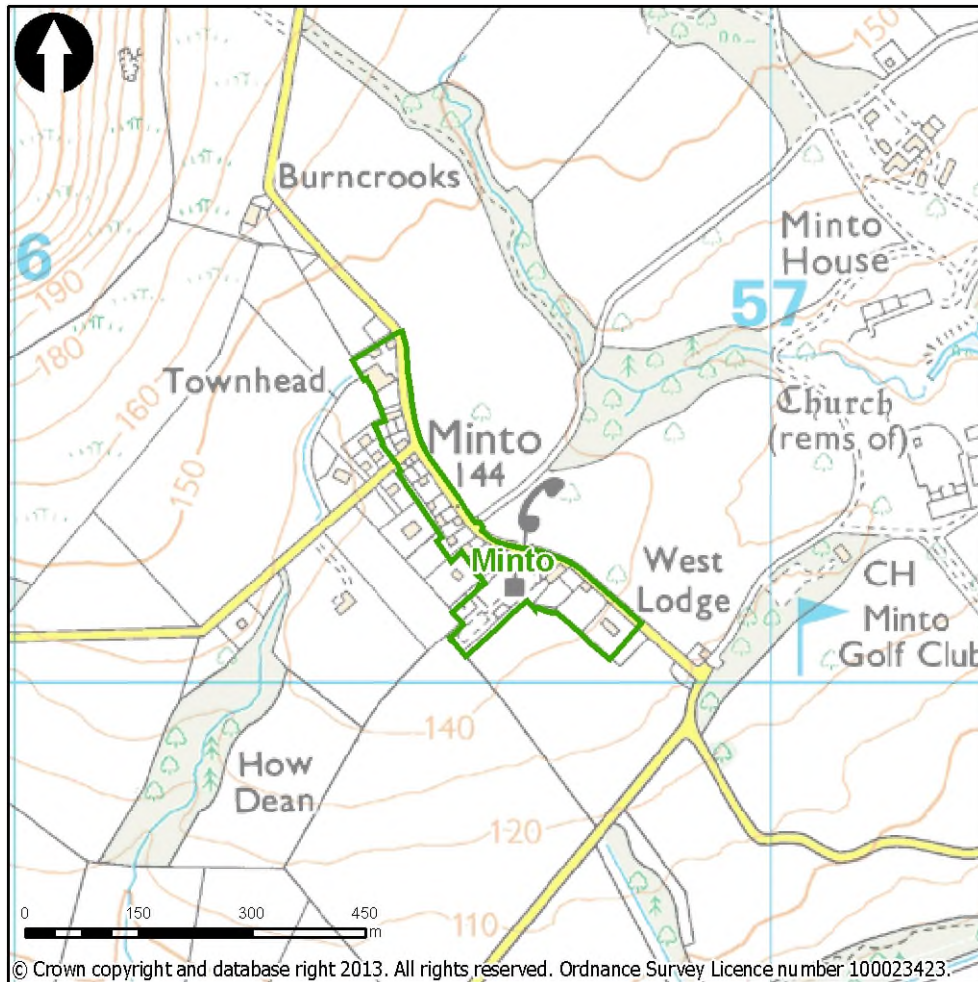
combination of all of these elements that gives Midlem its distinct appearance and these features should be preserved. It is for that reason that any alterations to individual buildings or any new development within the Conservation Area should seek to respect the individual building and the wider Conservation Area.

There are currently two listed properties within the Midlem Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Midlem Conservation Area boundary from that shown in the Ettrick and Lauderdale Village Plan (1996) consist of the inclusion of the land at Townhead and general tidying of the boundary to follow elements on the ground.

MINTO



CONSERVATION AREA STATEMENT

An estate village laid out by the Earl of Minto, the Minto Conservation Area covers the entire historic village. The Village lies in the dips below the rounded Minto Hills, and its topography is quite dramatic.

The original village was developed in a linear form with rows of cottages, a church and a school. It is notable that no houses exist east of the 'main street' and there is no particular pattern to the layout of the original properties as they do not all face the one direction nor do they overlook each other. There is a mixture of building types – ranging from cottages, a former schoolhouse to a farmhouse. For that reason not all properties are detached, there are a number of semi-detached. While traditional building materials prevail (slate, sandstone and harling) so too do a number of architectural details - sash and case windows, plain margins or rybats, and exposed rafter feet. There are also a few examples of brick porches. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual

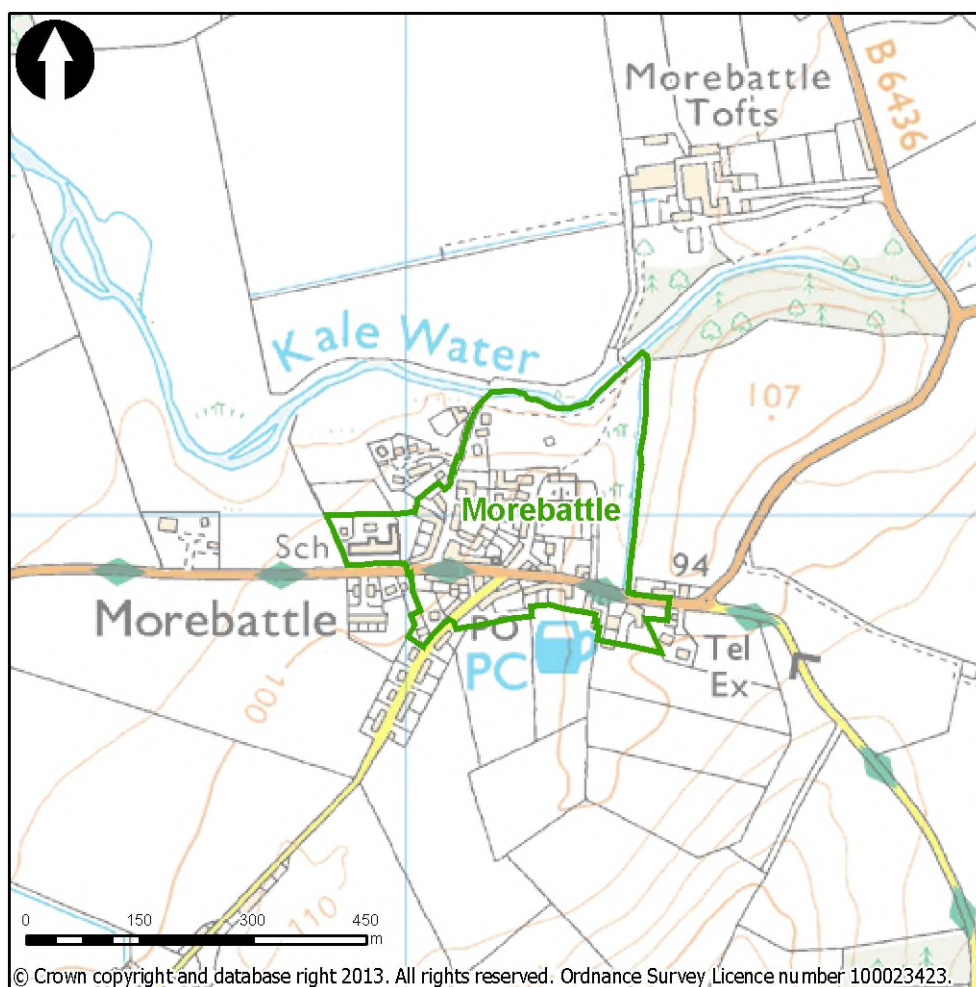
building and the wider Conservation Area and take account of these important features.

There are currently two listed buildings within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Minto Conservation Area boundary from that shown in the Roxburgh Village Plan (1996) consist of the inclusion of the Fiaray, the exclusion of Hall Green, Greenhill House, Windrem, Green Cottage, Phoenix House, Midlea, Lochinvar, Willow Cottage, land to the west of Foresters Cottage and land to the west of Townhead Farmhouse, other alterations consist of general tidying of the boundary so that it follows elements on the ground.

MOREBATTLE



CONSERVATION AREA STATEMENT

Morebattle is an attractive picturesque settlement, which has many significant features that contribute greatly to the character of the Conservation Area. The Conservation Area boundary extends to cover much of the village including the Main Street, Teapot Street, Mansfield Road and part of the road leading to Heughhead.

