



# **Newstead Conservation Area Appraisal & Management Plan 2024**

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All references to legislation, policy and designations are correct at time of publication. Please check the Council's website for up-to-date references: [https://www.scotborders.gov.uk/info/20012/planning\\_and\\_building](https://www.scotborders.gov.uk/info/20012/planning_and_building)

# INTRODUCTION

## 1.0 Conservation Areas

### What is a Conservation Area?

1.1 A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as ***"an area of special architectural or historic interest, the character of which is desirable to preserve or enhance"***. Local Planning Authorities (LPAs) are responsible for designating conservation areas within their region. There are currently 43 conservation areas in the Scottish Borders.

1.2 Conservation area designation takes into account the particular characteristics of a place. This includes its buildings, but also its layout and the spaces, trees and landscape within the area and its surrounding setting. As such, every conservation area is unique and contributes to the distinctive character and 'sense of place' of the Borders.

1.3 The aim of conservation area legislation and policies is not to stop change from happening but to manage change in a way that protects and enhances its special character and appearance. They play an important role in safeguarding valued places for current and future communities and visitors, in economic and community regeneration, and environmental enhancement.

### What does it mean for me?

1.4 If planning permission, listed building consent, building warrants, advertisement consent, scheduled monument consent and other forms of permission are required outside a conservation area, they will still be required for works taking place within a conservation area. To make sure the area is preserved and enhanced, there are also a number of additional controls in place for conservation areas. These are:

- **Planning Permission:** Most external changes to properties within conservation areas have the potential to impact the character of the area, and therefore planning permission is required. This includes, for example, changes to painting or rendering of a building, replacement windows or doors, providing new hard surfaces or changing walls and fences.



Fig. 1: Main Street, looking east with Saugh Cottage to the left.

- **Conservation Area Consent:** Buildings form a key element of the character of conservation areas and therefore consent is required for their demolition or substantial demolition.
- **Notification of Works to Trees:** Trees also make an important contribution to the character of conservation areas. Six weeks' notice is therefore required of any intention to cut, lop, top, uproot or destroy any tree within a conservation area. This is to allow the Local Planning Authority (LPA) to consider whether the tree makes a notable positive contribution to the character of the area and whether a Tree Preservation Order should be made.

1.5 Links to find out more about these controls are provided in the 'Permissions and Additional Considerations' section toward the end of this document.

1.6 Where an application is made for development that—in the opinion of the LPA—affects the character or appearance of the conservation area, the application will be advertised in the local press providing an opportunity for public comment. Comments made on planning applications are taken into account by the LPA when making a decision on the application.

1.7 The extra controls in place help conservation areas retain their local distinctiveness and character. This often makes them highly desirable places to live and visit. Local residents and property owners also have a role to play in regularly maintaining

their property and can seek advice on this from Scottish Borders Council.

### **What is a Conservation Area Appraisal and Management Plan?**

1.8 The LPA has a duty to review its conservation areas and formulate proposals for their preservation and enhancement 'from time to time'. These statutory duties are fulfilled through carrying out and adopting a Conservation Area Appraisal and Management Plan.

1.9 The Conservation Area Appraisal and Management Plan helps owners, planners, Scottish Borders Council and others with an interest in the area find out about the special architectural and historic character of the area and helps inform how that special character can be preserved and enhanced. The final document should be used to help guide proposed changes in the area, and will be used to help determine planning applications.

1.10 The document comprises two parts; The Conservation Area Appraisal, and the Management Plan:

- The **Conservation Area Appraisal** sets out the area's context and historic development, before identifying the elements of its character (such as layout, views, landscape, trees, buildings, structures and spaces) that make it special.
- The **Management Plan** provides guidance on how to preserve and enhance that character when changes

are being considered. This includes guidance to support measures to address climate change.

1.11 It is important to note that the range of considerations made in this document are non-exhaustive, and further elements of architectural or historic interest, or opportunities to preserve or enhance the area, may be present.

## **2.0 Newstead Conservation Area**

### **Designation Background**

2.1 Newstead Conservation Area was first designated on 31 October 1985. The boundary is shown in fig. 2.

### **Status of Document**

2.2 This Conservation Area Appraisal and Management Plan was subject to public consultation between 22nd May and 14th August 2023. It was adopted as Supplementary Planning Guidance (SPG) to the Council's adopted Local Development Plan on XXX. The SPG is a material consideration for planning applications within the conservation area, or affecting its setting.

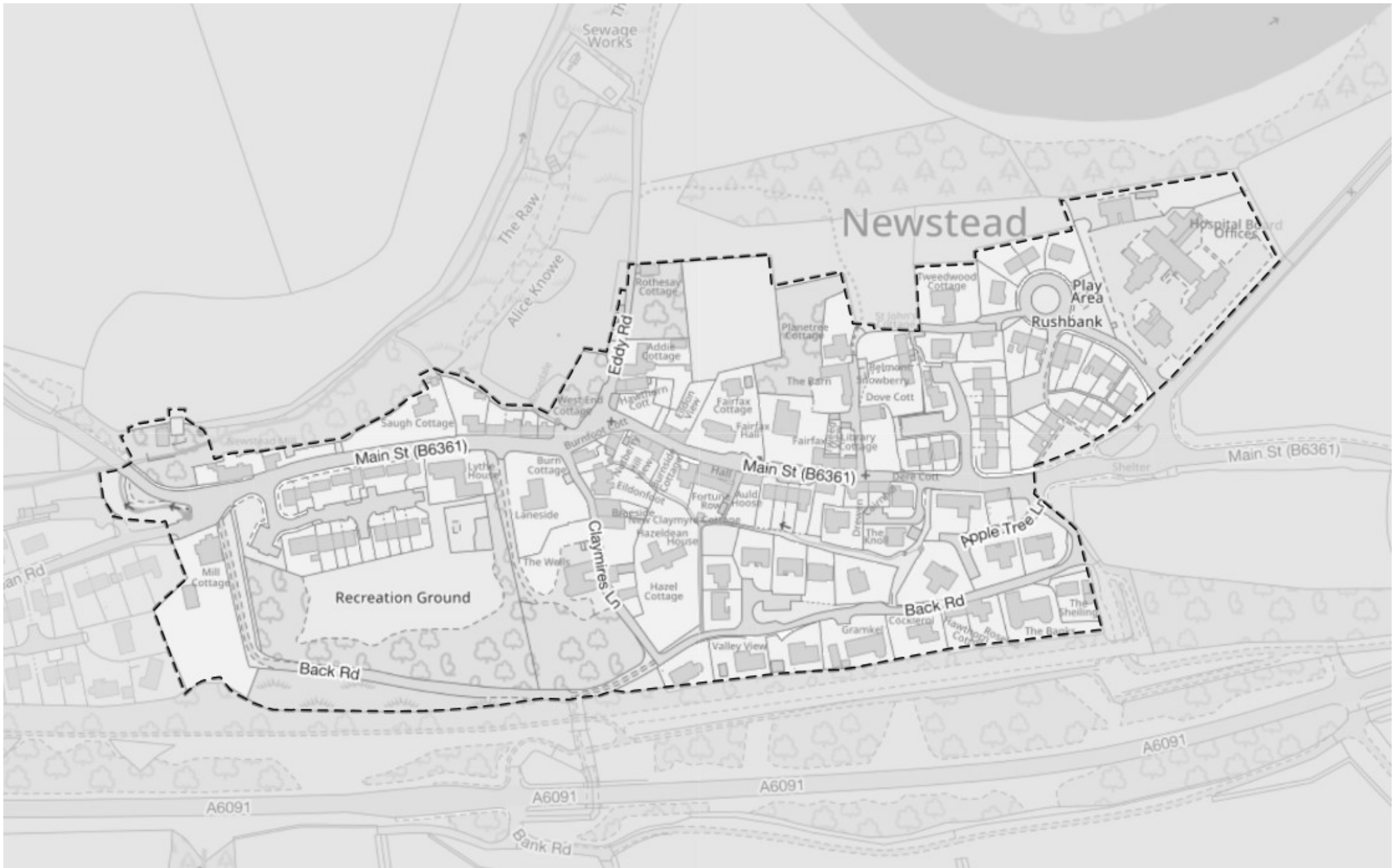


Fig. 2: Newstead Conservation Area Boundary

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# APPRAISAL

## 3.0 Summary Statement of Character

3.1 Situated alongside the ancient Roman military complex of Trimontium, Newstead is a small village with a long history. It has been associated with masons for much of its history, evident in the built fabric through surviving carved stonework and sundials.

3.2 The village layout is heavily influenced by its surrounding topography, with the main linear village street set on a steep slope above the historic flood plain. Informal pavements and building lines, green space, trees, vegetation, narrow lanes and small burns all add to its rural character.

3.3 The buildings are largely small-scale and domestic and follow the topography of the area by stepping up the slopes to create a varied roofline. Most date to the 18th and 19th centuries. Of one to two storeys, they have traditional forms, detailing and materials. Tall walls define the streetscape, some retaining evidence of previous buildings.



Fig. 3: Steep escarpment between river and village to northeast

## 4.0 Context

### Location and Geography

4.1 Newstead village is located approximately 1.5km east of Melrose, on the south bank of the River Tweed valley.

4.2 The village is located within the Eildon and Leaderfoot National Scenic Area. The special qualities that this area is designated for include its 'great landscape diversity', 'spectacular views' and 'rich array of historic buildings, structures and estates' (NatureScot Report 374, 2010). The landscape character type is defined as 'Settled Upland Fringe Valley' as detailed in the Scottish Landscape Character Assessment (NatureScot 2019).

4.3 The conservation area covers the historic core of the village. The edges of the designated area are broadly defined by the former railway line and associated embankment to the south (to which the

A6091 bypass now runs parallel), and to the north by natural features including the River Tweed, associated streams, and field patterns.

4.4 The topography of the area clearly defines the conservation area's setting. The land rises steeply from the River Tweed to the north to the Eildon Hills to the south. To the northwest lies the low-lying annay/haugh with a steep bank marking the junction between this historic flood plain and the village. To the northeast a steep escarpment physically separates the village and river (fig. 3). The underlying geology is formed of Silurian greywacke sandstone. Historic river sediments make up Old Red Sandstone deposits, whilst the nearby Eildon Hills are the remnants of volcanic activity. Fig. 4 shows the location, context and primary topographic features of the conservation area.

