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C+V Development Ltd

# The Wellnage, Duns

## Heritage Statement

Hurd Rolland Partnership  
12 Abbey Park Place,  
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KY12 7PD

April 2022

R8111/Note

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## 1.00 Introduction

1.01 The Hurd Rolland Partnership has been appointed by C+V Development Ltd to produce a short form objective assessment of the potential impact of the proposal to erect two dwelling houses on the land to the west of Category B Listed the Wellnage, in terms of the key relevant statutory requirement and national and local policy and guidance.

1.02 Separately we have been asked to comment on the Internal Consultation Response from the Built Heritage & Design Officer at Borders Council, dated 15<sup>th</sup> March 2022.

1.03 The Hurd Rolland Partnership have acted as built heritage advisers in relation to a large number of heritage sensitive development projects throughout Scotland including;

- Redevelopment of the former Edinburgh Royal Infirmary (Edinburgh World Heritage Site/Old Town Conservation Area).
- Redevelopment of South Side of St Andrew Square, Central Edinburgh (Edinburgh World Heritage Site/ New Town Conservation Area).
- Redevelopment of the former BHS store on Princes Street in Edinburgh (Edinburgh World Heritage Site/ New Town Conservation Area).
- Redevelopment of 12-14 Picardy Place, Central Edinburgh (Edinburgh World Heritage Site/ New Town Conservation Area).
- Redevelopment of the former Custom House, Broomielaw, Glasgow (Central Glasgow Conservation Area).
- Redevelopment of Queen Street Station, Glasgow (Central Glasgow Conservation Area).
- Marischal Square regeneration project, Aberdeen (Union Street Conservation Area).
- Redevelopment of the former Woolmanhill Hospital, Aberdeen.
- Redevelopment of Broadford Works, Aberdeen.

1.04 We are currently advising Aviva in relation to the setting of the Headquarters Building at Pitheavlis, Perth and the University of St Andrews regarding the setting of Andrew Melville Hall on the North Haugh at St Andrews.

## 2.00 Statutory Duty

2.01 The key relevant statutory duty relating to listed buildings is set down at Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;

***“General duty as respects listed buildings in exercise of planning functions***

*59(1) In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State [the Scottish Ministers], as the*

*case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

2.02 It is the desirability of preserving the existing actual setting of the Wellnage that is assessed here.

### **3.00 Key Relevant National Policy & Guidance**

3.01 The key relevant national policy and guidance is included in the following documents;

- Scottish Planning Policy, June 2014 (SPP).
- Historic Environment Policy for Scotland, May 2019 (HEPS).
- Managing Change in the Historic Environment: Setting

#### 3.02 Scottish Planning Policy

The relevant national policy set out at Section 141 of SPP states;

##### **“Policy Principles**

*137. The planning system should.....enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.*

##### **Listed Buildings**

*141....Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.....”*

#### 3.03 Historic Environment Policy for Scotland (HEPS)

Historic Environment Policy for Scotland (HEPS) replaced HESPS in May 2019. HEPS refers to the Managing Change in the Historic Environment suite of documents, published by Historic Environment Scotland (HES) from 2010 onwards, as the main source of guidance regarding change within the historic built environment.

#### 3.04 Managing Change in the Historic Environment: Setting

The key relevant guidance in relation to setting is Managing Change in the Historic Environment: Setting, published by HES in June 2016 and last updated in February 2020 (**Appendix 1**).

#### 3.05 Environmental Impact Assessment Handbook

HES published the Environmental Impact Assessment Handbook in April 2018 (**Appendix 26**). While the EIA Regulations do not apply to proposed development at this scale, for ease and

consistency of referencing, the following terminology regarding magnitude of and significance of impact, set out in Appendix 1 of the Handbook, is used here;

*Magnitude of Impact*

Magnitude	Guideline Criteria	
	Adverse	Beneficial
<b>Substantial</b>	Changes to the fabric or setting of a heritage asset resulting in the complete or near complete loss of its cultural significance, such that it may no longer be considered a heritage asset.	Preservation of the asset in situ where it would be completely or almost completely lost in the do-nothing scenario.
<b>Moderate</b>	Changes to the elements of the fabric or setting of the heritage asset that contribute to its cultural significance such that this is substantially altered.	Changes to key elements of the asset's fabric or setting that result in its cultural significance being preserved, where they would otherwise be lost, or restored.
<b>Slight</b>	Changes to the elements of the fabric or setting of the heritage asset that contribute to its cultural significance such that this is slightly altered.	Changes that result in elements of the asset's fabric or setting that detract from its cultural significance being removed.
<b>Negligible</b>	Changes to fabric or setting that leave significance unchanged.	

