

# SETTLEMENT PROFILE

## CLINTMAINS

This profile should be read in conjunction with the relevant settlement map.

### DESCRIPTION

Clintmains is located approximately 2 miles from St Boswells and 9 miles west of Kelso. It is located within the Central Strategic Development Area, as set out in the Development Strategy in the Strategic Development Plan.

### PLACE MAKING CONSIDERATIONS

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.

## Clintmains

 Conservation Area



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