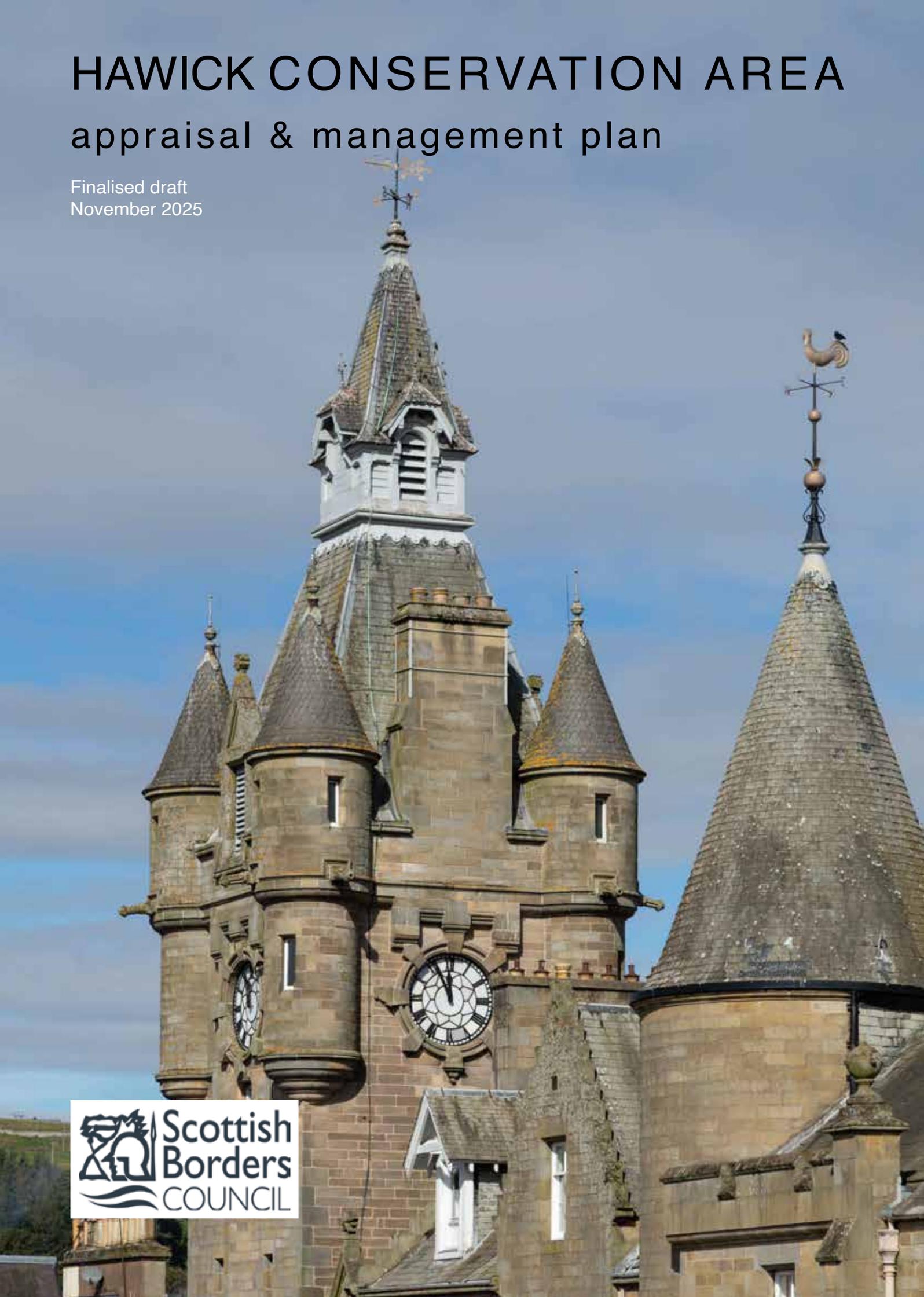
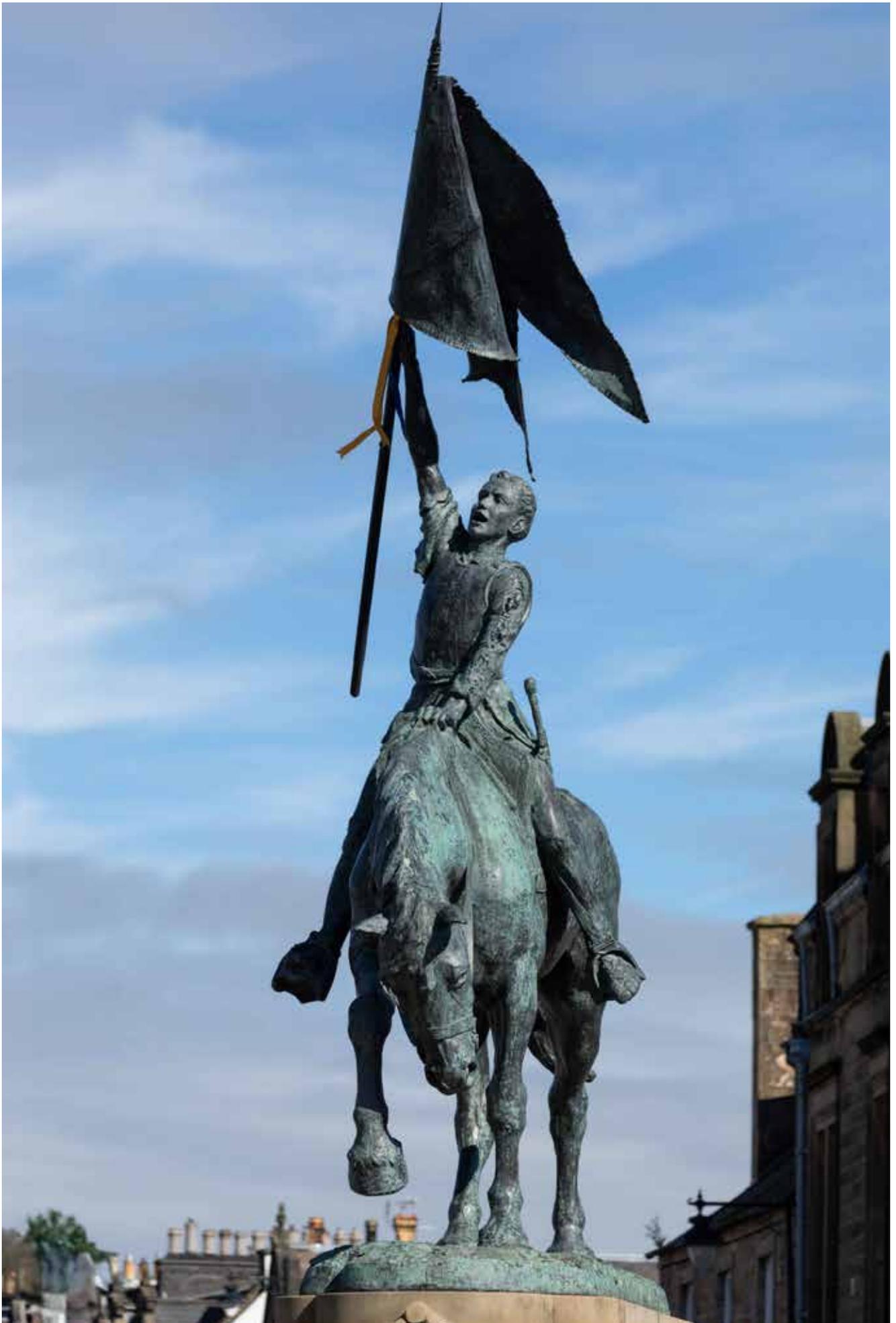


HAWICK CONSERVATION AREA

appraisal & management plan

Finalised draft
November 2025





HAWICK CONSERVATION AREA

APPRAISAL & MANAGEMENT PLAN



Prepared by Dr Ben Tosland, Florence Loader and Nick Haynes of Montagu Evans LLP
for Scottish Borders Council

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PDF EDITION

Section headings are tagged in the index (click on the text to navigate to the page). Clicking on the page numbers returns the reader to the index. Hyperlinks to websites outside the document can be activated by clicking.



Figure 1. Detail of the architectural carving of 1878 at No. 3 Oliver Place (listed Category B). the head may represent James Oliver of Thornwood (1817-1905), who made his fortune in the auctioneering business and was one of the town's wealthiest and most prominent figures at the time. Such figurative carving in stone and timber is characteristic of the later 19th-century buildings in Hawick Conservation Area.

1. INTRODUCTION

- 1.1 A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as 'an area of special architectural or historic interest, the character of which is desirable to preserve or enhance'. Local planning authorities are responsible for designating conservation areas within their region. Scottish Borders Council currently has 43 conservation areas within its boundaries.
- 1.2 Conservation area designation takes into account the particular characteristics of a place. This includes its buildings, but also its layout and the spaces and landscape within and of the area. Setting is also considered important, and given the topography of the area, is an important aspect of defining the conservation area.
- 1.3 Conservation areas are designated and designed to assist in managing change in a manner that protects and enhances the area's special character and appearance. They play an important role in safeguarding valued places for current and future communities and visitors, in

economic and community regeneration, and in environmental enhancement.

Development within a Conservation Area

- 1.4 There are several controls in place for conservation areas that ensure development preserves or enhances the area:

- **Planning permission:** Most external changes to buildings within conservation areas have the potential to impact on the character of the area, and therefore planning permission is required. This includes changes to exteriors such as decoration, painting and harling or rendering elevations. Provision of new hard surfaces and changing walls and fences also require planning consent.
- **Conservation Area Consent:** Buildings form a key element of the character of conservation areas and therefore consent is required for their demolition or substantial demolition.
- **Notification of Works to Trees:** Trees also make an important contribution

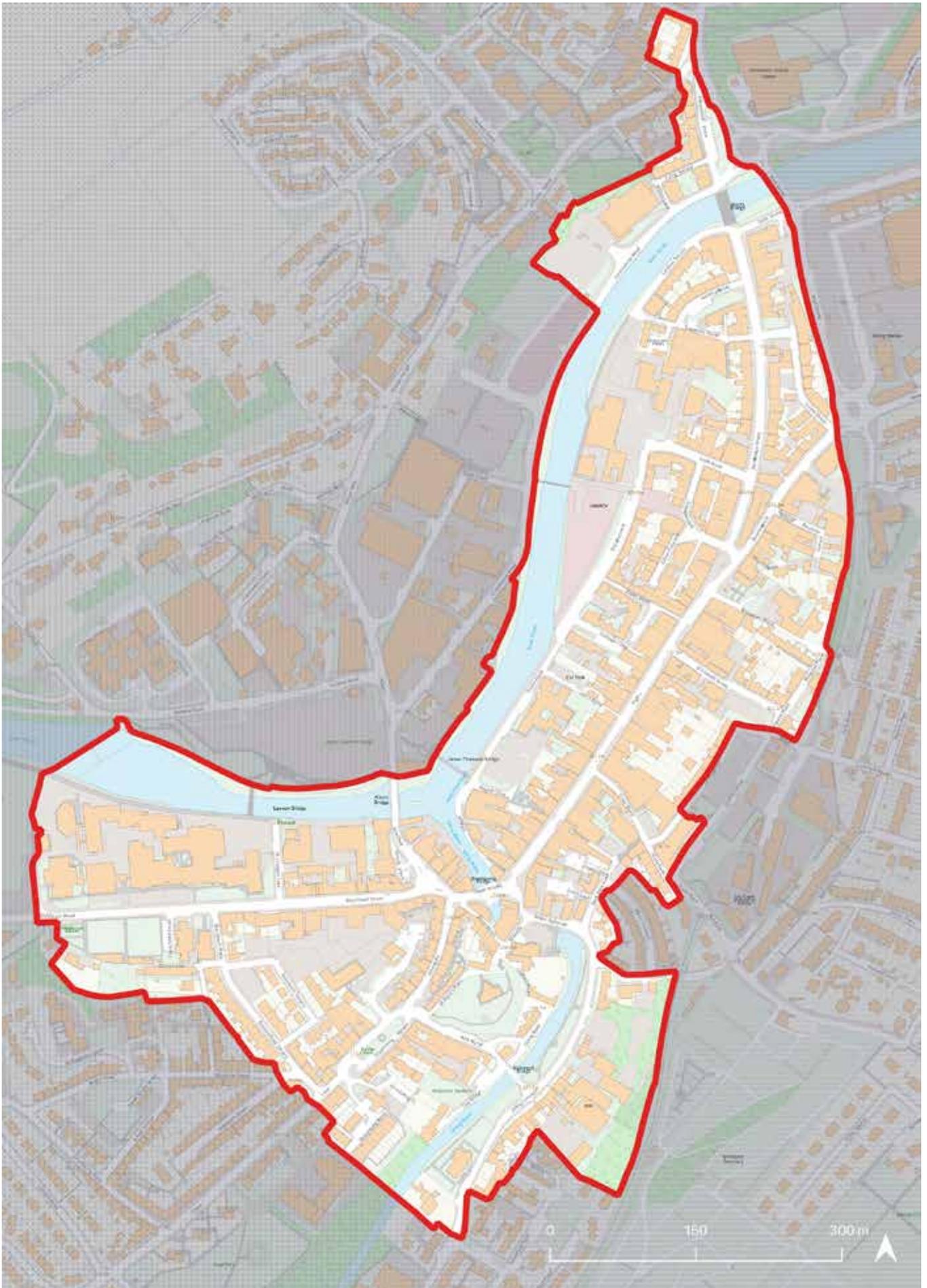


Figure 2. Boundary of Hawick Conservation Area. © Crown copyright and database rights 2025, OS Licence no. 100023423.



Figure 3. Oblique aerial view of Hawick from the north-east (2009). © Crown Copyright: HES (ref. [DP 029102](#)).

to the character of conservation areas. Six weeks' notice is therefore required of any intention to cut, lop, top, uproot or destroy any tree within a conservation area. This is to allow the Local Planning Authority (LPA) to consider whether the tree makes a notable positive contribution to the character of the area and to consider whether a Tree Preservation Order should be made.

- 1.5 For further information on the above controls see the "[Management Plan](#)" at the end of this document.
- 1.6 Permitted Development Rights (PDRs) allow some minor works to proceed without planning permission, but within conservation areas these rights are significantly restricted to safeguard historic character. In Hawick, many external alterations that would be permitted elsewhere—such as changes to roofs, chimneys, external walls, openings, external insulation, and visible renewable technologies—require planning permission due to their potential impact on the town's distinctive streetscape. Please see the Management Plan section "[Permitted Development Rights \(PDRs\) in the Hawick Conservation Area](#)" on page 59.

- 1.7 New permitted development rights affect the installation of renewable energy equipment (solar panels, air source heat pumps) and window alterations for energy-saving purposes on houses and flats in conservation areas. For further details please see Scottish Borders Council's planning guidance on [Replacement Doors and Windows](#) and the [Town and Country Planning \(General Permitted Development\)\(Scotland\) Amendment Order 2024](#).
- 1.8 Where an application is made for development that—in the opinion of the Local Planning Authority (LPA)—affects the character or appearance of the conservation area, the application will be advertised in the local press providing an opportunity for public comment. Comments made on planning applications are taken into account by the LPA when making a decision on the application.
- 1.9 The extra controls in place help conservation areas retain their local distinctiveness and historic character. This often makes them highly desirable places to live and visit. Local residents and property owners also have a role to play in regularly maintaining their property



Figure 4. Gutter cleaning at 1-3 High Street, carried out under the Hawick Conservation Area Regeneration Scheme in March 2025. Regular maintenance of gutters and downpipes is important to keep water from penetrating and damaging natural stone walls. This initiative aimed to prevent costly future repairs by tackling blocked gutters, a major cause of damp, mould, and structural decay that can lead to severe deterioration. © Sarah Altmock, 2025.

and can seek advice on this from Scottish Borders Council.

What is a Conservation Area Appraisal and associated Management Plan?

- 1.10 The LPA has a duty to review its conservation areas and formulate proposals for their preservation and enhancement 'from time to time'. These statutory duties are fulfilled through publishing a Conservation Area Appraisal and also a Management Plan for the Conservation Area.
- 1.11 The Conservation Area Appraisal and associated Management Plan helps owners, planners, Scottish Borders Council and others with an interest in the area find out about the history and identify the character of the area, and to decide what and how that special character

can be preserved and enhanced. The final document should be used to help guide proposed changes in the area, and will be used to help determine planning applications.

- 1.12 The document comprises two distinct parts: the **Conservation Area Appraisal**, and the **Management Plan**. The Conservation Area Appraisal sets out the area's context and historic development, before identifying the elements of its character (such as layout, views, landscape, trees, buildings, structures and spaces) that make it special.
- 1.13 The Management Plan provides guidance on how change can happen in the area in a way that preserves and enhances that special character. This includes guidance to support measures to address climate change.
- 1.14 It is important to note that assessments made in this document are non-exhaustive, and further elements of architectural or historic interest, or opportunities to preserve or enhance the area, may be present.

Hawick Conservation Area and Regeneration Scheme

- 1.15 This Conservation Area Appraisal and Management Plan has been produced as part of the Hawick Conservation Area and Regeneration Scheme (CARS). Hawick CARS is a heritage led regeneration project focused on Hawick's town centre, offering grant aid towards the repair of traditional buildings (pre-1919) as well as supporting complementary initiatives to increase understanding of the town's heritage, and promotion of traditional build skills. The programme is funded by Historic Environment Scotland (HES).

The Conservation Area

- 1.16 Hawick is within the historic county of Roxburghshire in the east Southern Uplands of Scotland. The conservation area is located c.60km south of Edinburgh and 60km south west of Berwick-upon-Tweed; it is located 16km south west of Jedburgh and 14km to the south east from Selkirk. It is sited to the south of the Scottish Borders, located in the south east of Scotland. Figure 1 shows the existing

conservation area boundary, with Figure 2 showing an aerial view of the conservation area.

