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MELROSE ABBEY LANDSCAPE CONSERVATION MANAGEMENT PLAN

MARCH 2022 | I196/SM/SG

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EXECUTIVE SUMMARY

Melrose Abbey is one of the ruined 'Borders Abbey's' founded in the 12th Century, with others being Jedburgh, Kelso and Dryburgh. Melrose Abbey Landscape and Gardens is in the care of Scottish Ministers and is looked after on their behalf by Historic Environment Scotland. The Property in Care boundary extends to 4.6Ha, with the Scheduled Monument Area associated with the Abbey extending for a further 3.16Ha.

WHAT ARE WE DOING?

The MELROSE ABBEY LANDSCAPE CONSERVATION MANAGEMENT PLAN (LCMP), the first prepared for site, was commissioned by Historic Environment Scotland (HES) to provide a better understanding of the significance of the Abbey's landscapes and gardens (cultural, historic and natural). It also identifies threats to significance, opportunities for improvement and factors that influence how HES manage the Property in Care to provide continuing education, enjoyment and growth opportunities long into the future.

WHY ARE WE DOING IT?

During the drafting of the report certain events and issues have occurred which have shaped the way we think about our external spaces. These include the global pandemic, race and gender issues, mounting concerns over climate change, and a dramatic rise in fuel, oil and food prices. In addition, there has been a recent focus from HES on High Level surveying. As a result of these factors every aspect of our built and external environment should be reconsidered as to how it can best be designed, adapted and interpreted to contribute to managing climate change, protecting our natural assets and understanding our history.

Of the 336 properties in the care of Scottish Ministers, Melrose Abbey Landscape and Gardens was ranked 9th in HES Investment Plan prioritisation, published in 2018. Although the site has been well cared ancillary buildings such as Priory Farm, Monument Conservation Unit (MCU) - Former Brewery and interior of the Abbey House are competing features for investment. (Monument Investment Plan, HES, 2018). While the needs of the built assets are largely understood, there is a need to understand the historic landscape and context for these assets to realise sensitive conservation improvement, enhance visitor experience and deliver wider benefits and opportunities there is a need to understand the history of the landscape of the site, its landscape heritage assets and their significance in order that the rich landscape narrative of Melrose Abbey Landscape and Gardens can be revealed, revived and protected.

Additionally given the nature of the multi-phased level masonry works on the Abbey and its implications on the grounds, a common feature across many HES sites in the current period, there is an opportunity to reframe and diversify the draw of visitors to HES sites. Re-prioritisation of HES' historic landscape assets and consideration of how best to restore and interpret them will provide HES with immediate, achievable and generally lower cost project options that in turn should provide new revenue streams that could be directed to restoration of the built assets in such vital need of funding. In the long-term this could provide HES with a robust and diversified offering to visitors that would provide greater resilience in the future.

WHAT DID WE FIND?

The LCMP outlines the historic events surrounding the Abbey and its historic development - The Abbey's foundation by David I as a Cistercian Monastery; sackings of the monastery associated with wars throughout the 13th to 16th centuries; the breaking up of the Abbey grounds post Reformation for use as private gardens and building plots; the importance of the Abbey as a romantic gothic ruin in the 18th century and its close associations with Picturesque and the Antiquarian Movement, championed by Sir Walter Scott and painted by Turner and; finally, its ultimate transfer into care of the state during the 20th century.

The LCMP addresses the character of the landscape of the Abbey, mapping character areas and describing both the historic character and current character of each of the areas in order to understand and evaluate landscape change. The character assessment finds generally that while much of the historic built form of the Abbey is preserved and protected in some form, most of the historic character and diversity of the landscape has been lost. Surveys have been undertaken and collated to establish key features and functionality of the Abbey & Precinct such as: key views to and from the Abbey; access around and within the Abbey; the built environment and the landscape assets of the Precinct including trees, planting and grass areas as well as habitats and the consideration of the impacts of climate change. Analysis of the surveys concludes that while the Abbey is well maintained and gifted with a diversity of distinct areas and features within the Precinct, there are several key failings in terms of how the landscape of the Abbey functions in terms of layout, accessibility, landscape treatment and maintenance.

The assessment of significance assesses under 5 key values for significance: Evidential; Historic; Aesthetic; Communal and; Ecological & Arboricultural. There is outstanding (national) evidential value in the layout of Melrose Abbey landscape and Precinct across the site reflecting the different phases of development. The Abbey and grounds are of outstanding (national) historic value, having developed in the

course of the instigation of the first wave of Cistercian monasteries in Scotland and was the chief house of that order until the Reformation. Melrose Abbey Landscape and Gardens is of outstanding (national) aesthetic interest due to the remarkable architecture and evocative headstones and because its of aesthetic interest due to the strong association between the setting of Melrose Abbey and romantic writers and artists who valued the site for its 'picturesque' qualities.

A Strengths, Weaknesses, Opportunities and Threats table has been produced and although the weaknesses outnumber the strengths, it should be noted that these specific considerations relate to landscape and visitor experience of the landscape of the Abbey. There are great opportunities to develop the site as a more vibrant visitor attraction addressing the weaknesses noted, setting up a Friends Group and working in association with others such as the National Trust for Scotland and other local organisations. Threats include reduced maintenance of the cemetery which is outside of HES ownership as well as lack of funding streams and impacts of climate change.

HOW ARE WE GOING TO MAKE CHANGES?

Policies and actions have been developed as a basis for decision making around the future management of Melrose Abbey and Gardens, including how to approach the identified risks so that significance is sustained and enhanced which has informed an Action Plan. The action plan is set out in relation to the Policies within the LCMP and a priority level 1-4 is assigned to each ranging from 1 meaning works to be carried out in next 12 months and 4 to be carried in the next three to five years.

The LCMP should be a working document that guides any future change to the site and HES should feel comfortable in supporting the policies within it. Some of the actions in the Plan will require a number of consents including Planning Permission, Listed Building Consent, and Scheduled Monument Consent, Conservation Area Consent and approval from Scottish Environment Protection Agency (SEPA). Following the adoption of the Plan the policies for the management of the site should be implemented and reviewed on a five-year basis.



MELROSE ABBEY FRAMED BY THE EILDON HILLS

INTRODUCTION & CONTEXT

INTRODUCTION & CONTEXT

This section introduces the Landscape Conservation Management Plan (LCMP). It briefly explains what it is, what it is for, who should use it and why it is important. It also gives a brief overview of the site and the key designations associated with it.



I INTRODUCTION & CONTEXT

1.1 Background

“Scotland is internationally renowned for the quality and diversity of its historic environment...it is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand.”

Our Place in Time, The Historic Environment Strategy for Scotland, 2014

As part of the wider strategy for managing Scotland’s historic assets, as set out in the Scottish Government’s *Our Place in Time*, the foundation or vision to successful management is understanding and valuing our historic environments in order to inform responsive and sensitive management strategies. A vital tool in understanding an historic asset and its particular needs is the Conservation Management Plan (CMP).

What is a CMP?

A CMP is a document which sets out the significance of a heritage asset and how that significance will be retained in any future use, management, alteration or repair.

It must be a living document...[and] not be an end in itself, but be considered as a necessary management tool... providing a firm foundation for management and expenditure decisions.

A Guide to the Preparation of Conservation Plans, Historic Environment Scotland, 2000

This CMP in particular focuses upon the historic landscape, landscape assets and context of Melrose Abbey and the significance of said landscape assets. As such it shall be referred to as a Landscape Conservation Management Plan (LCMP).

Who wrote it?

The LCMP was prepared by Southern Green Landscape Architects working in collaboration with the Historic Environment Scotland (HES). It was researched 2020 and completed in 2021. A full list of consultees is below.

Who will use this document?

The document will be used by HES staff, volunteers and stakeholders to guide the day to day running of the site, influence decision making, and inform a long-term management and maintenance strategy. It is available to all interested parties who want to read more about the history of the site, or to understand why the site is so important.

1.2 Internal Consultees

(but not limited to the following)

Historic Environment Scotland Staff

Sarah Franklin

HES Conservation - Landscape Manager

Peter Ranson

HES Conservation - District Architect (now retired from HES)

Clive Cruickshank

District Architect

Stefan Sagrott

Senior Cultural Resources Advisor

Gavin McGowan

HES Conservation - Building Conservation Technologist

Richard Strachan

HES Commercial and Tourism - Head of Cultural Resources

Adrian Cox

HES Commercial and Tourism - Senior Cultural Resources Advisor

Bob Tevendale

HES Commercial and Tourism - Natural Heritage Advisor

Tom Gaze

HES Conservation - National Investment Plan Co-ordinator

Gary Treacy

HES Conservation - National Investment Plan Project Architect

Pauline Megson

HES Development and Partnerships - Sustainable Place Manager

Lorna Ewen

HES Commercial and Tourism - Head of Visitor Experience, Content and Learning

Joanne-Lee MacLeod

HES Commercial and Tourism - Monument Manager Melrose Abbey

James Bruhn

HES Heritage Directorate - Deputy Head of Casework Heritage

HES Internal Reorganisation

From May 2022, there will be a completion of the internal reorganisation, following which the roles, departments and directorates of the above consultees may have changed.

Specialist Consultants

Simon Green
Southern Green Ltd - Director - Lead Consultant
Scott Matthews
Southern Green Ltd. - Principal Landscape Architect
Fiona Green
Garden Historian
Beverley Kerr
Purcell Architecture Ltd. - Heritage Consultant

Potential Stakeholders

(but not limited to the following)

Scottish Borders Council
National Trust for Scotland
Adjoining businesses and residents
VisitScotland
Scottish Borders Tourism Partnership
Midlothian & Borders Tourism Action Group
Melrose Chamber of Commerce
Melrose Community Council
South of Scotland Enterprise Agency
Southern Uplands Partnership
Melrose Festival
Melrose Rugby
Borders Book Festival
Melrose in Bloom
Scottish Borders Walking Festival
Trimontium Trust
St Mary's School
Borders Railway
Live Borders
NHS Borders

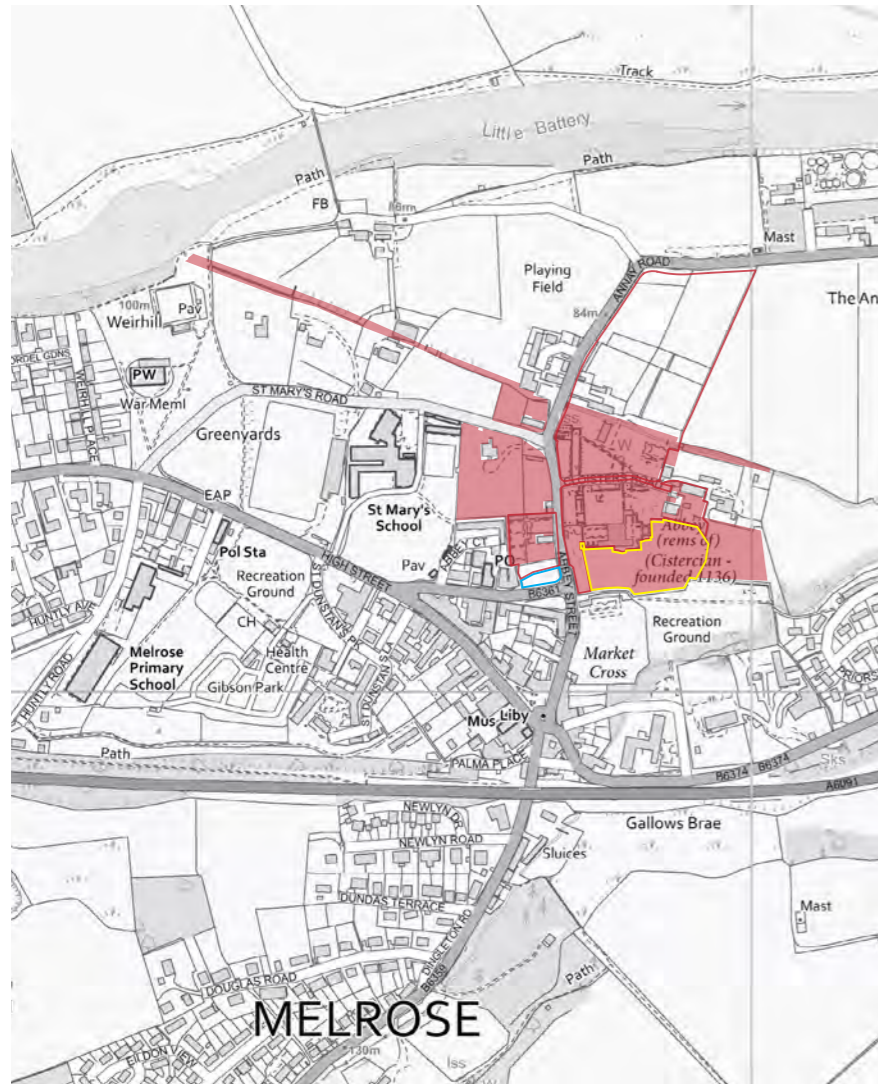


Figure 1: Property in Care and Scheduled Ancient Monument Boundaries

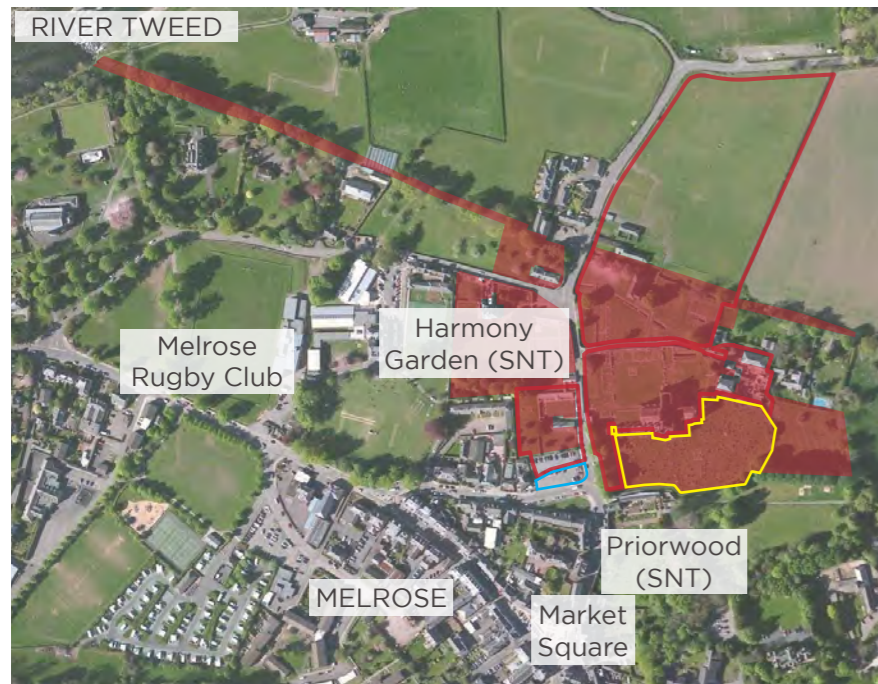


Figure 2: Melrose aerial image and context of Melrose Abbey Landscape and Gardens



Figure 3: Melrose Abbey Landscape and Gardens existing built and landscape assets (key overlaid)

- EXISTING ASSETS
- 1 Abbey
 - 2 Ticket Office
 - 3 MCU Depot & Toilet (Former Brewery)
 - 4 Commendator's House (Museum)
 - 5 Cloister (The Manse) House (currently run as a holiday let - Crabtree & Crabtree)
 - 6 Abbey House (Trimontium Museum)
 - 7 Abbey House Glasshouse
 - 8 Priory Farm (Disused and Derelict)
 - 9 Priory Farm Dooct (Undergoing Restoration)
 - 10 Private Residence (Accessed via Cloisters Road)
 - 11 Toilets
 - 12 Priory Field (Currently let by HES to a private person for grazing horses)
 - 13 Lade
 - 14 Great Drain
 - 15 Latrine
 - 16 Cemetery (Council owned and maintained)
 - 17 Abbey House Gardens (Ornamental and bedding)
 - 18 Car Park (part owned by HES and part owned by SBC)
 - 19 Cloister
- LEGEND
(for figures on this page)
- Ownership of Scottish Ministers
 - Ownership of Scottish Borders Council
 - Burial and Operational Authority - Scottish Borders Council
 - Scheduled Ancient Monument boundary

1.3 Landscape Context & Designations

Melrose Abbey Landscape and Gardens is located to the north-east of Melrose village approx. 0.4km to the south of the River Tweed. The towns of Tweedbank and Galashiels are located approx. 2km and 5.5km respectively to the west of Melrose Abbey, connected by the A6091 and the A7.

The Abbey is located between a northward loop of the River Tweed and the prominent and distinctive Eildon Hills to the south. The land of the site is relatively low lying with the northernmost landholding located partially within the floodplain of the River Tweed and as such is identified at risk of flooding within SEPA mapping data (ref p.66).

The Abbey was founded in 1137 by David I as a daughter house of the Cistercian monastery at Rievaulx. It was built up-river from the site of an earlier monastery ('Old Melrose'). The Abbey is noted for producing the Chronicle of Melrose, and for being the burial place of Robert I's heart. The buildings were severely damaged by the English during cross-border warfare throughout the 14th century, and were rebuilt on a grand scale after Richard II's invasion of 1385. After the Protestant Reformation (1560), a parish church was set up in the monastic choir.

The property in care comprises: the shell of the largely 15th - century Abbey Church, including a fragment of the original 12th - century church; the consolidated lower walls and footings of the cloister building; the restored Commendator's House; the former Manse (Cloister House); a disused brewery; Priory Farm and Priory Field and Abbey House, as shown below. The rebuilt Abbey Church was designed and constructed to the highest architectural standard, and is an invaluable indicator of changing attitudes to the design of major church buildings in the course of the later middle ages. The cloister buildings are known from excavation, apart from the Commendator's House, which was restored in the mid - 20th century to serve as a museum for the wonderful collection of archaeological finds made during the clearance work.

Designations

Melrose Abbey Landscape and Gardens is subject to several local and national designations. These designations protect various aspects of the historic and natural environment of the Abbey through development and management restrictions and policies. The following designations cover the site or its landscape context (refer to Figure 6 overleaf):



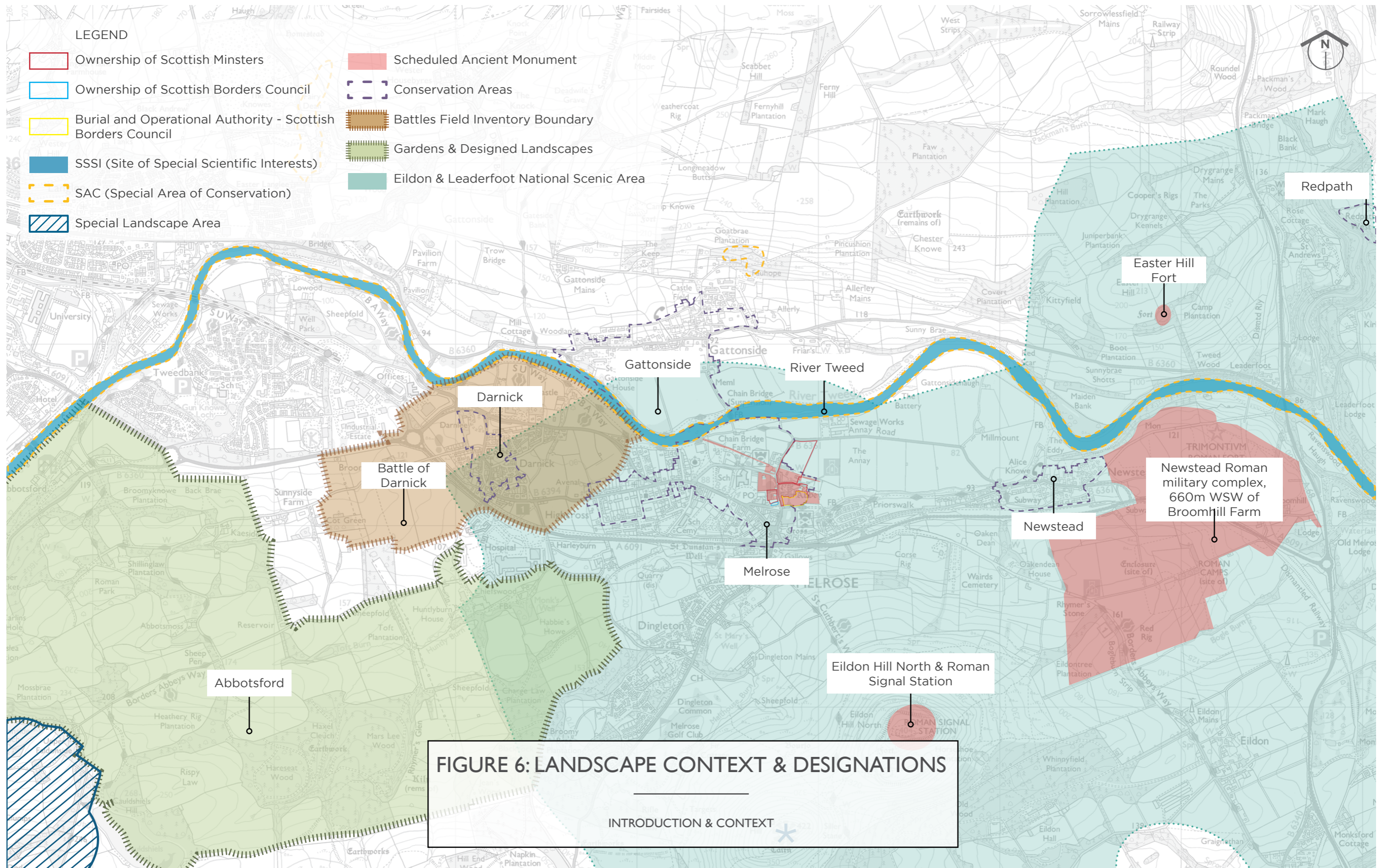
Figure 4: Site Location



Figure 5: Site Boundaries

	Eildon and Leaderfoot National Scenic Area	Scheduled Monument	Listed Buildings (Refer to p.53)	Melrose Conservation Area	Special Conservation Area (SAC)	Site of Special Scientific Interest (SSSI)	Tweed, Ettrick and Yarrow Confluences Special Landscape Area	Registered Battlefield	Register of Gardens and Designed Landscapes
Definition/ Purpose	A National Scenic Area (NSA) is defined as an area "of outstanding scenic value in a national context".	Scheduling is the process that identifies, designates and provides statutory protection for monuments of national importance.	Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest.	Conservation areas have special architectural or historic interest and we want to preserve or enhance their character or appearance.	A Special Area of Conservation (SAC) protects one or more special habitats and/ or species – terrestrial or marine – listed in the Habitats Directive.	Sites of Special Scientific Interest (SSSIs) are those areas of land and water that we consider best represent our natural heritage.	Name used for the local landscape designation. Previously known as Special Landscape Area and Area of Great Landscape Value.	Landscape where events took place tell us the course of the battle, physical remains and artefacts they contain. It is also a site for remembrance.	Consciously laid out for artistic effect – are an important element of Scotland's historic environment and landscape. Such spaces play a big role in our heritage.
Objectives/ Criteria	Special Qualities are used to assess NSA's. This is defined as "the characteristics that, individually or combined, give rise to an area's outstanding scenery". These qualities will help safeguard the NSA and develop guidance to assess landscape affects on Special Qualities.	<ul style="list-style-type: none"> Intrinsic characteristics – how the physical remains of a site or place contribute to our knowledge of the past Contextual characteristics – how a site or place relates to its surroundings and/or to our existing knowledge of the past Associative characteristics – how a site or place relates to people, practices, events and/or historic and social movements 	<p>To decide if a building is of special architectural or historic interest, we examine its cultural significance under two main headings.</p> <ul style="list-style-type: none"> Architectural interest Historic interest <p>Listed Buildings:</p> <ul style="list-style-type: none"> help to create Scotland's distinctive character are a highly visible and accessible part of our rich heritage express Scotland's social and economic past span a wide range of uses and periods contribute significantly to our sense of place 	<ul style="list-style-type: none"> Keeping important features Prevention of insensitive new development 	<ul style="list-style-type: none"> habitats and species of the Habitats Directive which occur in Scotland and for which Special Areas of Conservation are selected priority Habitats in Scotland 	The legislation underpinning SSSIs requires that NatureScot identifies any activities that are likely to damage the natural features for which the site is designated. These activities are listed for each site as 'Operations Requiring Consent'.	<ul style="list-style-type: none"> help to protect a landscape from inappropriate development may encourage positive landscape management play an important role in developing an awareness of the landscape qualities that make particular areas distinctive promote a community's sense of pride in its surroundings 	<p>To decide if a battlefield is nationally important, we examine its cultural significance under three headings.</p> <ul style="list-style-type: none"> Historical association Significant physical remains and/or archaeological potential Battlefield landscape 	<p>To be included on the Inventory, a site must meet the definition of a garden and designed landscape and the criterion of national importance.</p> <ul style="list-style-type: none"> Artistic interest Historical interest Horticultural interest Architectural interest Archaeological interest Scenic interest Nature conservation interest

	Eildon and Leaderfoot National Scenic Area	Scheduled Monument	Listed Buildings (Refer to p.53)	Melrose Conservation Area	Special Conservation Area (SAC)	Site of Special Scientific Interest (SSSI)	Tweed, Ettrick and Yarrow Confluences Special Landscape Area	Registered Battlefield	Register of Gardens and Designed Landscapes
Administrators	NatureScot, formally known as Scottish Natural Heritage.	Historic Environment Scotland	Scottish Borders Council/ HES	Scottish Borders Council	NatureScot	NatureScot	NatureScot	Historic Environment Scotland	Historic Environment Scotland
Sources	<ul style="list-style-type: none"> Website - NatureScot: National Scenic Area Website - NatureScot: NSA Special Qualities 	Designation Policy and Selection Guide - https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b	https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/ Designation Policy and Selection Guide - https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b	https://www.scotborders.gov.uk/info/20012/planning_and_building/600/conservation_areas	<ul style="list-style-type: none"> Website - NatureScot: Special Areas of Conservation (SACs) 	<ul style="list-style-type: none"> Website - NatureScot: Sites of Special Scientific Interest (SSSIs) - consents Website - NatureScot: SSSIs 	<ul style="list-style-type: none"> Website - NatureScot: Local Landscape Areas 	https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/battlefields/what-is-the-inventory-of-historic-battlefields/ Designation Policy and Selection Guide - https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b	https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/gardens-and-designed-landscapes/what-is-the-inventory-of-gardens-and-designed-landscapes/ Designation Policy and Selection Guide - https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b





MELROSE ABBEY FROM MELROSE VILLAGE

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

This section discusses the historical development of MELROSE ABBEY LANDSCAPE AND GARDENS and its physical and experiential qualities.

2 THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

2.1 Landscape Setting of the Tweed Valley

Melrose Abbey is located on the banks of the River Tweed, the meandering salmon river that rises at Tweed's Well in the Lowther Hills and culminates at Tweedmouth at Berwick-upon-Tweed, approx 43km to the north-east of the Abbey. The River Tweed, demarcating the border between Scotland and England for much of its length, has historically proven a site of cross-border battles and a notable trade route connecting the Border Towns of Berwick, Coldstream, Kelso, Melrose, Innerleithen and Peebles.

The landscape of the Tweed Valley is diverse in character and land uses. This diversity is apparent within the immediate landscape context of Melrose Abbey. The landscape character ranges from the ornamental designed landscapes of Abbotsford to the west and Dryburgh Abbey to the east, to the predominantly pastoral lowland farmland on the adjacent valley slopes, rising to the rough grazing and heather-clad slopes of the volcanic Eildon Hills.

The valley is well wooded with a great variety of woodland types including, riparian woodland along the Tweed, enclosed mixed species woodland on slopes and wider policy and parkland woodland. This vegetative cover provides a richness to the landscape and a sense of enclosure. Framed and revealed views along the valley are characteristic of this landscape. As such the Abbey and its landscape context are historically notable for their Picturesque qualities. Sir Walter Scott, whose residence was located at Abbotsford (approx. 3km west of the Abbey), was a great proponent of the aesthetic, romantic and spiritual qualities of the Abbey. Among others Melrose Abbey has also provided inspiration for works by JMW Turner as did other abbeys within the wider borders landscape.

2.2 The Borders Abbeys in Context

Melrose was the first Cistercian abbey to be founded in Scotland Founded by David I who was one of medieval Scotland's greatest monastic patrons. Key dates of the development of the Borders Abbeys are shown below:

- 1113 - (whilst Prince of Cumbrians) founded Selkirk Abbey for the Tironensian Order
- 1128 - transferred Selkirk to Kelso, near his residence at Roxburgh
- 1128 - founded Holyrood Abbey, continuing his predecessors' patronage of the Augustinians
- 1138 - founded an Augustinian priory at Jedburgh (raised to an abbey around 1154)
- Ca 1139 elevates Coldingham to a Benedictine priory
- 1137 - founds Melrose Abbey
- 1140 - founded an Augustinian priory at St Andrews
- 1140 - founds the Arrouaisian house 'the abbey of St Mary of Stirling' (1201 adopts name Cambuskenneth)
- 1140 - monks from Melrose establish Newbattle Abbey with David's patronage
- 1150 - founds Kinloss Abbey, colonised by monks from Melrose
- 1150 - monks from Melrose establish Holcultram Abbey in Cumbria with David's patronage



Figure 7: Map showing Border Abbeys within close proximity to Melrose Abbey



Figure 8: View south towards Melrose Abbey within wooded, rural landscape of the Tweed Valley

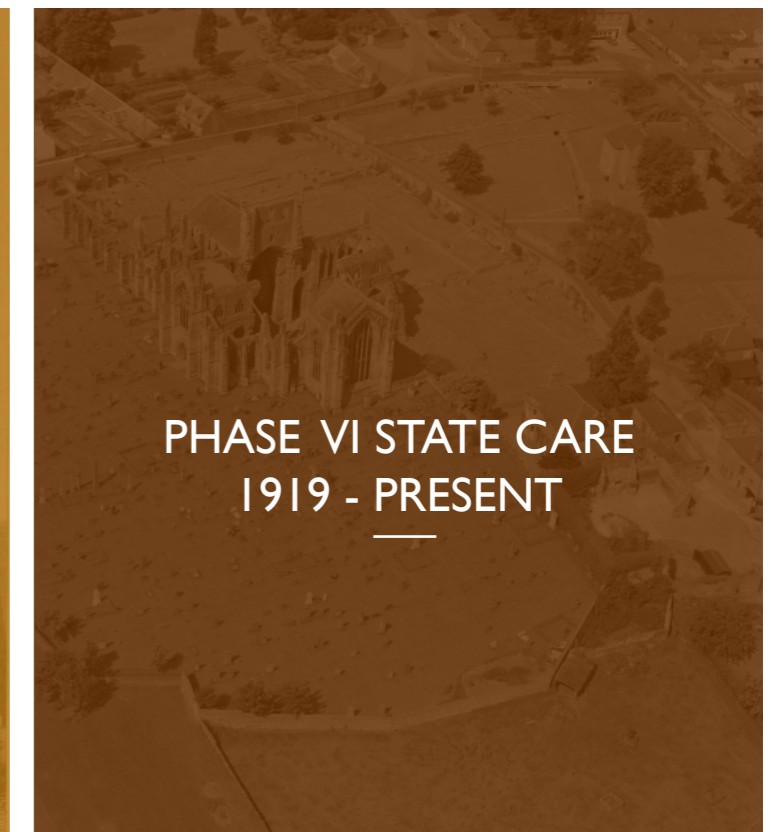
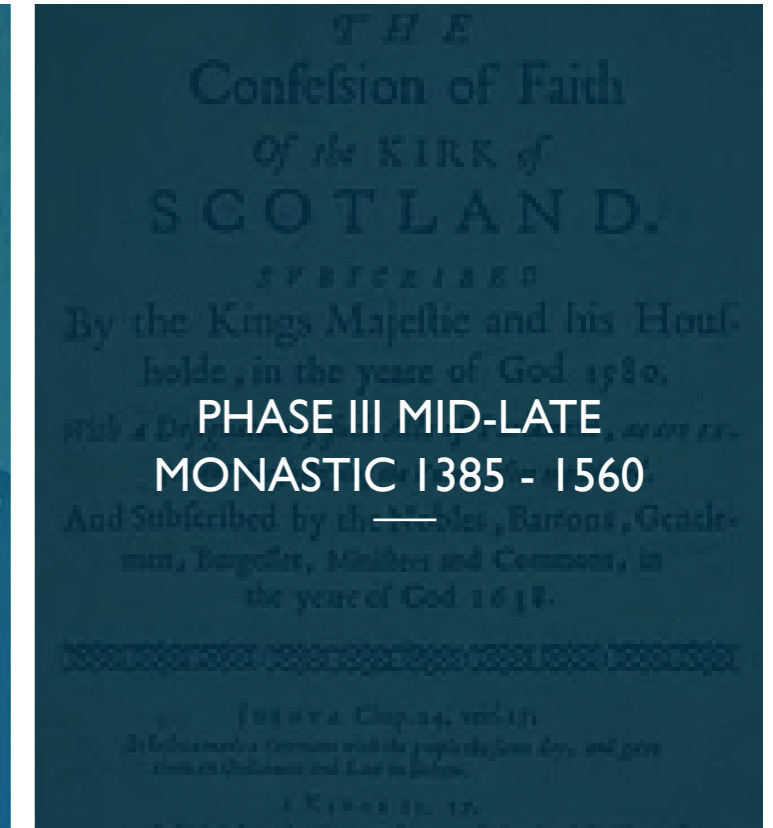
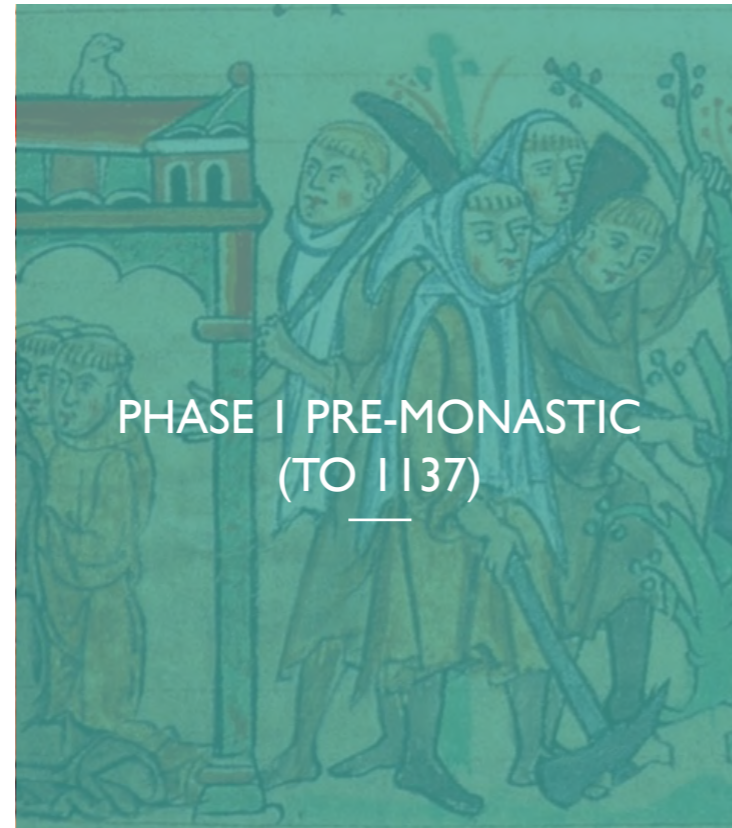
David's patronage mirrored by other magnates including Hugh de Morville who founded the Premonstatensian Dryburgh Abbey along the Tweed in 1150.

David was particularly keen on such foundations not only as an expression of piety but also as part of his work transform Scottish society, economy and the church. Monasteries became centres of foreign influence. Literate clerics could power his royal administration. He introduced new agricultural practices, architecture, engineering and technical crafts.

2.3 The Main Phases of Development

Today the evocative setting of Melrose Abbey landscape and gardens belies the many changes which have occurred since it was founded in 1137 by David I.

The following are the key periods within the history of Melrose Abbey Landscape and Gardens with a brief summary of the historic events of each that helped to shape the Abbey and its surrounding landscape.



Melrose Abbey was the first Cistercian monastery to be established in Scotland. The Abbey is famous for the Chronicle of Melrose and the burial of Robert I's heart.

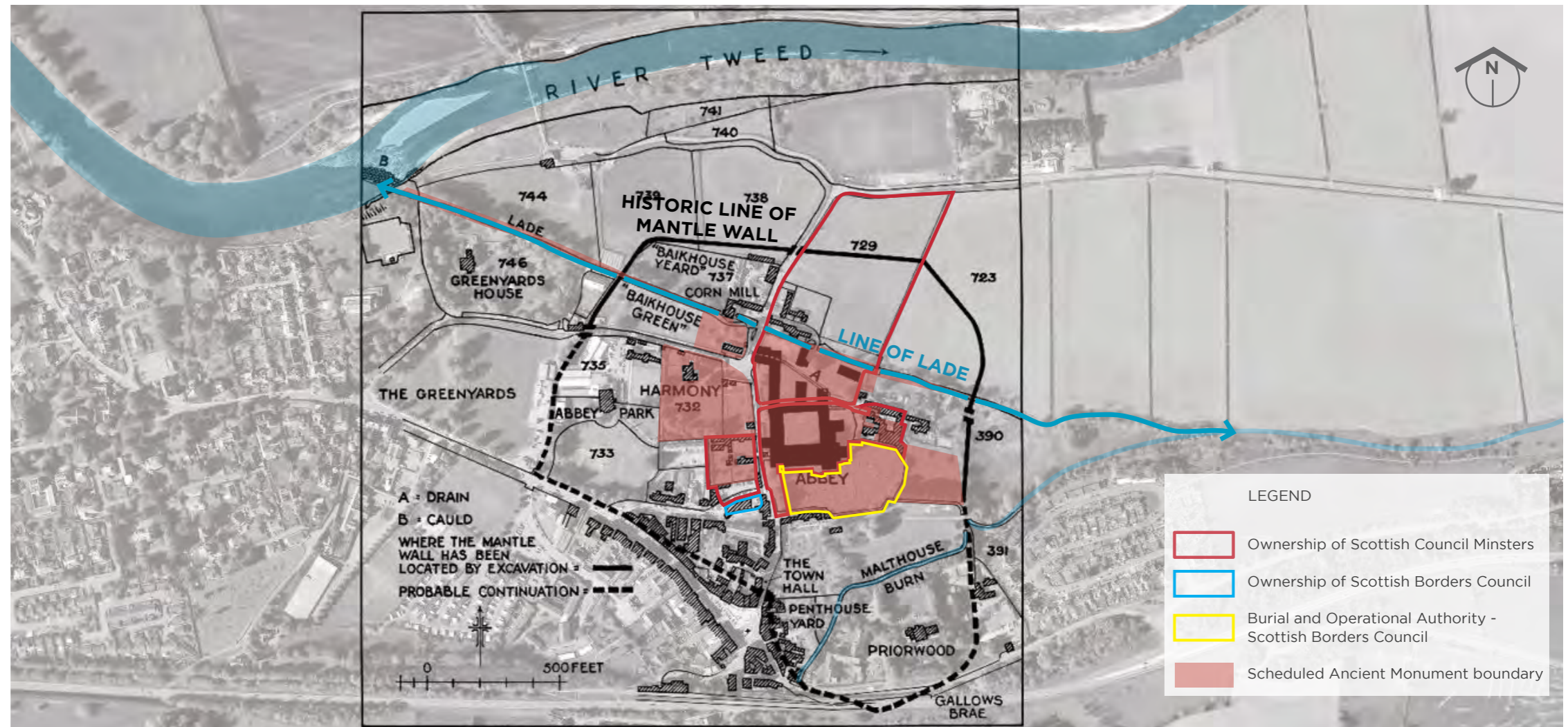


Figure 9: An overlay onto current day aerial imagery of the Melrose Abbey Precinct layout from Scotland's Lost Gardens (2012) [RCAHMS DP 103104]

2.4 Understanding the Historical Development of MELROSE ABBEY LANDSCAPE AND GARDENS

Phase 1: Pre-Monastic (to 1137) Summary

- Old Melrose 4km to the east - church there continued as a chapel until late 15th century
- David I's endowment to the monastery comprised 2150ha from the royal estates of Eildon, Melrose and Darnick
- These were three established agricultural estates with settled populations (Fawcett & Oram 2004:22)

Melrose Abbey was founded in the Scottish Borders in 1136/7 by David I (1124-1153) of Scotland and was a daughter house of the Cistercian monastery at Rievaulx. An earlier Christian community was established at Old Melrose by the Abbey of Lindisfarne founded by St. Aeden which originated from St. Columba's Abbey of Iona, however this was defunct by 1074.^{1,2} Melrose Abbey was the first Cistercian monastery to be established in Scotland. The Abbey is famous for the Chronicle of Melrose and the burial of Robert I's heart. The monastery was laid out on man-made terraces of redeposited clay which was used

to level existing fluvio-glacial clays.³ The Abbey precinct, a walled enclosure with the Abbey church at the centre, covered an area of 16 ha.⁴ The inner precinct included the church, the monk's great cloister lying to the north and the lay-brother's cloister to the west, other buildings such as the Abbot's House were also incorporated. The outer precinct was occupied by ancillary buildings such as barns, storage areas, workshops, mills as well as gardens and orchards. Water was obtained via a 'Lade' which led from the River Tweed west of the precinct. (Figure 9). Construction of the Lade was a significant engineering work and is likely to have driven historic decisions on surrounding land use. It is likely to be one of the oldest landscape features on site and a key asset.

There are few references which indicate precisely where cultivated areas were located in the Abbey precinct and the gardens would have altered over time as the fortunes of the monastery changed, particularly after the Reformation. Unusually, the cloisters at Melrose Abbey are located on the north side of the church which may have had an impact on the microclimate. Despite the unusual aspect the cloister garth is likely to have been used for cultivation when the Abbey was first laid out. However, the specific location of a physic garden where medicinal plants were grown, an important element of the monastic layout, is unknown as the location of the infirmary at Melrose is under speculation. Fawcett and Oram suggest it may have been in the region of the Cloister House as 18th century descriptions mention the foundations of a large building nearby which may have been an infirmary.⁵ It could

1 - Fawcett & Oram (2004) p. 7

2 - St. Cuthbert became prior at Old Melrose in 661 A.D.

3 - Works in 1921, excavations in the area of the chapter house extending to c. 1.1m (3'9") below the level of the cloister walk (NAS MW1/335; HS 137/214/63).

4 - ibid p.69

5 - 18th-century descriptions referred to the existence close by the manse of the foundations of a large chapel and of pillars that suggest a major aisled building that would fit well with what we know of infirmary chapels and halls elsewhere'. Fawcett & Oram (2004) p. 72

In 1457 the Crown passed an act stipulating that all freeholders were to plant trees, hedges and Broom on their estates.

have been located in 'Bakehouse Green' (fig.9) but it is thought that this is likely to have been used for productive gardens.

Outside the precinct the Abbey was also endowed with fisheries on the Tweed by David I. These were located nearby at Darnick, Melrose, Eildon and Gattonside and provided a valuable income for the community.¹ The Abbey overlooked a vast tract of land in its administration which lay outside the precinct. In total David provided Melrose Abbey with an endowment of 2,150 ha which was comprised of three royal estates Eildon, Melrose and Darnick as well as Gattonside. In addition the community were given rights and privileges in other royal land and forests at Selkirk and Traquair.² By the twelfth and thirteenth centuries the community had accumulated land in other parts of Scotland.

Phase II: Early Monastic 1137 – 1385 (note that the 1136 foundation date is 1137)

Summary

- Monastery established following endowment of land which was well drained and suitable for arable cultivation
- Also granted rights and privileges to land and forests in Selkirk and Traquair including rights to take firewood and building materials – which would allow them to establish a permanent complex of buildings
- Further gifts of land and rights from royal patrons and wider nobility of southern Scotland
- Consecration of parts of the church completed in 1146
- Development of abbey complex within precinct walls etc. which separated monastic life from the outside community

There are no records for horticulture which may have occurred within the precinct between the mid 13th-century and the early 15th-century. For this reason a section regarding Cistercian gardens and landscapes at other abbeys is discussed later in the report (refer to p.30).

The Abbey was sacked in 1322 by Edward II's army and in 1326 Robert I granted £2,000 towards repairs. Further damage was inflicted by the English forces of Edward III and Richard III. The most serious attack was in 1385 by the army of Richard II of England and the damage inflicted was so great that there was a major rebuild of the Abbey which lasted until the early 16th century.

