

Annex 1 – Peter McGowan Associates (Feb 2008) “Borders  
Designed Landscapes Survey and Outline Strategy, Final Report”

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**Borders Designed Landscapes Survey  
and Outline Strategy**  
Final Report

August 2008

**Consultants**  
Peter McGowan Associates  
Landscape Architects and Heritage Management Consultants  
with Christopher Dingwall



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Study and Outline Strategy**  
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August 2008  
(with minor revisions February and October 2009)

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## Contents

<b>1.</b>	<b>Background and Methodology</b>	<b>3</b>
1.1	Background	3
1.2	Definitions and criteria	3
1.3	Existing listing in the <i>Inventory</i>	4
1.4	Methodology	4
1.5	Presentation of findings and outputs	5
<b>2</b>	<b>Historical Overview of Designed Landscapes in the Scottish Borders</b>	<b>7</b>
2.1	Physical context and prehistory	7
2.2	Medieval period to c. 1600	8
2.3	Order and symmetry, 1650-1750	9
2.4	Landscape improvement, 1750-1880	10
2.5	Changing fortunes: fragmentation, decline and new planting	12
2.6	Discussion	14
<b>3</b>	<b>Significance and Condition of Sites</b>	<b>15</b>
3.1	The concept and assessment of significance	15
3.2	Significance of Borders designed landscapes	16
3.3	Condition of sites	17
<b>4</b>	<b>Management Issues</b>	<b>18</b>
4.1	General management issues	18
	4.1.1 Visual issues and setting of sites	18
	4.1.2 Good and poor practice	19
	4.1.3 Planning and grouping	20
	4.1.4 Public access and management	21
	4.1.5 Planting	21
	4.1.6 General	21
4.2	General management problems	22
	4.2.1 Planting	22
	4.2.3 Conservation and restoration	24
	4.2.4 Access and interpretation	25
4.3	Site specific management problems	25
4.4	Detailed management issues or problems	26
<b>5</b>	<b>Outline Strategy</b>	<b>27</b>
5.1	Goal	27
5.2	Components of the Strategy	27
5.3	Endorsement and engagement	27
5.4	General priorities for action	28
5.5	Projects and early actions	28
5.6	Good practice guide for owners and managers	29
5.7	SBC planning policies and designed landscapes	30
5.8	Promotion of the resource	31
5.9	Organisation for delivery of project aims	31
5.10	Guidance on grant aid	31
<b>6</b>	<b>Next Steps</b>	<b>33</b>
	References	
	List of written sources	34
	Additional sources for specific sites	34
	List of maps	34
Figure 1	Scottish Borders GIS map of designed landscape sites	back
Figure 2	Scottish Borders GIS sample designed landscape site	back



*Yarrow valley with Bowhill (080) and Philiphaugh (079) from Hartwoodmyres Hill road*

# 1. Background and Methodology

## 1.1 Background

In November 2005, the Scottish Borders Woodland Strategy (SBWS) was formally launched as part of an amendment to the Council's Structure Plan. In furtherance of the strategy, Scottish Borders Council (SBC) is implementing a series of key tasks and policies identified within the SBWS with the emphasis on achieving practical results with the overall intention of maximising the uses and benefits of the Borders' trees, woodlands and forests.

Four subject areas have been identified to be taken forward as separate but related projects. These are concerned with:

1. Wood supply chain and small businesses
2. Construction and sustainable development using local timber
3. Use of forest products as fuel
4. The role of forests within designed landscapes in the Scottish Borders.

The fourth of the projects, the Borders Designed Landscape Study, commenced in December 2006, undertaken by Peter McGowan Associates (landscape architects and heritage management consultants) with Christopher Dingwall (garden historian).

The Council recognises the significant contribution that designed landscapes and their policy woodlands make to the landscape quality and attractiveness of the Borders. The broad aim the study is to review the extent and quality of designed landscapes in the Scottish Borders, including both designated and other areas, and to investigate ways to promote positive management and, where applicable, restoration of these areas.

This report has been produced to summarise the findings of the survey and presents a strategy or set of proposals aimed at the better conservation and management of the whole designed landscape resource of the Scottish Borders in the future.

## 1.2 Definitions and criteria

No-one has come up with a satisfactory term for what we mean by 'designed landscapes' or, as more usually stated, 'gardens and designed landscapes'. The term 'designed landscapes' covers what in Scotland are known as the 'policies' of a landed estate, which in England would be known as its park, together with any gardens and the wider planned and planted ground that forms its setting. The terms can also include public parks and cemeteries, and potentially other types of planned site of high environmental quality such as hospital grounds and university campuses.

Definitions of a *historic garden* include:

"An architectural and horticultural composition of interest to the public from the historical and artistic point of view" (ICOMOS 1971)

"An historic garden or park is a defined area deliberately created as an ornamental environment and of historical interest as such. The term includes designed landscapes" (Garden History Society 1985)

The *Inventory of Gardens and Designed Landscape in Scotland* adopted the following:

"Gardens and designed landscapes are grounds in which, either singly or in combination, flowers, fruit, vegetables, trees and shrubs are consciously laid out for artistic effect, to create a beautiful prospect, or for public resort" (LUC 1987)

In the Inventory *policies* are:

‘the enclosed, planted and partly embellished park or demesne land lying around a country seat or gentleman’s residence’.

These stilted definitions fail to note that the policies or park also had utilitarian values and was part of a land management system which included the economic uses for agriculture, horticulture and forestry.

The following definition of gardens and designed landscapes may suffice:

Grounds deliberately enclosed and laid out for aesthetic effect by any combination of landforming, building, water management and planting, and incorporating natural landscape features, for pleasure and productive purposes.

### 1.3 Existing listing in the *Inventory*

The *Inventory of Gardens and Designed Landscape in Scotland* (the *Inventory*) is the only official national list of gardens and designed landscapes in Scotland. It was first published by government agencies in 1987 and then listed and described 275 sites across Scotland that were deemed to be of national importance, including thirty sites in the Scottish Borders. It was recognised as an incomplete list in that it did not cover all sites of national importance and did not consider sites that may have regional or local value. Subsequently the two government agencies with responsibility for this aspect of Scotland’s heritage, Historic Scotland and Scottish Natural Heritage, have undertaken further research and surveys to produce supplementary volumes, adding more sites in the Highlands and Islands, Lothian and Fife. More recently, SNH’s interest in this area has declined and it has been decided to publish no further printed volumes. The *Inventory* list and descriptions can now be found on Historic Scotland’s website, in a condensed form, and any new additions will appear there only.

Coincidentally Historic Scotland has been undertaking a long-awaited review of the *Inventory* sites in the Borders concurrently with the present study. Survey and research information from the two studies has been shared during the SBC project. The outcome of Historic Scotland’s review was not ready for issue when this report was completed.

It is widely recognised that many more gardens and designed landscapes exist than are included in the *Inventory*. The Garden History Society in Scotland estimates that the *Inventory* may represent about only 10% of gardens and designed landscapes nationally, there being many other significant sites of national, regional or local value that could be worth conserving and that should be taken into account in the planning process.

### 1.4 Methodology

The study has been undertaken through a process of :

- research and surveys to identify sites and provide basic information about them
- consultations with stakeholders
- visits to assess the nature, condition and management issues of individual sites and of the whole resource
- development of a broad strategy for conservation and improvement, with potential projects and priorities for action.

A major part of the study has been the production of a schedule listing designed landscapes in the Scottish Borders including historical notes and current description. This has been derived from:

- research using historical maps and selected published sources (as listed at the end of this section) as the primary means of identifying sites of interest, undertaken before site surveys
- drive-round survey and site visits to confirm the status of sites and assess their extent, character, major features and condition, and as a means of discovering other sites, undertaken in the period May to October 2007.

For the purposes of this study all sites identifiable from the early historical maps (Blauw 1645, Roy c1750 etc) and houses with significant policies on later maps were considered for inclusion. On the detailed Ordnance Survey maps of the second half of the 19th century, small rural and urban villa gardens can be identified, although their inclusion is neither practicable nor appropriate to the aims of the Study, so a cut-off in terms of size was determined at approximately 15 to 20 hectares. However, the methodology used and the resources of the project means that sites at the smaller end of the scale cannot be consistently included. Inevitably in a survey of this nature, there will be further sites to be discovered and added in the future.

Boundaries of each site have been drawn and entered into the Council's geographic information system (GIS) database. These boundaries are based mainly on interpretation of the 1:25,000 OS *Explorer* mapping supplemented by historic maps and site visits. They are not based on any detailed knowledge of individual sites nor of present or past legal boundaries and so should be considered as provisional until more detailed surveys are undertaken. The drawn boundaries tend to be inclusive, covering the maximum probable extent of the landscape including outer forestry plantations, rather than being limited to the inner policies or land within estate walls.

The information from the research and surveys was written up in tabular form, as noted below, including an assessment of the significance of each site. The strategic part of the study has derived from the assessment of the condition and management issues for individual sites that builds up a picture of the resource as a whole. From this broad base, an overall strategy and general management proposals have been developed.

It should be noted that the methodology used has its limitations – the research cannot be guaranteed to identify all historically significant sites and the drive-round survey has not covered every minor road in the region and so may not have found every eligible site. While a long list has been produced, it should not be considered comprehensive. Inevitably other sites will be identified in the future that merit adding to the list.

Site visiting totalled about twelve days for the two-man survey team, ie. on average over 15 sites per day. This is important as an indication of the level of detail achieved. Visits were as a rule very short, often did not involve leaving the adjoining road, and in nearly every case, the place would benefit from more detailed survey and understanding.