Context

- 1.17 As the historic development section of this report shows, Hawick developed in the late 18th and 19th centuries as an important town in the manufacture of textiles. Its location at the confluence of the powerful Teviot and Slitrig Water, which provided energy for the mills that powered this the economic development of the town. Beyond the town, the undulating hills of the Southern Uplands rise above its urban centre providing a verdant backdrop to views through Hawick.
- 1.18 Hawick is one of the larger, more historic town centres in the Borders. It has an old and legible core, with a strong linear High Street with residential areas fanning off this route. There are a number of significant landmarks, including the Town Hall, Hawick South Church, the Liberal Club, Tower Knowe, Drumlanrig Tower and the collection of buildings around the confluence of the Slitrig and Teviot.
- 1.19 A report from 2018, published by Scottish Borders Council titled 'Hawick Conservation Area Regeneration Scheme' detailed the economic and social context of the Hawick conservation area. The Conservation Area Appraisal takes cognisance of this.
- 1.20 In recent years, the closing of large and significant companies that manufactured wool and knitwear has led to unemployment. A lack of investment in the town has led to its centre slowly deteriorating. Footfall in the town centre has declined year-on-year, from a high of 9990 a week in the 1990s to current levels of 4680 people.
- 1.21 As such, many of the significant historic buildings in the centre are underused and are at risk of decaying and requiring additional funding to regenerate them. Within its historic centre, seven historic 'Buildings at Risk' were identified on the national register.

Structure of the Conservation Area

Appraisal

- 1.22 This report is structured as follows:
 - Legislation and Planning Policy
 - Historical Development of Hawick
 - Physical and Visual Characteristics of Hawick
 - Summary of Significance

2. LEGISLATION AND PLANNING POLICY

- 2.1 The following Section sets out the planning policy context for the Site and for the context of the assessment process.

Legislation

- 2.2 Heritage legislation as well as national and local planning policy set the framework within which all decisions are made on planning applications.
- 2.3 The [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#) provides the national statutory legislation for conservation areas. This requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of any buildings or land in a conservation area in fulfilling planning functions (Section 64, para 1).
- 2.4 Demolition within a conservation area requires a special permission known as 'conservation area consent'.

National Planning Framework 4 (2023)

- 2.5 The [National Planning Framework 4 \(NPF4\)\(2023\)](#) places the twin global climate and nature crises at the heart of its vision, and sets out policies to help improve people's lives by making sustainable, liveable and productive places. Overarching policies make clear the requirement for new development to take account of the climate and nature crises, although care will need to be taken to ensure that an acceptable balance with heritage considerations is met in achieving that overall aim. It recognises the role of Scotland's rich heritage, culture and outstanding environment in supporting our economy, identity, health and wellbeing.
- 2.6 Policy 7 of NPF4 includes policies for conservation areas:



Figure 5. Detail of the decorative carved stonework of the former Hawick Co-operative store at 63-67 High Street, designed by the architect Michael Brodie in 1885. The building exhibits the love of carved heads that can be found throughout the conservation area.

- Part (d) states that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.
- Part (e) acknowledges the contribution made by existing natural and built features to the character of conservation area and its setting.
- Part (f) seeks to protect buildings which make a positive contribution to the character of a conservation area from demolition.

Historic Environment Scotland Policy and Guidance

2.7 Historic Environment Scotland (HES) is the national agency for the built heritage. It inputs to national policies and provides guidance. HES also has a role in the planning system as it affects the historic built environment.

2.8 [Historic Environment Policy for Scotland](#)

(2019) sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment, including conservation areas. These set out that:

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

2.9 Historic Environment Scotland set out their detailed guidance on the application of the Historic Environment Policy for Scotland in their [Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent](#) (April 2019). The Guidance outlines the characteristics that should

contribute to a conservation area's special architectural or historic interest:

- its special architectural or historic importance;
- its distinct character;
- its value as a good example of local or regional architectural style;
- its value within the wider context of the village or town; and
- its present condition, and the scope for significant improvement and enhancement.

2.10 In considering whether to grant this consent, planning authorities are required to have regard to their duty to preserve or enhance the conservation area. Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i. reasonable efforts have been made to retain, repair and reuse the building;
- ii. the building is of little townscape value;
- iii. the structural condition of the building prevents its retention at a reasonable cost; or
- iv. the form or location of the building makes its reuse extremely difficult.

2.11 New development proposals in, or affecting, conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, should be retained.

Scottish Borders Council

2.12 Scottish Borders Council's [Local Development Plan 2](#) (LDP2) was adopted on 22 August 2024.

2.13 LDP2 sets out a vision for land use and development within the Scottish Borders. It includes policies and proposals to guide the future use and development of land within the region and its settlements.

2.14 Policy EP9 indicates that the Council will support development proposals within or

adjacent to a conservation area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the conservation area. This should accord with the scale, proportions, alignment, density, materials and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes. The policy also applies to proposed demolitions in conservation areas and sets out a requirement for design statements in support of all applications for alterations, extensions, demolition and replacement, to explain and illustrate the design principles and design concepts of the proposals.

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

2.16 The Council has also set out Supplementary Planning Guidance on a range of topics that may be relevant to proposals in Hawick Conservation Area. These include Placemaking and Design; Replacement Windows and Doors; Shop Fronts and Shop Signage, Privacy and Sunlight Guide, Trees and Development; and Biodiversity.

Listed Buildings and Scheduled Monuments

2.17 There are no scheduled monuments within Hawick Conservation Area, however it contains 132 listed buildings. The planning authority is required to have special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest. Works to the listed building are controlled through a permission known as 'listed building consent'. The setting of listed buildings is protected through the planning system by ensuring that planning applications take account of the listed building and its context.

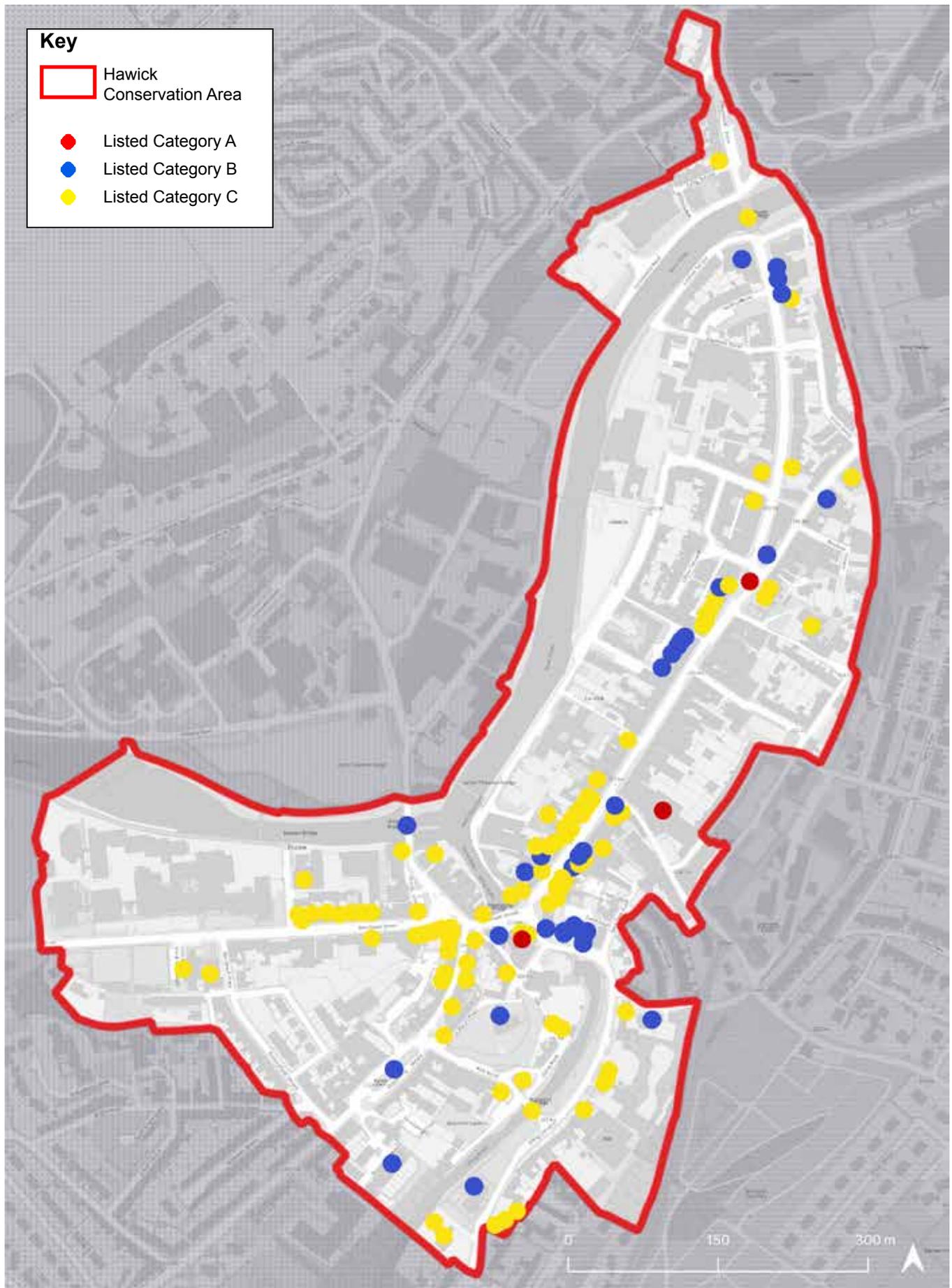


Figure 6. Listed buildings within Hawick Conservation Area. The designations are also shown in more detail on the Character Area maps in Section 4 and full details can be found on Historic Environment Scotland's [Designations Map Search](#). © Crown copyright and database rights 2025, OS Licence no. 100023423. Listed buildings data contains HES public sector information licensed under the [Open Government Licence v3.0](#)



Figure 7. 'View of the Bridges at Hawick' in a watercolour by either Charles Catton Senior (1728-1798) or his son Charles Catton Junior (1756-1819). The Auld Brig (possibly 13th century, but demolished in 1851) over the Slitrig Water is in the foreground while Drumlanrig, or Tower Knowe, Bridge (1776) is in the mid-ground. For many years the Auld Brig was at the heart of the old village of Hawick. Image by permission of the V&A Museum, London (Accession number [P.53-1921](#)).

3. HISTORICAL DEVELOPMENT OF HAWICK

3.1 This section provides a description of the historical development of the conservation area and its position within the Borders. It is informed by the historical sources set out in the Bibliography on page 72.

Overview of Historical Development

3.2 This section provides a description of its historic development and that of the surrounding area.

3.3 In *The See Through House* (2020), Shelley Klein describes the Borders as being '*...this place is also about farming, about uplands and lowlands and the sheep that graze on them. About wool and water and weaving. It is no accident that for centuries the Borders relied on the textile trade because the rivers that score this terrain once turned the wheels of this*

industry while the rain that filled those rivers not only produced some of the finest grazing in the whole of the country, it is woven into the landscape in the way trees stream across hills and rivers flow down the valleys.'

The development and history of Hawick exemplifies this description.

3.4 The town has a proud and distinctive history. The [Hawick Callants Club](#) was founded in 1903 to keep the ancient customs, institutions, history and traditions of the town alive.

3.5 The name 'Hawick' is thought to be a compound of Old English words: 'haga' meaning hedge; and 'wic' meaning hamlet or village.¹ The compound name suggests an enclosed village.

3.6 The town sits at a prominent location

¹ W. Nicholson, M. Gelling, R. Richards. 1970. *The Names of the Towns and Cities of Britain*, p. 107.



Figure 8. Oil painting by Andrew Kennedy of the Common Riding in 1846. From Hawick Common Good Collections, administered on behalf of Scottish Borders Council by Live Borders (Hawick Museum)

within the Borders, at the confluence of the powerful River Teviot and the Slitrig Water. Its immediate history is associated with textile industries, though historically it developed at a strategic point of defence. This began when the Lovel family are thought to have founded a motte castle and nearby parish church on the north west bank of the Slitrig in the 12th century. From the Lovels' ownership, Hawick was passed to the Douglasses of Drumlanrig, under whom it was erected as a burgh of barony on 15 June 1511 and then as a burgh of regality in 1669.

3.7 Hornshole, 2 miles from Hawick, was the scene of a famous battle in 1514. Following the loss of many of the town's male population at the Battle of Flodden in 1513, youths from Hawick defeated an English raiding party and seized an English flag. The Battle of Hornshole is celebrated in the town to this day both

in 'The Horse' monument and during the annual Common Riding.

3.8 The Scotts of Buccleuch acquired the barony in the late 16th century. The Scott family had a leading role in Hawick's urban development in the 19th century.

3.9 The historic core is located on the flat ground of the Teviot basin, with 18th-to-20th century expansions relating to industry and local textile development on the surrounding slopes. Residential areas surround this, bleeding into the more commercial character of central areas. Numerous churches punctuate the overall townscape, of varying sizes, prominence and material treatment.

3.10 From the mid-18th century onwards, Hawick developed as a trading centre for local woollens, its previously advantageous strategic location in the wars of independence now assisting in quick routes towards larger towns, such



Figure 9. Oil painting by an anonymous artist looking towards St Mary's Church over the entrance to Needle Street, circa 1900. The 13th-century building was remodelled substantially in 1764 and much reconstructed in 1880. From the collections of Scottish Borders Council, administered by Live Borders (Hawick Museum).

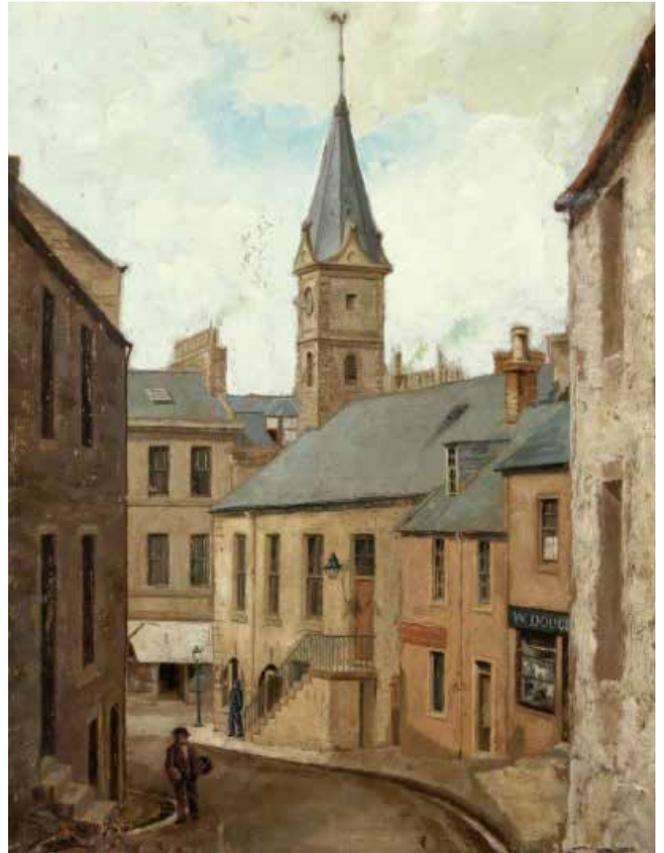


Figure 10. Oil painting by an anonymous artist looking from Cross Wynd towards the old Town House on the High Street, circa 1880. From the collections of Scottish Borders Council, administered by Live Borders (Hawick Museum).



Figure 11. Oil painting by John Guthrie looking west towards the old Town House on the High Street, circa 1850. From the collections of Scottish Borders Council, administered by Live Borders (Hawick Museum).



Figure 12. John McNairn, oil painting of the view of Hawick from Wester Braid Road. The image shows numerous industrial chimneys when the town was at the height of its textile manufacturing around 1870. From Hawick Common Good Collections, administered on behalf of Scottish Borders Council by Live Borders (Hawick Museum).

as Edinburgh to the north, and Newcastle and Carlisle to the south, all of which had significant ports for shipping towards London and beyond.

- 3.11 This industrial expansion contributed to the town's prosperity with wealthy mill owners displaying their woollen riches through the construction of large villas on the slopes of the town.
- 3.12 The town grew significantly in the late 18th century and early 19th century. The Rev. J A Wallace writing in the 'New Statistical Account of Scotland' in 1839 described the physical characteristics of the town as follows: *'In the town there are two printing-presses, three public reading-rooms, and three banks. The subscription rooms used occasionally for public meetings, the town-hall, the parish church, and four Dissenting chapels, are the principal public buildings. The general appearance of the town has been very much altered of late years. New streets have been built*

in all directions for the accommodation of the increasing population, whilst many of the older tenements with their thatched roofs have been entirely removed to make way for buildings more accordant with the taste of modern times. By means of these alterations the dwelling-houses in general have not only been rendered better in point of comfort and accommodation, but the shops also, both as respects their appearance and the quality of the various commodities they supply, have undergone the most obvious and important improvements. The town is well supplied with water, and is lighted with gas, whilst the inhabitants are almost entirely free from the burden of local taxation'.

- 3.13 Today Hawick is the second largest of the Borders' towns after Galashiels. Its historic core remains legible, with its relationship to the confluence of the two rivers and the surrounding topography remaining evident. The town has its own distinct dialect of Scots.



Figure 13. *The Hawick Common Riding passing along the High Street in 1904. By this time the built form of the town had been fully established.*

3.14 Flooding or ‘inundation’ has been recorded in the town from an early date. New flood defences have been completed recently along the River Teviot as it flows through the town.

Urban Development

3.15 The core of the town that is evident today largely grew out of the 18th and 19th century industrial periods. The town’s development taking a sinuous form, winding with the Rivers Teviot and Slitrig. The topography around the area emphasises these low-lying points. Historically, nurseries and allotments for growing food formed land uses to the north, with the High Street and commercial core to the south. The town is largely developed on the flat land close to the River Teviot, with large scale industrial, residential and commercial buildings occupying these areas. The

High Street itself features numerous significant buildings of commercial use, with ornamentation (funded by Hawick’s industrial riches), form and good quality craftsmanship on show.

3.16 Hawick’s plan-form pre-dates the first published maps. Broadly, the High Street is linear in form, and it was only in the 20th century that the linear strips (known as ‘rigs’ - strips of ground leased for building in a Scottish burgh, usually with a narrow street frontage and a considerable extension backwards) that ran down to the Teviot became developed with infill residential development. The railway fed Hawick’s urban development from its introduction in 1849 and ran to Hawick on the route from Edinburgh to London, ceasing in 1969.