The Morebattle Conservation Area retains many of the distinctive townscape characteristics that provide its sense of place. The layout of the settlement is based around the crossroads in the centre of the village with mature trees along each side of the wide pedestrian part of the Main Street. Properties range from single, storey and a half, two, and two and a half storeys in height. Along Teapot Street the properties have front gardens, while the majority of the rest of the village front directly onto the street. These details are important and contribute greatly to the character of Morebattle but they do not do so in isolation. The use of building materials and architectural details are just as important with sandstone, whinstone and slate all helping to form the character. Architectural details such as transom lights, sash and case windows (though many now lost), exposed lintels over windows (often

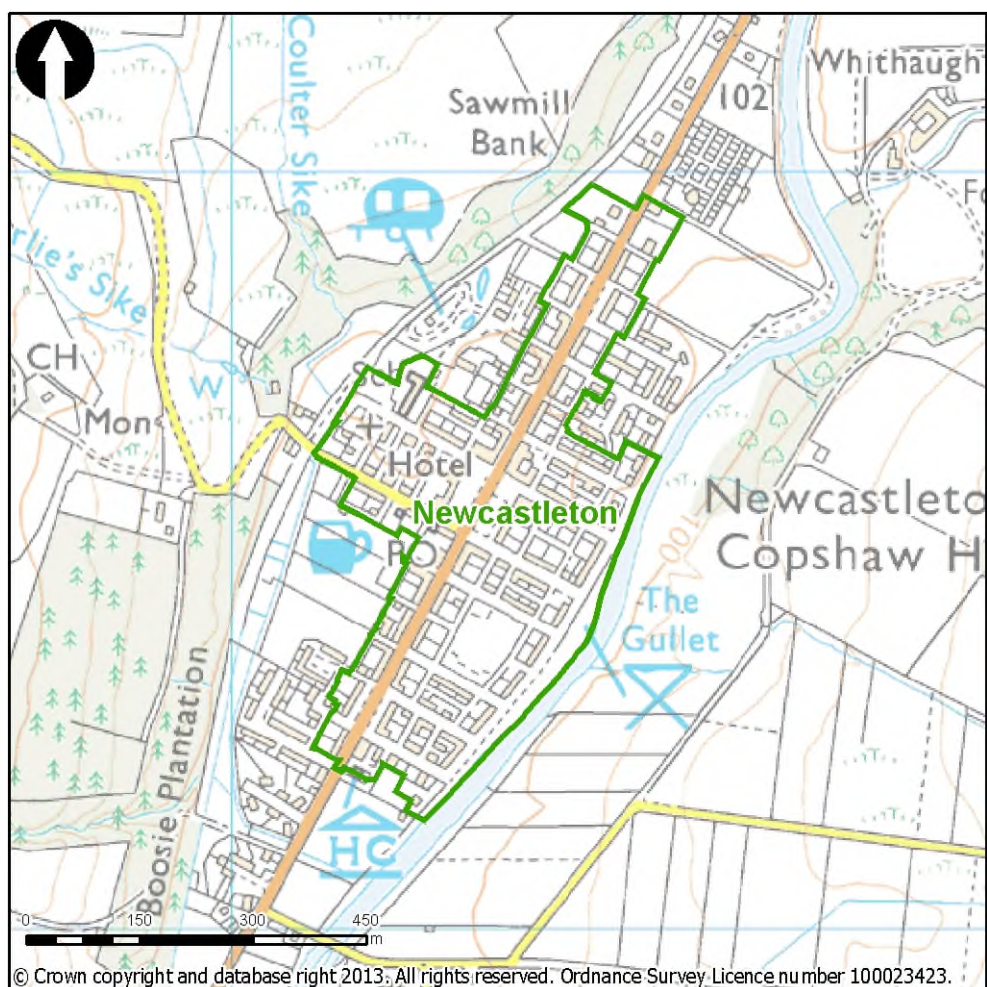
chamfered), skews, margins and in some instances rybats also add to the sense of place. Any alterations or new development must therefore aim to contribute to the existing character of the Conservation Area and preserve and enhance these features.

There are currently four listed properties within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Morebattle Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the inclusion of land to the north stretching to the Kale Water and general tidying of the boundary so that it follows elements on the ground.

NEWCASTLETON



CONSERVATION AREA STATEMENT

Newcastleton was originally a planned village founded in 1793 by the third Duke of Buccleuch with handloom weaving being the main source of employment. It is considered to be the best example of a late 18th century planned village in the Borders.

The Conservation Area of Newcastleton has a distinct grid iron layout and a strong symmetry and hierarchy exists. Douglas Square occupies the central position and a less pronounced North Hermitage Square and South Hermitage Square mirroring one another to north and south respectively. The grid-iron layout creates many notable vistas along the main thoroughfare and down the side streets. There are a number of rear tracks and side lanes throughout the Conservation Area. It is recommended that as the layout of Newcastleton is the most important feature of the Conservation Area, new development should respect this characteristic. Other details that are found within the Conservation Area that also relate to its layout and worthy of protection are that properties are in near continuous rows and are regularly punctuated by side-streets or paths. They also front onto the pavement and their private gardens are to the rear and enclosed by stone boundary walls.

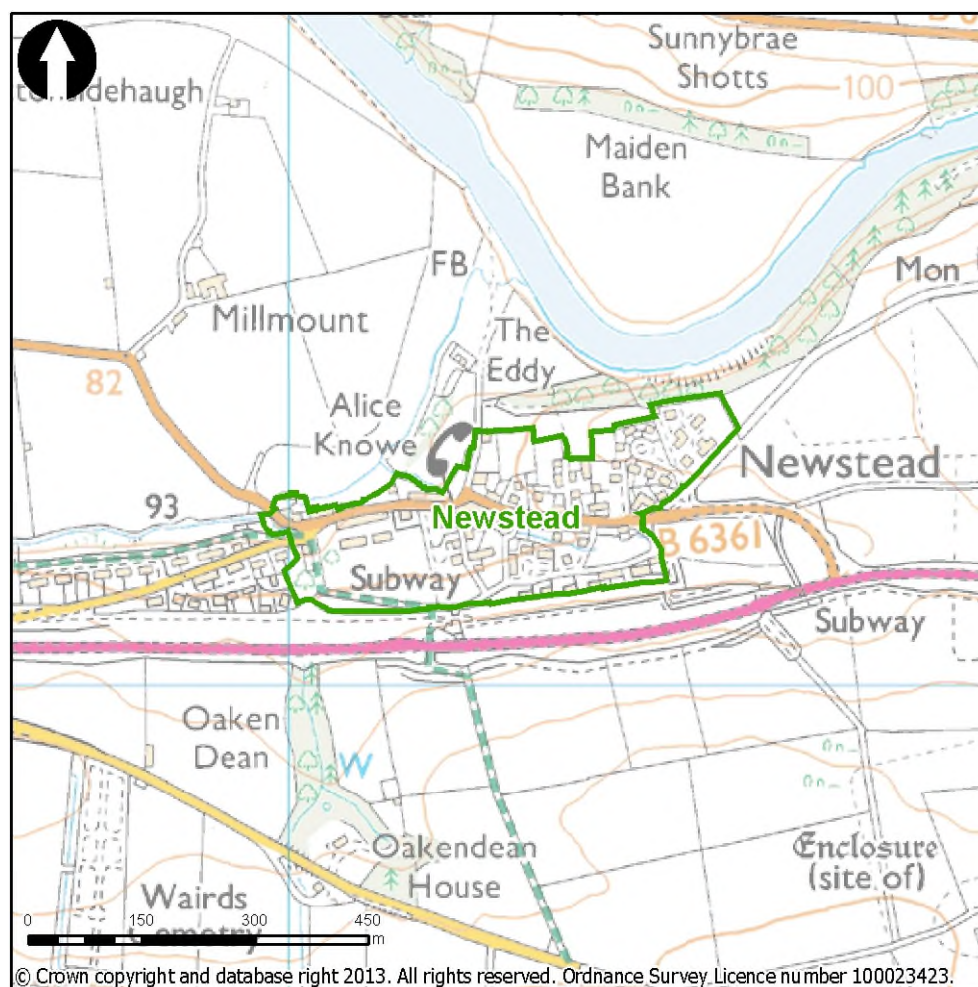
The majority of detached properties tend to be located on the periphery of the settlement. Building materials that prevail throughout the Conservation Area are sandstone, harling and slate. While the architectural details include sash and case windows (unfortunately many have been replaced), transom lights, Tripartite windows, margins and rybats. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are 5 statutory listed buildings within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Newcastleton Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the exclusion of the Bowling Green, land north of Frank Coutts Court, 5 Ashwell Place, 10 Langholm Street and land to the west of 10 Langholm Street as well as part of the Liddle Water. The inclusions consist of 1 and 7 Henry Street and Nos 3 – 9 (incl) North Liddle Street. General tidying of the boundary was also undertaken so that it follows elements on the ground.

NEWSTEAD



CONSERVATION AREA STATEMENT

The Newstead Conservation Area incorporates almost all of the settlement. Lying on land steeply rising from the south banks of the River Tweed, the village of Newstead is reportedly the oldest village in Scotland.

The narrow winding Main Street that runs through the village and the small burn contribute to Newstead's distinctive spatial identity. Properties range from single to two storeys in height. Most of the village centre properties are in groups of two with a number of detached properties. Some of the older properties have been built hard to the main street with no footpaths. The ashlar sandstone of the Health Board buildings to the north east of the Conservation Area contrasts with the predominantly random rubble construction in the rest of the village. Traditional building materials prevail within the Conservation Area such as the use of sandstone, whinstone, harl and slate; architectural details such as sash and case windows, dormers, stone lintels and sills, margins, rybats, stepped quoins, transom lights, skews and skew butts are also found. Other details that are also common are decorative door surrounds and hoods to the north-side of the Main Street, and stone boundary walls. It is recommended that any alterations or new