## **1.5 Presentation of findings and outputs**

The research and site surveys have produced a list of 184 sites of national, regional or local interest, including twenty-eight of the previously identified *Inventory* sites (see below).

Information on each site has been gathered in tabular form to create a Schedule of Sites, with each site allocated an individual reference number. For each site the following information is listed:

- 1 Reference number
- 2 Site name
- 3 Former County and Parish
- 4 Ordnance Survey grid reference

1 Ref. No	2 Site Name	3 County Parish	4 Grid reference	5 Notable Characteristics	6 Site Description	7 Significance	8 Condition	9 Management Issues
031	Abbotrule	Roxburgh Southdean	NT 609 129	Parkland with ruined kirk, gothic summerhouse, fountain and garden walls	Long-established estate, formerly connected with Jedburgh Abbey. Roy (c.1750) shows the house of <b>Abote Rule</b> standing in a small walled and wooded enclosure, with two or three tree-lined fields to S and E, not far from neighbouring property of <b>Grange</b> . House demolished 1956, leaving only W gable. Tancred (1907) reported that, following a dispute between neighbours, woodland on Abbotrule was cut down in 1814, to spite the owners of neighbouring Weems estate (111). A medium-sized loosely structured landscape of blocks and belts NE of Bonchester Bridge that appears unpromising in terms of design and surviving features, but contains interesting built remains and parkland in the core. Ruin of house lies in block of conifer wood but stable block of c.1810 remains beside the local road used as kennels for local hunt. To their S is parkland in and around the valley of the Rule Burn with scattered mature ash, beech, horse chestnut and SP and various ruined buildings: walls of church-like Gothic summerhouse; remains of old kirk and graveyard; stone pedestal fountain with associated landform setting; W stone wall of walled garden and SE circular corner pavilion (only walled boundaries of the former garden). Overgrown beech hedge (large) on half-dyke on NE boundary; other woods (eg. Bowshot Wood) are conifer blocks and open semi-natural MB.	Local, High	Poor, ruinous	Future for derelict sites with no house as focus to conserve what remains
061	Abbotsford *	Roxburgh Melrose	NT 507 344	House and landscape developed and planted by Sir Walter Scott of outstanding national significance Extensive planned estate	Extensive designed landscape of woodlands, tree belts, parkland and agricultural fields in the Tweed valley. The house, gardens and designed landscape of Abbotsford were developed by Scott from a modest farm-house and largely unimproved farmland and moorland between 1811 and 1825, his country home from 1812 until his death. The layout of the estate mainly lying on higher ground to south and east of	National, Outstanding / International, High *	Good / poor (in parts)	Major tourist attraction; long-term viability Conservation of special values with improvement for visitors: need for Conservation Plan

*Typical entry in the Schedule of Sites*

- 5 Notable Characteristics – highlighting what is special about the place
- 6 Site Description – historical notes from research and current description based on site visit
- 7 Significance – using a range of grading at national, regional and local level (see Section 3)
- 8 Condition – using a range of grading from excellent and very good to poor, ruinous and vestigial (see Section 3)
- 9 Management Issues – specific characteristics or problems to be addressed in management.

As noted above, the boundary of each site has been defined and entered in the Council's GIS database, together with the boundaries of *Inventory* sites. A plan of the whole Scottish Borders Council area showing all the sites is included as Figure 1 at the back of this report. The GIS mapping can be accessed to view a site centred plan of any site at any scale. Figure 2 at the back of this report gives an example of the printed output for an individual site. The tabular written information is also contained in the GIS database and is linked to each mapped site. The site reference number enables cross-referencing between the GIS and written information in other formats. The information is intended to be available for the use of council officers and the public through the Scottish Borders Council website.

The word-processed schedule is also available in printed or digital (PDF) form.

Although there are many problems affecting designed landscapes in the Borders (see Section 4), the overall impression from the survey is a wealth of fine places in outstanding settings showing great variety in terms of size, layout and features. The number of sites that are abandoned, neglected or spoilt due to inappropriate development is a small proportion of the total and may be balanced by others that are exemplars of good management.

At the same time few sites are without problems, mostly attributable to lack of resources for good management. The other distinct impression is how much of the landscape of the river valleys, that are the principal transport corridors in the Borders, is created by the planting and built features of estate landscapes. Long stretches of many valleys are almost totally the creation of 18th and 19th century landscape design, with 20th century afforestation often being the only major addition. In short, the Borders has a tremendous wealth of designed landscapes contributing to the overall quality of its countryside that deserves careful planning and management.

## 2 Historical Overview of Designed Landscapes in the Scottish Borders

Designed landscapes are the product of two groups of factors: the physical geography of an area – geology, topography, soils, climate and natural vegetation – and a range of human influences – the social status, political connections and economic circumstances of their creators, and changes in design style and cultivation techniques through time. While some designed landscapes are simple in their structure and character, being the product of a single period, many are complex and multi-layered, with long-established sites often displaying features derived from several periods in their history. In some designed landscapes change takes place quite suddenly, with major investment in planting concentrated into a short time period – eg. with the rebuilding or extension of a mansion house. In other landscapes, change is more gradual and subtle, as old landscape features age and die, to be replaced by new introductions. The following is a brief summary of the historical development of designed landscapes in the Scottish Borders, with examples of sites of different styles and periods taken from the survey.

### 2.1 Physical context and prehistory

The Scottish Borders is a distinct region defined principally by the catchment of the river Tweed, apart from its southerly tributaries between Coldstream and Berwick that flow from Northumberland. Also Eye Water flows directly into the North Sea at Eyemouth and Liddel Water flows south across the border. While the Tweed and its tributaries dominate the geography of the region and provide the setting for a majority of the designed landscapes, within this large area there is great variety of topography. The main physical influences on designed landscapes in the Scottish Borders are the following.

**Geology and Topography** The variety of topography covers the flatter lands of the Merse, and the northern hill plateaux of the Lammermuirs, the broader valleys of Tweeddale and Teviotdale and the narrower valleys of the Yarrow, Ettrick, Jed and Gala Waters, along with the southern uplands of the Cheviots along the border with England, and the western uplands on the border with Dumfries & Galloway. The underlying geology is variable, ranging from folded and partly metamorphosed Silurian and Ordovician sandstones and mudstones towards the north and west, through Upper Devonian (Old Red) sandstone strata in the central area, to Carboniferous limestones and extrusive lavas towards the south and west. The character of these rocks, whether in the form of outcrops, or employed in buildings and stone walls, has a significant impact on landscape character. That said, the solid geology is obscured over significant parts of the area by unconsolidated late-glacial and post-glacial deposits, affecting the availability of stone for building. This is also reflected in the landscape, for example in the predominance of hedges in the Merse, and the abundance of dry-stone walls in the northern and western hills. (There is a useful account of building stones to be found in Cruft 2006, 5-10)

**Soils and Landform** Landscape character and planting are strongly influenced by soil type – generally shallow and more acid in upland areas, deeper and richer in lowlands. In some areas the local landform can be seen to have a strong influence on planting pattern – eg. planting of steep slopes and rocky outcrops which cannot be cultivated, or of river banks etc.

**Climate** Within the Borders, there is a gradation from more maritime conditions in the west towards more continental conditions in the east, affecting the range of plants which can be grown successfully. This is reflected in the broad distribution of native and long-established tree species used in policy planting – for example, the apparent predominance of oak and beech towards the north and east, and of ash towards the south and west – as well as in the distribution



Leader Water sites from  
 Blaeu's Atlas Novus 1654

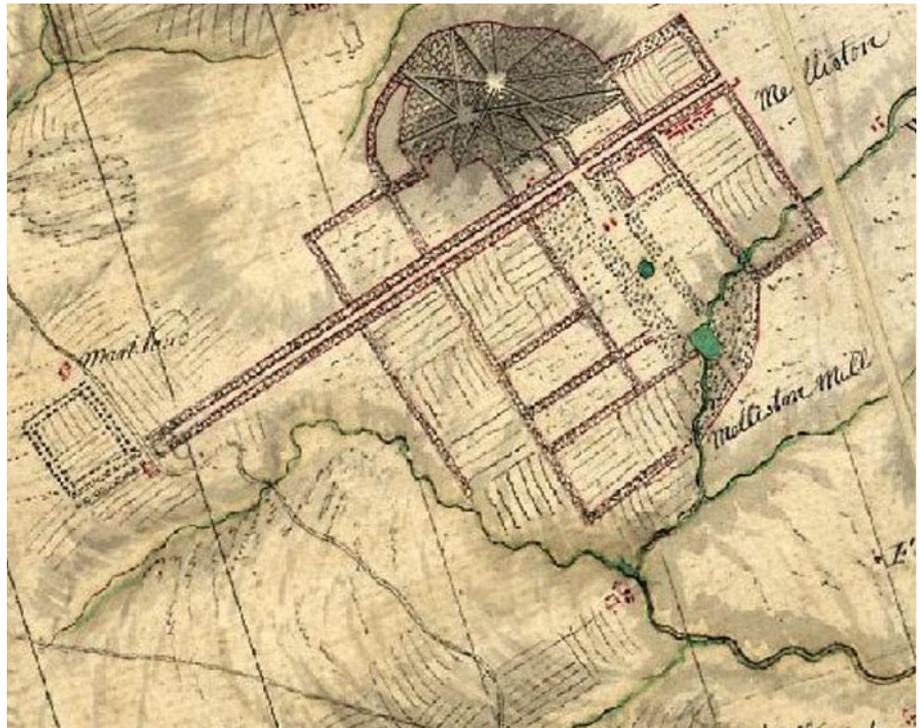
and vigour of introduced exotic trees and shrubs. The human response to exposure also influences landscape character, with a marked preference for coniferous shelterbelts in upland areas in the south and west, and for windbreaks and hedges of beech and hawthorn in the Merse and closer to the North Sea coast.