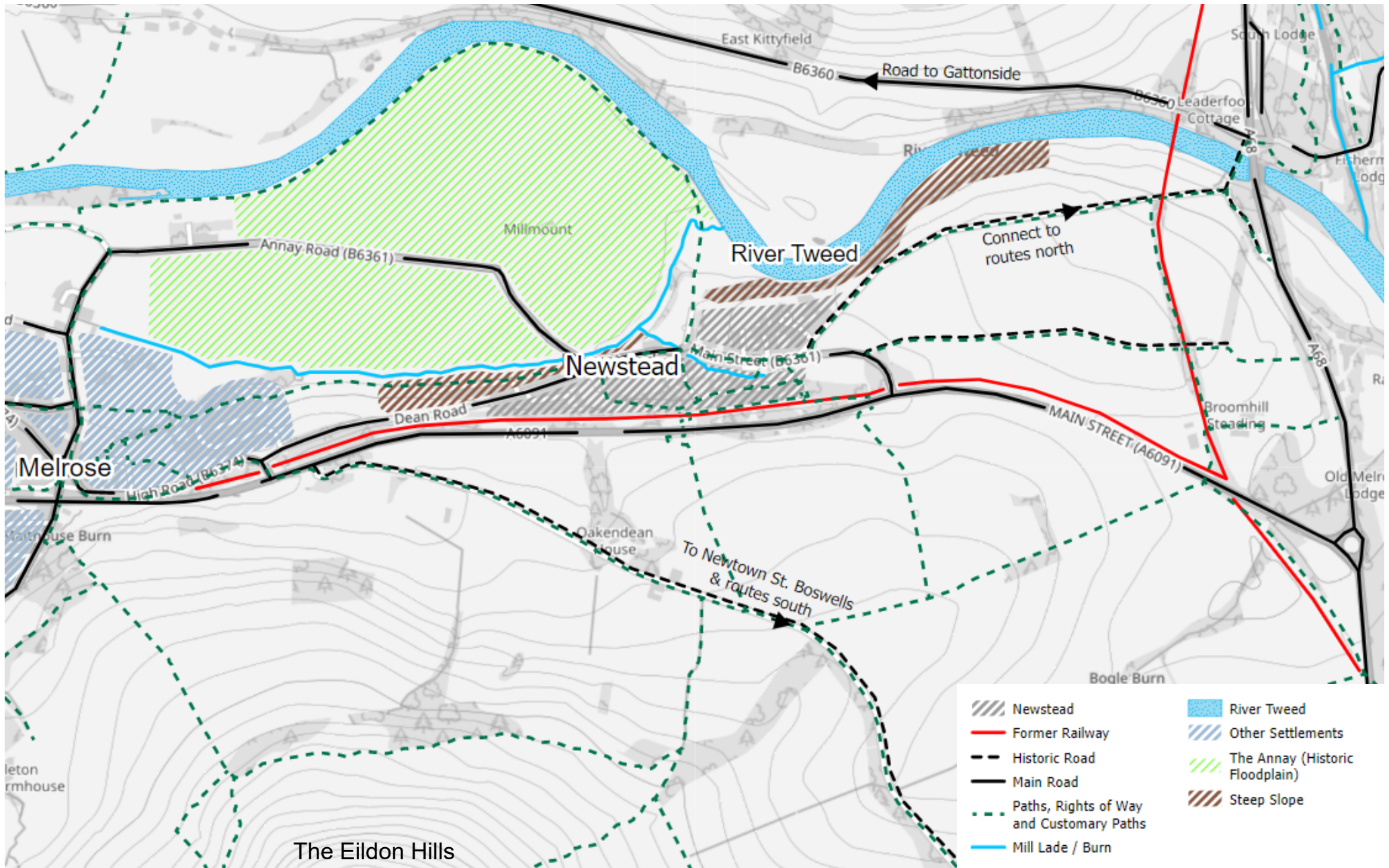


Fig. 4: Newstead Context and Topography

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## 5.0 Historic Development

5.1 The area surrounding Newstead has a long history of human activity, due to its location adjacent to where the historic north-south route through Lauderdale crossed the Tweed. The Roman Dere Street followed this approximate route, and the current A68 bridge, Drygrange Old Bridge and Leaderfoot Railway Viaduct now mark the general location of the historic river crossing. Evidence of prehistoric activity is seen with hillforts at Eildon Hill North (to the south) and Easter Hill (to the north of the River Tweed) (fig. 5).

5.2 The Romans established a military complex at this strategic position. This complex, named Trimontium, was located approximately 0.5km east of the conservation area. Evolving over time, it comprised a series of permanent forts, with associated civilian settlements and marching camps. An associated structure (perhaps signal station) was established on Eildon Hill North (fig. 5). The military complex was reported to be the largest of its kind between Hadrian's Wall and the Firth of Forth and remained in operation until around 200 AD. It is through this association with Trimontium Military Complex that Newstead is often named 'the oldest inhabited village in Scotland'.

5.3 Newstead is said to have formed part of lands granted by David I for Melrose Abbey in the 12th century, and that many of the masons who built the abbey

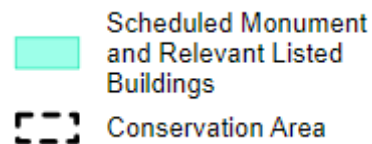
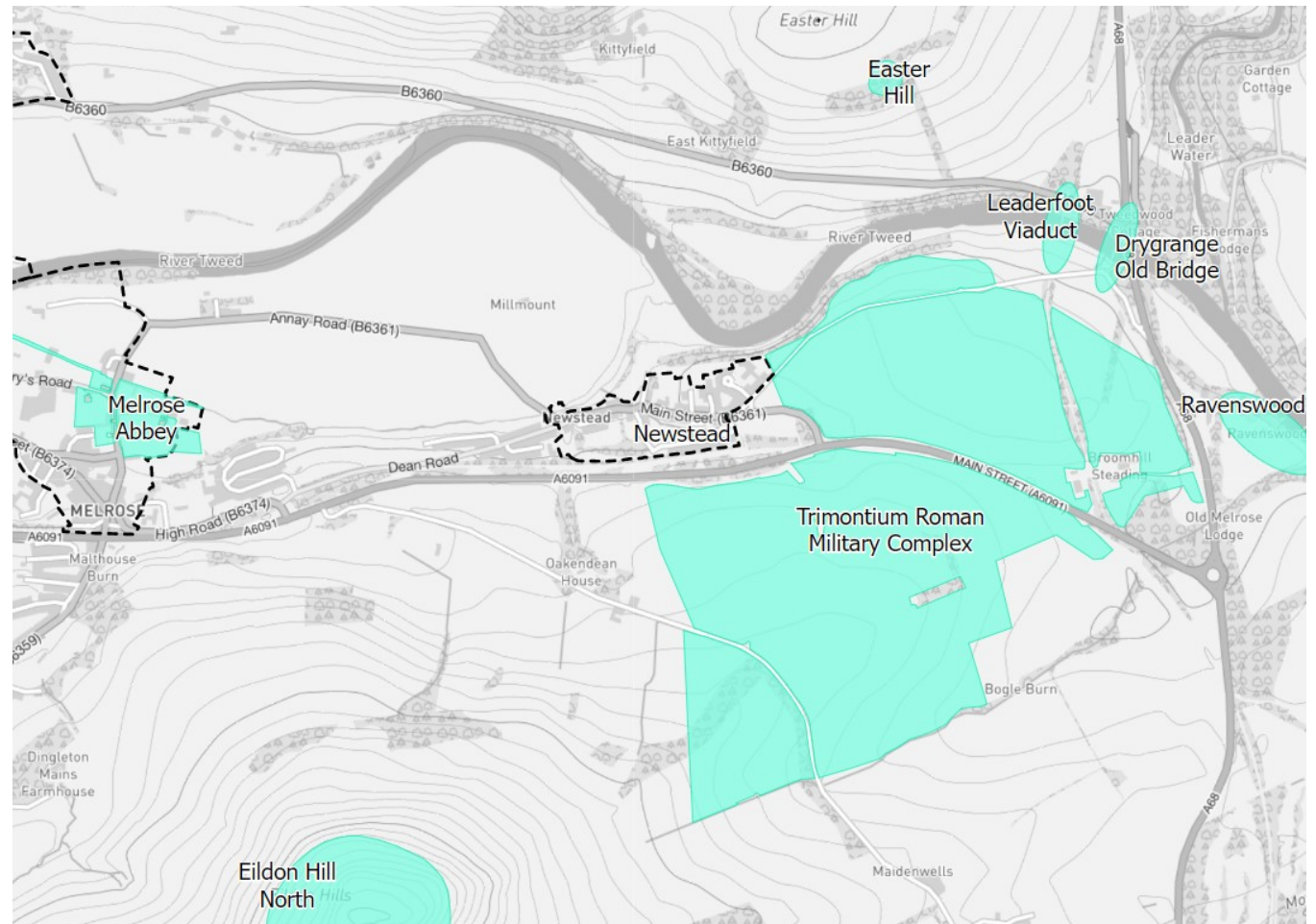


Fig. 5: Historic sites within the surrounding area which relate directly to the historic development of Newstead. They are now designated as Scheduled Monuments or Listed Buildings.

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lived in Newstead. Throughout the medieval and post medieval periods, the settlement continued as a notable centre for masons, with the trade passed from generation to generation through families. One of the first masonic lodges in Scotland was located on St John's Wynd until its transfer to Melrose in 1741 (building demolished in 1892 and marked with a plaque). The 1861 census however still noted 17 masons resident in the village.

5.4 The Edinburgh & Carlisle line was established by the North British Railway in 1846, at which point the population of Newstead was around 230 (from the New Statistical Account, dated 1845). The first edition OS map for Roxburghshire (surveyed in 1859, fig. 8) shows the line to the south of Newstead and railway sidings and structures are shown to the southeast (removed in the 20th century). It shows the village's water-powered corn mill to the west. The associated Roxburghshire OS Name Book 1858-1860 (Volume 28) describes Newstead at this time as having a "mixed School House ... having an average attendance of about 60 [children] and wholly supported by the inhabitants; two public houses, several small grocers' shops, and three pretty cottage houses; the remainder of the houses are of a poor looking description." It identifies The Eddy as common land used for bleaching and drying clothes, and Alice Knowe as "a favourite playground for the Children of Newstead."

Fig. 6: Historic postcard of Newstead Village, taken from on or near Back Road, showing Fairfax Hall to the centre and pedestrian route in the foreground

Image courtesy of Scottish Borders Archive & Local History Service



Fig. 7: Historic postcard of Newstead Village, looking east along Main Street towards its junction with Claymires Lane.

Image courtesy of Scottish Borders Archive & Local History Service



5.5 A mission hall (Fairfax Hall), library, reading room and piped water supply were bequeathed to the village by Admiral Fairfax and his wife, Dame Harriet Kinloch (of Ravenswood House) at the turn of the 20th century (seen in figs. 6, 9 and 10).

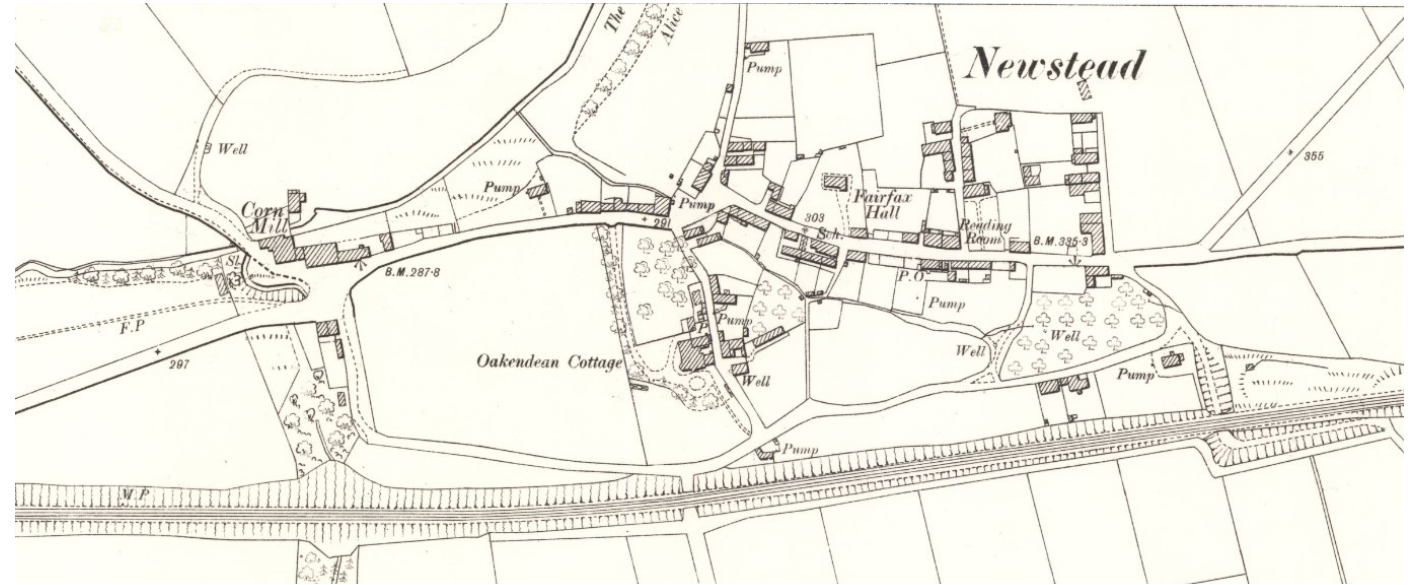
5.6 A hospital for infectious diseases was established in 1903 to the east end of the village (seen in fig. 10). Built to the designs of G. Monteith, it remains in use by the NHS. A number of individual houses and small housing estates have been constructed in the village in the late 20th and early 21st centuries.