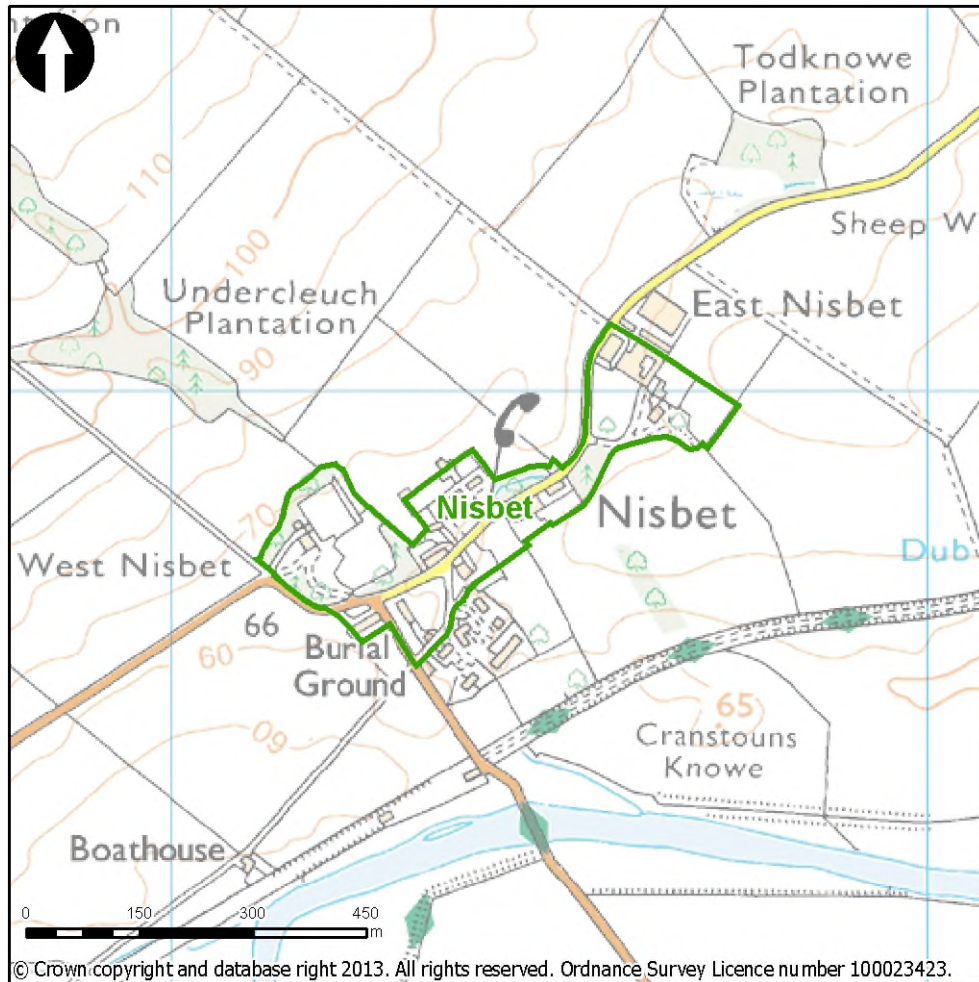
development within the Conservation Area should have regard to these elements and so contribute to the retention of its character.

At present there are no listed properties within the Newstead Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Newstead Conservation Area boundary from that shown in the Etrick & Lauderdale Local Plan 1995 consist of general tidying of the boundary so it follows elements on the ground.

NISBET



CONSERVATION AREA STATEMENT

The Conservation Area within Nisbet is a new designation and was proposed within the Adopted Local Plan (2008).

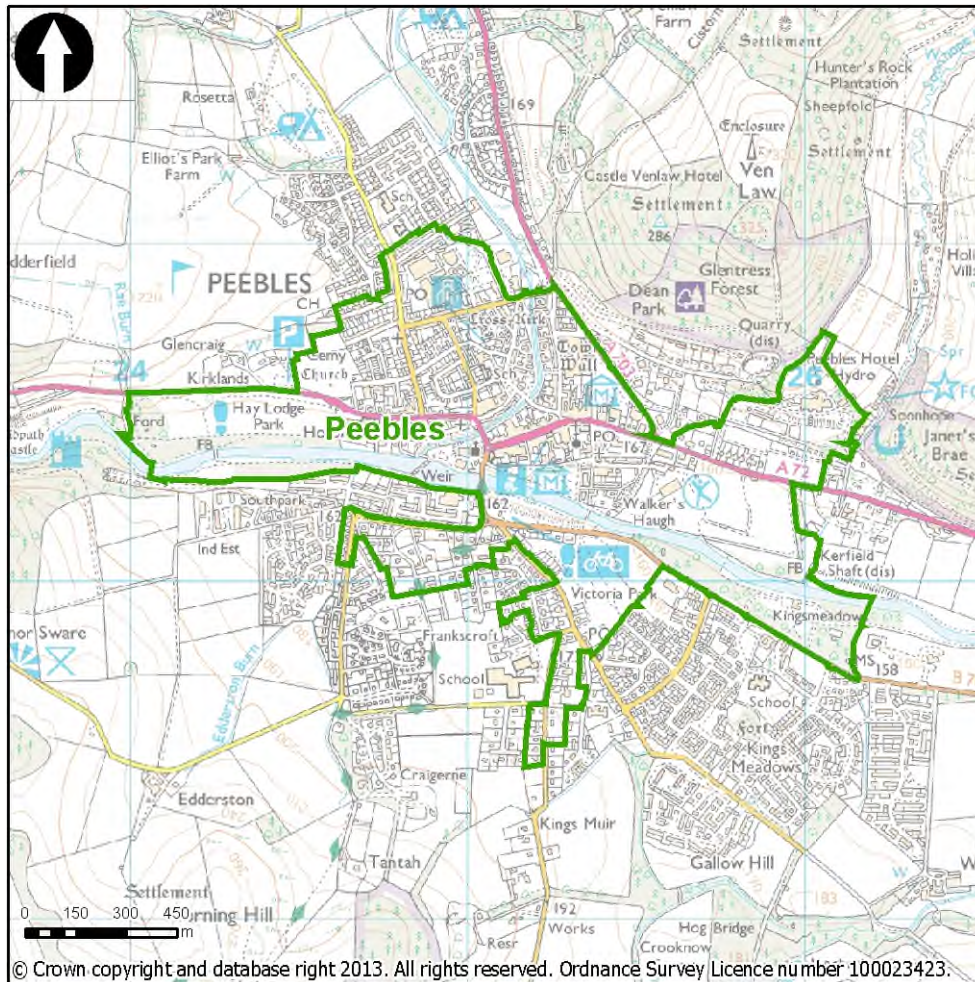
The Conservation Area of Nisbet includes almost all the village. As an estate village, Nisbet has remained virtually unaltered since it was developed in the 19th century. The Village was built for the workers of two farms – West Nisbet and East Nisbet. There are only two properties within the village that are independent of each of the farms and therefore are considered to be part of Nisbet and not East or West Nisbet – these properties are the School House and the Smiddy House.

The Nisbet Conservation Area possesses a distinct identity and has retained much of its original character. A well-preserved village, Nisbet's original estate layout is still intact and is arranged around two informal spaces – the mill pond to the east and the burial ground to the west. Properties range from single to two storeys in height. Building materials that are found within the Conservation Area are sandstone, harl and slate. There are many significant features and architectural details that can also be found and are worthy of

preservation - these range from moulded hoods above windows and transom lights (both can be found on properties belonging to West Nisbet farm), and arched doors some with integral fanlights (which can be found on properties belonging to East Nisbet). Other architectural details include sandstone quoins and rybats, exposed rafter feet, sash and case windows, and dormers at various heights. In addition skews also remain but these tend to be mainly on outhouses or agricultural buildings with a few exceptions. Boundary walls with coping are also an important feature within the Conservation Area and these too should be retained. All of these details and other physical features of the village such as the green painted timberwork highlight the significance of such an important settlement within the Borders and indeed in Scotland as a whole. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character.

At present there are no listed properties within the Nisbet Conservation Area.

PEEBLES



CONSERVATION AREA STATEMENT

The Conservation Area covers a large part of Peebles, including the entire town centre. Peebles has a long history dating back to the 12th century when the town was awarded its status of Royal Burgh. Peebles flourished with the arrival of the industrial revolution, and in particular the expansion of the woollen industry and the introduction of the railway.

The Town Centre takes in parts of both The Old Town and The New Town including the High Street with its rich assortment of commercial properties and churches. The Old Town is, as its name suggests, the oldest part of Peebles and includes St Andrews Church Tower and cemetery. The church dates back to the 12th century. Many of the properties in the Biggiesknowe area and in the north side are one and two storey cottages of a vernacular design. In the south side of the Old Town properties tend to be tenements and commercial premises, with an urban character.

The three churches within the New Town dominate the skyline at both ends of the town centre. The Old Parish Church with its crown steeple sits high, on the site of the castle, at the west end. The tall steeple of the Leckie Memorial

Church and the lesser steeple of the Eastgate Church terminate the east end of the centre. The Leckie Memorial Church also dominates the Tweed Green. Within the New Town the rig pattern is still evident. Behind the facades of both sides of the High Street and the west part of Eastgate the narrow passages have been built-up and lead to internal courts that serve a large number of small premises. Of particular interest is Parliament Square, at the west end of the south side of the High Street, which is said to have been a site of a meeting of the Scottish Parliament in 1346.

Within the Peebles Conservation Area there are also a considerable number of residential properties on either side of the River Tweed. Housing to the north consists mainly of terraces, semi-detached and villa style properties that were built in the 19th century. Along the south side of the Tweed, to the east and to the south, 19th century villas and mansion style properties are found. Peebles Conservation Area is not only made up of large groups of buildings but also of the substantial areas of landscape, planting and individual trees. Tweed Green and Ninian's Haugh are the most significant areas of green open space but there are other areas within the Conservation Area. Tweed Green has had a long history and strong visual presence within Peebles. Originally it was a communal drying green.