Phase III: Mid-Late Monastic 1385 – 1560

Summary

- Rebuilding of church and monastic complex following English destruction
- Significant redevelopment of the abbey's estates in 15th century
- Early 16th century described with lands alienated to laymen, poor revenues, all in neglect, buildings falling or fallen, in ruins
- Mid-16th century accelerated programme of alienation of monastic properties, encroachment on to monastic lands and decline in numbers of monks
- 1544-45 sacking of abbey and Melrose town by English army twice
- 1550s abbey buildings repeatedly plundered for stone, lead etc.
- 1560 reformation effectively brings monastic life to an end although no formal dissolution

In 1457 the Crown passed an act stipulating that all freeholders were to plant trees, hedges and Broom on their estates. It is not known whether Melrose Abbey complied but another Cistercian community at Coupar Abbey, near Coupar Angus (founded 1150) instructed their tenants to plant Ash and Osiers (willow) and a lease to David Simonson in 1471 stipulated he was to 'plant in his gardens, at least on the edge, timber, viz. ashes, suachs, and osiers'.^{3,4}

An aspect of Cistercian life was that monks were expected to renounce ownership of property. In 1533 the monks at Melrose were reminded they were forbidden to own 'portions, pensions or private gardens'. The following year the monks were still in possession of gardens under the restriction that no monk could claim individual ownership of his garden, there was to be free access from one to the other; and the produce must be divided among the community by the abbot.^{5,6}

In 1544 the Abbey was again set on fire and desecrated by English forces. Shortly afterwards, in 1560 the Protestant Reformation in Scotland caused the Abbey to become defunct, as it effectively lost its function.

Phase IV: Post Monastic 1560-1810

Summary

- Following the Reformation the abbey lands were of great interest to some of the nobility and competed to be awarded commendatorship
- 1567 earl of Bothwell compelled monks to recognise him as feuar of the abbey lands and began to issue feu-charters to his supporters
- 1569 – Sir Walter Scott of Branxholm involved in stripping the abbey of salvageable materials
- By 1580s the emerging Burgh of Melrose had spilled in to the south and west of the precinct, developing streets along the western end of the church and cloister
- 1586 – final monk remained, John Watson with his private house within the former precinct
- 1590 – Watson passes away & James Douglas Commendator builds the Commendator's House
- Precinct wall remained an upstanding feature for much of the 17th century
- Early 17th century – the monk's choir is used as a Presbyterian church
- Picturesque and early tourism
- 18th century Abbey House built likely incorporating an older structure, probably part of the abbey precinct (Kirkdale 2002)

Following the Reformation in 1560, the church was used by the parish in a modified form. Disregard for sanctity of the remaining monastery buildings was shown in 1573 when Sir Walter Scott (1549-1574) was accused of dismantling parts of the Abbey and Abbot's House.

The last monk living at the monastery, John Watson, died in 1590 and this signalled the dispersal of the Abbey grounds among the lay population of Melrose. The commendator James Douglas, a civilian given responsibilities for the monastery in the absence of the abbot, built the Commendator's House north of the great cloister in 1590. He negotiated a lease for a plot of garden land and the chapter house in 1587. The lessee was the parish minister, John Knox, who lived at the Manse (Cloister House).

'all and hail the chalmer and the gairdene with the pertinentis presentlie occupyit be the said Mr John liand within the mantill wall of Melrose maircheit and meithit as followis, viz. the kirk and kirkyaird one the south syd thairof, ane dik betuix the said gairdeine and Dene Jhone Watsones roume with ane dyke linalie dividing in tua halfiss the fermorie to the comoun fair entre one the eist, and ane dik newlie bigit be the said Mr Jhone one the northe, and the auld ruinous wallis one the east side of the closter one the vest syd, including the said wallis, reserving the stanes thiaroff to our use, lyand as said is within the mantill wall of the said abbay'.⁷

1 - Fawcett & Oram (2004) p. 244

2 - ibid p.21

3 - It is not known what such plants were.

4 - Rogers, C (1879) A Rental Book of Cupar Angus Abbey cited Cox (1935) History of Gardening in Scotland p.11

5 - Coulton GC (1933) Scottish Abbeys and Social Life p.111

6 - This also occurred at Balmerino a Cistercian Abbey in Fife. Campbell, James (1867) Balmerino Abbey cited Cox (1935) History of Gardening in Scotland p.9

7 - Romanes (1917) Selections from the records of Regality of Melrose vol.3 Scottish Historical Society, Edinburgh, p. 332-333 cited Ewart et al. (2009) Graveheart: Cult and Burial in a Cistercian Chapter House. Excavations at Melrose, 1921 and 1996.

A writ of 1609 regarding the resignation of James the Commendator 'of manor place Melrose called the old monastery, with all buildings, yards and orchards, cloister and precinct thereof', reveals the existence of yards i.e. divisions within the precinct of which some were probably gardens and orchards. After the reformation monastic buildings were cleared allowing room for expansion of the gardens. The precinct walls provided valuable shelter for cultivating fruit trees and probably a good source of income for tenants.¹

New roads divided the site, Abbey Street and Annay Road were formed west of the church and runs north-south likely to be aligned with the north gate of the Abbey.² Cloisters Road runs eastwards on the north side of the cloisters.³ It had been a period of great change for the grounds of the Abbey, subdividing into smaller feus maintained largely as 'yards' or gardens. A letter in favour of John Knox in 1587 records the existence of self-contained houses with garden plots indicating the remaining monks had largely abandoned communal living.⁴ Though there is little evidence with regard to this, the subdivision of the grounds perhaps drove the requirement for road access through the precinct to facilitate access between feus.

Although there was likely to have been a medieval graveyard near the church, the graveyard developed further during this time with graves placed on the south-west side of the church in order to remind those entering to pray for the diseased.⁵

A map of the Clyde and Tweed basins (ca.1636 -1652) by Robert & James Gordon depicts the Abbey at Melros, Old Melros is also shown. (Figure 11)⁶

The following text draws heavily on a report by CFA Archaeology Ltd. regarding their investigation at St. Mary's School, Abbey Park, Melrose, built at the west side of the precinct. By the 1620s much of the precinct was rented out to lay tenants 'Dene Forst's yaird' was recorded at this time.⁷ Buildings, 'chambers' and 'dwelling houses' were also constructed within the precinct at this time and are mentioned in feu agreements.⁸ These properties had gardens and crofts. In 1624 James Pringle 'acquired a dwelling house with gardens and adjoining croft, plus two other gardens known as the Salrieyard and Dene Forest's Yaird. Andrew Tunno acquired the 'Prentesyaird', two 'little tenements' and a garden.⁹ The 'Salrieyard' may be a corruption of the Cellary, possibly a yard or garden near storehouse which were located in the west range of the cloister. The 'Prentesyaird' is the Apprentices Garden which may have been named after lodging houses. 'Gresyaird' or Grass Garden is thought to have been located to the south-west of the precinct after the precinct wall was taken down.¹⁰

In 1634 part of a croft lying at the west gate of the Abbey, within the precinct wall, was granted to a lawyer in Melrose. The description suggests that the wall and gate were then in situ. The north boundary of the property was described as being formed by the mill-Lade. Many of these properties changed hands during the rest of the 17th-century.¹¹

1 - National Records of Scotland GD224/997/3

2 - Romanes (1917) p. 422 cited CFA Archaeology Ltd. St. Mary's School Abbey Park Melrose. no. 1888 p.10

3 - Fawcett & Oram 2004 p. 73,74

4 - Romanes (1917) p. 422 cited CFA Archaeology Ltd. St. Mary's School Abbey Park Melrose. no. 1888 p.10

5 - Linden, Blanch MG (2007) Silent City on a Hill: Picturesque Landscapes of Memory p. 19

6 - National Library of Scotland

7 - Romanes (1917) p. 422 cited CFA Archaeology Ltd. St. Mary's School Abbey Park Melrose. no. 1888 p.12

8 - ibid

9 - ibid

10 - (1917) p. 424-5 cited CFA Archaeology Ltd. St. Mary's School Abbey Park Melrose. no. 1888 p.12

11 - Romanes (1914) p. 197,271 cited CFA Archaeology Ltd. St. Mary's School Abbey Park Melrose. no. 1888 p.12

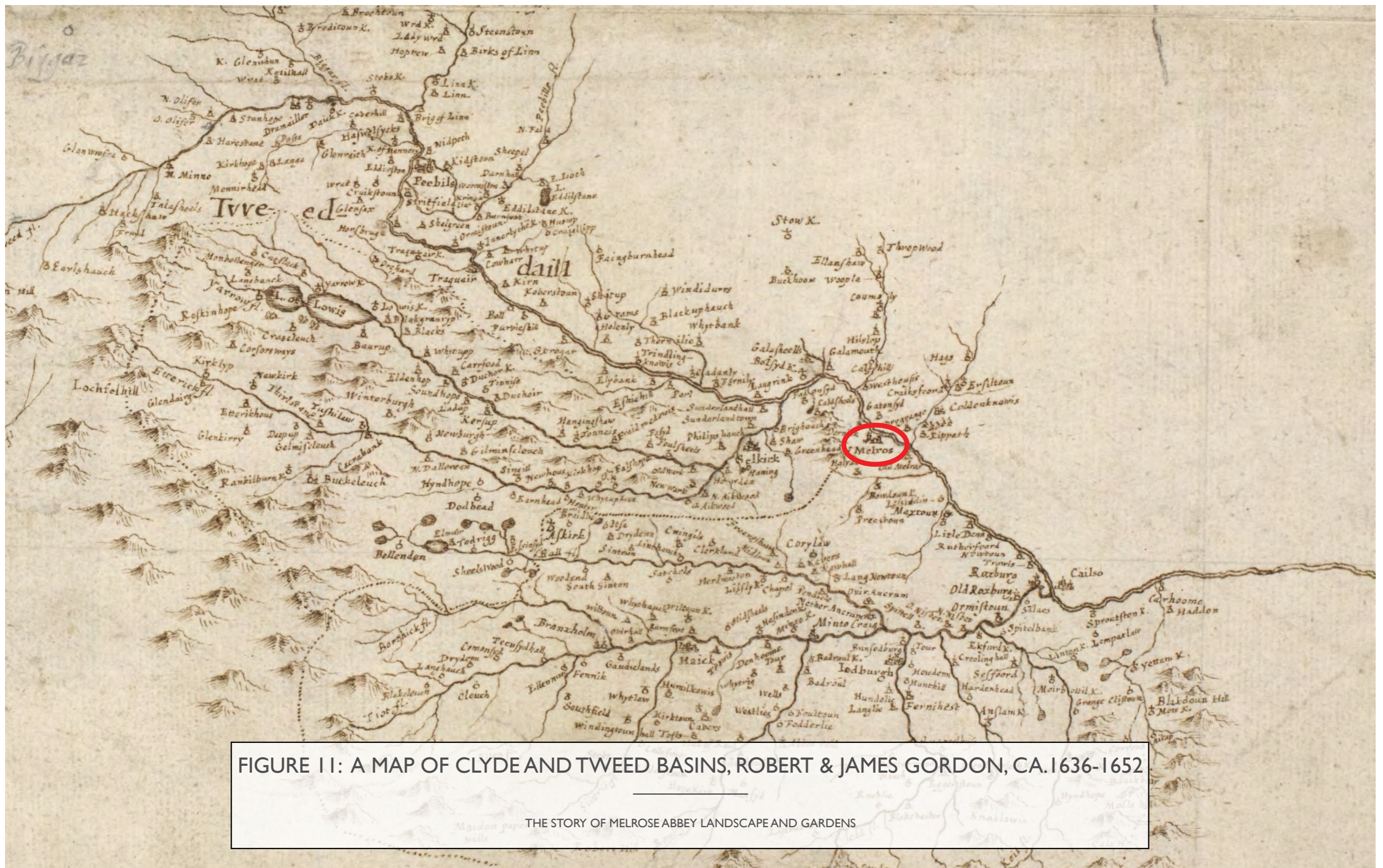


FIGURE 11: A MAP OF CLYDE AND TWEED BASINS, ROBERT & JAMES GORDON, CA. 1636-1652

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

“...it may be observed their pleasant Walks and Seats, and a great deal of fine Flowers nicely cut, as Lilies, Ferns, Grapes, House Leeks, and the like, as also Escalops and Fir.”

Milne, A (1743) A Description of the Parish of Melrose p. 18, p.42

Phase V: Adjacent Development 1810-1919

Summary

- 1810 - A new church is built west of the abbey and the congregation moves
- Buccleuch ‘repairs’ the ruined abbey, starting by removing the east and west walls of the defunct Presbyterian church
- 1815 - Church manse ‘Cloisters House’ built
- 1820s - Abbey Hotel constructed immediately to SW of abbey
- 1839 - Abbey Brewery established to the north of the manse

In 1723 an ancestor of the Duke of Buccleuch purchased the ‘Abbey and its grounds’ from the Earl of Haddington and Melrose, who had been given it by King James VI as a reward for saving his life.¹

Melrose became a destination for tourists and one of the early guide books published in 1743 by Milne included a description of the parish; ‘This convent has been enclosed with a Stone Wall, reaching from the South Corner of the Tweed to the West Corner of it’ ... A great wood was recorded between Newstead and Melrose which was planted with oaks ‘and it is still called the Prior-Wood’ ... ‘The cloister has been on the North-side of the Church, a Part of its Wall is still remaining, where it may be observed their pleasant Walks and Seats, and a great deal of fine Flowers nicely cut, as Lilies, Ferns, Grapes, House Leeks, and the like, as also Escalops and Fir - seed and others.’^{2,3} There is a Font at the North Entry to the Church, and the Door is curiously embossed, and the Foliage here and in several Places of the Church very curious’. He continued, There were also here a vast many fine Buildings within the Convent, for the Residence and Service of the Abbot and Monks, with Gardens and other Conveniences; all this enclosed within an high Wall, about a mile in circuit.’ Milne also referred to ‘a fine Orchard belonging to the Convent’ near Gattonside across the Tweed and ‘a meadow called the Cellary Meadow’ belonging to the Cellarist of the Abbey.^{4,5}

In 1790 the Scottish Court of Session heard a case regarding an area of land north of the Abbey precinct which was rented out. David Kyle an innkeeper of Melrose was granted a sub lease of Annay Park, Melrose.⁶



Figure 12: Photographic copy of engraved view from S. - <http://canmore.org.uk/collection/1574403>

1 - HES notes AML/BB/2/2/11

2 - Possibly meaning escallion or scallion, a green onion or spring onion.

3 - Perhaps other plants grown for-seed

4 - The Cellary Meadow may have been used for cultivation of grain for beer production

5 - Milne, A (1743) A Description of the Parish of Melrose p. 18, p.42

6 - Hume, D Scotland Court of Sessions (1839) Decisions of the Court of Session 1781 - 1822

“The ruins are said to be the best preserved in Scotland; but the grounds adjoining are in a rough state, without a single tree or shrub.”

Magazine of Horticulture (1846)

2.4.1 Royal Military Survey of Scotland, Roy 1755 (Figure 14 overleaf)

The survey shows Abbey Street divides the Abbey precinct. The Abbey is shown with Priory Farm buildings to the north and north east. Buildings of the abbey precinct west of Abbey Street back onto land divided into fields. Abbey lands are shown to the east and north. The Eildon Hills are depicted south of the abbey.

A survey by the Board of Agriculture in 1798 describes fruit trees at Melrose ‘there are some very old trees, supported by props, and still very prolific. They were probably planted by the priests belonging to the Abbey, and show that, among the other qualities ascribed to them, they were not inattentive to good fruits.’¹

A new parish church was built on Weir Hill between 1808-1810. The Duke of Buccleuch took responsibility for the ruined monastery and subsequently began to repair the Abbey by removing the walls of the Presbyterian church. The Manse (now Cloister House) was built east of the Abbey. In 1839 the Brewery, which is located north of The Manse, was established by James Simpson.

The Magazine of Horticulture recounted a tour which included a visit to Melrose Abbey in 1846. ‘The ruins are said to be the best preserved in Scotland; but the grounds adjoining are in a rough state, without a single tree or shrub. If they were planted with a few trees, and laid out with one or two walks, to prevent walking on the long damp grass, over grave mounds, they would not possess less interest not be less inviting to the many strangers who visit the ruins.’² The whole-scale shift in horticultural practice between 1743 and 1846 was likely to be due to the site being encompassed into the wider Buccleuch estates resulting in a switch to grazing of the site with clearances of the old gardens and yards, as depicted in Figure 14.

The Abbey Hotel, presumably constructed to take advantage of an influx of tourists, is first shown on John Wood’s plan of Melrose and Gattonside (Figure 15).



Figure 13: Engraving of Melrose Abbey. Westall 1829

1 - Great Britain Board of Agriculture: Agricultural Surveys: Roxburgh and Selkirk (1798) p. 117

2 - The Magazine of Horticulture, Botany and All Useful Discoveries (1846) Vol. 12. p.208

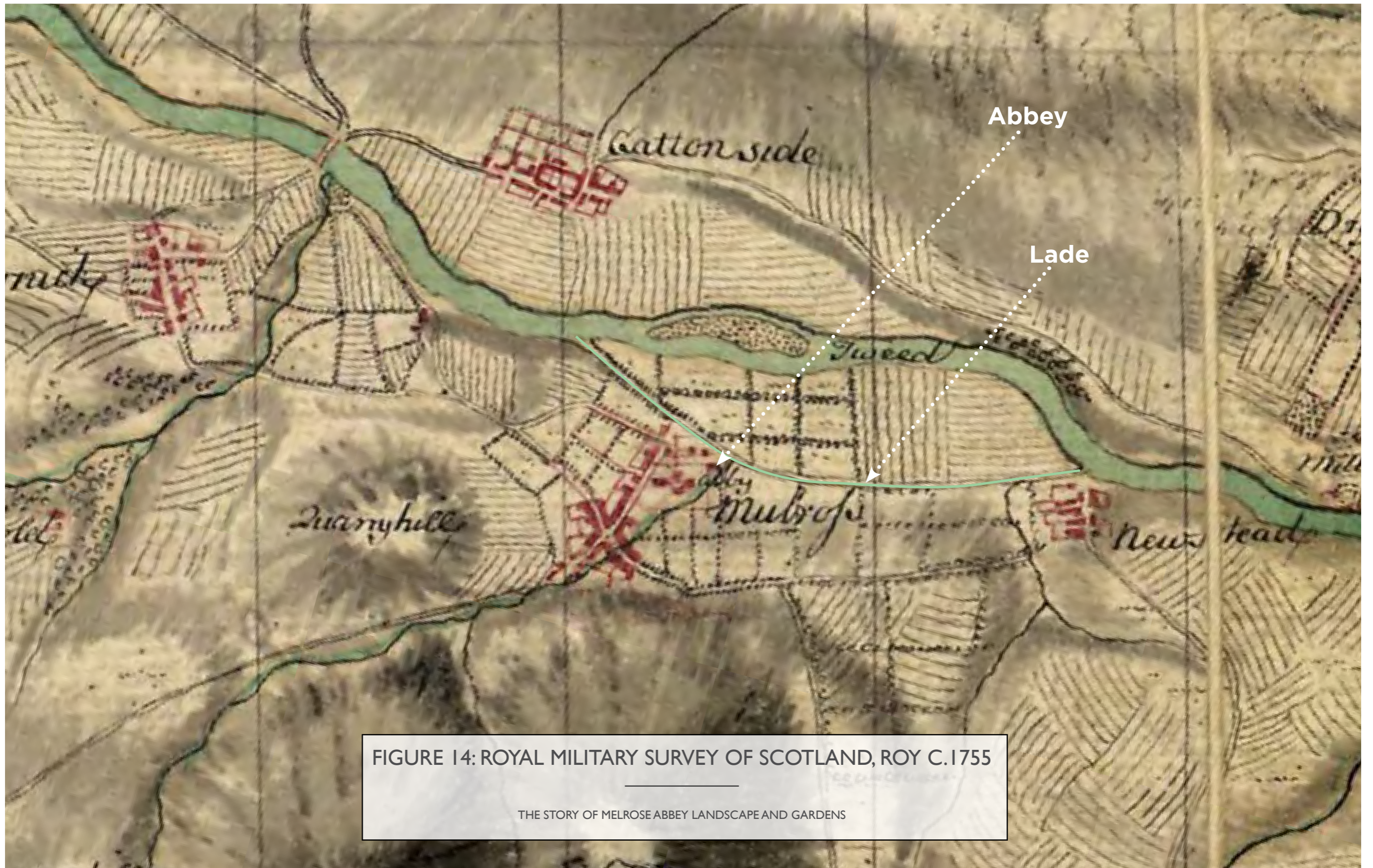


FIGURE 14: ROYAL MILITARY SURVEY OF SCOTLAND, ROY C. 1755

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

Excavations in the Chapter House in 1921 revealed several lead containers, one of which contained a heart presumed to be Robert the Bruce.

2.4.2 Sketch of Melrose and Gattonside - John Wood 1826 (Figure 15 overleaf)

Wood's map is the first detailed depiction of Melrose Abbey Landscape and Gardens. The outer court of the precinct is relatively undeveloped. The Abbey Hotel is shown south west of the Abbey. Additional buildings are shown along Abbey Street between the location of the north and south gates. A complex of new buildings is shown north of Cloisters Road. These are likely to have been service buildings and have since been removed. The Manse appears to have expanded as well as the brewery and yard. Prior Bank occupies the south section of the Abbey precinct and has landscaped grounds with woodland and specimen trees. Malthouse Burn divides the grounds of Prior Bank and joins the Mill Lead (Lade) north east of the mansion. Development west of Abbey Street includes Harmony Hall and gardens and another mansion Abbey Park. The Abbey Park grounds extend south into a large orchard. Bakehouse Yard, north of St. Mary's road is landscaped with specimen trees and shown as part of Harmony Hall. North of this Melrose Mill is depicted adjacent to the Lade.

Phase VI: 1919 - Present: State Care

Summary

- 1919 - Duke of Buccleuch hands over the abbey to state ownership
- Clearance excavations by the Ministry of Works (lead by JS Richardson) began almost immediately and carry on in to the 1920s
- This work sees the removal of post-medieval buildings and gardens, as well as post-medieval deposits revealing the medieval wall footings and stopping. Site presentation works etc.
- 1930s - acquisition of land to the north of Cloisters Road, including building known as The Priory. Clearance work again within its gardens, and a realisation that The Commendator's House is at the core of The Priory. Demolition work to reveal the 16th century building and its slow (interrupted by war) conversion to a museum which opens in 1946
- WWII - Prisoner of War camp built on Priory Farm/Priory Field
- 1948 - demolition of Abbey Hotel and excavations
- 1950s - ticket office built
- 1958 - acquisition of Priory Farm, Priory Field, MCU depot
- 1996 excavations in Chapter House
- 1998 - reburial of Bruce's Heart

The plan to the rights shows phasing of monastery buildings drawn by the Office of Works Inspector of Ancient Monuments James Richardson and Architect John Wilson Paterson, this was made when the state took the property into care from the Duke of Buccleuch in 1919. The plan depicts 'Foundations, Remains of the early church, 12th and 13th-century, 14th and 15th-century, 16th and post Reformation' (Figure 10).¹¹

Illustrations of the Abbey grounds show vegetation was more prolific at the beginning of the 20th-century. This period was a time of great change in the grounds of the Abbey after the Duke of Buccleuch placed the property in care of the state in 1919.¹ Other areas of the Abbey precinct were also subsequently put in care. In 1921 the Office of Works carried out a programme of clearance and consolidation. Excavations in the Chapter House in 1921 revealed several lead containers, one of which contained a heart presumed to be Robert the Bruce. Investigations continued and in 1923 foundations of the eastern end of the early church were unearthed by HM Office of Works. The Duke of Buccleuch made a further gift in to the nation in 1923 consisting of The Priory (Commendator's House) and 2.35 acres.²



Believed to be the resting place of Robert the Bruce' heart.

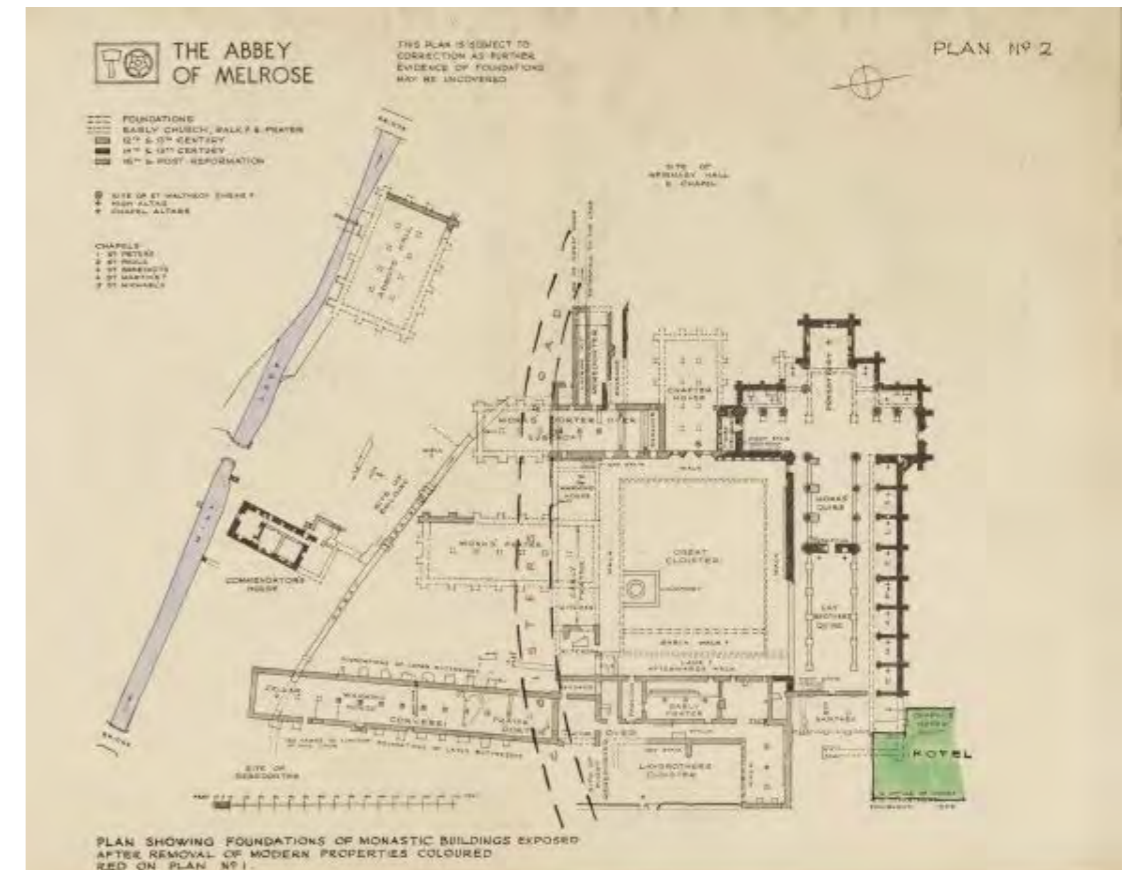
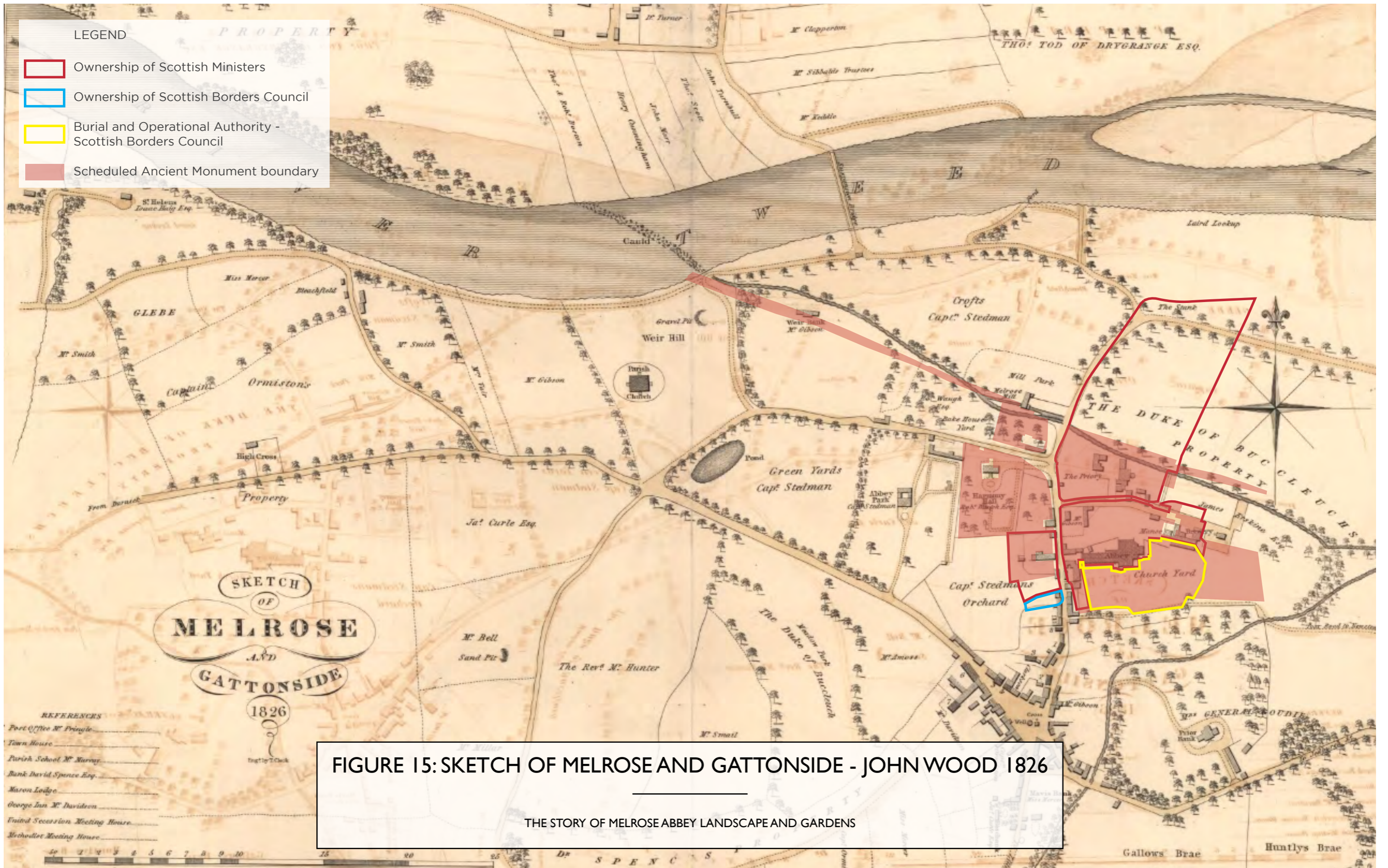


Figure 10: Plan c.1919 showing Foundations of Monastic Buildings exposed after removal of post-monastic properties. Office of Works Inspector of Ancient Monuments James Richardson and Architect John Wilson Paterson. Canmore

1 - 20 December 1918 - Melrose Abbey and a small part of the Cloisters was gifted to the Board by the Duke of Buccleuch in order to avoid considerable death duties. The Deed of Gift in respect of the remainder of the abbey grounds was to be completed from Whitsuntide 1919. HES notes MW/1/329.

2 - HES notes MW/1/329



LEGEND

- Ownership of Scottish Ministers
- Ownership of Scottish Borders Council
- Burial and Operational Authority - Scottish Borders Council
- Scheduled Ancient Monument boundary

FIGURE 15: SKETCH OF MELROSE AND GATTONSIDE - JOHN WOOD 1826

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

...associated with The Priory is an extensive garden with a tree-lined private driveway leading to the house, ornamental gardens and pathways...

2.4.3 Map of the County of Selkirk and District of Melrose. Thomas Mitchell 1851 (Figure 16 - p.25)

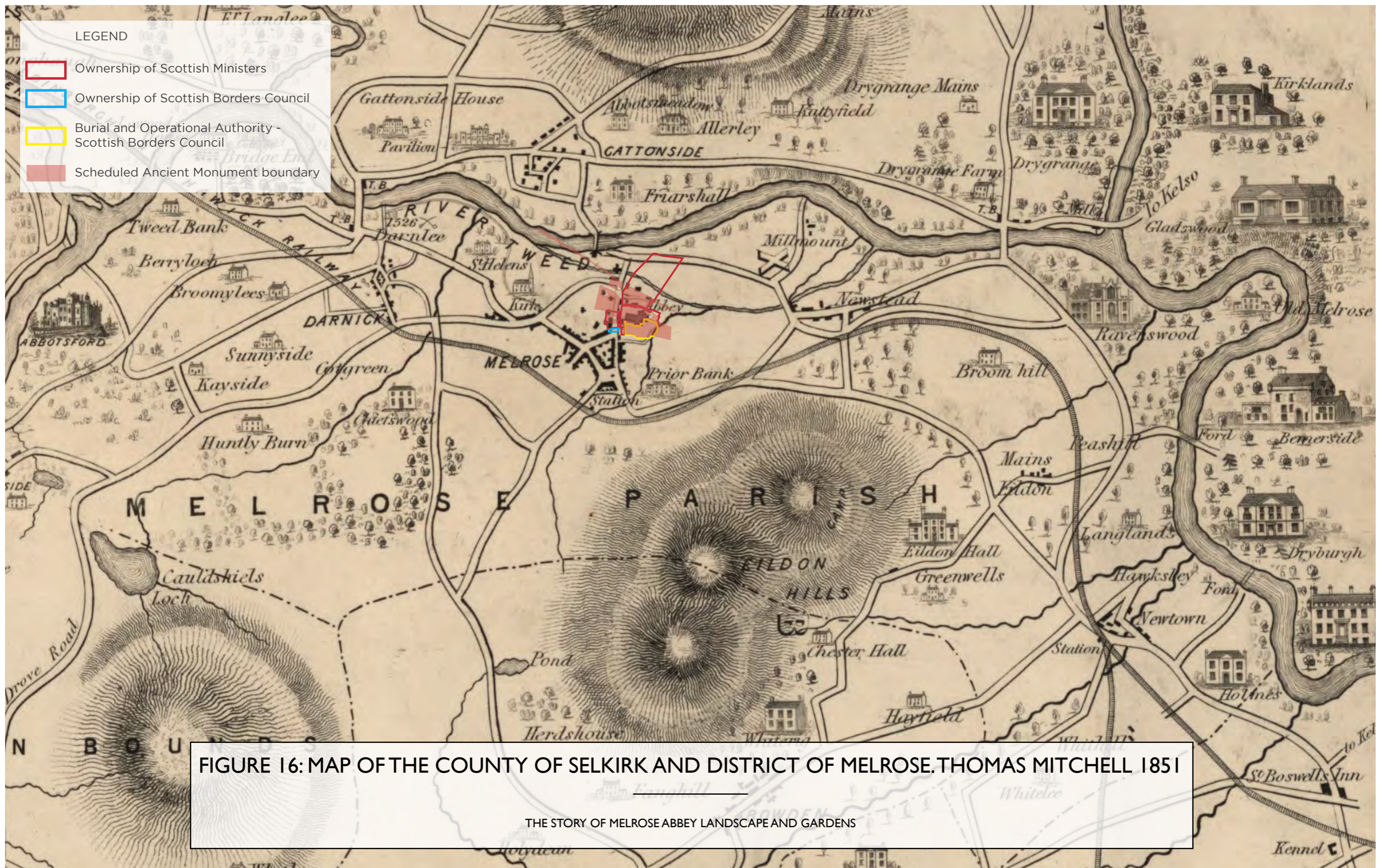
Mitchell's map is simplified by the use of symbols showing landmarks such as large mansions, drawn individually, and churches. The Abbey is depicted and although Prior Bank mansion is shown Harmony Hall and Priory Farm are not.

2.4.4 Ordnance Survey 06 Roxburghshire VIII.5 (Melrose) OS 25 inch to the mile, 1st edition, 1855-1882 (south) (Figure 17 - p.26)

This section of the survey shows the southern extremity of the Abbey precinct. This was partly occupied by Prior Bank and the west side is divided into gardens to properties in Abbey Street and the market place. The north end of Prior Bank grounds is shown as orchard. Interestingly the Roxburghshire, Sheet VIII Survey date: 1859 Publication date: 1863 shows a raised walk south of the Abbey precinct marked Priors Wood which led to Newstead. The map shows the extensive subdivision of the land within the precinct and immediate surrounding of the Abbey. What is now known as Cloisters Road is shown as Abbey Way, an access leading to several private dwellings with extensive private gardens including Cloister Close that appears to have several paths and formal tree planting associated with a property within the former cloister of the Abbey. The land associated with The Priory is an extensive garden with a tree-lined private driveway leading to the house, ornamental gardens and pathways and what appears to be a glasshouse off the south-east elevation of the building. The buildings of Priory Farm are evident with bridged access from the The Priory across the Lade.

2.4.5 Roxburghshire VIII.5 (Melrose) OS 25 inch to the mile, 2nd edition, 1892-1949 (south) (Figure 18 - p.27)

This survey shows little change. Prior Bank has become Priorwood and more conifers have been planted in the grounds. The remaining section of the Abbey precinct does not show any further encroachment from new development.



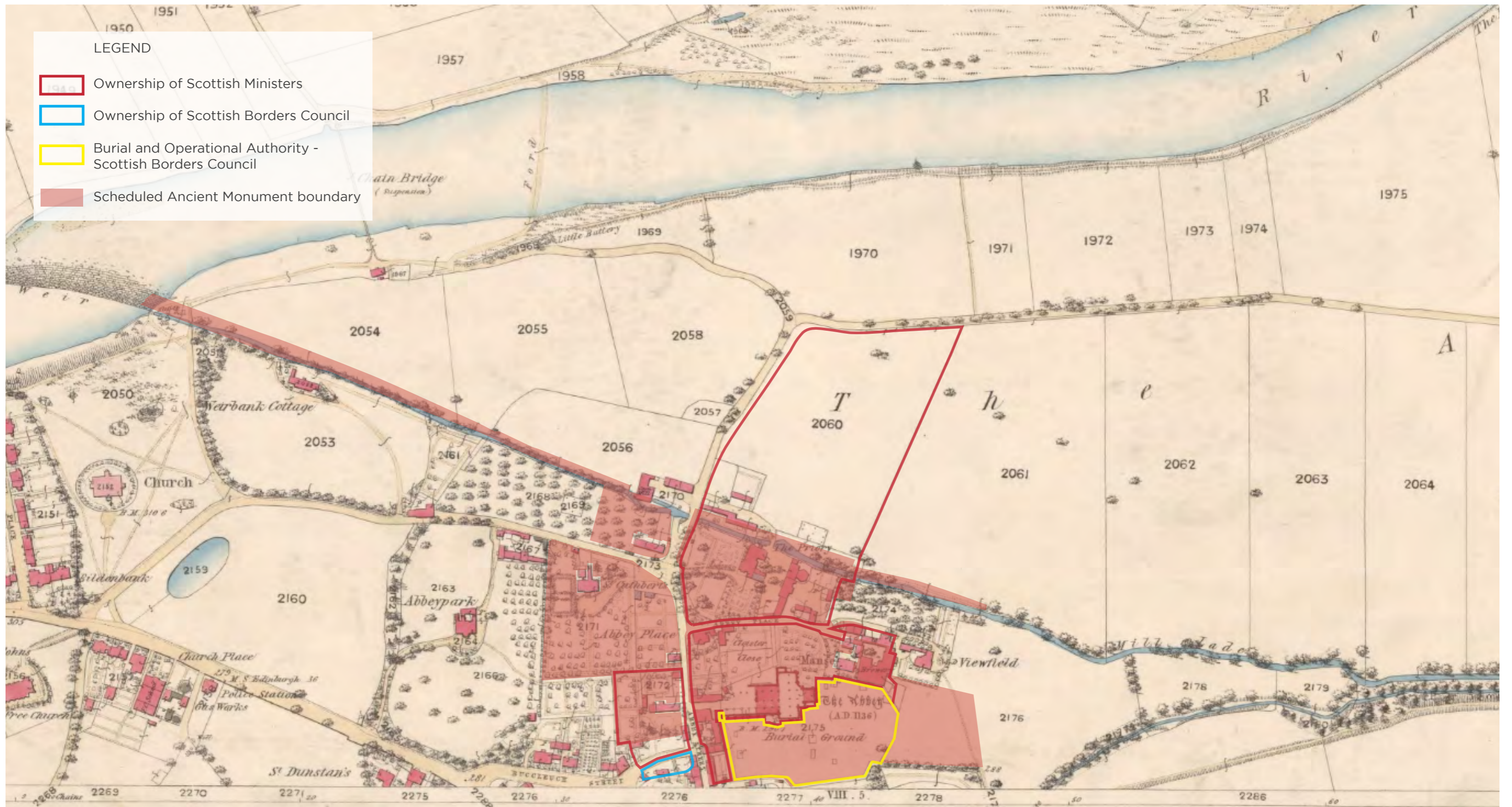


FIGURE 17: ROXBURGHSHIRE VIII.1 (MELROSE) OS 25 INCH TO THE MILE, 1ST EDITION, 1855-1882

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

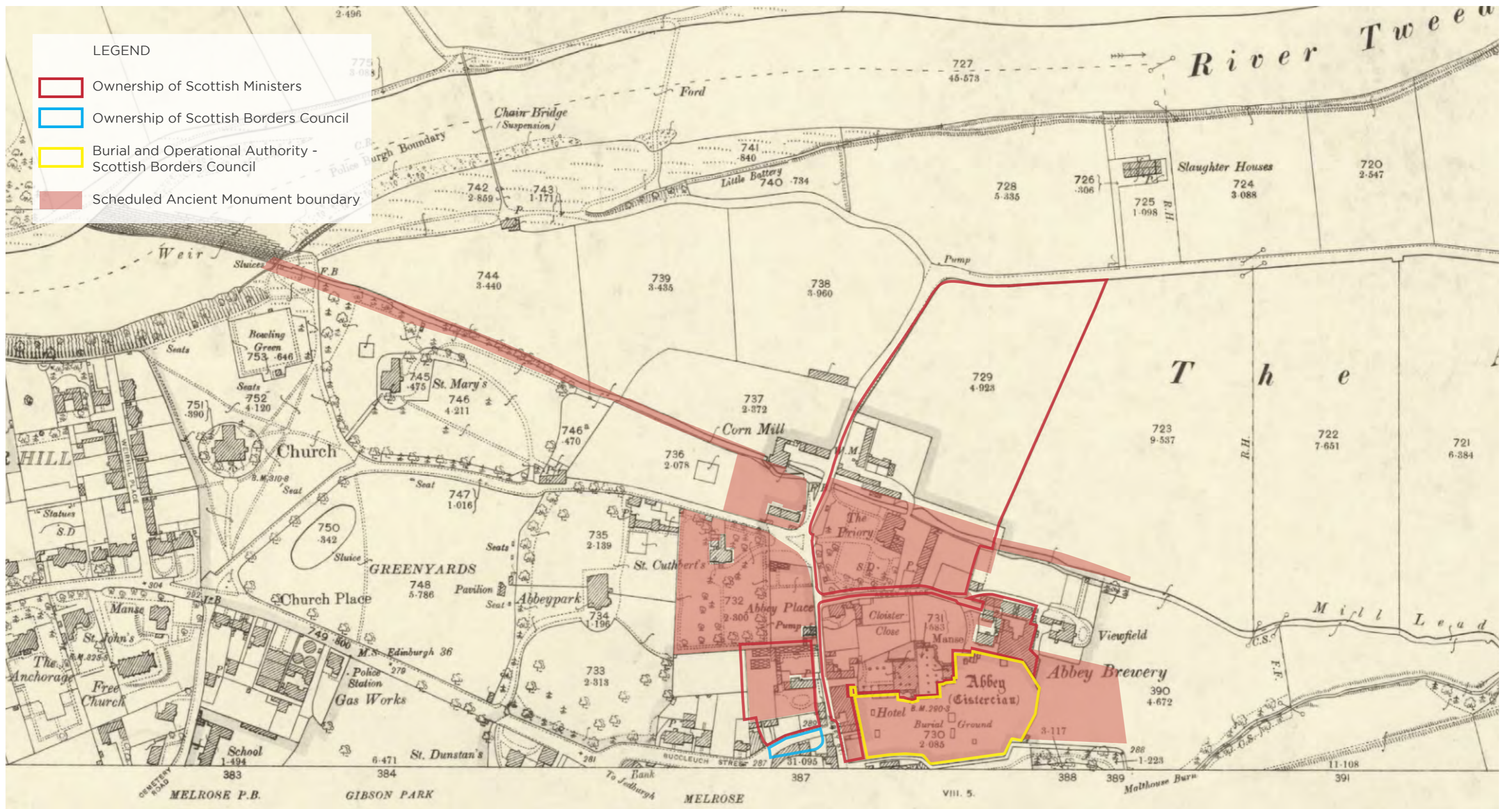


FIGURE 18: ROXBURGHSHIRE VIII.5 (MELROSE) OS 25 INCH TO THE MILE, 2ND EDITION, 1892-1949 (SOUTH)

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

2.4.6 Ordnance Survey 2020 (Figure 19 - p.29)

The grounds of Priorwood have reduced in size and to the north are partly occupied by a recreation ground which is crossed by St. Cuthbert's Way. The south end of Priorwood grounds has been redeveloped. An area on the west side of Priorwood grounds, which previously formed gardens to buildings in Abbey Street, is now occupied by Priorwood Gardens (National Trust for Scotland). The Abbey Hotel has been removed. Vegetation in the grounds of the abbey is not depicted. The grounds north of Cloisters Road are shown with exposed remains of the later West Range, Lay Infirmary and Abbots House, the open Lade is also depicted. The buildings east of the Commendator's House have been removed. The Cloisters, Brewery and remaining buildings of Priory Farm are shown. A group of fields, The Annay is marked. Melrose Abbey Gardens are marked west of Abbey Street and south of Harmony House (previously known as Harmony Hall). The former grounds of Abbey Park are now occupied by St Mary's School which lies to the west. A development, Abbey Court, stands east of Melrose Abbey Gardens with the playing field of the school to the west.