Map regression

- 3.17 Hawick appears on some of the earliest maps of Scotland, including as 'Haïck' on Timothy Pont's manuscript map of part of Teviotdale (Figure 14) dating from between 1583 and 1596. Although the depiction is sketchy, it is clear enough that the town was located at the junction of the River Teviot and Slitrig Water, with the church and bridge at the west end and the High Street running west to east as a spine to the High Street rigs, laid out along the north and south sides of the street.
- 3.18 General William Roy's Military Survey of Scotland took place between 1752 and 1755. The survey is not detailed in respect of Hawick, but it shows more clearly the layout of the High Street with wynds set at right angles and marks the addition of a new bridge (1741) across the River Teviot.
- 3.19 John Wood (1780-1847) made an accurate map of Hawick (Figure 16), published in 1824 which depicts the long, linear rigs that led to the Teviot from the rear of the High Street. Interestingly, the map illustrated those who owned land within the plots. The broad layout of central Hawick was in place at this point, with the twisting forms of the streetscape, characterised by enclosed streets and wynds, with the wide and open secondary streets that lead to the High Street driving through the centre of Hawick. The town's boundaries are well defined, with its edges marked by tolls (the 'Wester Toll' and 'Easter Toll'). Wood's map (1824) shows that economic activity in the town was evident, with mills spread across town centrally around the market and to the peripheries.
- 3.20 The first Ordnance Survey Town Plan of Hawick (Figure 17) was surveyed in about 1857 and published in 1860. The street pattern is recognisable, with the strong linear feature of the High Street spanning the area to the north-east from the central cluster that formed around the Old Church and the confluence of the Slitrig Water and River Teviot. The land on the western banks of the Teviot, while not in the conservation area, remains undeveloped. Land to the immediate west of the High Street was primarily dominated by wharves, yards and long narrow plots



Figure 14. Timothy Pont, detail of Teviotdale, late 16th century. By permission of the [National Library of Scotland](#) (link to NLS website for more detail). (CC BY 4.0)



Figure 15. General William Roy's Military Survey of Scotland, detail of Hawick, 1752-55. The map shows the distinctive form of the High Street and the connection of the Auld Brig across the Slitrig Water. It also marks a further bridge that was constructed over the River Teviot in 1741. From the British Library Collection:(ref. K.Top.48.25-1.a-f, Strip/Section: 7/2c) (via the [National Library of Scotland](#)). (CC BY 4.0)



Figure 16. John Wood, *Plan of the Town and Environs of Hawick from actual survey, 1824*. By permission of the [National Library of Scotland](#) (link to NLS website for more detail). (CC BY 4.0)

leading to the Teviot's edge. The railway line into Hawick, from the south, formed the boundary edge of Hawick town centre with fields stretching beyond. The Town Hall that appears on the map is a previous iteration on this site, at the centre of the town.

3.21 The second OS Map to detail Hawick was surveyed in 1897 and published in 1899. The western banks of the Teviot were developed by this point with signs of industry and industrial buildings close to the water's edge. Mills and weirs occupied the centre of the river, showing signs of its power being managed and utilised. To the

west of the High Street, the long narrow plots leading to the Teviot from the High Street became more dense with buildings associated with the woollen industry. To the east, up the slopes away from the High Street, formal rows of terraced housing were laid out, contrasting with the informality of the roads spanning off the High Street and the curved forms of plots close to St Mary's Church exemplified by Allars Crescent, Tower Dykeside and Silver Street, which all clearly vary in road width and degrees of enclosure.

3.22 The new Town Hall was built in 1886 and is shown on this map. The map shows

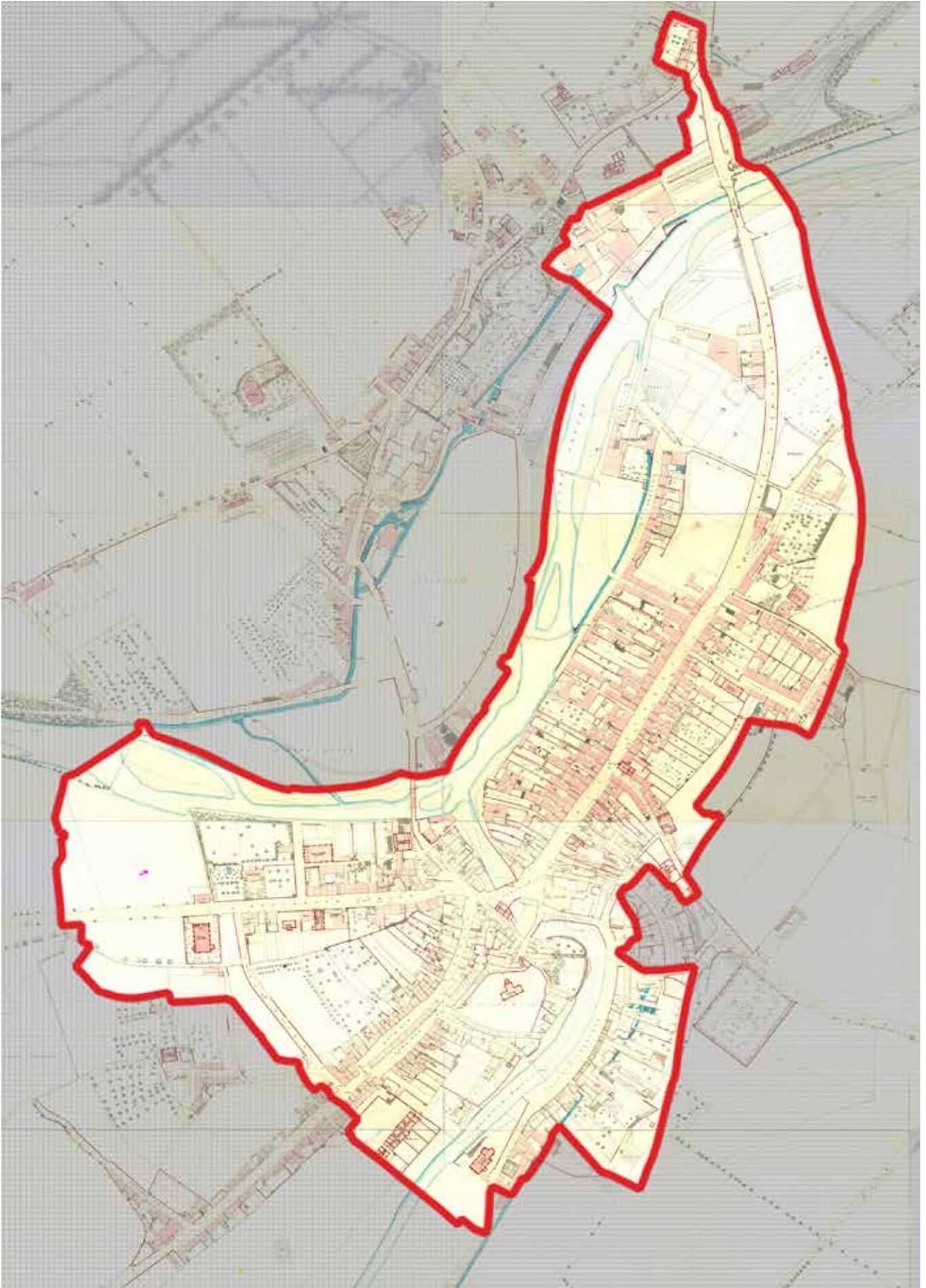


Figure 17. Ordnance Survey Town Plan of Hawick, published 1860. By permission of the [National Library of Scotland](#) (link to NLS website for more detail). (CC BY 4.0)

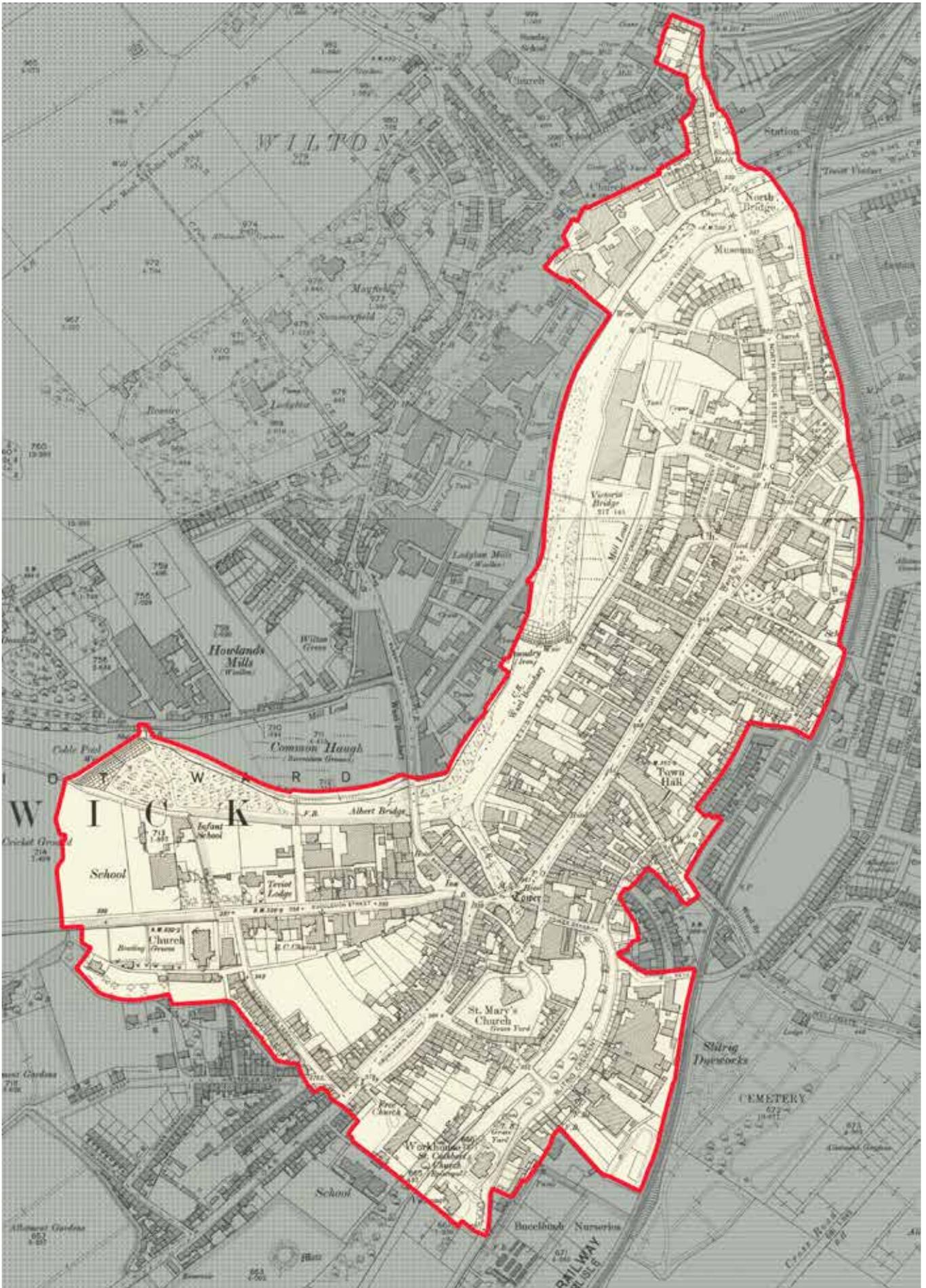


Figure 18. Ordnance Survey 25-inch plan of Hawick, published 1899. By permission of the [National Library of Scotland](#) (link to NLS website for more detail). (CC BY 4.0)

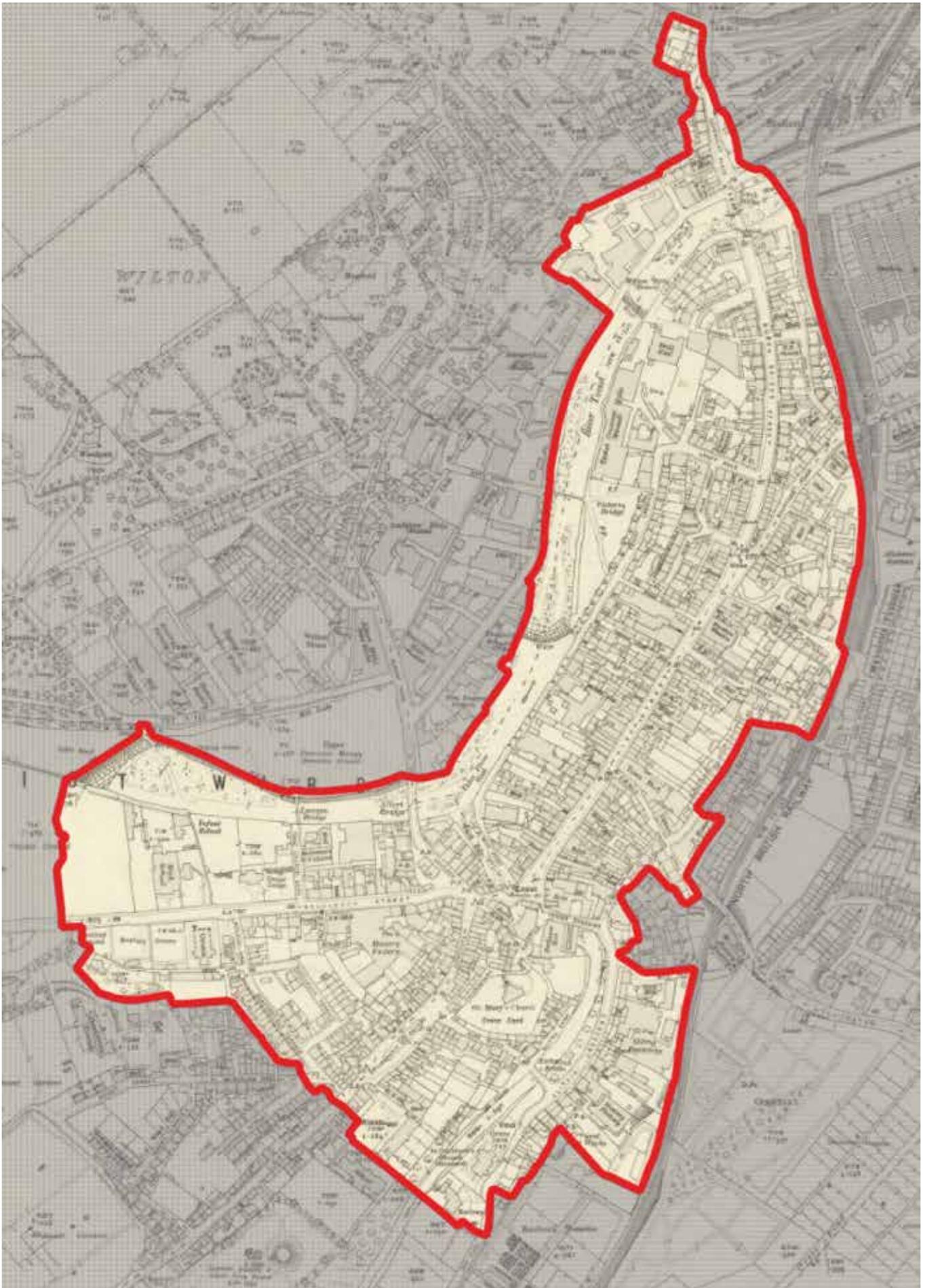


Figure 19. Ordnance Survey 1:2,500 plan of Hawick, published 1921. By permission of the [National Library of Scotland](#) (link to NLS website for more detail). (CC BY 4.0)

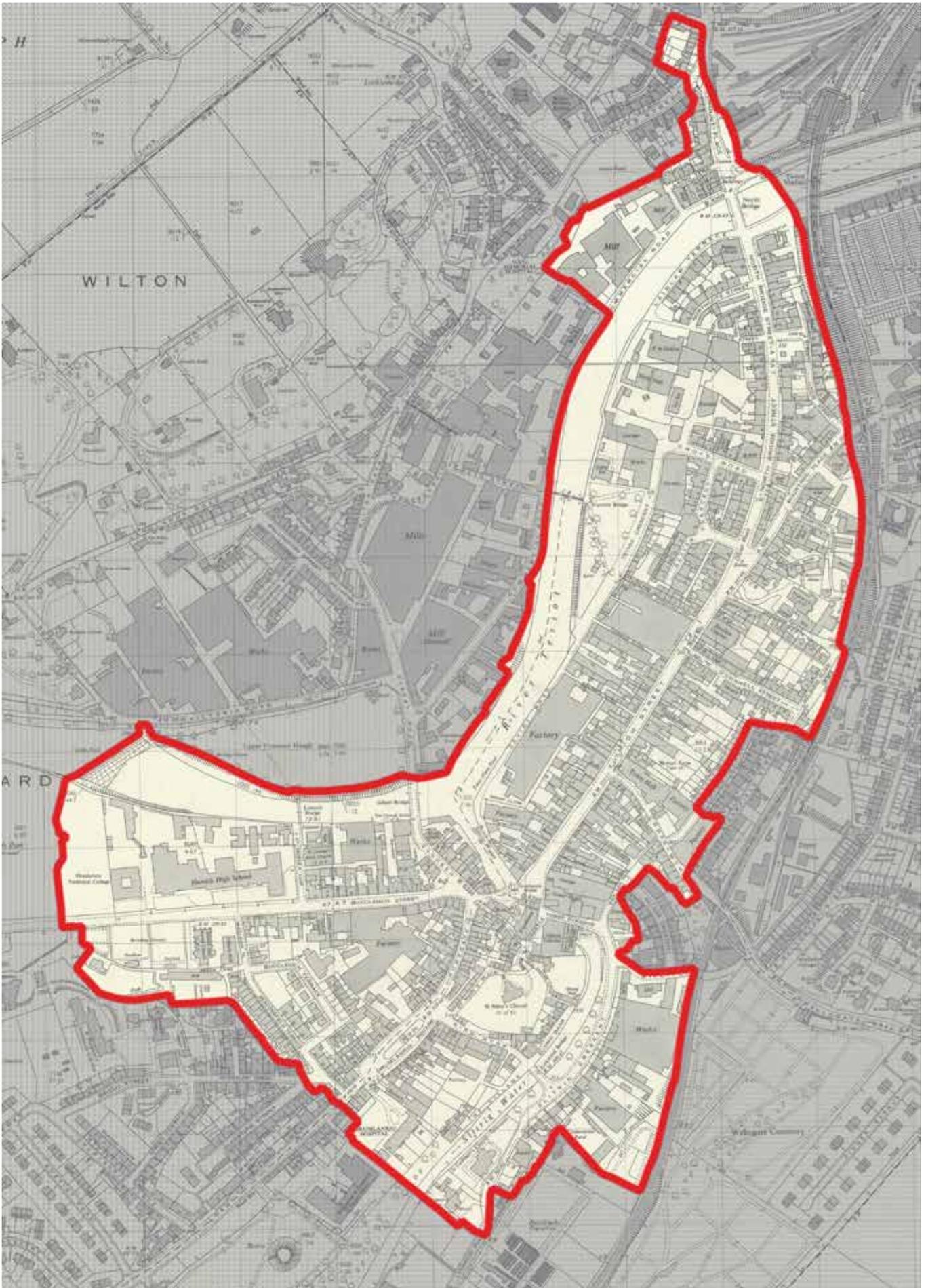


Figure 20. Ordnance Survey 1:2,500 plan of Hawick, published 1964. By permission of the [National Library of Scotland](#) (link to NLS website for more detail). (CC BY 4.0)

that the town had developed by this point to be a linear stretch of High Street with two nodal points at either end. In this period, housing around Myreslaw Green and Beaconsfield Terrace were laid out, occupying what was previously fields. Beaconsfield Terrace was built upon what was Green Wynd, which connected Buccleuch Street to The Loan, in the south. Between the 1860s and 1890s, this area was further laid out with terraced housing constructed between existing roads.