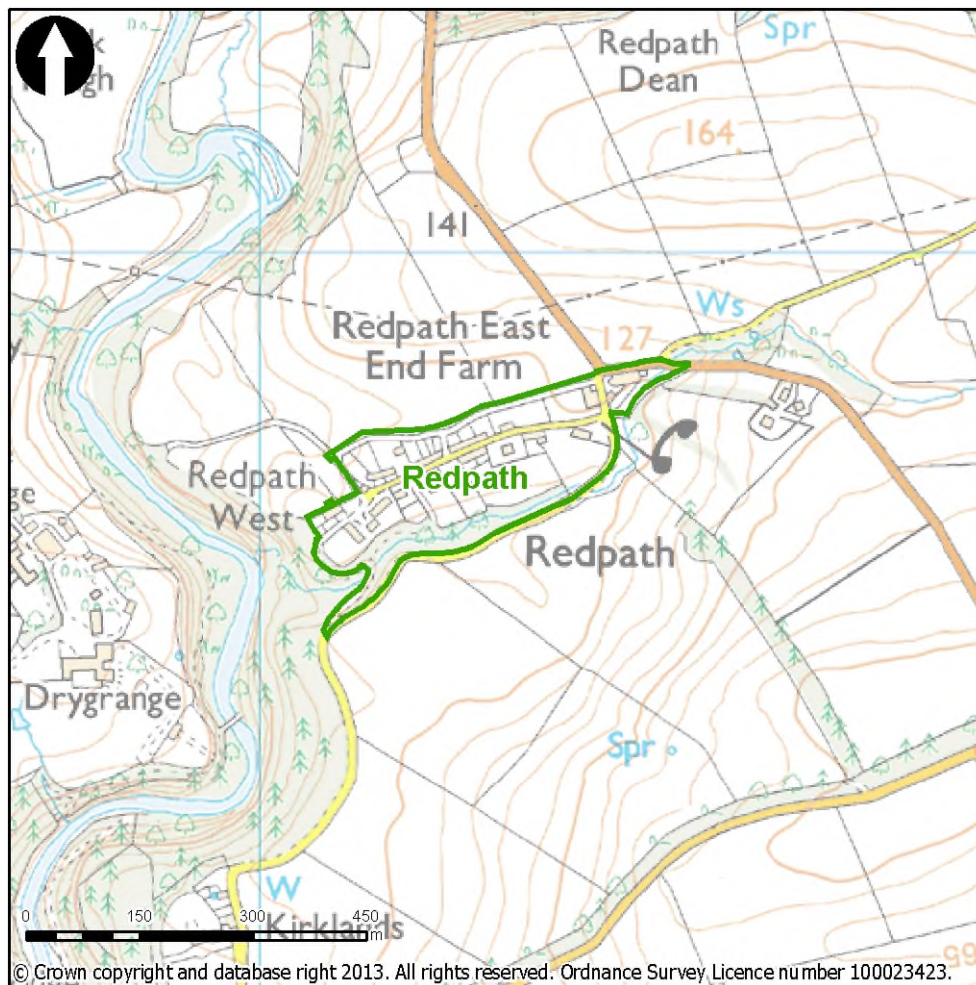
It is evident that within the Peebles Conservation Area there is a wide range of building types, styles and periods. These all reflect the history, diversity and development of the town. Properties range from single storey and upwards, depending on location. Building materials vary from whinstone, sandstone, harl, slate and in some instances a flat red clay tile. Architectural details range significantly, transom lights, fanlights, rybats, margins, dormers, quoins, along with a wide range of other elaborate details such as turrets within the Conservation Area. As all of these elements contribute to the Conservation Area, together they all form its character, any new development or alterations must respect the individual building and the wider Conservation Area. It is therefore important that all of these individual features are taken into account.

There are currently 131 listed buildings within the Peebles Conservation Area and four Scheduled Ancient Monuments.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Peebles Conservation Area boundary from that shown in the Tweeddale Local Plan (1996) consist of the inclusion of Victoria Park and number of properties to the south, Kingsmeadow House, Whitestone Park and Kerfield Park, the Peebles Hydro Hotel and a number of properties along the Innerleithen Road, as well as some properties on the Ederston Road, Frankscroft and along Chambers Terrace. Haylodge Park is also proposed for inclusion. Exclusions consist of the Gordon Bank, Marchcroft and Glen Cree – all located along The Mount, and a single property on Connor Street. General tidying of the boundary was also undertaken so that it follows boundaries on the ground.

REDPATH



CONSERVATION AREA STATEMENT

The Conservation Area of Redpath incorporates most of the village and part of its surroundings. Redpath developed in a linear form between two farms, one located at the east and the other at the west of the village. Many of the small cottages within the centre of Redpath were once the homes of weavers where looms were spun.

The Redpath Conservation Area has a distinct appearance and setting, it is located on the south facing slopes above a wooded dean connected to the Leader Water. A track running along part of the village allows access to the rear of some of the properties. The layout of Redpath is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Another distinct feature is the rows of cottages on either side of the road that lead into the centre of the village. Traditional building materials prevail, whinstone and sandstone, harl and slate are all to be found within the Redpath Conservation Area. Architectural details such as sash and case windows and margins feature greatly. Stone boundary walls also appear of which some are dry. While these collective details form the character of the Redpath Conservation Area

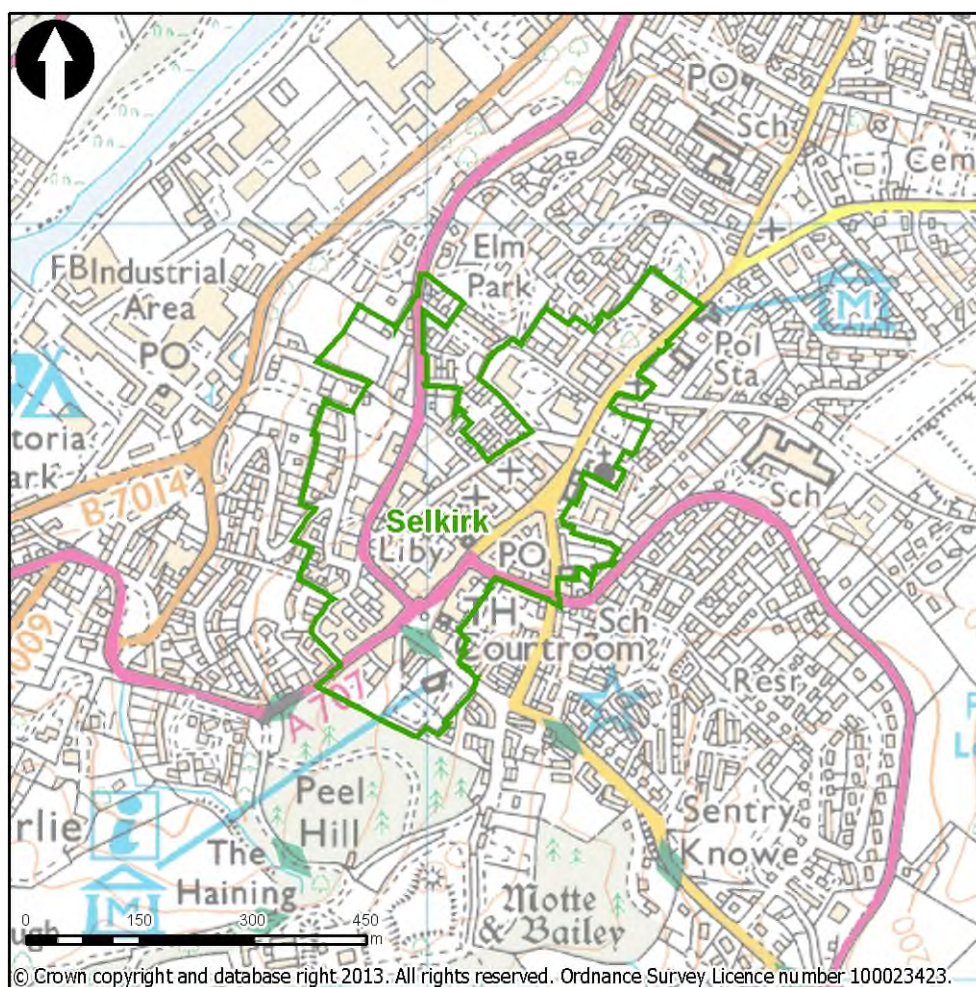
they should all be protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

There is currently one listed property within the Redpath Conservation Area – the category “C” Village Hall.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Redpath Conservation Area boundary from that shown on the Redpath Conservation Area Map (1999) consist of the exclusion of the wooded area to the west of the settlement as well as general tidying of the boundary so that it follows elements on the ground.

SELKIRK



CONSERVATION AREA STATEMENT

The Conservation Area of Selkirk includes the historic core of the town, including the ruins of the 18th century church where for centuries a church stood, the Market Place and Halliwell's Museum, as well as the many plaques, monuments and statues around the town. Selkirk was until the 19th century only a small settlement when it then expanded extensively due to the introduction of the woollen mills.