The physical landscape provided the setting for the prehistoric settlement of the Scottish Borders that resulted in a progressive clearance of the native forest, whether through grazing and cultivation or through exploitation of the timber, leaving no part of the area untouched. The process of forest clearance is summarised in the Council-published booklet *Early Settlers in the Scottish Borders* (1997). Although some form of woodland management may have taken place, there is no suggestion that designed landscapes were being created at this time.

## 2.2 Medieval period to c1600

In spite of the long process of woodland clearance in prehistoric times, historical sources summarised in M L Anderson's *A History of Scottish Forestry* (1967) and J M Gilbert's *Hunting and Hunting Reserves in Medieval Scotland* (1979) point to the survival of significant areas of woodland during the early medieval period, mostly under the control of the Crown and monastic houses including the Abbey of Melrose and Abbey of Kelso in Roxburghshire, and the Abbey of Dryburgh and Priory of Coldingham in Berwickshire. Examples of named woods which appear in the historical records of the period are Houndwood (016), Riddell (064) and Traquair (046). Also described are the surviving areas of semi-natural woodland such as Ettrick and Jedburgh Forests which were being managed and maintained as royal hunting reserves. As well as the monastic foundations and hunting reserves there was a scatter of high status buildings – mostly defensible tower houses such as 14th century Neidpath Castle (039) and 15th century Hangingshaw (049) which are likely to have possessed walled and terraced gardens at this time, and to have had woodland associated with them.

The earliest visual impression of the extent of woodland and of impaled parks in the Scottish Borders is found in the maps published in Johan Blaeu's *Atlas Novus* (1654) – covering *Mercia* (Berwickshire), *Tvedia* (Teviotdale), *Lavdalia* (Lauderdale) and *Teviotia* (Teviotdale). Given that this publication was based largely on the manuscript maps compiled by Timothy Pont over fifty years



*Mellerstain (100) from Roy's  
Military Survey c1750*

earlier, Blaeu's maps can be taken to represent the state of the country prior to 1600. Written evidence combines with Blaeu's maps to show that by the 16th century the once-extensive forests were becoming fragmented, and were being encroached by grazing and cultivation, a process which is likely to have prompted the formation of enclosures or *parks*, whether for the containment of deer or for the protection of the surviving woodland or new plantations. It has been suggested by Anderson (1967) that depredation which is known to have occurred during military campaigns in the Scottish Borders may have further contributed to the diminution of woodland cover. Nor was the pattern and process of deforestation evenly distributed across the area, with woodland in Berwickshire and much of Peeblesshire being cleared more rapidly and more thoroughly than in Roxburghshire and Selkirkshire.

## 2.3 Order and symmetry, 1650-1750

The move towards greater order and symmetry in architecture which began c.1650 is reflected in the landscape settings created for the remodelled and extended tower houses, or newly-built mansion houses of the landed gentry. This is a period which saw the beginnings of enclosure, with a transition from unenclosed rig cultivation to mostly rectilinear walled or hedged, often tree-lined fields or parks, mostly without internal planting. Policy planting in the vicinity of the house was generally geometrical in character, with rectilinear *wilderness* plantations framing broad avenues and vistas, or cut through with straight rides, sometimes in the form of *rond-points* with several vistas radiating from a central point – all intended to bring a sense of order to a previously unstructured rural landscape and to emphasise the power and influence which the laird was able to exert over his estate.



*Rectilinear elements of 17th–  
early 18th century style of  
landscape at Wedderlie (010)*

While some of the woods are likely to have been derived in part from pre-existing semi-natural woodland dominated by native broadleaves such as alder, ash, birch and oak, there is evidence of beech, lime and Scots pine being used more widely in plantations, together with the introduction of more exotic species such as European larch and Norway spruce. Towards the end of this period, the availability of such trees for plantation was influenced by the establishment of the tree nurseries at Hassendeanburn (126) by Archibald Dickson in 1729 – illustrated by the planting on the neighbouring estate of estates of Wells (127).

Also significant at this period was the move made by some landowners towards a more commercial use of their estate lands, characterised by the foundation in 1723 of *The Society of Improvers in the Knowledge of Agriculture in Scotland*. Extensive improvements such as hedging and dyking, draining and planting were expensive, and are likely to have been limited to those with spare capital to invest. It is recorded that the improvement of some estates, for example Gala House (075), effectively bankrupted their owners.

The state and character of the Borders landscape towards the end of this period is well seen in the maps of the *Military Survey of Scotland*, prepared under the supervision of General William Roy in the period 1747–55. Among the more noteworthy large-scale landscapes of this time are Floors (102), Mellerstain (100), Marchmont (096) and Swinton (086), with more compact landscapes of a similar character seen at Hangingshaw (049), Milne Graden (088) and Stichill (105).

## 2.4 Landscape improvement, 1750-1880

The rapid progress of enclosure and planting is described in the accounts of some individual parishes contributed by church ministers to the volumes of the *[Old] Statistical Account of Scotland* (1790s) and the *New Statistical Account of Scotland* (1830s and 1840s). It can also be seen in maps such as Mostyn Armstrong's *Map of the County of Peebles or Tweeddale* (1775), in maps compiled by John Thomson in the 1820s and published in his *Atlas of Scotland* (1831), and in Crawford and Brooke's *Map ... of Portions of Roxburgh, Berwick, Selkirk and Midlothian* (1730s), as well as in estate plans of individual properties.

By this time remnants of natural woodland were few and far between, especially in the more heavily cultivated lowland areas of the Scottish Borders. During the latter half of the 18th century, the formal and largely rectilinear pattern of estate plantations gave way to a more informal and naturalistic style of planting, often referred to as *landscape gardening* or the *natural style*. Straight-edged



*Estate plan of Ancrum (125), 1759*

*House in an archetypal natural-style landscape park at Longformarkus (011)*



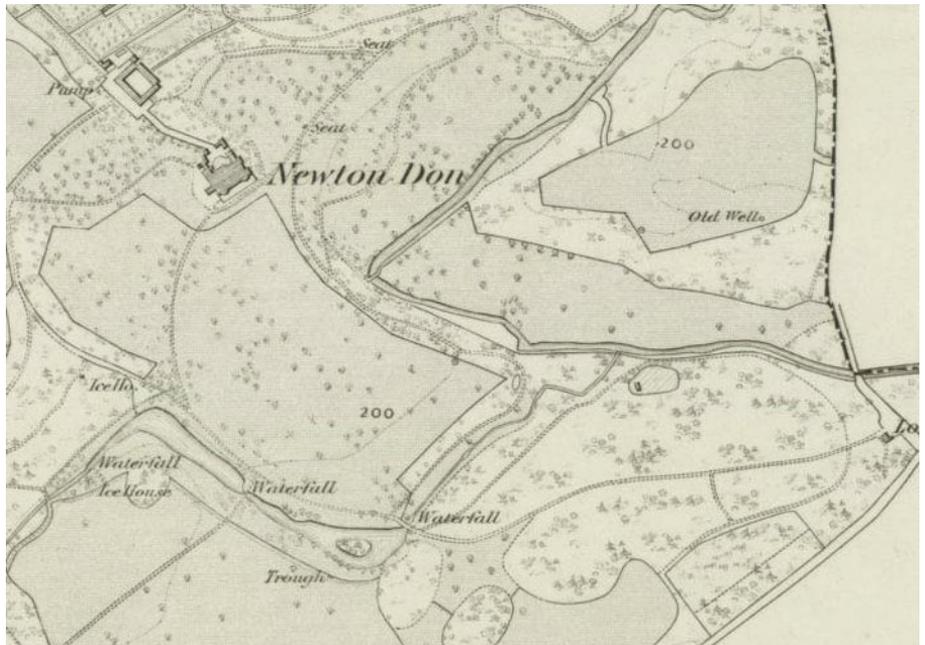
plantations, avenues and field boundaries gave way to landscapes which were characterised by sinuous edges, sweeping drives and areas of parkland planted with clumps and individual trees. In some cases these landscapes were formed anew as the settings for new or remodelled mansion houses, built at first in the classical tradition by architects such as Robert and John Adam before the end of the 18th century, later in the gothic style preferred by James Gillespie Graham, and eventually in the full-blown Scottish baronial style favoured by William Burn, David Bryce and others. In other cases these landscapes were overlaid on, and can be seen to have incorporated elements from pre-existing landscapes. The introduction of new plant species in the early decades of the 19th century saw more widespread planting of exotic conifers and rhododendrons, for ornament, economic and functional reasons.

