

Listed Building

The only legal part of the listing under the Planning (Listing Buildings and Conservation Areas) (Scotland) Act 1997 is the address/name of site. Addresses and building names may have changed since the date of listing – see 'About Listed Buildings' below for more information. The further details below the 'Address/Name of Site' are provided for information purposes only.

Address/Name of Site

STATION ROAD, THE WELLNAGE WITH BOUNDARY WALL, GATEPIERS AND GATES LB26596

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Category
B

Local Authority
Scottish Borders

NGR
NT 78779 53610

Date Added
09/06/1971

Planning Authority
Scottish Borders

Coordinates
378779, 653610

Burgh
Duns

Description

Early 19th century, extended in mid 19th century. Large symmetrical 2-storey and attic 3-bay villa, with sympathetic 2-bay addition to N. Dressed cream sandstone. Regular fenestration.

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.

S ELEVATION: 2-bay; 1st floor window to left blind. Later entrance bay set back to right (see below).

E ELEVATION: original 3-bay house with later projecting full-height entrance bay added at centre; flat-roofed, with moulded eaves. Centre bay with windows to each floor; entrance on S return with polished ashlar Tuscan Doric pilastered doorpiece at ground; 2-leaf panelled doors in round-headed doorway with corresponding plate glass fanlight; window to 1st floor; wrought-iron lantern at angle; N return with window to 1st floor. Left bay with blocked window at ground and blind window at 1st floor. Right bay with 2 windows at ground and window at 1st floor. Added bay to right with windows to both floors; outer right bay slightly recessed at ground with narrow window, blank and further set back at 1st floor (as W elevation). Second lantern at angle. Screen wall at ground with balustraded parapet encloses 2 bays to right of projecting bay.

N ELEVATION: 2 bays at centre. Windows to both floors; boarded door and 4-pane rectangular fanlight to left bay at ground. Narrow blank outer sections, set back at 1st floor. Moulded eaves and blocking course. 2-light box-dormer (as above) at centre. Convex screen wall at ground with balustraded parapet.

12-pane timber sash and case windows; 4-pane to entrance bay; lower sash of dormers plate glass. Piended roof; grey slates; rendered stacks.

INTERIOR: large top-lit staircase hall with gallery at 1st floor. Dining Room in canted bay at ground, with Drawing Room above.

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). The Wellnage was built by George Peat, Writer in Duns, in the early 19th century, on land feued from George Hay of Duns Castle. It was sold twice before being bought in 1934 by Walter Simpson, father and grandfather of the architects Robert and James Simpson, respectively, and was acquired by the present owner's father in 1962. The walls and balustrading to the rear were

added in 1935/6.

References

Bibliography

Notes from owner. Wood's Map of 1824. 1st and 2nd edition OS Maps, 1857 and 1898.

About Listed Buildings

Historic Environment Scotland is responsible for designating sites and places at the national level. These designations are Scheduled monuments, Listed buildings, Inventory of gardens and designed landscapes and Inventory of historic battlefields.

We make recommendations to the Scottish Government about historic marine protected areas, and the Scottish Ministers decide whether to designate.

Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

We list buildings which are found to be of special architectural or historic interest using the selection guidance published in [Designation Policy and Selection Guidance \(2019\)](#)

Listed building records provide an indication of the special architectural or historic interest of the listed building which has been identified by its statutory address. The description and additional information provided are supplementary and have no legal weight.

These records are not definitive historical accounts or a complete description of the building(s). If part of a building is not described it does not mean it is not listed. The format of the listed building record has changed over time. Earlier records may be brief and some information will not have been recorded.

The legal part of the listing is the address/name of site which is known as the statutory address. Other than the name or address of a listed building, further details are provided for information purposes only. Historic Environment Scotland does not accept any liability for any loss or damage suffered as a consequence of inaccuracies in the information provided. Addresses and building names may have changed since the date of listing. Even if a number or name is missing from a listing address it will still be listed. Listing covers both

the exterior and the interior and any object or structure fixed to the building. Listing also applies to buildings or structures not physically attached but which are part of the curtilage (or land) of the listed building as long as they were erected before 1 July 1948.

While Historic Environment Scotland is responsible for designating listed buildings, the planning authority is responsible for determining what is covered by the listing, including what is listed through curtilage. However, for listed buildings designated or for listings amended from 1 October 2015, legal exclusions to the listing may apply.

If part of a building is not listed, it will say that it is excluded in the statutory address and in the statement of special interest in the listed building record. The statement will use the word 'excluding' and quote the relevant section of the 1997 Act. Some earlier listed building records may use the word 'excluding', but if the Act is not quoted, the record has not been revised to reflect subsequent legislation.

Listed building consent is required for changes to a listed building which affect its character as a building of special architectural or historic interest. The relevant planning authority is the point of contact for applications for listed building consent.

Find out more about listing and our other designations at www.historicenvironment.scot/advice-and-support. You can contact us on 0131 668 8914 or at designations@hes.scot.

Images

There are no images available for this record.

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