The landscape context of the Precinct has changed dramatically with a prominent residential development at 'Priorswalk' on a higher elevation to the south-east and the sewage works located to the north-east of the Annay Fields. These features while not prominent from most areas within the Precinct itself are detractors to the historic landscape context of the Abbey.

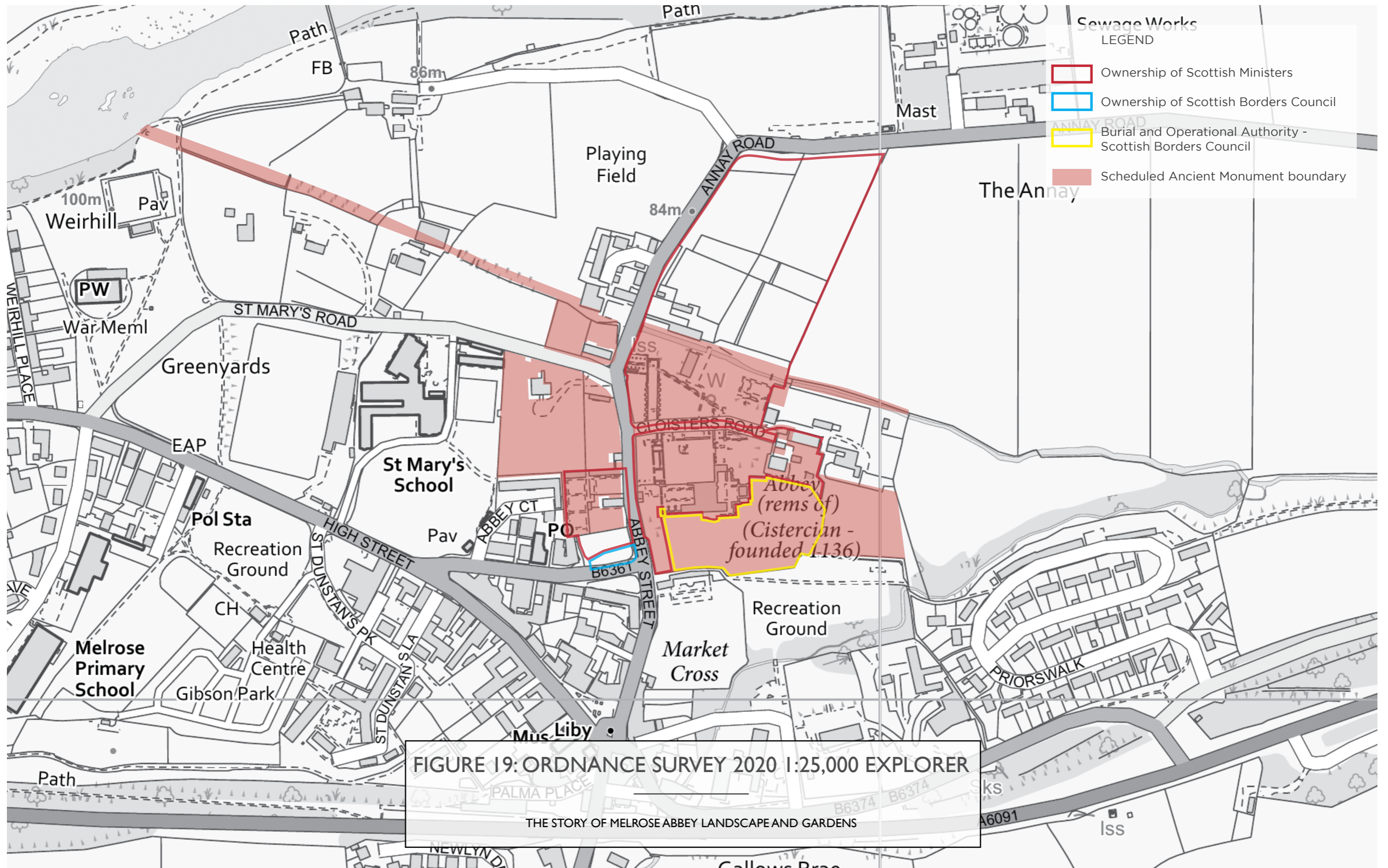




Fig. 20 South west view of Melrose Abbey Sir William Forbes 1770 Nat Galleries of Scotland



Fig. 21 Postcard view of Melrose Abbey from the NW c.1900

1 - cited Meyvaert, P (1986) Monastic Gardens in Medieval Gardens Dumbarton Oaks Colloquium on the History of Landscape Architecture p. 49

2 - *ibid.* p. 49

3 - McLean, T (1989) p. 15

4 - McLean, T (1989) p. 56 no reference given.

5 - The Cistercians were highly proficient in the practice of irrigation although there do not appear to have been fishponds at Melrose Abbey, probably because they owned fisheries nearby on the river Tweed.

6 - McLean, T (1989) p.41

7 - McLean, T (1989) p. 41

8 - Fawcett & Oram (2004) p. 174 refer to the cloisters as 'atypical'.

9 - CFA Archaeology Ltd. No. 1888

10 - Campbell-Culver, M (2001) The Origin of Plants p.59

11 - Cox (1935) p. 11

12 - Robertson, F (2007) History of Apples in Scottish Orchards Garden History 35:1

2.5 The Significance of Horticulture to Cistercian Communities

Cistercians were expected to remove themselves from society and be self sufficient. The abbots were expected to meet annually at Citeaux, France, in order to ensure uniformity among the monasteries. Close supervision by the motherhouse ensured that Cisterian philosophy and principles influenced all activities including gardening and agriculture.

The notes of Cistercian, Gilbert of Hoyland (d.1172) of Swineshead Abbey, Lincolnshire commented that a fertile landscape can 'revive a dying spirit, and soften the hardness of a mind untouched by devotion'.¹ Meyvaert observed 'The Cistercians lived close to the land, to gardens, to growing things. It is surely not an accident that the Song of Songs, so full of garden imagery, was a favourite source of spiritual inspiration for them'.² Meyvaert also noted that 'garden imagery often provides them with an incentive to develop some spiritual theme'; he gave the example of Bernard whose sermon 63 'compares young novices, vulnerable to temptation, to the trees of a flowering orchard. When the flowers are well established, the fruit is always present. But the young, premature blossoms can easily be damaged'. "I fear the burning that may harm the young flowers - not a plucking away, but a searing that comes through cold. I fear the north wind and the morning frost that often blights the early buds and prematurely cuts off the fruit".

2.6 Monastic Gardens & Landscapes

The first monastic gardens are said to have been laid out along the lines of those required for Roman villas.³ These provided a foundation for a self sufficient community requiring the supply of water, fruit, vegetables, bees and plants for practical purposes such as dyeing.

Larger enterprises such as meat production, growing and milling grain, fishponds and growing vines occurred in peripheral areas but often still within the protection of a high boundary wall.

The well known 9th century plan of St Gall monastery in Switzerland illustrates an idealised version of how a monastery might be arranged; with the church surrounded by buildings supporting the institution. The Norman conquest brought an influx of Benedictine monasteries to Britain and the first available plan of Christchurch, Canterbury, showing a Benedictine monastery in England, is dated 1165 (refer to Figure 22). Although Melrose was founded in 1136 the plan corroborates features employed by the Cistercian community at St. Gall, Switzerland. A 12th-century description of a Cistercian abbey provides an insight as to the layout 'where the orchards leave off, the garden begins, divided into several beds, or cut up by little canals which, although standing water, do flow more or less ... this water fulfils the double purpose of nourishing the fish and watering the vegetables'.^{4,5}

The procedures for Cistercian monasteries were derived from the regulation of Benedictine communities and their approach to horticulture was similar. However, in contrast to the Benedictines, Cistercians were encouraged to pursue manual labour in favour of intellectual work. Initially the Cistercians subsisted almost entirely on a vegetarian diet and bread which had to be prepared without animal fat. The meals were made with cabbage, turnips, carrots, peas, onions and beans. They drank diluted wine, beer or Sapa a decoction of herbs which was a form of thin soup.⁶

Cistercians in common with the Templars and Knights of St John of Jerusalem were exempted from the payment of garden tithes which were charged to all other monasteries by the crown.⁷

2.7 Plants at Melrose Abbey

The arrangement of the cloister located to the north are thought to be unusual, but at this stage it is not known the reasons for this arrangement.⁸ Archaeological investigations have found little regarding plant material. The post excavation archive report for St. Mary's School discusses finds of cereal remains, weed seeds and other plant remains.⁹

Knowledge and understanding of early monastic gardens is scant. The monastic garden at St Gall is understood to have produced apples, pears, plums, medlars, figs, peaches, mulberries, hazels, walnuts and almonds as well as the kitchen garden. The Little Garden a book from the same monastery was written by Walafrid Strabo during the 9th century. He wrote 'The gardener must not be slothful but full of zeal continuously, nor must he despise hardening his hands with toil'. He grew sage 'of good scent it is and full of virtue for many ills'; rue 'with its blue-green leaves and short-stemmed flowers, so placed in the sun and air can reach all its parts, great in its power over evil odours'; 'southernwood of the hair-like leaves cures fever and wounds'; 'the pumpkin casts its tendrils far and wide ...slim is the stem from which it hangs but huge is the bulk which it attains'. Other herbs he mentioned are wormwood, horehound, fennel and mint. He was very fond of roses and lilies. Both plants were associated with the Virgin Mary.

A surprising number of flowering plants were available in Britain during the 12th-century including *Anemone coronaria*, *Calendula officinalis*, *Hyssopus officinalis*, *Lilium candidum*, *Sempervivium tectorum* and *Teucrium chamaedrys*.¹⁰

The life of Cistercian monks was gruelling and plants would have been precious commodities. As monks travelled regularly between sister houses it is likely there was frequent exchange of seeds and grafts between monasteries. Cox states that vines were grown on the walls at Melrose and the Cistercian abbey at Balmerino.¹¹

The rental book of Coupar Angus, another Cistercian abbey, records orchards and farms.¹² The tenant of one of those orchards agreed to build dykes and hedges around the trees, giving some idea of the care with which he was expected to cultivate it.

Despite a lack of information regarding what was grown at Melrose there are many plants available today which would have been grown there in the past.

With regard to trees and shrubs it is not clear whether any landscaping was carried out to enhance the picturesque qualities of the abbey. Sir Walter Scott advised the third Duke of Buccleuch the gardens at Drumlanrig but it is not known if he was consulted regarding the grounds at Melrose Abbey.

Engravings vary greatly in the depiction of vegetation, some leaving the setting devoid of any trees or shrubs at all and others showing what may have been an idealised view. Other illustrations include vegetation 'borrowed' from gardens like Priorswood (Figure 20).

Late 19th-century photographs indicate the grounds were open whereas by the 20th-century the graveyard included clipped shrubs, (adjacent), by this time archaeological investigations probably affected vegetation on the north side of the Abbey (Figure 21).

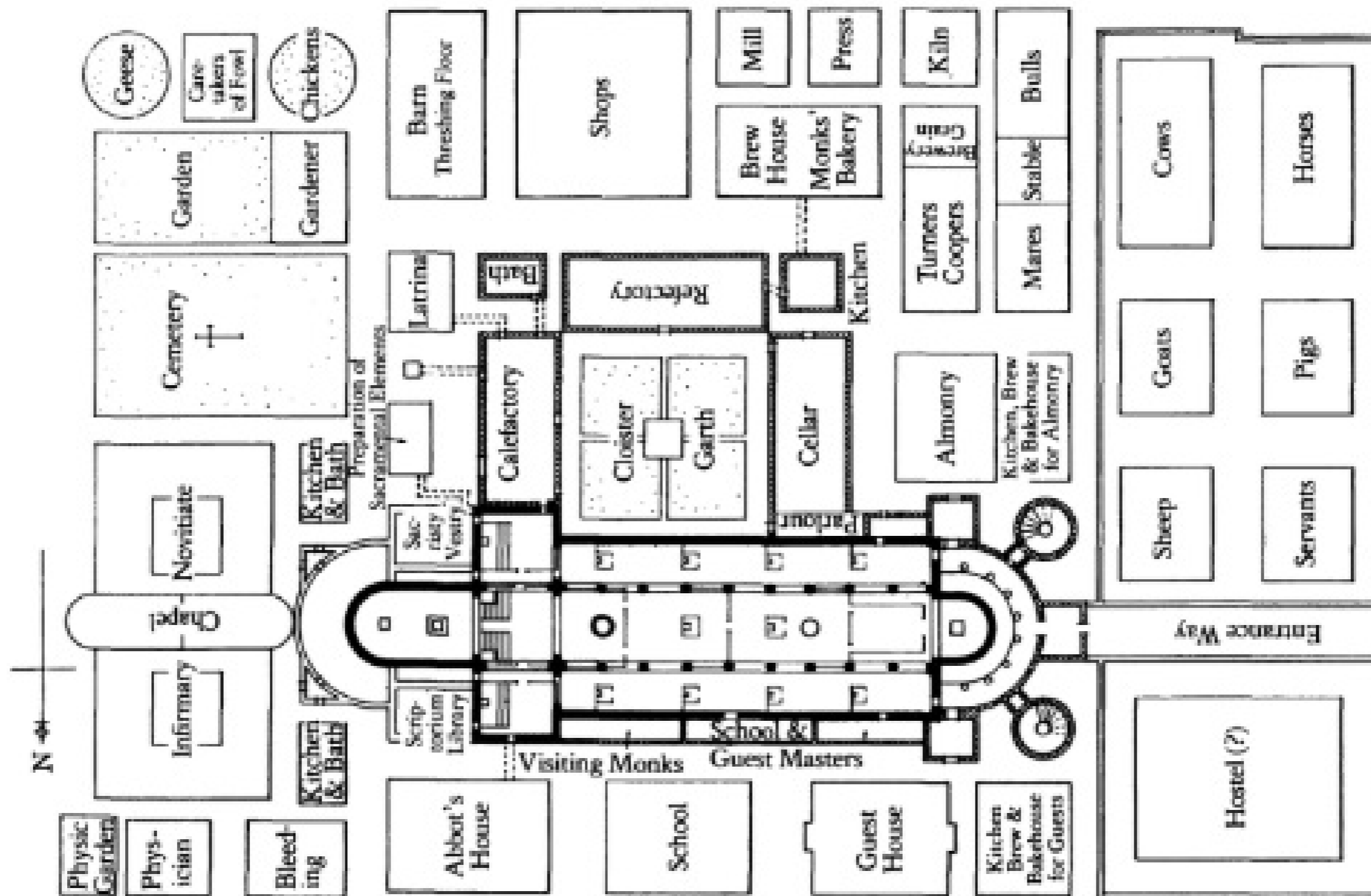


FIGURE 22: SIMPLIFIED PLAN OF THE 9TH CENTURY MONASTIC GARDEN AT ST. GALL, SWITZERLAND FROM MCLEAN MEDIEVAL GARDENS P.17



Figure 23: The Tweed in the Vale of Melrose, 1831, Joseph Mallord William Turner
© National Galleries of Scotland

“...it is easy to know it was a most magnificent place in its day”

Daniel Defoe (1778)

2.8 Melrose Abbey as a Tourist Destination

During the 17th, 18th and 19th-centuries Melrose Abbey was appreciated by tourists who visited for a variety of interests. Visitors included those on topographical tours with antiquarian, historical, natural history and geographical interests as well as those in the 18th and 19th centuries who sought the picturesque aesthetic.

As well as taking the ‘Grand Tour’ in Europe, tourists in Britain during the 18th century benefitted greatly from improvements to roads, mapping was more comprehensive and ‘healthy’ destinations became popular. Tourists, such as Daniel Defoe, published their journals and illustrated topographical guides became fashionable, for example Thompson’s 1814 travellers guide to Scotland.¹

2.9 Antiquarian interest

William Camden (1551-1623) published a description of Melrose Abbey in 1610, ‘Mailros a very ancient Monastery wherein at the beginning of our Church were cloistered Monkes of that ancient order and institution that gave themselves to praier, and with their hand labour earned their living: which holy King David restored and replenished with Cistertian Monkes’.²

Daniel Defoe’s description of Melrose was published in 1778 ‘Here we saw the ruins of the once famous abbey of Melrofs, the greatness of which may be a little guessed at by the vast extent of its remains. One may still distinguish many noble parts of the monastery, particularly the great church or chapel, as large as some cathedrals, the choir of which is visible, and 140 feet in length, beside what may have been pulled down at the east-end. By the thickness of the foundations, there must have been a large and strong tower, or steeple in the centre of the church. There are likewise several fragements of the house itself: and the court and other buildings, are so visible, that it is easy to know it was a most magnificent place in its day’.³

Thomas Pennant’s (1726-1798) ‘Tour of Scotland’ was ground breaking as he commenced his series of tours when Scotland was virtually unmapped, unknown and barely recovered from the Jacobite rising of 1745. He described Melrose Abbey, ‘Nothing is left of the abbey, excepting a part of the cloister walls, elegantly carved; but the ruins of the church are of most uncommon beauty’. ‘The situation of this religious house is remarkably pleasant, seated near the Tweed, and shaded with woods, above whose summits soar the venerable ruins, and the tricapitated top of Eldon hill’.⁴

2.10 Melrose Abbey & the Picturesque

In contrast to visiting formal gardens, 18th- century tourists also began to visit natural landscapes with rugged and wild aspects which included mountains, cascading water and fine ‘prospects’ of the wider landscape. This was influenced by a contemporary interest in landscape artists such as Nicholas Poussin (1594-1665), Claude Lorrain (c.1600-1682) and Salvator Rosa (1615-1673). The Reverend Richard Gilpin (1724-1804) is believed to have originated the idea of the picturesque and published several guides to tours in Britain. Although Richard Payne Knight (1750-1824) and Uvedale Price (1747-1829) took it forward and advocated the appreciation of the picturesque.

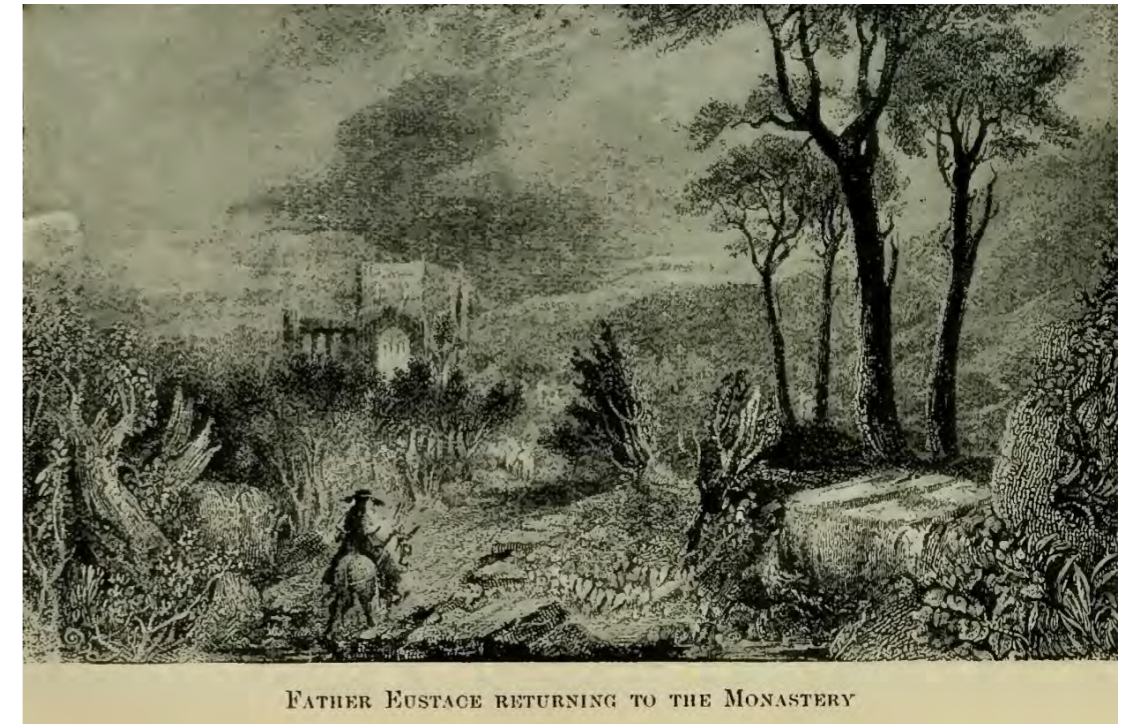


Figure 24: An illustration from The Monastery, Sir Walter Scott 1771-1832

The notion of the Picturesque in Scotland was often appreciated in conjunction with gothic buildings and associated with romantic aspects of Scottish history. Sir Walter Scott (1771-1832) was the main proponent of this appreciation. He wrote ‘The Abbey of Melrose is situated upwards of thirty-five miles south of Edinburgh. It is allowed to be a most beautiful and correct specimen of Gothic architecture in Scotland, and has been universally admired for the elegance and variety of its sculpture, the beauty of its stones, the multiplicity of its statues and the symmetry of its parts ...’⁵ Scott was a leading figure in romantic literature and wrote many historical novels including, Waverley, Ivanhoe, Rob Roy, Old Mortality, The Lady of the Lake, The Heart of Midlothian and The Bride of Lammermoor. His novels promoted Scotland and it became a popular destination for English tourists who were thwarted from visiting Europe by the Napoleonic Wars.

Scott knew Melrose Abbey as a child and in 1811 purchased land at nearby Cartly Hole, which had once belonged to the Abbot of Melrose.⁶ His house, Abbotsford, was built in the Scottish Baronial Style, and, as Scott was so well known, became a tourist attraction. A turret at the western end of the building allowed Scott to show guests a view, looking down, upon the beauty of the moonlight-softened scene, and the distant ruin of Melrose, clear and white against the dark background of the Eildon hills.⁷ This is a good example of a borrowed landscape which was clearly visible from the tower Scott built at Abbotsford. Similarly, the ruins of Rievaulx Abbey was a borrowed landscape from Rievaulx Terrace, devised by the Duncombe family in the mid-18th century.

An illustration in the Waverley Novels, ‘Turn Again’, was drawn from the woods of Abbotsford looking towards Melrose.⁸ Scott took great interest in landscape gardening and planted the woods on his estate. The third Duke of Buccleuch consulted Scott regarding the gardens at Drumlanrig but it is not known whether Scott provided advice for the grounds at Melrose Abbey.⁹

1 - Defoe, Daniel (1778) A Tour through the Island of Great Britain, Gilpin, William, Thompson & Co., (1814) A Traveller’s Guide through Scotland and its Islands. Illustrated by Maps, Views of Remarkable Buildings & Co.

2 - Camden, William (1610) Britannia. Scotland:South of the Antoine Wall

3 - Defoe, Daniel (1778) V.4 p. 136

4 - 136 Pennant, T (1772 ed.) A Tour of Scotland Vol. II p. 266-268

5 - Scott, W (1833) The Waverley Anecdotes: Illustrative of the Incidents, Characters and Scenery, described in the Novels and Romances of Walter Scott.

6 - Fowler Wright, S (2012) The Life of Walter Scott. A Biography. p.289

7 - Fowler Wright, S p.421

8 - Scott, W (1860) The Waverley Novels by Sir Walter Scott: The Monastery 2. vol.19

9 - Brown, M (2012) Lost Gardens of Scotland p.336 (no reference provided)



Figure 25: Melrose Abbey James Ward 1807
© National Galleries of Scotland

“When the broken arches
are black in night,
And each shafted oriel
glimmers white...”

Melrose Abbey by Sir Walter Scott (1771-1832)

2.10 Melrose Abbey & the Picturesque continued

Queen Victoria was a great admirer of Scott's novels and a letter from the Duchess of Roxburghe in 1867 to the Duke of Buccleuch mentioned the Queen's plans to visit Melrose. She intended to visit Melrose then Dryburgh after lunch, requesting a modest repast 'in some nook within Melrose Abbey, out of view of the public'.¹

Many artists included the Borders on their picturesque tours, mainly through the influence of Sir Walter Scott's poetry. In 1818 JMW Turner (1775-1851) was invited to contribute illustrations for Sir Walter Scott's 'Provincial Antiquities and Picturesque Scenery of Scotland' which was intended to display high quality engravings of sites of historical and picturesque interest, accompanied by descriptions by Scott. An extraordinary partnership developed between Scotland's greatest romantic writer and England's greatest romantic artist. Turner continued to work with Scott and in 1831 he was commissioned to illustrate Scott's Poetical Works; he visited Abbotsford that year (Figures 23, 26).²

James Ward (1759-1869) began to paint landscapes from 1810 and started to paint large-scale views. In 1806 he stayed with Lord Somerville's at his house the Pavilion (visible in the background). The National Galleries of Scotland believe that he combined topographical accuracy with a sense of the picturesque (Figure 25). Also that he may have been inspired by Scott's Lay of the Last Minstrel, published earlier that year, with its vivid descriptions of the borders landscape and the architecture of Melrose. Unsurprisingly he was inspired by Turner and became himself a leading romantic artist.³

Thomas Girtin (1775-1802) painted many ruined abbeys and made several sketching tours in the border region. He was a topographical artist but was also greatly moved by the atmosphere of a place. Melrose Abbey was an eminently suitable subject and a local ballad The Lay of the Last Minstrel added greatly to his appreciation of the site.⁴

With advances in printing topographical guides were lavishly illustrated by the 19th century. Pocket guides such as John Menzies Pocket Guide to Abbotsford, Melrose and the Scottish Border which was published in 1855 were copiously illustrated with engravings of views.

2.11 Mansions in Melrose which enjoyed views of Melrose Abbey

The fame of Sir Walter Scott was immense and it does not seem a coincidence that an abundance of properties were built in the environs of Melrose during the first quarter of the 19th-century. The mansions undoubtedly took advantage of the juxtaposition between picturesque views to Melrose Abbey and its panoramic landscape setting.

- Harmony Hall (John Wood map 1826)
- Abbey Park (John Wood map 1826)
- Friar's Hall (Tennant map 1835-1850)
- Gattonside House (Tennant map 1835-1850)
- Allerley (Mitchell map 1851)
- Prior Bank (later Priorwood) (John Wood map 1826)
- Abbotsford home of Sir Walter Scott completed 1824.
- Pavilion (Tennant 1835-1850) owned by Lord Somerville 84
- Ravenswood (Tennant 1835-1850)

1 - National Records of Scotland GD224/1033/7

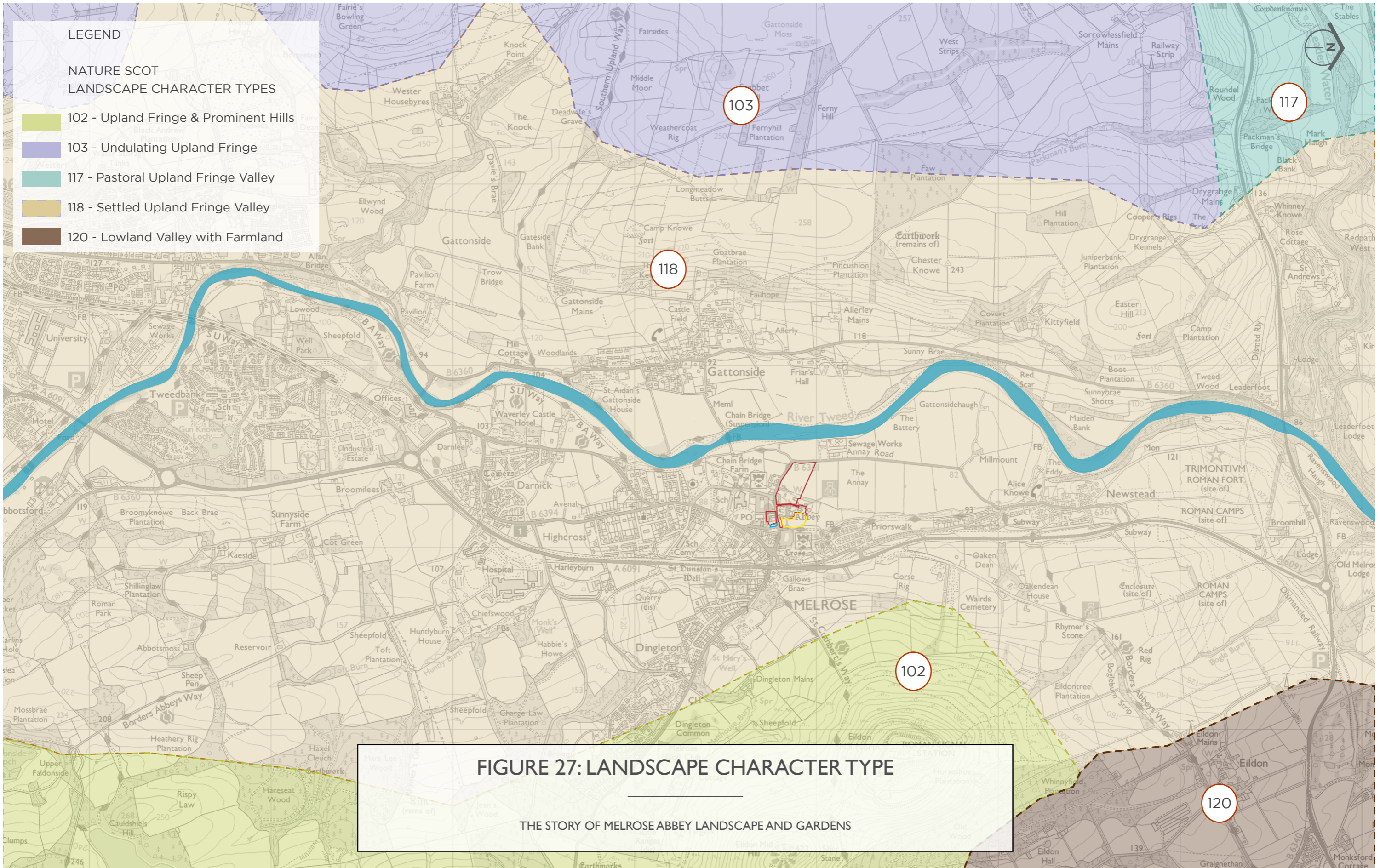
2 - National Galleries Scotland

3 - <https://www.nationalgalleries.org/art-and-artists/5551/melrose-abbey>

4 - Not to be confused with Scott's Minstrel



Figure 26: Melrose Abbey, JMW Turner 1775-1851



LEGEND

**NATURE SCOT
LANDSCAPE CHARACTER TYPES**

- 102 - Upland Fringe & Prominent Hills
- 103 - Undulating Upland Fringe
- 117 - Pastoral Upland Fringe Valley
- 118 - Settled Upland Fringe Valley
- 120 - Lowland Valley with Farmland

FIGURE 27: LANDSCAPE CHARACTER TYPE

THE STORY OF MELROSE ABBEY LANDSCAPE AND GARDENS

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

This section discusses character of MELROSE ABBEY LANDSCAPE AND GARDENS and its physical and experiential qualities. It helps us to understand the landscape context and the physical attributes of the Abbey and provides a baseline from which to assess significance

Key Characteristics of Nature Scot Landscape Character Type 118 - Settled Upland Fringe

- Medium to large scale flat bottomed valley, enclosed by undulating upland fringe hills.
- Smooth large scale landform modified in places by undulating moraine deposits, steep bluffs and terraces cut by meandering river.
- Neat pattern of medium sized arable and pasture fields, divided by hedgerows, often with mature trees.
- Mature broadleaf woodlands and shelterbelts prominent along valley floor and lower slopes.
- Coniferous woodlands on valley sides contrasting with pastures, often well integrated into landscape.

3 THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS TODAY

3.1 Landscape Character - Settled Upland Fringe

Melrose Abbey Landscape and Gardens are located within Character Type 118 "Settled Upland Fringe of the Nature Scot Landscape Character Type (2019) (Figure 27). *Found at the centre of the Region where the Tweed emerges from the uplands to join with two of its major tributaries, the Ettrick and the Gala. A densely settled, well ordered landscape of arable land, pasture and woods, in an enclosed valley setting.* Below is a description of the Character Type from the Nature Scot republished 2019 Landscape Character Assessment.

Landform

The physical characteristics of the Settled Upland Fringe Valley are those of a broad flat valley, but the essence of its character is defined by its primary importance as the centre of gravity of human population in the Borders. The valley is enclosed by the moderate to steep slopes of the surrounding hills. Variations in the erosion resistance of the geology occasionally lead to the valley becoming narrower and more confined. The landform is generally large in scale, although smaller scale local variations occur at the floodplain edges, where the river meanders cut steep bluffs, and along the lower slopes where the glacial action has deposited undulating moraine deposits. The flat river terraces raised above the valley floor, are of both fluvial and glacial origin, and are of particular importance as the sites of roads and building development. The hills which form the valley sides are predominantly smooth with localised rock outcrops and scree.

Landcover

Farmland on the valley floor forms a neatly ordered pattern of medium sized arable and pasture fields divided by hedgerows, often with mature hedgerow trees. The valley sides mainly carry pastures with occasional arable fields on the lower slopes. Tree cover is a prominent feature of this landscape type. Along the valley floor, hedgerow lines and avenues of mature broadleaf species and policy woodlands form frequent intermediate visual horizons, giving a well-treed overall appearance. In many areas the sense of enclosure is enhanced by mature birch and beech woodlands on the river steepened bluff slopes. On the lower valley sides, numerous deciduous and mixed woodlands and shelterbelts create a strong spatial structure, interspersed with open pastureland. Coniferous plantations are prominent on many of the upper valley sides. These are often well integrated into the landform with irregular edges and a variety of different species.

There are areas of declining woodland and hedgerow structure.

Settlement

This landscape has formed the hub of human activity in the Borders since pre-Roman times, initially due to its strategic location at the junction of the Tweed with the major north-south routes. The invading Romans ousted the native British Selgovae from their stronghold on the Eildon Hills, and established a major fort at Newstead as the nerve centre of their military operations in the Borders. In the more peaceful times of the 11th and 12th Centuries rich farming estates supported the building of the magnificent Abbey of Melrose. The early cottage-scale textile industry was transformed by the industrial revolution of the 18th Century, which utilized the water-power of the swiftly-flowing incised rivers to create the original multi-story mills which have given way to the modern single-story factories.

The mill towns of Galashiels and Selkirk, the historic town of Melrose and several small outlying settlements are prominent along the valley floor and lower valley sides. The older parts of these settlements generally sit unobtrusively in the landscape, the muted grey and buff coloured stone buildings blending well with the surrounding farmlands and trees. Many of the buildings in more recent fringe developments along the valley floor and up the valley sides are more intrusive, their light coloured walls conspicuous against the darker surroundings. There is strong pressure for urban development. The Borders Rail line to Edinburgh terminates at Tweedbank. Frequent views of river channels and floodplains create visual cohesion. There is a dense network of road routes on valley floors and lower valley sides, including the major north-south trunk roads and internal distributors.



Figure 28: Scott's View looking towards the Eildon Hills with Melrose Abbey to right of the view at the foot of the hills (image By Kharasho2 at English Wikipedia, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=8313549>)

Perception

This is a densely settled landscape, with the evidence of human activity constantly present, yet nevertheless generally well-integrated with the geography of its setting, to give an impression of well-ordered harmony. Views along the valley corridor are diverse, with longer views available both along the flat valley floor and up to the surrounding hills. However, frequent intermediate visual horizons and enclosure are formed by tree cover and settlements. Although outside the boundary of this character area, the distinctive peaks of the Eildon Hills are a dominant feature on the skyline throughout much of this landscape. The celebrated 'Scott's View' from the flanks of Bemersyde Hill, gives a fine panorama, taking in many of the key features which define the character of this landscape.

- LEGEND
- 01 - The Abbey/Church
 - 02 - Abbey Hotel, Graveyard & Cloister House (02A - outside of Property in Care)
 - 03 - MCU Depot - Historic Brewery Yard
 - 04 - Commendator's House
 - 05 - Priory Farm
 - 06 - Priory Field
 - 07 - Abbey House Gardens North-East
 - 08 - Abbey House Gardens West
 - 09 - Abbey House Gardens South
 - 10 - Car Park

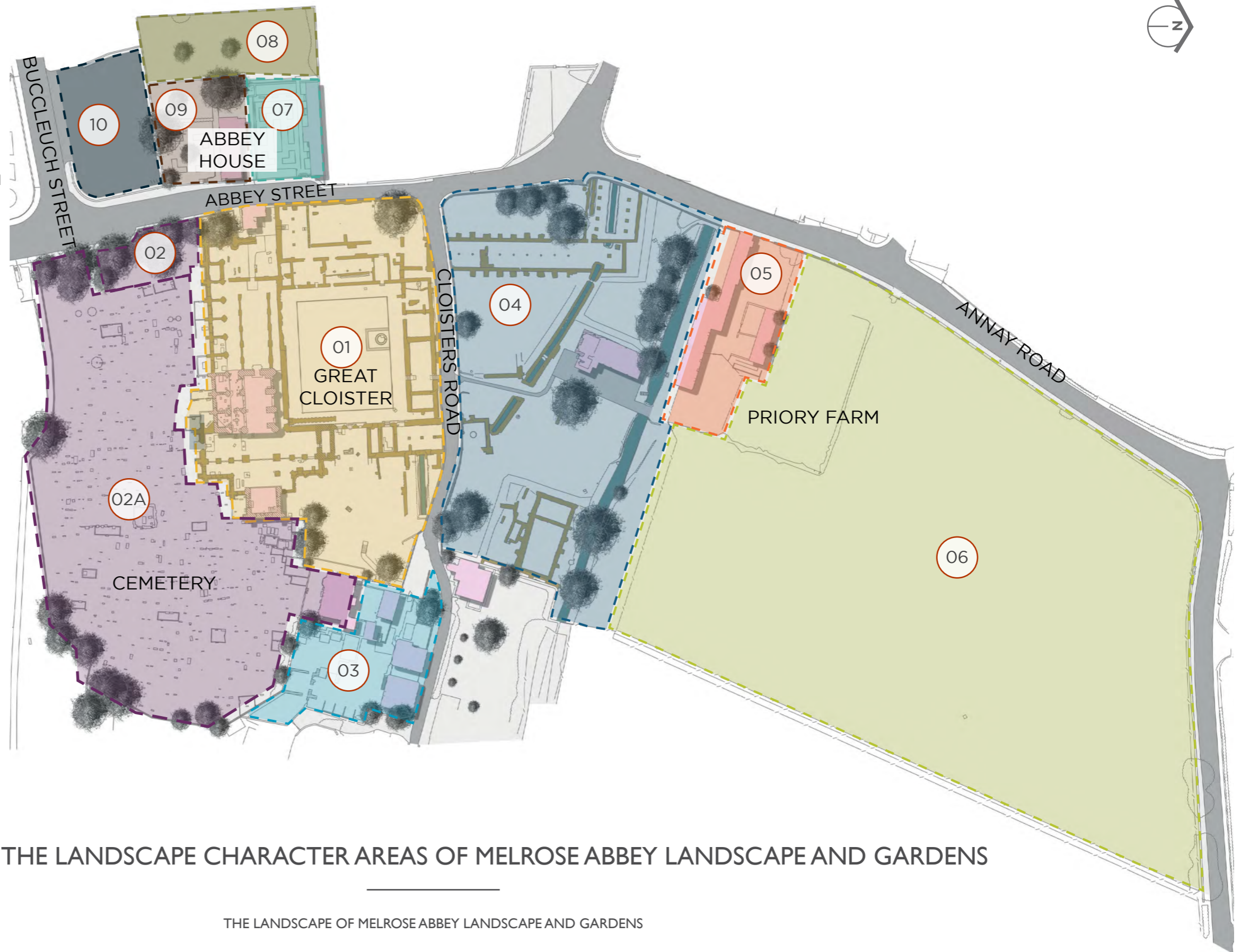


FIGURE 29: THE LANDSCAPE CHARACTER AREAS OF MELROSE ABBEY LANDSCAPE AND GARDENS



**Key Characteristics of Character Area 01
Melrose Abbey**

- The ruins are the predominant feature and embody the gothic picturesque qualities that inspired c.18 artists and painters.
- Boundary walls provide a strong sense of enclosure.
- Limited vegetation and maintained lawn, while acting as a foil for the Abbey ruins, would not have been characteristic of the historic landscape of the Cistercian Monks. Neither would the austere aesthetic have been typical of the later private gardens and pathways within the precinct. There is also likely to have been, and be, a medieval graveyard near the church.
- Powerful historic and cultural associations with the Scottish Picturesque movement and notably the works of Sir Walter Scott.
- Limited connection to wider precinct due to topographic variation and walling.

3.2 The Landscape Character of MELROSE ABBEY LANDSCAPE AND GARDENS

The following pages provide descriptions of each of the character areas defined as part of the Landscape Analysis of Melrose Abbey Landscape and Gardens.

Landscape Character Area 01 - Melrose Abbey/Church

Historic Character

The existing ruins date almost entirely to the post-1385 rebuild following destruction by Richard II forces. The cellarium, infirmary, refectory and choir monks dorter would have extended north into the adjacent Commendator's House character area. Originally the character of the area would have been very different, as much of it was internal to the church and ancillary building or open space enclosed by the Cloister which would likely have been planted. In later periods it is likely that the area would have been much richer in terms of its planting stock as is apparent in c.19 illustrations (p.17) and very different in terms of scale and quality and diversity of landscape when subdivided into private feus in periods following the Reformation.

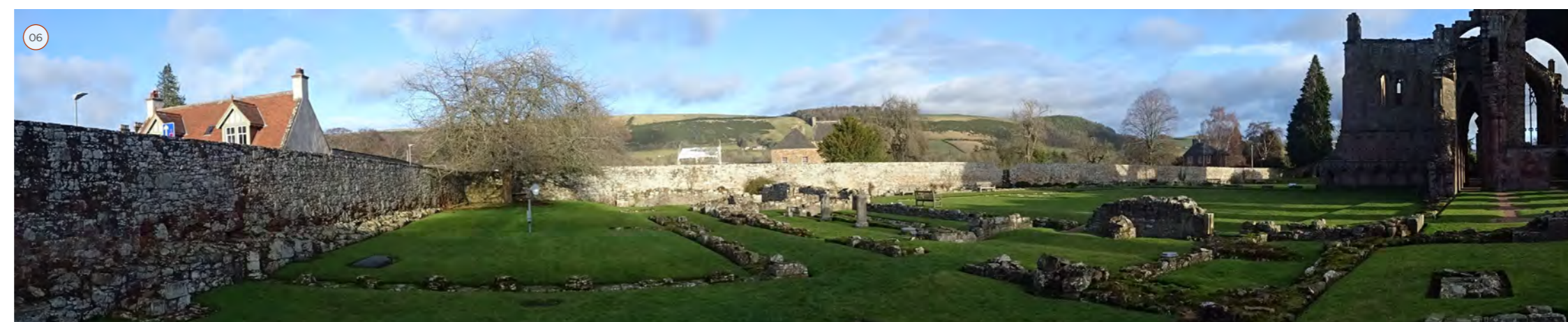
Character Description

The Melrose Abbey/Church character area today is an excellent built example of the gothic picturesque qualities prized by the heritage tourists of the c.18. However, the simplistic landscape treatment lacks the vibrancy of landscape evidenced in historic mapping and texts. The ruins of the church are set within the rolling rural landscape of the Tweed Valley and framed by the dramatic rise of the Eildon Hills. There are limited hard surfaced paths and treatment is disparate with a mixture of cobbles, flags and 'hit and miss linear' stone paving at entrances. Additionally, given that the large extent of the ruins of the Abbey are at ground or footing level it is difficult to get a feel for the mass or verticality of the original structure. Planting within the character area is limited and generally well maintained lawn. There is some limited ornamental planting along narrow borders adjacent to the boundary walls and a mature Gean (Wild Cherry) and mature Lawson Cypress in the north-west and north-east corners respectively with picnic benches that feel distinctly out of character.