- 3.23 The third OS Map of Hawick (Figure 19) was surveyed in 1917 and published in 1921. The map depicts a period of significant growth over the course of the previous twenty years, with much of the development to occur following similar principles as set out by 1897 with more formal networks of streets out of the town centre, contrasting the finer grain and less consistent forms of the historic centre.
- 3.24 By the time the 1964 OS Map of Hawick (Figure 20) was published, there had been little change and growth in the town from the 1920s. The mills and industry along the Teviot remained at this time, and continued to thrive. Hawick station was still shown on the map, closing in 1969 and being demolished in 1975. It has been noted that the closure of the Borders railway has impacted the economies of towns such as Hawick, with the devolved Scottish government reopening a line south of Edinburgh to Tweedbank in 2013.

4. PHYSICAL AND VISUAL CHARACTERISTICS OF HAWICK

Townscape Character

Layout and Plan form

- 4.1 In summary, Hawick's development from the core of the town which is centred at the confluence of Slitrig Water and the River Teviot, has fanned out in waves of development in the last few centuries. The High Street forms a key, axial and linear route through the conservation area, with former burgage plots taking the form of a two-sided comb on either side. This axial route is tempered in places through narrow and enclosed streets, and with

typical residential roads off to the south of the conservation area providing a clear hierarchy of streetscape.

- 4.2 There are distinct character areas which are drawn from the range of uses, building typologies and their subsequent forms; all expressed in its own materiality. Some elements transcend these character areas due to their prominence, such as the Town Hall, which is seen from around Hawick, perched above the rooflines of the High Street and neighbouring residential areas. Topography lends itself to longer range views in places on higher ground, such as on the western side of the Teviot towards Wilton and to the south of the conservation area on its approach from Liddesdale Road. The Town Hall is a prominent landmark from higher ground and is contrasted by glimpsed visibility from closer positions.
- 4.3 Throughout Hawick, remnants of its past industrial history are evident. This is interspersed with commercial and residential uses across the remainder of the area. The character areas are understood as a continuum, with a bleed of features between areas. Generally, however, character areas are well defined within themselves with identifiable features that contribute to themselves and to the entirety of the conservation area.
- 4.4 Broader public spaces formed at either end of the High Street, where other roads join it.
- 4.5 The rivers form green lungs through the length of the town. Apart from the strips of lawn at Dovemount Place, the other green spaces are mainly at the western end of the town: the kirkyard at St Mary's & Old Church; the churchyard at St Cuthbert's Episcopal Church; the bowling green, Henderson Garden and spaces in front of Hawick High School on Buccleuch Road; the park at Drumlanrig Square; Trinity Church gardens at Bourtree Place/ Brougham Place and the land beside the old railway route behind Slitrig Crescent.

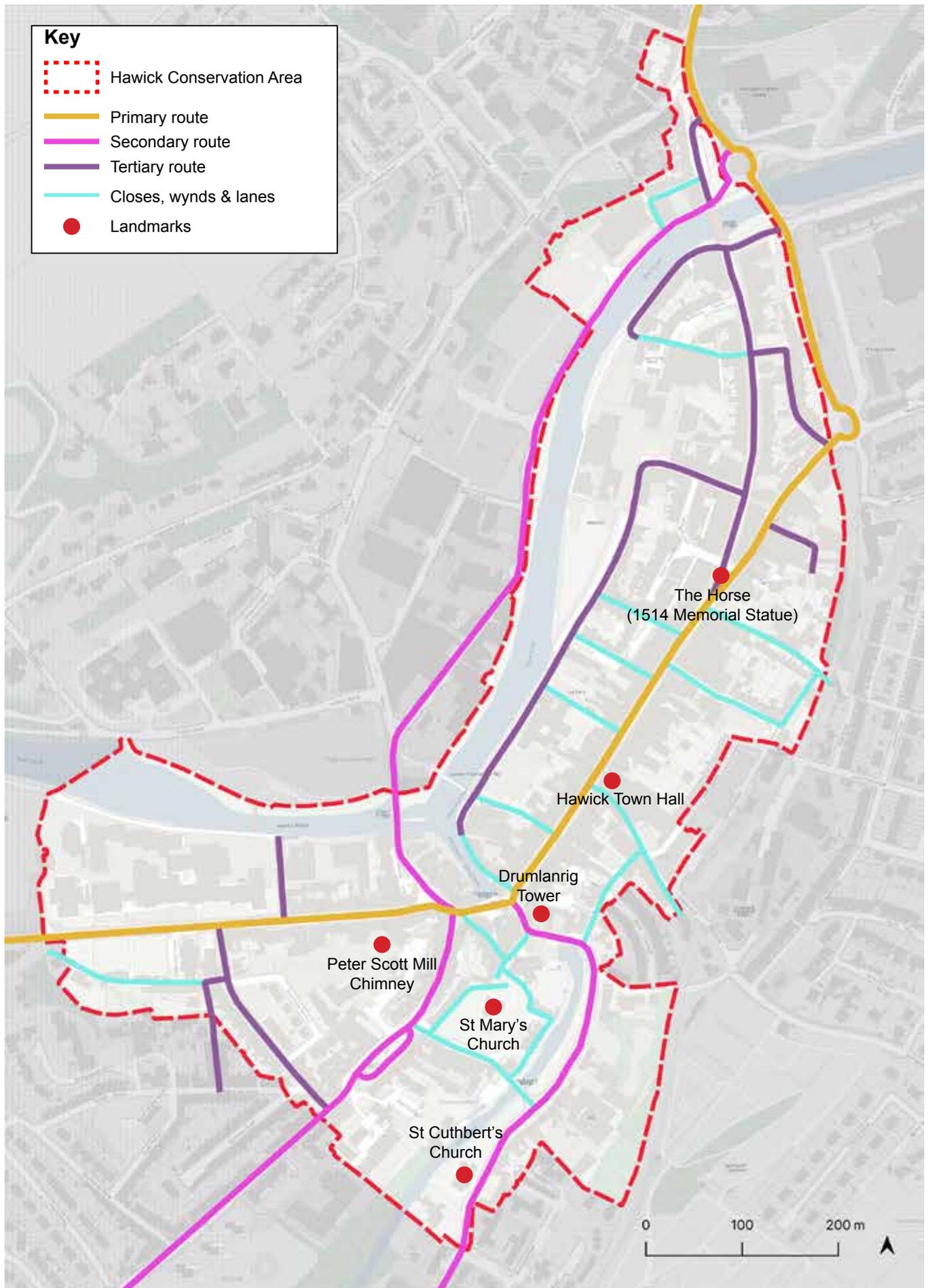


Figure 21. Spatial Characteristics and Landmarks plan. © Crown copyright and database rights 2025, OS Licence no. 100023423.

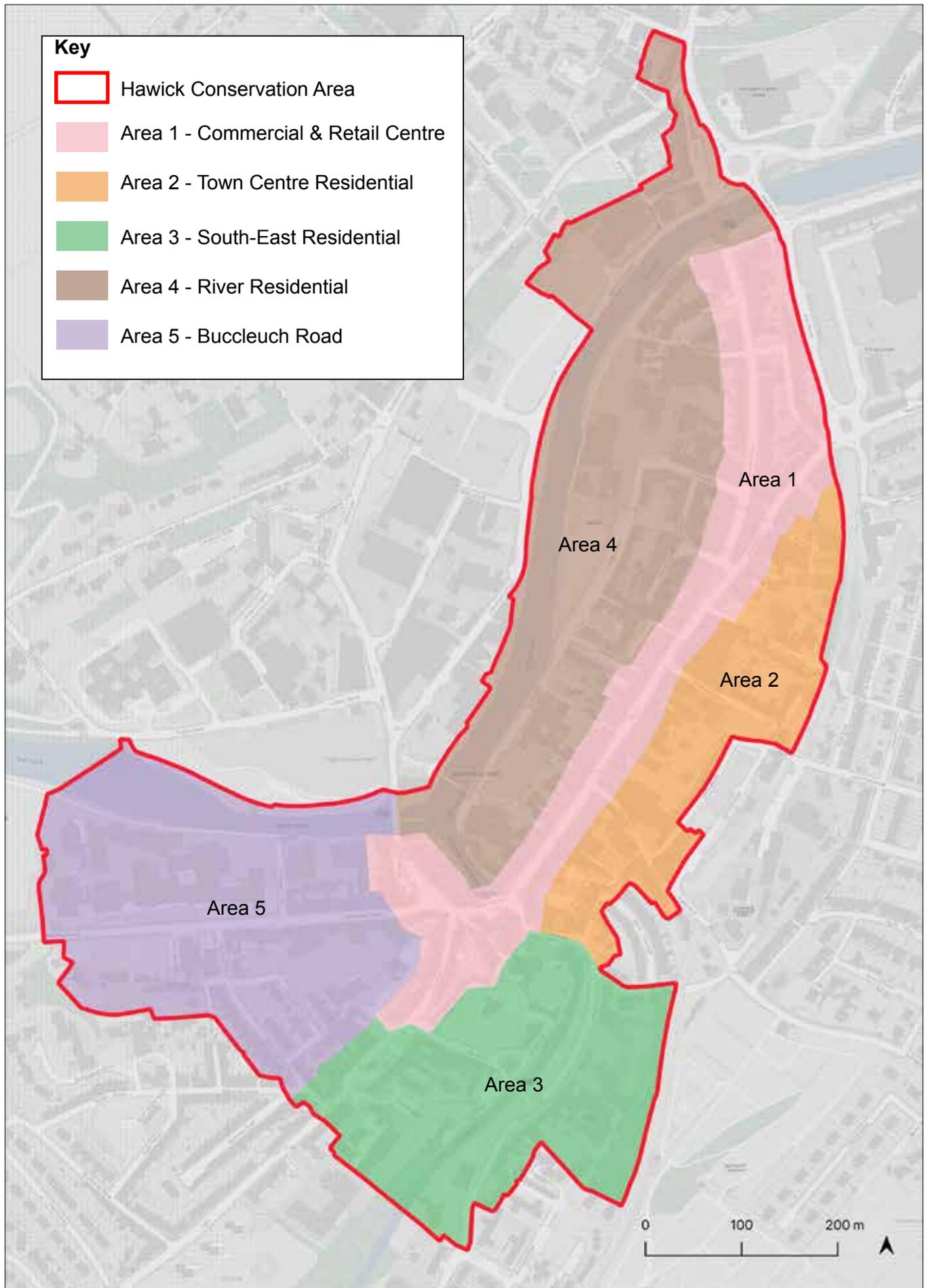


Figure 22. Character Areas. © Crown copyright and database rights 2025, OS Licence no. 100023423.



Figure 23. Photograph of the Common Riding, Hawick High Street, 1904. www.scran.ac.uk.

Character Areas

4.6 For the purpose of this Conservation Area Appraisal, five distinct character areas have been identified:

- Area 1 - Commercial & Retail Centre
- Area 2 - Town Centre Residential
- Area 3 - South-East Residential
- Area 4 - River Residential
- Area 5 - Buccleuch Road

4.7 The characteristics of each Character Area are identified on the following pages.

AREA 1 - COMMERCIAL AND RETAIL CENTRE

4.8 The High Street forms the main commercial centre of Hawick. Spatially it is bookended by two terminal points at the north and south, with the Horse Statue (at the junction of Bourtree Place and North Bridge Street) to the north,

and the junction of the High Street with Tower Knowe and Tower Dykeside located where Slitrig Water meets the River Teviot. Centrally, the Town Hall provides a clear and distinct landmark within the commercial area, and is seen from around the town and beyond.

4.9 Topographically the area is relatively flat. Being a linear strip, the terminal points are backdropped by the prominent hills that lie beyond the immediate boundaries of Hawick.

4.10 The medieval burgage plots leading off the High Street are still reflected in the width of the High Street frontages and the long, narrow grounds behind. While many of the plots have been truncated by later streets and developments, some of the long side boundaries are still clearly delineated by walls of various dates and materials.

Area 1 - History

- 4.11 The ancient village of Hawick was located around the Parish Kirk of St Mary (Figure 45), just above where the Slitrig Water joins the River Teviot. The early mapping suggests that it was laid out in a straight line on the west bank of the Slitrig Water with burgage plots or rigs (long rectangular plots of land) and closes/wyndes (passageways) projecting at right angles. This 'fishbone' arrangement is typical of many Scottish burghs founded under King David I in the 12th century.
- 4.12 Several 19th-century writers asserted that by the early 16th century the town numbered 110 houses along the single street from just east of the site of the old tolbooth (where the Town Hall stands today) to Tower Knowe where the old bridge crossed the Slitrig and beyond to the West Port (head of Drumlanrig Square).²
- 4.13 The town was burnt by English troops three times in the 16th century: 1548; 1565; and 1570. These raids have left very little of above-ground antiquity in the Character Area.
- 4.14 The burgh established a tolbooth in 1657. It was rebuilt in c.1694. Farmers paid their fees here on market days and it was also where goods were weighed. The low and thatched Tolbooth building was also used as a local court house and contained a small jail known as the 'Rogue's Hole', which was partly below ground level. Hawick Town House replaced the old tolbooth in about 1781 (Figure 24). The new building had a tall steeple and an external staircase.
- 4.15 The late 18th-century and early 19th-century drive for improvement in the town has left a particularly strong impression on this Character Area. All the old low-slung thatched cottages were redeveloped with well-built houses, shops and tenements of stone walls and slate roofs. The Scottish Enlightenment emphasis on ordered and proportioned building elevations saw sites redeveloped on the medieval plots in a similar way. The High Street itself was extended along North Bridge Street to meet the 'New' or 'North' Bridge of



Figure 24. Photograph of the High Street from the east looking towards the steeple of the old Town House, 1860s. Photograph from James Edgar's 'Hawick in the Early Sixties' (p. 12).

1832. Most of the High Street buildings from this period are 3-storeys in height, 2 or 3 bays in width with serried ranks of similarly proportioned windows, consistent eaves lines, roof pitches and tall mutual chimneystacks. Some have classical quoins (corner stones) in a 'long and short' pattern.

- 4.16 From the early part of the 19th century the improvements reached the public realm.

² Simpson (1980), p. 2.



Figure 25. Photograph of the North Bridge Street from the south end, circa 1900. Postcard by James Valentine of Dundee from a private collection.



Figure 26. Photograph of the High Street from the west end, 1930s. Postcard from a private collection.



Figure 27. The High Street viewed westwards from Tower Knowe. The predominant characteristic of 2- and 3-bay buildings of three storeys, with a regular rhythm of windows is evident in this view. There are numerous variations of low-key colours to the building frontages - some retain their original stone frontages, while others have been rendered and painted. The Town Hall breaks the sedate rhythm of the High Street shops and tenements and punches through skyline with its dramatic Baronial tower, drawing attention to this key civic building.



Figure 28. Two late 19th-century shopfronts at 15-17 High Street with panelling to the recessed entrances (for shelter in rain), slender columns and curved glass. The entrance to Round Close is on the right-hand side of the image.

Figure 24 shows details of the streetscape of the High Street in the 1860s including the metalled road surface, stone gutters and kerbs, flagstone pavements and gas lamps.

- 4.17 Institutional buildings, notably the mid 19th-century banks, followed the earlier classical discipline of their neighbours, employing symmetrical Italianate designs.
- 4.18 Another wave of redevelopment took place in the later 19th century and early 20th century on the back of the wealth derived from the town's successful textile industry. Such was the strength of identity expressed in the Enlightenment building pattern that even the later 19th-century developments, such as the terrace of 1870s tenements seen on the right-hand side of Figure 25, kept to the largely to the precedents.
- 4.19 The construction of Hawick Town Hall to the Baronial designs of James Campbell Walker in 1884-6 created a flamboyant landmark amongst the classical restraint of its neighbours on the High Street.

Area 1 - Townscape Features

- 4.20 The rhythms of the High Street and Howegate are pronounced with strong vertical proportions in individual elevations. The terraced buildings that are mostly flat fronted and share a consistency in scale, create a strong built and continuous frontage along the High Street, directing views from the top of the High Street to the bottom.
- 4.21 The regular fenestration created by repeating windows and doors forms strong horizontal proportions. This forms a rhythm that creates a unity across the buildings fronting the High Street, in spite of variation in building material, finishes and architectural detailing. This rhythm is further enforced with the presence of chimneys and dormers at roof level, which add variety to the roofscape.
- 4.22 Particular features of the town are the pends (archways through buildings) and closes (corridors through buildings) that lead to the backlands behind houses and tenements. It was in these backlands that much of the business and industry of the town took place in small workshops and



Figure 29. One of the carved timber heads at 2 Bourtree Place.

outbuildings.