Fig. 8: First Edition OS Six Inch 1843-1882, surveyed 1859. The road layout of the village, its buildings, green spaces and waterways are shown in some detail. The railway line and sidings have been built to the south and the ford across the river at the end of Eddy Road is shown. The Mill is present to the west.

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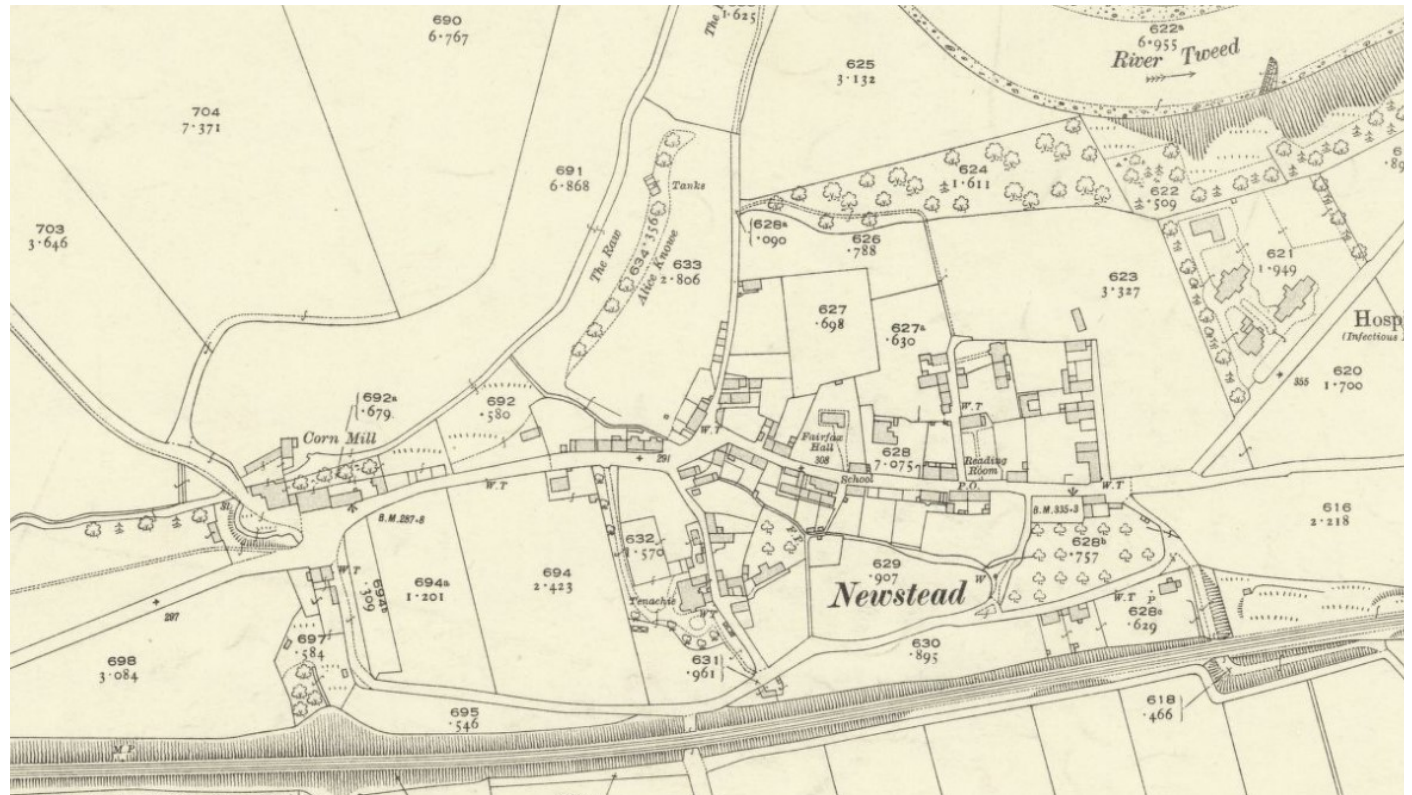
Fig. 9: Extract of the 2nd edition 25 Inch Ordnance Survey Map, surveyed 1897 and published 1899. Fairfax Hall and the reading room are now marked to the north of Main Street, with a number of pumps throughout the village.



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Fig. 10: Extract of the 3rd edition 25 inch Ordnance Survey Map, revised 1919 and published 1921.

The Isolation Hospital is now shown to the east of the village.



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## 6.0 Townscape Character

### Street Layout

6.1 The village largely retains its historic street pattern, which has developed informally over time. Main Street runs east to west along a gentle curve. Originally the main street continued to Drygrange Old Bridge to the east, although this section of road is now closed to traffic and diverted to join the A6091.

6.2 Eddy Road provides access to the river at an historic fording point (and possible former bridge) whilst Claymires Lane originally connected to routes to the south. These roads and Main Street would have formed the two main routes in the village, although the north-south route is no longer a primary route. Their junction now forms an informal focal point to the village. The junction coincides with a bend in Main Street, a widened area of road, and green space (known locally as the village green) which emphasise the junction in the streetscape. This is further accentuated by the presence of the village notice board, K6 telephone kiosk (see 6.8 below) and post box at this point.

6.3 Back Road forms the secondary road of the village and runs parallel to Main Street to the south. Claymires Lane and two narrow pedestrian routes create connections between these roads.

6.4 The railway would have had a significant impact on the infrastructure and connectivity of the village, providing new

connections to the wider region but also a physical barrier to countryside including the Eildons and historic routes to the south. Its surviving embankment and later A6091 continue to do so, with two bridges providing the only access points.

### Public Realm (fig. 11)

6.5 The roads in the village are generally narrow and of varied width. In many locations there are no formalised pavements. A number of the ancillary roads are more informally surfaced with limited road markings and integrate with a wider network of routes, tracks and paths. Some areas of original cobbles survive. These elements add to the rural character of the village.

6.6 Diversion of traffic to the bypass has reduced traffic levels in the village, although the requirements for signage, road markings and parking to Main Street have still had an impact on character.

6.7 There are a number of tall boundary walls in the area. Some of these walls retain evidence for previous buildings and coal shutes that add to our understanding of the village. These walls, and buildings fronting directly onto the pavement/road edge, create a strong sense of enclosure to the public realm. To Back Road the walls give way to more of a mixture of walls and hedges, which provide a softer rural character.

6.8 An historic signpost survives at the junction with Annay Road. The telephone kiosk is a K6, designed by Sir Giles Gilbert Scott whilst the post box is a modern example of a traditional feature.

### Trees, Green Spaces and Water Courses

6.9 The green space at the junction of Main Street and Eddy Road was historically the location of a building. It has evolved informally as a central green space in the village, now known as the village green, which helps emphasise this location as the village focus. A cherry tree is a

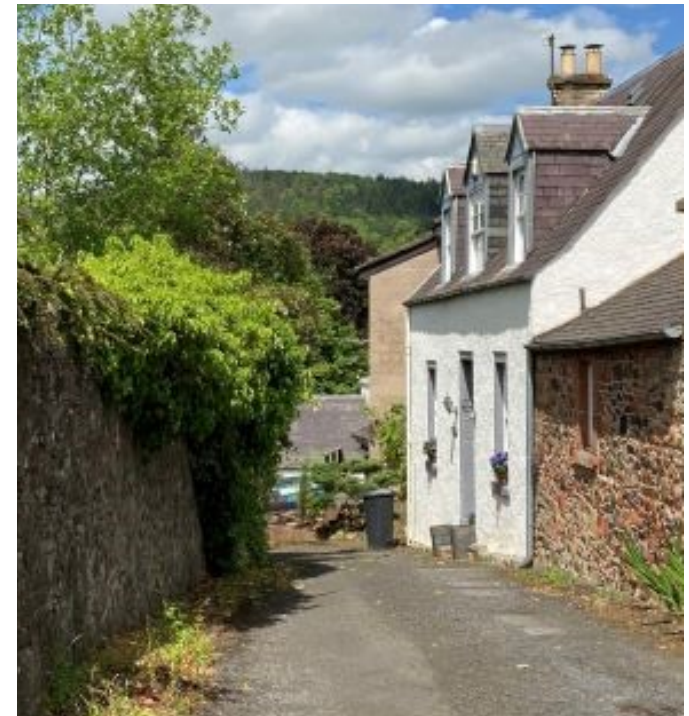


Fig. 11: Narrow roads with no formalised pavements and tall walls on Claymires Lane

notable specimen located at its centre which contributes positively to the space and the streetscape.

6.10 A large area of green space known as 'The Orchard' is located to the southwest of the village and includes both formal play and informal communal green space. It is bounded by vegetation including mature trees and an historic former beech hedge along its boundary with Back Road. The area is not clearly visible from Main Street but contributes to the overall green character of the village.

6.11 Vegetation and soft landscaping to private gardens further contribute to the green and rural character of the village. The copper beech within the former Infectious Diseases Hospital grounds is a notable specimen which has a particularly significant streetscape presence in the village (fig. 12).

6.12 A stream runs between Main Street and Back Road and is crossed by the pedestrian routes on small bridges. This adds to the character and interest of the area (fig. 13). The presence of the stream and mill lade to the northwest is of historic importance as a means of power for the mill. Whilst not immediately visible within the village, the River Tweed has also had a significant impact on the historic development of the village and the visual and physical relationship between the two is important.



Fig. 12 and 13. Copper beech at former hospital and pedestrian route over stream add character to the streetscene

6.13 Beyond the boundary of the conservation area, vegetation and trees along the former railway forms a backdrop to views and shields views and noise from the A6091/bypass. Trees are also present to the north along the escarpment and screen some views to and from the river in summer.

6.14 The area between the village and the River Tweed (including North Field, Alice Knowe, The Raw and the Eddy/Yiddy) help establish the relationship between the village and the river. Eddy Road and Eddy Pool are the location of a previous north-south route, ford and fish-

ing ground, whilst surrounding areas were historically used to dry and bleach clothing. This adds historic significance to the relationship between the river and village in this area.

6.15 The vegetation and open spaces surrounding Newstead creates a rural setting to the village. Some of these important spaces and features are identified in fig. 14.