*Significance of Effect*

Sensitivity of Environmental Receptor	Magnitude of Change			
	Substantial	Moderate	Slight	Negligible/None
<b>High</b>	Major	Major	Moderate	Negligible/None
<b>Medium</b>	Major	Moderate	Minor	Negligible/None
<b>Low</b>	Moderate	Minor	Minor	Negligible/None

3.06 Where the Wellnage is a medium sensitivity receptor.

#### 4.00 Key Relevant Local Policy & Guidance

4.01 The key relevant local policy and guidance regarding listed buildings incorporated within the Scottish Borders Council Local Development Plan is incorporated as Policy EP7 Listed Buildings, which states (**Appendix 27**);

*“The Council will support development proposals that conserve, protect, and enhance the character, integrity and setting of Listed Buildings.*

*...new developments [within the curtilage of a Listed Building] must meet the following criteria:*

- a) be of the highest quality;*
- b) respect the original structure in terms of setting, scale, design and materials, whilst not inhibiting contemporary and/or innovative design;*
- c) maintain, and should preferably enhance, the special architectural or historic quality of the building;*
- d) demonstrate an understanding of the building’s significance.*

*New development that adversely affects the setting of a Listed Building will not be permitted....”*

4.02 The guidance is cross referenced to Policy PMD2 Quality Standards and PMD5 Infill Developments.

## **5.00 Managing Change in the Historic Environment: Setting**

### **5.01 Introduction**

The introductory section of Managing Change in the Historic Environment: Setting states (**Appendix 1**);

*“This note sets out the principles that apply to developments affecting the setting of historic assets or places, including.....listed buildings.....”*

5.02 The guidance continues under the heading Key Issues, noting;

*“(4) If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case.”*

5.03 Under the heading Assessing the Impact of Change the guidance suggests the following three staged approach;

**Stage 1: identify the historic assets**

**Stage 2: define and analyse the setting**

**Stage 3: evaluate the potential impact of the proposed changes**

5.04 Regarding mitigation, under the heading Key Issues the guidance notes;

*“(5) In the light of the assessment described above, finalised development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.”*

**5.05 Stage 1: identify the historic assets**

In this instance, the only designated heritage asset likely to be impacted upon is Category B Listed the Wellnage (**Appendix 2**).

5.06 Listing Record

Regarding the consideration of the setting of the Wellnage, the following references in the Listing Record published by Historic Environment Scotland (HES) are relevant (**Appendix 3**);

***Description***

*....W (GARDEN) ELEVATION: original house with base course and canted bay at centre, with windows to flanks only. Bays to left added (line visible); 1st with smaller window at ground; outer bay slightly recessed and blank at ground, set back further with window at 1st floor. Large 5-light timber box-dormer to left section of roof.....*

*BOUNDARY WALL, GATEPIERS AND GATES: square ashlar gatepiers with base course, sunken panels and ball finials; cast-iron arrowhead gates. Swept stugged ashlar screen walls with moulded coping terminated by large square ashlar piers with flattened pyramidal caps. Sandstone boundary walls with semi-circular coping....*

***Statement of Special Interest***

*B Group with Wellnage stables and cottage situated immediately to the N of the house (see separate listing).....”*

5.07 The reference to the west elevation being the garden elevation might reasonably be taken to reflect the essential present interrelationship with the lawn extending to the tall curving hedgerow to the immediate west rather than to the wider interrelationship with what is now lightly forested scrubland beyond (**Appendices 4 & 5 and Photographs 18, 19, 27 & 28**).

5.08 The reference to the boundary wall, gatepiers and gates reflects the relationship with Station Road and the original main approach up the driveway to the north of the scrubland (**Appendices 5 & 6 and Photographs 2, 3, 11 – 13 & 16**).

5.09 The interrelationship between The Wellnage and the Stables and Cottage will be unaffected by the proposed development and is not considered further here (**Appendix 4**).

## 5.10 Stage 2: define and analyse the setting

### Historic Setting

The historic setting of The Wellnage can be seen in the Wood Plan published in 1824 (**Appendix 7**) and the first and second edition OS Maps published in 1857 & 1898 respectively (**Appendices 8 & 9**).