- 4.23 The tower of the Town Hall (see Figure 27) on the High Street provides a key townscape feature that is visible above the established roofline in views along the street. Its prominence within the character area suits its civic use as a Town Hall.
- 4.24 There is a significant quantity of architectural sculpture within this character area, notably various sculpted timber heads at Bourtree Place (see Figure 29).
- 4.25 Relatively little historic ironwork survives in the conservation area, but there are a few nice examples, for instance at the gate to St Mary's Church.
- 4.26 In some locations traditional late 19th-century street signs in vitreous enamel survive.

Area 1 - Materiality

- 4.27 4.16. The predominant construction material within the character area is local buff sandstone, with many buildings faced in ashlar, such as the former banks at 11 and 12 High Street. The wide use of ashlar dressing along the High Street in particular, demonstrates the former

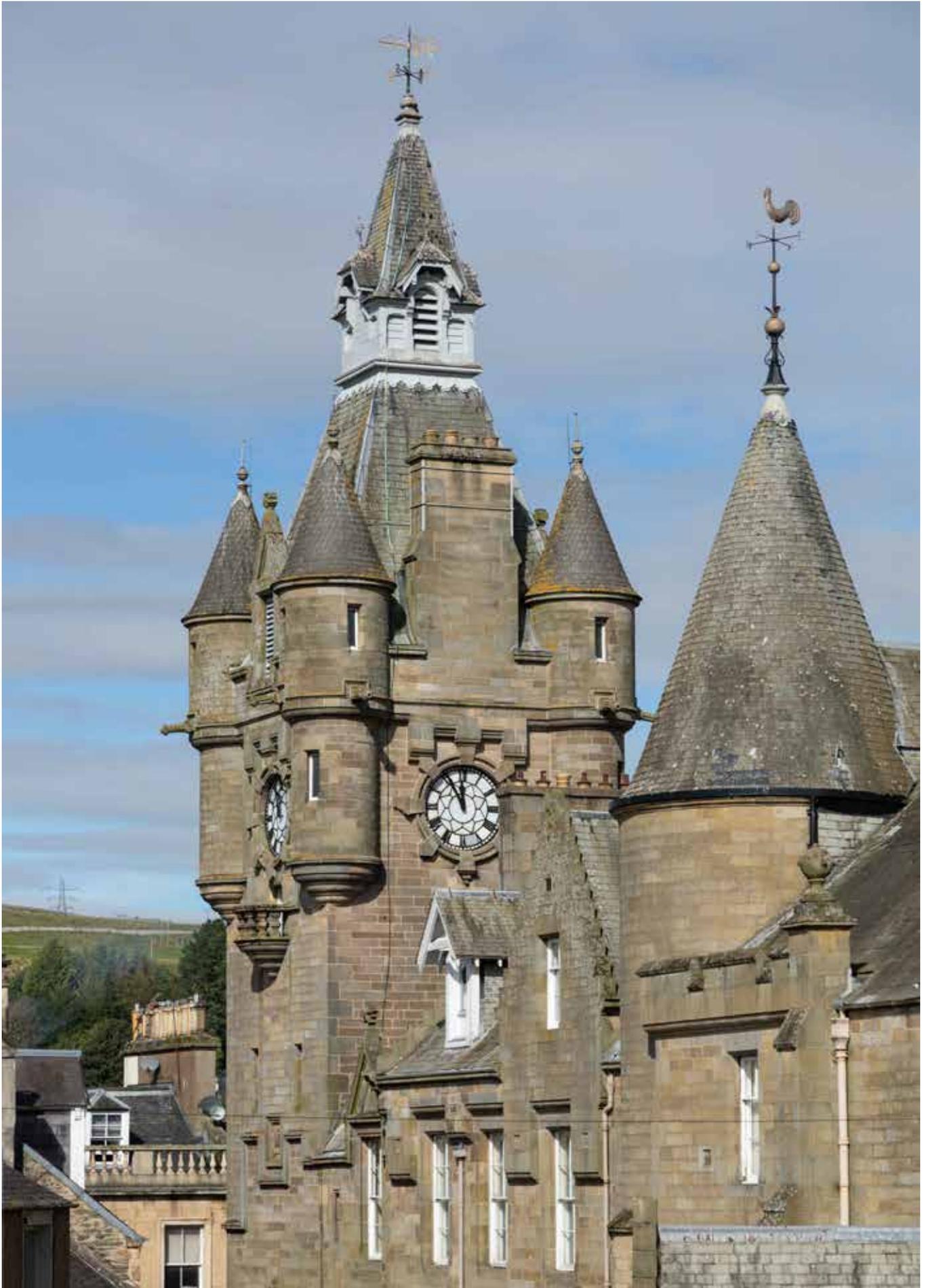


Figure 30. The Baronial style tower of Hawick Town Hall viewed from Cross Wynd. Designed in 1884 by the Edinburgh architect James Campbell Walker, the tower forms a prominent feature of the town and its skyline.

industrial and economic prosperity of the town in the 19th century. Other buildings are constructed in greywacke rubble (hard, dark brown containing angular grains of quartz and feldspar) with dressed sandstone quoins and lintels. There is a nice group of circa 1900 red sandstone buildings on the east side of North Bridge Street. A number of buildings have been rendered and painted, adding visual variety along the High Street. These are generally in muted tones such as cream or white, which are sympathetic to the sandy-greyish tones of the stone. However, in some cases, the paintwork is non-permeable and is causing damp and damage to the stonework behind.

4.28 Generally, the historic fabric of buildings fronting the High Street is well preserved, with very little addition of modern materials at the upper levels. Some buildings display modern uPVC windows that are poorly proportioned or do not open in a traditional manner. Grey slate is the prevailing material for roofs.

4.29 At street level, many of the buildings are used for commercial and retail purposes and have large, glazed windows on the ground floor with shop fasciae and signage displayed above that are constructed from modern materials. However, a number of late 19th- and early 20th-century shopfronts of good quality also survive (see below).

Area 1 - Key Buildings

4.30 The Town Hall (Figure 30) is situated along the High Street on its eastern side. It was built between 1884-6 and designed by the Edinburgh architect James Campbell Walker in Scottish Baronial style. Campbell Walker had designed a similar civic building at Dunfermline City Chambers in 1875. Hawick Town Hall is constructed from sandstone and has a prominent four-storey square clock tower with four corner turrets. The tower has a pyramidal spire with a bellcote and weathervane. The principal façade fronting the High Street is 3 bays.

4.31 The Liberal Club is located on the corner of the junction between the High Street and O'Connell Street, occupying a prominent position in views looking



Figure 31. 1 North Bridge Street, the former Prudential Building by James Pearson Alison, 1894.

south along the High Street. It is a three-storey building with attic and has a four storey corner turret. On the first floor is a projecting balustrade balcony with the lettering 'LIBERAL CLUB' above first floor level. At the top is a hexagonal turret. Along Brougham Place the Liberal Club extends on rising ground. It was built in 1894 by the town's leading architect in the late 19th and early 20th centuries, James Pearson Alison. The building appears to be influenced by the Liberal Club building in Paisley (1884, James Donald), where Alison had worked in 1886 before setting up in Hawick in 1887.

4.32 Alison was also responsible for 1 North Bridge Street (Prudential Building, Figure 31) in the same year. It too is located at the prominent junction between the High Street, North Bridge Street and Bourtree Place. As a result, it has a roughly triangular plan and is three storeys with an attic. On ground level the doorway is set within a semicircular bow-end. To the first floor is a bay window crowned by a parapet with pierced letting reading 'PRUDENTIAL'. Above is a distinct Dutch gable apex.



Figure 32. Drumlanrig's Tower, a 16th century tower house located at the traditional heart of the old town of Hawick. The original 3-storey, L-plan tower house with garret was built in the later 16th century by the Douglases of Drumlanrig as a residence and administrative centre. It is thought to be the oldest surviving building in the town. In the 19th century it was converted to hotel use and is now known as the Borders Textile Towerhouse.



Figure 33. 4 Tower Knowe, built as the Commercial Bank of Scotland to Italianate designs by the Edinburgh architect David Rhind in 1852. The building has little depth behind the frontage and was designed to provide a visual punctuation to the southern end of the High Street.

4.33 Drumlanrig Tower (Figure 32), located to the north of the Slitrig Water and the Tower Dykeside is Hawick's oldest surviving building. The harled (rendered) part of the building to the rear (east) was originally built as an L-plan tower house in the late 16th century by the Douglases of Drumlanrig to serve as a family residence and the administrative centre of the barony of Hawick. It was reconstructed for the Queensberry family in 1677. The tower is three storeys in height with a parapet and crowstepped cap house. It is built of constructed of local Silurian greywacke with Old red sandstone dressings, all now harled, and fragments of roofing slates appear to be of local stone. The building has been much altered and extended as an inn and hotel in the centuries following to form a frontage to Tower Knowe. This more recent part of the building is three storeys with an attic. It is constructed from mostly local whinstone rubble with dressings of buff sandstone. Adapted to its current use as a museum and public information centre by Jocelyn Cunliffe of Gray, Marshall & Associates in 1990-5.

4.34 The Commercial Bank of Scotland (4 Tower Knowe)(Figure 33) is located to the south of the High Street and on the southern bank of the Slitrig Water and Tower Knowe. It was constructed in 1852 by the Edinburgh architect David Rhind as a bank with fine Italianate classical detailing. It is three storeys high and five bays wide with three central projecting bays. It is constructed from polished buff sandstone ashlar to the principal elevations and tooled buff sandstone ashlar to the rear.

4.35 Kirkstile, Tower Mill (Figure 36) is a former textile mill, now converted for cultural and commercial use, that was built in c.1852. It is located on Kirkstile and is supported on a single arch that spans Slitrig Water at the southern end of the High Street. It is three storeys and has a splayed rectangular plan with 10 bays to the west, 6 to the east and 4 bays to the south. It is constructed from random whinstone rubble with droved yellow sandstone ashlar dressings.



Figure 34. The Library at the corner of North Bridge Street and Laidlaw Terrace. Designed in an Edwardian Free Style by Edinburgh architects J. N. Scott & Alexander Lorne Campbell in 1904. The domed tower marks the corner of the streets and also the former principal entrance to the town from the north-west and the North Bridge over the River Teviot.

4.36 The Library (Figure 34) of 1904 at the corner of North Bridge Street and Laidlaw Terrace is a prominent building on the approach to the town centre from the north. It was designed in an Edwardian Free Style by the Edinburgh architects J N Scott and Alexander Lorne Campbell with sculpture by W Birnie Rhind. The building was funded by a £10,000 donation by the philanthropist Andrew Carnegie.

Area 1 - Shop frontages

4.37 At ground floor level, the High Street is characterised by commercial use, with almost every building containing shops signage and fascia. Those shopfronts with neutral colours are appropriate for the High Street, as they do not detract from the natural hues of the sandy-greyish tone of the natural sandstone and neutral coloured render. Generally, the most attractive shop fronts are those constructed of traditional materials like timber with historic details such as corning, corbels and a well-proportioned

fascia. Lettering and signage that is proportionate to the fascia are successful as they are not overbearing and do not detract from the architectural details on the rest of the building (see Figure 35).

Area 1 - Visual Amenity: Kinetic Sequences through Hawick

4.38 While there are key locations to gain important static views of landmarks and the wider town, the nature of moving through is to be respected as something special. There are three key sequences of views which highlight significant and interesting areas within the town. These include:

- Moving south along the High Street;
- Moving north along the High Street; and
- Moving around St Mary's Church.

4.39 In addition to this, sequentially moving through the narrow lanes around St Mary's Church (Silver Street, Old Manse Lane,



Figure 35. 16 High Street, formerly Thomas Brydon & Son, bakers, now Adam's Kitchen. This Art Nouveau style shopfront was designed in 1902 by the town's main architect of the period, James Pearson Alison.

Kirkstile) is also of importance, given the quick changes in townscape experience, from tightly enclosed spaces to wide, open streets.

South along the High Street

4.40 Beginning at North Bridge Street and Bourtree Place, with the Horse Statue in the foreground and the Liberal Club (1894) occupying the junction of the High Street with Brougham Place, the view becomes linear in nature, terminating in the distance with the hills forming a considerable backdrop. At the Liberal Club, on the west side of the High Street, the Town Hall punctuates the skyline and stands alone against a backdrop of sky becoming the focal point. Specifically, its large four storey clock tower creates the sense of an imposing landmark, topped with a pyramidal spire with bellcote. The scale of the clock tower ensures that it sits above the roofline of the High Street, which itself is an interesting composition of pitches, elevational gables, returns, and dormers.

4.41 At the Town Hall the focus of the view changes. The five-bay Italianate façade of what was the Commercial Bank of Scotland (1852), designed by David Rhind, terminates the High Street's axis at an oblique angle. Its arched fenestration at ground and first floor provide a differing architectural treatment, with the protruding front three bays providing visual dominance into the scene. The building's full elevation comes into view when moving further south, and is best seen from the eastern side of the High Street. The framing is achieved by the rhythmic façades that front the High Street, with a horizontal datum characterised by slightly inconsistent levels, floor-to-ceiling heights and an interchangeable roofline leading towards the terminal point.

4.42 The junction of Tower Dykeside and Tower Knowe with the High Street creates an open space and provides relief from the linearity of the High Street route. Tower Mill, one of the more prominent historic mill buildings that sat within the historic

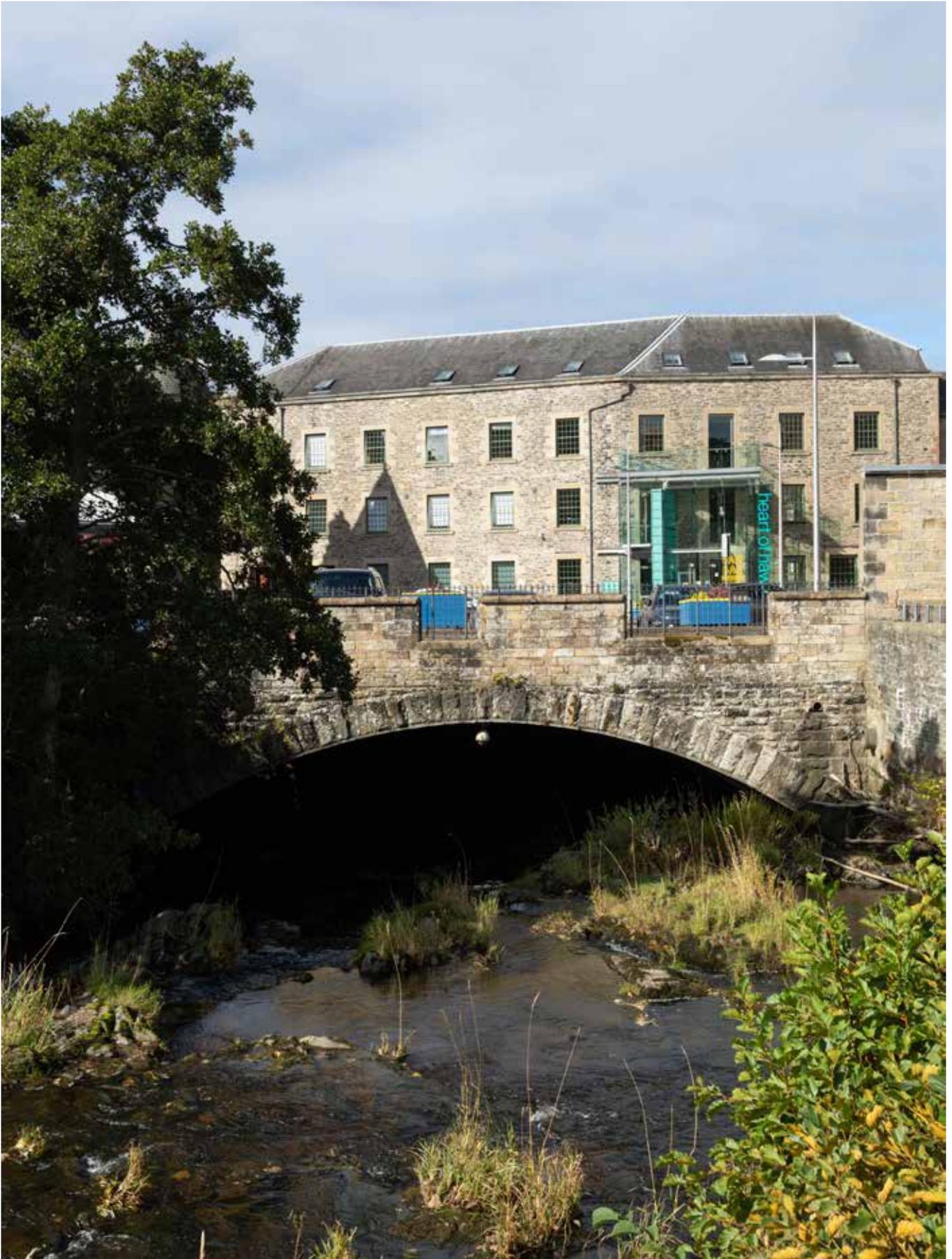


Figure 36. The former Tower Mill looking west from Slitrig Water. Now a cultural centre known as the Heart of Hawick, the mill was built by built by William Elliot & Sons, hosiery manufacturers, in 1852 on the site of an earlier mill. The mill is the only one in Scotland to be built on a bridge, a characteristic found at tide mills and on large river systems in mainland Europe but not elsewhere in the UK. It is also notable for having the largest surviving waterwheel in a textile mill in southern Scotland. This massive wheel was the first in Hawick to generate electricity in 1900.



Figure 37. View south along Howegate from the junction with Tower Knowe. The street winds up the hill and is lined with late 18th and early 19th-century shops and tenements of similar character to those on the High Street.

town centre, is seen beyond the more polite, 19th century commercial structures.