Among the champions of the new style of landscape design were Robert Robinson, who is known to have provided plans for Paxton (139), Thomas White and his son (Thomas Junior) who are associated with the landscapes of Nisbet House (021), Ravenswood/Old Melrose (058) and Duns Castle (020), and William Sawrey Gilpin who was instrumental in the formation of the picturesque landscape around Bowhill (080). The Whites, in particular, are known to have encouraged the wider use of larch and spruce in hill planting, another feature of this period. Classic examples of the new parkland style, though without known designers, were also to be found at Broadmeadows House (028), Ladykirk (087) and Stichill (105). The virtual absence from the Scottish Borders of *picturesque* or *sublime* landscapes which are found in several parts of Scotland has much to do with the lack of dramatic natural features around which they could be formed, though the houses of Minto (068), Newton Don (106) and The Retreat (151) can be seen to have exploited their striking natural settings. Extensive landscapes which were formed on previously undeveloped sites during and towards the end of this period include The Glen (162) and Monteviot (128). Sir Walter Scott's influence extended far beyond the estate of Abbotsford (061) where he began



*Newton Don (106)*

*Newton Don (106) from 1:2500 1st edition Ordnance Survey map, 1850s*



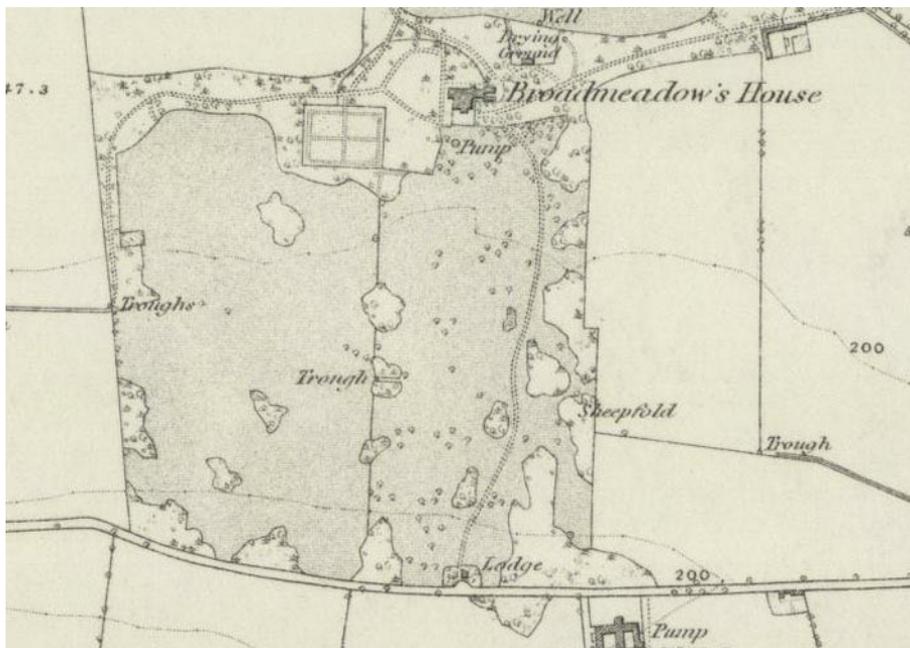
planting in 1812, in the advice given to his friends and neighbours. Some landscapes appear to have been primarily agricultural in character as at Barns House (161), Eshiels (168), Glenormiston (045) and Philiphaugh (079), while others were developed more for the sporting opportunities which they offered, as Baddingsill (001), Leithen Lodge (043) and Raeshaw Lodge (182).

Many landscapes reached a high point in their development during this period, bolstered by money derived from industry and commerce. That said, the lack of large urban areas and large-scale industrial development meant that there were comparatively few suburban and villa landscapes. Nor are Victorian public parks and garden cemeteries, so common in the cities of Edinburgh, Glasgow and Dundee, a major feature of the much smaller towns in the Scottish Borders.

## 2.5 Changing fortunes: fragmentation, decline and new planting, late 19th century until the present

Most designed landscapes entered the 20th century well-managed and in good condition, and some even saw new investment in the run up to the First World War, as at Mellerstain (100) where Reginald Blomfield was employed c.1900 to remodel the landscape, or at Fairmilee (163), where a similar makeover was masterminded by John Burnet c.1905. However, two World Wars and the far-reaching social and economic changes which followed left few families and estates unchanged. Broughton Place (032), designed by Basil Spence in the 1930s, is unusual as one of very few inter-war houses in the Scottish Borders, bringing new investment to what was a much older landscape dating from the 18th century. With many families unable to maintain their houses and estates in the face of changed circumstances, the mid 20th century saw a number of fine houses demolished and their lands fragmented and degraded.

Demolition of country houses began between the wars with the loss of significant houses at Blackadder (135) and Spottiswoode (094), reaching a peak in the 1950s and 1960s with the loss of major houses such as Langton (155) in 1950, Hassendeanburn (126) in 1953, Glenormiston (045) in 1956 and Philiphaugh (079) in 1967, and culminating in the demolition of Minto in 1992 after decades of neglect. Marcus Binney's *Lost Houses of Scotland* (1980) recorded twenty-seven such demolitions in the four Border counties, only four of which were replaced by new houses. Nor is Binney's list complete, with important houses such as Kailzie (042), Stichill (105) and Wells (127) omitted.



*Broadmeadows House (028)*  
 from 1:2500 1st edition  
 Ordnance Survey map, 1850s

*Detail of Minto (068) from  
1:2500 1st edition Ordnance  
Survey map, 1850s*



While some important landscapes have effectively reverted to agriculture, as at Stichill (105), Clifton Park (173) and, to a lesser extent, Langton (155), others have managed to retain much of their original character and integrity, as at Ancrum (125). Here the mansion house was demolished in the 1970s but the landscape continues to be maintained and restocked. A number of houses have found new uses as hotels, conference centres or care homes – as at Marchmont (096), Cringletie (037), Barony Castle (036), Venlaw Castle (038) and The Whim (003). While the landscape at Stobo Castle – now a health spa – continues to be well-maintained, the same cannot be said of other institutionalised landscapes, where ownership has become divided and the level of maintenance has fallen, or where new and intrusive built development has taken place.

Pressure from built development within or immediately adjacent to designed landscapes is increasing along main roads within the more accessible parts of the Scottish Borders – not least around Abbotsford (061) and the neighbouring Eildon and Leaderfoot National Scenic Area which embraces the designed landscapes of Cowdenknowes (053), Bemersyde (056), Gledswood (055) and Dryburgh (057) on the east bank of the Leader Water and River Tweed, together with those of Drygrange (054), Ravenswood/Old Melrose (058), Monksford (059) and Eildon Hall (060) on the west – pressure which will surely increase with the projected reopening of the railway from Edinburgh via the valley of the Gala Water to Stow, Galashiels and Tweedbank, passing through or close to several more designed landscapes on its way, eg. Torwoodlee (073).

Shortage of timber led to the felling of many broadleaved estate woodlands in the early 20th century, with forestry grants offered by Government thereafter favouring their replacement with quick-growing conifers. In several cases unproductive hill land was sold to the Forestry Commission and planted with blanket conifers, as at Glentress Forest above Venlaw (038) and Eshiels (168) where planting began as early as 1919, at Cardrona (044) where planting began in the 1930s, at Elibank & Traquair (048 & 046) where planting began in 1945, or at Yair (076) where extensive hill planting of conifers occurred in the 1950s. A useful guide to the development of these Scottish Border forests is to be found in H L Edlin's *Forests of Central and Southern Scotland* (1969).



*Cardrona Forest and river  
 Tweed near Cardrona House*

## 2.6 Discussion

While a few houses and their once-extensive plantations have disappeared from the landscape almost without trace, most continue to have a significant influence on landscape character in the Scottish Borders. In some areas the landscapes stand in relative isolation and have a dramatic presence within the wider landscape, as Longformacus (011) to the south of the Lammermuir Hills, Baddinsgill (001) and The Glen (162) in the hillier west, or Stobs Castle (123) in the hills to the south of Hawick. In other areas, especially along the main river valleys and around their confluences, designed landscapes lie close together, forming more-or-less continuous tracts of well-planted countryside, as is the case with the landscapes of Bowhill (080), Philiphaugh (079) and The Haining (083) which are clustered together on the banks of the Ettrick Water to the south of Selkirk; the landscapes of Chapel on Leader (051), Cowdenknowes (053), Carolside (052) and Drygrange (054) along the valley of the Leader Water to the south of Lauder; or the landscapes of Wells (127), Hallrule (132) and Weens (111) on the banks of the Rule Water between Hawick and Jedburgh.

Although designed landscapes across the Scottish Borders have much in common, and can be grouped according to their period and style, each one is rendered unique by its location and the particular circumstances of its creation. A broad-brush historical survey of this sort should not be seen as an end in itself, but rather as the start of the process of unravelling the complex history of designed landscapes in the Scottish Borders and as a basis for future, more focused research.

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## 3 Significance and Condition of Sites

### 3.1 The concept and assessment of significance

A statement of cultural significance is a means of describing the value of a place taking account of all the aspects that give it value. Significance typically resides in several categories or subject areas within a site, for example in its archaeology, architecture, landscape, archives, artistic representations and associated personalities. Ecological, natural history, geology or other scientific values should also be considered. The place as a source of enjoyment, employment, fulfilment and social interaction should also come into consideration in the assessment.

The great value of this approach is being able to compare and weigh-up different conservation and development priorities in an all-inclusive way. To maximise the value of a plan, it must take on board all the ways in which the place is of value to society and demands an in-depth understanding of the place.

The factors that are taken into consideration can vary depending of the type of site or sites. In the *Inventory of Gardens and Designed Landscapes in Scotland* the following factors are evaluated for each site:

- Work of Art
- Historical
- Horticultural, Arboricultural or Silvicultural
- Architectural
- Scenic
- Nature Conservation
- Archaeological

The *Inventory* methodology allocates a rating of No Value, Little Value, Some Value, High Value and Outstanding Value under each heading, all being compared on a national basis.

Typically in Conservation Plans for each category or criteria, significance is graded using a process derived from James Semple Kerr's methodology (Kerr, James Semple 1996 *The Conservation Plan* 4th edition, The National Trust of Australia) adopting a ranking using a combination of range levels and quality levels as follows:

#### RANGE GRADING

- International
- National (Scotland)
- Regional
- Local

#### QUALITY GRADING

- Outstanding
- High
- Some
- Little

The two types of grading give a choice of sixteen combinations although, in practice, many of these levels, such as 'little International significance' or 'outstanding local significance' are unlikely to be used.