5.11 In each instance, the upper and the lower lying land lying between the Wellnage and Station Road has always been segregated. This is perhaps explained by the pump located at the middle of the southern boundary on the 1898 OS Map and all subsequent revisions (**Appendices 9 – 12**) and the marsh area to the south-west shown on the 1969 OS Map (**Appendix 11**), which suggests that the lower lying tract of land running north-west from Blinkbonnie south-east past Wellnage was marshland at some stage in its history.

5.12 The primary original setting of western side of the Wellnage broadly comprised (**Appendices 7 – 10**);

- The approach from Station Road from the north-west corner of the site along a tree-lined driveway curving round to the entrance facade at the east side of the property.
- The informal garden ground on the upper western slope.
- Glimpsed views towards and from Station Road and the west elevation of the property across the formal tree line segregating the upper slope from the lower part of the site.

### 5.13 Present Setting

By reference to the 1969 and present-day OS Maps the line of the tall curving hedgerow which now defines the extent of the garden ground on the upper slope to the west of Wellnage appears to have been established at least by 1969, probably earlier (**Appendices 5, 11 & 12**).

5.14 A new roadway serving the 4 new properties to the south and south-west of the Wellnage was constructed around 2016 (**Appendix 5 and Photographs 9, 20, 22 & 25**). In this regard, the impact of the two new dwellings on the low-lying part of the site to the south of the new roadway, broadly reflect the scale of impact on the setting of the Wellnage likely to be experienced by the present application (**Appendix 23 and Photographs 10, 14, 22 & 30**). The landscaping associated with this earlier development still requires to be completed (**Appendix 22**).

5.15 What is shown as Wellnage Myre on the present-day OS Map is entirely segregated from the Wellnage by the tall hedgerow bisecting the upper and lower slope of the original site (**Appendix 12 and Photographs 13, 17 – 21, 24 & 27 - 29**). The present character and appearance of the lower tract of land within the context of Station Road is one of redundant and poorly maintained scrubland (**Appendix 6 & Photographs 3 – 10, 14, 15, 20 – 25, 29 & 30**).



- 5.16 While the upper part of the Wellnage is visible through the trees in some glimpsed views, from Station Road, the tall hedge screens any full view of the garden elevation and the private garden ground on the upper slope (**Appendices 5 & 6 and Photographs 3 – 9, 17 – 19 & 26 - 28**).
- 5.17 In this respect the primary present setting of the western side of the Wellnage comprises;
- The original approach from Station Road from the north-west corner of the site along a tree-lined driveway curving round to the entrance facade at the east side of the property (**Appendix 5 and Photographs 3, 11, 12, 16 16 & 17**).
  - The private garden ground in front of the west elevation of the property extending to the tall curving hedgerow separating the upper and lower parts of the original site (**Appendices 4 & 5 and Photographs 18, 19 & 26 - 28**).
- 5.18 While the wider setting of the Wellnage still comprises some glimpsed views towards and from Station Road, to all intent and purposes the tract of scrubland on the lower part of the original site is now fully segregated by the tall hedgerow along the upper slope such that it is of less significance to the essential setting of the listed building (**Appendix 5 and Photographs 6, 13 – 15, 20, 21, 23 – 25, 29 & 30**). Indeed, it is the relationship of this tract of land with Station Road that is of more significance (**Appendix 6 and Photographs 2 – 5 & 7 - 10**).
- 5.19 Stage 3: evaluate the potential impact of the proposed changes**
- The proposed development is described in the Design Statement, Drawings and Photomontages prepared by Stuart Davidson Architecture (**Appendices 13 – 21**). Landscaping proposals for the site formed part of the earlier Planning Consent for the four dwelling houses to the south and south-west of the Wellnage - Ref: 16/01061/FUL (**Appendix 22**). The approved site section submitted with the earlier consent provides a useful indication of the low-lying nature of the present proposal site (**Appendix 23**).
- 5.20 With regards the impact on the setting of the Wellnage, the key component elements of the proposal are (**Appendix 14 - 21**);
- The erection of the two dwelling houses in the heart of the tract of land adjacent Station Road.
  - The substantial landscaping proposals, including the management of existing plants and trees and the planting of new trees (**Appendix 22**).
  - The creation of a new opening in the boundary wall to provide access.
- 5.21 None of these component elements will have a substantial impact on the primary present setting of the Wellnage (**Paragraphs 5.13 – 5.17**).