- 4.43 The junction of Tower Knowe, Sandbed and Buccleuch Street topographically descends away from this other key junction. On the approach from the High Street, the tighter lane of Silver Lane appears on the left, with the wider, more prominent Howegate spanning left towards residential areas. Buccleuch Street extends from here out of Hawick. Spatially, the topography, with the consistent mass and heights of buildings provides an interesting streetscape of interchangeable levels and structures constructed from sandstone and slate roofs, typical of traditional construction techniques in the surrounding area.
- 4.44 Visually, the most important feature at this point is the view from Tower Knowe which is best understood statically. The view of the confluence of the River Teviot with the Slitrig Water provides the understanding of why Hawick was formed in this location, and its milling industry was so prominent, with the powerful rivers meeting each

other here. The Slitrig Water is further seen meeting the historic mills and former industrial buildings it powered to the south of Tower Mill, where the Heart of Hawick (Figure 36) is now situated.

North along the High Street

- 4.45 Beginning at Tower Knowe and moving north from the static position looking at the confluence of the Slitrig Water and the River Teviot, the view is towards one of Hawick's oldest surviving buildings, the Drumlanrig Tower. This is wholly characteristic of the traditional built fabric of Hawick, being built from grey sandstone, with lighter coloured window surrounds and a slate roof. The open space at this key junction allows for channelled views of the Town Hall from this space, with a greater sense of perspective given then splayed form of the square at this point.
- 4.46 On turning left towards the linear route of the High Street, the route is defined by the Town Hall's four storey clock tower, which is situated above the established

roofline of the linear High Street strip. The buildings that lead towards the Town Hall on the eastern side of the High Street are characteristic of Hawick with a number of classically detailed structures, with a sense of horizontal proportions provided by the fenestration of buildings fronting the route.

4.48 Continuing north along North Bridge Road, there is a small group of fine red sandstone shops and tenements in gabled 'Queen Anne revival' style by James Pearson Alison of about 1900.

4.47 Once at the Town Hall, the topography descends slightly towards the northern reaches of the town. The architectural forms are less consistent than the southern end of the High Street, with a range of 20th century interventions that use large plate glass expanses. The western side of the High Street is more consistent. The linear nature of the High Street leads towards the Prudential building which occupies a plot at the corner of North Bridge Road, Bourtree Place and Oliver Crescent. Beyond this, hills are seen in the background. The Prudential building's front gable incorporates Scottish Baronial features that stand clear against the sky.



Figure 38. View south along North Bridge Street from North Bridge. The fine terrace of 'Queen Anne Revival' Style shops and tenements on the left-hand side of the image was designed by the local architect James Pearson Alison in about 1900.

AREA 2 - TOWN CENTRE RESIDENTIAL

- 4.49 The Town Centre Residential Character Area forms the eastern area of the conservation area. The north-east of the character area is primarily formed of the open land to the rear of the buildings fronting the High Street and the back of the medieval burgage plots which still characterise the High Street.
- 4.50 This area is located on higher ground that sharply rises to the east of the High Street. As a result, the area was kept almost solely for residential use, with the industrial buildings located closer to the River Teviot and Slitrig Water in the bottom of the valley. Due to this, the area retains much of its historic, residential character and the built fabric remains largely unaltered.
- 4.51 Moving further south towards Slitrig Water the character becomes more industrial, influenced by the historic building typology that would have characterised this area due to its location closer to the river. Today, much of the buildings that occupied this area have been removed, creating open, hard standing areas used for parking that are enclosed by surrounding buildings on all sides.

Area 2 - History

- 4.52 Area 2 comprised the rigs (long, narrow plots of land bounded by fences or walls) that stretched eastwards from the eastern side of the High Street. It developed northwards from the old village of Hawick around the Slitrig Water to the south of the Character Area. The west-east Cross Wynd and south-north Backdamgate are ancient routes, now much redeveloped.
- 4.53 Although much of the traditional pattern of the rigs has now been lost, some sense of it can be gained in the stretch behind the High Street between Cross Wynd and O'Connell Street.
- 4.54 Formerly, the north of the Character Area was open land to the rear of the plots of buildings fronting the High Street (see Figure 16). In the latter half of the 19th century, streets such as Lothian Street and Garfield Street were laid out, which run parallel to the High Street.



Figure 39. Character Area 2: Town Centre Residential. © Crown copyright and database rights 2025, OS Licence no. 100023423.

Area 2 - Townscape Features

- 4.55 The townscape is defined by its historic, residential character and is characterised by terraced housing that dates to the late 19th century. To the north along Lothian Street, the terraced residential dwellings form a strong built frontage to the west of the street, creating a distinct boundary to the eastern edge of the conservation area. To the rear of this terrace is the open space afforded by the back gardens of the buildings that back onto the open space to the rear of the buildings fronting the High Street. Moving south, the density of the area increases, enclosing streets on both sides around the junction between Lothian



Figure 40. A former warehouse at the foot of Backdamgate in Character Area 2.

Street, Cross Wynd and Allars Bank.

- 4.56 At the area to the south of Cross Wynd, buildings are formed around Crown Close and Lovel Court, areas of open, hard-standing space that are enclosed on either side by buildings or walls. These areas generally look onto the rears of the buildings along the High Street and Backdamgate, presenting inactive façades. Although originally a more industrial area, the buildings are residential in character.

Area 2 - Materiality

- 4.57 The materiality of the area is typically local, dressed sandstone with timber, sash windows. There's a predominant use of harling render in this area which has been painted generally in muted shades, which are in keeping with the greyish tones of the natural sandstone. Slate is the most common material for roofs.

Area 2 - Key Buildings

- 4.58 The area is characterised by residential buildings with a consistent form and materiality. As such, there are no key buildings within this character area.

Area 2 - Visual Amenity

- 4.59 The visual amenity of the area is influenced heavily by the rising topography from the east of the High Street. Views westward along Cross Wynd best appreciate the rising topography as the street slopes down towards the High Street, affording views of the Town Hall tower. Along Lothian Street, Cross Wynd and Allars Bank to the north of the character area, the built frontage channels views along the street. Towards the south views open up as the buildings are arranged around courtyards rather than linear streets.



Figure 41. Character Area 3: South-East Residential. © Crown copyright and database rights 2025, OS Licence no. 100023423.

AREA 3 - SOUTH-EAST RESIDENTIAL

- 4.60 The South-East Residential Character Area encompasses the area around the Slitrig Water to the south-east of the conservation area. Containing both St Mary's Church and St Cuthbert's Episcopal Church, the area has a more rural character that contrasts the high-density, urban feel of the other character areas.
- 4.61 The topography of the general area is flat and begins to rise to the south-east of the conservation area. This forms a ridge outside of the conservation area which can be glimpsed through breaks in the building line along Slitrig Crescent.
- 4.62 The built form within the conservation area can be characterised by its domestic and more rural character, which differs from other domestic buildings within the conservation area. There is a higher frequency of detached buildings, particularly to the west of the Slitrig Water, allowing for buildings to be set within

open, green space.

Area 3 - History

- 4.63 St Mary's Church, set on the hilltop in the crook of the Slitrig Water, dominates this Character Area.
- 4.64 Slitrig Crescent was the product of burgh improvement in the late 18th century, when the old ports (gateways) were removed in 1782 and new streets laid out beyond the traditional burgh boundary.³
- 4.65 Slitrig Crescent was laid out on the curving land between the old mill lade, powering Hawick Corn Mill, and Slitrig Water. As can be seen from the 1870 painting at Figure 12 and the 1860 plan at Figure 17, the lands straddling the mill lade were used for various industrial purposes, such as tanning, dyeing and drying of fabrics (on 'tenters' or racks), warehousing and brewing.
- 4.66 The riverside area retained open, green

³ Simpson (1980), p. 2.



Figure 42. Photograph of the thatched cottages in Mid Row, or Mid Row, before their demolition in 1884 to form Drumlanrig Square. The area was notorious for its slum conditions and overcrowded housing. Photograph from James Edgar's 'Hawick in the Early Sixties' (p.16).



Figure 43. Davidson Brothers tinted postcard, Caledonian Series, showing Drumlanrig Square in about 1905, prior to the construction of the fountain. At least one of the thatched cottages of Back Row survived at that time. Private Collection.

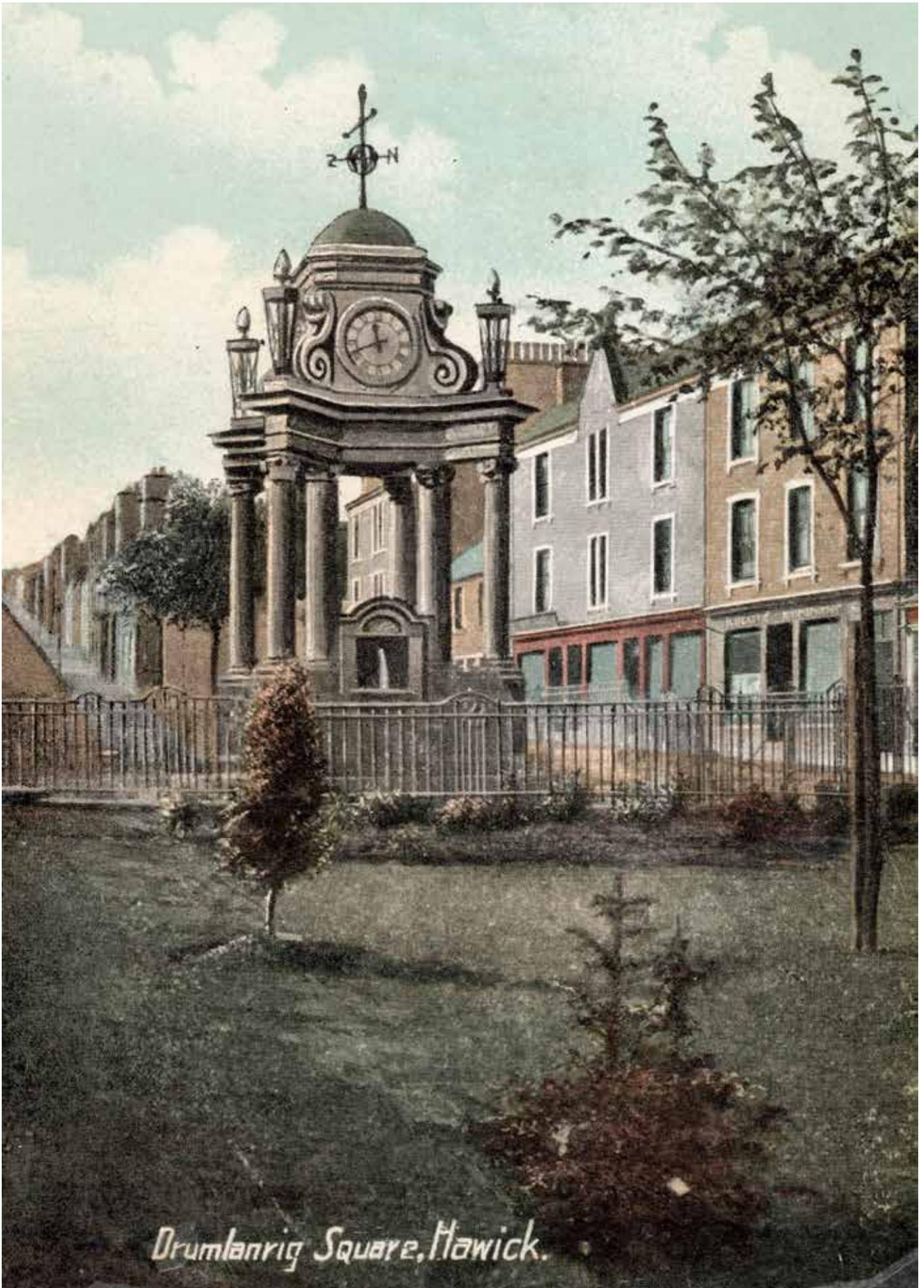


Figure 44. Valentine's tinted postcard showing Drumlanrig Square in about 1910 following construction of the William Brown (auctioneer) Memorial Fountain and Clock to designs by James Pearson Alison.



Figure 45. Photograph of the Parish Kirk of St Mary from the west by James Valentine & Son, 1903. Image courtesy of [University of St Andrews Libraries and Museums](#).

space, later formalised into public gardens.

- 4.67 A timber footbridge over the Slitrig Water was replaced in 1864 by the current road bridge.

Area 3 - Townscape Features

- 4.68 The Slitrig Water forms a key feature through the character area, its presence has undoubtedly influenced the built environment which has formed around it. The undeveloped land either side of the river forms key, open green space that makes up much of the character area.
- 4.69 The terrace along Slitrig Crescent forms a strong built frontage to the east of the area, restricting views to the ridge-line beyond which is formed of the rising topography. Visually, this forms a distinct boundary to the east of the conservation area. This is contrasted to the west of Slitrig Crescent which is characterised by open, green and tree covered land along the riverbank. The bridge across the river not only provides a route into the town centre from Slitrig Crescent but also forms



Figure 46. Slitrig Water looking north towards the town centre from Kirkwynd Bridge. Formerly Slitrig Water provided power for a series of mills in the area via a parallel mill lade before powering Tower Mill directly.



Figure 47. *Slitrig Crescent, a curving terrace of late 18th-century and early 19th-century houses that formed part of the town improvements and an extension to the burgh boundary. The houses are characterised by greywacke rubble walls with long and short painted surrounds to the openings, grey slate roofs and chimneys.*

a key townscape feature, adding to the attractive and varied riparian setting.

- 4.70 Another distinct feature of the character area is the raised ground on which St Mary's Church sits upon to the north of the character area. The stone wall, which has been mostly rendered in white, forms a boundary around the churchyard which emphasises the sharp contrast in ground height between the churchyard and the surrounding streets. Lanes that wrap around the churchyard allow for it to be appreciated from all angles, with the church forming a central landmark.

Area 3 - Materiality

- 4.71 The materiality of the area is typically local sandstone that varies in tone, from greyish to reddish. Exterior walls are generally constructed from rubble or dressed stone, with reveal quoin stones around windows and doors that are often painted in white, cream or light blue, contrasting the dark stone of the exterior walls. This is a

common, distinctive and characteristic feature of the residential buildings within Hawick. Some buildings have been rendered. Roof tiles are predominantly slate, and windows are timber.

Area 3 - Key Buildings

- 4.72 The core of St Mary's Church (Figure 48) dates from 1763 but it later was reconstructed in 1882-3. It has a symmetrical, T-shaped plan with a five-stage clock tower to the north stepped in with each band course. The masonry is rendered with sandstone and concrete. Within the gable apexes are large circular windows. The windows are multi-pane and timber with a slate tile on the roof.
- 4.73 St Cuthbert's Episcopal Church (Figure 49) was designed by George Gilbert Scott and constructed between 1857-8. The vestry was added by Robert S Lorimer and John Fraser Matthew in 1908. The church is in Early Decorated style with a steeply pitched roof and a curved



Figure 48. Parish Kirk of St Mary's and kirkyard are set on a hill above the Slitrig Water. The kirk tower with its curvilinear roof is a landmark feature in the town and the kirkyard provides a large area of green space at the heart of the conservation area.



Figure 49. St Cuthbert's Episcopal Church, Slitrig Crescent, designed by the London architect George Gilbert Scott for the Duke of Buccleuch in 1857. The building is decorated richly with carved stone details and high-quality metalwork.



Figure 50. Detail of decorative carved stone column capitals at St Cuthbert's Episcopal Church.



Figure 51. Detail of a decorative metal rainwater hopper at St Cuthbert's Episcopal Church.



Figure 52. The gardens and Brown Memorial Fountain at Drumlanrig Square.

vestry on the north-west. The church is constructed from dressed sandstone with ashlar quoins and buttresses.

Area 3 - Visual Amenity

- 4.74 The area is characterised by its rural and riverside character which contrasts the more urban, industrial character surrounding the High Street and residential area to the east of the River Teviot. The raised ground on which St Mary's Church sits on allows for long views above the surrounding rooftops and towards the tower of the Town Hall on the High Street, framed by the surrounding industrial buildings. Moving south-west towards the area surrounding the Slitrig Water, the area opens up and linear routes afford long views north and south. The built frontage along Slitrig Crescent forms a strong visual boundary to the east of the character area. Looking north along Slitrig Crescent, the curve in the road and the rising topography to the north-east allows for views of buildings situated on higher ground outside of the character area.



Figure 53. Character Area 4: River Residential. © Crown copyright and database rights 2025, OS Licence no. 100023423.

AREA 4 - RIVER RESIDENTIAL

4.75 The Character Area forms much of the western half of the conservation area and is sited to the west of the High Street. Historically, this area was formed of long slivers of land (medieval rigs) that led from the buildings that fronted the High Street, leading towards the River Teviot. In broad terms, this layout remains, with an emphasis of finer strips heading westwards towards the river. Today these

strips are built upon with routes spanning south towards the river in places, terminating abruptly in other locations, such as Oliver Crescent. To the north of this character area, the layout is more sporadic than further south, with mills and a 'Drill Hall' being located here in the early 20th century breaking with the finer grain of the residential streets.

- 4.76 Teviot Road, leading to Teviot Crescent, circumvents this to the west, and connects this part of town to North Bridge Street via Croft Road. This is part of the character of the overall layout and is symptomatic of the historic land ownerships, providing evidential value to the plan form of the character area.
- 4.77 The topography of the area is flat, and is generally at the lowest point in Hawick. Views out of the conservation area are achieved from this point, with the surrounding hills being evident when moving around.
- 4.78 The built character of the area differs from other character areas in the conservation area. The domestic scale of buildings to the north is more apparent, with two storey dwellings predominating. Moving further south, residential types develop into flatted buildings over three or four storeys. Given the ages of these buildings, embellishments are limited and the roofline is consistent with pitched roofs and dormer windows predominating.