The range gradings equate to an extent to statutory and other designations. International relates to World Heritage Site status. National relates to Scheduled Ancient Monuments (SAMs), some SSSIs and Category A listed buildings. Lower levels relate to Category B listed buildings and sites deemed worth protection through local planning policies and development control, but not necessarily important enough to warrant statutory protection.



*Abbotsford (061): of international significance as the house and landscape created by Sir Walter Scott, where the extensive estate landscape planted by Scott is as significant as the house and gardens*

It should be stressed that a lower designation of significance does not imply that a feature is of less worth or expendable. There are many instances where parts or aspects of the place may be susceptible to enhancement through management.

### 3.2 Significance of Borders designed landscapes

In this survey we have applied a combination of the above Range Grading and the Inventory ratings of Little Value, Some Value, High Value and Outstanding Value to produce a simple significance rating for each site. In some cases, this is qualified where the factors are highly variable.

The actual grading used are as follows and have been allocated the reference numbers in the left column to facilitate searches and sorting in the database.

1	National, Outstanding / International, High	(1)
2	National, Outstanding	(7)
3	National, High	(10)
4	National, Some / Regional, Outstanding	(4)
5	National, Some / Regional, High	(2)
6	National, Some or National, Some / Local, High	(5)

(Total Nationally significant = 29)

7	Regional, Outstanding	(2)
8	Regional, High	(35)
9	Regional, Some	(8)

(Total Regionally significant = 45)

10	Local, Outstanding	(4)
11	Local, High	(48)
12	Local, Some	(52)
13	Local, Little	(6)

(Total Locally significant = 110)

The numbers in brackets refer to the total number of sites falling into that category.

It is important to recognise that in most cases, due to the spread of the resources for the project over a large number of sites, the statement is based on a very limited knowledge about each site: a short historical assessment based on readily accessible sources and a quick site visit, in most cases viewing the place from the boundaries or public routes. Due to these limitations, the statements take account of less value headings than the *Inventory* – at best, Work of Art, Historical, Arboricultural / Silvicultural and Scenic values are taken into

*Abandoned sites can retain a high level of significance, as here at Abbotrule (131)*



account. Consequently, the statements of significance should be considered as provisional until more detailed surveys and assessments can be made. Another consequence is that in the case of *Inventory* sites, our statements can differ to those in the *Inventory*, being based fewer factors. There are also underlying areas of difference in approach and it is generally recognised that there are a few sites in the *Inventory* that are not of national value. In fact, two *Inventory* sites in the Borders were not included in this survey as they did not meet the selection criteria (Edrom Nurseries and Priorwood Garden).

The 28 *Inventory* sites in the survey are graded as follows in our assessment:

Nationally significant	20
Regionally significant	4
Locally significant	4

### 3.3 Condition of sites

The assessment of condition has been according to a simple range of grading as shown below. Again, the assessments of condition have to be qualified by relating them to the limited level of survey at each site, meaning that they should be considered preliminary assessments. Also they are generalised across each site, so that a place may have excellent gardens and core features, but have problems in the extensive outer parts of the landscape (in common with nearly every site) so that it may score lower than might be expected. Also, due to the limitations of understanding each place, the tendency has been to err on the side of caution. Hence, a majority of sites fall into the middle category.

1	Excellent	(2)
2	Very good	(4)
3	Good	(51)
4	Fair	(98)
5	Poor	(22)
6	Poor, ruinous	(3)
7	Vestigial	(4)

The management issues affecting the condition of sites are covered in the next section.

## 4 Management Issues

When we talk about management issues in this context we are concerned not just with problems but also about broad characteristics of the Borders designed landscape which affect how they are seen and used – characteristics that potentially may affect their management. In terms of actual management problems these can be both about managing the whole resource and about very specific physical problems such as invasive species or loss of boundary walls.

The range of issues raised by the survey of sites and considered below is therefore broken down into a number of headings:

- General management issues
- General management problems
- Site specific management problems
- Detailed management issues or problems.

### 4.1 General management issues

#### 4.1.1 Visual issues and setting of sites

- Parkland with trees – individual large trees and groups in grazed parks – is a particular distinguishing feature of designed landscapes, in the Borders and elsewhere, often seen from public roads.
- Tall exotic conifers (most typically Wellingtonias and Douglas firs), among woodland in the vicinity of the main house or elsewhere, are another distinct feature of Borders designed landscapes, often seen from a distance standing above the canopy of surrounding woodland.
- The visibility of landscapes and their contribution to local scenery, whether comprising woods, tree belts or open parkland, is of particular importance due to Borders topography where they are often overseen from elevated points or presented on a hill face within a river valley.
- Sites in some places are prominent from elevated positions with the best viewpoints located on higher and less used back roads crossing between valleys, eg. Bowhill (080) and Philiphaugh (079) from Hartwoodmyres Hill road, Dawyck (035) from Dreva Hill road, and Barns (161) from Manor Sware viewpoint above Peebles.
- Many designed landscapes create a distinct landscape in their the locality: for example, the naturalistic character of landscape in an upland setting created at Portmore (009).
- A few sites are located at the head of glens off main public routes and through routes, eg. The Glen (162), Baddinsgill (001), contributing to their individual



*Parkland trees from road at Traquair (046)*



*View from part of Hartrigge above Jedburgh (183)*



*Peebles seen from Haylodge Park (170); woods in three other designed landscapes in background of view to east*

*Bowhill (080) from  
 Hartwoodmyres Hill road*



*Pirn House and its trees  
 prominent in view south from  
 the A7*



*Avenue tree restocking at  
 Ancrum Park (125)*

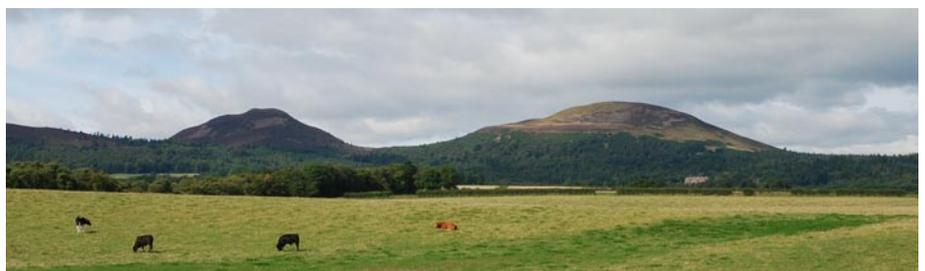
*Eildon Hall (060) and its  
 woodlands with the backdrop  
 of the Eildon Hills*

character and raising issues of visual and physical accessibility should public funding be allocated to contribute to their management.

- In towns local sites of various sizes have often been exceptionally important in influencing the development of the urban form of the settlement and continue to provide its visual setting, eg. Kingsmeadow (040) and Haylodge (170) in Peebles, Duns Castle (020) in Duns, Floors (102) and Springwood (103) in Kelso, The Hirsell (092) and Lennell (093) in Coldstream, Wilton Lodge Park (117) in Hawick and Hartrigge (183) in Jedburgh.
- A number of other sites on the edge of towns are highly visible because of their hillside location and so contribute significantly to the town's setting and appear in many views, eg. Langlee (074) (Galashiels) and Venlaw (038) (Peebles).
- Some small sites have visual prominence beyond their size due to their topographic position, planting or other features, and may in other respects be close to the threshold for inclusion in the survey, showing the need for flexibility in the criteria and different ways in which sites can be significant, eg. Symington (156) and Pirn House (157).
- Borrowed scenery – views to topographic features outside the site – has a role in many places, with the Eildon Hills featuring at many sites including Muirhouseslaw (122) and Maxpoffle (063).
- Sites can have value and impact on the 'public realm' even with little or no physical access: attractive designed scenery or woodlands seen by the public from roads and paths can contribute significantly to day-to-day enjoyment of routes and to the experience of tourists, eg. Crookston (014) and many others.

#### 4.1.2 Good and poor practice

- Examples of good designed landscape management practice abound and can be used to aid 'best practice' guidance: eg.
  - comprehensive parkland and avenue tree restocking at Ancrum Park (125) and parts of Hartrigge (183)
  - parkland restocking using suitable tree species and pattern (Minto, 068)
  - fine urban park with full range of facilities developed from a mature estate landscape (Wilton Lodge Park, 117)
  - reopening of panoramic views where once blocked by forestry planting (Pirn, 165)
  - public access to gardens of outstanding quality (Monteviot, 128) and smaller size (Bemersyde, 056)





- well managed country estates and family homes with a high level of public access (Bowhill, 080; The Hirsell, 092, run as a country park)
  - well maintained traditional estate landscapes with impressive built and planted features (Ladykirk, 087; Bowland, 072)
  - mixed plantations with feature trees creating picturesque setting to village with related Site of Special Scientific Interest (SSSI) (Abbey St Bathans, 150)
  - the work of the Borders Forest Trust (BFT) in restocking parkland and woodland and establishing new semi-natural and community woodlands at many sites (Drygrange, 054; Eshiels, 168; Langlee, 074; Wooplaw, 178)
  - estate management and investment in high quality of public facilities and access provision (Monteviot, 128)
  - good example of a ‘typical’ small designed landscape of high design quality (Broadmeadows, 028)
  - an alternative example of a ‘typical’ medium-sized valley designed landscape of good quality (Carolside, 052)
  - sites where good and active management with comprehensive replanting conserves the significance of the place despite the mansion house having been demolished and estate management not primarily concerned with the designed landscape (Wells, 127).
- Examples of poor practice are almost as abundant, although it would be unfair to single them out. Examples include:
    - numerous examples of parkland trees in need of restocking or partial and unmaintained restocking
    - many and varied examples of commercial conifers replacing broadleaves in tree belts, drive-side planting clumps and other policy woodlands
    - unnecessarily intrusive visitor features and visitor facilities, poor siting of car parking, intrusive signs at important visitor attractions
    - neglected, abandoned and ruinous sites.