- 5.22 The two dwellings will be visible in glimpsed views through the tree line in the original approach from Station Road from the north-west corner of the site along the tree-lined driveway (**Appendix 14 & Photographs 13 - 15**) but will not be intervisible with the Wellnage (**Photographs 3, 11 – 13 & 16**). The addition of trees and improved management of the planting across the site will reduce the visibility of the dwellings and enhance the approach to the Wellnage from this direction (**Appendices 14 & 22**).
- 5.23 The private garden ground on the upper slope extending to the curving hedgerow will continue to define the primary setting of the west elevation of the Wellnage. The tall hedge and will continue to conceal views from the garden into the scrubland such that the impact of new development on the garden and the garden elevation will be negligible (**Appendices 4 & 5 and Photographs 18, 19, 27 & 28**).
- 5.24 Regarding the wider setting (**Paragraph 5.18**), the new dwellings and access from Station Road will be visible in some of the glimpsed views towards and from the upper storey of the Wellnage. Any perceived impact in this respect will be mitigated by the sensitive development of the redundant scrubland, including the addition of trees and improved management of the planting (**Appendices 6, 15 - 21**).
- 5.25 The creation of a new opening in the boundary wall will have a direct impact on the original site boundary but not on the essential setting of the Wellnage as this has evolved (**Appendices 14 - 21**).
- 5.26 Conclusions**
- Using the terminology regarding magnitude of and significance of impact, set out in Appendix 1 of the EIA Handbook (**Paragraph 3.05**), it is our opinion that the magnitude of impact of the proposed development on the present primary setting of the Wellnage will be negligible (**Paragraphs 5.21 - 5.23**).
- 5.27 Regarding the wider setting of the Wellnage within the context of Station Road, it is our opinion that the magnitude of impact on the setting will be slight. In this latter respect, the impact will be mitigated by the improved character and appearance of the lower part of the site such that the impact on the wider setting of both the Wellnage and Station Road might reasonably be considered beneficial (**Paragraph 5.24**).
- 5.28 It is our opinion that the significance of the effect on the Wellnage will be negligible/minor (**Paragraph 3.05**).

## **6.00 Consultation Response**

### **6.01 Introduction**

Within this section we have provided itemised comments on the internal consultation response received by Scottish Borders Council, dated 15<sup>th</sup> March 2022 (**Appendix 24**).

### **6.02 Background and Description**

While the proposed development is located within what can be considered to be the wider setting of the Wellnage, it will have little impact upon the primary setting of the Wellnage as it has evolved over the past 70 years. In this respect, the proposed development site is effectively separated and screened from garden ground in front of the west (garden) elevation of the house by the tall hedgerow planted along the upper slope in the mid-twentieth century and mature trees beyond (**Paragraphs 5.13 – 5.17**).

6.03 The primary vista towards the garden elevation is from the screened garden ground, not Station Road.

6.04 Views towards the Wellnage from Station Road were always interrupted by planting (**Appendices 7 – 11**). In this respect, the lower tract of land adjacent Station Road has always been visually separated and differentiated from the upper slopes adjacent the Wellnage to some degree. It is presently entirely screened from garden ground to the front of the Wellnage by the tall hedgerow planted along the upper slope in the mid-twentieth century (**Paragraph 5.18**).

6.05 The proposed development will be visible in glimpsed views through the tree line in the original approach from Station Road from the north-west corner of the site along the tree-lined driveway but will not be intervisible with the Wellnage (**Paragraphs 5.17 & 5.22**).

### **6.06 Assessment**

*“Objections were raised to proposed development of two houses in this location in 2016, at which point the proposed development was amended to remove these plots and development of the remaining plots was approved. The approved houses (4 plots, set to the side of The Wellnage although also within its setting and former grounds) were considered still to have an impact on the setting of The Wellnage but the impact was considered acceptable given the landscaped area in front of the house was preserved.”*

6.07 The primary setting of the west (garden) elevation of the Wellnage is the garden ground which is fully screened from the proposed development site by the tall hedgerow planted along the upper slope in the mid-twentieth century (**Paragraphs 5.13 – 5.17**). This will be unaffected by the proposed development.