Abbey Road, Cloisters Road and Cloister House to the west, north and east of the area, sit at a higher elevation and are partially retained by the boundary walls. As such, access is poor to the area and only feasible via stairs. The Latrine (likely originally located beneath the Reredorter (toilet) adjacent to the Choir Monks Dorter (sleeping quarters)) is visible to the north-east of the area continuing beneath Cloisters Road connecting to the Lade north-east of the Precinct.



01) View along the cobbled entrance to the Abbey grounds towards the precept is attractive but is difficult for wheelchairs. 02) The site of the c.14 cloisters of the Abbey. 03) 'Hit and Miss' surfacing on transition to the toilets north-east of the LCA. 04) Step transition across Cloisters Road and view to the restored Commendator's House. 05) The historic latrine. 06) Panoramic view north towards the River Tweed. The restored Commendator's House is partially visible over the boundary wall against a backdrop of the hills at Chester Knowe.





Key Characteristics of Character Area 02 The Cemetery, Cloister House & Adjacent Derelict Building

Mature tree planting contributes significantly to arrival from south-west - framing Abbey and providing some containment from village.

- Graveyard provides important landscape setting to the Abbey but no formal access routes restrict accessibility to a key elevation of the Abbey.
- Visual connection with Priorwood a key contributor to character.
- Important links to two significant long distance walking routes - The Borders Abbays Way and St Cuthbert's Way.
- Proximity and visual prominence of adjacent car park and Cloister House is a detractor.

Landscape Character Area 02 - The Cemetery Cloister House & Adjacent Derelict Building

Historic Character

The character area is located to the south of the Abbey. The reformation in 1560 triggered a time of great change for abbey and precinct: Much of the Abbey's land was leased and the monastic buildings were cleared for garden spaces; Abbey Street and Cloisters Road were formed for improved access to the grounds; during the early c.17 development of the graveyard and conversion of the monastic choir to Presbyterian church began. The Abbey Hotel was first shown on John Wood's plan of Melrose (p.23) located to the east of the ticket office. The hotel likely catered to the increasing tourist demand during the c.17 and c.18 and was built over the westernmost extent of the Abbey.

Character Description

The character area provides an important landscape setting for the Abbey and abuts one of the principal elevations of the Abbey and is a key location from which to admire Melrose Abbey's impressive array of gargoyles. Though the graveyard is out of HES ownership (managed by Scottish Borders Council) there is a continuous visual character to the area and it is important that this continuity is maintained through a consistent approach to management. The Scottish Borders Council used to cut the grass in the graveyard more regularly than at present. HES cut the grass immediately around the Abbey more frequently, so there is a layered effect. Visitors have made an informal grass path around the southern side of the ruin, but this route has been curtailed by heras fencing in recent months, meaning visitors have to return on the same track, resulting in wear and tear, especially close to the ticket office.

There is virtually no hardstanding in the area and this is an issue in terms of access and use of this area of the precinct. The piers and gates are distinctive features within the LCA though not used as an entrance. Within the graveyard there is evident some remnant funereal planting comprising yew and cypress though the area is largely devoid of planting.

There is an attractive, deciduous, wooded boundary to the graveyard and Abbey comprising Lime, Rowan, Norway Maple and Gean to the east and west and the southern boundary is shared with Priorwood. This boundary does much to enhance the arrival at the abbey from Abbey Street with glimpsed views and framed views to the ruins through the trees. It also provides containment within the graveyard and some visual separation with the adjacent car park.

The car park immediately to the west of the LCA and it's prominence is a notable detractor to the visual character of the area and the presence of Cloister House and adjacent derelict building contrast starkly with the Abbey.

The visual connection between the Abbey and Priorwood is important to the character of the area and as the confluence point of two long distance routes 'The Borders Abbays Way' and 'St Cuthbert's Way'.



01) Cloister House. 02) Key view of the Abbey that most visitors to Melrose are presented with from the car park. 03) Ruins of the eastern extent of the Abbey and mixed deciduous woodland boundary. Level change at boundary and graveyard is apparent. 04) Informal path between graves through graveyard. 05) View to grounds of Priorwood along Priorswalk on the Borders Abbays Way. 06) Panoramic view of the S. transept, Cloister House is visible.





Landscape Character Area 03 - Monument Conservation Unit (MCU) - Former Brewery

Historic Character

May have been the site of the original Abbey infirmary, The character area comprises the Cloister House (though in terms of character contribution belongs within LCA 02) and the Old Brewery, both constructed in c.19. The Brewery first appears on John Wood's map of 1826 and comprises only the southern (now derelict) buildings. By the First Edition OS (1855-1882) the northern block has been constructed and the yard, accessed via Cloisters Road is shown as the enclosed courtyard it is today.

Character Description

Bounded on all side by buildings or walls The character area is well enclosed and internally has little visual connection to the Abbey. The area is accessed by the private Cloisters Road and feels 'back-of-house' and uninviting. Cloisters Road also provides access to Cloister House and other private houses to the west.

Surfacing is hard, predominantly cobbles overlaid in places with poured concrete and asphalt. Where the aesthetic of the cobble surfacing combines with the restored southern elevation of the northern Old Brewery building the area feels distinctly Victorian. The Old Brewery building now functions as the Monument Conservation Unit (MCU) and serves as a centre of operations for the management and maintenance of Melrose Abbey and stone store. It also forms part of the site's capacity for hosting interactive school visits. The area also contains a toilet block, with access from the Abbey side, a poor location for convenient public use though concealed from key views of the Abbey side.

There are no soft features within the courtyard itself other than some areas of 'soft capping' to the ruin walls. On the boundaries there is some evergreen tree and shrub planting, visually connecting the area with funereal planting in the adjacent graveyard.

Given the industrial heritage of the character area this is not entirely out of keeping and it is likely that this was historically an area of activity and production. Externally the character of this area contrasts effectively with the austere calm of the abbey ruins and the juxtaposition is captured in the etching below (image 5)

As a key location within the precinct with an interesting history as likely early infirmary and later brewery the area provides an interesting contribution to the diverse character of the precinct but as a functional and not publicly accessible area this contribution is lost.

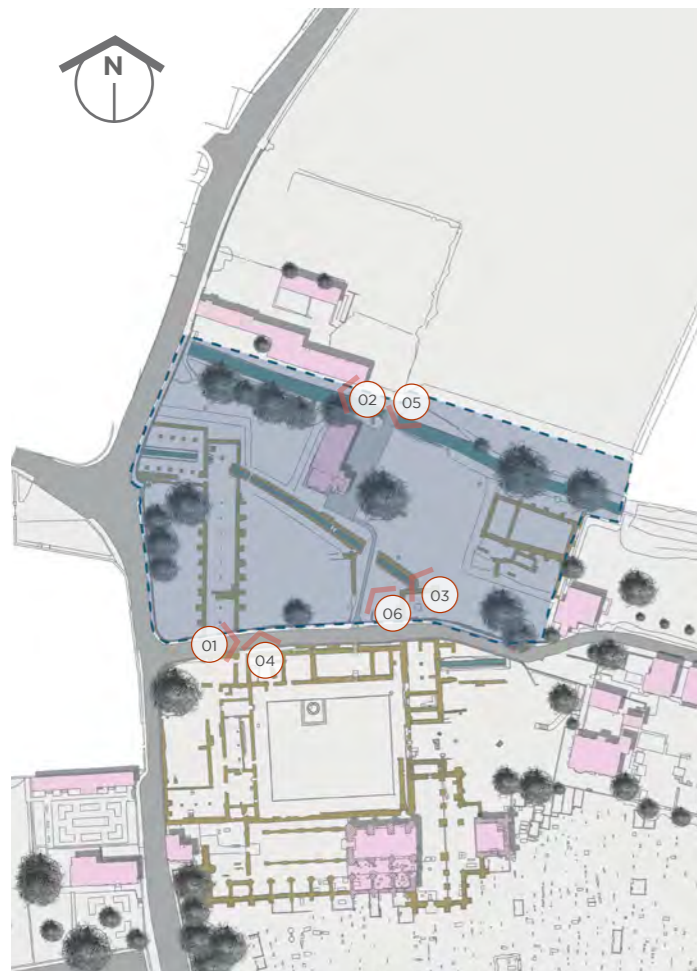
Key Characteristics of Character Area 03 - MCU - Former Brewery

- Historic site of Old Brewery partly restored creates a very different industrial character to other areas of the Precinct.
- Interesting juxtaposition of use and activity between the Abbey and the Brewery.
- Southern Brewery building derelict and use of northern building for MCU and courtyard for storage detracts from visual quality of the area.
- Lack of public access limits contribution of area to the historic narrative of the precinct.
- MCU vehicle access on Cloisters Road potentially conflicts with visitors moving between LCA01 and 04.



01) View along Cloisters Road towards MCU. 02) Western extent of the Old Brewery now HES MCU Depot. 03) Engraving showing the Abbey Brewery from <https://scottishbrewingheritage.org/> 04) Southern derelict Old Brewery building from MCU yard. 05) External stair access to Old Brewery building. 06) Toilet entrance from Melrose Abbey / Church (Character Area 1)





Landscape Character Area 04 - Commendator's House & Lade

Historic Character

The Commendator's House is a distinctive two-storey building with a three-storey defensive-style tower attached to the east elevation. It was converted in 1590 as a residence for the last Commendator of the Abbey. Earlier than that, the building may have formed part of the Abbot's residence. The footings of the cellarium and infirmary are located to the west and the Abbots Hall to the east.

In the 1830's the building was absorbed into a larger mansion known as The Priory. As shown on the 1st Edition OS (1855-1882). The Priory was a significant building set within formal gardens with private driveway within more extensive grounds and outbuildings to the north including Priory Farm, connected by a bridge over the Lade. Other private buildings and gardens are evident post reformation and the character of the area would have been very different likely consisting of ornamental gardens and small holdings.

Historically the landscape of the LCA fed a lively property market during the 17th century and appears to have had horticultural and landscape interest. The naming of feus at the time in turn referenced a romantic view of the monks and their use of the landscape with 'Little Meadow', 'Salrieyaird' (likely a small garden occupying the historic site of former storehouses) or 'Prentesyaird' (the Apprentice Garden possibly occupying the site of a former mason employed in building of the abbey'). The Character Area certainly appears to have once held a vibrancy that is lost today.

Mill Lade is one the earliest and most prominent landscape features of the Abbey providing a vital water source which would have driven surrounding land uses. Fed from the River Tweed, approx. 570m to the north-west, the Lade would have fed the Abbey mills and would have provided water supply to the Abbey. This is still visible and in remarkable condition connecting the Latrine in LCA01 to the Lade via the Great Drain. In the 1930s a rockery was installed along the western side of the northern end of the Lade by the Ministry of Works.

Character Description

The grounds of the Commendator's House are well maintained but have limited horticultural interest. The relatively recent restoration of the house and current use as a museum has enhanced the LCA however there is no evidence of the ornamental gardens and tree planting that defined the area post reformation. The historic footings of the northern abbey buildings are visible, however, the elevated Cloisters Road and walling physically divide LCA04 from the adjacent LCA01 making it difficult to experience the original extent and mass of the abbey as one, which has the visual effect of making the LCA feel very piecemeal with no real unifying quality.

The Lade divides LCA04 from 05 and is in remarkably good condition. It is believed to be one of the best preserved examples in Scotland and provides testament to the will of the Cistercian monks to have hand dug this considerable feature. Approaching from the south the bridge over the Lade acts as a real gateway feature. Due to further development within Melrose in the area of the upstream, unfortunately the Lade no longer flows freely as it once did which has led to silting of this significant landscape feature. It is likely that the connection to the Tweed downstream is also lost. Restoration and interpretation of this feature should be a key target for LCA04

A large, well-formed mature horse-chestnut tree forms a key focal point framing the Commendator's House. A mature Yew, estimated at 200 years old, is located on a mound immediately adjacent to Cloisters Road and a small group of 4 trees, comprising 2 Kanzan Cherries and 2 Norway Maples, is located along the western boundary adjacent to the footing of the early cellarium and infirmary of the Abbey, possibly suggestive of a courtyard or orchard. The over mature cherries lining the Lade partially screen Priory Farm and are beginning to fail and the rockery garden is unkempt, not having been maintained for several years.



01) View east along Cloisters Road indicating the separation between the Commendator's House and Abbey. 02) The Lade nearly filled with water in water, former rockery bank on left under the Kanzan Cherry trees and Priory Farm on right. 03) View towards the Great Drain with Commendator's House in background. 04) View over monks dormitory with wildflower/rough grass under trees on bank 05) Stunning view from bridge over the Lade towards the Abbey with the Eidon Hills in background. 06) Panoramic view of the grounds LCA04.

**Key Characteristics of Character Area 04
Commendator's House**

- Well-maintained landscape lacking in the landscape and horticultural diversity it historically would have had.
- Mature open-grown tree species add structure and visual interest to the area but are few and failing.
- Physically and visually divided from the Abbey by Cloisters Road and boundary wall.
- Poor accessibility with step access into the area as a result of elevated levels along Cloisters Road.
- Contains the Lade a unique and impressive asset that tells a story of inventive land management and tenacity of the monks that inhabited the abbey. However, in need of restoration and interpretation.



Landscape Character Area 05 & 06 - Priory Farm & the Annay Field

Historic Character

Priory Farm and Priory Field is a pastoral farmstead with pasture fields at the northern extent of the precinct and barns to the south-west of the character area. Not present on the 1826 John Wood map, the barn and ancillary building first appears on the 1st Edition OS Map (1855-1882) and appeared to be associated with The Priory located across the Lade from the farm.

The barn incorporates a Category B Listed c.18 Dooicot, a common feature throughout Scotland on the estates of landed nobility, with adjoining c.19 byre. The landscape of the character area in the c.18 to c.19 would have had considerably more structure with tree avenues lining the lengths of Abbey Road around the full perimeter of the Annay Field as shown on the Wood map. Tree cover appears to have reduced by the 1st Edition OS and today only some remnant semi-mature Ash and Sycamore trees along the Annay Road to the north-east.

Though not visible today, the field would have originally been divided by the mantle wall and would have provided the boundary to the lands of Melrose Abbey with the northern gate likely sited on Annay Road. There may be significant underground archaeological remains of the wall or boundary in this area. The northern half of the field sits slightly lower than land to the north and to the south is therefore a naturally wet area. Alternatively material added within the Abbey grounds, such as manure, over the years, may account for the level change, but this issue could be solved with archaeological investigation.

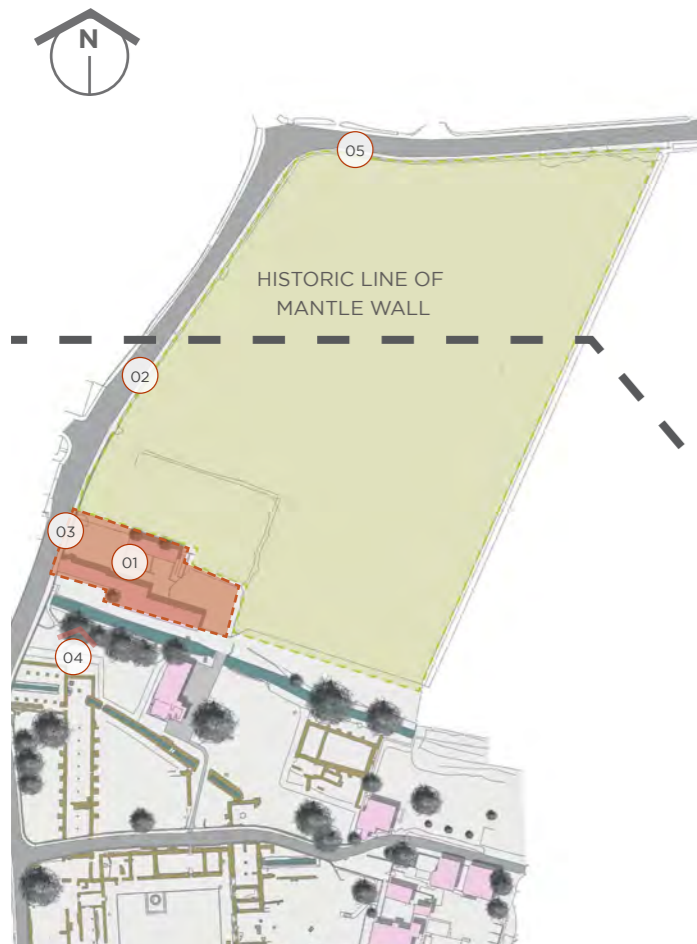
To the north of Priory Farm is an earthwork platform said to have been the location of a prisoner of war camp in 1942. The plateaued area is visible today.

Character Description

The Priory Farm and Priory Field are a pastoral farmstead typical of the landscape of the Tweed Valley though with notably less boundary woodland and hedgerow trees than is common or that would have been present historically.

Priory Farm is disused and is in poor condition with restoration works on the Dooicot stalled, the west range roof collapse and significant cracking and propping to the north range is an important architectural feature. The farm and Priory Field are accessed from a gate immediately to the west of the barn.

Priory Field is within the floodplain of the River Tweed and public access is not currently encouraged, though the southern extent of the field provides one of the best vantage points from which to appreciate the full extents of the abbey and precinct in its entirety. The field is currently let for grazing horses.



Key Characteristics of Character Area 05 & 06 - Priory Farm and Priory Field

- Pastoral farmstead typical of the wider Tweed Valley character area.
- Limited boundary woodland and hedgerow trees as would have been present historically as evident on the 1822 mapping.
- Historic northern extent of the precinct and line of original mantle wall. Visible evidence today - could be sub-surface remains.
- Barn not in use but in generally good condition with feature c.18-19 Dooicot undergoing restoration.
- Excellent vantage point for appreciation of the setting of the Abbey.
- Lack of evidence of boundary wall and northern gateway give little avenue for historic interpretation of boundary. Could be through soft intervention e.g hedgerow, planted 2m or so from the wall to avoid disturbing the archaeological remains



01) View of the disused barn at Priory Farm. 02) Oblique view south-west from Abbey Road capturing Abbey Farm in the context of the Eildon Hills. 03) The Dooicot undergoing restoration. 04) The view of grass bank adjacent Priory Farm and the Lade. 05) Watercolour of the Abbey, Commendator's House and Priory Farm in its rural context. 06) Priory Field from Abbey Road to the south of the precinct. A stunning view that captures much of the extent of the precinct and one of the few locations from which the variety of built form and character at Melrose Abbey can be appreciated in its entirety.





Landscape Character Area 07, 08 & 09 - Abbey House & Gardens

Historic Character

The wider area of Abbey House and Melrose Abbey Gardens has undergone many historical changes and sub-division. Built in the late c.17 or early c.18 the western extent of Abbey House itself was originally part of the Abbey precinct and likely comprised a two storey defensive tower. The land within Abbey House Gardens West (LCA 08) was historically part of a much wider landholding associated with Abbey Park to the north-west, identified on John Wood's Map (1780-1847) as Captain Stedman's Orchard. The area and those adjacent to the west appear to have a greater number of trees and could have formed a series of interlinked walled gardens. On the second edition OS pub. 1898 the trees have been cleared in Abbey House Gardens West and the land to the immediate west. A large glasshouse has been constructed along the north wall, the eastern extent of which exists today with the western extent replaced by a poly-tunnel. A wider circular area of hardstanding is shown to the south.

Character Description

The ground floor of Abbey House has been providing a temporary home to the Trimontium Trust since 2019. Abbey House and Gardens are an important juncture between the Abbey and Melrose Village and as such, is a locally valued space. However due to containment, lack of permeability and lack of welcome signs, use of the area for storage and composting and poor provision in terms of attractions, the area feels uninviting, giving the impression the area is not managed by HES and not freely open to the public. Due to a notable level difference on southern and eastern boundaries pedestrian access in the gardens is by steps off Abbey Street, though there is a ramped vehicle access off Abbey Street. To the north-east the walled area of LCA 07 contains the remnants of the Victorian lean-to glasshouse, and formal beds planted with bedding plants with a well-maintained lawn trim, bound by structural ornamental beds.

To the west LCA 08 consists of an area of maintained lawn with several picnic benches and slab path trim. To the north of the area is a modern poly-tunnel that detracts from the adjacent glasshouse. Two large Blue Spruce trees will increasingly dominate the space and disconnect the area from Melrose village to the south. The area has a back of house character and with no through route is rarely accessed by the public.

The area to the south-east (LCA 09) contains the characterful south elevation of Abbey House and formal ornamental beds with lawn trim mirroring the treatment to the north. Two large Blue Spruce trees are prominent features and are uncharacteristic of the wider landscape. The garden and elevation of the House is overlooked from Abbey Street and the car park. The formal treatment of the garden does not match the period and character of the house.

Key Characteristics of Character Area 07, 08, 09 - Abbey House & Gardens

- Three sub character areas with shared characteristics.
- Historically a productive landscape.
- Soft landscaping including extensive bedding is well maintained by gardening team based on site.
- Due to level changes on southern and eastern boundaries accessible only by stairs.
- Planting of Blue Spruce uncharacteristic and dominates LCA08 and LCA09.
- Car park immediately adjacent to the south has an adverse impact upon the character area.
- Area to the west feels uninviting and 'back-of-house'. An underutilized asset.



01) Glasshouse and floral displays from Abbey Street. 02) Wide ornamental beds bound Abbey House Gardens north-west. 03) Unattractive polytunnel. Until late c.20 glasshouse continued across the boundary wall. 04) View along the boundary wall of Abbey House Gardens east looking south. 05) Historical photo of LCA08. 06) Blue Spruce trees appear somewhat out of character with the wider landscape and precinct and dominate the LCA08. 07) View towards Abbey from rear of Abbey House 08) c.17 to c.18 Grade B Listed building.





Landscape Character Area 10 - Car Park

Historic Character

The John Wood map of 1828 and the first and second edition OS maps shows that Abbey House Gardens extended across some of the existing car park, the section that remains approximately equates to HES ownership. Buccleuch Street approximately formed the boundary with the garden and provided access to the entrance to the graveyard and the hotel. Buildings occupied the southern section of the area, the area now owned by SBC. Buccleuch Street appears to have been straightened a little in the 20th century perhaps to increase the size of the car park and for highway reasons and perhaps at this time it was renamed High Street.

Character Description

Due to the area being covered in tarmac and its location adjacent to the High Street and Abbey Street, the character of the area is largely urban and functional, and it is dominated by cars and traffic.

However, since the area is devoid of buildings, it does allow for views of the Abbey, albeit glimpsed views due the trees in the graveyard adjacent to Abbey Street. To this extent, the area plays a very important part integrating the Abbey with the village, whereas if the areas was filled with buildings, this relationship to a large extent would be lost. The fact that views of the Abbey are possible from the car park, is thought to deter some visitors from paying to visit the monument. The area probably provides the main car park for visitors to the Abbey.

The area is approximately 1m higher than the adjacent Abbey House Gardens, with the boundary formed by stone retaining wall which includes buttresses, indicating that the car park was probably built on made ground. There is no access into Abbey House Gardens. A narrow path (about 1m wide) runs adjacent to the wall and, from this, views can be gained down across Abbey House Gardens, although the Silver Fir trees partly obscure views. Picnic tables can be seen which encourage people to explore the gardens.

The car park also has spaces for coaches and electric car charging. Importantly it also includes cycle racks and two signs, the Abbey Cycle Routes and Welcome to Melrose. The car park provides some income to HES.

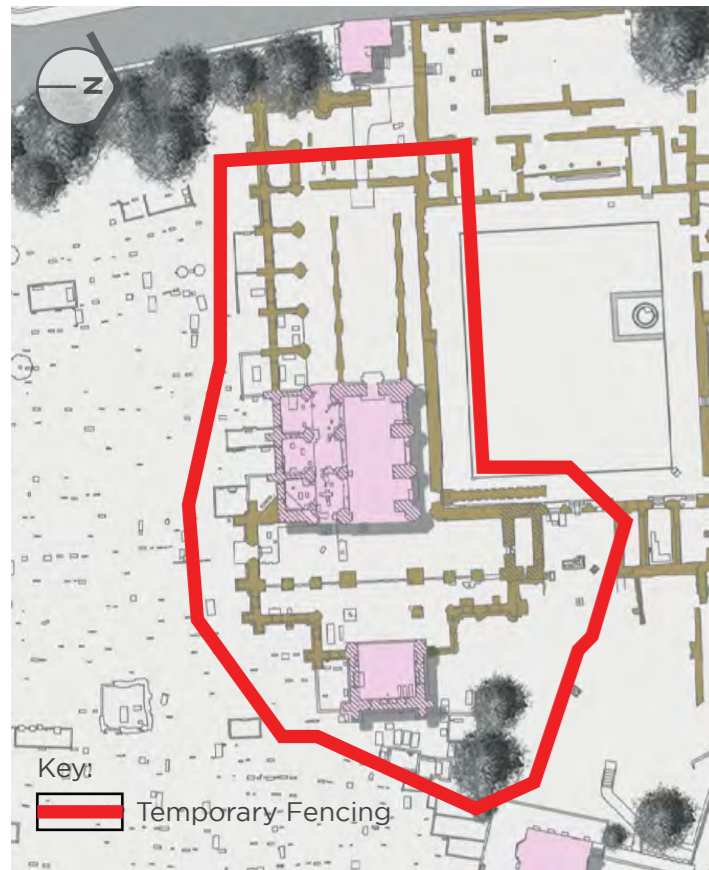
Key Characteristics of Character Area 10 - Car Park

- Car park is half owned by HES and half by SBC and provides some income to HES
- Important car park and bike park for visitors to Abbey
- Includes useful signage for visitors
- Change in level (1m) between car park and Abbey House Gardens
- Abbey Gardens overlooked by car park
- Allows views to Abbey from village
- No planting within area



01) HES section of car park with Abbeys Cycle Route sign and cycle racks. 02) Welcome to Melrose sign in SBC section of car park. 03) HES section of car park runs through approximately the centre of car park. 04) View from HES section of car park down into picnic area in Abbey House Gardens. 05) View along wall boundary showing buttress, change in level between car park and garden. 06) View across SBC section of car park towards Abbey, part hidden by trees.





High Level Masonry Works

Following a recent survey of the Abbey, the need for significant repairs have been identified. As part of this, it was decided by HES that the ruin should be fenced off using construction standard temporary heras fencing for health and safety reasons; this was implemented in the summer of 2021. It is likely that the Abbey will need to be fenced off, to some degree, for several decades due to the scale of the works required and the limited resources available to do the work.

The fencing around the Abbey has had the following consequences:

- The setting of the Abbey ruins has been significantly affected by the unsightly heras fencing.
- Visitor numbers have dropped by 59,930 in 2018/29 to 20,100 in 21/22 (Reduction in visitor numbers likely also linked to covid restrictions and subsequent impacts on visitor confidence).
- The footpath circuit route around the Abbey is no longer possible as fencing cordons off the narrow gap in the graveyard between the eastern front and Cloister House.
- The pedestrian routes are under greater wear and tear due to the reduction in routes around and through the Abbey.
- Events such as the Melrose Festival within the grounds maybe in doubt.

Opportunities

- Works to the Abbey should be planned to allow for the circuit route around the building to be reopened. This would mean that phase 1 of the works should ideally include both western section of the church as well as the east frontage.
- As the repair works to the Abbey are likely to be ongoing for many years, some form of fencing will be required. Opportunities should be investigated to incorporate a less obtrusive fence/colour whilst ensuring it performs a comparable protection to visitors as the existing fencing. The fencing could give an opportunity for interpretation.
- Consideration could be given to addressing the wear and tear on grass areas and potential risks to archaeology such as including stone strips at the foot of steps as in the vicinity of the toilets, extending gravel paths and or even reinforced grass.
- The reduction in access around the Abbey and the impact on the setting of the building, means that more emphasis could be given to other areas of the Property in Care area. Consideration could be given to developing a programme of improvements works in order to sustain the visitor offer.

Key Characteristics of High Level Masonry Works

- Repair works are likely to take place over a large number of years and there will be need for the Abbey to be fenced off during this time, with fencing coming down in sequence
- Works to the Abbey should be planned to allow for the circuit route around the building to be reopened and in the meantime inform visitors about restrictions in access
- Protective fencing needs to be less obtrusive to mitigate the impact of this work on setting of the Abbey and could have interpretation/images attached to it
- Address wear and tear on grass areas and potential risks to archaeology
- Consider developing a programme of improvements works and events in order to sustain the visitor offer



01) View of northern façade. 02) Wear and tear at foot of steps. 03) Fencing at western end of Abbey. 04) Muddy paths at entrance. 05) Looking east along southern façade – fencing looks more obtrusive when it changes level. 06) Fencing makes circuit of Abbey impossible. 07) Southern frontage with fencing along whole side.



FIGURE 30: MELROSE ABBEY FROM MELROSE VILLAGE

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

“‘Now,’ said Scott, ‘I have brought you, like the pilgrim in Pilgrim’s Progress, to the top of the Delectable Mountains, that I may show you all the goodly regions hereabouts’”

Memoirs of the Life of Sir Walter Scott, Bart, Volume 2 by John Gibson Lockhart



Figure 31 - Melrose Abbey engraving showing the Abbey in a wooded setting, from the east, with figures. Titled ‘Melrose Abbey, Roxburghshire, from an original drawing by D. Roberts, engraved by J.C. Bentley. London, Simpkin & Marshall Stationers Court & T.W.Stevens, 10 Derby Street, King’s Cross.’ - <http://canmore.org.uk/collection/1232271>

1 - Abbotsford Inventory Garden & Designed Landscape - Site History - <http://portal.historicenvironment.scot/designation/GDL00001>

2 - Memoirs of the Life of Sir Walter Scott, Bart, Volume 2 by John Gibson Lockhart

3 - Archaeology Notes, J A Wade 1861. - canmore.org.uk/event/718781

4 - Reproduced from ‘Civil Engineering heritage: Scotland - Lowlands and Borders’, R Paxton and J Shipway 2007 - canmore.org.uk/site/55775

3.3 Visual Analysis & Key Views

Medieval Period

The establishment in the 12th century of a monastic precinct would have had a significant impact on the landscape of the area. It is likely that the precinct would have been established in an undeveloped area, albeit one which was already established for agriculture, and Cistercian principles would suggest that the precinct boundary, enclosing & separating the monastic community, would have been established relatively quickly. In keeping with Cistercian views (and mid-12th century rules) the early medieval church lacked a bell tower, and thus would not have stood to any great height. This church would have been austere and not built to be visually impressive. On the other hand, the later medieval church, built following the 1385 destruction, was on a massively enlarged scale with distinguished architectural and sculptural content. The red and yellow hues of local sandstone used in its construction mean that it is visually striking, and the properties of the sandstone allowed it to be carved in intricate detail. It would have been an awe-inspiring structure in the 15th and 16th centuries and remains one of the most important pieces of medieval architecture in Scotland, even in its ruinous state. Oram & Fawcett see the south gate as the principal gate, with the market place of the settlement that eventually sprung up to the south of the abbey precinct – lesser entrances to the east and west.

Post Reformation

Following the post-reformation development of the abbey precinct and the burgh of Melrose, the majority of the abbey complex essentially disappeared from view, and the abbey church became hemmed in through the building of the villas, cottages and hotels that emerged in the 18th and 19th centuries.

The Picturesque Movement

The Abbey and Precinct are prominent and distinctive features within the surrounding landscape and views of Melrose Abbey have great historical importance given the prominence of the Abbey in the Scottish Picturesque movement. Figure 33, overleaf, indicates the approximate visual envelope of Melrose Abbey (based on a bare ground analysis) and highlights some of the key views of the Abbey from the surrounding landscape.

Views from Abbotsford

Views from the former residence of Sir Walter Scott are, today, limited due to screening by the mature Abbotsford Wood. Much of the woodland surrounding Abbotsford would have been planted by Scott himself although over time much of the visual connection between the two iconic buildings appears to have been lost (Figure 32). Indeed Scott wrought a dramatic transformation in the area sculpting it to his romantic vision, with Abbotsford itself renamed by Scott upon purchase from Cartleyhole or the locally known ‘Clarty Hole’ to a name symbolically linked to the historic residents of Melrose Abbey. There are some views from elevated locations close to the Borders Abbays Way before the route drops to Abbotsford and follows the Tweed east to Melrose Abbey (View 1).



Figure 32 - View over Abbotsford towards Melrose and the Eildons

Views to the Abbey today are significant, both at close range in the context of the dramatic Eildon Hills- from the many paths and long distance routes in the surrounding landscape.

The three long distance paths within the vicinity of Melrose Abbey are iconic and well used routes namely with direct historical links to the story and development of the Abbey and Melrose itself. Of great significance are the revealed views of Melrose Abbey, Melrose and the wider Tweed Valley from the Eildons to the south. “‘Now,’ said Scott, ‘I have brought you, like the pilgrim in Pilgrim’s Progress, to the top of the Delectable Mountains, that I may show you all the goodly regions hereabouts’”²

Indeed, the revealed views of the landscape of the Tweed from St Cuthbert’s Way as the route crests the saddle of the Eildon hills (View 3) and from the North Eildon and Mid Eildon (view 2 and 4) are magnificent and, given the relative sparsity of built form in the area and the Abbey prominent in foreground, one can still imagine what the landscape would have been like during the times of the Cistercian monks and understand the beauty that Scott described in his prose in later years.

Views from the east show the Abbey at the forefront of the village and capture the dramatic eastern elevation. This aspect of the Abbey was much represented in historic representations as is depicted in the engraving shown in Figure 31. View 5 shows the view from Priorswalk near the junction of St. Cuthbert’s Way and the Borders Abbays Way.

It was, however, views of the Abbey from the north that were most captured in artistic representation. In these views the Abbey is seen in the context of the

River Tweed with a backdrop of the imposing Eildon Hills, rooting the Abbey in its dramatic landscape. In c.18 descriptions and in JMW Turner's *Tweed in the Vale of Melrose* the Tweed Valley is was a much more open landscape. As shown in views 6 and 7 mature shelterbelts and boundary vegetation associated with farmland on the north banks of the Tweed screen or partially screen most views to the Abbey from the B6360 approach to Gattonside and prominent c.20 residential development at Priorswalk detracts from the setting of Melrose Abbey.

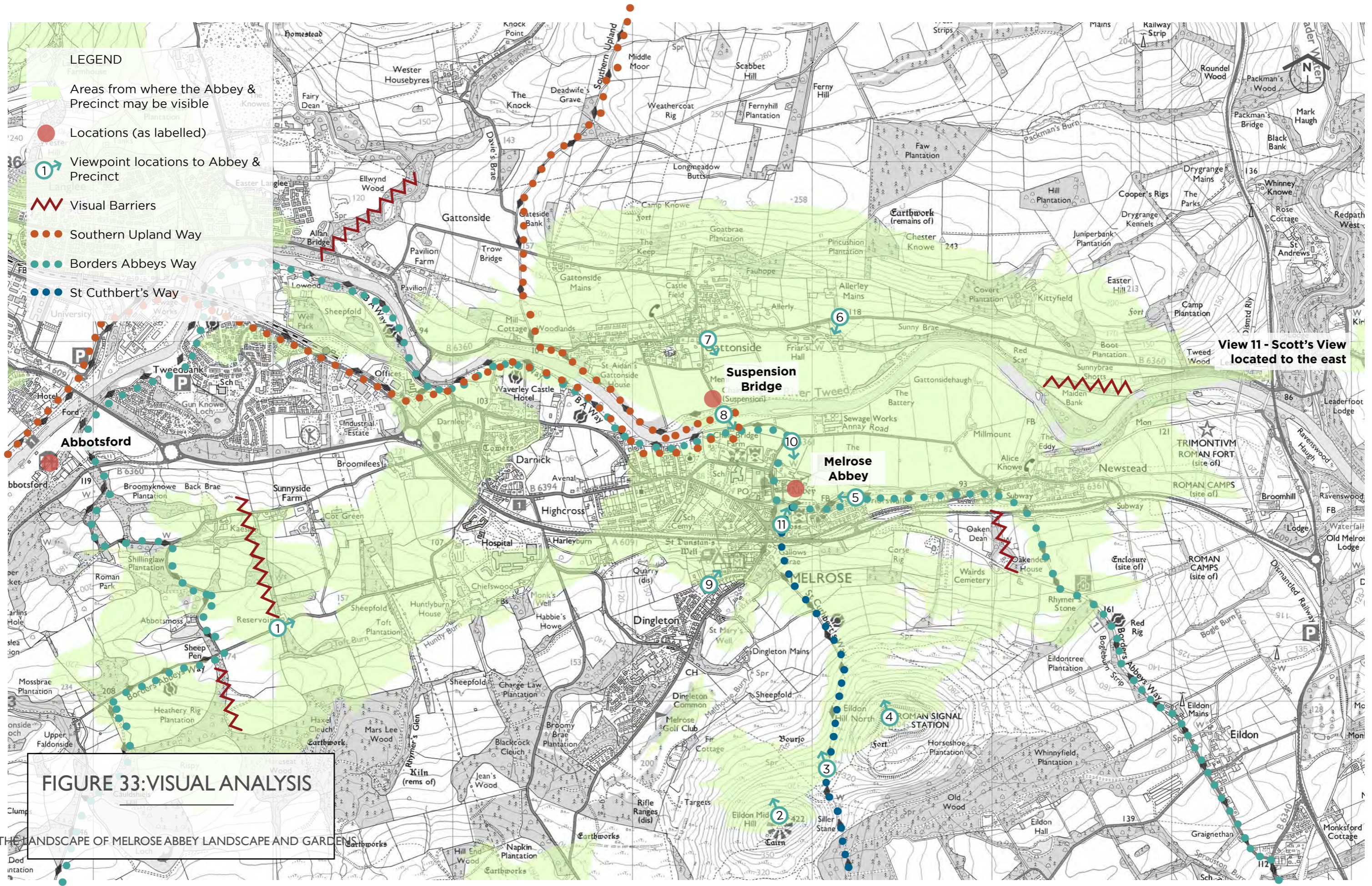
From the southern and eastern edge of Gattonside residential development is less prominent in the context of Melrose Abbey due to the lower elevation and the south elevation of the Abbey can be more readily appreciated against the Eildon hills. Also the connection to the river is more apparent from this view with notably less intervening vegetation. The connection between Gattonside and the Abbey is an important one given that the area was originally within the landholding of the monastery.³

South of Gattonside the Gattonside Suspension Bridge, built for pedestrians and horses in 1826⁴, connects Gattonside with Melrose. Connecting, at the southern landing, to the union of the Southern Upland Way and Borders Abbeys Way long distance paths, the bridge offers an incredible view along the Tweed east towards the Annay Fields and the northern extent of the Abbey Precinct (View 8). Though views are largely screened towards the Abbey by intervening vegetation any opportunity to open views would greatly enhance the experience of users of the paths at this point.

Given the prominence of the Abbey, visual connection between the village of Melrose and the Abbey is strong in close proximity. This plays a strong role in defining Melrose' sense of place and creates a powerful landmark that serves as a reminder of the historic connection between monastery and village (Views 9 and 11). The location of the Abbey would likely have driven siting of many of the prominent Estates and Manors shown on Thomas Hill's 1851 map such as Friarshall to the north with it's view south over the Tweed to the Abbey (view 6). As discussed in the Annay Field character description the view north from the southern extent of the Annay Field offers an open rural landscape context to the Abbey and Precinct not readily experienced by many visitors arriving at the north-eastern car park and entrance.

Property in State Care

Work undertaken since the abbey was taken into state care in 1919 has helped to reopen the core of the abbey complex, although the 18th/19th centuries boundary walls and 20th century planting on the west side of the abbey mean that it is not particularly visible from the heart of Melrose. The separation of the two halves of the claustral area by Cloister Road and the 18/19th century boundary walls means that it is hard to appreciate the full scale of the area and relate the two parts together.



THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS



① View towards Melrose Abbey from the east on a minor road near the Borders Abbeys Way



② View from Eildon North Hill
Accredited to www.andrewswalks.co.uk



③ View towards Melrose from the northernmost saddle of the Eildons
Accredited to www.andrewswalks.co.uk



④ View to Melrose and Gattonside from the Eildon Mid Hill ascent
Accredited to www.andrewswalks.co.uk



⑤ View from Priorswalk adjacent to the St Cuthbert's Way
Accredited to www.rightmove.co.uk



⑥ View across the Tweed from the B6360 western approach to Gattonside



7 View from Gattonside towards Melrose Abbey and the Eildon's



8 View from Melrose Chain Bridge and Southern Upland Way towards Melrose Abbey - © Copyright M J Richardson and licensed for reuse under Creative Commons Licence geograph.org.uk/more.php?id=4050706



9 View from Dingleton towards Melrose Abbey.



10 View from Annay Road across the Annay Field.



11 View from along Abbey Street from Melrose Town centre



12 View towards Melrose from Scott's View

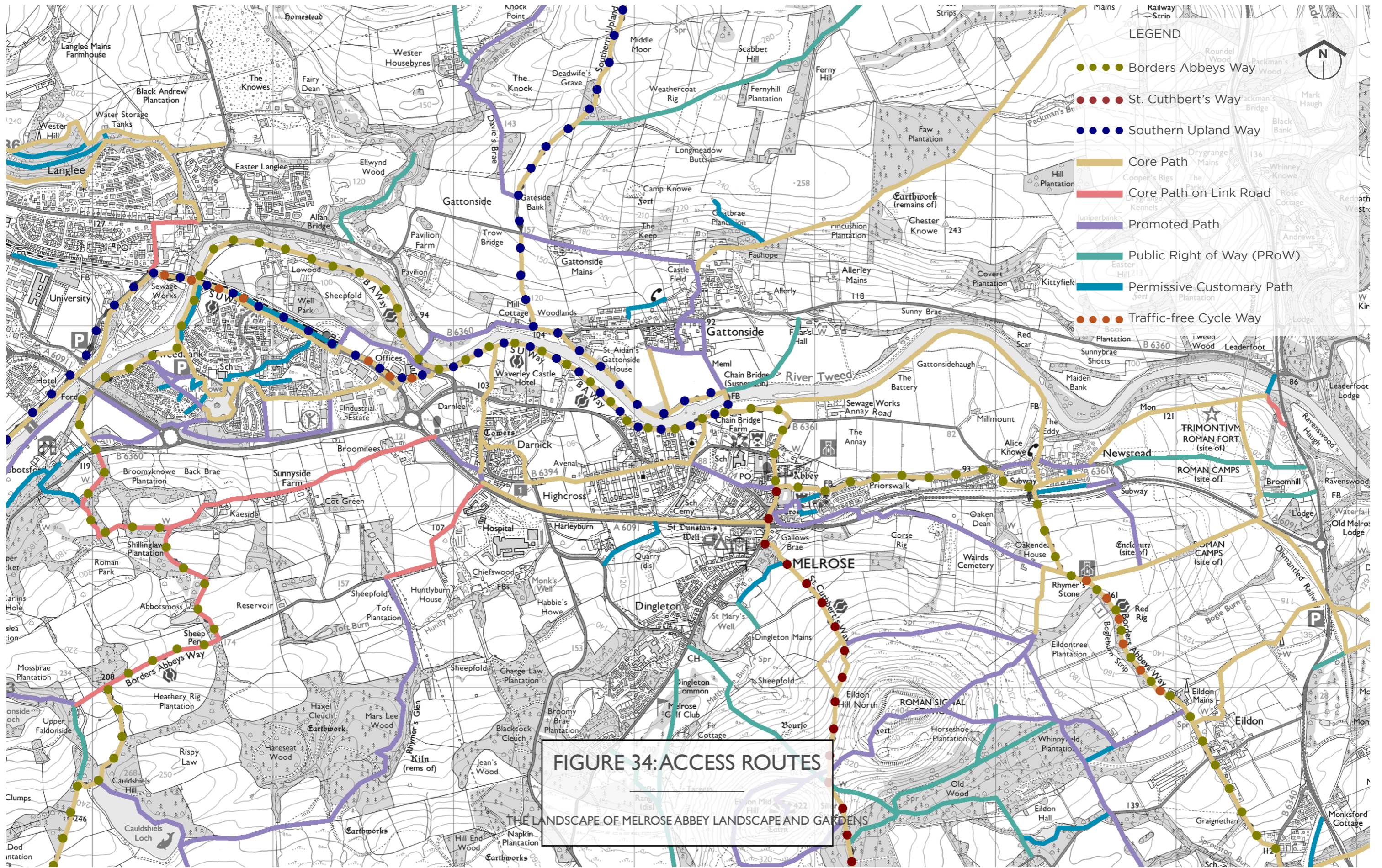


FIGURE 34: ACCESS ROUTES

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

“As you pause to catch your breath, there are panoramic views in every direction: Melrose, the Moorfoot and Lammermuir Hills to the north, and the mighty Cheviot range to the south.”

www.stcuthbertsway.info

3.4 Access & Circulation

Melrose Abbey Landscape and Gardens is at the route of many iconic walking and cycle and for many will be a significant feature upon those routes (Figure 34). Given the proximity to the Borders Railway at Tweedbank Station to the east, Melrose Abbey and village could easily function as the hub and start/end point for users wishing to sustainably explore the Borders landscape and through this promote health & wellbeing through an historic narrative.