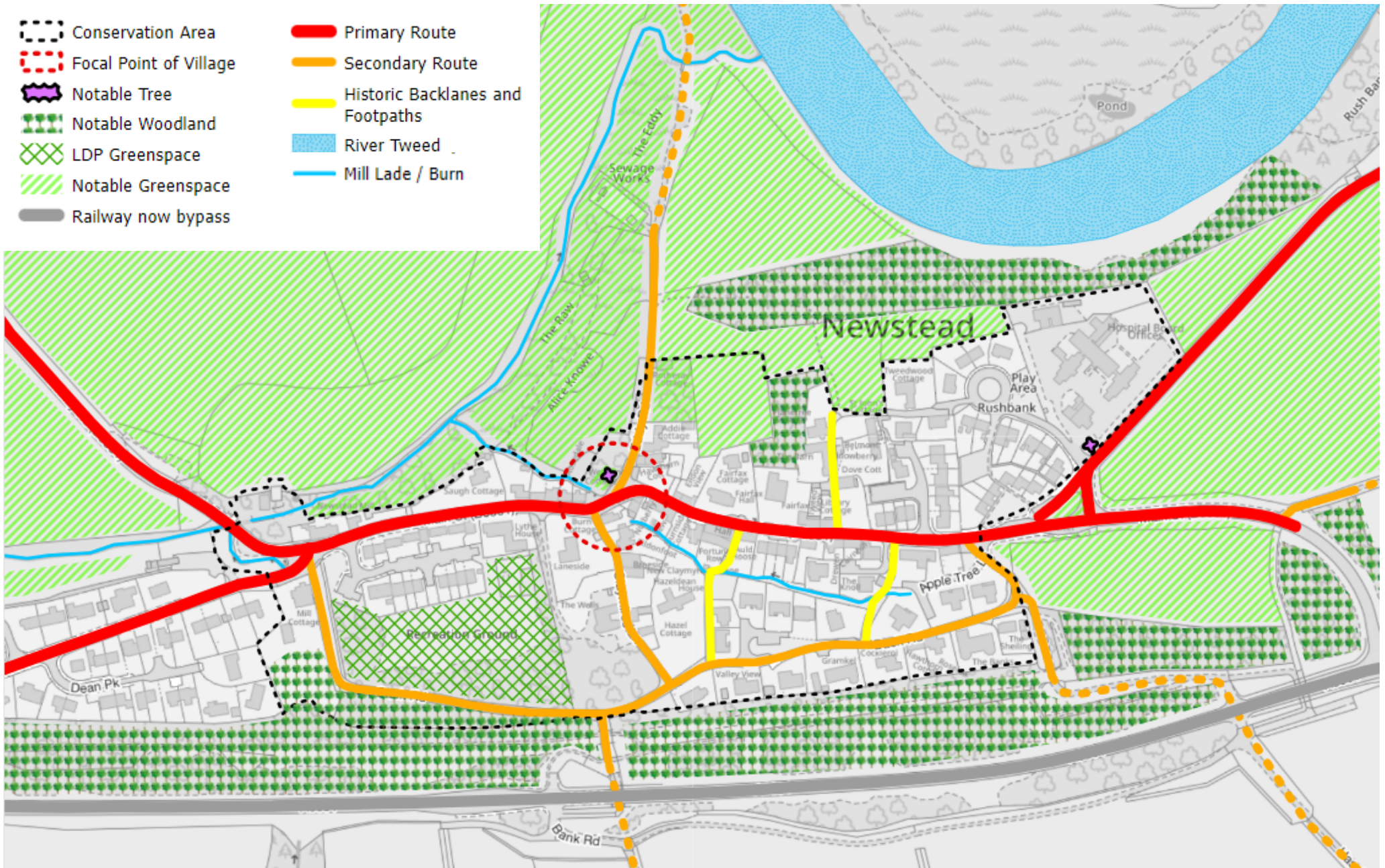


Fig. 14: Spatial Characteristics

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## Views and Landmarks

6.16 A number of types of important views have been identified, as shown in the following images (figs. 15-19). These include views within the conservation area, as well as those in to and out of the area which show the village in its setting. These images represent the types of views characteristic of the conservation area.

6.17 The Eildon Hills and River Tweed are significant natural landmarks.



Fig. 15 Within the conservation area, the gentle curve of roads in the area create a series of unfolding views along their length. This creates an intimate atmosphere to the village.



Fig. 16 The Eildon Hills have a strong presence in views and form a natural landmark in the area

Fig. 17 Longer views to surrounding hills such as Meigle Hill are also present and reaffirm the rural setting of the conservation area



Fig. 18 There are also long views back from surrounding high ground which show the village in its context, for example from Eildon Hill North.



Fig. 19 From the Annay, the topography adds prominence to the village, with houses glimpsed at a raised level on the steep bank above the historic flood plain for example from Annay Road, Eddy Lane and the riverbank.



## 7.0 Architectural Character

### Building Pattern

7.1 Buildings are predominantly small in scale and footprint, with heights consistently between one and two storeys. The buildings form a tight urban grain, with the majority of historic buildings in groups of two, and with some detached properties. The small, human scale of buildings in the area is accentuated by a stepping roofline with buildings designed to follow the topography of the roads.

7.2 The majority of historic buildings directly address the street or are set at right angles to it (fig. 20). They are variously set hard onto the road or pavement, or behind a small front garden with boundary wall.

7.3 Some larger detached residences (such as The Wells (previously known as Oakendean Cottage or Tanachie) and Hazeldean House) are set at some distance from the street. These are generally later insertions into the earlier tight urban grain. Their limited street presence provides a contrast to the village street.

7.4 Alongside the primary buildings of the conservation area, a number of ancillary structures are evident. These often comprise lower one storey elements attached to the main buildings (fig. 20), some with surviving coal chute openings. They contribute to the streetscape through emphasising the varied and stepping roofline. A number of stone and timber struc-

tures are also evident along Eddy Road and contribute to the character of the area, although some are in poor condition.

### Architectural Contribution

7.5 Many of the historic buildings contribute positively to the character of the conservation area. Other development makes a neutral contribution or at times is not in keeping with the character of the conservation area. The contribution each building makes to the character of the conservation area is identified in fig. 22 and further information is given below.

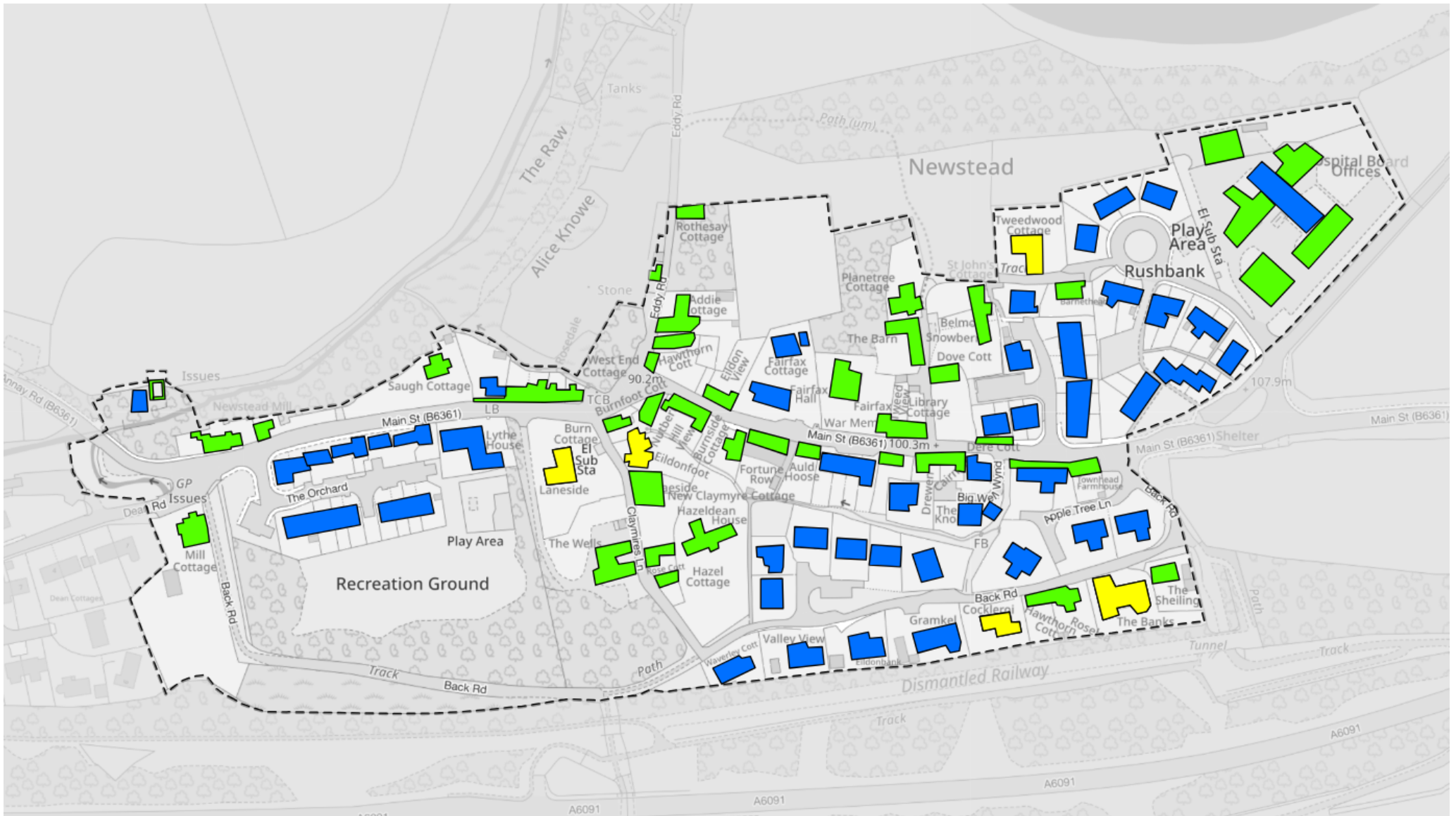
7.6 The buildings of Newstead vary in date, style and materials, reflecting their historic use and the piecemeal development and evolution of the village over time. Perhaps due to the historic concentration of masons in Newstead there are some examples of high quality stonework in the village including historic door surrounds, carved stones and sundials (fig. 21). The presence of sundials is noted in historic texts (Ross 1889, see Appendix A). Although some survive, unfortunately a number have now been lost.

Fig. 20 Buildings set at right angles to the street, stepping rooflines and ancillary structures within the streetscape.

Fig. 21 Carved Sundial.







- Conservation Area
- Positive Contribution
- Neutral Contribution
- Not in Keeping with Conservation Area

Fig. 22: Architectural Contribution

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## Building Types

7.7 The buildings in the conservation area can be identified as historic domestic buildings, non-domestic buildings and modern development:

### ***Historic Domestic Buildings in the Conservation Area***

7.8 Most of the surviving historic buildings date to the 18<sup>th</sup> and 19<sup>th</sup> century, but some date back to earlier centuries or incorporate fabric (including date stones) from earlier periods. The majority of buildings are relatively simple and traditional in form, and use local materials and detailing.

7.9 The principal elevations to buildings in the conservation area are either well-proportioned formal frontages with regularly spaced openings (fig. 23), or more vernacular frontages with fewer and less regularly-spaced openings (fig. 24). The more vernacular detailing usually indicates an older building, whilst formal detailing tends to reflect later fashions from the late 18<sup>th</sup> and 19<sup>th</sup> centuries. Gable end elevations are prominent in the streetscape. They tend to incorporate chimney stacks and some limited fenestration (fig. 25). Some buildings, and particularly ancillary structures, have rounded or chamfered corners.

7.10 Windows are traditionally sash and case timber windows, with some smaller openings housing casements. Doors are typically simple timber boarded doors or panelled. Roofs are generally steeply

pitched, with simple eaves and verges often with no skewes. The clay tiles to number 23 Main Street are a notable exception to the predominant slate roofs in the village.



Fig. 23 (top): example of a well-proportioned, more formal frontage with regularly spaced openings. The door tends to be located centrally, with dormers located over windows to the outer bays only (if present).

Fig. 24 (centre): example of a more vernacular frontage with fewer, less regularly-spaced openings and simple detailing, reflecting older building traditions.

Fig. 25 (bottom): Gable end elevations are prominent in the conservation area. They tend to incorporate chimney stacks and some limited fenestration.



## **Historic Non-Domestic Buildings in the Conservation Area**

7.11 Historically there were many types of non-domestic buildings in Newstead, including public houses, shops, farm buildings, a school, reading room and mission hall. Some of these buildings have been demolished, whilst the majority that survive have been converted to residential use. The buildings generally use vernacular forms, materials and detailing, similar to those for domestic houses as described in the section above. For some, however, their particular location, form and/or scale relates more directly to their original function and are more distinctive in the conservation area. These are described below.

7.12 A corn mill was built to the west of the village in the early 19<sup>th</sup> century, and was powered by water from the mill lade in Melrose. The mill went out of use in the 20<sup>th</sup> century and much of the mill itself was demolished. The surviving elements are in domestic use (fig. 26). The mill buildings historically made use of the slope between Main Street and the mill lade.

7.13 Townhead Farm was situated to the east of the village. The main farm buildings on the north side of the road have been replaced by new development on Townhead Way. The farmhouse and walls to the orchard on the south side of the road survive with new development at Apple Tree Close. Farming movements in

and around the village would have been a common site historically, which is no longer the case now. Townhead Farmhouse and associated walls are therefore important survivals (fig. 27). The walls give a strong sense of enclosure to the street and to the farm's former orchard (now housing).