The Selkirk Conservation Area retains many distinctive townscape characteristics. Main streets within the Town run in a radial pattern and centre on the Market Place. Around the Market Place, buildings are made-up of a rich assortment of commercial properties. A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both the statues and the monuments as well as the larger detailed properties such as Sheriff Court all provide a significant contribution not only to the amenity of the Town but also to its attractiveness. Many of the properties are built hard to the footpath but on the whole they all tend to follow the streetscape. While all of the features highlighted above are important and contribute greatly to the character of

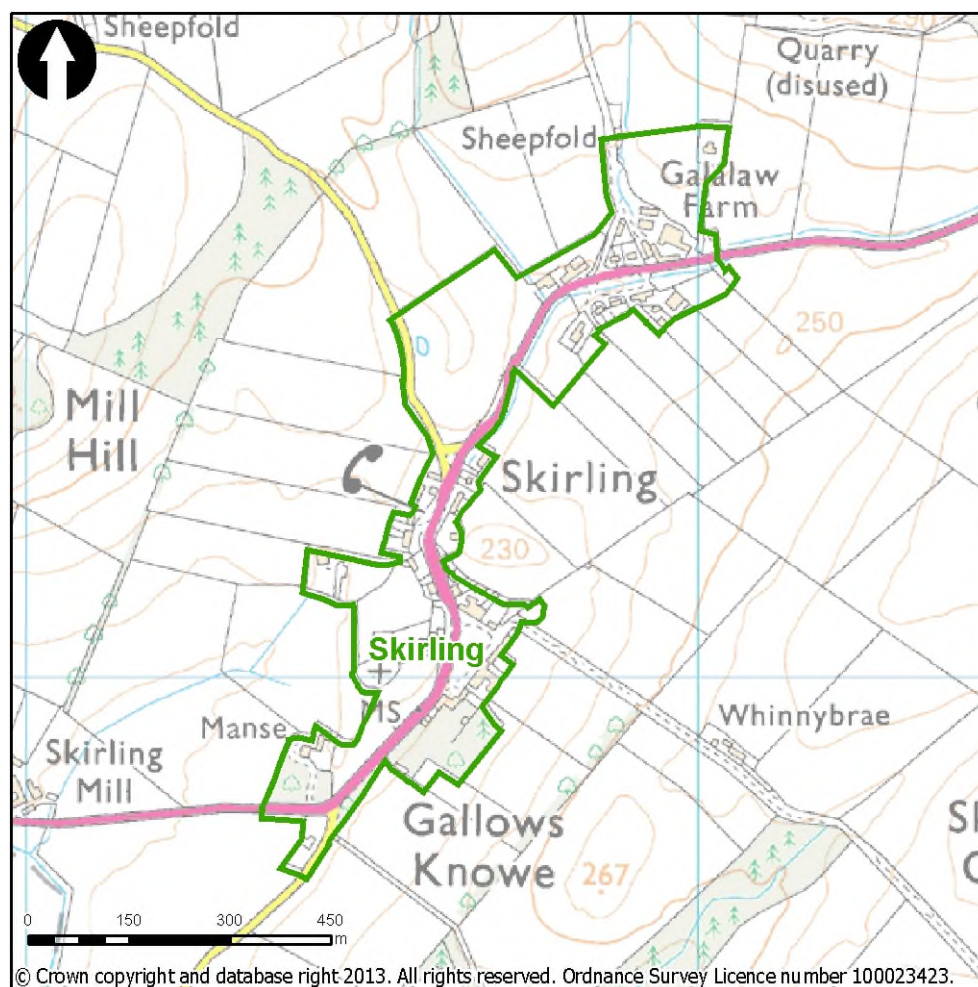
Selkirk they do not do so in isolation. The use of building materials and architectural details are just as important. Red and cream sandstone, whinstone, render and slate all help to form the character. Architectural details such as the traditional shop fronts, sash and case windows, transom lights with a few examples of fanlights, crowsteps, quoins, rybats and margins all add greatly to the Conservation Area. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

There are currently 90 listed properties within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Selkirk Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 consist of the exclusion of properties 1 – 6 (inc) East Port; Nos 5,7,9, 11 Kirk Wynd and land at Mungo Park Court. Whilst the inclusions to the Conservation Area consist of the Selkirk Bowling Club on Scotts Place, Oakhurst along Ettrick Terrace and Nos 1, 3, 5, 7 Viewfield Park, other alterations consist of general tidying of the boundary so that it follows elements on the ground.

SKIRLING



CONSERVATION AREA STATEMENT

The village of Skirling is linear in shape and originally comprised five small farms on the valley floor next to Skirling Burn. Other buildings include farm workers cottages, two churches, a village hall and a school as well as a few other small activities such as a blacksmith and a small general store.

Skirling Conservation Area has a distinct identity. The importance of the water source to the development of the village can be seen in the pattern of building back from the road and above the level of the burn. This is reflected in both the northern and southern parts of the village. One of the most important properties of the Conservation Area is Skirling House, built by Lord Carmichael and designed in 1905 by Ramsay Traquair. Constructed around an existing farmhouse this property has a pleasant appearance, with weather-boarded upper floor along with some attractive wrought iron work by Thomas Hadden of Edinburgh. The Arts and Crafts movement is evident throughout Skirling House – beautiful ornate wrought ironwork and decorative carvings. Properties tend to range from single to two storeys in height. Traditional building materials prevail with ochre and red coloured sandstone, harl and slate. The houses also have a number of architectural details - sash and case

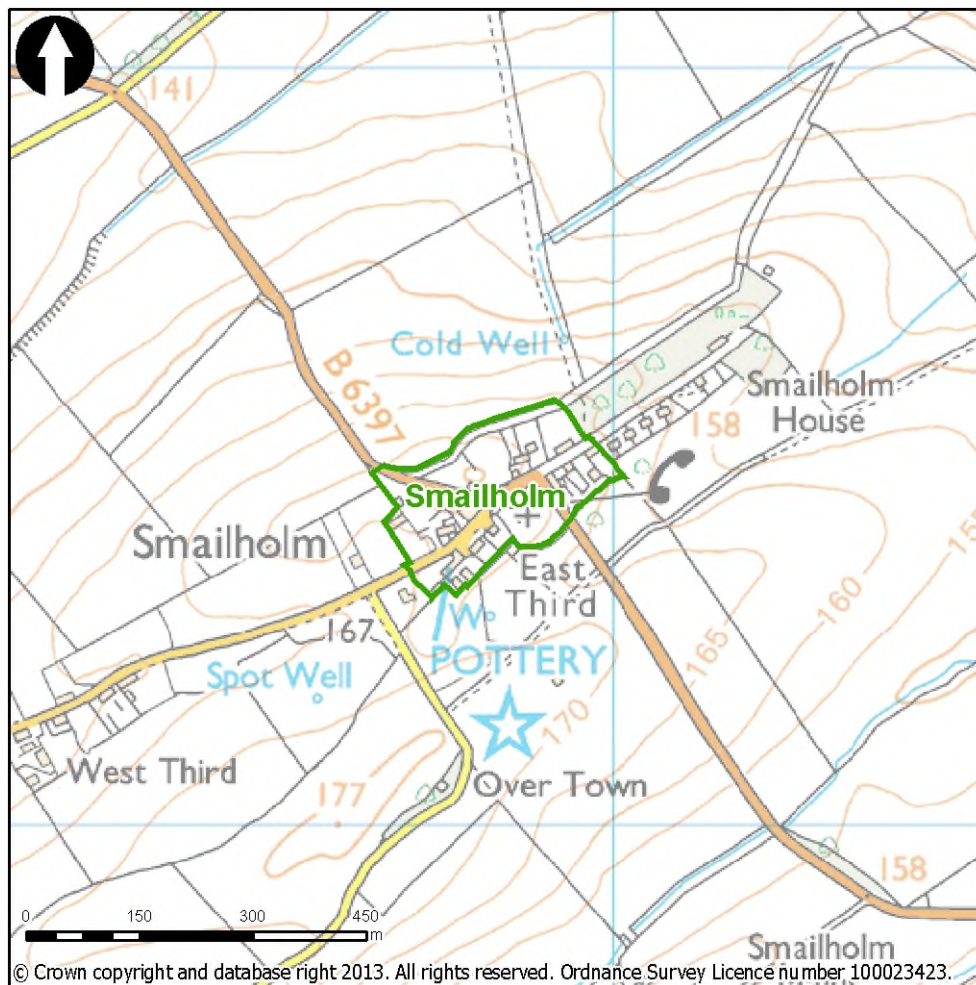
windows, skews, rybats, margins and quoins. These details collectively form the character of the Skirling Conservation Area. They should all be protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

There are 18 listed properties within the Skirling Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Skirling Conservation Area boundary from that shown in the Tweeddale Village Plans (1997) consist of the exclusion of Skirling Mill Farm, Skirling Mill Cottage, 1 – 4 Skirling Mill Cottages, Largiemeanoch as well as an area of land surrounding the settlement. General tidying of the boundary was also undertaken so that it follows elements on the ground.

SMAILHOLM



CONSERVATION AREA STATEMENT

The Conservation Area of Smailholm includes much of the linear village. Originally the village consisted of three parts – East Third, West Third and Overtown, situated to the south. However, little remains of Overtown to this day. The two other areas remain as distinct parts of the existing village and retain the names of East and West Third. It is from its description that Smailholm acquired its name – “the narrow village”.