This provides a distinct opportunity, given the rich history of the site and wider Borders landscape, to frame Melrose, and in particular Melrose Abbey, as a key orientation point for walking or cycling holidays or shorter single day trips. Visitors can ‘walk in the footsteps’ of St Cuthbert, Scott or Robert the Bruce and collect views and tales of these historical and literary greats along the way.

3.4.1 Long Distance Routes

There are several interlinked Long Distance Routes that converge at Melrose Abbey.

Borders Abbeys Way

An 103km (64.7 mile) circular route connects the four major Borders Abbeys and includes the site of Selkirk Abbey. Given the monastic history of the Abbey landmarks on the route the Borders Abbeys Way is a popular pilgrimage route and is often undertaken in five legs with a stop at each of the destinations¹. Since the extension of the Border Railway in 2015 the route has further increased in popularity given it can be sustainably accessed from larger population centres including Edinburgh, the culmination of the Border Railway line.

On the website for the Borders Abbeys Way the route is described as:

“The 64.5 mile / 103 Km walk was developed around the four ruined Border Abbeys and the location of an even earlier but short lived Tironian Abbey in Selkirk. Although all four are now in ruin they are beautiful monuments to the many Cistercian and Augustinian monks who lived here in the 12th to 16th centuries.” - www.bordersabbeysway.com

St Cuthbert’s Way

An 100km (62.5 miles) route that starts at Melrose Abbey heading east across the border with England to culminate at Holy Island on the Northumberland Coast. The route was inspired by the travels of St Cuthbert (635-687), patron saint of Northumberland, during his monastic career which began, in earnest, at the original monastery at Old Melrose approximately 4km (2.5 miles) east of Melrose Village (refer to Figure 11 - Robert & James Gordon map (636-1652) where he was educated and became the third Prior of the Monastery².

The route itself is beautiful and is a popular pilgrim route displaying some of the finest landscapes that the Borders and Northumberland have to offer:

“St. Cuthbert’s Way starts at the gates of the magnificent 12th century Melrose Abbey in the lively Borders town of Melrose. From Melrose, an invigorating climb

takes you over the iconic Eildon Hills whose triple peaks are one of the best loved landmarks in the Scottish Borders. As you pause to catch your breath, there are panoramic views in every direction: Melrose, the Moorfoot and Lammermuir Hills to the north, and the mighty Cheviot range to the south.” - www.stcuthbertsway.info

Southern Upland Way

“The Southern Upland Way is Britain’s first official coast to coast long distance footpath. It runs 214 miles (344 km) from Portpatrick on the south west coast of Scotland to Cockburnspath on the eastern seaboard. It offers superb and varied walking country, still undiscovered by many enthusiasts.” - www.southernuplandway.gov.uk

3.4.2 Cycle Routes

National Cycle Route 1

National Cycle Route 1 passes the Abbey at the south-east corner along Abbey Street. At 2728km (1695 mile) this route is one of Sustrans longest routes and it represents the pinnacle for many in terms of bicycle touring. Sustrans describes the route as:

“Route 1 is an incredible long-distance cycle adventure stretching 1,695 miles from Dover to the Shetland Islands, through some of the UK’s most stunning scenery. If you’re looking for an inspirational long-distance cycle route then look no further. Route 1 is ideal for bikepacking or cycle touring.”

Borders Abbeys Cycle Route

“The 4 Abbeys is a 55 mile circular route linking the four main abbeys in the Scottish Borders at Melrose, Dryburgh, Kelso and Jedburgh. The route follows mainly quiet roads, although short stretches on ‘A’ roads are unavoidable, a scenic route that takes in many historic interest points in the region either on the route or close by. The route is moderate with a couple of steep but fairly short hills. It is normally tackled in a clockwise direction, but can be done either way. If required overnight stops can be made in Melrose, St Boswells, Kelso or Jedburgh and the route can be started or finished from these locations.” <https://cyclescottishborders.com/route/4-abbeys/>

3.4.3 Other Routes

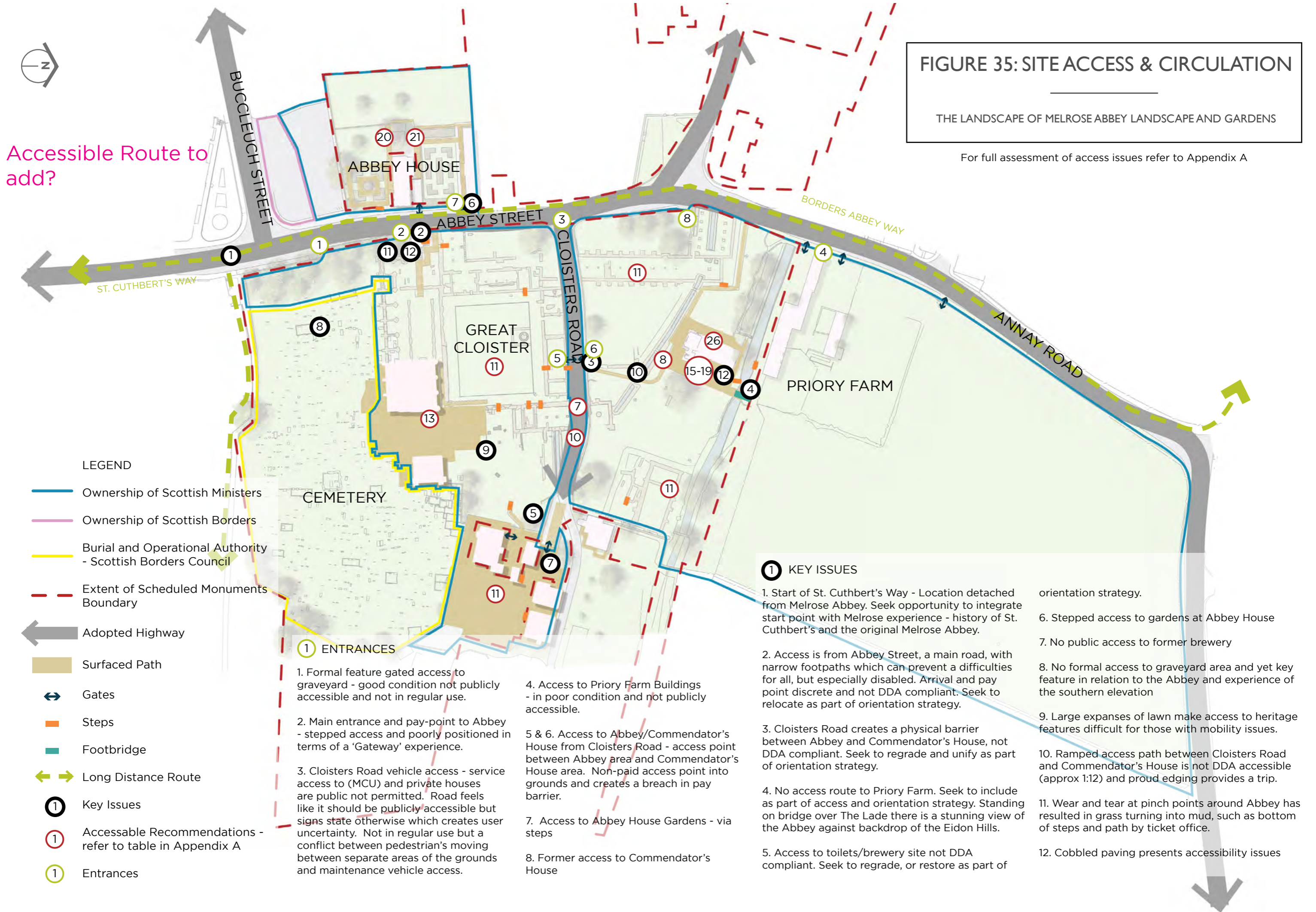
Core paths and rights of way are numerous within the vicinity of Melrose Abbey and interlink at various junctions allowing for a short circular route or longer trek out into the rolling landscape of the Borders and Tweed Valley.

1 - www.bordersabbeysway.com

2 - The History and antiquities of Melrose, Old Melrose, and Dryburgh Abbeys, with a description of Abbotsford, Eildon Hills; etc., etc., etc, Melrose [Scot.] : J. Bower, 1852.

FIGURE 35: SITE ACCESS & CIRCULATION
 THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

For full assessment of access issues refer to Appendix A



LEGEND

- Ownership of Scottish Ministers
- Ownership of Scottish Borders
- Burial and Operational Authority - Scottish Borders Council
- Extent of Scheduled Monuments Boundary
- Adopted Highway
- Surfaced Path
- ↔ Gates
- Steps
- Footbridge
- Long Distance Route
- 1 Key Issues
- 1 Accessible Recommendations - refer to table in Appendix A
- 1 Entrances

ENTRANCES

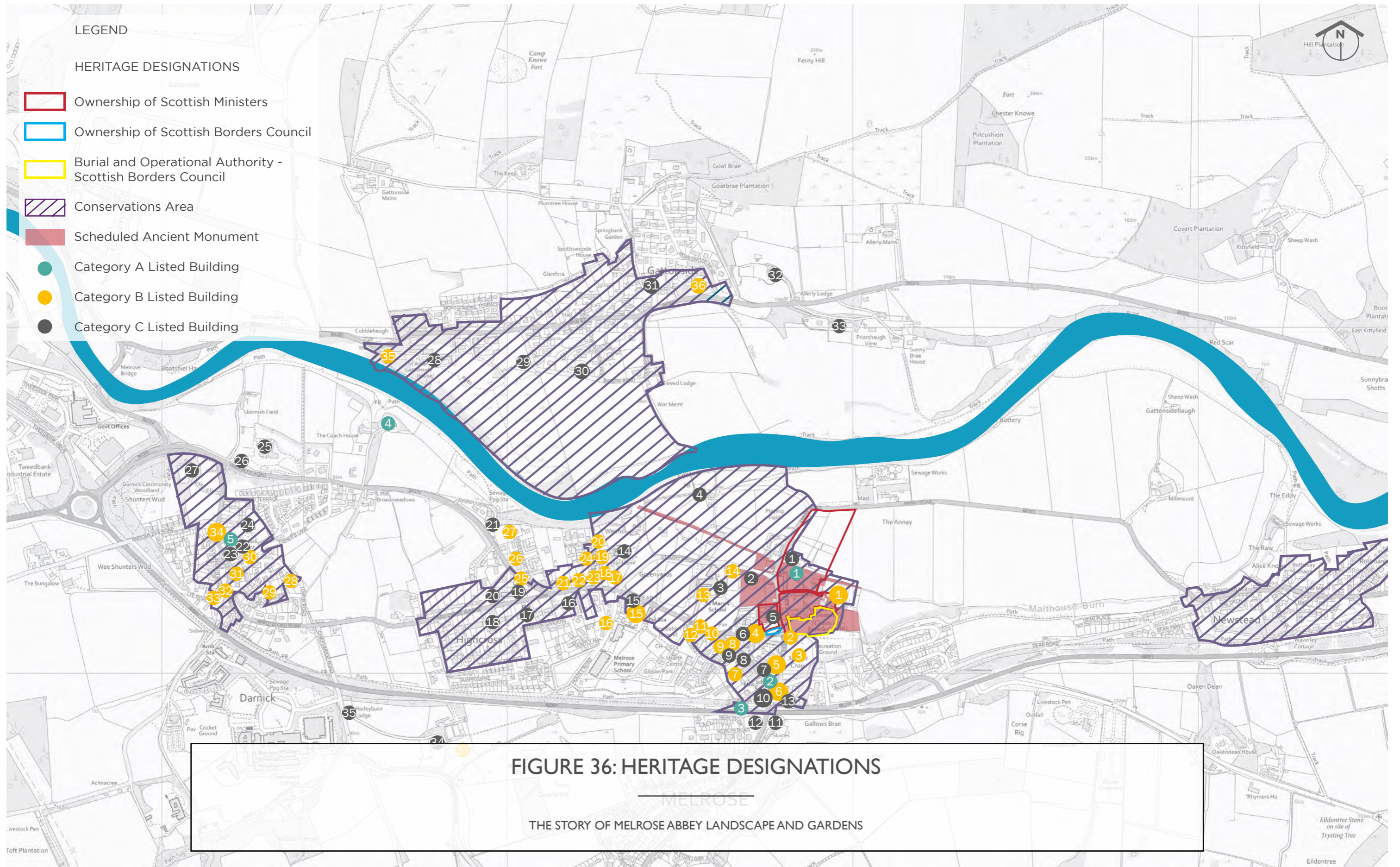
1. Formal feature gated access to graveyard - good condition not publicly accessible and not in regular use.
2. Main entrance and pay-point to Abbey - stepped access and poorly positioned in terms of a 'Gateway' experience.
3. Cloisters Road vehicle access - service access to (MCU) and private houses are public not permitted. Road feels like it should be publicly accessible but signs state otherwise which creates user uncertainty. Not in regular use but a conflict between pedestrian's moving between separate areas of the grounds and maintenance vehicle access.

4. Access to Priory Farm Buildings - in poor condition and not publicly accessible.
- 5 & 6. Access to Abbey/Commandator's House from Cloisters Road - access point between Abbey area and Commandator's House area. Non-paid access point into grounds and creates a breach in pay barrier.
7. Access to Abbey House Gardens - via steps
8. Former access to Commandator's House

KEY ISSUES

1. Start of St. Cuthbert's Way - Location detached from Melrose Abbey. Seek opportunity to integrate start point with Melrose experience - history of St. Cuthbert's and the original Melrose Abbey.
2. Access is from Abbey Street, a main road, with narrow footpaths which can prevent a difficulties for all, but especially disabled. Arrival and pay point discrete and not DDA compliant. Seek to relocate as part of orientation strategy.
3. Cloisters Road creates a physical barrier between Abbey and Commandator's House, not DDA compliant. Seek to regrade and unify as part of orientation strategy.
4. No access route to Priory Farm. Seek to include as part of access and orientation strategy. Standing on bridge over The Lade there is a stunning view of the Abbey against backdrop of the Eidon Hills.
5. Access to toilets/brewery site not DDA compliant. Seek to regrade, or restore as part of

- orientation strategy.
6. Stepped access to gardens at Abbey House
7. No public access to former brewery
8. No formal access to graveyard area and yet key feature in relation to the Abbey and experience of the southern elevation
9. Large expanses of lawn make access to heritage features difficult for those with mobility issues.
10. Ramped access path between Cloisters Road and Commandator's House is not DDA accessible (approx 1:12) and proud edging provides a trip.
11. Wear and tear at pinch points around Abbey has resulted in grass turning into mud, such as bottom of steps and path by ticket office.
12. Cobbled paving presents accessibility issues



① Category A:

1. Commendator's House, Melrose Abbey Precinct, Melrose.
2. Market Square, Market Cross.
3. Melrose Railway Station.
4. Waverley Road, St Helen's.
5. Darnick Village Tower Road Darnick Tower.

① Category B:

1. Melrose Abbey Doocot and Brye Range Adjoining.
2. Harmony Hall.
3. High Street, (North Side) Abbey Park, St Mary's Preparatory School.
4. Chain Bridge Farm Former Toll-House.
5. Abbey Street, Abbey House.
6. Cluster of two Listed Building: 1, Buccleugh Street, K6 Telephone Kiosk at Post Office and Buccleuch Street St Mary's School (Buccleuch House).
7. Cluster of three Listed Building: Market Square, (North Side), Bank of Scotland, J L Crosbie, Newsagent and TSB (2 PARTS); 3 Market Square, Millars Hotel, (Former Bon Accord Hotel) Incorporating Ground Floor Shop.
8. High Street, South Side, George and Abbotsford Hotel.
9. High Street, (South Side) The Kings Arms Hotel.
10. Cluster of five Listed Buildings: Market Square, (South Side) Burt's Hotel; Market Square, (South Side) The Ormiston; Market Square, Corn Exchange and K H Thorburn, Chemist (2 PARTS); Market Square, K6 Telephone Kiosk.
11. Dingleton Road Mavisbank.
12. Dingleton Road, Eildon House (Formerly Rosebank).
13. East Port and Scott's Place (Property belonging to District Council, formerly Toc-H Rooms belonging to Mr Neil).
14. St Cuthbert's Parish Church, Weirhill.
15. High Street, (South Side) Westhill.
16. High Cross Avenue The Anchorage and Kotagiri.
17. High Cross Avenue, St. Cuthbert's RC Church.
18. High Cross Avenue. Ashby, Melrose and District Abbeyfield.
19. High Cross Avenue Holy Trinity Rectory.
20. High Cross Avenue Holy Trinity Episcopal Church.
21. Waverley Road, Tweed Cottage (2 Dwellings).
22. Darnick Village, Tower Road and Abbotsford Road, Darnick Tower and Garden Walls.
23. Darnick Village Tower Road Darnick Tower Ruined Tower.
24. Darnick Village Abbotsford Road (E Side) Tower Cottage.
25. Waverley Castle Hotel, including Original Lamp Standards and Statue of Sir Walter Scott.
26. Waverley Castle Hotel, including Original Lamp Standards and Statue of Sir Walter Scott.
27. Waverley Road, Darnlee.
28. Gattonside House including Chapel, Former Coach House, Cottage, Walled Garden and Boundary Walls.
29. Gattonside, Bakers Road, Achnachairidh.
30. Gattonside, Bakers Road, Hassendean Cottage.
31. Gattonside, The Rigg.
32. Gattonside, Allerly House including Stable Block, Garden Wall, Lodge and Gatepiers.
33. Friar's Hall.
34. Harley Burn.
35. Harleyburn Gate-Lodge and Gates.

① Grade C:

1. Cluster of four Grade C Listed Buildings: Melrose Abbey 'The Cloisters'; Melrose Abbey Former Brewery Warehouse now Store; Cloisters Road Abbey Parks Gatepiers; Cloisters Road Abbey Park.
2. Abbey Street, Priorwood Cottage and Walled Garden, Walls to Prior's Walk and Abbey Street
3. Abbey Street, Priorwood Cottage and Walled Garden, Walls to Prior's Walk and Abbey Street
4. Cluster of seven Grade C Listed Buildings: Buccleuch Street Runcie; Buccleuch Street St. Margarets (Borders Regional Council Special Educational Services and Countryside Ranger); Buccleuch Street Post Office; Buccleuch Street, Braidwood; Buccleuch Street Abbey Coffee Shop and Flats Over; Buccleuch Street Dunfermline House; Buccleuch Street Bellenden.
5. Cluster of four Listed Buildings: Abbey Street, (West Side) Former Town House (Army Cadet Corps); Abbey Streets (West Side) 'Clinkscapes'; Market Square, (North Side) 'Clinkscale Radio and Musical'; Abbey Street, (East Side) Clinkscapes Organ Studio.
6. Cluster of six Listed Buildings: East Port the Ship Inn; East Port, (North Side), Adjoining Ship Inn Houses Belonging to Mr D C King and Mr J S Crawford (2 Parts); Market Square, (South Side) J G Lindsay and Sons and Empty Flats Over; Market Square, (South Side) Branch Library and Flat (Guthrie); Dingleton Road Station Hotel.
7. High Street, (South Side) The Pendstread, to rear of Ormiston and Renwick Nurserymen.
8. High Street, (South Side) A Dalgetty and Sons.
9. High Street, (South Side) The Shoe Shop.
10. High Street, (South Side) Borders Regional Council Social Work Department.
11. High Street, (South Side) 'Choice Furnishers' and West End House.
12. High Street, (South Side) St Dunstan's House.
13. High Street, St Mary's Preparatory School 'Hugh Fraser Buildings'.
14. St Mary's Road, Harmony Hall Stables.
15. Cluster of five Listed Buildings: 5 and 6 Free Place (former Free Church School), excluding Nos 1, 2, 3, 4 and 7 Free Church Place and adjoining workshop to south, Melrose (2 PARTS); High Street, (South Side) Elliotlea and Brooklaws (2 PARTS); High Street, (South Side) Douglas Cottage.
16. Huntly Road, Abbotsknowe.
17. Weirhill, Eildon Bank.
18. Weirhill, Weirhill House and 1 Weirhill Place.
19. 8 Weirhill Place
20. Weirhill Place, Weirknowe.
21. High Cross Avenue Weirdlaw.
22. High Cross Avenue East and West Fordel.
23. High Cross Avenue Mansfield.
24. Cluster of two Listed Building: Weirhill Place, Ellwood and Weirhill Place, Weirhill Cottage.
25. Waverley Road, 'Old Abbey School' and Boundary Wall to Waverley Road.
26. Cluster of two Listed Buildings: Tweedmouth Road, "Tweedknowe" and "Tweedmount"
27. Tweedmouth Road, St Cuthbert's Manse.
28. Darnick Village Tower Road Aldie Cottage.
29. Darnick Village Aldie Crescent Aldie and Lower Aldie.
30. Darnick Village Tower Road House (Virginia Cottage).
31. Darnick Village Abbotsford Road Darnick Cottage.
32. Darnick Village Smith's Road Gables.
33. Darnick Village Smith's Road Darnick Dairies.
34. Cluster of three Listed Buildings: Darnick Village Abbotsford Road (W Side) West House; Darnick Village No 8 Abbotsford Road (E Side) and Glenmore Cottage (Hastie); Darnick Village Abbotsford Road (E Side) Gate House.
35. Gattonside House, East Lodge including Gatepiers.
36. Gattonside, Abbotsmeadow including Walled Garden.

“The Melrose Conservation Area retains many of the historic features that provide it with its distinctive identity.”

Melrose Conservation Area Statement

Key Considerations with regard to the Melrose Conservation Area

- The Melrose Conservation Area retains many of the historic features that provide it with its distinctive identity.
- Many of the properties around the Abbey have been set out in an ordered fashion.
- The centre of Melrose is closely packed and intimate, while the periphery appears more sprawling and open.
- Building materials that prevail throughout the Conservation Area are sandstone, whinstone, harl, slate and on a few occasions red clay tiles.
- Boundary walls also play an important part in the character of the Melrose Conservation Area, some with iron detailing particularly along Abbey Street.

3.5 Heritage Designations

The Abbey & Precinct are subject to several heritage designations (Refer to Figure 36) including:

- Melrose Conservation Area
- Melrose Abbey Scheduled Ancient Monument (SM 90214)
- Category A Listed Commendator’s House
- Category B Listed Melrose Abbey Doocot and Brye Range Adjoining
- Category B Listed Abbey Street, Abbey House
- Category C Listed Cluster of four Grade C Listed Buildings: Melrose Abbey ‘The Cloisters’; Melrose Abbey Former Brewery Warehouse now Store; Cloisters Road Abbey Parks Gatepiers; Cloisters Road Abbey Park.

3.5.1 Melrose Conservation Area

The Abbey & Precinct are located partially within the Melrose Conservation Area boundary on its eastern extent (Figure 37). The boundary extends as far as the River Tweed to the north, the A 6091 to the south and as far as the village extents at Orimston Terrace to the east.

Conservation Area Statement

The Conservation Area of Melrose incorporates the historic core of the settlement. Melrose is world-renowned for its famous Abbey. It is within the grounds of Melrose Abbey that the heart of King Robert I (The Bruce) is buried in a leaden casket. It was his wish to take part in a crusade but this wish was only fulfilled after his death when his friend James Douglas, known as ‘Good Sir James’ carried his embalmed heart while on crusade.

King Robert I’s heart was then brought back and buried in the Abbey.

The Melrose Conservation Area retains many of the historic features that provide it with its distinctive identity. Along with the Abbey, other properties that appear prominent within the Conservation Area, include the Commendator’s House, the Mercat Cross, the Bank of Scotland, the Corn Exchange, the Post Office as well as a number of the hotels.

Melrose is an unplanned settlement with an organic nature, though many of the properties around the Abbey have been set out in an ordered fashion.

The centre of Melrose is closely packed and intimate, while the periphery appears more sprawling and open.

The majority of detached properties tend to be located on the periphery of the settlement and not within the centre.

Building materials that prevail throughout the Conservation Area are sandstone, whinstone, harl, slate and on a few occasions red clay tiles. The architectural details include sash and case windows, fanlights, transom lights, a range of dormers, occasional continuous sills on upper floors, skews, margins and rybats. Boundary walls also play an important part in the character of the Melrose Conservation Area, some with iron detailing particularly along Abbey Street. Whilst these individual elements of the built fabric may not appear significant, collectively their contribution

to the Conservation Area is considerable. Any new development or alterations should seek to respect individual buildings and the wider Conservation Area by taking account of these important features.

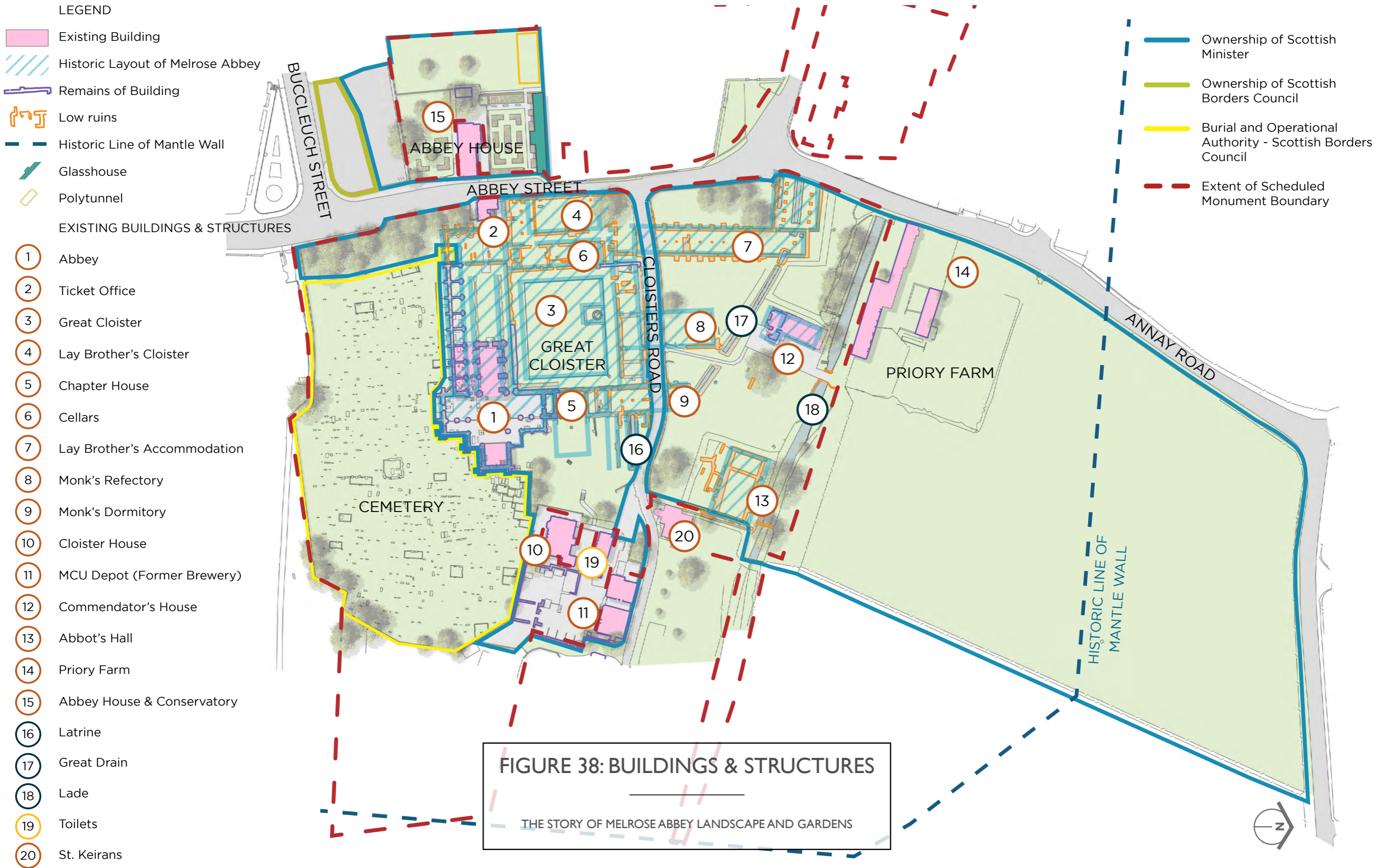
There are currently 69 listed properties within the amended Melrose Conservation Area.

Alterations from previous Statement and Boundary

Alterations to the Melrose Conservation Area boundary from that shown in the Ettrick & Lauderdale Local Plan 1995 consist of the inclusion of the playing field next to the Old Fire Station, Madras Cottage and a large extension to include part of High Cross Avenue. Other alterations to the boundary consist of the exclusion of a field at Priory Farm. There are other small changes to the boundary however these are mere tidying of the boundary to follow elements on the ground.



Figure 37: Extent of Melrose Conservation Area on Google Aerial Image



3.6 Buildings & Structures in the Care of HES at Melrose Abbey

Archaeological background to the Abbey

Once the core area of the abbey was taken into state care in 1919 clearance excavations by workmen from the Office of Works, supervised by the Inspector of Ancient Monuments JS Richardson began almost immediately. No detailed reports on the excavations has ever been published, and few of the excavations records survive. Those which do though make it clear that the excavations were not conducted to the standards of archaeology even being developed at the time. Instead following the clearance methods used on other sites taken into state care, the workmen removed the gardens, structures and post-medieval deposits to expose the footings and foundations of the earlier abbey church and monastic buildings on the site, stopping once these medieval levels had been recognised and the structures plans revealed. Many of the artefacts collected during the excavations are now on display in the Commendator's House.

A photographic album taken in the 1920s (Canmore: DP253047) provides a good indication as to the level of clearance work undertaken, and the depth of post-medieval deposits that covered the site. This is especially apparent on image Canmore: DP253055 which shows one of the houses built on the north side of the abbey church, against Cloisters Road, overlying what is now understood to be the West and Later West Ranges. The image shows the depth of deposits overlying the medieval wall footings ca. 1.5m in depth, and given that work essentially stopped when the plan of the abbey had been revealed, goes some way to explain the current topography of the property in care area.

Clearance of the Chapter House in 1921 found three stone coffins, as well as a fragments of a monumental tomb, interpreted as the shrine of St Waltheof. A cone-shaped lead container, thought to contain the heart of Robert I was also uncovered, and subsequently reburied.

In the 1930s the land north of Cloisters Road was acquired and again clearance work began almost immediately, the removal of buildings and post-medieval deposits revealed medieval structures including the Abbot's House and the Great Drain (which contained a significant number of artefacts). The lade remained in use through to the 20th century, powering the mill to the west of Priory Farm.

The final element of site clearance and presentation works was completed in the 1950s, with the demolition of the Abbey Hotel in 1948 and further excavations within this area.

The early-mid 20th century clearance works have not been conducive to a sophisticated level of understanding of the structural evidence and the presentation works, which saw the wall footings and other structures consolidated means that there is a chance that evidence of inter-relationships has been lost. However given that the work stopped once the medieval levels had been recognised means that it is likely that much of the Property in Care area contains significant archaeological deposits and should be regarded as highly sensitive. There are likely to be unknown archaeological remains, and also likely to be deposits surviving beneath the medieval structures. It is also likely that there are many unmarked graves and burials, which will be highly sensitive and should be avoided as far as possible. Priory Field lies outwith the scheduled monument of the Abbey, and whilst its archaeological potential is unknown, it should also be regarded as archaeologically sensitive given

the likely presence of the mantle wall and its proximity to the abbey complex. Geophysical survey and archaeological evaluation should be undertaken before any proposals are enacted within this area.

Some modern archaeological investigations have taken place at Melrose. In 1996 a geophysical survey detected previously unknown structures & features within the Abbey complex, as well as defining the full extents of the chapterhouse and refectory, and some of these were investigated in subsequent years. These revealed evidence for the expansion & modification of the chapter house, and the abbey complex as well as rediscovering the conical lead casket containing Robert I heart. Following some laboratory analysis, this was reburied in 1998 within the Chapter House and its location marked with the present memorial stone.

There has been little archaeological investigation of the wider precinct, beyond the Property in Care. Work in Priorwood Gardens (NTS) to the south of the abbey, suggests that medieval levels may be well preserved beneath deep deposits of garden soil, and this is probably true throughout the precinct which lies beneath the houses and gardens of Melrose. Excavations on Cloisters Road and Abbey Street during gas main replacement revealed a number of walls that correspond in plan to the abbey remains on the N and S side of Cloisters Road. These include the great hall, the refectory and the parts of the cloisters complex. The excavations on Abbey Street revealed sections of standing walls and a probable medieval culvert. It is understood from other Cistercian monasteries that the operation of the abbey and its self-sufficiency would have required far more buildings and features than now remain, and further research into these would be undoubtedly valuable.



Front cover of album with plans and photographs of Melrose Abbey (Canmore: DP253047)



View of house built over monastic foundations at Melrose Abbey. Since demolished. (Canmore: DP253055)



No. 5. West elevation of house known as "The Priory" in which portions of the Commendator's House (15th - 16th Century) were incorporated.

The Priory looking east c1924 (Canmore: DP00253057)



No. 10. Shows the mansionhouse "The Priory" in course of demolition and restoration of Commendator's House. The view shows the ground after the demolition of the Stables with the Cloisters Road in the middle distance.

The Priory under demolition and the emergence of the Commendator's House c1924-1937 (Canmore: DP00253064)

1 - A Moffat, (2018) *The Borders: A history of the Borders from Earliest Times*. Edinburgh: Birlinn

2 - IT Bunyan after AD McAdam, ENK Clarkson, P Stone (1992) *Building Stones of the Borders Abbeys*. Edinburgh: Scottish Academic Press (Edinburgh Geological Society). Available online at: http://earthwise.bgs.ac.uk/index.php/Building_stones_of_the_Border_Abbeys_-_an_excursion Last accessed 26th February 2020

3 - Historic Environment Scotland: SMC entry Melrose Abbey: <http://portal.historicenvironment.scot/designation/SM90214> Last Accessed 25th Feb 2020

4 - Historic Environment Scotland. Listed Building: Commendator's House, Melrose Abbey Precinct, Melrose, <http://portal.historicenvironment.scot/designation/LB37729> Last accessed 24th February 2020

5 - *ibid.*

① - ⑦ Melrose Abbey (Scheduled Monument SM 90214)

Today, the property in care of HES comprises the shell of the 15th-century Abbey church, including a fragment of the original 12th-century church built by Abbot Richard and dedicated in 1146, and the consolidated lower walls and footings of the monastic buildings which lie on the northern side of the abbey church.

The present building of rose-coloured sandstone dates almost entirely to the post-1385 rebuilding following destruction by Richard II, 'saving nothing and burning down with the fiery flames God's temples and holy places, to wit the monasteries of Melrose, Dryburgh and Newbattle'.¹

The church which rose out of the ruins is considered to be one of the most magnificent examples of medieval church architecture within Britain. Analysis of the stonework has established that from 1385 the church was reconstructed in five stages, proceeding from the east end to the west, through the 15th century. At the beginning of the 16th century three chapels were under construction but before they could be completed the church was again attacked by the English in 1544-5 and thereafter, Melrose Abbey was not repaired.²

The visitor enters the site from Abbey Road at the west end. Only the footings survive of the Galilee porch and little remains of the nave. However, on the south side of the nave lies an aisle of eight chapels. Further east, three bays of the choir and flanking aisles with ribbed vaulting have also survived. The intactness here is largely due to its adaptation as a church c. 1620. Here four pillars were built inside the north pier arcade allowing an inner barrel vault to be constructed inside the original rib vault. Walls enclosed it from the monk's choir to the east and the nave to the west.

Beyond is the crossing where a section of the crossing tower still survives. The crossing is flanked on either side by the transepts and the presbytery to the east where the high altar once lay. The walls rise almost to their full height and sections of ribbed vaulting can be found above the presbytery and the south transept.

The earlier work which survives in the presbytery and transepts suggests the influence of English masons, particularly of churches in North and East Yorkshire. The three extant windows of the presbytery rise to full height; the delicate vaulting above was perhaps inspired by English west country examples. However, as construction moved further westwards, the English influence is superseded by wider European influences which saw the emergence of a Continental-influenced Scottish dialect. An inscription within the south transept boldly declares the work of John Morrow of Paris, whose other work also included St Andrews, Glasgow and Lincluden.

The high-quality decorative stone carving continues outside of the church. The gable of the south transept, for example, is a superb show-piece including an ogee-arch, niches for statuary and a new form of tracery with continental influences. Also, on the exterior is perhaps the most fascinating collection of sculpture depicting all manner of interesting subjects including demons, angels playing lutes, cooks with ladles, and perhaps the most famous at Melrose, a bagpipe-playing pig.

Beyond the abbey church lie the monastic buildings. The remains of which largely survive at foundation level. The abbey's great drain which brought water from the Tweed has been exposed north of Cloister's Road. A number of structures have been identified, although others remain to be identified. The cloisters lie to the north of the Abbey church, an unusual arrangement for a Cistercian order. This may have been due to the location of the main water supply to the north.³ The Chapter House lies adjacent to the north transept and has been the focus of a number of

excavations in the 20th century, famously exposing a lead casket thought to have contained the heart of Robert the Bruce.

The ruins of the monastic buildings continue north of Cloisters' Road and include the foundation of the Abbots Hall to the east of the Commendator's House, the refectory, and the lay-brother's dormitory which extends from the west end of the cloister under Cloisters Road. Further buildings may lie to the west of Abbey Road in the grounds of Harmony Hall and Abbey House. It is also speculated that the old brewery contains elements of the infirmary both above and below ground.

⑬ Commendator's House (Category A: LB37729)

The Commendator's House is a distinctive two-storey building with a three-storey defensive-style tower attached to the east elevation, which is now in use as a museum displaying objects from monastic life and located to the north of Melrose Abbey.

The present form of the Commentator's House dates from 1590 when it was converted as a residence for James Douglas of Lochleven, the last Commendator of the abbey. Little is known of the earlier form of the building, which may have formed part of the Abbot's residence, the foundations of which can be seen further east.

What was constructed in 1590 following the Reformation appears to have been intended as a statement house for James Douglas; the attached square tower with crow-stepped gables and gun loops are defensive, with overtones of a fortified tower house. The building was later absorbed into a larger mansion built in the 1830s, known as The Priory. Historical maps show that The Priory lay within formal gardens and was approached along a short drive from Abbey Street. To the east of The Priory lay a series of outbuildings. Priory Farm lay to the north connected to The Priory's yards and outbuildings via a bridge over the mill Lade.

In 1934 The Priory passed into state care. Soon after, J Wilson Paterson and James Smith of HM Office of Works began to demolish The Priory and restore the structure to its supposed 1590 form.⁴ Images from around this time evidence the extent of works involved in its 'restoration'. This was completed by 1941 when it was opened to the public to provide a means of displaying objects uncovered during excavations of the surrounding area.⁵

The present building is constructed in local sandstone and has a hipped slate roof. The windows are mainly timber multi-paned sash windows with stone surrounds and relieving arches, although some ground floor windows are small casements. The east and south elevations evidence possible changes made by Douglas, interpreted as a timber gallery and external stair belonging to the medieval residence.

The tower on the east elevation has an entrance door on the south side. On the recut lintel are the initials of James Douglas, and those of his wife Mary Kerr of Ferniehirst (whom he married in 1587) and the date 1590. a double-pitched slate roof crow-stepped gables. There are a number of small multipaned timber windows irregularly placed. These have mounded stone mounded surrounds and no relieving arches.

The collections are displayed in the ground and first floor galleries; on the ground floor level are two stone vaulted rooms which probably predate the James Douglas era.



Abbey House



Dovecot and barn range from the south c1941 (Canmore: DP 253062)

16 *Abbey House (Category B: LB37733)*

Abbey House and its gardens lie to the west of the Abbey, at the edge of what would have been the inner precinct. The formal gardens which surround the property are in the care of HES. It is a harled late-17th or early 18th century house with medieval origins, comprising five-bays, two storeys and attic, slate roof (with traditional-style roof lights) and three harled chimney stacks and coped gables. Windows on the south elevation are timber sliding multipaned sashes. The stone surrounds are chamfered. The entrance door is a six-panelled door with flush moulding and the Tuscan surround was added around 1810, at the same time as a two storey addition to the east. There is a small single storey extension on the north side where there is also a gravel drive and garden wall, and a projection at ground floor level on the west elevation. The ground floor is privately let, whilst the upper floors remain in an unrestored condition.

Investigations have established that the building was founded upon an earlier structure possibly of a later-medieval date.¹ Kirkdale Archaeology (2002) established from a programme of recording that the earlier structure was probably part of the Abbey precinct and was a roughly square, two storey structure with thick walls and possibly an external stair turret. It was interpreted as a small tower, possibly defensive. Their work also identified the junction between new and old masonry on the north and south walls, with early 19th century building work turning the first storey of the tower into a drawing room. Further work in 2014 during the removal of harling on exterior elevations provided an opportunity to examine and record these elevations. This work identified four main phases of construction and alteration.²

The Conservatory

To the north and west of Abbey House lie further gardens managed by the HES. These include a glasshouse along the south facing wall which lies north of Abbey House.

A glasshouse was first shown in this location on the Ordnance Survey map of 1898 when it adjoined a further glasshouse range which ran north-south along the west wall. The garden was part of the amenity land given to the Ministry with the Abbey by the Duke of Buccleuch in 1919 but until 1948 was let as a private garden to the Abbey Hotel.³ Documents from 1948 record the acquisition of greenhouses and garden frames by the Ministry of Works belonging to John Know Hamilton of the Abbey Hotel.⁴

The glasshouse is a traditional lean-to-style glasshouse with timber framing, finials to the ridge ends, set upon a stone dwarf wall. The gabled, central section projects forward where there is a half-glazed access door. A modern polytunnel lies in the western garden, replacing a glasshouse first shown on the Ordnance Survey map of 1898.

1 - Stefan Sagrott, 2018, HES 'Cultural Resources Team Assessment'. Unpublished report

2 - Kirkdale Archaeology, 2002, Abbey House, Melrose: Archaeological recording and interpretation, March 2002. Unpublished report.

3 - HES archives; Gardens: Review of Policy DD/27/1034 (SC21966/9/C)

4 - HES archives: MW/1/329(SC21966/3A)

5 - Historic Environment Scotland. Listed Building: Melrose Abbey Dovecot and Byre Range Adjoining. <http://portal.historicenvironment.scot/designation/LB37727> Last accessed 24th February 2020

15 *Priory Farm (Category B: LB37727)*

Priory Farm comprises a staggered linear building range, running roughly west to east which backs onto the mill Lade. Facing it on the north side, and running parallel, is another linear agricultural building.

The southern range contains a dovecot which is both the most interesting and oldest structure on the site which is listed with the adjacent byre range. The list description describes it as being built in the early 18th century.⁵ Curiously, however, it does not appear on the Roy map of c.1755 or the John Woods plan of 1826, although the established farmstead is laid out in its familiar form on the Ordnance Survey First Edition of 1859.

At the time of the site visit, the Dovecot was heavily scaffolded and covered for protection. The list description describes it as being a 'lean-to type' built of rubble and ashlar with crow-stepped flanks and moulded kneelers on the north facing lean-to roof. The birds accessed through flight-holes within a single gabled dormer set upon the south-facing slate roof. There is access into the structure at ground floor on the north elevation where no other openings are visible, although a structure was formerly appended to this elevation and the stonework still shows traces of painted plaster / mortar adhering to the stonework.

Adjoining to the east, is a mid-19th century single-storied barn and byre range in roughly-coursed and squared sandstone with sandstone dressings, and a (partial) slate roof with a further smaller structure appended to the eastern gable. The north elevation has a large barn door with segmental head which is flanked to the east by two window openings and to the west by a (historically) blocked window and two further doorways. Most openings have been boarded up with modern materials although a single door in the byre and one at the base of the dovecote retain historic boarded doors with ventilation holes/slits. There is a single window opening on the south elevation, now blocked with modern material. An historic photograph indicates this contains a multi-paned sliding sash window. A change in the stonework on the byre range also suggests it was constructed in several phases. The building is structurally sound, although the byre element has a temporary roof covering to protect the vulnerable roof structure.

Adjoining to the west is a range of lean-to timber structures with a slate roof (failing in several locations) with chimney at the west gable end and in poor overall condition.