- 6.08 *“With this proposal, the listed building would be largely surrounded by later development, leaving it isolated from its historic setting. It would considerably erode the relationship between the house and the road which forms a primary part of its setting....”*
- 6.09 Similar to the other listed buildings located to the north, the primary setting of the Wellnage is private garden ground separated from Station Road by mature planting, in this instance by planting and a substantial hedgerow (**Appendices 2 & 25**). This primary setting will not be affected by the proposed development (**Paragraphs 5.23**).
- 6.10 Station Road is part of the wider setting of the listed building, providing glimpsed views towards the upper levels (**Paragraph 5.18**). These glimpsed views, that are by nature accidental, will not be affected such that the relationship between the house and Station Road will be eroded to any great degree. In this regard, the changes in the existing relationship will be mitigated by the improved character and appearance of what is presently redundant scrubland, within the context of Station Road (**Paragraph 5.24**).
- 6.11 *“This relationship and the experience of arrival along Station Road and along the driveway would also be adversely impacted, as currently the driveway accesses views across the undeveloped former grounds of the property, providing a ‘rural’ approach to the house...”*
- 6.12 Again, the proposed development will be visible in glimpsed views through the tree line in the original approach from Station Road from the north-west corner of the site along the tree-lined driveway. The addition of trees and improved management of the planting across the site will ensure the “rural” approach to the house will not be substantially affected (**Paragraph 5.22**).
- 6.13 *“The development requires a further access to be created onto Station Road, which requires loss of a further section of historic stone boundary wall and further erosion of the historic character, layout and integrity of the historic estate....”*
- 6.14 The creation of a new opening in the boundary wall will have an impact on the historic boundary of the Wellnage. The new opening will not affect the primary setting of the listed building nor be visible from the Wellnage. In this respect the impact will primarily be on the interrelationship of the site with Station Road (**Paragraph 5.25**). From a strictly built heritage standpoint, it would be better to access the site from the new opening and roadway created in 2016. However, it is understood that there are wider practical considerations that make this untenable.
- 6.15 *“...The concept of setting is also wider than just views, taking in how the listed building is experienced and understood within its surroundings. The open space and former grounds subject to this application contribute to this experience and understanding and should be retained as open space.”*

6.16 The present character and appearance of the proposed development site within the context of Station Road is one of redundant and poorly maintained scrubland. It is incorrect to characterise it as open space. The proposed development, and in particular the addition of trees and improved management of the planting provides an opportunity to improve the quality of this space and, in so doing, the wider setting of the Wellnage and the character and appearance of Station Road.

6.17 For all of the reasons indicated above, how the Wellnage is experienced and understood within its surroundings will not be substantially affected by the proposed development. In this respect, using the terminology regarding significance of effect set out in Appendix 1 of the EIA Handbook, the significance of the effect on the Wellnage will be Negligible/Minor (**Paragraph 5.28**).

## **7.00 Built Heritage Case for Planning Permission**

7.01 The built heritage case for planning permission for the proposed development, in terms of the key relevant national and local policy and guidance (**Sections 3.00 & 4.00**), is set out below.

### 7.02 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Scottish Planning Policy

In terms of the overarching statutory requirement set out at Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Scottish Planning Policy the proposed development will preserve the present primary setting of the Wellnage (**Paragraphs 5.21 – 5.23**) and will preserve and enhance its wider setting within the context of Station Road (**Paragraph 5.24**).

7.03 The proposed development is informed by a clear understanding of the importance of the heritage assets affected and has been sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the Wellnage such that its special characteristics are protected, conserved or enhanced.

### 7.04 Managing Change in the Historic Environment: Setting

The assessment included in **Section 5.00** has been prepared with reference to the guidance set out in Managing Change in the Historic Environment: Setting. The significance of the asset and its setting and the quantification of the extent of any impact references the guidance and terminology set out in Appendix 1 of the EIA Handbook published by HES (**Paragraphs 3.05 & 3.06**).

7.05 It is considered that the magnitude of impact of the proposed development on the present primary setting of the Wellnage will be negligible (**Paragraphs 5.26**) and on the wider setting will be slight (**Paragraph 5.27**) and that, in these respects, the overall significance of the effect on the Wellnage will be negligible/minor.

7.06 Local Policy EP7: Listed Buildings

In terms of Local Policy EP7 Listed Buildings the proposed development;

- will be of the highest quality, following the design standards achieved in the first phase of development undertaken to the south and south-west of the Wellnage, consented in 2016,
- will respect the Wellnage in terms of setting, scale and materials,
- will maintain the special architectural and historic quality of the Wellnage,
- demonstrates an understanding of the significance of the Wellnage.

7.07 The proposed development will not adversely affect the setting of the listed building (**Section 5.00**).

7.08 The proposed development is in accordance with Local Policies PMD2 & PMD5 (**Paragraph 4.02**).

# Photographs

# **Appendices**