7.14 The Melrose Infectious Diseases Hospital was built in 1903 to designs by G. Monteith. The buildings are set spaciouly in open grounds bounded by decorative metal railings. Of red sandstone with brick dressings, they have particularly decorative bargeboarded gables and oversailing eaves. Their spacious setting and level of architectural detailing contrast with the closer grain and simpler, vernacular styles of the remainder of the village (fig. 28).

7.15 The War Memorial forms a simple Celtic cross constructed in rock-faced sandstone and was erected in c.1920.

7.16 Located just beyond the conservation area boundary, two bridges survive as part of the railway embankment, and provided access for historic routes underneath the railway. Dating to its construction in 1846, they present notable industrial survivals.



Figs. 26 to 28 (from top to bottom): Corn Mill, Townhead Farm, Melrose Infectious Diseases Hospital

## **Modern Development in the Conservation Area**

7.17 There are a number of modern developments in the conservation area. The buildings are generally of a scale and form that is relatively in keeping with the conservation area and make a neutral contribution to it.

7.18 Some developments are nevertheless more successful than others. The most successful developments have made a concerted effort to respond directly to the spatial and architectural characteristics of the conservation area. Those that are less successful display uncharacteristic scale or forms, as well as non-traditional elevational treatment, such as their solid to void ratios, detailing or materials. Some of the more successful examples of modern development—and the main reasons for their success—are described below.

7.19 To the southwest end of the village, a development by Walter Wood Associates for Eildon Housing Association in 2002 has been designed to respond to the topography, urban grain and form of development along the Main Street, creating a strong building line and streetscape whilst also retaining spacious green space to the rear (fig. 29).

7.20 7 Main Street is an unusual example of modern development which is set behind historic fabric of a previous building. The historic fabric has been repaired and brought back into use. The modern fabric is

clearly contemporary so that the two phases of the property remain distinct, whilst its form still responds to its context (fig. 30).

7.21 In contrast Lythe House is a purely modern building. It has been designed to respond to the simple vernacular forms and detailing that characterise the village in an understated contemporary manner (fig. 31).

7.22 Rushbank presents a good quality example of this mid 20th century housing type. The houses generally follow traditional forms and detailing, but the layout is not characteristic of the conservation area.

7.23 Townhead Way has generally responded successfully to its village setting by using traditional forms, vernacular detailing and materials.

Fig. 29 (top): Eildon Housing Association development by Walter Wood Associated responds to the topography and urban grain of the area whilst using traditional forms and detailing.

Fig. 30 (centre): 7 Main Street incorporates historic fabric of a previous building alongside a building of clearly modern design that maintains an appropriate scale and form.

Fig. 31 (bottom): Lythe House responds to the simple vernacular forms and detailing characteristic of the area.



## Materials and Detailing

7.24 The following tables and images (figs. 32 to 52) show some of the more common materials and detailing characteristic of the conservation area.

### Walls

- A mixture of building stone colours reflecting the varied geology of the area including warm buff or red sandstone, greywacke and some limited whinstone (32, 33, 37).
- Contrasting or matching coloured stone dressings (32, 34, 36).
- Light coloured harling without quoins, some with simple painted or stone window and door surrounds. Harling extends to ground level (36).
- Tall boundary walls (39).
- Evidence of historic features and previous buildings surviving as structures (34) and within boundary walls (35).
- Some carved stone re-used in walls.



## Roofs

- Steeply pitched roofs (38, 41).
- A number of buildings were historically thatched (evident in particularly steep roof slopes and raised skews).
- Roofs are now predominantly small-sized Welsh slate with regular coursing and traditional lead ridge detailing (38-41).
- Simple eaves and verges, limited use of skews (41).
- Traditional-scale gabled dormers to buildings with more formal frontages. These are mostly set within the roof slope rather than crossing the eaves. Where present, they are aligned with windows below and set to the outer bays of the building only (40).
- Vernacular buildings with irregularly spaced windows generally do not have historic dormers. Some have a single small-scale cast iron rooflight.
- Chimneys to gable ends (38, 41, 42).
- Mono-pitched slated lean-to or cat slide roofs to historic ancillary buildings and extensions (42).
- Cast iron rainwater goods, painted in a dark colour or to match wall colour.



## Windows

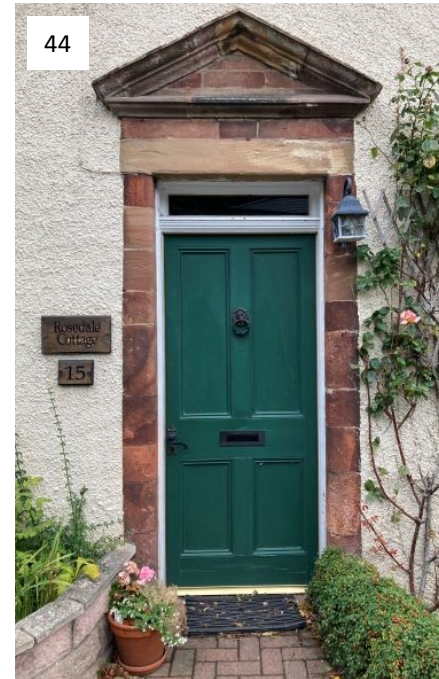
- Timber joinery.
- Sash and case windows, in a variety of styles including 6 over 6 panes (no horns) through to 1 over 1 panes (generally with horns) and occasional use of lying-in panes. The windows are set back from the front elevation with deep reveals (43, 46).

## Doors

- Timber Joinery.
- Boarded doors to more vernacular cottages (45), and four panelled doors to more formally designed buildings (44). Panelled doors display a mixture of butt and bead designs and designs with mouldings.
- Simple transom lights (rectangular fanlights) above doors (44, 45).

## Carved Stonework

- Carved sundials.
- Date stones.
- Carved pediments (44).
- Other carved stonework (47).



## Roads and Paths

- Simple road finishes with limited line painting and limited formalised pavements or road edging (48-52).
- Some evidence of cobbles to house frontages (51).
- Some loose surfacing / gravel.
- Some secondary routes, back lanes and paths are unsurfaced (49).
- Some soft verges to the periphery of the village (48).

## Soft Landscaping

- Mature beech trees, often overgrown hedgerow planted beech (49).
- Large-scale mature trees.
- High levels of trees, shrubs and hedging to public and private spaces (48).





## 8.0 Condition and Threats

8.1 The majority of buildings in Newstead are occupied and generally appear to be in good condition. There are a number of ancillary structures, however, that appear unused and/or are in poor condition, including some along Eddy Lane.

8.2 Buildings generally retain their historic integrity, although this is eroded in some places by the loss of architectural features or addition of poor quality new elements. In particular, there are a number of modern box dormers visible in the streetscape, and windows have been replaced with uncharacteristic modern alternatives. Such incremental change can have a significant impact on the character of the area. The loss of historic sundials and carved stone can also erode this distinctive characteristic.

8.3 Existing late 20<sup>th</sup> century and 21<sup>st</sup> century developments are generally in keeping with the scale and overall form of historic development and mostly have a neutral impact on the conservation area. Some developments are however more contextual than others. This is largely down to how carefully they respond to the particular character and detailing of their immediate surroundings as described previously. Modern development is largely located to sit comfortably and relatively discreetly in the conservation area.

8.4 Although construction of the A6091 by-pass has considerably reduced traffic levels in the village, signage and parking still impact Main Street's character.

### Threats to Architectural Character:

1. Loss of ancillary structures that are vacant or in poor condition.
2. Loss of architectural features (including windows, historic glass, doors, chimneys, sundials and carving etc.).
3. Poorly-designed, poorly-sited, or over-scaled additions, dormers, extensions and garden structures (fig. 53).
4. Poor quality repairs such as repointing walls with cement mortar instead of lime-based mortar or use of uncharacteristic pointing techniques rather than traditional styles such as flush pointing. (fig. 54).
5. Addition of modern clutter where it is prominent in the streetscene, including satellite dishes, rooflights, renewable energy technologies, flues and pipework.



### Threats to Townscape Character:

1. Loss of soft landscaping and trees which contribute positively to the area's green, rural character.
2. Loss of pedestrian routes / permeability.
3. Loss of historic walls.
4. Poor quality modern boundary treatments.
5. Excessive signage and/or clutter in the streetscape.
6. Loss of historic signposts or other traditional streetscape features.
7. Quantity of new development within the village, which has the potential to dilute its historic integrity and erode the area's historic development pattern.
8. New development of poor-quality design, materials or inappropriate siting, scale or massing.



Figs. 53 and 54: over-scaled non-traditional dormer, and poor quality repairs to stone

# MANAGEMENT PLAN

## 9.0 Introduction

9.1 This Management Plan provides area-specific guidance on development, maintenance and enhancement of Newstead Conservation Area.

9.2 The proposals set out within the Management Plan support the Council's statutory duty to form policy to preserve and enhance the special architectural and historic interest of the conservation area.

## 10.0 Conservation Area Boundary

10.1 The boundary of the conservation area is considered to reflect the area of Newstead that is of special architectural or historic interest.

10.2 Although outwith the boundary, the countryside around Newstead, and its connection to the Eildon Hills and River Tweed, makes an important contribution to its character and forms part of the conservation area's setting.

## 11.0 Making Changes in Newstead Conservation Area

### General Approach

11.1 The intention of conservation area designation is not to stop change from happening, but to make sure it takes place in a way that preserves or enhances the character and appearance of the conservation area.

11.2 The conservation area appraisal sets out the special architectural and historic interest of the area, the character or appearance of which it is considered important to retain. As such, this document should be used, alongside relevant policy and legislation, to help guide and inform any proposed changes. If more specific advice is required, Scottish Borders Council can provide some advice by email, or advice on specific proposals through the pre-application service. Details for this are provided in Appendix A.

11.3 Where relevant, it may be appropriate to appoint contractors or professionals with experience in working with historic buildings. Some sources for finding relevant contractors and services are listed in Appendix A.

11.4 Where seeking to make certain changes, it is important to ascertain whether planning permission, a building warrant or other types of consent may be required. Further information regarding this is set out in the 'Permissions and Additional Considerations' section below.

### Information Requirements

11.5 Where proposals require planning permission or conservation area consent, it is important that sufficient information is submitted with the application. This will help to understand the impact of the proposed change on the conservation area and help avoid delays to determining the application.

11.6 Photographs of all areas affected by the proposal should be provided. Dependent on the nature of the proposal, information on materials, finishes, details of architectural features or joinery, landscaping and boundary treatments may also be required.

11.7 Information should be provided that explains how the proposal preserves or enhances the conservation area. This should include a description of the affected area and how that area currently contributes to the character of the conservation area. It should then summarise how the design has developed to preserve or enhance this character, which may include consideration of different options. The impact of the proposal on the character of the conservation area should be identified.

11.8 Where a proposal would have an adverse impact on the character of the conservation area, it would be considered not to preserve or enhance the conservation area and therefore may be refused. Clear and convincing justification would be required to explain the need for the proposal and demonstrate that there is no less harmful alternative.

11.9 Further guidance on information requirements is available from the [Council's website](#).

## 12.0 Policy and Legislative Context

12.1 Planning legislation as well as national and local planning policy set the framework within which all decisions are made on planning applications.

12.2 The main legislation for conservation areas is the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#). This sets out that—in exercising planning functions—special attention shall be paid to the desirability of preserving or enhancing the character or appearance of any buildings or land in a conservation area (Section 64, para 1).

12.3 [National Planning Framework 4 \(2023\) \(NPF4\)](#) places tackling the twin global climate and nature crises as overarching policies, and sets out further policies to help improve people’s lives by encouraging sustainable, liveable and productive places. The overarching policies make clear the requirement for new development to take account of the climate and nature crises, although care will need to be taken to ensure that an acceptable balance with heritage considerations is met in achieving that overall aim. NPF4 recognises the role of Scotland’s rich heritage, culture and outstanding environment in supporting our economy, identity, health and wellbeing.