Running parallel to the north, and facing it across a former yard, is a shorter agricultural range built in rubble-stone with a slate roof. There is a loft with dormer-style pitching window above. The structure is of four bays, and formerly open-fronted but in poor overall condition, with failing timber lintels. The range is depicted on the Ordnance Survey First Edition of 1859. By 1898 a glasshouse(?) was attached to the western gable end and a further smaller structure had been constructed against the north elevation. The range is shown as facing onto an enclosed yard subdivided into two as it does today.

To the north of Priory Farm is an earthwork platform said to have been the location of a prisoner of war camp in 1942. A linear building is also shown in this location running roughly north-south on the 1898 Ordnance Survey map. Today, this area forms part of a large pasture subdivided and let for grazing.



Cloister House (Old Manse) and brewery site captured in an aerial image of 1933 (Canmore: SC 1257892)



Looking towards the brewery warehouse (left of centre) with Cloister House to the right c1950 (Canmore: SC1834015)

11 *Cloister House (The Old Manse) (Category C: LB37730)*

The house known as Cloister House was constructed in 1815 as the church manse to designs by John Smith of Darnick.¹ When the old manse was demolished and a new one built, the foundations of the abbey infirmary are thought to have been revealed.² When the house was acquired it was proposed to be made into a museum despite the scarcity of housing within the town.³

The two-storey stone house with a hipped slate roof has two chimney stacks. It faces south onto the burial ground at the east end of the abbey. It is three bays with central doorcase with stone surround and moulded cornice. Below is a six panelled timber door and decorative fanlight. The timber sashes have multiple lights (the awkward division of the lights would suggest the sashes have been replaced on the south elevation. The two-storey stone canted bay window to the west was probably added after 1850.

The house is now operated as a holiday let through a private company and was not accessible during the site visit.

12 *Melrose Abbey former brewery and warehouse (Category C: LB 37728)*

To the north-east of Cloister House is the site of a former brewery. Today the principle building is the brewery warehouse (listed Category C) currently used by HES as a store, messing facility and education room. The two-and-a-half storey, rectangular structure, is built of local dressed stone and rubblestone, both coursed and uncoursed with a hipped slate roof and tall brick chimney. A key feature is the central pend with segmental head and curved reveals incorporating a small viewing window to the left. The first floor is accessed via a modern (restored) external stair on the south-facing elevation, whilst there is also an internal modern metal stair from ground to first floor at the east end. All windows appear to be modern replacements. The building originally formed the northern range of an irregular yard.

Today, the old brewery yard is partially cobbled and the location of the HES MCU depot and contains a number of ruined structures. Across the yard to the south are the remains of former brewery structures, now roofless, currently undergoing repair and consolidation. A structure which is believed to contain medieval fabric.

A brewery is marked on John Wood's plan of Melrose in 1826. From 1839 the Simson family owned the brewery and later went into partnership and became Simson & McPherson Ltd. A faded inscription above the pend reads 'Simson & McPherson Ltd Brewers and Maltsters'.⁴ The brewery continued to operate into the early 20th century when it was sold and subsequently closed in 1906 by Robert Deuchar Ltd. The company continued to own the buildings until 1950 when they gifted them to the Ministry of Works.⁵

The Brewery site is thought to (partially) to occupy the site of the abbey infirmary or other monastic structures. Recording in 2002 was carried out during cleaning of vegetation and repointing work. A structure in the south-east corner of yard showed a complex history of alterations and likely contains medieval fabric (including a vault). In 2016 a watching brief during the excavation for new gate posts identified what appears to be a drain, which may also be associated with monastic structures in vicinity.⁶

Abbey/Medieval Boundary Walls

The site east of Abbey Road within the care of HES's is divided into two principle areas by Cloisters Road. However, much of the publicly accessible areas are bounded by stone walls or chain-link fencing to prevent un-ticketed access to the site.

The abbey site south of Cloisters Road is largely bounded by a sandstone wall; this runs along Cloisters Road to the north and turns south along Abbey Street where sections of wall are aligned upon monastic stonework. Beyond the visitor centre, the wall reduces in height and is topped by railings running beside the burial ground. There is gated access with stone gatepiers from Abbey Street; the gates into the burial ground were erected in 1934 following the demolition of a building.⁷ The wall turns to run along the south-side of the burial ground, separating it from Priorwood Gardens (managed by the National Trust) to the south. The stone wall, now increased in height, continues northwards along the eastern boundary, until reaching the old brewery site. Here the boundary wall incorporates a structure from the old brewery and continues in front of The Cloisters as railings, eventually returning to meet the wall at Cloisters Road. The trapezoidal enclosure to the east of the medieval vault was once covered by a large monopitch roof (as shown in the 1933 aerial photo).

It is clear that a portion of the boundary walls to Abbey Road and Cloisters Road have been consolidated and /or reconstructed in response to the clearance of the many building gifted to the Ministry of Works in the 20th century which had stipulations that they were demolished to enhance the setting the abbey.⁸ These include the Abbey Hotel and the custodian's cottage which stood at the west end of the abbey, and a house known as Abbey Place which formerly stood to the south of Cloisters Road near the junction with Abbey Street. This was taken down c1920 and likely involved the construction of parts of the Cloisters Road boundary walls. The excavation of the monastic remains within the abbey precinct would also have involved the consolidation or rebuilding of the boundary walls during the 20th century.

Cloisters Road cuts across the monastic ruins of Melrose Abbey providing access to St. Kieran's Cottage, the old brewery site and Abbey Place (formerly Viewfield). It is not clear from records when the road was first laid out, but it is shown on the Roy plan of c1755.

Following the Reformation of 1560, the Abbey was said to have been a very poor condition, and it is thought that many of the monastic structures were in a severe state of dereliction. The valuable building materials were rapidly removed, finding their way into local buildings, including the refurbished Commendator's House of 1590.⁹ Documents record the area to the north-east of the former cloister as in the possession of the minister John Knox, and it is likely this area was developed as a church manse in the late 16th century. The traversing of medieval remains, may therefore have been laid out as early as the late 16th or early 17th century, allowing access to The Manse and other properties located north-east of the abbey.

Unfortunately, Cloisters Road and its high stone wall serve both as a physical and visual barriers which impede understanding and appreciation of the whole site. Whilst the walls have been partially rebuilt and consolidated in the 20th century

1 - Canmore entry 100235 available online at: <https://canmore.org.uk/site/100235/melrose-cloisters-road-the-cloisters> Late accessed 19th February 2020

2 - G Ewart, 1999, Melrose 1996-98 - interim report (unpublished report), p12 after Dennison & Coleman (1998)

3 - MW/1/1202(SC21966/3L pt.1 Dec 1919

4 - Historic Environment Scotland Listed Building: Melrose Abbey Former Brewery Warehouse now store <http://portal.historicenvironment.scot/designation/LB37728> Last accessed 24th February 2020

5 - Ibid

6 - Kirkdale Archaeology, 2016, Minor Archaeological Works 2016-2017: Melrose Abbey Watching Brief 2016: HS PIC Index No 90214. Unpublished document

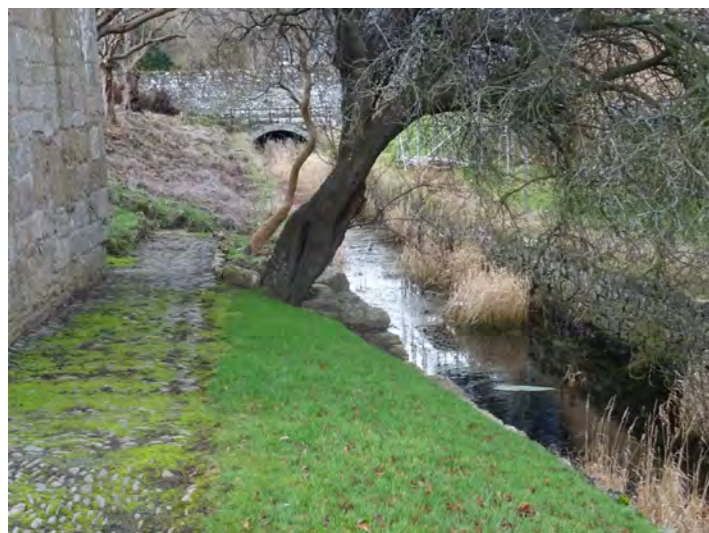
7 - MW/1/331(SC21966/3D

8 - Ewart, 1999, p16

9 - Ewart, 1999, p9



Latrine connecting to Great Drain



Lade

it is likely that the walls retain earlier elements as well as reused medieval fabric. A sections of walling on the north side of Cloisters Road has been largely removed following the restoration of The Priory as the Commendator's House and a section of wall to the east of this was likely rebuilt or consolidated after 1924 and appears to retain older fabric, perhaps relating to The Priory grounds or outbuildings.

The possibility of closing Cloisters Road was raised in 1987 and advice was sought from the Solicitors Office. An alternative route had originally been mapped out over 50 years before this request. However, it was established that the owners of Abbey Place (formerly Viewfield) had a right of way over the road and the matter was dropped following their objection.

North of Cloisters Road, the area managed by HES is partially bounded by a sandstone wall to the east and west. To the north, the boundary is in the form of the mill Lade and chain-link fencing.

Within the western boundary wall to Commendator's House bordering Abbey Road is the former entrance to The Priory (later to become the restored Commendator's House). The gateposts remain, although changes within the walls either side suggest the walls has been repositioned and straightened. An entry within the HES archives for Melrose Abbey says that in 1957 the wall on the south side of the entrance to the Commendator's House was in a dangerous condition and liable to fall onto the footpath. Initially there were objections to the altering of this wall, but a rebuilding was completed in July 1958.

17 - 18 *The Great Drain & Lade*

The listing for Melrose Abbey Scheduled Ancient Monument also includes the Lade that brought water to the abbey from a weir in the River Tweed about 500m to the west-northwest.¹ The Lade is understood to be one of the most intact examples of such a feature in Scotland and is a prominent and therefore is highly significant within the grounds.

Mill Lade, or Abbey Lade fed at least one of the abbey's mills; and was partially diverted also to function as a main drain to serve the latrines of the east range and, probably, also those of the lay brothers.² Both of these structures are predominantly in tact within the grounds though the Lade no longer functions and it is understood the connection to the River Tweed is no longer in tact.

1 - Historic Environment Scotland. Scheduled Ancient Monument Melrose Abbey SM90214 <http://portal.historicenvironment.scot/designation/SM90214> last accessed 8th July 2020

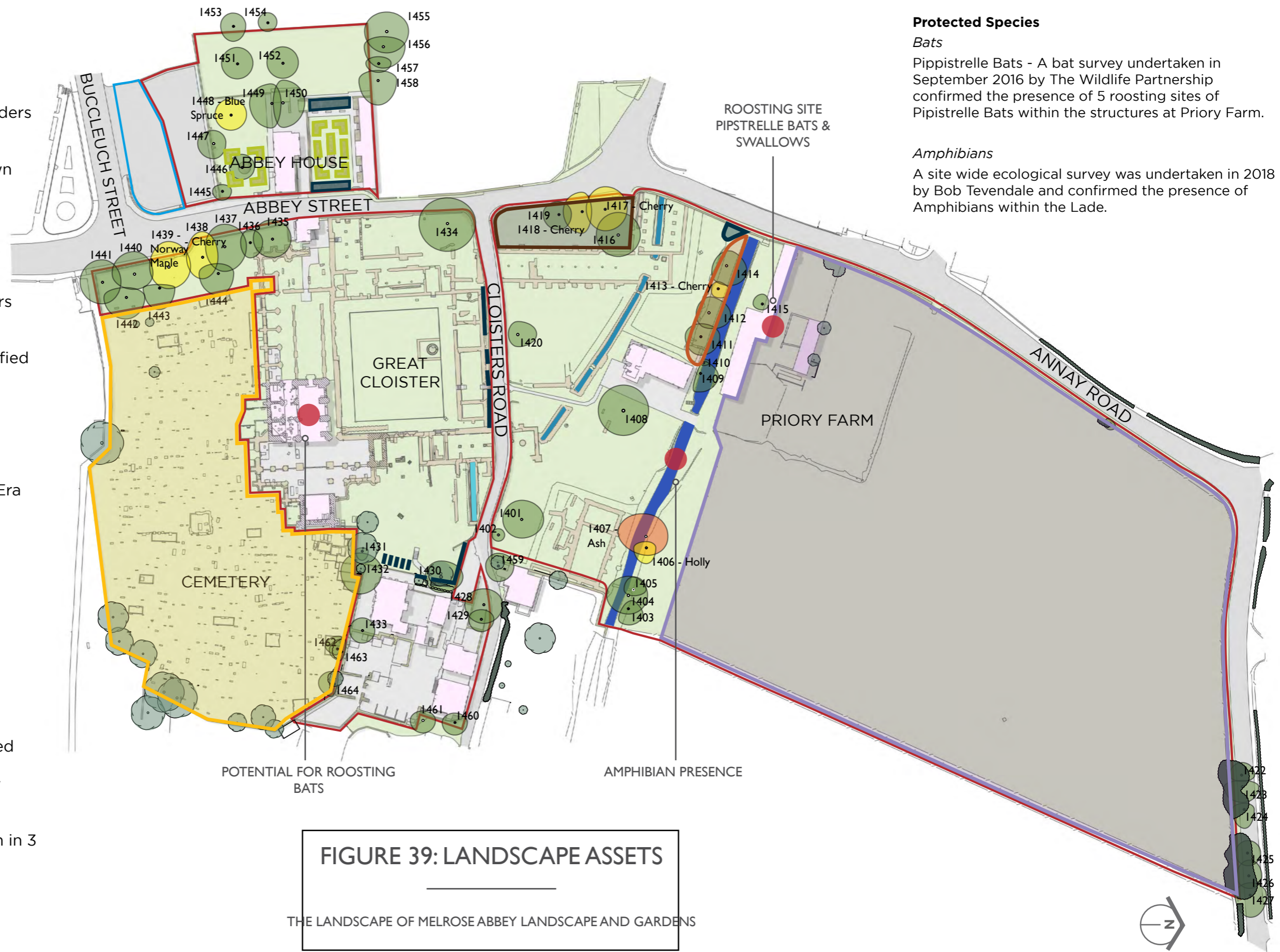
2 - Historic Environment Scotland - Canmore - Information from 'Historic Melrose: The Archaeological Implications of Development' (1998). <http://canmore.org.uk/event/1019246> last accessed on 8th July 2020



THE DOOCOT, FORMER ROCKERY, LADE & COMMENDATOR'S HOUSE

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

- LEGEND**
- Ownership of Scottish Ministers
 - Ownership of Scottish Borders Council
 - Intensively Maintained Lawn
 - Pasture (private lease) managed through grazing
 - Burial and Operational Authority - Scottish Borders Council
 - Area of longer grass identified for wildflower
 - Ornamental Planting
 - Bedding Plants
 - Former Ministry of Works Era Rockery
 - Lade
 - Great Drain
 - Latrine
 - Surveyed Trees
 - Tree Survey Undertaken in March 2020 - no action required
 - High Priority Recommended Works with in 3 months of Survey
 - Medium Priority Recommended Works with in 3 months of Survey
 - Un-surveyed Trees
 - Surveyed Location of Protected Fauna Species



Protected Species

Bats
 Pippistrelle Bats - A bat survey undertaken in September 2016 by The Wildlife Partnership confirmed the presence of 5 roosting sites of Pipistrelle Bats within the structures at Priory Farm.

Amphibians
 A site wide ecological survey was undertaken in 2018 by Bob Tevendale and confirmed the presence of Amphibians within the Lade.

FIGURE 39: LANDSCAPE ASSETS

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

“The Cistercians lived close to the land, to gardens, to growing things. It is surely not an accident that the Song of Songs, so full of garden imagery, was a favourite source of spiritual inspiration for them.”

*Meyvaert, P (1986) Monastic Gardens in Medieval Gardens
Dumbarton Oaks Colloquium on the History of Landscape
Architecture*

3.7 Landscape Assets, Climate Change & Biodiversity

3.7.1 Trees

Tree Survey and Management Recommendations report was prepared by Donald Rodger Associates in March 2020. This records in detail the nature, extent and condition of the existing established tree cover within and adjacent to the PIC boundary and also sets out management recommendations. All in all a total of 52 trees were surveyed in the PIC and 12 trees outwith the PIC.

Key findings include:

- A total of 19 species of tree was recorded within the PIC boundary
- None of the trees are of any known significance - No trees appear on the Ancient Tree Inventory or the TROBI database.
- The yew tree in the Commendator’s House garden is possibly the oldest tree on site, estimated at 200 years and stands as an isolated specimen on a prominent man-made mound. An additional Yew, Aureomarginata variety, which stands in the garden of Cloister House is also likely to be about the same age. A sycamore, ash and horse chestnut also growing in the grounds of the Commendator’s House are in the region of 150 years old.
- Most of the remaining trees are of twentieth century origin,
- The majority (90%) of the trees within the PIC are assessed as being in good to fair condition overall but urgent work is recommended to 9 trees, including one within 3 months of the survey
- Storms in 2022 resulted in a Plum tree, on the bank of the Lade immediately to the north of the Commendator’s House, being blown over.
- A memorial tree, a Melrose White Apple, was planted in 2018, on the request of the Duke of Buccleuch, to replace an original tree that was felled due to H&S reasons (2016).

Whilst no ancient trees remain on the site, and originally there was unlikely to be many trees within the Precinct apart from perhaps orchard trees, the remnants of garden planting are important and contribute to the setting of the listed buildings especially the Commendator’s House and Cloister House.



Melrose White Apple memorial tree, was planted in 2018, on the request of the Duke of Buccleuch



Yew tree in Commendator’s House garden estimated to be 200 years old

3.7.2 The contribution of trees to views and setting

Existing walls restrict views of the site of the Abbey side of Abbey Street, apart from where the graveyard railings from onto the road opposite the public car park. Here the mixed species of 10 semi-mature trees to the south of the existing entrance further screen views to the Abbey. In addition, the 4 Blue Spruce trees in Abbey House Gardens provide the main feature in the garden but look incongruous and will ultimately grow too big for the gardens, adversely affecting the setting of Abbey House and, in time, the Abbey. The trees located either side of Cloisters Road are partly the remains of the former garden planting and partly later ornamental introductions. The large Horse Chestnut adjacent to Commendator’s House partly screens views of the Abbey from the bridge over the Lade. Apart from the Yew trees and Horse Chestnut referred to above, species include Lime, Lawson Cypress, Norway Maple and Gean tree. The trees serve to punctuate the open spaces around the monuments and buildings and provide a connection to the trees in the wider landscape. The line of Kanzan Cherry in the area of the former rockery of the Commendator’s House look incongruous now that the garden has been abandoned and they partly screen views of the Priory Farm, further detaching it from the rest of the site. A line of largely native trees also runs adjacent to the Lade to the north of the remains of Abbots Hall. In addition, a further line of roadside hedgerow trees mark the north boundary of Priory Farm. Most recently an apple tree has been planted to replace an old and diseased original in the area of memorial areas for The Dukes of Buccleuch.

3.7.3 Grass & Wildflowers

Apart from Priory Farm, the vast majority of the site is amenity of grassland and mown on at least on a fortnightly basis in the summer. The grass within Abbey House Garden and adjoining the monuments is also edged on a regularly basis, and given the extent of the ruins, this amounts to a considerable length of edging. The churchyard is maintained by the Scottish Borders Council and is now mown 3 times a year, providing a rougher surface, although HES has carried out additional cuts adjacent to the Abbey to ensure a high quality edge to the monument.

As part of an ecological management report in 2010 by HES, it was noted that a number of small patches of grass have been left uncut and was developing as semi-natural neutral grassland which had increased the number of flowering plants. As has been discussed, plants would likely have been precious commodities at the time of the Cistercian Monks and plant knowledge much prized particularly regarding the wide variety of uses for native species.

The Lade and other drains running across the site, including the Great Drain, are edged in sedges and rough grass. Moss has established on the stone walls and is apparent elsewhere across the site.

The Priory Field of Priory Farm is currently grazed by horses.

HES will be liaising with Bug Life in 2022 as part of a Destination Tweed Project, which aims to increase biodiversity 1km either side of the Tweed.

Please refer to Appendix B for wildflowers typical grown by Cistercian monks.

3.7.8 Kale

There are kale carvings on the capitals of the north transept arch, as shown on the Canmore images:

There is evidence that kale was a fairly staple food from the Middle Ages and there is an “old” rhyme (but recorded in 19th century):

O, THE MONKS of Melrose made gude kale

On Fridays, when they fasted;

They wanted neither beef nor ale,

As long as their neighbors' lasted.



View of north transept, Melrose Abbey
(Canmore DP151898)



Detail of pier capital, Melrose Abbey
(Canmore DP149988)

Summary of Management Opportunities

- Tree works recommended within the arboricultural report should be undertaken as a priority.
- Consider potential to develop Abbey House gardens and glasshouse as a centre for horticultural excellence and nursery for other HES sites. Opportunity to develop local skills and community involvement.
- Consider feature ornamental gardens in historic growing/ garden space- Great Cloister Gardens, Laybrothers Cloister Garden and Priory House Garden (former rockery), subject to ensuring there were no adverse impacts on the monument's cultural significance such as disturbance to archaeology.
- Consider options for long term management of the Lade. Restoration to original use appears (unlikely) in the short term given the disconnect from the River Tweed but options for the Lade to function as an ecological/SuDS feature could be explored.
- Area of grassland to the north of the Lade and to the east of the bridge should be left uncut apart from an autumn cut in September. Leaving the grass uncut will provide suitable conditions for a range of plants, birds, invertebrates and small mammals that prefer, tall vegetation, an abundant litter layer and freedom from disturbance. Options could also be explored to manage grassland around historic building foundations to emphasise internal/ external spaces i.e. longer meadow grass for historic external spaces and mown lawn for internal.
- The Priory Field has great potential to be restored to productivity using historic farming methods thereby creating further opportunity for interpretation and local skill building.

Figure 45 sets out the identified Landscape Management Opportunities.

3.7.4 Ornamental Planting

On the eastern side of Abbey Street, ornamental planting is limited to two areas on the site - the two beds running along the south facing wall that borders Cloisters Road either side of the steps leading north from the Abbey and secondly planting at the entrance to the toilets.

Along the Cloisters Road boundary a number of shrubs including fruit trees ornamental climbers and yew sporadically adorn the wall. The narrow planting beds either side of the steps is planted with ground cover shrubs, predominately Hebe and a range of herbaceous plants. Adjacent to the toilets a yew hedge and shrub planting screens the building. 5 small raised beds have recently been added at the top of the grass embankment in front of Cloister House; these appear to be out of place in this setting. Within the graveyard there a number of small conifers around the graves and many headstones are covered with ivy. The unkempt rockery adjacent to the Lade has the opportunity for restoration or for the creation of a new garden.

On the western side of Abbey Street, the gardens include floral displays laid in a formal layout in front of the glasshouse as well as in front of Abbey House laid out in a square shape around one of the Blue Spruce trees. This planting provide a contrast to the planting elsewhere on the site and gives the impression more of a public park than a garden. Abbey House gardens also include shrub and herbaceous planting beds. The glasshouse is the main feature within the gardens but it contains very limited planting and is currently not accessible, a lost opportunity. The polytunnel to the rear is used to propagate plants for the site and HES properties in the area.



Hebe ground cover along boundary to Cloisters Road with the Yew tree in Commendator's House garden estimated to be 200 years old visible in distance

3.7.5 Biodiversity

Ecological management report by Scottish Natural Heritage in 2010 highlighted the following:

Environmental Designations

Melrose Abbey Landscape and Gardens is located approx. 160m to the south of the River Tweed at the closest point and is at the intersect of a nationally designated SSSI and internationally designated SAC both of which cover the full width of the river (refer to Figure 3).

The River Tweed SAC is designated for Atlantic salmon, sea lamprey, river lamprey, brook lamprey, otters and freshwater habitats and the SSSI for Salmon, sea, river and brook lamprey and otters, as per River Tweed SAC.

Protected species

- Possible bat roost - A bat survey will have to be undertaken before any works to abbey or trees. 55 Khz Pipistrelle, a European Protected Species, were last recorded in this area in 2008. 11 previous bat records dating back to 1990, including 45 Khz Pipistrelle in 2004. Source NBN.

- Farm Steading: Bat roost
- Amphibians in old Lade/leat

Local/National Biodiversity Action Plan (BAP)

- BAP Habitats: water/marsh
- BAP Species: frog/toad

3.7.6 Ecological Management Guidance

- Area of grassland to the north of the Lade and to the east of the bridge should be left uncut apart from an autumn cut in September. Leaving the grass uncut will provide suitable conditions for a range of plants, birds, invertebrates and small mammals that prefer, tall vegetation, an abundant litter layer and freedom from disturbance. The recent establishment of a wildflower area under trees to the west of the Commendator's House has been successful and this approach could be followed in these areas, although a different mix may be appropriate.
- The Lade and Great Drain, which have cobbles laid along their beds, should hold water all year but both water courses get filled with leaves and the flow into the Lade has been interrupted upstream. More regular leave removal and exploring options for reinstating the flow into the Lade should be investigated to restore a significant archaeological feature as well as an important habitat.
- The report suggested that biodiversity could also be increased to include more of those species found on the site near the Commendator's House which have historical medicinal uses, wild strawberry, yellow flag iris, meadow crane's-bill and columbine.



Contemporary garden design interpreting historic layout and decor at Lowther Castle, Cumbria creates independent interest in the grounds that complements the historic structures.



Reduced mowing regimes in cemeteries can provide ecological benefit.



Potential for a re-wetted Lade to provide interpretive and ecological improvement.



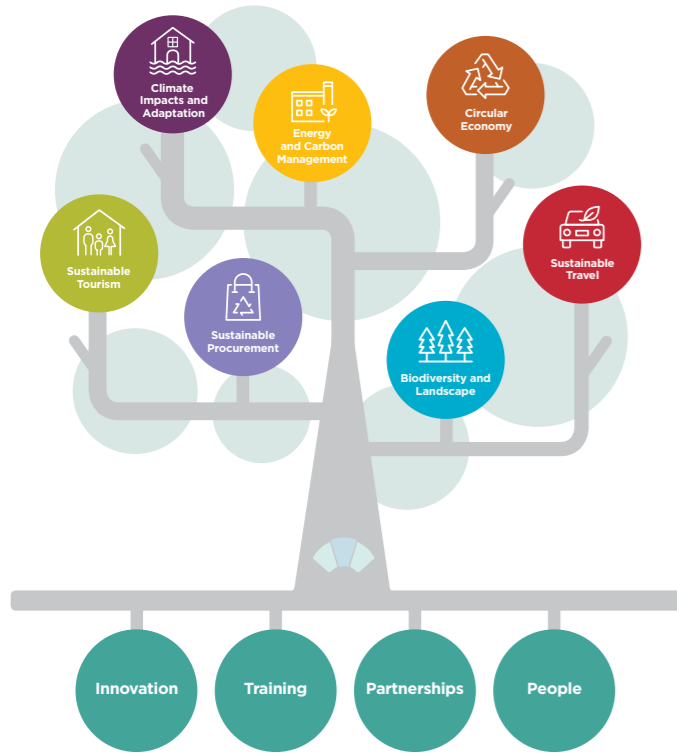
Potential to maximise public offer through refurbishment and lease of ancillary structures while interpreting historic uses.



The skilled work of HES masons and grounds team is integral to the protection of Scotland's historic assets and could be at the forefront of HES' public facing offer.



Restoration of historic rockery feature could provide further horticultural interest.



3.8 Climate Change

In 2020 Historic Environment Scotland released its Climate Action Plan (CAP) 2020-2025. The outline and ambitious range of measures and strategies to increase the resilience of their properties in care in a changing climate and provide a proactive business response to the threats posed by this new environment.

The CAP considers 7 key themes with for underpinning Core Activity Strands (Refer to Figure 37). The Key themes are:

1. Climate Impacts, Risk and Adaptation
2. Energy and Carbon Management
3. Circular Economy
4. Sustainable Tourism
5. Sustainable Procurement
6. Biodiversity & Landscapes
7. Sustainable Travel

The four underpinning Core Activity Strands are:

- Innovation
- Training
- Partnerships
- People

Any proposed interventions at Melrose Abbey should be considered in the context of the CAP and the policies proposed by this LCMP (as well as relevant policies, such as Scheduled Monument Consent Policy, local and national planning policies). In particular there are several key strands further defined in Policy that look to respond to the key themes of the CAP:

- Relocation of the MCU and establishment of a Skills Hub (1, 2, 3, 5)
- Development of a Transport Hub and improved links with ScotRail (1, 2, 4, 7)
- Improved, more efficient management and diversifying habitat (1, 2, 6)
- Improved community engagement, volunteer opportunities and skills building (3, 5, 6)

3.8.1 Climate Change Risk Assessment

A Climate Change Risk Assessment was for Melrose Abbey was prepared by David Harkin for HES in January 2019. The report looked at the risk posed by:

- Fluvial Flooding: occurring where water exceeds the capacity of the watercourse and covers surrounding areas (Figure 38).
- Pluvial Flooding: occurring where rainfall cannot enter the drainage systems as it is already at capacity and then flows or ponds on the ground surface (Figure 39).
- Groundwater Flooding: the potential for groundwater flooding to occur, based on where geological conditions could enable the flooding to happen, and/or where groundwater may come close to the ground surface, i.e. where the water table is high (Figure 40).

The report found that Melrose Abbey Landscape and Gardens was at a high risk of being impacted upon by Fluvial, Pluvial and Groundwater Flooding as a result of a

changing climate and identified that control measure may need to be put in place. The figures below identify those areas most at risk.

It is hoped that by reactivating the Lade and diversifying management across the Annay Field a resilience could be built to the conditions of a changing climate minimising future impact upon some of Melrose Abbey's key assets.

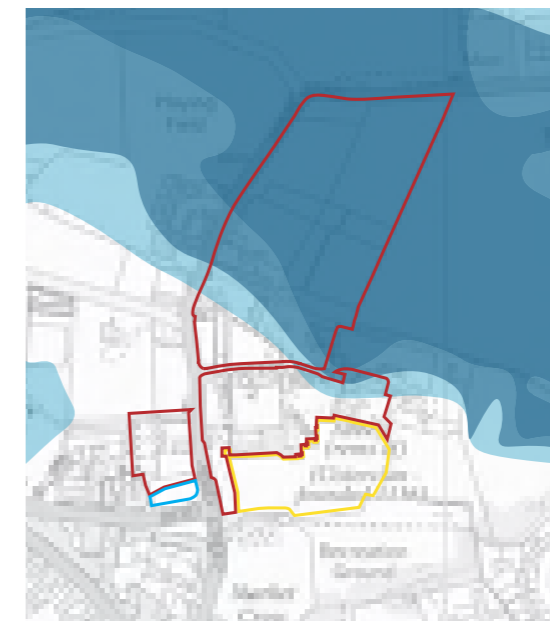


Figure 41 - Fluvial Flooding



Figure 42 - Pluvial Flooding

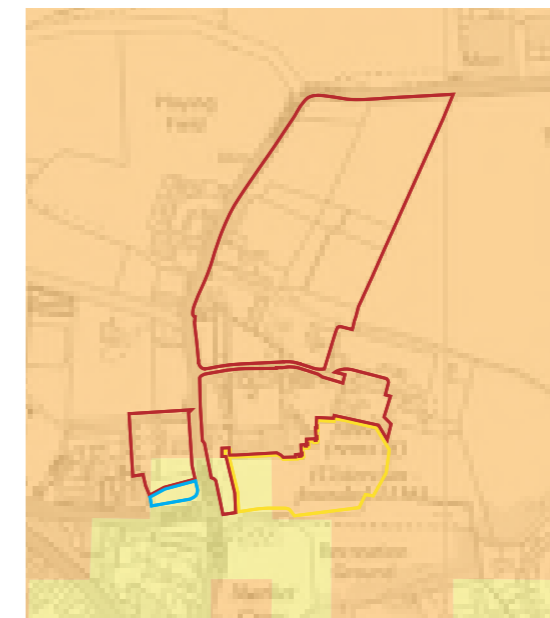


Figure 43 - Groundwater Flooding





MELROSE ABBEY AERIAL, CANMORE

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

ASSESSMENT OF SIGNIFICANCE

This section considers the significance of four themes: Evidential value, Historical value, Aesthetic Value and Communal Value in order to inform decision on policy.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Assessing significance

Historic assets each have a unique cultural significance which comes from a wide range of interests that include not just the physical fabric of the site but also its setting, use, history, traditions, local distinctiveness and community value. Successful management or development of a site is based on protecting these various elements, foreseeing any potential conflicts of interest within them and minimising any potential threats arising in the future.

Evidential value: the potential to yield new evidence about past human activity; how it matters for future research – for example earthworks in a historic garden

Historical value: this examines how a site is connected to past events and people; how it contributes to the history of the nation – this could be from a link with an artist, designer, writer etc, or a place that evokes or illustrates past events.

Aesthetic value: the way a place can give sensory and intellectual stimulation. The appeal might be designed or fortuitous. This can relate to the whole landscapes or a single feature.

Communal value: the meaning given to a place through collective experience or memory of it, how it brings people together - this is particularly important for local landscapes or places with spiritual value.

Ecological & Arboricultural value: the meaning given to a place through collective experience or memory of it, how it brings people together - this is particularly important for local landscapes or places with spiritual value.

The ratings of significance are as follows;

Outstanding significance

A building or element of national or international importance, or a fine, intact or little altered example of a particular period, style or type that embodies the importance of the landscape setting or the element to which it is a part.

Considerable significance

A building or element of regional importance (Scottish Borders Council), or a good example of a particular period, style or type with a high degree of intact original fabric that contributes substantially to the importance of the landscape setting, or the element to which it is a part, that may have been altered.

Moderate significance

A building or element of local importance (Scottish Parliament Area - Midlothian South, Tweeddale and Lauderdale), or an element that contributes to, but is not a key element to the importance of the landscape setting, or the element to which it is a

part, that may have been altered.

Neutral significance

An element which neither contributes, nor detracts from the importance of the landscape setting.

Negative

A building or element which detracts from the overall significance of the buildings or site overall.

Historic Environment Policy for Scotland

Historic Environment Scotland has a Designation Policy and Selection Guidance (2019) that sets out four policies under the Historic Environment Policy for Scotland (HEPS), to help guide the assessing of significance. These are outlined below:

- HEP1: Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance;
- HEP2: Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations;
- HEP5: Decisions affecting the historic environment should contribute to the sustainable development of communities and places;
- HEP6: Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.



“Melrose Abbey Landscape and Gardens is of outstanding aesthetic interest due to the remarkable architecture and evocative headstones.”

4.2 The significance of Melrose Abbey Landscape and Gardens

The following comments are seen as additional to the Historic Environment Scotland Statement of Significance: Melrose Abbey Landscape and Gardens.

4.2.1 Evidential value

This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity.

There is considerable evidential value in the layout of Melrose Abbey landscape and precinct which continue to reflect the structure of the grounds and features that have developed since the instigation of the monastery in 1137. Evidence of phases of the development of historic landscape at the site includes what is understood to be the original precinct boundary defined by a wall, sections of the ‘Lade’ irrigation system, altered boundaries following the demise of the working monastery and expansion of the town, development of a graveyard and associated ornamental planting, a garden west of the Commendator’s house, the former brewery, a garden south of The Manse, Melrose Abbey Gardens adjacent to Abbey House Gardens and earthworks associated with the former Abbey Hotel.

Canmore National Record of the Historic Environment holds a large archive of material relating to Melrose Abbey; including photographs, plans and maps. There are numerous published descriptions of the abbey grounds which are of evidential interest but the Chronicle of Melrose (1618) does not provide evidence of the layout, use or husbandry employed by the monks in the grounds. There is further potential for investigation below ground as many questions remain regarding the layout, form and use of the monastic buildings and the wider landscape beyond.

4.2.2 Historic value

The ways in which past people, events and aspects of life can be connected through a place to the present. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present.

Melrose Abbey grounds are of outstanding historic value having developed in the course of the instigation of the first wave of Cistercian monastery in Scotland. The original precinct boundary walls are symbolic of the spiritual life of the Cistercian community spent removed from society and their subsistence within the Abbey. The property was subject to attacks by English forces during the 14th-century and was substantially rebuilt after Richard III’s invasion of 1385. After the Protestant Reformation some of the abbey buildings were removed opening the grounds for further cultivation or incorporation into town properties. By the 19th-century the precinct included a graveyard, orchards and ornamental gardens. The historic interest of the landscape and gardens changed again however, following intensive archaeological investigations during the 20th-century. This revealed large areas of the monastery stonework which was repaired, consolidated and displayed as part of the site. The stonework included the open ‘Lade’ an engineered water course and drain which reflects the reputation of the Cistercian order for their skill in hydraulic technology. Several Scottish kings and nobles are buried at the abbey and a lead container believed to hold the embalmed heart of Robert the Bruce was found in the Chapter House. The Dukes of Buccleuch, an ancient and highly influential family in Scotland, acquired Melrose Abbey in 1723 and entertained Queen Victoria there

in 1867. Members of the Buccleuch family are buried at Melrose Abbey. James Curle and his brother Alexander Ormiston Curle (foremost historians) were born at Priorwood and buried at Melrose Abbey. Both men were deeply involved with archaeology at Melrose Abbey. In 1996 a casket believed to contain the heart of Robert I (1274-1329) was discovered at the Abbey, having been reinterred in 1921 the remains were reburied.

4.2.3 Aesthetic value

The ways in which people draw sensory and intellectual stimulation from a place. This might include the form of an historic asset, its external appearance and how it lies within its setting. Understanding the aesthetic value of an historic asset will be more subjective than the study of its evidential and historical values and will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design.

Melrose Abbey Landscape and Gardens is of outstanding aesthetic interest due to the remarkable architecture and evocative headstones. 19th-century funereal planting in the graveyard adds to the gothic atmosphere. The Abbey became a popular destination for tourists who were drawn by topographical and antiquarian writers such as William Camden who published a description of the monastery in 1610. By the 19th-century aesthetic interest developed in the strong association between the setting of Melrose Abbey and romantic writers and artists who found visual and emotional inspiration there. This was greatly encouraged by the author Sir Walter Scott who was idolized by cultural tourists. They flocked to Melrose to indulge a passion for his narrative romantic poem ‘The Lay of the Last Minstrel’ which sold 27,000 copies. JMW Turner was commissioned by Scott to illustrate his works. Topographical artists such as Thomas Girtin and James Ward were attracted to the picturesque aesthetic of Melrose Abbey which was also used to illustrate local guide books. Queen Victoria’s visit emphasises the aesthetic value placed on Melrose Abbey during the 19th-century. The landscape and gardens also benefit from wider views of Eildon Hill and rolling hills to the north, and is a focal point to Melrose Abbey and Conservation Area as a landmark in the town of Melrose. The 20th, 21st century Melrose Abbey Gardens, adjacent to Abbey House, contribute aesthetic value to the precinct.

4.2.4 Communal value

This derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects; can be commemorative, symbolic or spiritual.

There is communal interest in Melrose Abbey landscape and gardens in the emotional and shared experiences of visitors. The site is open to the public and the tranquil precinct reinforces the spiritual atmosphere of the monastery. However, community engagement in the Abbey appears to be lacking with limited volunteer activity and events.

4.2.5 Ecological and arboricultural value

The ecological and arboricultural value of Melrose Abbey and grounds in its current state is limited. While there is an arboricultural resource in the grounds the majority of trees are 20th-century with no ancient trees. European protected species were found within the Priory Farm (bats) with potential for these species in the Abbey with little ecological value found in the large areas of mown lawns and grazed fields. Water bodies have the potential to support amphibian populations.

- LEGEND
- Strength
 - Weakness
 - Opportunity
 - Threat



Site Wide Analysis - refer to 5.1

- | | | | |
|---|--|---|---------------------------------------|
| ● S3 | ● W3 | ● O1 | ● T1 |
| ● S5 | ● W5 | ● O2 | ● T3 |
| ● S6 | | ● O4 | ● T4 |
| ● S7 | | ● O10 | ● T5 |
| ● S12 | | ● O11 | ● T7 |
| | | ● O12 | |
| | | ● O14 | |

FIGURE 44: SWOT ANALYSIS

THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

RISKS & OPPORTUNITIES

This section reviews the risks facing Melrose Abbey Landscape and Gardens and opportunities, both in terms of overarching issues, and in terms of the specific actions..

5.1 Strengths, Weaknesses, Opportunities and Threats

The following are the strengths, weaknesses, opportunities and threats concerning Melrose Abbey Landscape and Gardens. The items below are an analysis based on the findings of Section 3. The risk and opportunities are developed in more detail by theme over the following pages.

Strengths

1. Superb monastic ruins and precinct divided into areas of unique character and history to provide a diverse visitor experience.
2. Excellent access links with strong potential to become a hub for outdoor activities and touring e.g. Trimontium Trust while based at Abbey House offered walking tours to the Roman fort site.
3. Rich historic narrative with strong link to the Scottish Picturesque movement represented in several works by Sir Walter Scott with international appeal.
4. One of the largest and best preserved monastery Lades in Scotland.
5. Highest visitor numbers in south of Scotland. 60k – potential for up to 80k with Melrose providing excellent accommodation and services
6. Strong identity, grouping and connections with Border Abbey sites
7. Currently 5 Star VisitScotland rated attraction (under revised grading)
8. Diverse offer including reputed resting place of Robert the Bruce's heart.
9. MCU buildings in good condition with good built operations and conservation teams and easy to recruit staff.
10. Local initiatives such as the Borders Heritage Festival (2017) and Borders Books Festival (annual) and regular use of Cloisters by choir.
11. Large site with good transport links.
12. Popular wedding venue, very picturesque with strong social media appeal.
13. Abbey Gardens fronting on Abbey Street add to amenity of village.

Weaknesses

1. Landscape character of many areas of the Precinct have degraded over time in favour of a stark monocultural landscape treatment to display ruins.
2. Site is physically divided by elevated levels of Cloisters Road with impact upon access and visitor experience of interrelationship of character areas.
3. Connections to Scott and Abottsford underrepresented.
4. Poor accessibility, visitor flow and orientation.
5. Limited planting and soft landscape with limited resilience to a changing climate and lack of ecological diversity.
6. Much of the site can be seen from the road reducing the motivation to buy a ticket and site can be accessed from Cloisters Road without buying a ticket.
7. Shop and ticket office are small and poorly sited with principal access to the grounds via steps.
8. Inadequate 'pay for' parking shared with council neither is there secure cycle parking provision in vicinity of the Abbey.
9. Staff accommodation is not fit for purpose.
10. The cemetery is outwith Scottish Ministers ownership and under council maintenance.
11. Toilets are dated and in need of upgrade.
12. Navigation and orientation around the site.
13. Historic building including Former Brewery, Priory Farm and related spaces and western area of Abbey House Gardens are underutilised and feel 'back of house'.
14. Education programme and activity planning is inadequate.

Opportunities (Landscape)

1. Improvements to accessibility and visitor flow should be prioritised.
2. Scottish Borders Council long term masterplan proposals at nearby Galashiels and Tweedbank and further extension of Borders Railway to Carlisle increases potential for day trippers and sustainable tourism.
3. Rich landscape narrative of different periods of use of the grounds to be told through sensitive adaptation of landscape treatments and interpretation.
4. Given the compartmentalised site layout proposed works could be phased to allow development over time.
5. Maximise use of Priory Fields and Priory Farm to explore uses related to farming history, POW camp and location of Precinct Boundary Wall.
6. Improve boundaries and address parking to Cloister House holiday let.
7. Opportunity for improved visitor access and gateway.
8. Restore water function to historic drainage features and improve site wide ecology and potentially SUDS capacity.
9. Brewery site could be developed to complement Melrose Abbey and create commercial/educational offering. Opportunities for working with local businesses - e.g. Tempest Brewery operating out of Tweedbank.
10. Strong potential for joint working with National Trust for Scotland.
11. Increase volunteer involvement - heritage skills building.
12. Active community with good commercial connections and events - Borders Book Festival
13. Potential for development of Abbey House as new base for MCU and abbey gardens as centre for horticultural excellence and HES nursery site - attraction in its own right.
14. New South of Scotland enterprise company
15. Prepare a Spatial Plan option for the site including improvements to spaces, circulation, re-purposing of buildings and potential new visitor hub

Threats

1. Destination Tweed initiative reduced maintenance to those areas of the Scottish Ministers/HES ownership.
2. Changing climate increasing risk of flooding, particularly in southern extent of Property in Care area, and more erratic and extreme weather patterns increasing wear on historic assets.
3. Borders visitor numbers dropping with potential to further reduce due to the impact of the global pandemic and fuel costs rising.
4. Availability of funding streams due to economic recovery measures.
5. Under revised VisitScotland grading, will be downgraded to 4 Star if recommendations not implemented.
6. The future use of Priorwood and Harmony House (Adjacent NTS sites) is unclear.
7. Strong commercial focus of other local attractions and little integration or shared strategies.
8. Potential threat of new development near to the site could impact setting
9. The phased high level masonry works planned over a number of years will restrict access and the fencing will affect the setting of the Abbey, with the result that visitors may be discouraged

5.2 Existing Conditions

Surveys and research undertaken have highlighted that although the heritage assets have been well cared for over the years, the most significant issues are around the visitor experience and accessibility. There are significant opportunities to address these and make Melrose Abbey Landscape and Gardens a much improved destination whilst enhancing its significance in a variety of ways.