#### 4.1.3 Planning and grouping

- The group effect of local designed landscapes in forming the Tweed and Leader valley landscapes, notably in the Melrose–Dryburgh–Newton St Boswells section, contributes in a major way to the quality of the Area of Great Landscape Value (Local Plan Policy EP2; Structure Plan Policy N11).
- The importance of different types of designed landscape planting – parkland trees, avenues, belts and strips, roadside hedges and trees, woods and larger forestry compartments – in forming the Borders landscapes.
- The continuing value in the image of the countryside of sites that are no longer managed as designed landscapes, eg. Synton (082).
- The importance of field sports in estate management, reflected in the layout of woods, belts and spaces between and the management of river margins

*Richly diverse woodlands at Abbey St Bathans (150) / The Retreat (151)*



*Parkland restocking by BFT at Hartrigge on the edge of Jedburgh (183)*



*Carolside (052)*



*Part of the group of designed landscapes along the Tweed and Leader valleys from Scott's View, with Ravenswood/Old Melrose in foreground (058)*

*Richly wooded and agricultural designed landscape at Riddell (064)*



for fishing; also deer management as a determinant of layout and features, both historically and at present.

- The significance of small sites and their built and planted features in the form and character smaller settlements, eg. Eccles (179).
- The lasting values of designed landscapes that straddle town edges, part integrated with the developed area but with surviving spaces, policy planting and buildings of high value, eg. Gala House (075), Hartrigge (183).
- Development pressures in the Galashiels–Melrose corridor and the pressure on designed landscapes which account for much of the valley landscape; search for urban expansion areas; direct and indirect effects of the proposed Waverley railway line.
- The differing issues of public access, security and privacy between rural area and urban fringe.
- The comparative value of *Inventory* sites to non-*Inventory* sites in the survey; not necessarily a guide to value and quality.
- Review of *Inventory* sites by Historic Scotland, inclusion of additional sites and omission of some existing sites.



*Community woodland, Wooplaw (178)*

#### **4.1.4 Public access and management**

- The role of community woodlands within designed landscapes as a positive way of involving local community, attracting funds and gaining sense of ownership; applicable to both urban fringe sites, eg. Eshiels (168) and Langlee (074), and more remote places, eg. Baddinsgill (001) and Wooplaw (178).
- The role of country parks in management of some designed landscapes, eg. The Hirsell (092) and Paxton (139).
- The role of public parks in conserving sites in towns, eg. Haylodge Park (170) (Peebles) and Wilton Lodge Park (117) (Hawick).
- Interaction of local waymarked paths and long distance footpaths with sites; similarly the value of national cycle routes and other promoted cycling routes for sustainable access.
- The importance of sites as tourist attractions or recreational assets with high visitor appeal, although often under-appreciated and promoted apart from the house and immediate gardens, eg. Abbotsford (061).

#### **4.1.5 Planting**

- The importance of a complete range of tree types – native broadleaves, exotic specimen trees both broadleaves and conifers, and commercial conifers – in the Borders landscape.
- The effects of 20th century forestry plantations, including Forestry Commission forests, on the setting of designed landscapes.



*Declining parkland trees without restocking at Wells (127)*

#### 4.1.6 General

- Balancing objectives, particularly between nature conservation and designed landscape conservation.

## 4.2 General management problems

### 4.2.1 Planting

- Restocking of parkland trees and, to a lesser extent, avenues is a recurring issue and relevant to many sites. Frequently this has already been carried out to some degree, but often not comprehensive, with inadequate protection from stock, deer or rabbits, or poor after care; elsewhere nothing has been done.
- Loss of features such as clumps and roundels in parkland, loss of detail by simplifying complex or wavy margins of plantations, and planting over of smaller fields to create larger woodland areas are all common and in combination erode the character and reduce the visual interest of landscape designs.
- There is widespread detrimental impact from conifers in tree-belts and policy woodlands, either in wholesale replacement or restocking sections and small pockets, or even in parkland clumps. Most of this planting was done in the 1960s to 1980s and is now 15 to 40 years, eg. Chisholme (112), Nabdene (154), Stobs Castle (123). This is a different issue to the use of conifers as a commercial crop in distinct plantations, usually in the outer parts of designed landscapes or at higher levels.
- In a few situations small scale conifer planting creates a great intrusion because of a prominent location such as entrance gates or along main drives, where replacement would achieve major visual improvement.
- The predominance of conifer monoculture in large-scale forestry plantations has many associated ecological and landscape issues, but in several cases is a long-established land use (Bowhill, 080; Dawyck, 035). Elsewhere later 20th century afforestation has caused dramatic change in the setting and character of designed landscapes and has obscured their outer boundaries (Yair, 076). The issues are not specific to designed landscapes and need to be considered in the context of wider forestry policy and grants.



*Field boundary trees in the Merse, near Purves (098)*



*Prominent intrusion of spruce at main gate to Thirlestane (050)*



*Roadside beech trees at Hangingshaws (049)*



*Outline of lost hillside clumps shown by remains of drystone walls at Rachan (033)*

*Drygrange (054): suffers from divided ownership and intrusive additions but retains pockets of quality and is in a sensitive location in the Tweed valley*



*The Capon Tree, near Ferniehurst (175)*



*Signs, fences and suburbanisation at Minto (068)*



*Proliferation of signs and fences at Venlaw (038)*

- Roadside and other field boundary hedges and trees form the local landscape character in the Merse and elsewhere, generally planted by estates and either within or outwith designed landscape boundaries defined by the survey. Locally distinct hedge shapes and species are used, with a predominance of angle-sided beech hedges in the Merse, with very localised variations in tree species. Although roadside hedges seem remarkably well preserved, no comparative assessment has been undertaken of their relative abundance compared with, say, 30 years ago. Roadside and field boundary trees generally are mature, in many cases over-mature, and in urgent need for replacement planting to ensure the long-term survival of landscape character. Additionally, safety in relation to over-mature roadside trees is a problem in some areas.
- The value of ancient trees and the iconic status of some individual trees, eg. the Polwarth Thorn (hawthorn, Marchmont 096); the Covin or Trysting Tree (sweet chestnut, Bemersyde 056); the Capon Tree (oak, near Ferniehurst 175).

#### **4.2.2 Development and change**

- Development pressure for housing is often manifested in small-scale and *ad hoc* development, eg. Old Broadmeadows (169), Cavers (145), Minto (068). The use of designed landscapes as the setting for new development may be acceptable in some situations, including as enabling development for conservation projects, but needs to be planned in the context of a conservation management plan.
- A proliferation of screen fences, signs and other intrusions often arises with development for housing and similar uses or as a result of divided ownership, eg. Venlaw (038), Minto (068). This emphasises the need for development to be planned in the context of a conservation management plan, including design guidance on use of fences, signs etc.
- Divided ownership and a range of different land uses results in situations where management of designed landscape planting and built features is not a priority or anyone's responsibility or, at best, is uncoordinated and inconsistent.
- Large scale designed landscapes of varied character, where appreciation of whole composition and relationship of parts is difficult, can give rise to particular problems of conservation and management. Again, a conservation management plan, can assist in the process.
- Some sites exhibit deterioration and loss of quality from an accumulation of minor changes and neglect, while many good features and parts remain. Advice to owners, to planners on what to look out for in the development control process, and guidance from conservation statements or conservation management plans may be among the tools to help insure that change is for the best.

- The identification of sites of significance provided by this survey, for reference in development control process, is an important step forward, that should mean that sites of value are not overlooked and, once highlighted, can be investigated in more detail.
- The loss of the principal house should not justify the loss of the designed landscape and appropriate forms of management are needed to ensure the survival of important built and planted features, including woodlands, even within divided ownership, eg. Blackadder (135), Kelloe (141), Langton (155), Wauchope (113).
- Sunderland Hall (078) and its modernist buildings prompt the question of forms and styles of new development that may be appropriate in designed landscapes, particularly diverse landscapes such as this with potential for absorbing sensitively planned development in a number of situations.
- Some ruinous sites raise the issue of the degree of neglect and loss of features beyond which conservation action is no longer worthwhile. However, even sites with vestigial remains may still have archaeological and historical values, eg. Holydean (148).
- Golf courses in designed landscapes, often within parkland areas, can be seen either as an intrusion or as a necessary adaptation to achieve the survival of the site. There are several good examples of fine courses in parkland where its character has been preserved, but there are rules that need to be followed. Looked at positively, golf courses can offer a new and viable long-term use to parkland that may not otherwise survive, eg. Sunlaws/Roxburgh Hotel (119).

#### 4.2.3 Conservation and restoration

- Conservation of the built fabric applies to all gardens and ranges from regular maintenance in a well managed place to appropriate action for ruined buildings in abandoned sites, and may include: restoration and re-use of derelict garden buildings; restoration of garden structures, including bridges; maintenance and repair of estate walls, hahas and internal boundary walls; and safety and stabilisation of ruins. All this in addition to conservation of the main house and estate buildings.
- At abandoned sites, how can the survival of built features of interest be achieved, eg. Abbotrule (131)?
- Finding suitable new uses for walled gardens is a widespread problem, with few remaining as traditional productive kitchen gardens, as at Cringletie (037) At Floors (102) a range of visitor facilities including coffee shop, retail nursery / garden centre and children's playground successfully coexists with glass-houses and mixed borders. Is residential development acceptable if rest of landscape conserved? eg. Burnhouse (069).
- Isolated buildings can be dramatically sited and may present particular problems of protection and justification of expenditure on restoration, eg. the doocot at Nisbet (021) or the pavilion at The Lees (115).