Area 4 - History

- 4.79 Like Area 2, much of Area 4 formed part of the medieval High Street backlands. Here, the rigs stretched westwards from the west side of the High Street. The area developed gradually northwards from the old Mill Port on the Slitrig Water, where it joins the River Teviot, towards the North Bridge (1832, by John and Thomas Smith of Darnick), the railway station (1849, now demolished) and beyond.
- 4.80 Round Close, Walter's Wynd, Moncrieff's Close, Tannage Close and Mather's Close (now Baker Street) formed the routes between the High Street and the river.
- 4.81 The backlands housed industrial concerns such as smithies, brewing, woollen milling, tanning, fabric dyeing and warehousing.



Figure 54. Davidson Brothers postcard, Caledonian Series, showing the River Teviot, Albert Bridge and the back of the west side of the High Street, circa 1905. Private Collection.

- 4.82 More of the historic rig pattern is reflected in the backland developments on this side of the High Street than in those to the east, with long narrow walled plots still discernible (see for example Figure 55), accessed by closes and pends through the High Street buildings.
- 4.83 Anciently, there was no artificial embankment between the town and the River Teviot and a broad area of haugh (or meadow) land around the river attenuated regular periods of flooding.
- 4.84 Dovemount (now 2-10 Princes Street, Figure 57) at the very northernmost end of the Character Area, was an early residential development on the north side of the river, probably stimulated by the opening of the North Bridge (Figure 59) in 1832.
- 4.85 Teviot Crescent was also established in 1832, following a parallel layout to the High Street behind the old rigs.
- 4.86 Gradually, from the mid 19th century the northern area on the east bank of the river began to accommodate industrial concerns, such as the Teviot Crescent Mill and associated drying areas and warehousing (Figure 17).
- 4.87 Areas of embankment were established and expanded as more development took place south of the North Bridge. Teviot
- 4.88 The North British Railway arrived in Hawick in 1849 and a through-line station was added in 1862. The establishment of the railway encouraged increasing industrial development around the North Bridge and the construction of Dovemount Place, the Railway Hotel and 1-6 Station Buildings (Figure 59).
- 4.89 Residential streets of workers' housing including Laidlaw Terrace, Northcote Street (Figure 58), Dovecote Street, Croft Road and Oliver Crescent were laid out in the second half of the 19th century.
- 4.90 One of the most comprehensive flood protection schemes ever built in the UK was completed along the River Teviot through Character Area 4 in 2025. It incorporates environmental, transport and public art improvements (see Figure 60).

Area 4 - Townscape Features

- 4.91 The River Teviot forms a key townscape feature to the west of the character area, creating openness and long views across to the western bank and north and south along the bank. As of the 21st century, flood defences have been installed along the riverbank. The substantial walls erected for this purpose are built of sympathetic materials that do not detract from the riverside appearance. The area between the river and the rear of the buildings that front the High Street contrasts with the general fine urban grain of the built form. Here the buildings are generally two to three storeys in height and terraced, lining narrow streets that are tertiary routes through the town. As a result, views within this area are limited and there is a strong sense of enclosure moving through the area. These are made up of a mix of 19th century terraced cottages and larger scale mid-20th century blocks of residential accommodation. These are centred around courtyards that create breaks in the generally dense built form.



Figure 55. One of the old long and narrow High Street rig plots viewed from Teviot Road looking east towards the back of the High Street. The plot is still defined by high walls on both sides.



Figure 56. View of the River Teviot, Albert Bridge and the back of the west side of the High Street. The river is a key natural feature in the Character Area. The new flood defence walls can be seen on the right-hand side of the image.



Figure 57. Dovemount, now part of Princes Street, is a terrace of houses built in the earlier 19th century near the new North Bridge. It has distinctive greywacke rubble walls with long and short painted surrounds to the openings, grey slate roofs and mutual chimneystacks.



Figure 58. Tenements along the north side of Northcote Street. Probably built as workers' housing, the tenements are entered by a close and stair through the centre of each block.



Figure 59. View from the Mart Street bridge towards the old North Bridge, built by John and Thomas Smith of Darnick in 1832 and widened in 1882. Originally named 'New Bridge', it was funded by the Turnpike Trustees and made possible a direct northern approach to the town. The buildings on the right-hand side of the image were constructed in the second half of the 19th century in connection with the railway stations that were located close by.



Figure 60. 'As slippery as a baggy up a border burn' - the tribute built into the new flood defences at Commercial Road to the legendary rugby union commentator and native of Hawick, Bill McLaren (1923-2010), who used the term to describe Scotland scrum-half Roy Laidlaw. A 'baggy' is a small fish.

Area 4 - Materiality

4.92 Buildings are generally constructed from carboniferous sandstone. Its grey colouration is associated with many buildings within the Borders more widely, and is generally matched in colour through renders and mortars too. This is evident in the key public buildings within the character area, but also in the domestic buildings that front the Teviot and occupy the middle areas of the character area. While carboniferous sandstone predominates, red sandstones are used elsewhere such as evidenced in the remains of the St Margaret's and Wilton South church, likely to have been quarried in Cumbria and Dumfries and Galloway. Hawick was connected to these places historically via the Romans and Reivers Route, and in more recent times via railway lines (now closed) and the A7. Roofs are mostly clad in slate, which further adds to the general grey tones of the area. In terms of textures, these materials offer a degree of different ways of being treated. Some buildings use them in finer and smaller chunks, while others are built from larger hewn chunks to create a sturdy exterior.

Area 4 - Key Buildings

- 4.93 A number of older buildings exist in the area, particularly to the south, closer to Hawick's historic centre. These include workers' housing at Teviot Crescent from 1832, built from coursed whinstone (Figure 61).
- 4.94 Teviot Court (Figure 61) was built in 1991 and differs greatly from the prevailing character of the Hawick Conservation Area. It is constructed from a mix of yellow and brown coursed brick, with aluminium green coloured window surrounds, recalling the architectural forms of James Stirling.

Area 4 - Visual Amenity

- 4.95 The area is characterised by the open spaces formed along the River Teviot, enclosed on the eastern side by two storey houses. Views gained from these points are broad, with sloping hills seen beyond, enclosing Hawick's town centre. Incidental views of the Town Hall are gained from locations where there is open space along Teviot Road, though these are not of the same importance as the linear approaches to the building along the High Street (as described above).



Figure 61. View from Victoria Bridge towards the southern end of Teviot Crescent and Teviot Court during the flood defence works in August 2023. The 2-storey, 3-bay pattern of the Teviot Crescent houses can be seen in the buildings to the left of the image, while the buff brick and green windows of Teviot Court rise up and behind the traditional design of The Gretel public house in the centre and on the right-hand side.

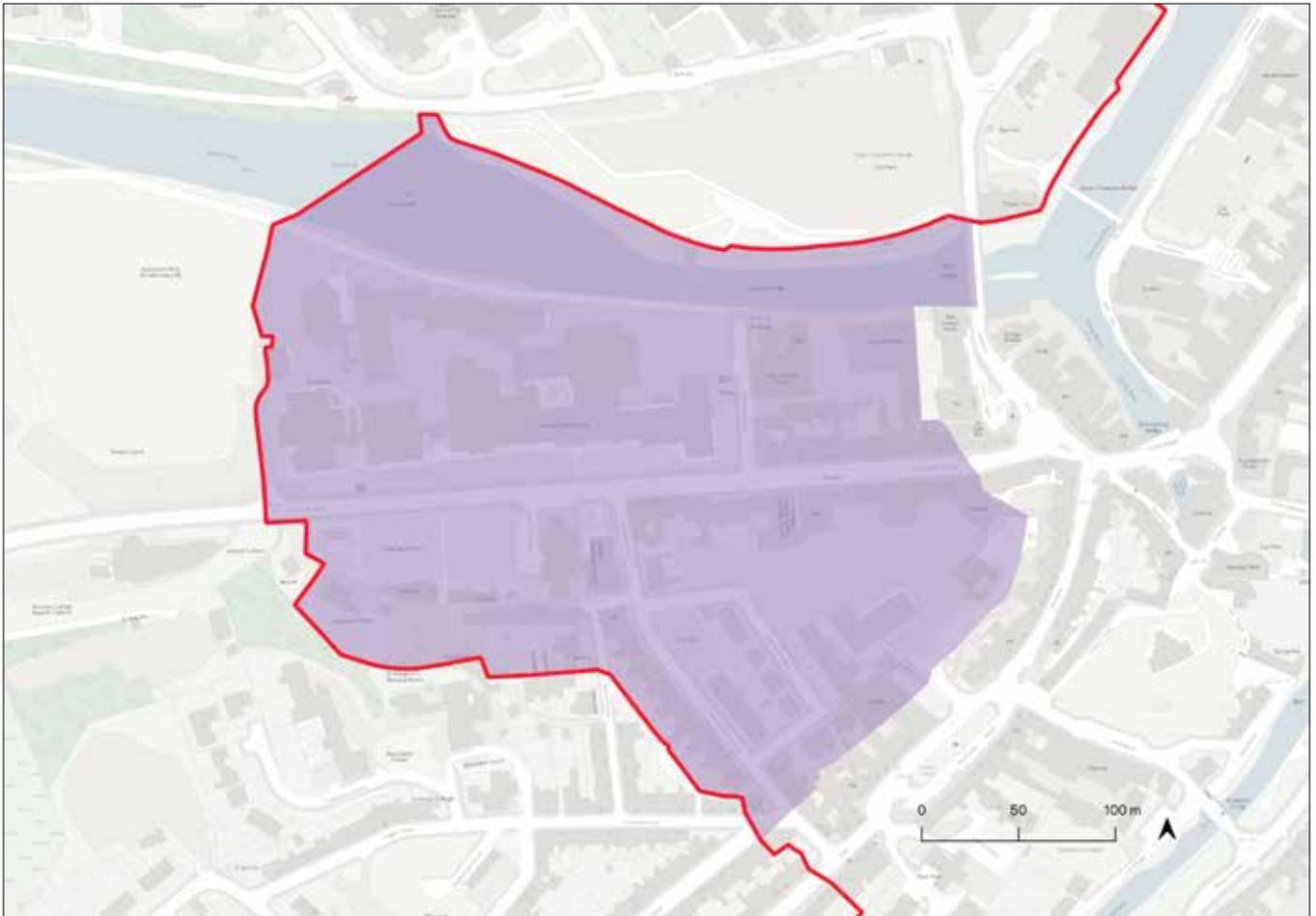


Figure 62. Character Area 5: Buccleuch Road. © Crown copyright and database rights 2025, OS Licence no. 100023423.

AREA 5 - BUCCLEUCH ROAD

- 4.96 This character area encompasses the western part of the conservation area along Buccleuch Road and its environs. The presence of the river to the north of the area and the risk of flooding likely influenced the type of development along Buccleuch Road, preventing the development of residential buildings and keeping the area generally as open land used for sports. The historic character and usage of the area has been largely retained, with many of the open sports grounds and institutional buildings still intact.
- 4.97 The topography of the area is generally flat and is the lowest part of the conservation area due to its proximity to the River Teviot. The topography rises, however, to the south moving away from the river and forms a ridge on which buildings are situated. This ridge is visible in views south from Buccleuch Road.

Area 5 - History

- 4.98 Buccleuch Street was laid out from 1815 as the 'New Road' but was primarily developed from the late 19th century onwards as an area containing sports facilities, such as cricket and tennis grounds, bowling and quoiting greens, as well as institutional buildings such as schools, a hospital and church. Due to its riverside location, there were also industrial buildings that were constructed in the early part of the 20th century.

Area 5 - Townscape Features

- 4.99 The townscape character of this area is determined by its use as an area for sports and large, institutional buildings like schools, creating a coarse grain, as buildings have a large footprint within open plots. Buildings are set back from the street frontage to accommodate car parking or sports fields, which creates an openness to the street scene that



Figure 63. View eastwards along the north side of Buccleuch Street from St Mary and St David's Catholic Church. The terrace includes houses and an old coaching inn, all of coursed whinstone with painted dressings.



Figure 64. An early 20th-century vitreous enamel street name sign at No. 22 Buccleuch Street.



Figure 65. The south side of Buccleuch Road has a large area of open space comprising Hawick Bowling Club and Henderson Garden.

contrasts the more dense and built up areas within the town centre. Due to the mix of usage within the area and its gradual development over time, buildings take on a variety of forms and styles.

4.100 To the east of the character area, the built form along Buccleuch Road consists of residential, terraced housing to the south and terraced industrial buildings to the

north. The form is more homogeneous and the grain much finer as the buildings occupy much narrower plots along the street. The scale of the buildings within the area is generally three storeys but varies. The regular fenestration of windows, dormer windows, doors and chimneys creates a rhythm along the streetscape.



Figure 66. *The former Peter Scott factory administration block on Buccleuch Street. Known locally by its trademark name, 'Pesco', Peter Scott & Co. was one of the largest and longest-running businesses that made the Scottish Borders renowned for its quality knitwear. Established in 1878, the company manufactured woollen underwear and fashioned hose at premises on Kirk Wynd. To accommodate new automated machinery (patent frames) and an increase in trade, the business moved to bigger premises in Buccleuch Street in 1893. Scott's signature formed the company's famous logo.*



Figure 67. View north along Beaconsfield Terrace towards Hawick Old Parish Church Hall, the High School and beyond to the rising ground on the north side of the River Teviot. The street has 2-storey houses on the left and 3-storey tenements on the right, some retaining their original cast-iron railings.



Figure 68. The Henderson Building of Hawick High School, designed by the Edinburgh architect John Alexander Carfrae in 1928.

Area 5 - Materiality

4.101 Due to the mix of building use, form and period, the materiality of the area is varied. The 19th century, terraced buildings and historic industrial buildings are built of dressed sandstone with reveal quoins surrounding the windows and doors. These are painted cream or white to contrast the yellowish colour of the sandstone, a typical feature of domestic buildings within Hawick. The industrial buildings are more robust in their form, with stone mullions and a greater number of windows along their front elevations. The school buildings are constructed from whinstone which has either been left exposed or rendered and painted. The materiality of the sports buildings varies, displaying a mixture of timber framing, stone and modern materials such as concrete panels and steel frames.

Area 5 - Key Buildings

4.102 Hawick High School sits along Buccleuch Street and was originally built in 1908 by Joseph Blaikie before being largely devastated by a fire in 1926 and rebuilt by J.A. Carfrae in 1928. It is three storeys in height with six bays across the centre block which is flanked by three-bay gable-ended wings. It is constructed from whinstone.

4.103 To the west is the Henderson Building (Figure 68), also designed by Carfrae in 1928. It is two storeys and has a seven-bay centre block which is flanked by three-bay gable-ended wings. It is stuccoed with a bank of exposed stone along the bottom of the building. Both of these buildings contribute to the long and varied Buccleuch Street façade.

4.104 The industrial chimney (Figure 69) of the former Peter Scott knitwear factory, established on Buccleuch Street in 1893, is a local landmark.

Area 5 - Visual Amenity

4.105 The area is characterised by its linearity formed by the presence of Buccleuch Road, which the character area is centred around. As a result, long views are afforded east and west along the street, allowing for an appreciation of the varied



Figure 69. The landmark industrial chimney of the former Peter Scott factory to the rear of Buccleuch Street.

group of buildings lining it.

4.106 Due to the lack of density within the area, views towards verdant ridges formed by the rising topography of the surrounding landscape outside of the area is also a characteristic. As a result, this character area gives a sense of openness that contrasts the generally urban and enclosed streets within the rest of the conservation area (see Figure 67).

5. SUMMARY OF SIGNIFICANCE

Historical

- 5.1 Hawick's historical significance is derived from its historical core around the confluence of the Slitrig Water and Teviot River. Its historic street pattern remains legible at this point, with bridges crossing the Slitrig and tight, enclosed walkways spanning off the High Street and Buccleuch Street.
- 5.2 From here, the High Street's linearity is also of key importance historically, its form partially driven by the form of the River Teviot. Its historical burgage plot forms also remain legible in plan form though infill development on land between the High Street and the Teviot being evident.
- 5.3 There are a number of key historic buildings in Hawick itself, including the Town Hall, historic textile mills and factories as well as the Library. When taken as a whole, their historic significance shows that of a place that has developed over a number of centuries and has been particularly prosperous at times.
- 5.4 Coupled with this, a number of high profile architects have worked within the town, including George Gilbert Scott and Scott and Campbell. Such interest in its buildings, and wealth and cognisance to procure such structures, adds to the conservation area's historic value.

Architectural

- 5.5 Architecturally the conservation area differs between the identified character areas, though there are consistent elements that run through the entirety of the conservation area. The key public buildings, such as the Carnegie Library and Town Hall, are of primary significance. Buildings between these have a generally consistent form and character, often with neoclassical flourishes and mostly constructed from grey and red sandstones.

Evidential

- 5.6 The plan-form of the area provides a legible historic core which is characterised by the street layout around the confluence of two rivers. The historic economic

uses of the area are evident through the remaining industrial buildings in the area.

- 5.7 How affluent Hawick was during the 19th and early 20th centuries is evident in the quality, ornamentation, scale and types of public buildings within Hawick.

Setting

- 5.8 The rolling topography of the surrounding area characterises the conservation area in views out, and the overall backdrop to the urban settlement. The rivers that flow into the conservation area also contribute to its overall character and appearance, with the buildings that front them and the retaining walls for river management provide further understanding to the area within the boundaries.
- 5.9 The roads and routes into and out of Hawick are generally long, straight roads that connect Hawick to towns beyond. These routes often share similar characteristics to those within the town, with similar built materials and forms characterising the built environment in these locations. Where buildings share similar built characteristics or development patterns, these contribute positively to the setting through abetting the understanding of the conservation area.

6. MANAGEMENT PLAN

Introduction

- 6.1 Section six of this appraisal provides the Management Plan, which is area specific guidance on the development, maintenance and enhancement of the Hawick Conservation Area.
- 6.2 The proposals set out within the Management Plan support the Council's statutory duty towards preserving and enhancing the special architectural and historic interest of the conservation area.
- 6.3 The character of an area is the combination of features and qualities which contribute to the intrinsic worth of an area and make it distinctive. Special character does not derive only from the quality of buildings. Elements such as the historic layout of roads, paths and boundaries, paving materials, urban grain and more intangible features, such as smells and noises which are unique to the area, may all contribute to the local scene. Conservation Area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address these qualities. Appearance is more limited and relates to the way individual features within the Conservation Area look. Care and attention should be paid in distinguishing between the impact of proposed developments on both the character and appearance of the Conservation Area.