Smailholm Conservation Area has a distinct identity. The importance of the category “B” listed Church and graveyard to the layout of Smailholm is evident through its central positioning of it within the village. Properties tend to range from single to two storeys in height with chimneys mainly being situated at the gable-ends. Traditional building materials prevail, whinstone mixed with ochre coloured sandstone, harl, slate, and in some instances pantiles are all to be found within the Conservation Area. Architectural details such as sash and case windows, skews, rybats, margins and quoins also feature greatly. Stone boundary walls appear often within the Conservation Area and contribute significantly to the character of the place. While these collective details form the character of the Smailholm Conservation Area they should all be

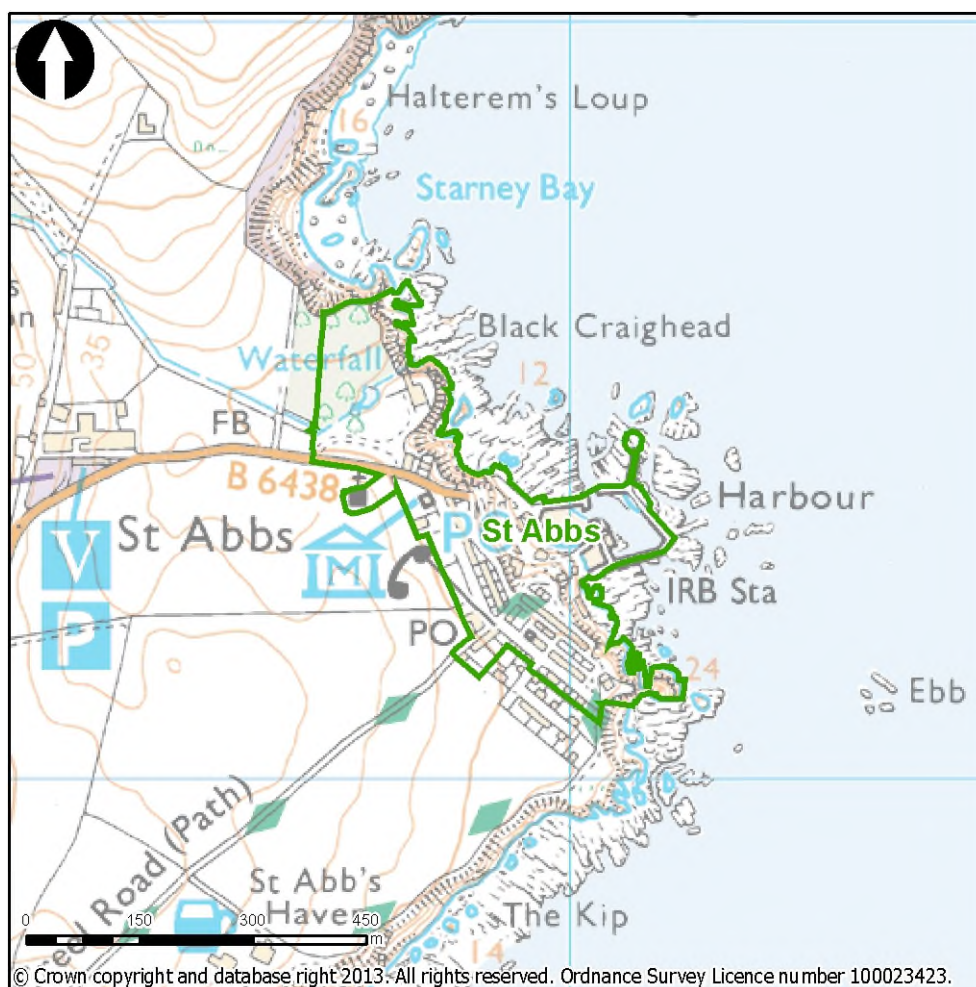
protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

There are currently two listed properties within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Smailholm Conservation Area boundary from that shown in the Roxburgh Village Plan (1996) consist of the inclusion of the Village Hall and Smailholm Knowe. General tidying of the boundary was also undertaken so that it follows elements on the ground.

ST ABBS



CONSERVATION AREA STATEMENT

The St Abbs Conservation Area covers the majority of the village including the harbour and Northfield House. The harbour was built in 1832 when the Village was then called Northfield Shore. St Abbs itself was only developed when the Edinburgh brewing company Ushers invested in a fishing station. The single approach road into the Village at a high level affords a wide panorama of the harbour jetties, fishermen's houses and workshops.

Important features of the Conservation Area are its coastal location and its harbour; both are essential to the character of the place. Properties range from single, storey and a half, and two storeys in height. Cottages tend to be centred on Seaview Terrace and the detached and semi-detached properties along Briery Law. Many of the properties are built hard to the footpath with the exception of along Briery Law, but on the whole they all tend to follow the streetscape. While the details highlighted above are important and contribute greatly to the character of St Abbs they do not do so in isolation. The use of building materials and architectural details are just as important. Sandstone, whinstone, harling, pantiles and slate all help to form the character. Architectural details such as transom lights, sash and case windows (though

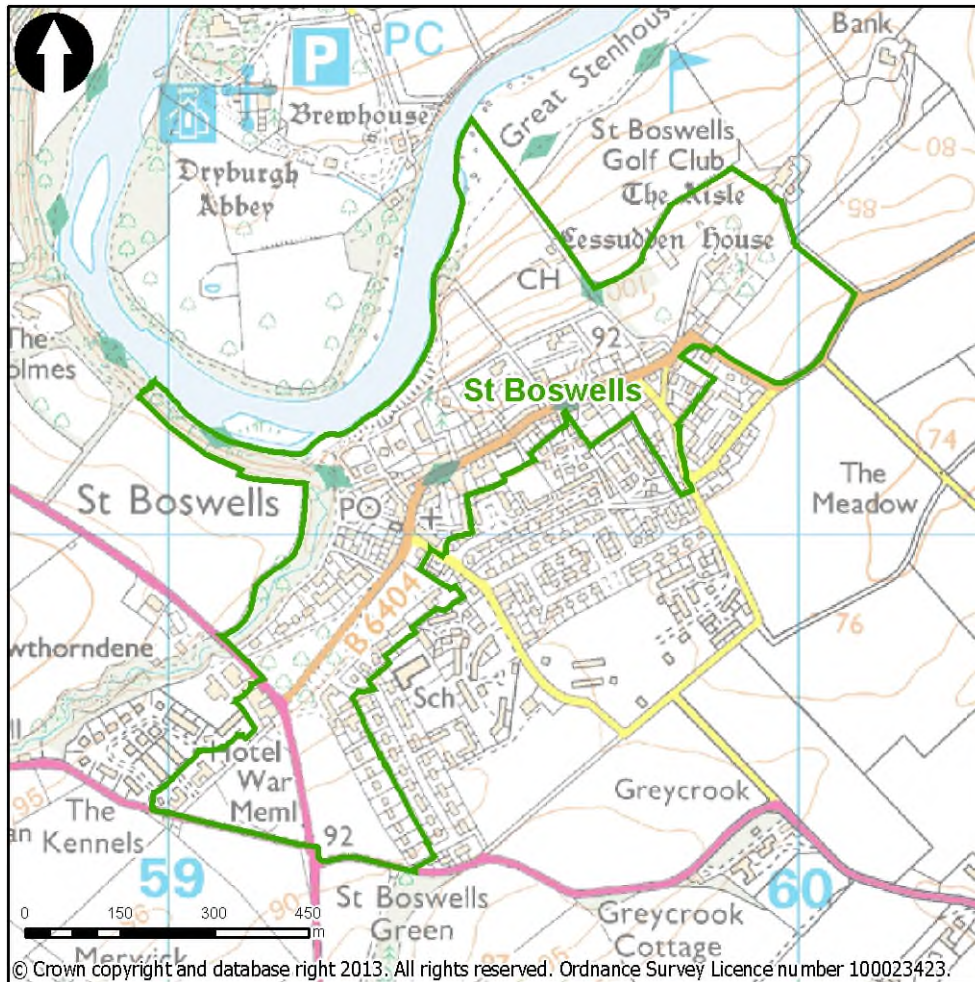
many now lost), margins and in some instance rybats also add to the sense of place. Any alterations or new development must therefore aim to contribute to the existing character of the Conservation Area.

There are eight listed buildings within the Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY:

Alterations to the St Abbs Conservation Area boundary from that shown in the Berwickshire Village Plan (1995) consist of exclusion of The Rest at Murrayfield and general tidying of the boundary was also undertaken so that it follows elements on the ground.

ST BOSWELLS



CONSERVATION AREA STATEMENT

The Conservation Area of St Boswells covers most of the historic core of the settlement.

The St Boswells Conservation Area has a distinct layout and is centred on the large green with its tree-lined approach into the centre of the village. There is a wide range of property within the Conservation Area: mainly two or two and a half storeys in height, but including terraces, semi detached or detached. Three large detached properties sited on the ridge of land on the north boundary have good views both into the village and over the River Tweed. Detached properties tend to be sited back from the road and those built in rows are mainly built hard to the street with few exceptions.