*Surviving gable and window at Blackadder (135)*



*Intact but isolated and deteriorating pavilion overlooking the Tweed at The Lees (115)*



*Few walled gardens remain in productive use like Cringletie, serving the hotel (037)*



*New house in walled garden, Burnhouse (069)*

*Golf course and new housing within core of designed landscape at Sunlaws/Roxburgh Hotel (119)*

Waymarked paths at Stobo  
(034)



- Restoration of views and associated planting can achieve a high impact at relatively low cost – by removal of natural regeneration or inappropriate planting to recreate visual features; similarly reopening former walks and rides.
- Roadside belts are features of many smaller sites and hide the park and house from the public road. If removed, as at Stainrigg (089), a much more attractive view from the road is obtained of the house in its parkland. Elsewhere many owners have reinforced already good enclosure by planting up designed gaps and thickening belts to insure privacy. What is the best approach to encourage: allow altered tree-belts for screening, restore pattern of belts or admire ‘improved’ views?

#### 4.2.4 Access and interpretation

- The provisions of the Land Reform (Scotland) Act 2003 and the Scottish Outdoor Access Code give the right to responsible access. Scottish Borders Council will encourage landowners who wish to provide improved access and improved information about the management of the landscape.



John Buchan Way, Broughton  
Place (032)



*The Whim (003): a degraded 18th century landscape with multiple owners and industrial, agricultural and residential uses, but retaining historic landscape features of value*

#### 4.3 Site specific management problems

While there are many specific sites where conservation and management action is urgently needed, it would be unfair to single out individual examples without greater understanding of these places and their circumstances. Suffice to say that many sites are in need of action to prevent further decline and loss of features, require a major initiative to restore them, or may disappear altogether without some intervention. Some may make useful case studies or subjects for owner / local community initiatives, including the following.

- A significant urban edge *Inventory* site that is neglected and declining and is in urgent need of a management and restoration strategy.
- A wide array of problems presented by one *Inventory* site including multiple owners, degraded 18th century landscape, many different industrial, agricultural and residential uses, large-scale intrusive industrial development, and a new road, but still retains many historic landscape features of value.
- Suburbanisation of a high quality designed landscape by mown grass and cypress screen hedge.
- A site where most of the planting structure has gone, the most valuable component of a designed landscape: what can be its future?

#### 4.4 Detailed management issues or problems

- Importance of beech or beech and hawthorn hedges in the Merse and other localities; distinct shapes creating notable character to country roads that survives well but may require policies for their long-term survival.
- Importance of Scots pine belts in valley of Lyne Water / A701 corridor and elsewhere: policies for their retention.
- Control of *Rhododendron ponticum* – noted as particularly prevalent in western sites.
- Galashiels railway through Torwoodlee (073) and local direct impacts of the railway reopening.
- Large over-mature trees and trees features (eg. parkland clumps, avenues), especially beech. Old and over-mature trees and safety issues of dead wood, unstable limbs, wind-throw etc along roadsides or beside drives and paths.
- Roadside trees: responsibility for management; potential and actual danger; gradual removal and non-replacement; means of encouraging replacements in suitable positions and subsequent care.
- Restoration of lost roundels, clumps and small plantations, eg. Rachan (033), Cathpair (176).
- Protection of mature parkland trees and clumps in arable land (effects of ploughing etc) and pasture (effects of stock on roots and trunks).
- Protection of young trees when restocking parkland and avenues by robust guards for stock, deer and rabbits; after care of planting for successful establishment.
- Appropriate trees for golf course planting in parkland, avoiding rows, small ornamentals and conical conifers.
- Loss of detail in plantation boundaries, filling-in of wavy margins and corners resulting in loss of design character, eg. Castle Craig (144).
- Preservation of ornamental component in policy woodlands, represented by large Wellingtonia, Douglas fir, other North American conifers and exotic broadleaves: importance of tall conifers as markers in the landscape.



*Distinctly shaped beech hedges in the Merse and elsewhere, as here at Marchmont (096)*



*Problem of aged beech trees beside drive at Drygrange (054)*



*Cypresses dominating the golf course planting at The Hirsell (092)*

## 5 Outline Strategy

### 5.1 Goal

The following goal or mission statement is proposed to direct the future development of a strategy for the conservation and enhancement of designed landscapes in the Scottish Borders ...

***To promote the conservation and restoration of the designed landscapes of the Borders and their values in the life and economy of the region by: collecting and disseminating information; providing guidance to owners, managers and planners; promoting good practice and initiating demonstration projects; and targeting priority areas and sites – in association with stakeholders and funding agencies.***

### 5.2 Components of the Strategy

Most of the sites in this survey were originally developed by country landowners for their own use as pleasure grounds and their economic benefit through agriculture and forestry. Many sites continue in private ownership and in their traditional uses while others have become public parks, developed new residential or leisure uses, or have adapted in other ways to prevailing economic and social conditions. But as a resource, not only are they an outstanding heritage asset, but they have a significant effect in the life and economy of the region, in terms of their contribution to the wider landscape of the Borders, their presence in everyday life and tourist travel, in providing leisure activities and visitor attractions, and for employment in land-based industries and tourism. Their value both to owners and the wider community therefore justifies action to conserve and enhance them.

The present study has collected information about a large number of sites to assess the overall resource and defined management issues and problems on a broad scale. The next stages in developing an action strategy should be:

- endorsement by Council, stakeholders and the public
- engagement with owners and other stakeholders to develop the project
- confirm general priorities for action
- identify sites for action on grounds of urgency to stop decline, suitability as demonstration projects, high significance of site or other reason
- prepare management and conservation guidance for owners and managers
- prepare planning guidance for SBC officers
- promotion of the resource in tourism and for visitor use
- identify or establish organisation for delivery of project aims
- define funding sources and provide advice to owners and managers on funding.

The following paragraphs outline some of the possible components of the above stages.

### 5.3 Endorsement and engagement

To move forward with the strategy it needs to be discussed and approved by the Council, by stakeholder organisations and individuals – in particular owners – and by interested sections of the public. The broad brush of the initial survey meant that it was impractical to meet many owners. Discussion with owners of the aims of the survey and actions for the strategy is the essential next steps. In particular, identification of sites where proposals can be taken forward can be

developed only with the involvement those who own and manage the land in question.

The first step in this process is wide circulation of this report, presentation of the survey and strategy at a seminar of stakeholders, and invitation of responses. This should allow a finalised strategy to be prepared as a firm basis for future action.

#### **5.4 General priorities for action**

From analysis of the management issues in Section 5 the following would appear to the areas in most urgent need for improvement across many sites.

- Restocking of parkland planting, including individual trees and tree groups (clumps, roundels etc) and avenues following the precedent of original species and planting pattern.
- Replacement of conifer intrusions in belts, clumps and policy woodlands by mixed broadleaves or broadleaves and Scots pine as appropriate for the site.
- Replanting of other misplaced larger conifer additions and removal of planting on land designed as open ground.
- Tree work to the stock of ageing mature roadside trees and the long-term preservation of roadside hedges.
- Restocking of roadside and field boundary trees in districts or at sites where this is a feature.
- Restoration or repair of boundary walls.
- Conservation of garden and estate buildings.
- Conservation of the built fabric of walled gardens and viable long-term uses for the garden ground.
- Development and promotion of public access including better dissemination of information on paths and routes, removal of physical and psychological barriers in the spirit of the Land Reform Act, and linking with outside routes.
- Development of interpretation of landscape design and estate management in balance with ubiquitous nature conservation information.

#### **5.5 Projects and early actions**

Restoration or enhancement projects should form a core component of the strategy. In most cases a conservation statement or conservation management plan would be needed as the first step. Projects may be justified for a number of reasons and may fulfil different purposes, including:

- urgent need to reverse general decline of a site, to tackle a range of management issues or avoid the loss of a particular feature
- suitability of a site or a feature as a demonstration project, based on existing levels of good management
- the significance of a site that gives it high value in the region
- community interest in a site or backing from a range of stakeholders.

The following are examples of projects derived from the survey. While examples are given, there are other sites that may be equally worthy of attention that can be found in the Schedule of Sites.

- Urban fringe or urban edge sites with problems associated with their location, including development pressures, which would benefit from a Conservation Management Plan and proposals to help deal with management issues and coordinate future action, eg. Venlaw (038), Hartrigge (184).

- Other sites away from the towns that show slow deterioration and loss of quality from an accumulation of minor changes and localised neglect creating loss of quality and integrity. Again a concise Conservation Statement or more in-depth Conservation Management Plan may be the first step in assessing the problems and defining solutions.
- Sites in divided ownership with loss of quality from accumulation of major additions and changes, where prevention of further deterioration and establishment of responsibilities for management are needed, eg. Drygrange (054). Again, a Conservation Management Plan would be the first step.
- Removal of prominent intrusions of conifers and replanting with more suitable species and improved pattern at a number of sites.
- Significant and well managed sites that would benefit from specific works or general improvement: eg. Kimmerghame (024), Torwoodlee (073).
- Significant sites with an interesting range of features, with potential for restoration and public use, but where divided ownership and management responsibilities results in little attention to the designed landscape, eg. Barony Castle (036).
- Significant sites in severe decline but with potential for restoration and public use with community involvement.
- Most sites merit further investigations and research, and this would be an essential precursor to any projects. Some may make a small stand-alone research project, eg. Dickson's Nursery connection and surviving features at Hassendeanburn (126).
- Sites with existing or potential involvement of local communities, particularly with urban edge sites and sites with established community woodlands.
- Integration with sites where actions are proposed under the other three Scottish Borders Woodland Strategy projects.