12.4 Policy 7 of NPF4 includes policies for conservation areas:

- Part (d) states that development proposals in or affecting conservation ar-

reas will only be supported where the character and appearance of a conservation area and its setting is preserved or enhanced.

- Part (e) acknowledges the contribution made by existing natural and built features to the character of a conservation area and its setting.
- Part (f) seeks to protect buildings which make a positive contribution to the character of a conservation area from demolition.

12.5 [Historic Environment Policy for Scotland \(2019\)](#) sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment, including conservation areas. These set out that:

- Decisions should be based on understanding of why an area is special, to secure that special character for present and future generations.
- Changes should be managed in a way that protects the historic environment, and contributes to sustainable communities and places.
- Opportunities for enhancement should be identified where appropriate, and detrimental impacts should be avoided or minimised.

12.6 The Council’s [Local Development Plan \(2016\) \(LDP\)](#) sets out a strategic vision for development and transportation within the Scottish Borders. It includes policies to help achieve this. Policy EP9 indicates that the Council

will support development proposals within or adjacent to a conservation area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the conservation area. This should accord with the scale, proportions, alignment, density, materials and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes. The policy also provides detail for demolition in conservation areas, and a requirement for design statements.

12.7 The Local Development Plan is currently under review. The [proposed Local Development Plan](#) is anticipated to be adopted in 2024 and will supercede the 2016 LDP.

12.8 National and local planning policy contains policies which cover a wide range of different subjects, many of which may be relevant to proposals within a conservation area, including policies on Placemaking and Design, Climate Change, Landscape, Biodiversity, Economic Development, Housing, Environmental Protection and Infrastructure.

12.9 The Council has also adopted [Supplementary Planning Guidance](#) on a range of topics that may be relevant to proposals in Newstead Conservation Area. These include Placemaking and Design; Replacement Windows and Doors; Trees and Development; Local Biodiversity Action Plan and Countryside around Towns.

## 13.0 Development Guidelines

13.1 The development guidelines provided below supplement the legislative and policy framework for planning and conservation areas in Scotland, by providing additional area-specific principles for proposed development in Newstead Conservation Area.

13.2 The guidelines have been formulated in order to help preserve and enhance the particular character and appearance identified in the Newstead Conservation Area Appraisal.

### Demolition

13.3 Conservation area consent is required for demolition of an unlisted building in a conservation area. The Council's Policy EP9 sets out the policy basis for decisions regarding demolition in a conservation area. There is a presumption against loss of buildings which are identified as making a positive contribution to the character of the conservation area. These buildings are integral to the architectural and historic interest of the conservation area and should be retained. Historic boundary walls and ancillary structures that also contribute to the character of the conservation area should similarly be retained.

13.4 NPF4 Policies 9 and 12 encourage buildings to be re-used, with demolition being regarded as the least preferred option. This approach acknowledges best practice in responding to the climate crises

by recognising the impacts of embodied carbon and promoting circular economy principles.

13.5 Demolition of those buildings identified as neutral or not in keeping with the conservation area could, in principle, be accepted. However, in relation to NPF4 (Policy 12), options to alter, remodel or reconstruct should be considered in favour of demolition. Demolition of neutral buildings that are sensitively-designed modern development will be discouraged unless the proposed replacement scheme constitutes a significant improvement.

13.6 Where demolition is considered acceptable, consent should only be granted in conjunction with permission for a proposed replacement scheme for the site. This is in order to avoid unsightly or poorly maintained gap sites that would detract from the character of the conservation area. Where possible materials should be salvaged and re-used in accordance with circular economy principles.

### New Development in the Conservation Area

13.7 In recent decades, planning permission has been granted for a number of housing developments within the conservation area and its setting. These now occupy the main development opportunities that were present within the village. There are therefore no identified locations for further development or infill development within the conservation area

or its immediate setting.

13.8 Opportunities for further new development would primarily result from re-development of sites containing buildings that do not positively contribute to the special character of the conservation area and should be cognisant of advice regarding demolition above.

13.9 Such development would only be supported where it does not have an adverse impact on plot size, layout, or the spacious, rural character of the conservation area. Any development should ensure the area's historic character is not diluted. A contemporary or a traditional approach may be acceptable, however in both situations the design must integrate appropriately with its context and respect the character of the conservation area.

13.10 Should an acceptable development site come forward within the village or its setting, the new development must:

- Respect the existing layout, plot size, building footprints and siting of buildings identified as making a positive contribution to the conservation area.
- Be of appropriate massing and scale for the context of the conservation area's both immediate and wider surroundings.
- Be informed by the hierarchy of spaces and the townscape.
- Respond to the form, character, materials and detailing of positive buildings in the conservation area.

- Complement predominant roof forms and contribute to the roofscape of the area including by following the existing topography.
- Retain and incorporate surviving historic boundary walls and ancillary structures which contribute positively to the area.
- Preserve the green and spacious character of the area.
- Retain and enhance mature trees and soft landscaping which contributes positively to the area.
- Utilise high quality detailing and materials.
- Comply with Local Development Plan policy EP9, the Council's [Placemaking and Design Supplementary Planning Guidance](#) (2009), Historic Environment Scotland's '[New Design in Historic Settings](#)' (2010) and other relevant guidance.



Fig. 55 Countryside beyond Newstead Conservation Area contributes to its setting

## Extensions

13.11 The nature of most buildings in the conservation area and their direct relationship to the street means that extensions to front elevations are unlikely to be acceptable in the conservation area. Rear and side extensions to existing buildings may be supported where they:

- Comply with guidance set out above for new development.
- Respond to the scale of the existing (host) building. In most cases this will require the extension to remain subservient to the host building.

- Respond to the character of the host building.
- Consider the appearance of extensions seen from surrounding roads and footpaths including the Annay.
- Comply with Historic Environment Scotland's '[Managing Change in the Historic Environment: Extensions](#)' (2020).

## Sheds and Ancillary Buildings

13.12 The character of Main Street and its arrangement of buildings and tall walls limits opportunities for the introduc-

tion of roadside ancillary buildings such as garages. The character along secondary routes and back lanes in the conservation area is slightly more varied and applications for carefully designed and appropriately scaled structures on these routes may be supported. Structures located discreetly to rear gardens will generally be supported.

13.13 Any proposed structures should ensure they are designed and located to:

- Remain subservient to the scale of the building and the plot.
- Reinforce the layout and grain of de-

- development in the conservation area.
- Be discreet in the streetscape and do not detract from views into the conservation area.
- Enable the green and spacious character of the area—and any mature trees on the site—to be retained and enhanced.

## Setting

13.14 The countryside beyond the conservation area boundary contributes to the rural character of the area (fig. 55). Some of these areas—for example the area between the village and river to the north, and the site of Trimontium Roman Military Complex—are of particular historic interest also. The countryside surrounding the village should be retained as open countryside. It would need to be demonstrated how any proposed development preserves or enhances the rural character of the conservation area.

13.15 Guidance is available from Historic Environment Scotland in their document '[Managing Change in the Historic Environment: Setting](#)' (2020).

## Windows and Doors

13.16 Historic windows and doors make a positive contribution to the character and integrity of the conservation area. Windows are generally timber sash and case of a variety of designs, whilst doors are mostly either timber panelled or ledged and braced. Their retention and like for like repair is strongly encouraged.



Fig. 56 To the left and right, traditionally-scaled and detailed dormers align with the windows below. This format could be followed. To the centre, a later box dormer of non-traditional design and poorly-aligned with windows below. This format would not be acceptable where visible in the streetscene.

13.17 Historic Environment Scotland provide advice on the repair and maintenance of these items in their publications '[Short Guide: Sash and Case Windows](#)' (2008) and '[Inform Guide: External Timber Doors](#)' (2015).

13.18 The Council's '[Supplementary Planning Guidance for Replacement Win-](#)

[dows and Doors](#)' sets out further guidance and policy in this regard, including advice on secondary glazing, double glazing and paint colours.

## Dormers and Rooflights

13.19 A number of historic dormer designs and styles are present to buildings with more formal frontages in the conservation area. They are mostly set within the roofslope rather than breaching the eaves line. Where present, they are aligned with windows below and generally set to the outer bays of the building and not to the centre. Most buildings of a vernacular style however do not have dormers.

13.20 Where possible, proposed dormers should be located to the rear of the property. Dormers will not be accepted to the front roofslope of more vernacular buildings as this would contrast with their irregular window openings and simple detailing.

13.21 Where dormers are proposed where they are visible from public locations, and may be acceptable, they should follow the design, scale and siting of historic examples in their vicinity. Large scale and box dormers will not be acceptable where they are visible in the streetscene (fig. 56).

13.22 Rooflights should be placed where they are not visible from the street wherever possible. If this is not possible, and where it does not impact on the character of the property, a small-scale conser-

vation rooflight may be considered acceptable to a visible roof slope. Rooflights should be traditionally-scaled and proportioned, with a slim metal frame and set flush with the roof plane, in order to reflect historic examples and reduce impact on the roofscape.

### **Porches**

13.23 Porches are not characteristic of the conservation area. They will generally not be supported where they are clearly visible in the townscape.

### **Cladding, Rendering and Painting**

13.24 Unpainted stone should generally remain exposed within the conservation area, unless there is evidence that it was historically rendered with lime-based harling. Examples of historic harling should also be retained. Where historic harling has been replaced with cement-based renders, reinstatement of an appropriately detailed lime-based finish would be supported to allow the breathability of traditional fabric to be re-established. Modern cladding systems should be avoided in favour of traditional breathable materials that would have been original to the conservation area. See 'Repair and Maintenance' section below for further explanation of the need to maintain the breathability of traditional fabric.

13.25 Painted harling in the conservation area is mostly white or light cream in colour. A light colour palette should be maintained, with light creams and off whites likely to be most appropriate.

13.26 Bright, dark or contrasting colours will generally not be acceptable as the main colour to walls. Use of contrasting colours to the window surrounds may be considered.

13.27 Where painting historic lime-based harling is appropriate, breathable mineral or lime-based paints should be used, in order to maintain the breathability of fabric and avoid trapping dampness.

### **Roofs**

13.28 Historic roof coverings and detailing should be retained. Where replacement is required, they should be replaced on a like for like basis. In most cases this would be to match the existing Welsh slate. It is important that variation in detailing—for example whether there are skews to the roof, and traditional lead detailing—is replicated. Where enhancements to rainwater run-off to cope with increased extreme weather are required (please see Climate Resilience section below), they should be designed to reflect the historic arrangement as closely as possible.

13.29 In contrast to the remainder of the area, the roofscape to the former Isolation Hospital is particularly decorative, as befits an institutional building of this type and period. Bargeboards and other details to these buildings should be retained and repaired.

13.30 Guidance on '[Managing Change in the Historic Environment: Roofs](#)' is

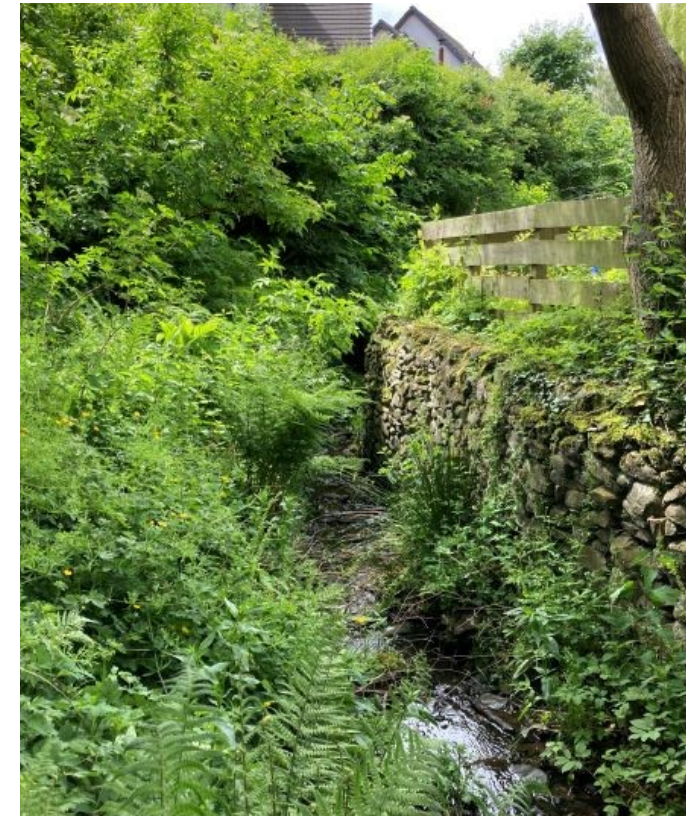


Fig. 57 Soft landscaping and watercourses contribute to the rural character and biodiversity of the area.

available from Historic Environment Scotland (2020).