As the layout of St Boswells is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Building materials that prevail throughout the Conservation Area are red and cream sandstone, harling, slate as well as whinstone, though mainly in the construction of boundary walls. Architectural details include sash and case windows, dormers (a few of which have corbelled

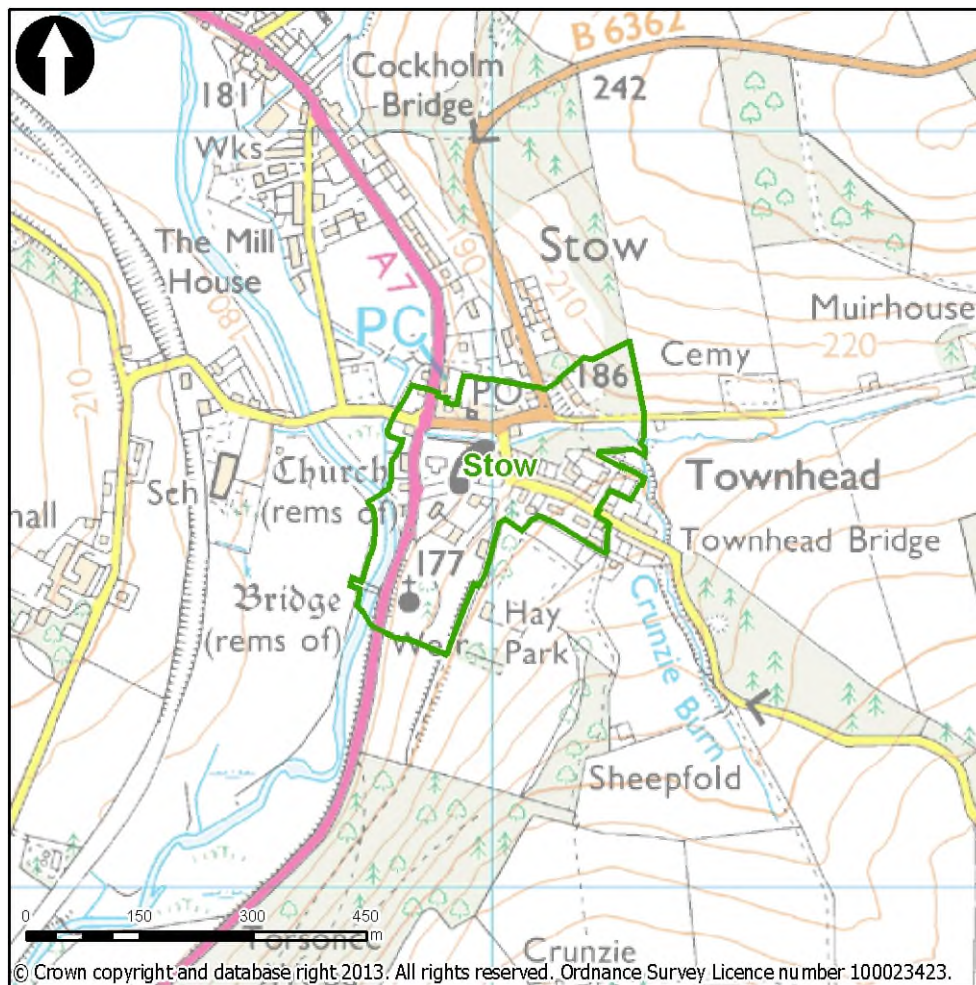
details), fanlights, transom lights, margins and rybats. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area is considerable. Any new development or alterations should therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are currently six listed properties within the Conservation Area including the category "A" Lessudden House.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the St Boswells Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 consist of the exclusion of properties at Inchdarnie Crescent, Nos 3, 4 Buccleuch Gardens, Nos 2, 4, 6, 8, 10, 12 Jenny Moores Road, Thornedge, The Old Surgery, properties at Jean Lawrie Court, the field off Orchard Park and Monk Barns. The exclusion of a section of the River Tweed was also undertaken although a section of the riverbank is to remain within the boundary. The inclusions consist of the Royal British Legion and the field to the south-east of Lessudden House, other alterations consist of general tidying of the boundary so that it follows elements on the ground.

STOW



CONSERVATION AREA STATEMENT

The Stow Conservation Area entails much of the centre of the original settlement and includes the Subscription Bridge and the Church of St Mary of Wedale. St Mary's of Stow was, in the 14th century, an early sanctuary where people accused of crimes could gain protection and immunity. Weaving and spinning were the main sources of employment until the railway arrived in the mid 19th century.

The Conservation Area retains many of the historic properties that are only found in such a distinctive place. Stow is centred round the remains of the Old Parish Church and the remains of the Bishop of St Andrew's manor house that is also known as the 'palace'. The Conservation Area of Stow is built-up of a range of different styles and types of properties. These range from the small, single storey cottage type to the grand baronial Town Hall. At the centre of Stow is the Pennywhiggam Burn which flows through the settlement (east/west) and is bounded by ash trees and provides a greenspace. The elements of the Conservation Area that require protection are those features that if lost would erode the overall character these include the use of traditional materials – sandstone and whinstone, slate and harl. Architectural

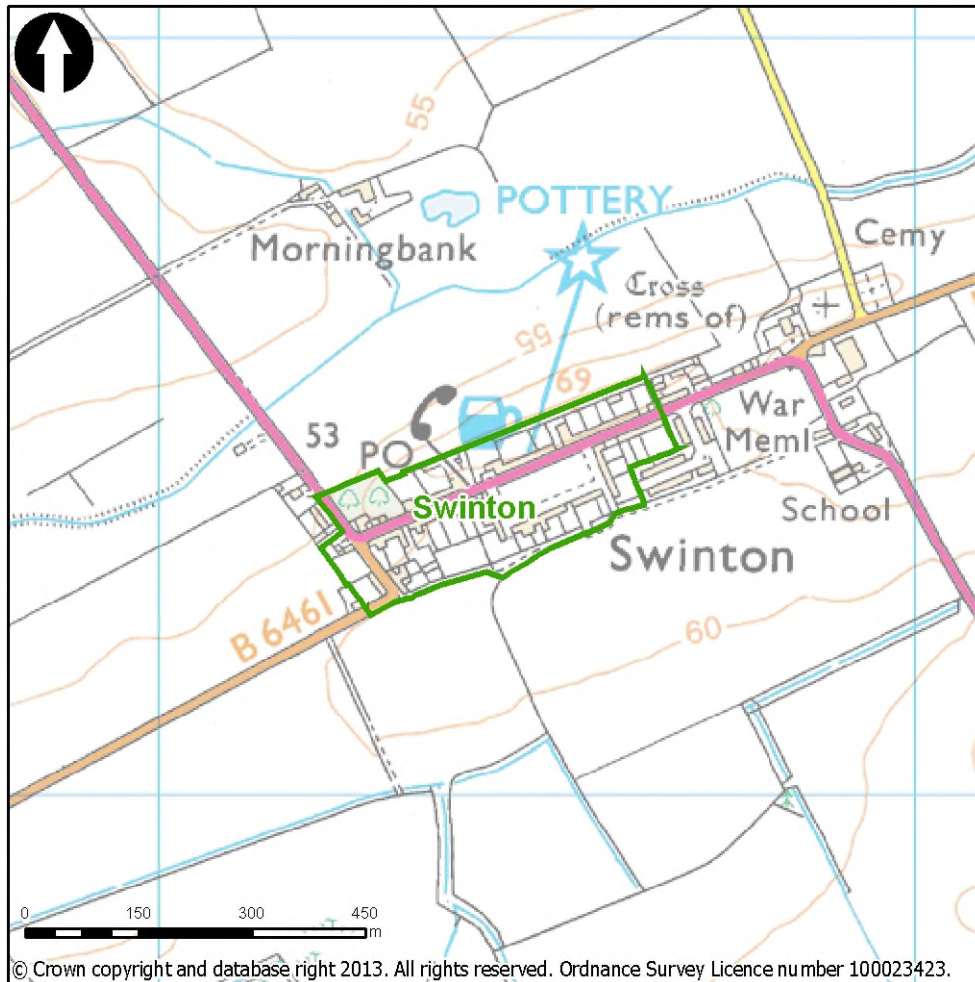
elements like rybats, margins and transom lights are also notable throughout Stow. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

The Conservation Area has four listed properties; the Old Parish Church and the Subscription Bridge are also Scheduled Ancient Monuments.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Stow Conservation Area boundary from that shown in the Ettrick and Lauderdale Local Plan (1995) consist of the exclusion of 221 and 224 Galashiels Road, 10 Lauder Road, 27 Cotland Place, 34, 55, 57 and 59 Earlston Road, 71 – 79 (odd no's) Earlston Road, 66, 68, 70, 80, 81, 86 and 88 Earlston Road, Fairview and an area of Hay Park Wood. The exclusion of the field to the west of the Conservation Area as well as the Quoiting Green is also proposed. General tidying of the boundary was also undertaken so that it follows elements on the ground.

SWINTON



CONSERVATION AREA STATEMENT

Swinton Conservation Area comprises most of the planned estate village that was laid out in the 18th century centring round the village green. Located on the green is the 18th century Market Cross, it was erected in 1769 as a symbol of the commercial status that Swinton once enjoyed as a market village.