## **5.6 Good practice guide for owners and managers**

A small publication in the form of a booklet or leaflet is proposed as a guide to the features of designed landscapes from different periods in the Borders and correct approaches to their management and restoration. The guide may incorporate the type of guidance previously published in the out-of-print Forestry Commission leaflet *Forestry Practice Note 3, Woodlands in Designed Landscapes* and an old Countryside Commission for Scotland booklet *Gardens and Designed Landscapes, an owner's guide to planning their management and conservation* although avoiding reference to short-lived grants schemes.

The guide may cover the following areas.

- Good practice to the management and replanting of designed landscape planted features including:
  - clearing vegetation from spaces and opening up views
  - parkland trees and groups (roundels, clumps etc) and avenues
  - ornamental planting and collections
  - strips and belts
  - roadside hedges and trees
  - policy woods and perimeters
  - local character
  - use of fences and signs
  - access and interpretation
- Reference to exemplar sites and case studies.
- Planning and legislative background.
- Tree species, planting methods and protection.
- Maintenance of planting.

## 5.7 SBC planning policies and designed landscapes

*Policy BE3 – Gardens and Designed Landscapes* is the principal policy in the Scottish Borders Finalised Local Plan (December 2005) dealing with designed landscapes in the Borders. Other policies that may be relevant in some instances include:

- Policy NE4 – Trees, Woodlands and Hedgerows
- Policy EP1 – National Scenic Areas
- Policy EP2 – Areas of Great Landscape Value
- Policy BE2 – Archaeological Sites and Ancient Monuments

*Policy BE3 – Gardens and Designed Landscapes* states:

Development will be refused where it has an unacceptable adverse impact on the landscape features, character or setting of:

- sites listed in the *Inventory of Gardens and Designed Landscapes [in Scotland]*,
- any additional sites that may be included in any revised *Inventory* in course of preparation by Historic Scotland or any other designator bodies, or,
- historic gardens and designed landscapes recorded in the Council's Sites and Monument Record.

Where development is approved, it should enhance the design and setting of the garden and designed landscape. All development should be carefully sited, of the highest standards of design using appropriate finishing materials and planting, to fit in with the existing landscape structure and boundary enclosures.

In order for the designed landscapes identified in this survey to be covered by policy BE3 it will be necessary for them to be added to the Council's Sites and Monument Record (SMR), which is the intention.

Certain sites have been identified as of potential Inventory value and notified to Historic Scotland and may be added to this national list in the future. As discussed in Section 3, care should be exercised in placing too much relevance on national, regional and local levels of importance or according extra levels of value to Inventory sites, now that a regional list is available.

The recognition of designed landscapes in local planning and development control will be the primary benefit of this survey in the planning process. Planning officers should first refer to the GIS mapping and database to check if a site is a designed landscape; second, discuss with the Landscape team; and third, initiate detailed investigation when a designed landscape is affected by a development proposal; third, promote a Conservation Management Plan as the context for development or, for smaller sites, a Conservation Statement.

Specific policies and designations may be appropriate to help protect groupings of designed landscapes in the Leader-Tweed valley, in other river valleys and other groups or high status individual sites. Policies may include protection of the urban form and visual values of designed landscapes in and around towns.

Conservation Area designation is one way in which a high level of protection can be given to the most important designed landscapes. Several sites are already covered in this way in other parts of Scotland: eg. Pittencrieff Park in Dunfermline is included within the town's central Conservation Area; Cawder and Bardowie estates in East Dunbartonshire are designated as Conservation Areas purely for their landscape or designed landscape values. This type of protection may be appropriate to extend to other sites.

Conservation Management Plans, following the guidelines of Historic Scotland or the Heritage Lottery Fund, should be required for sites where development is proposed or a change in management, and to coordinate management of sites with fragmented or divided ownership.

## **5.8 Promotion of the resource**

The survey has made a major step forward in quantifying the total resource of designed landscapes and in identifying as many sites as possible within the resource limitations of the project. A significant number of sites already open formally to the public on a paying basis or are accessible informally; others may have potential for similar types of access.

The contribution of the sites to the landscape character of the Borders is notable, particularly along the river valleys. Their value in general tourism, ie. touring to see the landscape in a broad way, is just one of the ways in which they benefit the tourism industry. This characteristic may need to be emphasised in tourist information and interpretation. Other ways in which the resource may be promoted could include the following.

- Joint promotion of gardens and designed landscapes open to the public, as happens, for example, in Argyll and Bute.
- Linking of groups of sites by paths or by branches from long-distance footpaths, developed in association with Scottish Borders Paths.
- Promotion of site visiting in sustainable tourism by cycling and walking.

## **5.9 Organisation for delivery of project aims**

Depending on how the project develops, an organisational structure may be needed with staff and resources, whether as an independent body or as part of an existing organisation, eg. Scottish Borders Council or Borders Forest Trust. The resources required in setting up a new body or initiative with all its staffing and capital costs will have to be justified, albeit that it need be only a small and part-time set-up in its formative stage. The justification will come from the enthusiasm with which the strategy is received during stakeholder consultations.

Further development of the strategy may also entail the commissioning of a fuller feasibility to develop a programme of projects, and to properly assess the cost and economic and other benefits to the Borders in terms of tourism and everyday recreational use.

## **5.10 Guidance on grant aid**

Grants from public bodies will be essential for much of the management and conservation works in the strategy. Forestry Commission and other agri-environmental grant schemes were under review during the preparation of this study and this section summaries below the new types of support introduced in 2008 under Rural Development Contracts (RDC). In addition to rural land grants, funding from Historic Scotland, Heritage Lottery Fund and other bodies may be relevant to particular projects.

### **Rural Development Contracts**

Grants are available under Rural Development Contracts, delivered jointly by Scottish Government Rural Payments and Inspections Directorate (SGRPID), Scottish Natural Heritage (SNH) and Forestry Commission Scotland.

Rural Development Contracts replace closed legacy grant schemes, felling licences and other regulations that are managed and administered by Forestry Commission Scotland (FCS).

As part of the Scotland Rural Development Programme (SRDP) for 2007 to 2013 a range of new grants has been introduced. Under Rural Development Contracts, there are Rural Priorities and Land Managers Options. In addition, Challenge Funds are available.

### **Rural Development Contracts – Rural Priorities (RDC - RP)**

This is an integrated funding mechanism that aims to deliver targeted environmental, social and economic benefits. Grant support for forests and woodlands is delivered through a number of forestry-specific options and through a number of other non-specific options.

#### **Forestry-specific options within RDC – RP**

Forestry-specific options will contribute to the delivery of a number of Regional Priorities that are linked to packages. Applicants can select the most appropriate package to deliver the Regional Priority, which may contain one or more of the following forestry-specific options:

- **Woodland Creation**
  - Productive conifer woodland (low cost)
  - Productive conifer woodland (high cost)
  - Productive broadleaved woodland
  - Native woodland
  - Naturally regenerated native woodland
  - Mixed conifer/broadleaf woodland
- **Sustainable management of forests**
  - Areas of native woodland
  - Areas of low-impact silvicultural systems
  - Areas subject to high levels of access
  - Areas of restructuring felling
- **Woodland Improvement Grants**
  - long term forest planning
  - reducing deer impact
  - improving woodland habitats and species
  - restructuring regeneration
  - improving non-woodland habitats
- **Improving the economic value of forests**

#### **Other Options that may be relevant to forestry within RDC – RP**

In addition to forestry-specific options, Rural Priorities provides land managers with access to a wide range of other packages and options that could benefit their forests and woodlands and also their forestry business. The following two options come from a longer list in this category and may be most relevant to management of woodlands and planting in designed landscapes:

- Area access management and monitoring, and creation and upgrading of paths and routes
- Enhancing enjoyment and maintaining the character of rural landscapes

#### **Rural Development Contracts - Land Managers Options**

Land Managers' Options (LMO) provide support for the provision of economic, social and environmental improvements across Scotland. Some forestry options are available, eg. small scale woodland creation and management of small woodlands.

#### **Challenge Funds**

The two challenge funds may be applicable to woodlands in designed landscapes.

The *Woodlands In and Around Towns Challenge Fund* is targeted at improving existing areas of woodland. The aim is to regenerate the woodland environment close to centres of population and improve the quality of life for people living and working there.

The *Forestry for People Challenge Fund* is intended to help groups realise the potential contribution of local woodlands to the health, learning and strengthening of communities.

Further details of the grants and funds can be found on the Forestry Commission, Scotland and Scottish Government, Rural Development websites.

## 6 Next Steps

To carry forward the strategy, the immediate next steps should be:

1. Stakeholder consultation and responses by means of seminar presentation and discussion
2. Additional targeted circulation of this report and invitations to respond.

Many proposed actions will be dependent on the outcome of consultations, although the following can be carried forward immediately:

3. Drafting of management and conservation guidance for owners and managers.
4. Addition of the Schedule of Sites to the Borders Sites and Monuments Record.
5. Further research into possible case study sites and sites under development pressure.
6. Correlation to proposed actions from the other three Scottish Borders Woodland Strategy projects.
7. Clarification of funding sources following enactment of Rural Development Contracts.

*Gardens and designed landscape of the highest quality at Monteviot (128)*



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