### **Walls and Boundaries**

13.31 High walls and walls incorporating evidence of previous features and structures are a prominent part of the conservation area, and contribute greatly to the character of Newstead. Historic walls should be retained, and repaired. Evidence of previous features and structures should be maintained within historic walls and

buildings. Reintroduction of walls to reflect the existing historic examples may be supported where they have been lost or would contribute to the character of the area.

13.32 [‘Inform Guide: Domestic Boundary Walls’](#) available from Historic Environment Scotland (2008) provides guidance on walls and their maintenance.

### **Spaces, Trees and Biodiversity**

13.33 There is a presumption against loss of existing open space, watercourses, trees and soft landscaping which contribute to the spacious, verdant, rural character of the area (fig. 57). They also perform important roles in promoting climate resilience and biodiversity.

13.34 Tree works and works to the landscape should preserve or enhance this character. Hard surfacing to gardens should be minimised in favour of soft landscaping. Hard landscaping near to trees should be avoided, as this can compromise the tree’s lifespan.

13.35 Planting new trees in gardens and along boundaries, as well as small-scale broadleaf and mixed woodland, would be welcomed where it reinforces the existing landscape character. As well as amenity benefits, planting new trees (and varied soft landscaping) can have significant sustainability and water attenuation benefits, and will provide succession planting for existing mature trees.

13.36 Opportunities to incorporate discreet biodiversity enhancements are wel-



Figs. 58 and 59 Historic street furniture: Fingerpost, K6 Telephone Kiosk and Post Box

comed. Biodiversity enhancements could include swift boxes on two storey buildings, bee bricks within walls, bat lofts under roofs or bat and bird boxes on trees. They should be designed to be discreet, by using sympathetic materials, being modest in scale, and located to avoid harmful impacts on the character of the conservation area.

### **Roads and Hard Surfaces**

13.37 Roads within Newstead conservation area are relatively low key with simple detailing. Pavements are intermittent. This character should be maintained. Highly engineered solutions should be avoided.

13.38 Road painting should be kept to the minimum necessary. Where road painting is required, consideration should be given to the use of slimmer (75mm and 50mm) widths and conservation colours



(310 Primrose and 353 Deep Cream) as advised by the 'Traffic Signs Regulations and General Directions' (2016) and 'Traffic Signs Manual' (2006 as updated).

13.39 Existing driveways and areas of hard surfaces display a variety of finishes including loose gravel and cobbles. Whilst new hard surfaced areas should be minimised, any new hard surfacing should look to replicate these examples.

13.40 Areas of historic cobbles should be retained and would benefit from repair and enhancement.

### **Street Furniture and Signage**

13.41 Historic items and those that contribute to the character of the area should be retained and kept in good condition. This includes the historic Melrose fingerpost, the K6 telephone kiosk, and adjoining post box (figs. 58 and 59).

13.42 New signage should be kept to a minimum. Whilst it remains appropriate to minimise road painting, if signage can be avoided through sensitive use of road surface markings/changes in surface finish, this approach is likely to be more appropriate.

13.43 New street furniture should also be minimised. Where new street furniture is required it should be installed so that it forms a discreet element of the streetscene, allowing the buildings and historic townscape of Newstead to remain prominent.

### **Electric Vehicle Charging**

13.44 Electric Vehicle Charging Points should be installed discreetly. Where they are attached to a building, they should be located on side or rear elevations. They should be a dark colour or colour designed to recede against its background, and should avoid disturbing any historic features or carved stone.

13.45 Designs for roadside charging points should be as small as possible and coloured black to avoid drawing undue prominence in the streetscene. They should be located to avoid impact on significant historic buildings, features or focal points in the area. Locations away from prominent street frontages should be identified wherever possible.

### **Energy Efficiency**

13.46 A ['Guide to Energy Retrofit of Traditional Buildings'](#) is available from Historic Environment Scotland (2021).

13.47 Maintenance should be undertaken before any refurbishment or upgrade work is considered, to ensure the building fabric is performing efficiently, water ingress / dampness is avoided and to ensure the building's long term sustainability.

13.48 Measures to improve the energy efficiency of properties within the conservation area will be supported, but should be designed with regard to the re-

quirement to preserve or enhance the character and appearance of the conservation area.

13.49 Properties should be reviewed to identify ways to most effectively improve energy efficiency whilst avoiding harmful impacts. In most instances, external wall insulation will not be appropriate to historic properties in the conservation area.

13.50 There are many ways to upgrade a property which, if installed sensitively, can avoid harmful impacts on the conservation area. Some of these also do not require planning permission. Changes to unlisted buildings that would not normally require formal planning permission include sensitive internal wall, floor and loft insulation, draughtproofing, carefully-designed secondary glazing and more efficient boilers, appliances and water systems. Installing heavy curtains over windows and doors, re-using historic shutters, or installing new shutters where appropriate, can also provide significant thermal improvements. Secondary glazing should be installed to ensure it is not visible externally.

13.51 In order for improvements to be effective and avoid damage to historic fabric, they should ensure the breathability of traditional fabric and adequate ventilation are maintained. Please see Historic Environment Scotland's guidance above and the 'Repair and Maintenance' section below for further information on this.

## Renewable Energy

13.52 [‘Short Guide: Micro-Renewables in the Historic Environment’](#) (2014) and [‘Managing Change in the Historic Environment: Micro-Renewables’](#) (2020) from Historic Environment Scotland provide guidance on renewable energy options available and approaches to minimising impact on the historic environment.

13.53 Alternative energy sources such as heat pumps or solar panels may be supported where they are located discreetly. Units should not be visible from Main Street, nor be unduly prominent in views from other roads and footpaths in the conservation area and its setting.

13.54 Solar panels - where acceptable in principle - should be designed with black rather than silver frames, and to minimise glare. They should follow the roof plane and not rise above ridge height. Options to locate panels on ancillary buildings or within property grounds may provide alternative options where main roof slopes are prominent in the conservation area and the historic character likely to be affected.

13.55 Heat pumps should be located at a low level and be dark grey or black in colour, or appropriately coloured to recede against the background. Screening may be required and should be designed to reflect the character of the area whilst avoiding impacts on performance.

## 14.0 Maintenance and Enhancement

### Maintaining Breathability of Traditional Fabric

14.1 It is critical that all works to historic fabric ensures the breathability of fabric is maintained, and sufficient ventilation provided.

14.2 Traditional buildings (usually defined as pre-1919, although can apply to later buildings) were built using ‘breathable’ or ‘vapour open’ materials such as lime mortar, harling, and stone. These materials were designed to allow a level of moisture to be absorbed and released. Use of modern cement mortars and renders, paints, insulations and other products that are not breathable are likely to stop the evaporation of moisture from the fabric. This can in turn lead to dampness trapped within the wall, mould, dry rot, premature deterioration of paint finishes and accelerated erosion of fabric causing structural defects over time which may lead to fabric failure. As such, traditional lime mortars, harling, paint and breathable (usually natural) insulation systems should be used.

14.3 Traditional buildings were also constructed to allow air and moisture movement around the building through vents, windows and chimneys. Whilst measures can be installed to improve thermal efficiency, adequate ventilation should still be maintained.

14.4 [Further guidance on breathability and ventilation](#) is available on Historic Environment Scotland’s website.

### Repair and Maintenance

14.5 Routine maintenance of buildings and boundary walls will help prolong their life, and the character of the conservation area, in a cost-effective manner. Owners are encouraged to undertake a programme of regular small-scale repairs and maintenance such as gutter clearing, checking roofs for loose slates, repainting and re-pointing. An annual survey is recommended or more frequent if there is an identified issue.

14.6 Repairs should be undertaken on a ‘like for like’ basis using traditional materials, techniques and finishes. Lime mortars and harling should be used in repairs (see ‘Breathability’ section above). Repairs to slate roofs should be undertaken using natural slate to match the provenance, colour, texture, size, coursing and detailing of the existing roof.

14.7 Maintaining buildings in good repair will often help avoid the presence of damp or mould. Where damp is identified, use of chemical injection systems and waterproof coatings are not recommended for historic buildings as it will affect breathability. The cause of the damp (which might be as simple as a leaking pipe), should be identified and resolved where possible. Additional measures such as French drains or ventilated dry-lining systems may in some

circumstances be necessary and should be designed to ensure moisture in the fabric can escape.

14.8 [Historic Environment Scotland's 'INFORM' series](#) provides useful information on a variety of maintenance topics including damp. Historic Environment Scotland have also produced useful advice in their ['Short Guide: Maintaining Your Home'](#) (2014).

14.9 Regular maintenance is also appropriate for managing public and privately owned trees and green spaces, as well as public realm and street furniture.

14.10 Advice on repairs can be provided by the Council's Heritage and Design team.

### **Climate Resilience**

14.11 Increased extreme weather events mean that adaptations may be required to ensure buildings and places can continue to provide protection against the elements and enjoy a long-term future.

14.12 Regular maintenance to ensure the fabric is in good condition may need to be undertaken more regularly in a changing climate.

14.13 Rhones, downpipes and drains should be checked, cleared and maintained. In some circumstances they may need to be supplemented or replaced with larger rainwater goods where the existing cannot cope with increasing rainfall levels. This should be undertaken in a sensitive

manner and any decorative or characterful rainwater goods should be retained. Roofs should be checked for slipped slates. Improved weathering details and/or additional fastenings may be required to ridges, slates or skews. Climate adaptations should be undertaken using traditional materials and to reflect the detailing and design of the original. Changes to a building's appearance may require planning permission.

14.14 Existing soft landscaping should be retained and opportunities sought to increase soft landscaping, permeable surfaces, trees and vegetation. Hard surfaces adjacent to walls should be avoided where possible to allow drainage and minimise the risk of penetrative damp.

14.15 Further advice is available from Historic Environment Scotland in their ['Short Guide: Climate Change Adaptation for Traditional Buildings'](#) (2017).

### **Reinstatement of Architectural Features**

14.16 The architectural details that can be seen in Newstead - including windows, doors, chimneys, rainwater goods and boundary walls - contribute greatly to its character and appearance. The materials used were usually long-lasting (if regularly maintained) and from largely sustainable sources. Where these features have been lost in the past, sensitive reinstatement is encouraged.

### **Sundials and Other Carved Stonework**

14.17 Sundials and carved stonework are a particularly distinctive feature of the area. Care should be taken to ensure all sundials and carved stones are retained in a secure position, remain uncovered and maintained in good repair.

14.18 Care should be taken to ensure the area surrounding the carved stone is also in good condition. Rainwater goods should be checked and kept in working condition to avoid excessive water running on to the stonework. If non-breathable finishes (usually cement-based) are applied to surrounding areas but not to the stone itself, moisture will get trapped under the cement and will try to escape the building fabric through the carved stone instead. This should be avoided as it will accelerate decay. Any stone repairs or repointing to surrounding stonework should be undertaken using like for like stone or suitable lime-based products as appropriate. Any repairs to carved stonework should be undertaken by specialists with experience of working with historic carved stone. Guidance on ['Care and Conservation of Carved Stone'](#) (2013) and a [register of relevant contractors](#) are available from The Institute of Conservation.