The Swinton Conservation Area has a distinct layout and is laid out along a single terrace row with only a few detached properties. It is centred on the rectangular green that is surrounded by mainly single and two-storey properties. As the layout of Swinton is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the 18th century Market Cross and the Wheatsheaf Hotel. The majority of properties are constructed of traditional materials such as sandstone, slate, and are often harled. With regards to architectural detailing, timber bargeboards, continuous cills at upper floors, sash and case windows (unfortunately many have been replaced), transom lights, margins and rybats all appear frequently. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any

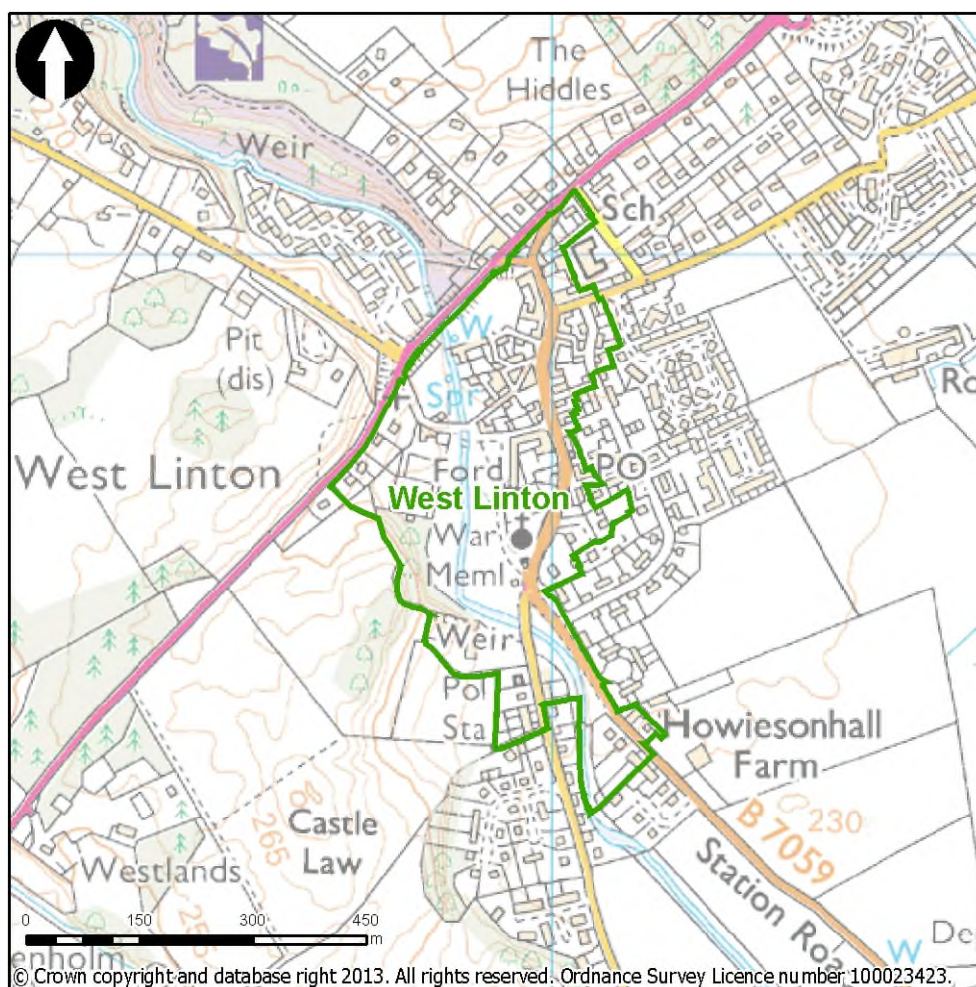
new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are 28 listed properties within the Conservation Area of which the Market Cross is a Scheduled Ancient Monument.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Swinton Conservation Area boundary from that shown in the Berwickshire Local Plan (1994) consist of the inclusion of the wooded area to the north-west of the Conservation Area, the field to the west of the Green and the path that runs along the south of the settlement. General tidying of the boundary was also undertaken so that it follows elements on the ground.

WEST LINTON



CONSERVATION AREA STATEMENT

West Linton Conservation Area includes a considerable part of the historic settlement and the tree-lined approach along Station Road. The village was originally known simply as Linton but the post office that opened in the settlement was called West Linton to distinguish it from the other Linton, now East Linton in East Lothian. The villages then promptly assumed the names of their post offices.

The narrow winding streets and paths that run through the village provide a distinctive spatial identity. Raemartin Square especially forms a break out space along the narrow Main Street. Both the Upper and the Lower Green offer a significant amount of green open space along the Lyne Water of which glimpses can be seen from the Main Street. Properties tend to be one and a half, to two storeys in height. Some gable-fronted properties can be found such as the bank on the Main Street. Larger detached and semi-detached properties can be found to the periphery of the Conservation Area and often have cast-iron railings along their boundary. While traditional building materials prevail within the Conservation Area such as sandstone, harling, slate and even lime-wash (though now painted over) so too do many of the

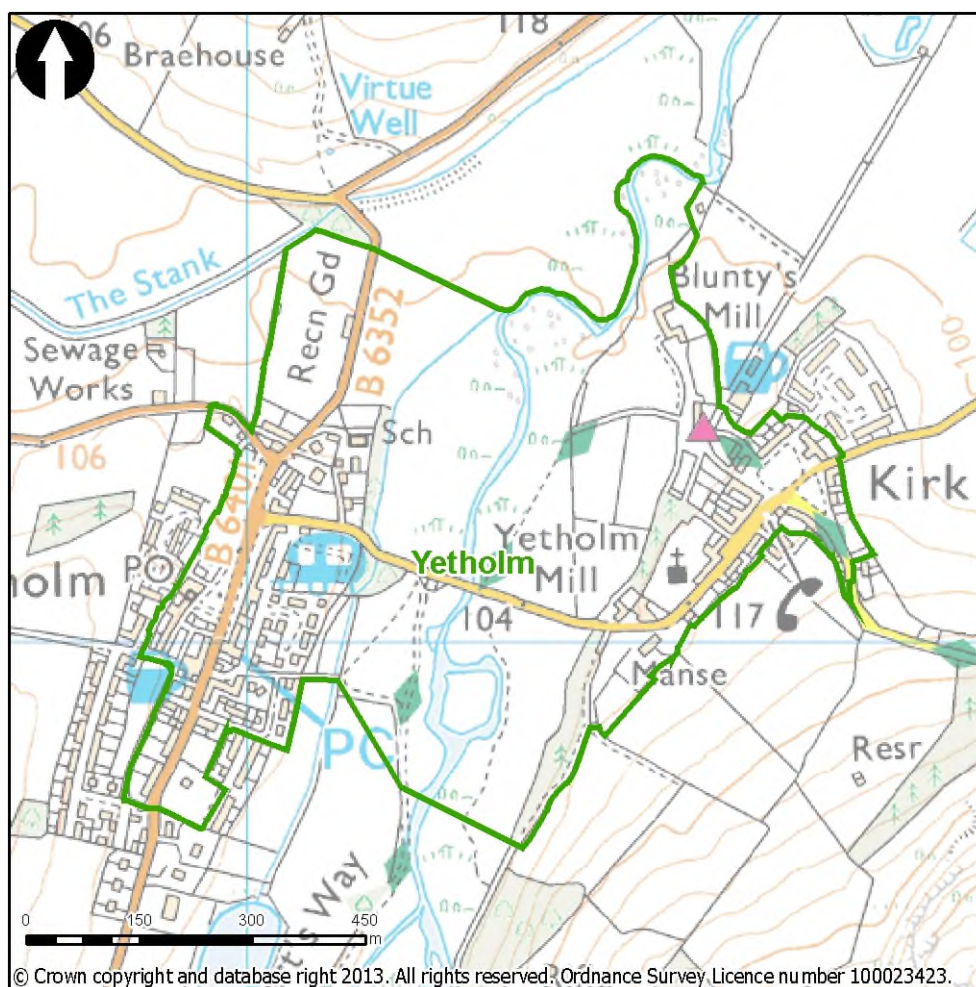
architectural details – sash and case windows, timber doors, margins and rybats, and transom lights. Other details that are also common are exposed rafter feet, stone boundary walls and corner protectors. It is intended that any alterations or new development within the Conservation Area should have regard to these elements and so its character.

There are 12 listed properties in the West Linton Conservation Area and includes the category “A” Gifford Stones House.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the West Linton Conservation Area boundary from that shown in the Tweeddale Local Plan (1996) consist of the exclusion of The Paddock and Inverlyne along Dolphinton Road, the Primary School as well as a number of properties to the north-east of the Conservation Area. Other exclusions from the boundary are 3 and 4 Roderick Place, Lindenlea on Station Road, 1-4 Howieson Place, properties on Boggsbank Road - Inglewood, Ravendean, Castle Bank Cottage, Castle bank, Struan, Belnahua, Speldhurst, and 20 Fergusson View. General tidying of the boundary was also undertaken so that it follows elements on the ground.

YETHOLM



CONSERVATION AREA STATEMENT

The Yetholm Conservation Area comprises most of the village, however unlike other Conservation Areas within the Borders it is distinctive in that it comprises of two separate areas – Town Yetholm and Kirk Yetholm.

The Conservation Area of Yetholm has many special characteristics that are not found in many other locations even outwith the Borders. The most important features of the Yetholm Conservation Area are its historic layout with both Town Yetholm and Kirk Yetholm with their own green, along with its attractive rural setting. Properties are mainly two storeys in height though one and a half storey properties do exist in Kirk Yetholm. As the layout of Yetholm is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the Parish Church, Blunty's Mill, and the Old Border Inn all in Kirk Yetholm; and in Town Yetholm the War Memorial and the Wauchope Monument and the listed "Thatched Cottage" on the High Street. The majority of properties are constructed of traditional materials, whinstone, slate, and harling all predominate. Sandstone can also be found though in the use of rybats, margins, lintels, sills and skews and on some

occasions as the main construction material. With regards to architectural detailing, sash and case windows, margins and rybats, transom lights, simple panel doors, and dormers all appear frequently. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

There are 83 properties currently listed within the Yetholm Conservation Area.

ALTERATIONS TO CONSERVATION AREA BOUNDARY

Alterations to the Yetholm Conservation Area boundary from that shown in the Roxburgh Local Plan 1995 consist of the inclusion of the remainder of the allotment gardens (Town Yetholm) and the inclusion of land south-west of the Manse (Kirk Yetholm). General tidying of the boundary was also undertaken so that it follows elements on the ground.