There is a successful ongoing maintenance programme in place at Melrose Abbey for its built assets with a continual monitoring and restoration programme of the Abbey itself and repair and restoration of the ancillary buildings as required. Soft capping has been a method of protecting vulnerable exposed stonework on other HES site and on some areas of the former brewery site at Melrose. The doocot at Priory farm was undergoing restoration at the time of writing the report and a phased programme of high level masonry repair is being formulated.

The landscape assets of the Abbey grounds in particular are under-prioritised in terms of use and treatments to interpret the landscape narrative of the past is lacking. There are landscape features such as ornamental beds, raised beds and picnic benches but they are limited and their siting is sporadic without an overarching plan and strategy. The scale of the site as a whole is relatively large and is considerably underutilised in terms of the visitor experience and does not express the full diversity of Melrose Abbey Landscape and Gardens's historic narrative.

5.3 Risk, Opportunities and Key Factors

The development of this Landscape Conservation Management Plan has highlighted the need for a conservation-led approach to managing the site.

In addition there are the general overarching risks for the conservation of the site:

- Lack of a plan for conservation work, leading to deterioration of features and loss of significance.
- Conservation work is not carried out to a high quality standard due to reducing skilled workforce.
- Commercial aspects take precedence over conservation.
- The potential of the site is not realised.

In addition the following overarching threats or risks for the site as a visitor attraction are notes:

- The likelihood that the high level masonry building repairs over a number of years will deter visitors
- Borders visitor numbers dropping
- Under revised VisitScotland grading, will be downgraded to 4 Star if recommendations not implemented
- The future use of Priorwood and Harmony House (Adjacent NTS sites) is unclear
- Strong commercial focus of other local attractions

We outline the following key issues and identify risks and opportunities related to the four specific HES Investment Plan objectives:

- Ensure sites are cared for, for the enjoyment of future and current generations;
- Provide world-leading visitor attractions with outstanding visitor experiences;
- Extend access and contribute to economic and social outcomes; and
- Ensure HES is a high-performing and financially sustainable organisation.

5.3.1 Ensure sites are cared for the enjoyment of future and current generations;

Risks

- Lack of management plans or strategies for the site, fragmentation of services, loss of skilled management staff
- Cuts to HES maintenance for example if gardener posts are reduced leading to floral displays being reduced
- Cuts to Scottish Borders Council maintenance for example reduction of mowing of graveyard.
- Split management of the overall site between HES and Scottish Borders Council for the site
- Underused buildings and lack of conservation work to Priory Farm and Abbey House
- There are significant gaps in information available about the heritage of the site especially about the landscape
- Heritage information gained through developing the LCMP and other studies could be lost in the future
- Limited information with regard to ecological baseline and and risks to the site as a result of a changing climate

Opportunities

- Take forward the action plan within LCMP and review emerging MIP
- Prepare a 10 year Management and Maintenance Plan for the site to ensure proposals are sustainable and to ensure significance is retained and enhanced targeting maintenance on key heritage features
- Involvement with local community groups, volunteers and develop a Friends of Melrose Abbey Landscape and Gardens to support initiatives and maintenance operations and development proposals
- Restore key features of the historic landscape, improve access and develop a comprehensive range of events and activities
- Develop a 'joined up' approach to management of the site involving HES, SBC, NTS, local stakeholders, Friends Group and volunteers
- To increase wildlife value of the site by conducting additional surveys and implementing measures within ecological report
- To incorporate energy, water conservation and sustainable drainage measures particularly for new developments
- To increase planting that is attractive to bees and to improve biodiversity and habitats and to reduce the areas of amenity grass requiring regular mowing as appropriate
- Where relevant introduce new planting that is drought tolerant
- To review horticultural work on the site to improve efficiency and cut down on travel to other HES sites
- To change maintenance regimes to reduce carbon footprint and use of oil based products;
- To compost green matter from the Gardens and site
- Consider alternative surfacing strategy to reduce/refocus intensity of maintenance

5.3.2 Extend access and contribute to economic and social outcomes

Risks

- The site is split in to three parts making interpretation of the site difficult
- Access between the three parts of the site - The Abbey/Commendator's House/ Abbey House, are currently inaccessible to wheelchair or ambulant disabled users
- Access into the site, the ticket office and the toilets are currently inaccessible to wheelchair or ambulant disabled users
- Surfacing on paths is poor in places
- Signage and wayfinding are poor

Opportunities

- Improve legibility of the historic development of the site and the relationship of its key features for example by considering removal or lowering 19th/20th century walls on Cloisters Road
- Redesign circulation through site in connection with potential new visitor centre to improve access and legibility
- As part of new circulation through site, improve pedestrian routes along Abbey Street
- Improve access and movement patterns into and across the site, such as rerouting path either side of Cloisters Road
- Consider narrowing of Cloisters Road to improve access between the two sites
- Improve intellectual access to cater for children, poorly sighted and foreign visitors

5.3.3 Provide world-leading visitor attractions with outstanding visitor experiences;

Risks

- The likelihood that the high level masonry building repairs over a number of years will deter visitors
- Existing Visitor Centre is too small and provides restrictive access into grounds
- Access is poor from the town and access across the three sites is poor
- Cycle and car parking provision is poor (none within the PiC)
- The site is generally visited by tourists and not local people
- Visitor numbers and dwell time does not rise as a result of investment through the MIP
- The proposed increase in visitor numbers may not be valued by residents and does not deliver long-term sustainable benefits for the local community
- New projects such as Priory Farm and new car park may detract from the significance of the site if not designed with sensitivity
- Whilst Melrose Abbey and the Gardens are held dear to the hearts of many people, the population is getting older, and memories fading with new generations not valuing and visiting the site as much
- Priorwood Gardens and Harmony House are competing visitor attractions for Melrose Abbey and Gardens though the garden offering at Melrose (Abbey House Gardens) is currently free access
- The changes in levels across the site and the watercourse present risk items that are currently managed through signage and staffing - there is a risk that more considerable interventions could damage the integrity of the grounds

Opportunities

- Seek to revise landscape treatments and maintenance strategies site wide as part of a wider masterplanning exercise to better interpret the historic landscape development and make the gardens of Melrose Abbey a draw in their own right
- Consider relocation of the MCU and conversion of the Abbey House and Grounds to a restoration and maintenance centre combining built and landscape services and future skills centre to develop community engagement and a long term heritage skills base
- Develop an Activity Plan and Universal Design to embrace all sections of the community
- Encourage volunteering to undertake maintenance tasks, perhaps for proposed Cloister Garden and develop a community aspect to the MCU
- Link up with the National Trust for Scotland for a combined Melrose Gardens ticket
- Look to work with local businesses and enterprises appropriate to the history of the site to create visitor experiences and cross promotion - e.g. brewery
- Develop a Friends of Melrose Abbey Landscape and Gardens to allow free access for the local community following payment of annual subscription
- Develop a Border Abbeys ticket to allow reduced priced tickets
- Develop a Border Abbeys booklet highlighting the differences and similarities between the Abbeys and telling of the story of their relation to the Picturesque and Sir Walter Scott - possible digital experience e.g. Love Exploring app
- Develop a programme of educational and other events for the site
- Develop a new heritage centre to provide exciting interpretation of the heritage of the site as well as which could inspire engagement and interest which secures support and volunteers to sustain the area into the future
- Develop Priory Field as a new visitor arrival and orientation from the south to improve sense of arrival and exploration and facilitate better use of all assets including transport hub to encourage visitors to utilise sustainable transport to get to the site - walking, cycling, and develop links to Tweedbank station
- Develop Melrose Abbey as a 'selfie' (photo) destination for the start of St. Cuthbert's Way
- Restore running water to drainage features to conserve archaeology, improve ecological and SUDS capacity and use water as a narrative feature

5.3.4 Ensure HES is a high-performing and financially sustainable organisation;

Risks

- The site includes a number of buildings that are either vacant or underused which require works and do not provide an income
- Limited offering of site and creative use of external spaces impacts upon dwell time of visitors and draw as an attraction
- Maintenance costs and workforce availability make long term sustainability of offering unviable without a diverse income stream

Opportunities

- Develop conservation proposals for vacant and underused buildings
- Prepare new uses for vacant and underused buildings to enhance the visitor experience and provide an income without detriment to the site
- Potential to develop gardens as an attraction in their own right
- Relocation of MCU would free up former brewery site for potential commercial activity in keeping with historic uses and narrative
- Reconsideration of landscape treatment could notably reduce maintenance intensity and costs. A new MCU could be purpose designed as an energy and labour efficient unit to provide long term savings and workforce attraction

POLICIES

This section sets out the policies that will inform decision making at Melrose Abbey Landscape and Gardens.

6 POLICIES

6.1 Introduction

Policies and actions have been developed as a basis for decision making around the future management of Melrose Abbey and Gardens, including how to approach the identified risks so that significance is sustained and enhanced. The process for developing policies is outlined below:

- HES's vision for their property in care sites is outlined as context before a vision for the future of Melrose Abbey Landscape and Gardens is outlined.
- The vision informs the development of a high-level strategy for the site based on key conservation principles.
- Policies are then set out which underpin future management of the site under specific overarching themes.
- The identified policies should be adopted by HES in order to manage Melrose Abbey Landscape and Gardens in the future. Collectively, these policies form a framework intended to guide the on-going management, conservation and use of the site. The framework will ensure that change is appropriately managed, both in the immediate and long-term future in a practical and sustainable way. It is proposed that the policies are reviewed as appropriate, at least every five years, as part of an overall review of the Conservation Management Plan and therefore the document should be seen as a 'live' model.

6.2 Vision

6.2.1 Historic Environment Scotland's (HES) Vision

Historic Environment Scotland (HES) is the lead public body set up to investigate, care for and promote Scotland's historic environment. The HES website states:

- Our vision is to make Scotland's heritage accessible to all. We want everyone to feel welcome at the 300+ Properties in Care (PiCs) that we manage on behalf of Scottish Ministers.
- The majority of the PiCs are free to everyone and accessible throughout the year. Around 75 PiCs are managed through opening hours and admissions charges.
- Our role is to understand, protect, and provide access to these historic sites. This includes a national portfolio of prehistoric and historic monuments, as well as associated collections representing around 5,000 years of Scotland's past.
- These historic sites and associated collections are a precious national asset and we look to protect them for current and future generations.

In summary, the policies with the Landscape CMP are designed to take forward the HES corporate vision for the landscape and gardens at Melrose Abbey by:

- reducing risk and to manage change in an informed way
- providing a baseline of understanding and justification for any future funding

bids

- providing a planned strategy for the future management and maintenance of the site and allow them to be sensitively managed in perpetuity
- informing actions proposed in Section 5, which are founded on a strong conservation philosophy on repair, restoration, and landscape management, that can be taken forward by HES.
- involving local interest groups and stakeholders, by providing them with a better understanding of management issues and the necessary guidance and toolkits required to deal with these problems.

The future management of the site will be informed by a number of interlinked overarching HES documents. The key ones are noted below.

[OPIT \(Our Place in Time\)](#)

OPIT is Scotland's strategy for the historic environment. The strategic vision is 'Scotland's historic environment is understood and valued, cared for and protected, enjoyed and enhanced. It is at the heart of a flourishing and sustainable Scotland and will be passed on with pride to benefit future generations.'..... and this will be done by the 3 aims of....

- *Understanding (investigating and recording)*
- *Protecting (caring and protecting)*
- *and Valuing (sharing and celebrating).*

Covid and other recent events mean that OPIT is being reviewed and a revised version is due for publication March 2023, until the current document stands.

[HEPS \(Historic Environment Policy Scotland\)](#)

HEPS takes the strategy in the OPIT documents but gives an indication of how this vision can be achieved through 6 policies such as informed decision making with conservation at the heart. These policies also feed into the [Managing Change Series](#) published by HES as a series of guidance notes on specific topics such as '[Gardens and Designed Landscapes](#)'. This managing change series was written to compliment [Scottish Planning Policy](#) at the time, but itself is currently under review as part of the NPF4 (National Planning Framework 4). HES is currently working with Scottish Government to secure representation for the historic environment within the [NPF4](#) review.

[Heritage for All](#)

Heritage for All is the corporate plan for Historic Environment Scotland and reviewed in 2022. It provides a vision for the organisation from 2022 onwards.

[The National Performance Framework](#) was first published in 2007 and provides a vision to the Scottish Public Sector, 3rd and private sectors plus individuals and other organisations of the country that Scottish Government want to create. HES corporate plan Heritage for All names 5 priorities, some mirroring the policies in the OPIT document.

Annual Operating Plan

An annual plan outlines performance indicators for that financial year, based on the Heritage For All Corporate Plan above. The 'what we want to achieve' section reflects the 5 priorities in the Heritage for All plan.

Climate Action Plan

This document was published in 2020 and is due to be reviewed 2025. The document outlines how HES will respond to the climate emergence and includes a specific section on Biodiversity and Landscapes. It includes a specific action to develop Landscape Management Plans for HES' PiC's.

Statements of Significance (SoS)

For each of the properties in care there is a SoS, which is reviewed on a rolling programme. The findings from the LCMP's feed directly into the SoS's as they are reviewed.

Landscape Conservation Management Plan (LCMP)

The [LCMPs](#) are a published publicly available documents. Their findings and outcomes feed into several documents above such as the SoS's but crucially gives us an informed basis for future decision making and change.

6.2.2 The Vision for Melrose Abbey Landscape and Gardens

The LCMP aims to set out a bold vision for the landscape and gardens of Melrose Abbey that, if realised, could:

- Restore the historic landscape character of the Abbey and Precinct
- Provide opportunities for new revenue generation
- Dramatically improve biodiversity and climate resilience

HES ambitions for Melrose Abbey Landscape and Gardens for the next ten years are to:

1. Develop a spatial plan/master plan for the site which would include proposals for the landscaped areas in conjunction with potential re-purposing of buildings and including an Access Improvement and Orientation strategy for the PiC and associated areas. This should be developed and implemented at the earliest opportunity and it is vital that this is done as a site wide analysis and design exercise in order to provide holistic access improvements as opposed to iterative.
2. Review landscape management as a priority and agree and develop a prioritised management schedule. This will develop quick wins such as a site wide varied cutting regimes and longer term goals such as varying surfacing treatment within PiC.
3. Develop ornamental gardens within the PiC prioritising the area associated with the Commendator's House referencing the 16th century gardens associated with The Priory and incorporating restoration of the former rockery area. Over time it is hoped the gardens of Melrose Abbey will become an attraction in their own right.
4. Undertake internal review on the building and storage function and use and consider establishing a combined built and landscape maintenance hub. This should function as key asset of Melrose Abbey Landscape and Gardens and could better serve wider HES conservation needs.
5. Explore potential for a skills centre, which would include landscape conservation. The Skills Centre could tell the story of the building of the Abbey and the links with its sister Cistercian Abbey at Rievaulx, North Yorkshire, particularly as it is thought that the same stone masons were involved.
6. Commission a survey of the wider Lade network with a view to reactivating the Lade, whether this be via reconnection to the Tweed or by undertaking works within the PiC to isolate the Lade and develop as a water/SUDS feature.
7. The natural circulation of the site and flow of the landscape in terms of visitor experience and views, lends itself to the Annay Field and Priory Farm complex being the start of the visitor journey. This visitor experience flow through the site should be explored further at a spatial plan/master plan phase
8. Work with interested community members to develop a 'Friends of' group and support in developing an activities plan and furnish with skills to support in long term upkeep of the Abbey.

The policies in Section 6 and proposed action plan in Section 5 will ensure this vision and these ambitions as well as others will be achieved. Through application of the conservation principles, overarching policies and guiding actions contained within this Landscape LCMP, the site will be in a better condition, valued by the community, and managed successfully in perpetuity.

6.3 Conservation Principles

The planned strategy set out for the management of Melrose Abbey Landscape and Gardens is based on nine key principles, which should form the basis of all decision making:

- 01 Melrose Abbey Landscape and Gardens will be managed strategically, founded on a consistent management plan for its conservation in perpetuity.
- 02 All change will be grounded in a robust understanding of the entire site and its historical and landscape significance.
- 03 Engagement with local stakeholders is essential in ensuring the Abbey and Garden are more central to the local community.
- 04 Improvements to access and the visitor experience of the Abbey and Garden will encourage more visitors, improve safety, and create a better environment for all.
- 05 Interpretation could include immersive interpretation through garden restoration as well as by traditional interpretation via QR codes and boards.
- 06 Improvements and change will be implemented as part of a long-term programme of ongoing maintenance and incremental smaller restoration and development projects, rather than a wholesale restoration scheme.
- 07 Proposed change will aim to enhance landscape character, focusing on the conservation and reinstatement of features that illustrate the site's importance as one Scotland's finest historic sites.
- 08 Restoration or reinstatement of features should be grounded in evidence and any conflicts between this and ongoing management identified and managed.
- 09 The impact of change should be assessed to understand the benefits or harm to significance, including changes that relate to supposed practical needs.
- 10 Management proposals to take account of HES's climate change strategy.

6.4 Management Policies

The key policies relating to Melrose Abbey Landscape and Gardens have been identified within this Conservation Management Plan, based on evaluation and analysis of the site. These overarching policies have been assigned deliverable and measurable actions that follow in Section five.

Policy A Statutory Constraints

The Abbey is of national significance and is a designated Schedule Monument and the entire site except The Priory Field is within the Melrose Conservation Area. The site also includes other listed buildings including the Commendator's House (category A) and Abbey House and, Melrose Abbey Doocot and Byre Range Adjoining (category B). Great weight will be given to the site's conservation and any harm will require clear and convincing justification. Substantial harm to the site must be wholly exceptional.

Policy B - Landscape Setting and Views

Melrose Abbey is a landmark in the Tweed Valley, seen from numerous points on the surrounding hills as well as from the town centre. These views need to be conserved and where possible enhanced further.

Policy C Site Management and Use

A strategic action plan will be adopted that sets out a process for future development as well as future management and maintenance, ensuring the site is conserved in line with its significance. The roles and responsibilities of the owner of the site will be clearly articulated and their duties discharged with the appropriate care and expertise. Acknowledgment of this duty in perpetuity should be used to unlock financial and human resources.

Policy D Visitor Experience

Improvements to the access and circulation and a range of improvements to the visitor experience will encourage more visitors, increase dwell time and improve safety, creating an enhanced environment for all. The long-term management of the site will create a high quality safe and accessible site.

Policy E Landscape Management

Melrose Abbey Landscape and Gardens contains a landscape of high significance and efforts will be made to conserve surviving features of interest, improve their settings and reinstate lost features, such as the Cloister Garden, the gardens of the Commendator's House, Cloister House and Abbey House that are illustrative of the site's significance. This will be carried out through best practice landscape management and maintenance regimes, as set out in the action plan. Liaison will continue with Scottish Border Council who maintain the graveyard to ensure that grass cutting is improved and the site is safe as visitors to the Abbey generally walk around the graveyard to gain views of the Abbey.

Policy F Environment and Climate Change

Improvement of habitats, biodiversity and climate resilience is key focus for Melrose Abbey. A strategic long-term action plan to enhance the biodiversity at the site will be set out with conflicts between landscape and ecological management dealt with as part of a robust decision-making process. The Climate Change Risk Assessment 2019 identifies Melrose Abbey as having a high level of risk from flooding, and an increase in temperatures and a decrease in summer rainfall all of which needs to be considered in detailed management of the site.

Policy G Structural Repair and Maintenance

Regular condition assessments will be carried out to ensure the assets within the site, trees, the boundary walls, gate piers, the Lade and other water courses related to the site and its wider landscape setting are maintained appropriately. Conservation of the buildings, structures and landscaped areas will be informed by proposals drawn up conservation landscape architects and architects and carried out by the MCU (or specialist contractors where necessary) to high standards, using appropriate materials and skills, in accordance with statutory requirements, and the high expectations of a grade II site. Change will follow the principles of minimum intervention, maximum retention of historic fabric, reversibility, and legibility.

Policy H Archaeology

All change will be informed by detailed research and investigation into the specific components or areas proposed for alteration and its identified heritage significance. Archaeological potential at the site is extremely high and any alterations will include an assessment of the impact on the below-ground archaeology as well as the landscape itself. Particular consideration will be made as to the potential for human remains that are likely to be uncovered in any proposed works.

Policy I Consultation, Adoption and Review

HES will consult with Scottish Borders Council, stakeholders, local people, and interested parties to reach a consensus on the future direction of the site. The LCMP will be adopted and disseminated by HES as the strategy document for all decision-making. The Conservation Management Plan will be reviewed and updated every five years.

OPPORTUNITIES

Policy D - Visitor Experience

Key opportunities:

D1 - Consider feasibility study to refashion visitor journey, to better use entire site - and improving access and movement patterns across the site. The spatial and visual arrangement of the site lends itself to the visitor experience journey commencing in the Priory Field and farm location.

D2 - Consider carrying out a feasibility study for public access and restoration of former brewery site to consider the enclosed arrangement of the area and its central location within the Abbey complex.

D5 - Consider the part removal of free-standing section of the walls either side of Cloisters Road, subject to a feasibility study to enable visual interpretation and cohesion of the Abbey complex.

D9 - Consider carrying out a feasibility study for the creation of feature gardens to demonstrate the growing and use of medicinal plants by the monks as well as more recent gardens

- Great Cloister - Phycic Garden
- Abbey House - restoration of orchard and recreation of 18th century merchant's garden (also E9)
- Commendator's / The Priory - Victorian ornamental garden

D21 - Consider delineating original line of boundary wall with hedging, off set from wall by 2m or so - trench to include root barrier to avoid disturbance of below grown archaeology

Policy E - Landscape Management

E6 - Consider extending soft capping of walls to protect archaeology and consider more planting on boundary walls to provide a more 'picturesque' appearance

E7 - Consider surfacing strategy to improve access and better delineate built footprint of historic Abbey

E8 - Review the function of the landscape around Abbey House considering its enclosed secluded nature, location beyond the pay barrier and current under utilised function.

E10 - Consider developing a consistent management strategy for graveyard with Scottish Borders Council improving access to south elevation and vary grass cutting lengths with defined mown grass paths and longer grass for enhancing biodiversity

E11 - Consider boundary enhancements to properties adjoining the Property in Care, Cloister House and St. Kierans, both self-catering holiday lets.

E12 - Consider meadow treatment across the site, even in small areas, for reduced maintenance and improved biodiversity

Policy F - Environment and Climate Change

F5 - Consider alternative management strategy for the north Priory Farm field outside of historic precinct - e.g. wet meadow with improved boundary trees and SuDs

F8 - Consider restoration of drainage features such as the Lade and Great Drain to provide SuDS and habitat value

Policy G - Structural Repair and Maintenance

G3 - Consider carrying out a feasibility study for the full restoration of the Lade

LEGEND

- Ownership of Scottish Ministers
- Ownership of Scottish Borders Council
- Burial and Operational Authority - Scottish Borders Council

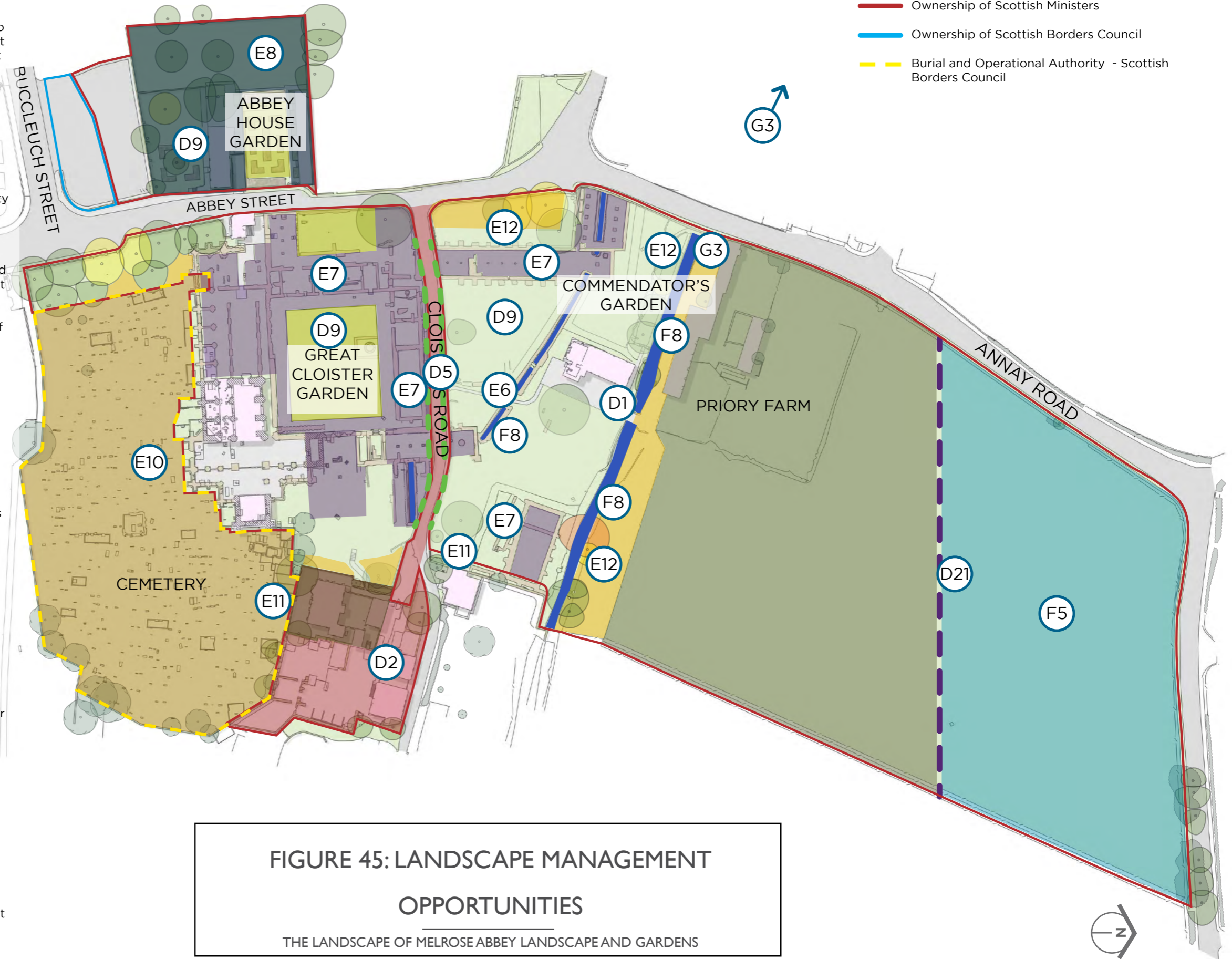


FIGURE 45: LANDSCAPE MANAGEMENT OPPORTUNITIES
THE LANDSCAPE OF MELROSE ABBEY LANDSCAPE AND GARDENS

Figure 45 takes forward those opportunities describe elsewhere in the document which have implications on spaces and particular landscape features both in terms of design and management and sets these out in a Spatial Plan.

The opportunities are listed in relation to the relevant Management Policies which are repeated in the Action Plan in Section 7.0. Some of these opportunities cover more than one category and have several are inter-related works across other categories, such as the potential relocation of the Melrose Depot to Abbey House Gardens and the conservation of the former brewery on the vacated site with potential reopening of Abbey Brewery.

The categories are:

- Policy D - Visitor Experience
- Policy E - Landscape Management
- Policy F - Environment and Climate Change
- Policy G - Structural Repair and Maintenance

Policy D - Visitor Experience

One of the key aims is to increase visitor numbers and improve the visitor experience both in terms in practical terms but also enhancing visitor understanding of the site. All these proposals are related to areas outside the current protective fence line around the Abbey and, if carried out, would greatly enhance the current visitor offer.

Key opportunities:

D2 - Consider carrying out a feasibility study to investigate public access options and restoration of former brewery site, with potential for creating a food beverage outlet, reflecting the site's past use. This is interdependent on the relocation of the MCU.

D5 - Consider the part removal of free-standing section of the walls either side of Cloisters Road, subject to a feasibility study confirming the walls are Victorian and are not significant. The removal of the walls would immediately unify the two sites, as originally laid out, increasing the understanding of the site. With the integration of ramps, this work could also potentially allow for wheelchair access between the sites either side of Cloisters Road dramatically improving the accessibility of the site.

D9 - Consider carrying out a feasibility study for the creation of feature gardens to demonstrate the growing and use of medicinal plants by the monks as well as gardens created by more recent residents on the site, giving an insight into the use of spaces over different periods of history. The study would determine the constraints in relation to underground archaeology and the impact on the historic setting of the ruin and the buildings. These very different designed garden spaces could include;

- Great Cloister – Physic Garden
- Abbey House – restoration of orchard and recreation of 18th century merchant's garden
- Commendator's House / The Priory – Victorian ornamental garden

D1/16 - Consider feasibility study to refashion visitor journey, to better use entire site – review of current function to improve the overall visitor experience within the precinct complex.

Policy E - Landscape Management

Landscape Management

There are various opportunities to adapt landscape management to aid the understanding of the site, improve biodiversity and reduce maintenance costs.

Key Opportunities

E6 - Consider extending soft capping of walls to protect archaeology and more planting on boundary walls to provide a more 'picturesque' appearance

E7 - Consider developing a surfacing strategy to improve access and better delineate built footprint of historic Abbey e.g. consider non-intrusive material such as bound gravel that is permeable and could be installed "no-dig" as required.

E8 - Consider carrying out a feasibility study for Abbey House west garden as it does not add to visitor experience. This could review options for future use, taking into consideration the site's enclosed nature and lack of through route.

E10 - Consider developing a consistent management strategy with Scottish Borders Council, improving access to south elevation and varying grass cutting lengths with defined mown grass paths (reinforced where required), to be maintained by HES, as well as improving biodiversity.

E11 - Consider boundary enhancements to properties adjoining the Property in Care, Cloister House and St. Kierans, which are self-catering holiday lets. This could include better definition by planting low hedging/ornamental planting.

E12 Consider meadow treatment across the site, even in small areas, for reduced maintenance and improved biodiversity.

Policy F - Environment and Climate Change

F5 Consider alternative management strategy for the north Priory Farm field outside of historic precinct - e.g. wet meadow with improved boundary trees and SuDs - potential storage capacity to improve climate resilience and improved

biodiversity.

F8 Consider restoration of drainage features such as the Lade and Great Drain to provide SuDS and habitat value.

Policy G - Structural Repair and Maintenance

G3 Consider carrying out a feasibility study for the full restoration of the Lade which would include work outside the Property in Care boundary to reconnect to the section leading from the Tweed. This could be used as a means of sustainable drainage taking run-off from the Priory Farm roof and drainage of hard surfaces.



PLANNING FOR THE FUTURE

This section sets out the policies that will inform decision making at Melrose Abbey Landscape and Gardens.

7 PLANNING FOR THE FUTURE

7.1 Future Management Opportunities

This project has presented an opportunity to explore the value of the site and take forward an understanding into potential new management schemes.

7.1.1 First steps in improved management

Key Opportunities

- Set up a Friends of Melrose Abbey Landscape and Gardens and volunteering scheme to undertake maintenance tasks and perhaps to maintain potential new gardens such as the Cloister Garden
- Develop a 'joined up' approach to management of the site involving HES, SBC, NTS, local stakeholders, Friends Group and volunteers
- Develop a spatial masterplan for the Abbey and Precinct with treatment areas prioritised into quick wins, medium term goals and long term change. As outlined there are several quick wins at the Abbey that can be realised through simple changes to management techniques that would bring about a notable change in terms of maintenance intensity and biodiversity improvements.
- Prepare a 10 year Management and Maintenance Plan for the landscape of Melrose Abbey Landscape and Gardens and develop the emerging Monument Investment Plan and long term conservation works following high level survey assessments in line with this to ensure proposals are sustainable and to ensure their significance is retained and enhanced

7.2 Action Plan

The action plan contains the series of prioritised, measurable actions that underpin the overarching conservation principles and management policies. These actions are not set against specific dates but provide an indication of the urgency of each item, and whether these represent short, medium or long-term goals. The actions are the responsibility of HES unless specified otherwise. The action plan will form the basis for assigning tasks, resources and funding to ensure the actions are carried out. It should be updated on an annual basis, noting where progress has been made. It should be fully reviewed on a five-yearly basis.

KEY TO THE ACTION PLAN: PRIORITY LEVELS

- Priority 1 Action (Highest) - Items which should be carried out immediately (for completion within the next 12 months).
- Priority 2 Action (High) - Items which should be carried out within the next two years.
- Priority 3 Action (Medium) - Items which are cyclical or should be managed in perpetuity.
- Priority 4 Action (Low) - Items which are medium to long-term aims and would be beneficial to carry out within the next three to ten years.

7.3 Adoption & Review

7.3.1 Adoption and Implementation

The LCMP should be a working document that guides any future change to the site and HES should feel comfortable in supporting the policies within it. The production of management plans should include a consultation process engaging with interested parties and statutory and non-statutory agencies as appropriate. Their support will help to create a more efficient and effective system of managing future change. Although the LCMP belongs to HES, other parties with an interest in the site should be involved in the on-going development of the LCMP as they will have specialist knowledge and experience to contribute as well as providing an extremely useful resource of volunteers who could help in maintaining the gardens, landscape and farmland.

Some of the Actions in the Plan will include the need for Planning Permission and Scheduled Monument Consent. Any proposed alteration to the structures, landscape, or memorials will need to consider whether the structure is listed, in which case Listed Building Consent is required alongside Planning Permission. As well as consultation by local people, there are also statutory consultees that should be contacted to consider any proposals to the site. Any actions requiring intervention in the PiC or adjacent landscapes will require all relevant permission.

7.3.2 Review

Following the adoption of the Plan the policies for the management of the site should be implemented and reviewed on a five-year basis. The LCMP should be reviewed, and the policies and action plan updated rather than started afresh. Reviews can be undertaken internally or by a specialist heritage consultant.

It is recommended that as the details of the plan are implemented notes or records of changes are kept. This will help with the easy updating of the LCMP. Record of the dates and details implemented should be made and the required edits to the text recorded in order for the updates to be easily inserted into the document on the official review every five years.

7.4 Prioritised Actions

The following pages list out the Actions recommended by this Conservation Management Plan and assign a level of priority to each:

"Action Number"	Action	Priority	Responsibility
Associated Policy A - Statutory Constraints			
A1	Scottish Borders Council will continue to discharge its obligations under the Local Authorities Cemeteries Order 1977 to keep the cemetery in good order and repair, including all buildings, walls and fences.	3	SBC
A2	The Scottish Borders Council as the decision maker on planning applications, and HES Heritage as the decision maker on Scheduled Monument Consent, and a statutory consultee on listed building consent and conservation area consent and other consultees such as SEPA and amenity societies such as National Trust for Scotland, Melrose Community Council and Melrose in Bloom will be carried out at an early stage to seek advice and agreement on proposals.	3	HES
A3	Statutory approval will be gained prior to any work requiring consent.	3	HES
A4	Ensure proposals for change are in line with legislation such as Equality Act 2010, local and national planning policy including Scheduled Monument Consent Policy and an assessment of significance and the impact of proposals on this for each component.	3	HES
Associated Policy B - Landscape Setting and Views			
Melrose Abbey is a landmark in the Tweed Valley, seen from numerous points on the surrounding hills as well as from the town centre. These views need to be conserved and where possible enhanced further.			
B1	A detailed survey of views of the Abbey should be undertaken in order to determine key views both today and as represented in paintings and engravings by artists through time as well as how the Abbey may have looked in the medieval period. Where appropriate consultation with adjacent landowners could be undertaken to reinstate key historic views.	1	HES
B2	A booklet and interpretation should be produced to encourage visitors to walk, cycle and drive to viewpoints.	2	HES/SBC
B3	Review opportunities to establish Melrose Abbey and Village as a 'hub' for the long distance routes that bypass the Abbey through inter-agency working - e.g links to ScotRail station at Tweedbank, promotion on website, offers for rambling groups etc. Particular attention should be given to St. Cuthbert's Way given Melrose Abbey is the start point for the route and the historical connections between St. Cuthbert and the monastery at Old Melrose.	2	HES/SBC/ Scotrail
Associated Policy C - Site Management and Use			
A strategic action plan will be adopted that sets out a process for future development as well as future management and maintenance, ensuring the site is conserved in line with its significance. The roles and responsibilities of the owner of the site will be clearly articulated and their duties discharged with the appropriate care and expertise. Acknowledgment of this duty in perpetuity should be used to unlock financial and human resources			
C1	Set up a Steering Group to include HES, stakeholders and community groups such Melrose in Bloom to guide the future management and maintenance of the site	1	HES
C2	HES to designate/engage with officers to coordinate volunteering and organise events	1	HES
C3	Funding for maintenance work will initially be included in HES's budget with Monument Investment Programme potentially being funded through a variety of sources including National Lottery Heritage Fund, etc	2	HES
C4	Prepare a 10 year Management and Maintenance Plan for the site to ensure proposals are sustainable and that the investment is sustained with a high standard of maintenance that will improve the appearance and safety. The Plan will set out weekly, monthly, annual, and periodic tasks to be carried out across the year.	2	HES
C5	HES to consider developing a consistent management strategy with SBC for the of churchyard to improve access to southern elevation and standardise maintenance	2	HES/SBC
C6	Review spatial function and arrangement of both the Abbey House and former Brewery areas	2	HES
C7	Set up a Friends of Melrose Abbey Landscape and Gardens and volunteering scheme to inform the undertake maintenance tasks and perhaps to maintain potential new gardens such as the Cloister Garden.	2	HES

LEGEND

- Priority 1 Action (Highest)
- Priority 2 Action (High)
- Priority 3 Action (Medium)
- Priority 4 Action (Low)

Site Wide Actions

Statutory Constraints	Landscape Setting and Views	Site Management and Use
A2	B1	C1 C3
A3	B2	C2 C4
A4		C7

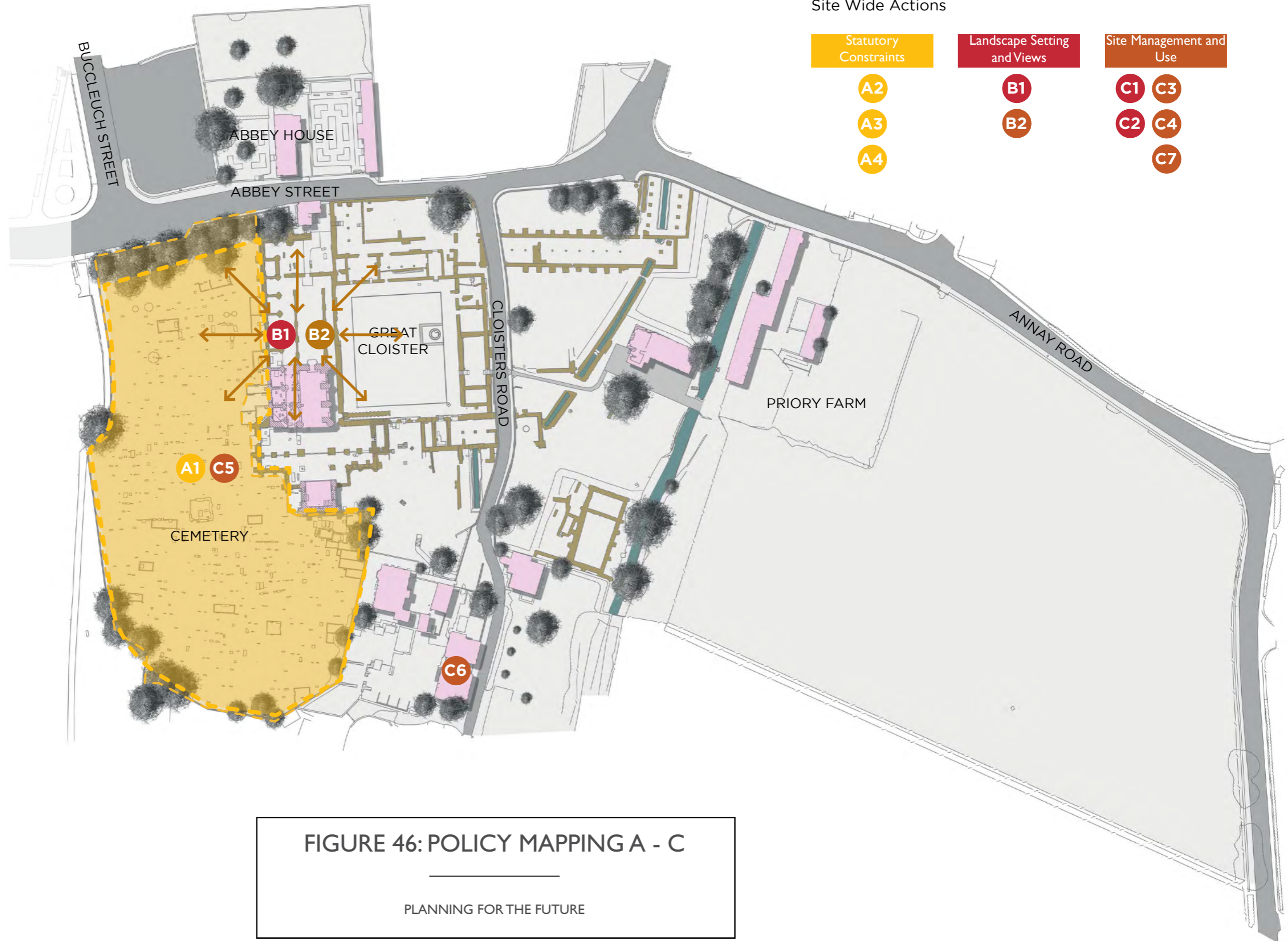
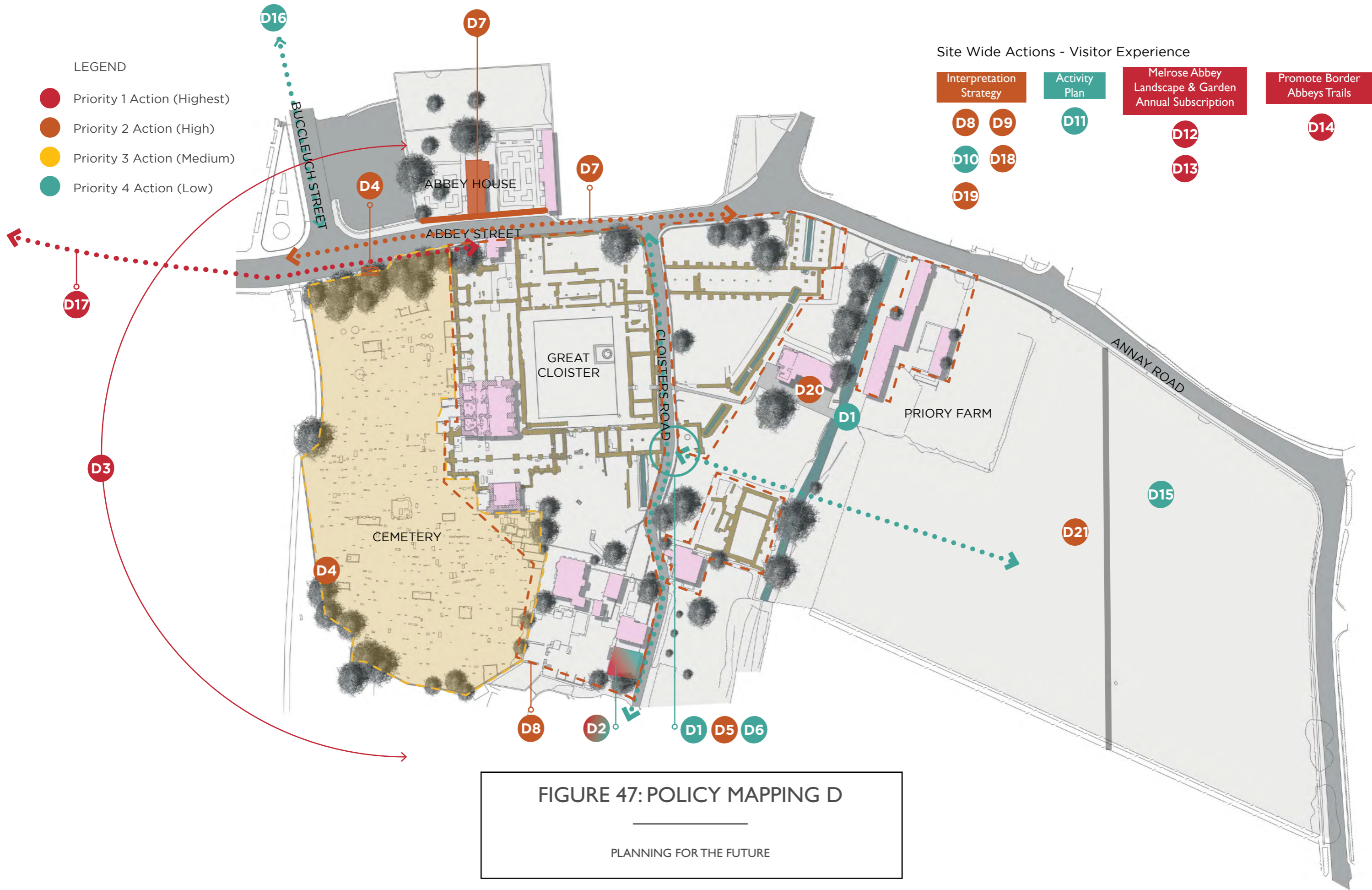