14.19 There is a potential opportunity to add to the rich history of the area through reinstatement or creation of new sundials, or other carved stonework, where appropriate.

## Improved Access and Interpretation

14.20 Opportunities to raise awareness of, and celebrate, the long history of Newstead and the special architectural and historic interest of the village would be welcomed. This could include updating and coordinating existing interpretation, developing a village trail or digital resources. Any new interpretation in the village should however avoid creating undue clutter that may detract from the historic integrity of the area. New interpretation could be provided through public realm, street furniture or public art projects.

14.21 The connection between the village and its rural setting is important. A number of historic routes are now part of the path network. Construction of the railway line in the 19<sup>th</sup> century and adjacent road in the 20<sup>th</sup> century means the connection between Newstead and routes to the south in particular can be difficult to find. The connection to the river would benefit from further emphasis. There is an opportunity to enhance access between the village and surrounding countryside through improved wayfinding, as well as promoting active travel links to Melrose.

14.22 Planning permission or advertisement consent may be required for interpretation and access projects. The Council can provide advice on the siting and design of any such proposals.

## 15.0 Permissions and Additional Considerations

15.1 It is the responsibility of the property owner to be aware of the designations affecting their property and the permissions that are required for any proposed works.

15.2 The following considerations have been identified as particularly relevant to proposals within Newstead Conservation Area:

### Planning Permission

15.3 Planning permission is required for most external changes to properties within conservation areas, including painting or rendering a building, replacing windows or doors, providing new hard surfaces or changing walls and fences.

15.4 You can [find out more about the need for planning permission](#) via the Council's website. These webpages include a [guide for householders on what does and does not require planning permission](#).

### Conservation Area Consent

15.5 Consent is required for demolition of buildings, or partial demolition, of 115 cubic metres or above, and most walls in a conservation area. [Further details regarding the requirements for consent](#) are set out on the Council's website.

## Trees in Conservation Areas

15.6 Trees and soft landscaping contribute greatly to the rural, sylvan character of Newstead and its setting and should be retained and enhanced.

15.7 Six weeks' notice is required of any intention to cut, lop, top, uproot or destroy any tree within a conservation area. During this period, the Local Planning Authority (LPA) will consider whether the tree makes an important positive contribution to the character of the area. If it does, the LPA may consider making a Tree Preservation Order to require consent for works to the tree.

15.8 [Further information on trees](#) is available from the Council's website. This includes information on the benefits of trees, their management and legislation.

### Landscape and Nature Conservation

15.9 Newstead is located in the Eildon and Leaderfoot National Scenic Area. The River Tweed is designated as a Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC). Green space and woodland in and around Newstead contribute to the natural heritage and biodiversity of the area, and in turn to the rural character of the conservation area.

15.10 Development should have regard to the natural heritage of the area and the River Tweed and seek opportunities to promote and enhance it.

15.11 You can [find out more about the biodiversity of the Scottish Borders](#) via the Council's website.

### Archaeology

15.12 Given the long and significant history of Newstead and its wider environs, it is probable that evidence of past human activity survives beneath ground level. Where works are proposed that would disturb ground level, archaeological assessment is likely to be required. You can [find out more about archaeology in the Scottish Borders](#) through the Council's website.

15.13 Some of the archaeological remains surviving near to Newstead have already been identified to be of national significance through their designation as scheduled monuments, including Trimontium Roman Military Complex (fig. 60). Scheduled monument consent is required from Historic Environment Scotland for nearly all types of work affecting a scheduled monument. [Information on scheduled monuments](#) is available from Historic Environment Scotland. The location of scheduled monuments are shown in fig. 5 on page 8.

### Key Greenspace Policy

15.14 The green space known as The Orchard to the southwest of the village and incorporating formal play and informal communal green space is identified in the adopted Local Development Plan (2016) and proposed Local Development Plan as Key Greenspace through policy EP11. The



Fig. 60 The site of Trimontium Roman Military Complex Scheduled Monument, looking back towards Newstead and Eildon Hill North. This surrounding countryside is also protected as Countryside Around Towns.

location of the Key Greenspace is shown in fig. 14 on page 14.

### Countryside Around Towns Policy

15.15 Land surrounding Newstead is identified in the adopted Local Development Plan (2016) and proposed Local Development Plan as countryside that should be protected and enhanced through policy EP6 (fig. 60).

### Building Standards

15.16 Whether or not planning permission is required, a building warrant is likely to be required for most types of building work. You can [find out whether works require a building warrant](#) from the Scottish Government website. [Further information on Building Standards](#) is also available from the Council's website.

## APPENDIX A: USEFUL LINKS AND RESOURCES

### Further Information about Conservation Areas:

- Historic Environment Scotland Guidance on Conservation Area Designation and Conservation Area Consent: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=e4800852-69da-46fd-bd49-aa3a0108bb80>
- A Guide to Conservation Areas in Scotland <https://www.gov.scot/publications/guide-conservation-areas-scotland/documents/>

### Find Out More About Your Area:

- Conservation Areas in the Scottish Borders: [https://www.scotborders.gov.uk/info/20012/planning\\_and\\_building/600/conservation\\_areas](https://www.scotborders.gov.uk/info/20012/planning_and_building/600/conservation_areas)
- Find out if your building is listed or in a conservation area, as well as other designations, historic information and view historic maps and aerial images. <https://www.pastmap.org.uk/>
- Explore historic maps. <https://maps.nls.uk/>
- Explore sites, collections, images and publications from the Historic Environment Record: <https://canmore.org.uk/>
- View the entry for Newstead in the Roxburgh OS Name Book 1858-1860 (Volume 28) on Scotland's Places: <https://scotlandsplaces.gov.uk/digital-volumes/ordnance-survey-name-books/roxburghshire-os-name-books-1858-1860/roxburghshire-volume-28/191>
- View the entries for Newstead in the Old (1793) and new (1845) Statistical Accounts of Scotland: [statac-cscot.edina.ac.uk/static/statacc/dist/home](http://statac-cscot.edina.ac.uk/static/statacc/dist/home)

- To research your area including access to local history books and historic documents, visit the Heritage Hub: <https://www.liveborders.org.uk/borders-collection-online/heritage-hub-archives-local-studies/>
- Books and resources about the architecture and heritage of the Borders and Newstead include:
  - Cruft, K., Dunbar, J. and Fawcett, R. (2006) *The Buildings of Scotland: Borders*. Yale
  - Hunter, F. and Keppie, L. (eds.) (2012) *A Roman Frontier Post and its People. Newstead 1911 – 2011*. NMSE Publishing Ltd.
  - Ross, T. (1889) *Ancient Sundials of Scotland (with illustrations)*. Proceedings of the Society of Antiquaries of Scotland Volume 24. Available online: [Library \(archaeologydataservice.ac.uk\)](http://library.archaeologydataservice.ac.uk) Accessed 16/12/22
  - Strang, C. (1994) *Borders and Berwick: An Illustrated Architectural Guide to the Scottish Borders and Tweed Valley*. The Rutland Press

## Guidance for Making Changes in a Conservation Area

- Historic Environment Scotland publish guidance on a wide range of topics which may be relevant to proposals in conservation areas. These include the 'INFORM Guide' and 'Managing Change' series which are particularly relevant and include topics such as:
  - Architectural Features,
  - Boundaries,
  - Building Materials,
  - Climate Resilience
  - Damp,
  - Extensions,
  - Energy Efficiency,
  - Microgeneration,
  - Repair and Maintenance,
  - Signs, and
  - Setting.
- You can find Historic Environment Scotland guidance here: <https://www.historicenvironment.scot/archives-and-research/publications/?curPage=2>
- Advice on making a Planning Application affecting the Historic Environment: [https://www.scotborders.gov.uk/info/20050/planning\\_applications/1028/applications\\_affecting\\_the\\_historic\\_environment](https://www.scotborders.gov.uk/info/20050/planning_applications/1028/applications_affecting_the_historic_environment)

## Heritage Specialists and Contractors

To find heritage specialists and contractors in your area:

- Collected register for conservation accredited professionals: [https://www.ihbc.org.uk/resources\\_head/specialist\\_registers/index.html](https://www.ihbc.org.uk/resources_head/specialist_registers/index.html)
- RIAS Conservation Accredited Architects: <https://www.rias.org.uk/for-the-public/conservation>
- RIBA Conservation Accredited Architects: <https://www.architecture.com/working-with-an-architect/conservation-register>
- RICS Accredited Building Conservation Surveyors: <https://www.rics.org/uk/surveying-profession/career-progression/accreditations/building-conservation-accreditation/>
- ICON Stonework Conservators: <https://www.icon.org.uk/resources/caring-for-your-collection/finding-a-conservator-you-can-trust.html>
- Building Conservation Directory provides details of specialists and contractors who work with historic buildings: <https://www.buildingconservation.com/>

## Contact the Planning Service

- Use the following links:
  - To [view, comment on or object to a planning application](#). By registering on the online planning register, you can also set up alerts to be informed when the Council registers planning applications in your area.
  - For advice from the Council on specific proposals, please [submit a pre-application enquiry](#) to the Council.
  - To [report unauthorised building works and breaches in planning control](#).
- Contact the Planning Department: [prs@scotborders.gov.uk](mailto:prs@scotborders.gov.uk)
- Contact the Heritage and Design Team: [heritage@scotborders.gov.uk](mailto:heritage@scotborders.gov.uk)

## Other Sources of Planning Advice

- RTPI Chartered Planning Consultants: <https://www.rtpi.org.uk/membership/find-a-planning-consultant/>
- Planning Aid Scotland: <https://www.pas.org.uk/>

## APPENDIX B: GLOSSARY

**Conservation Area:** An area of special architectural or historic interest, the character of which is desirable to preserve or enhance (Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 61).

**Conservation Area Consent (CAC):** Consent required for demolition of buildings or partial demolition of 115 cubic metres or above and most walls in conservation areas. [Further details regarding the requirements for consent](#) are set out on the Council's website.

**Harling:** Traditional form of roughcast in which the mixture of aggregate (small even-sized pebbles) and binding material (in traditional harl this is sand and lime) is dashed onto masonry wall. In traditional harls the aggregate is within the mix (wet dash) whilst in non-traditional 20th century harls the aggregate is often dashed on separately (dry dash).

**Local Development Plan (LDP):** Adopted planning document which sets out policies for development and land use across a Local Planning Authority (LPA) area.

**Local Planning Authority (LPA):** Local government body that exercises planning functions for a particular area. In the Scottish Borders, this role is fulfilled by the Planning Department at Scottish Borders Council.

**Quoins:** Stones larger than those within the wall, or better shaped, which form the corners of walls or door and window openings.

**Setting:** The way the surroundings of a historic asset or place (such as a conservation area) contribute to how it is understood, appreciated or experienced. [Further guidance on setting](#) is available from Historic Environment Scotland.

**Skew:** The edge of a roof where it meets a gable wall or party wall and raised slightly above (and following the slope of) the roof plane. Sometimes with copings.

**Skewputt:** Bottom end of skew which projects from the wallhead. Often decorative.

**Supplementary Planning Guidance (SPG):** Adopted documents which provide information and guidance to supplement the policies in the Local Development Plan (LDP).

**Townscape:** The overall character and composition of a settlement. The term can be applied to any scale of settlement, not just towns.

**Tree Preservation Order (TPO):** A designation made to protect individual trees, groups of trees or woodlands with particular amenity value, or are of cultural or historical significance.

**Vernacular (in architecture):** Style of building which is concerned primarily with the domestic or functional rather than public buildings or particular fashions over time. Such architecture generally uses materials found locally and traditional details that have evolved to suit the local conditions.

**Verge (in architecture):** The junction between the gable end of a property and a roof.

Some of the above definitions are taken from Historic Environment Scotland's [Glossary of Architectural Terms](#) which also includes further useful definitions.