FIGURE 46: POLICY MAPPING A - C
PLANNING FOR THE FUTURE

Associated Policy D - Visitor Experience			
Improvements to the access and circulation and a range of improvements to the visitor experience will encourage more visitors, increase dwell time and improve safety, creating an enhanced environment for all. The long-term management of the site will create a high quality safe and accessible site. Commissioning a Spatial Plan to look at options would assist in developing a coordinated, phased and sustainable masterplan for the site.			
D1	Refashion the visitor journey, to better use the entire site, and improving access and movement patterns across the site. The spatial and visual arrangement of the site lends itself to the visitor experience journey commencing in the Priory field and farm location, and improving access and movement patterns across the site	4	HES
D2	Consider carrying out a feasibility study for public access and restoration of former brewery site- to consider the enclosed arrangement of the area and its central location within the Abbey complex	1 and 4	
D3	Develop and implement Access Improvement and Orientation Strategy with amendments taking account of the high level building work restrictions.	1	HES
D4	Carry out works that ensure that the public are encouraged to pay to visit the site by installing gates on Cloisters Road and planting hedges along the top end of Abbey Street and along Priors Walk along the southern boundary	2	HES
D5	As part of a Feasibility Study, consider significance of the walls on Cloisters Road and if appropriate, consider narrowing of Cloisters Road to improve access between the Commendator's House and the Church as well as aiding the understanding of the layout of the Abbey. Proposal to include regrading the bankside and removal of steps on south side. If this proposal is not acceptable or possible, consider the lowering of 19th and 20th century stone walls either side of road subject to results of Feasibility Study.	2	HES
D6	Redesign circulation through site in connection with any new proposals to improve access and legibility	4	HES
D7	As part of new circulation through site, improve pedestrian routes along Abbey Street, as well as considering replacement of cobbles with gravel	2	HES
D8	Improve legibility of the historic development of the site and the relationship of its key features	2	HES
D9	An interpretation strategy should be developed. The aim of the strategy is to enhance understanding of the history and significance of the site and to engage with visitors at different levels. An integrated strategy is required linking the proposed visitor centre, museum and exterior interpretation within the landscape and gardens, both traditional digital and physically immersive. A key intervention should be the development of the Melrose Abbey Gardens that could reflect the uses of different plant groups at different period e.g. Physic Garden in the Great Cloister, Ornamental Garden at the Commendator's House, Merchant's Gardens/Restoration of Orchard at Abbey House/ Priory Field	2	HES
D10	Interpretation should reflect different phases of history, themes in the monastic life including farming and physic gardens, the 'picturesque' and romantic writers and artists of the 19th century as well reference the Prisoner of War Camp on Priory Farm	4	HES
D11	Develop an Activity Plan to embrace all sections of the community, including school workshops, heritage tours, possible theatrical and musical performances, etc. A Universal Design policy to be adopted	4	HES
D12	Explore linking up with the National Trust for Scotland for a combined Melrose Gardens ticket	1	HES/NTS
D13	Develop a Friends of Melrose Abbey Landscape and Gardens to allow free access for the local community following payment of annual subscription	1	HES
D14	Promote a Border Abbeys Trail including a ticket to allow reduced priced tickets as well as booklet highlighting the differences and similarities between the Abbeys and telling of the story of their relation to the Picturesque and Sir Walter Scott	1	HES/SBC/Scottish Enterprise
D15	Consider interpretation of North Boundary Precinct Wall in Annay Field through soft treatments e.g native species hedgerow and consider biodiversity improvements within the Priory Field through treatments e.g. large scale meadow with scrubland to the north of the boundary wall.	4	HES
D16	Undertake feasibility assessment of active travel prioritising sustainable methods of transport	4	HES
D17	Develop Melrose Abbey as a 'selfie' destination for the start of St. Cuthbert's Way and provide interpretation of the story of St Cuthbert who started his religious life in 650AD in Melrose and ended his life on Holy Island	1	HES
D18	The Dukes of Buccleuch and Robert the Bruce should feature more strongly in the interpretation of the site.	2	
D19	Interpretation should include the famous Melrosians in the churchyard, particularly the historians James Curle and his brother Alexander Ormiston Curle	2	HES
D20	Interpret the more recent history of the site such as the Commendator's House gardens, the former hotel and other buildings and gardens that occupied the site	2	HES
D21	Consider delineating original line of boundary wall with hedging, off set from wall by 2m or so - trench to include root barrier to avoid disturbance of below ground archaeology	2	HES



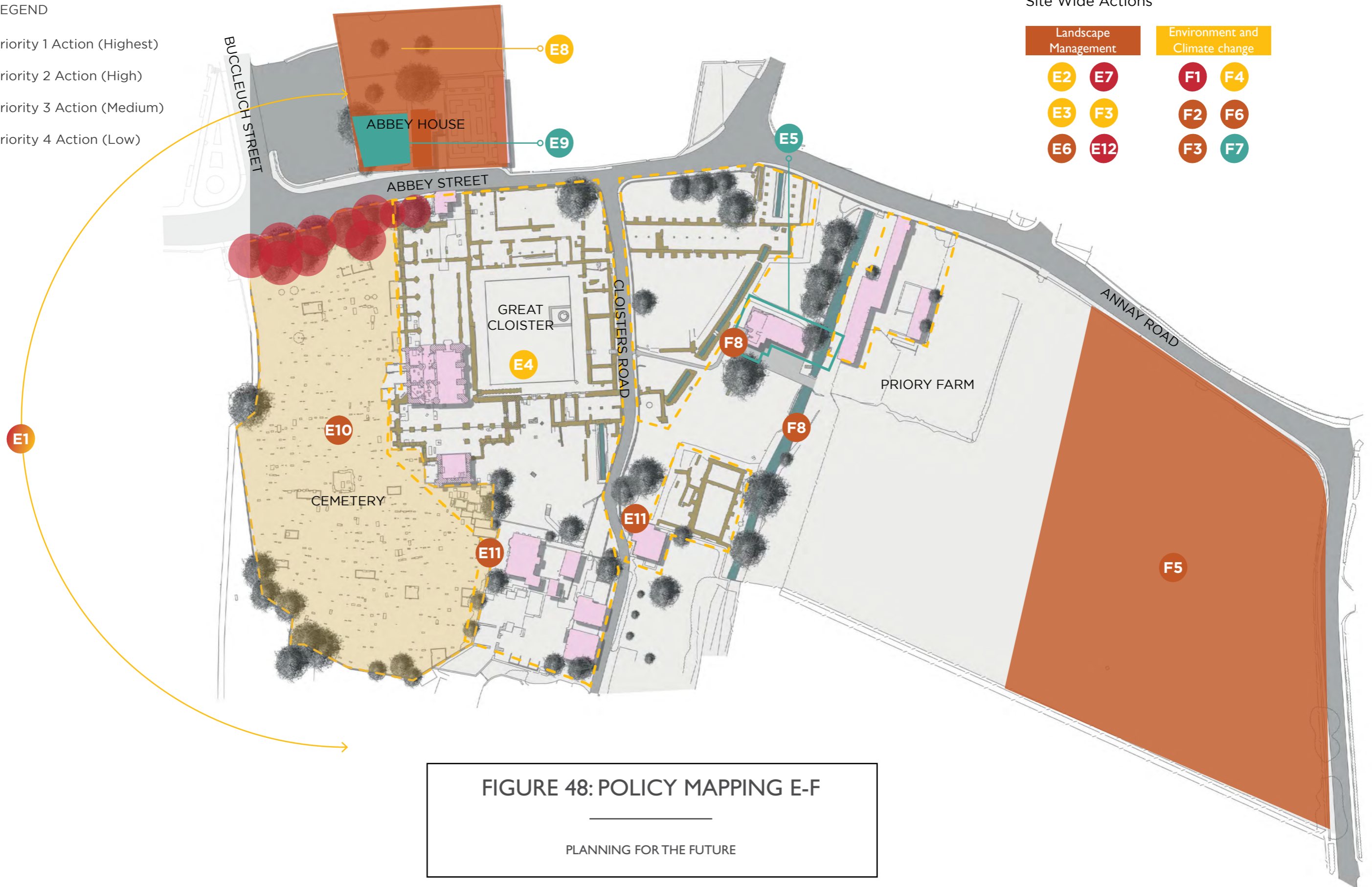
Associated Policy E - Landscape Management			
Melrose Abbey Landscape and Gardens are a landscape of high significance. Policies should be developed to conserve surviving features of interest, improve their settings and reinstate lost features, such as the Cloister Garden, the gardens of the Commendator's House, the Manse (Cloister House) and Abbey House that are illustrative of the site's significance. This will be carried out through best practice landscape management and maintenance regimes, as set out in the action plan. Liaison will continue with Scottish Borders Council who maintain the graveyard to ensure that grass cutting is improved and the site is safe as visitors to the Abbey generally walk around the graveyard to gain views of the Abbey, taking account of the high level building repair constraints.			
E1	Review hard landscaping and desire lines across the site and draw up proposals to enhance existing surfacing in key locations and following this ensure that existing paths and visitor routes are maintained to ensure safe access, taking account of the phased programme of high level building works, to maximise access in and around the Abbey. Considering using a product such as a self binding gravel with a no-dig construction would have low impact and be fully reversible if required.	1 and 3	HES
E2	Proposals for works that seek to restore or reinstate historic elements beyond the scope of the management and maintenance plan will require the input of expert advice and the appropriate consents.	3	HES
E3	New landscape components should not be introduced to the site without a clear understanding of the impact on archaeology and setting and only following the receipt of expert advice.	3	HES
E4	Consider opportunities for developing a new Cloister Garden based on further detailed research and archaeological surveys in order to enhance the understanding of how the site was laid out in order to increase dwell time. This could provide something that is currently much needed and missing from the visitor experience.	3	HES
E5	Improve the setting of the Commendator's House, removing untidy fencing on Cloisters Road and perhaps recreating the former victorian or earlier garden or the 1950s rock garden by the Lade as part of Melrose Abbey Gardens, subject to further research and archaeological investigations	4	HES
E6	Consider softening the site to provide more of a 'picturesque' appearance - planting on side walls, soft capping of the walls, especially in places where there is run-off from roofed areas (the nave) and standing water/boggy ground as a result to provide a diverse SUDS response (see F5) taking account of archaeological considerations	2	HES
E7	Reduce grass cutting and improve the legibility of the former Abbey buildings by gravelling the building footprints.	1	HES
E8	Review the function of the landscape around Abbey House considering its enclosed secluded nature, location beyond the pay barrier and current under utilised function	3	HES
E9	Consider restoring Abbey House Gardens removing the park like floral displays and making it more like a merchant's garden, linked with converting the building into a visitor attraction telling the story of the owner at a certain time.	4	HES
E10	Consider developing a consistent management strategy for Graveyard with SBC	2	HES
E11	Consider boundary treatments to Cloister House and St. Keirans, such as hedging, to provide better definition	2	HES
E12	Review opportunities to introduce a grass management scheme to manage some areas of the site longer and some as meadow to improve habitat for invertebrates and allow establishment of historic native wildflower species.	1	HES
Associated Policy F - Environment and Climate Change			
The biodiversity of Melrose Abbey Landscape and Gardens is of value and management of the site will seek to improve this. A strategic long-term action plan to enhance the biodiversity at the site should be set out addressing conflicts between landscape and ecological management as part of a robust decision-making process. The Climate Change Strategy 2019 identifies Melrose Abbey as having a high level of risk from flooding, and an increase in temperatures and a decrease in summer rainfall all of which needs to be considered in detailed management of the site.			
F1	The recommendations made for the specific trees in the Tree Survey schedule should be adopted and implemented.	1	HES
F2	All arboricultural works should be carried out by experienced arboricultural staff and should comply with BS3998:2010 'British Standard Recommendations for Tree Work'	2	HES
F3	The use of pesticides will be minimised and clearly justified and use of horticultural peat will be eliminated	2	HES
F4	Climate change and energy efficiency measures will be considered as part of any proposals for change on the site such as those outlined in the MIP, including sustainable drainage using the restored Lade	3	HES
F5	Flood mitigation measures across the Abbey and Precinct should be considered. The north Priory Field could provide a successful location in which to proposed intervention and incorporated with biodiversity improvements, as this sits outside the Precinct and scheduled area	1	HES

LEGEND

- Priority 1 Action (Highest)
- Priority 2 Action (High)
- Priority 3 Action (Medium)
- Priority 4 Action (Low)

Site Wide Actions

Landscape Management		Environment and Climate change	
● E2	● E7	● F1	● F4
● E3	● F3	● F2	● F6
● E6	● E12	● F3	● F7



F6	The following opportunities for proposals to result in a biodiversity gain, contributing to national and/or local conservation objectives, should be implemented: <ul style="list-style-type: none"> • Provision of bird and bat boxes, • Grassland management, to increase the site's botanical diversity, • Retention of trees on site; where tree works are required for safety, stumps will be retained" • Consider managing the laid as a habitat for amphibian species - would need to be done in a manner appropriate to the historical context 	2	HES
F7	As part of the planting proposals select plants that will withstand greater temperatures as predicted by The Climate Change Strategy 2019 and as thought to be present in 13 century. Consider plant selection in glasshouse to reduce the need for heating or heat via renewable sources.	4	HES
F8	Consider restoration of drainage features such as the Lade and Great Drain to provide SuDS and habitat value	2	HES
Associated Policy G - Structural Repair and Maintenance			
Regular condition assessments will be carried out to ensure the buildings within the site, the boundary walls, gate piers, the Lade and other water courses related to the site are maintained appropriately. Conservation of the buildings and structures will be informed by proposals drawn up conservation architects and carried out by specialist contractors to high standards, using appropriate materials and skills, in accordance with statutory requirements, and the high expectations of a grade II site. Change will follow the principles of minimum intervention, maximum retention of historic fabric, reversibility, and legibility.			
G1	The conservation principles set out in this Landscape Conservation Management Plan will underpin any decisions relating to repair, alterations or improvements	3	HES
G2	A condition survey of the ruins, walls, structures and drains associated with landscape features will be carried out periodically (preferably every five years) to ensure that any repair and management requirements are fully understood, removing any cementitious mortar, inappropriate vegetation, etc	3	HES
G3	Investigate feasibility of restoring the Lade as a working watercourse, at the least it could be used for sustainable drainage taking run-of from the roof of Priory Farm and drainage from hard surfaces	2	HES
Associated Policy H - Archaeology			
Evidence based decision making will be informed by detailed research and investigation into the specific components or areas proposed for alteration and its identified heritage significance. Archaeological potential at the site is extremely high and any alterations will include an assessment of the impact on the below-ground archaeology as well as the landscape itself. Particular consideration will be made as to the potential for human remains that are likely to be uncovered in any proposed works.			
H1	Archaeological evaluation and investigations will be carried out prior to the commencement of any work with the potential to disturb buried remains.	2	HES
H2	Buried archaeology, particularly human remains in marked or unmarked graves, will be considered as part of any proposals for the site including new planting and repairs to monuments or structures.	2	HES
H3	Recording shall be undertaken of any monument or structure proposed for alteration, and records deposited in the local archives and Historic Environment Record (HER).		HES
Associated Policy I - Consultation, Adoption and Review			
HES will consult with Scottish Borders Council, stakeholders, local people, and interested parties to reach a consensus on the future direction of the site. The Conservation Management Plan will be adopted and disseminated by HES as the strategy document for all decision-making. The Landscape Conservation Management Plan will be reviewed and updated every five years.			
I1	Consultation will be carried out with local and national stakeholders on the Landscape Conservation Management Plan and its outcomes	1	HES
I2	HES will adopt and disseminate this Landscape Conservation Management Plan.	1	HES
I3	HES will implement the actions within the Landscape Conservation Management Plan, which will be regularly reviewed and updated.	3	HES

Please refer to Appendix C for a Prioritised Action shown in order of priority

LEGEND

- Priority 1 Action (Highest)
- Priority 2 Action (High)
- Priority 3 Action (Medium)
- Priority 4 Action (Low)

Site Wide Actions

Condition Surveys & Recording of Proposed Alterations

- G1
- G2
- H3

HES Consultations

- I1
- I2
- I3

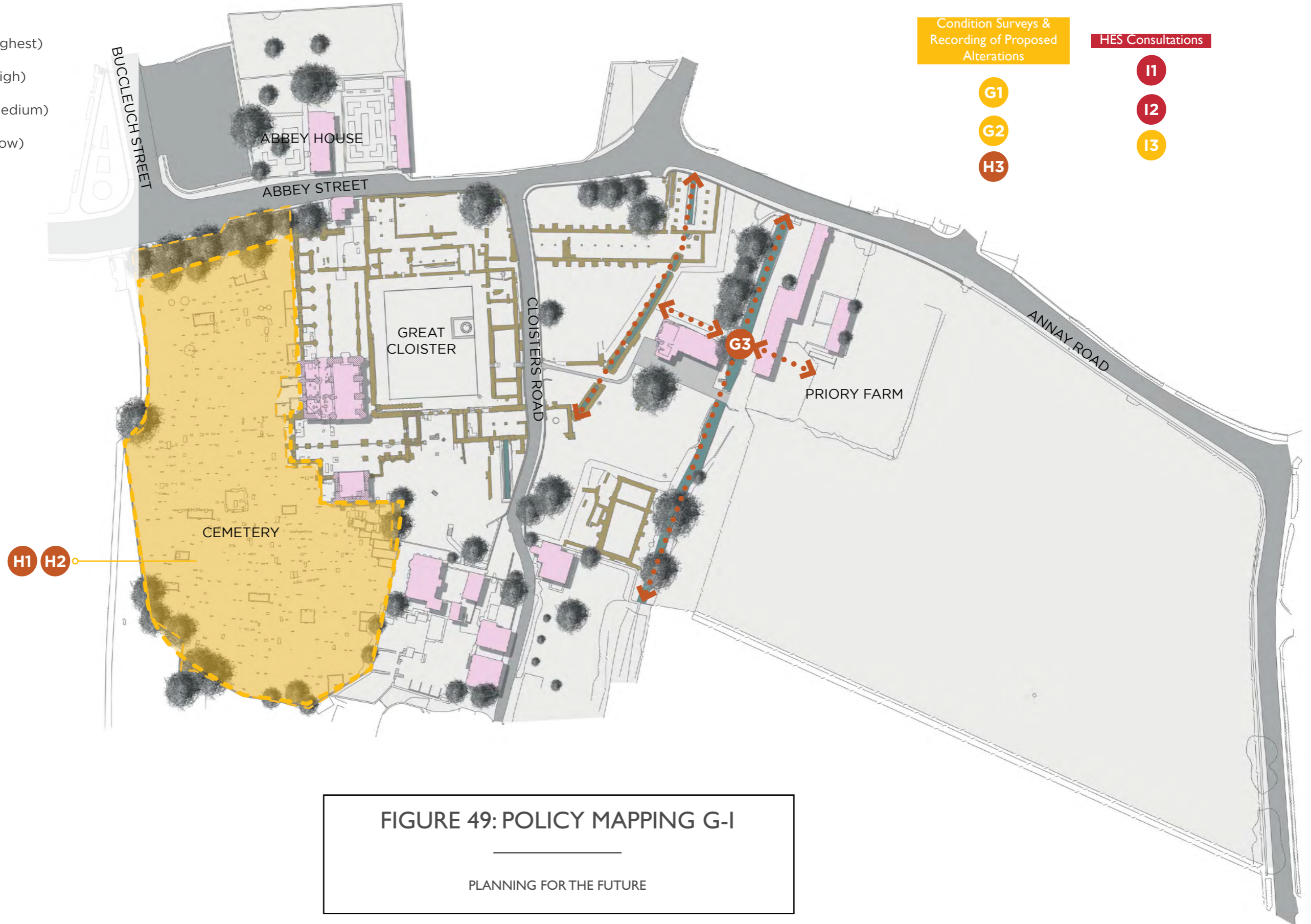


FIGURE 49: POLICY MAPPING G-I
PLANNING FOR THE FUTURE

Appendix A - AccessAble Borders Audit of Melrose Abbey Landscape and Gardens, 2018

In 2018 AccessAble Borders were commissioned to undertake an audit of Melrose Abbey Landscape and Gardens. The parameters of the audit were to look at the current visitor experience for people with a disability and long term condition. It was agreed that AccessAble would look at all aspects and try wherever possible to ensure that the visitor experience is both safe, informative and that there is scope in the short to medium term to adapt the Monument to make access much easier for all visitors, not just disabled people and those using wheelchairs but mothers with buggies and elderly people who would benefit from better access.

The following table summarise the actions recommended as the outcome of the accessibility audit and the priority of each of the actions (those site specific shown on Figure 29 overleaf - all but two were confirmed as "Required to give minimal level access under the 'reasonable adjustment' provisions of the DDA and Equality Act")

Area	Agreed Actions	Priority
Parking and Drop-Off	① At such time as the marking for the jointly owned by HES and SBC comes up for renewal to mark two (2) bays to the recommended size with a shared transfer zone between bays and transfer zones to the left, right and rear of vehicle to allow for driver/passenger transfers, along with rear access to boot or tail loading.	A
Parking and Drop-Off	② To explore and liaise with SBC, town authority to agree position of dropped kerbs to allow access and safety for all in the short-term. Long-term plans are subject to which option for access into the site and plans are progressed.	A
Entrance Arrangements	③ Gently grade the tarmac path leading to the door to eliminate the door step. To check the Pre-Access information on the website and in relevant documents to ensure visitors are aware of access limitations in this regard.	A
Entrance Arrangements	④ Position a help bell at the door to summon staff assistance in the short term. Look at door opening. To check the Pre-Access information on the website and in relevant documents to ensure visitors are aware of access limitations in this regard.	A
Sales Point	⑤ Adapt a counter for use by wheelchair users or people of short stature when making card purchases and use of a portable keypad through the addition of a fold down table on the side of existing counter. Future consideration to be given as a VO project as admissions counter if funding is available.	A
Sales Point	⑥ Ensure staff are trained how to use loop, current DDA training and all signage complies with SAIF standards and that unit/s are checked.	A
Lavatory Facilities	⑦ In the middle-term whilst HES await a longer term investment plan to undertake a feasibility study to look at providing an earth ramp or similar to replace the steps which currently lead to the WC block. It is noted that this will have an effect on setting and may not be acceptable unless it can be proven there is no other route to the toilet block, i.e. via Cloisters Road.	A
Lavatory Facilities	⑧ In the middle-term whilst HES await a longer term investment plan, tied into the previous point look at adapting the existing internal arrangements of the lavatories to provide an accessible unisex WC. In the short-term as agreed to explore the siting of temporary toilets at the side of Commendator's House if Heritage colleagues were acceptable to this proposal in terms of setting.	C
Lavatory Facilities	⑨ Look at options for incorporating a Changing Places toilet, this is ideal for the site but is subject to when this could be provided and may form part of a longer-term solution to toilet provision on the site.	A
Circulation – Ambulant Disables Access Issues	⑩ To remove the steps over surface remains which are viewed as a visual intrusion. Acceptable as there is alternative access via the Porch, Nave grass ramp down to the Cloister and then back to the Lay Brother's Range.	A
Circulation – Ambulant Disables Access Issues	⑪ Look at creating a buffer zone around exposed column bases subject to careful grass maintenance work to avoid damage to the stone remains and or machinery. With regard to this ensure and recommend that visually impaired visitors are accompanied to avoid potential hazards.	A

Area	Agreed Actions	Priority
Circulation – Wheelchair Access Issues	<p>The exit route from the sales point can be adapted with a ramp as proposed during initial discussions to give wheelchair access to the site. If the current arrangement remains in use, then there should be a separate audio tour designed for wheelchair users who visit the site starting from the south transept, and which guides the visitor around the accessible route in a logical sequence and liaison with the high-ways commission authority to widen the footway.</p> <p>12 Access to the site by removing part of the wall opposite the site entrance and providing an s-ramp would join with the tour at the exit steps.</p>	A
Circulation – Wheelchair Access Issues	The gravel in the south transept should be replaced with a more suitable surface.	A
Circulation – Wheelchair Access Issues	13 Study ways to provide a solution to a section of the threshold stone between the transept and presbytery	A
Commendator’s House	<p>14 Subject to the outcome of the study to provide a ramped route to the WCs, then consider if this route can form the accessible route to the Commentator’s House to avoid the steps in the modern boundary wall.</p> <p>15 HES to firstly explore the feasibility of a ramped route to the WCs then consider if this route can form the accessible route to the Commentator’s House. (As discussed at our site meeting on 25.5.18 on the wider point of the existing temporary ramps HES acknowledge the request for these to have handrails fitted to aid those people).</p>	A
Commendator’s House	16 Carry out a feasibility study to determine whether there is scope to laying an appropriate surface through the cobbles and also to the path between the gate and cobbles. It has been agreed that HES will either adapt the existing finishes or explore other path surface options to see if they can find one that is more suitable to the sensitive historic setting but will also improve drainage to avoid ponding at the foot of this sloped path.	A
Commendator’s House	Obtain a timber ramp for the entrance to the rear display.	A
Commendator’s House	17 Study the feasibility of including a touch screen on the ground floor showing the objects in the collection, and 360 views of the inaccessible spaces such as the cabinets on the upstairs floor so that these can be viewed by wheelchair users and those with mobility issues (Link to a pc or similar which has controls for viewing displays / Interactive displays). Refer to Elgin Cathedral as an example. It is agreed this will be looked at in 2018/19.	A
Commendator’s House	18 To consider replacing the tall display cabinets, many of which date from when the museum was set up in 1940. It is noted that these are fragile framed with thin picture glass and it is acknowledged that it is unlikely that these could be moved safely. Modern replacements would be required to be secure (GIS-compliant) display cases. Pre-audit plans for their replacement have been put on hold subject to wholesale re-design of the museum, although proposed these plans have not be progressed and warrants for these to be revisited.	A
Education Centre	19 Consider the relocation of the education centre to Abbey House or other location which could be identified as being suitable, providing greater access. The long-term use of abbey house is still to be defined so any decisions with regards to relocation are subject to agreement and defined purpose / use. HES have confirmed that they have offered the ground floor space to Trimontium Trust for a year while their building in the town is having buildings works carried out, so it cannot be used for Education purposes until after October 2019 at the earliest. Relocation is supported as in addition to access issues caused by the stairs, the current location requires access through a working yard with moving vehicles.	B

Area	Agreed Actions	Priority
Education Centre	20 Consider the relocation of the education centre to Abbey House or other location which could be identified as being suitable, providing greater access. The long-term use of Abbey House is still to be defined so any decisions with regards to relocation are subject to agreement and defined purpose / use. HES have confirmed that they have offered the ground floor space to Trimontium Trust for a year while their building in the town is having buildings works carried out, so it cannot be used for Education purposes until after October 2019 at the earliest. Relocation is supported as in addition to access issues caused by the stairs, the current location requires access through a working yard with moving vehicles.	B
Education Centre	21 Replace the existing external staircase or subject to the duration of continued use as an education centre look at installing an internal stair lift. As the above point longer-term relocation is the preferred option.	A
Site Interpretation	22 Provide a large print copy of the guide book. Use SAIF standards copy attached for all guides and information. Also use of infographics for easy read. As agreed at a site meeting on 25th May 2018 a large print text only document will be trialled with the intention for use with the guidebook on site, but not to take home. It will be intended for use as a supplement to the interpretation panels and cast-iron label plates where these are not fully accessible.	A
Site Interpretation	23 Consult with a local access group with visual impaired people group about the suitability of the existing audio tour; upgrade if necessary. Look at an App for the monuments, guides and events. HES have confirmed that although there is currently no budget for a VI specific audio guide this can be revisited as part of longer-term plans. HES have confirmed that they currently have a VI audio-descriptive tour at Stirling.	A
Site Interpretation	24 Reassess the location of panels to ensure they are sited accessibly.	A
Site Interpretation	25 Modify the existing tour to make it numbered (inc signs) rather than linear which will allow visitors to pick and choose their stops. This will mean that the single route in the current tour does not have to be taken by all visitors, giving more flexibility.	A
Site Interpretation	26 As a supplement to the display labels of artifacts in the Commentator's House provide a large print copy of the guide book as indicated previously.	A
Site Interpretation	27 Look at proposals or options for interactive displays as indicated previously	A
Site Interpretation	28 To explore options for developing and making a handling collection available from the stone artifacts with tactile and or Braille labels. This will require discussion as touch collections operationally require staff. A large secondary collection of object either in storage on-site or in HES Collection stores in Edinburgh may be accessed. HES are in agreement that there is plenty of material to develop a range of handling collections to a wide variety of potential audiences. HES Collections are eager to develop such resources but there needs to be suitable space identified on-site to both use and store them.	A

Appendix B - Herbal Plants Typically Grown By Cistercian Monks



MEADOWSWEET

Meadowsweet, along with water mint and vervain, was one of the three most sacred herbs of the druids.

It has been associated with brewing ale, some archaeologists believe that evidence exists of its use back to the bronze-age as a flavouring and preservative in mead. Meadowsweet has long been as a preservative in ale, a 'bitting agent'. The introduction of a much more effective preservative allowed the production of beer which was lower in alcohol as it didn't require the high alcohol content to preserve it.

Meadowsweet and bog myrtle were used as strewing herbs, when crushed underfoot the aroma released helped mask unpleasant smells.

In Shetland it is known as 'blacknin girse' where it used as a black dye.

The salicylates (salts or esters of salicylic acid) present in the plant are substances similar to aspirin and they help in diminishing irritation and swelling (inflammation) as well as relieving pains. They are especially effective in arthritis problems. However, dissimilar to aspirin that gives rise to gastric ulcers when taken in high doses, a blend of salicylates, tannins (a brownish or yellowish compound found in plants that is used in tanning, dyes and astringents) and other ingredients found in meadowsweet function to safeguard the inside layer of the stomach and intestines. At the same time, the blend provides anti-inflammatory advantages owing to the presence of the salicylates. Culpepper in his 'herbal' (1649) advocates its use - "it helps in the speedy recovery from cholic (bile acid) disorders and removes the instability and constant change in the stomach"

The fresh flowers are still collected by herbalists for use in tablets and tinctures to cure various gastric complaints.



COLUMBINE

The genus name Aquilegia is derived from the Latin word for eagle (aquila), because the shape of the flower petals are said to resemble an eagle's claw.

Introduced plant from France or Germany, for either a garden plant or for medicinal properties.

Culpepper in his Complete Herbal, published 1649, recommends its use in a lotion for sore mouths and throats. It is not used internally any more as it is poisonous if taken in large doses, but a lotion is still used externally as it is a good astringent.



WILD STRAWBERRY

Culpepper in his 'herbal' (1649) advocates using the berries to "cool the liver, blood and spleen, or a hot choleric stomach. The refresh and comfort fainting spirits and quench the thirst. They are good for inflammations, but it is best to refrain from them in a fever, lest the putrify in the stomach and increase the fits.

The strawberry is still used today. Internally for diarrhoea, digestive upsets and gout (leaves and roots). Externally for sunburn, skin blemish and discoloured teeth.



GROUND ELDER

Grown extensively in the Middle Ages in physic gardens. A poultice of roots and leaves was used to treat aching joints and rheumatism. The young leaves was also boiled as a vegetable. Probably introduced to the British Isles in Medieval times when it was cultivated in monastic gardens for medicinal purposes. Also known as Bishopweed, Bishopwort or herb Gerard, in old herbals on account of its dedication to St Gerard, who was invoked to cure gout.



MEADOW CRANESBILL

Veins on the petals guide bees to the nectar. Food plant of the Brown Argus butterfly. Grows to about 2 ft (60 cm). Name comes from the Greek "geranus" meaning crane - due to the cranesbill-shaped seed heads.

Fresh leaves were used traditionally to stop bleeding if pressed against a wound.



YELLOW HORNED POPPY

Medicinal plant, also poisonous and potentially lethal, used as a purgative and sedative, contains alkaloids.



YELLOW FLAG

The flower shape has evolved as a food source for the bumble and honey bees.

Much used by the Romans its use could well have been introduced by them. It is used as a cathartic useful in stomach complaints and it was also used to treat snake bites.

Praised as a cure for toothache, a slice of the rhizome (the main part of the root) rubbed against the aching tooth or held in the mouth between the teeth, being supposed to cause the pain to disappear at once.

Appendix C - Prioritised Action Plan - shown in order of priority

"Action Number"	Action	Priority	Responsibility
B1	A detailed survey of views of the Abbey should be undertaken in order to determine key views both today and as represented in paintings and engravings by artists through time. Where appropriate consultation with adjacent landowners could be undertaken to reinstate key historic views.	1	HES
C1	Set up a Steering Group to include HES, stakeholders and community groups such Melrose in Bloom to guide the future management and maintenance of the site	1	HES
C2	HES to designate an officer to coordinate volunteering and organise events	1	HES
D3	Develop and implement Access Improvement and Orientation Strategy	1	HES
D12	Explore linking up with the National Trust for Scotland for a combined Melrose Gardens ticket	1	HES/NTS
D13	Develop a Friends of Melrose Abbey Landscape and Gardens to allow free access for the local community following payment of annual subscription	1	HES
D14	Promote a Border Abbeys Trail including a ticket to allow reduced priced tickets as well as booklet highlighting the differences and similarities between the Abbeys and telling of the story of their relation to the Picturesque and Sir Walter Scott	1	HES
D17	Develop Melrose Abbey as a 'selfie' destination for the start of St. Cuthbert's Way and provide interpretation of the story of St Cuthbert who started his religious life in 650AD in Melrose and ended his life on Holy Island	1	HES
E7	Reduce grass cutting and improve the legibility of the former Abbey buildings by gravelling the building footprints. Review opportunities to introduce a grass management scheme to manage some areas of the site longer and some as meadow to improve habitat for invertebrates and allow establishment of historic native wildflower species.	1	HES
E12	Review opportunities to introduce a grass management scheme to manage some areas of the site longer and some as meadow to improve habitat for invertebrates and allow establishment of historic native wildflower species.	1	HES
F1	The recommendations made for the specific trees in the Tree Survey schedule should be adopted and implemented.	1	HES
F5	Flood mitigation measures across the Abbey and Precinct should be considered. The north Annay Fields could provide a successful location in which to proposed intervention and incorporated with biodiversity improvements, as this sits outside the Precinct and scheduled area	1	HES
I1	Consultation will be carried out with local and national stakeholders on the Landscape Conservation Management Plan and its outcomes	1	HES
I2	HES will adopt and disseminate this Conservation Management Plan.	1	HES
B2	A booklet and interpretation should be produced to encourage visitors to walk, cycle and drive to viewpoints.	2	HES
B3	Review opportunities to establish Melrose Abbey and Village as a 'hub' for the long distance routes that bypass the Abbey through inter-agency working - e.g links to ScotRail station at Tweedbank, promotion on website, offers for rambling groups etc. Particular attention should be given to St. Cuthbert's Way given Melrose Abbey as the start point for the route and the historical connections between St. Cuthbert and the monastery at Old Melrose.	2	HES
C3	Funding for maintenance work will initially be included in HES's budget with Monument Investment Programme potentially being funded through a variety of sources including National Lottery Heritage Fund, SEPTA, etc	1 and 2	HES
C4	Prepare a 10 year Management and Maintenance Plan for the site as part of the MIP to ensure proposals are sustainable and that the investment is sustained with a high standard of maintenance that will improve the appearance and safety. The Plan will set out weekly, monthly, annual, and periodic tasks to be carried out across the year.	2	HES/SBC
C5	HES to consider developing a consistent management strategy with SBC of the of churchyard to improve access to southern elevation and standardise maintenance	2	HES
C6	Review spatial function and arrangement of both the Abbey House and former Brewery areas	2	HES
C7	Set up a Friends of Melrose Abbey Landscape and Gardens and volunteering scheme to inform the undertake maintenance tasks and perhaps to maintain potential new gardens such as the Cloister Garden	2	HES
D4	Carry out works that ensure that the public are encouraged to pay to visit the site by installing gates on Cloisters Road and planting hedges along the top end of Abbey Street and along Priors Walk along the southern boundary	2	HES
D5	As part of a Feasibility Study, consider significance of the walls on Cloisters Road and if appropriate, consider narrowing of Cloisters Road to improve access between the Commendator's House and the Church as well as aiding the understanding of the layout of the Abbey. Proposal to include regrading the bankside and removal of steps on south side. If this proposal is not acceptable or possible, consider the lowering of 19th and 20th century stone walls either side of road subject to results of Feasibility Study.	2	HES
D7	As part of new circulation through site, improve pedestrian routes along Abbey Street, as well as considering replacement of cobbles with gravel	2	HES

D8	Improve legibility of the historic development of the site and the relationship of its key features	2	HES
D9	An interpretation strategy should be developed. The aim of the strategy is to enhance understanding of the history and significance of the site and to engage with visitors at different levels. An integrated strategy is required linking the proposed visitor centre, museum and exterior interpretation within the landscape and gardens, both traditional and digital. A key intervention should be development of the Melrose Abbey Gardens that could reflect the uses of different plant groups at different period e.g. Physic Garden in the Great Cloister, Ornamental Garden at the Commendator's House, Wildlife Garden at Abbey House/Annay Field	2	HES
D18	The Dukes of Buccleuch and Robert the Bruce should feature more strongly in the interpretation of the site.	2	
D19	Interpretation should include the famous Melrosians in the churchyard, particularly the historians James Curle and his brother Alexander Ormiston Curle	2	HES
D20	Interpret the more recent history of the site such as the Commendator's House gardens, the former hotel and other buildings and gardens that occupied the site		
D21	Consider delineating original line of boundary wall with hedging, off set from wall by 2m or so - trench to include root barrier to avoid disturbance of below ground archaeology	2	HES
E6	Consider softening the site to provide more of a 'picturesque' appearance - planting on side walls, soft capping of the walls, especially in places where there is run-off from roofed areas (the nave) and standing water/boggy ground as a result to provide a diverse SUDS response (see F5) taking account of archaeological considerations	2	
E10	Consider developing a consistent management strategy for Graveyard with SBC	2	
E11	Consider boundary treatments to Cloister House and St. Keirans, such as hedging, to provide better definition	2	
F2	All arboricultural works should be carried out by experienced arboricultural staff and should comply with BS3998:2010 'British Standard Recommendations for Tree Work'.	2	HES
F6	The following opportunities for proposals to result in a biodiversity gain, contributing to national and/or local conservation objectives, should be implemented: <ul style="list-style-type: none"> • Provision of bird and bat boxes, • Grassland management, to increase the site's botanical diversity, • Retention of trees on site; where tree works are required for safety, stumps will be retained" • Consider managing the laid as a habitat for amphibian species - would need to be done in a manner appropriate to the historical context 	2	HES
G3	Investigate feasibility of restoring the Lade as a working watercourse, at the least it could be used for sustainable drainage taking run-of from the roof of Priory Farm and drainage from hard surfaces.	2	HES
H1	Archaeological evaluation and investigations will be carried out prior to the commencement of any work with the potential to disturb buried remains.	2	
H2	Buried archaeology, particularly human remains in marked or unmarked graves, will be considered as part of any proposals for the site including new planting and repairs to monuments or structures.	2	
H3	Recording shall be undertaken of any monument or structure proposed for alteration, and records deposited in the local archives and Historic Environment Record (HER).	2	
A1	SBC will continue to discharge its obligations under the Local Authorities Cemeteries Order 1977 to keep the cemetery in good order and repair, including all buildings, walls and fences.	3	SBC
A2	Consultation with statutory consultees such as SEPA and amenity societies such as National Trust for Scotland, Melrose Community Council and Melrose in Bloom will be carried out at an early stage to seek advice and agreement on proposals.	3	HES
A3	Statutory approval will be gained prior to any work requiring consent.	3	HES
A4	Ensure proposals for change are in line with legislation such as Equality Act 2010, local and national planning policy including an assessment of significance and the impact of proposals on this for each component. The public benefits of the scheme will be balanced against potential harm.	3	HES
E1	Review hard landscaping and desire lines across the site and draw up proposals to enhance existing surfacing in key locations and following this ensure that existing paths and visitor routes are maintained to ensure safe access. Undertake feasibility study to install a hard landscape product in areas of historic had landscaping to aid access and interpretation. A product such as a self binding gravel with a no-dig construction would have low impact and be fully reversible if required.	1 and 3	HES
E2	Proposals for works that seek to restore or reinstate historic elements beyond the scope of the management and maintenance plan will require the input of expert advice and the appropriate consents.	3	HES
E3	New landscape components should not be introduced to the site without a clear understanding of the impact on archaeology and setting and only following the receipt of expert advice.	3	HES

E4	Develop a new Melrose Abbey Gardens based on further detailed research and archaeological surveys in order to enhance the understanding of how the site was laid out in order to increase dwell time. This could provide something that is currently much needed and missing from the visitor experience.	3	HES
E8	HES to consider relocation of the MCU to Abbey House as part of development of a Skills Hub - combine landscape and building conservation with glasshouse as a display area/store for landscape products and conversion of grass area to north as a stone store and workshop with public gallery area.	3	HES
F3	The use of pesticides will be minimised and clearly justified and use of horticultural peat will be eliminated.	3	HES
F4	Climate change and energy efficiency measures will be considered as part of any proposals for change on the site such as those outlined in the MIP, including sustainable drainage using the restored Lade.	3	HES
G1	The conservation principles set out in this Landscape Conservation Management Plan will underpin any decisions relating to repair, alterations or improvements	3	HES
G2	A condition survey of the ruins, walls, structures and drains will be carried out periodically (preferably every five years) to ensure that any repair and management requirements are fully understood, removing any cementitious mortar, inappropriate vegetation, etc	3	HES
I3	HES will implement the actions within the Conservation Management Plan, which will be regularly reviewed and updated.	3	HES
D1	Refashion the visitor journey, to better use the entire site and improving access and movement patterns across the site. The spatial and visual arrangement of the site lends itself to the visitor experience journey commencing in the Priory field and farm location	4	HES
D2	Consider carrying out a feasibility study for public access and restoration of former brewery site- to consider the enclosed arrangement of the area and its central location within the Abbey complex	1 and 4	
D6	Redesign circulation through site in connection with new to improve access and legibility.	4	HES
D10	Interpretation should reflect different phases of history, key themes in the monastic life including farming and physic gardens, the 'picturesque' and romantic writers and artists of the 19th century as well reference the Prisoner of War Camp on Priory Farm	4	HES
D11	Develop an Activity Plan to embrace all sections of the community, including school workshops, heritage tours, possible theatrical and musical performances, etc. A Universal Design policy to be adopted	4	HES
D15	Consider interpretation of North Boundary Wall in Priory Field through soft treatments e.g native species hedgerow and consider biodiversity improvements within the Annay Field through treatments e.g. large scale meadow with scrubland to the north of the boundary wall.	4	HES
D16	Undertake feasibility assessment of developing a new Transport Hub in the Annay Field prioritising sustainable methods of transport	4	HES
E5	Improve the setting of the Commendator's House, removing untidy fencing on Cloisters Road and perhaps recreating the former victorian or earlier garden or the 1950s rock garden by the Lade, subject to further research and archaeological investigations.	4	HES
E9	Consider restoring Abbey House Gardens removing the park like floral displays and making it more like a merchant's garden, linked with converting the building into a visitor attraction telling the story of the owner at a certain time.	4	HES
F7	As part of the planting proposals select plants that will withstand greater temperatures as predicted by The Climate Change Strategy 2019 and as thought to be present in 13 century.	4	HES