Making Changes in Hawick Conservation Area

General Approach

- 6.4 A conservation area designation is intended to ensure change takes place in a way that preserves or enhances the character and appearance of the conservation area, not to prevent change from happening entirely.
- 6.5 The purpose of a conservation area appraisal is to set out the special architectural and historic interest of the area, the character or appearance of which is important to retain. This document should be used alongside relevant policy and legislation, to help

guide and inform any proposed changes. Scottish Borders Council can provide some high-level advice by email, or advice on specific proposals through the pre-application service, if more specific information is required. Details for this are provided in Appendix A.

- 6.6 Where relevant, it may be appropriate to appoint contractors or professionals with experience in working with historic buildings.
- 6.7 Where seeking to make certain changes, it is important to ascertain whether planning permission, listed building consent, a building warrant or other types of consent may be required. Further information regarding this is set out in the 'Permissions and Additional Considerations' section below.

Information Requirements

- 6.8 Where proposals require planning permission or conservation area consent, it is important that sufficient information is submitted with the application. This will help to understand the impact of the proposed change on the conservation area and help avoid delays to determining the application.
- 6.9 Photographs of all areas affected by the proposal should be provided. Dependent on the nature of the proposal, information on materials, finishes, details of architectural features or joinery, landscaping and boundary treatments may also be required.
- 6.10 A Heritage Statement should be provided that explains how the proposal preserves or enhances the conservation area. The document should include a description of the building/site and how it contributes to the character and of the conservation area. It should then summarise how the design has developed to preserve or enhance this character, which may include consideration of different options. The impact of the proposal should be considered and clearly outlined.
- 6.11 Where a proposal would have an adverse impact on the character of the conservation area, it would be considered to fail to preserve or enhance the conservation area and therefore may be

refused. Clear and convincing justification would be required to explain the need for the proposal and demonstrate that no alternative, less harmful alterations can be identified.

- 6.12 Further guidance on information requirements including Design Statements is available from the Council's website.

Policy and Legislative Context

- 6.13 National legislation and policy, along with local planning policy, set the framework within which all decisions are made on planning applications.
- 6.14 The [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#) is a key piece of heritage legislation. This sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of any building or land in a conservation area in fulfilling planning functions (Section 64, para 1).
- 6.15 For a planning application where the proposed development is located in a conservation area, in addition to the usual statutory tests of the Town and Country Planning (Scotland) Act 1997 (TCP Act), it must first be assessed against section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (LBCA Act). This includes cases where proposed works conflict with the objective of preserving or enhancing the character or appearance of the conservation area then there is strong negative presumption against the grant of planning permission. This strong negative presumption can only be overcome if there are considered to be significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it. Crucially, compliance with development plan policies cannot override the strong negative presumption arrived at through consideration of development proposals against Section 64(1) of the LBCA Act. Consideration of development plan policies is only relevant for the separate assessment of the application against the legal tests contained in the TCP Act.
- 6.16 The Development Plan for the Scottish Borders comprises two component parts:

National Planning Framework 4 and the [Local Development Plan 2](#).

- 6.17 [National Planning Framework 4](#) (NPF4) (2023) is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy with sustainable, liveable and productive places at its heart.
- 6.18 Policy 7 of NPF4 includes specific policies for conservation areas:
- Part (d) states that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.
 - Part (e) acknowledges the contribution made by existing natural and built features to the character of the conservation area and its setting.
 - Part (f) seeks to protect buildings which make a positive contribution to the character of a conservation area from demolition.
 - Part (g) states that where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- 6.19 [Historic Environment Policy for Scotland](#) (2019), published by Historic Environment Scotland, is a policy statement for decision making for the whole of the historic environment. It is used at national and local levels, from funding decisions to applications to wind farms. The policies set out that:
- Decisions should be based on understanding of why an area is special, to secure that special character for present and future generations.
 - Changes should be managed in a way that protects the historic environment, and contributes to sustainable communities and places.
 - Opportunities for enhancement should be identified where appropriate, and detrimental impacts should be avoided or minimised.

6.20 The Council's [Local Development Plan 2](#) (2024) (LDP2) guides the future use and development of land within the Scottish Borders. It sets out a series of policies and proposals indicating where development can or should not take place and provides guidance on the future provision of a range of subjects including housing, business and industrial use, transport, infrastructure and recreation. It seeks to deliver sustainability and promote a net zero economy, promote health and wellbeing, promote economic growth, regenerate town centres and give protection to the built and natural heritage.

6.21 Policy EP9 of LDP2 indicates that the Council will support development proposals within or adjacent to a conservation area which are located and designed to preserve or enhance the special appearance of the conservation area. This should accord with the scale, proportions, alignment, density, materials and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes. The policy also provides detail for demolition in conservation areas, and a requirement for design statements.

6.22 National and local planning policies cover a breadth of different subjects, many of which may be relevant to proposals within a conservation area, including policies on Placemaking, Design, Landscape, Economic Development and Infrastructure.

6.23 The Council has also set out [Supplementary Planning Guidance](#) on a range of topics that may be relevant to proposals in Hawick Conservation Area. These include '[Placemaking and Design](#)', '[Replacement Windows and Doors](#)' and '[Countryside around Towns](#)'.

Permitted Development Rights (PDRs) in the Hawick Conservation Area

6.24 Permitted Development Rights (PDRs) allow some minor works to proceed without planning permission, but within conservation areas these rights are significantly restricted to safeguard historic character. In Hawick, many external alterations that would be permitted elsewhere—such as changes to roofs, chimneys, external walls, openings, external insulation, and visible renewable

technologies—require planning permission due to their potential impact on the town's distinctive streetscape. Listed buildings are not covered by PDRs and any works affecting their character require Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

6.25 National amendments introduced in May 2024 provide limited new PDRs for the replacement of windows on unlisted buildings. Where a window is on a principal elevation or a side elevation that fronts a road, any replacement that is not "substantially the same" in design, opening method or glazing pattern requires submission of a prior notification so the Council can decide whether prior approval is needed. Rear and other non-road-facing elevations have more flexibility, with replacement windows generally treated as permitted development. New openings and all replacement doors—including French, bifold and sliding systems—are not PDR.

6.26 For listed buildings, the established position remains: all window and door alterations require LBC and uPVC is not acceptable. Applicants should consult SBC's Supplementary Guidance on '[Replacement Windows and Doors](#)' for detailed requirements:

6.27 Renewable and low-carbon technologies also benefit from expanded PDRs for unlisted buildings, though controls remain tight in conservation areas. Solar panels may be installed on rear or hidden roof slopes but not on principal or road-facing elevations. Air-source heat pumps are permitted only where they are not visible from a road and comply with national noise standards. New flues and vents are not PDR where they would be visible on key elevations, and external wall insulation always requires planning permission. Relevant national legislation is set out in the [Town and Country Planning \(General Permitted Development\) \(Scotland\) Amendment Order 2024](#), which introduced these changes:

6.28 Historic Environment Scotland's [Managing Change](#) guidance provides further material considerations for assessing works affecting the character and appearance of

traditional buildings, including Windows and Micro-renewables, and should be referred to in conjunction with [Local Development Plan Policies](#) and the 'Placemaking and Design Supplementary Planning Guidance'

- 6.29 Overall, PDRs in the Hawick Conservation Area remain deliberately limited to ensure that incremental changes do not erode its architectural and historic qualities. While recent amendments introduce some additional rights for unlisted buildings, these come with important caveats regarding location, visibility, design and material changes, and do not remove the need for planning permission where applicable. Owners and applicants are therefore strongly encouraged to check the scope of PDR carefully and seek early advice from Scottish Borders Council before undertaking any external works.

7. DEVELOPMENT GUIDELINES

- 7.1 The development guidelines provided below supplement the legislative and policy framework for planning and conservation areas in Scotland, by providing additional area-specific principles for proposed development in Hawick Conservation Area.
- 7.2 The guidelines have been formulated in order to help preserve and enhance the particular character and appearance identified in the Hawick Conservation Area Appraisal.

Demolition

- 7.3 Conservation area consent is required for demolition of an unlisted building in a conservation area. The Council's [Local Development Plan 2](#) (2024), Policy EP9, sets out the policy basis for decisions regarding demolition in a conservation area. There is a presumption against loss of buildings which are identified as making a positive contribution to the character of the conservation area. These buildings are integral to the architectural interest of the conservation area and should be retained.
- 7.4 Demolition of those buildings identified as neutral or not in keeping with the conservation area could in principle be accepted. Where demolition is

acceptable, consent should only be granted in conjunction with permission for a proposed replacement scheme for the site. This is in order to avoid unsightly or poorly maintained gap sites that would detract from the character of the conservation area. The proposed scheme must be of high quality, and preserve or enhance the character and appearance of the conservation area.

New Development in the Conservation Area

- 7.5 The conservation area generally comprises dense development or important green spaces and therefore new development opportunities within the conservation area are limited.
- 7.6 Opportunities for further new development are set out at Section 9.
- 7.7 Such development would only be supported where it does not have an adverse impact on plot size, layout, or historic character of the conservation area. Any development should ensure the area's historic character is not diluted. A contemporary or a traditional approach may be acceptable, however in both situations the design must integrate appropriately with its context and respect the character of the conservation area.
- 7.8 Should an acceptable development site come forward within the town or its setting, the new development must take account of the following principles:
- Respect the existing layout, plot size, building footprints and siting of positive buildings in the conservation area.
 - Be of appropriate massing and scale for the context of the conservation area both immediate and the wider surroundings.
 - Be informed by the hierarchy of spaces and the townscape.
 - Respond to the form, character, materials and detailing of positive buildings in the conservation area.
 - Complement predominant roof forms and contribute to the roofscape of the area including by following the existing

topography.

- Preserve the green and spacious character of the area.
- Retain and enhance mature trees and soft landscaping which contributes positively to the area.
- Utilise high quality detailing and materials.
- Comply with Local Development Plan 2 (2024), Policy EP9, the Council's '[Placemaking and Design Supplementary Planning Guidance](#)' (2009) and the principles set out in Historic Environment Scotland's '[New Design in Historic Settings](#)' (2010).

Extensions

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

- Comply with guidance set out above for new development.
- Respond to the scale of the host building. In most cases this will require the extension to remain subservient to the host building.
- Respond to the character of the host building.
- Consider the appearance of extensions seen from surrounding streets and footpaths.
- Comply with Historic Environment Scotland's '[Managing Change in the Historic Environment: Extensions](#)'.

Sheds and Ancillary Buildings

7.10 The character of the High Street and its arrangement of terraced buildings along the street front limits opportunities for the introduction of roadside ancillary buildings such as garages. The character along secondary routes and back lanes in the conservation area is slightly more varied and applications for carefully designed and appropriately scaled structures on these routes may be supported. Structures located discreetly to rear gardens will generally be supported.

- 7.11 Any proposed structures should ensure they are designed and located to:
- Remain subservient to the scale of the building and the plot.
 - Reinforce the layout and grain of development in the conservation area.
 - Be discreet in the streetscape and from views into the conservation area.
 - Maintain or enhance the character of green spaces and protect any mature trees on the site.

Setting

7.12 The setting beyond the boundaries of the conservation area is predominately mid-late 20th century residential development. Any proposed development in the setting of the conservation area would need to demonstrate how it preserves or enhances the historic character of the conservation area.

7.13 Similarly development proposals affecting the setting of listed buildings within the conservation area will need to demonstrate that they will preserve their character, special architectural or historic interest and setting.

7.14 Guidance on setting is available from Historic Environment Scotland's: '[Managing Change in the Historic Environment - Setting](#)' (2020).

Windows and Doors

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

7.16 Historic Environment Scotland provide advice on the repair and maintenance of '[Windows](#)' (2008) and '[Doors](#)' (2015).

7.17 The Council's Supplementary Planning Guidance for '[Replacement Windows and Doors](#)' sets out further guidance and policy in this regard, including advice on secondary glazing and double glazing.

Dormers and Rooflights

- 7.18 Dormers displaying a number of different designs are a key feature of the built form within the Hawick Conservation Area. There is a mix of dormers that are either set within the roof-slope or breach the eaves line. Where present, they are generally aligned with the windows below and set to the outer bays of the building. Where possible, new dormers to residential properties should be located to the rear. Dormers will not be accepted to the front roof-slope of the terraced cottages as this would contrast with their irregular window openings and simple detailing.
- 7.19 Where dormers are proposed and they will be visible from public locations, they should follow the design, scale and siting of historic examples in their vicinity.
- 7.20 Rooflights should be placed where they are not visible from the street wherever possible. If this is not possible, and where it does not impact on the character of the property, a small-scale conservation rooflight may be considered acceptable to a visible roof slope. Rooflights should be traditionally-scaled and proportioned, with a slim metal frame and set flush with the roof plane, in order to reflect historic examples and reduce impact on the roofscape.

Cladding, Rendering and Painting

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

with light creams and off-whites likely to be most appropriate.

- 7.23 Bright, dark or contrasting colours will generally not be acceptable as the main colour to walls. Use of contrasting colours to the window surrounds may be considered.
- 7.24 Where painting historic lime-based harling is appropriate, breathable mineral or lime-based paints should be used, in order to maintain the breathability of fabric and avoid trapping dampness.

Roofs

- 7.25 Historic roof coverings and detailing should be retained. Where replacement is required, they should be replaced on a like-for-like basis. In most cases this would be to match the existing slate, either using second-hand Scottish slates or where necessary replicating the characteristics of the existing slate as closely as possible. Although slate is no longer produced commercially in Scotland, there are natural slates available from other parts of the UK that are a reasonable match. It is important that variation in detailing—for example the depth of the coursing or whether there are skew copings to the roof, and traditional lead detailing—is replicated. Where enhancements to water discharge are required (please see Climate Resilience section below), they should be designed to reflect the historic arrangement as closely as possible.
- 7.26 Where the roofscape is particularly decorative and details, particularly along the High Street, these features should be retained and repaired.
- 7.27 Guidance on [Managing Change in the Historic Environment: Roofs](#) is available from Historic Environment Scotland (2020).

Walls and Boundaries

- 7.28 Historic walls should be retained and repaired. Evidence of previous features and structures should be maintained within historic walls and buildings. Reintroduction of walls to reflect the existing historic examples may be supported where they have been lost or would contribute to the character of the area.

Spaces, Trees and Biodiversity

- 7.29 There is a presumption against loss of existing open space, watercourses, trees and soft landscaping which contribute to the varied character of the area. They also perform important roles in promoting climate resilience and biodiversity.
- 7.30 Tree works and works to the landscape should preserve or enhance this character. Hard landscaping near to trees should be avoided.
- 7.31 Under Section 172 of the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#) anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the planning authority six weeks prior notice. The purpose of this requirement is to give the planning authority an opportunity to consider whether a Tree Preservation Order should be made in respect of the tree. Any notified works must be carried out within 2 years from the date of the notice.
- 7.32 Planting new trees in gardens and along boundaries, as well as small-scale broadleaf and mixed woodland, would be welcomed where it reinforces the existing landscape character. As well as amenity benefits, planting new trees (and varied soft landscaping) can have significant sustainability and water attenuation benefits, and will provide succession planting for existing mature trees.
- 7.33 Opportunities to incorporate discreet biodiversity enhancements are welcomed. Biodiversity enhancements could include swift boxes on two storey buildings, bee bricks within walls, bat lofts under roofs or bat and bird boxes on trees. They should be designed to be discreet, by using sympathetic materials, modest scale, and located to avoid harmful impacts on the character of the conservation area.
- 7.34 Road painting should be kept to the minimum necessary. Where road painting is required, consideration should be given to the use of slimmer (75mm and 50mm) widths and conservation colours (310 Primrose and 353 Deep Cream) as advised by the Traffic Signs Regulations and [Traffic Signs Manual](#).
- 7.35 Areas of historic road or pavement

surfaces should always be retained and repaired where possible.

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

Street Furniture and Signage

- 7.37 Historic items and those that contribute to the character of the area should be retained and kept in good condition. This includes bollards, benches, planting boxes, post boxes, metal railings.
- 7.38 New signage should be kept to a minimum. Whilst it remains appropriate to minimise road painting, if signage can be avoided through sensitive use of road surface markings/changes in surface finish, this approach is likely to be more appropriate.
- 7.39 New street furniture should also be minimised. Where new street furniture is required it should be installed so that it forms a discreet element of the street scene, allowing the buildings and historic townscape of Hawick to remain prominent.

Electric Vehicle Charging

- 7.40 Electric Vehicle Charging Points should be installed discreetly. Where they are attached to a building, they should be located on side or rear elevations. They should be a dark grey or black colour designed to recede against its background, and should avoid disturbing any historic features or carved stone.
- 7.41 Designs for roadside charging points should be as small as possible and coloured black to avoid drawing undue prominence in the street scene. They should be located to avoid impact on significant historic buildings, features or focal points in the area. Locations away from prominent street frontages should be identified wherever possible.
- 7.42 Where possible, public charging points should be located discreetly and/or incorporated into existing infrastructure, such as lamp-posts.

Energy Efficiency

- 7.43 Advice on energy retrofit of traditional buildings is available from Historic Environment Scotland: [Guide to Energy Retrofit of Traditional Buildings](#) (2021).
- 7.44 Maintenance should be undertaken before any refurbishment or upgrade work is considered, to ensure the building fabric is performing efficiently, water ingress / dampness is avoided and to ensure the building's long term sustainability.
- 7.45 Measures to improve the energy efficiency of properties within the conservation area are likely to be supported, but should take into account the necessity to preserve or enhance the character and appearance of the conservation area. A whole property/ house approach is recommended and 'as is' fabric first.
- 7.46 All areas of the property should be reviewed to identify ways to most effectively improve energy efficiency whilst avoiding harmful impacts. In most instances, external wall insulation will not be appropriate to historic properties in the conservation area.
- 7.47 There are many ways to upgrade a property which, if handled sensitively, can avoid harmful impacts on the conservation area. Historic Environment Scotland's website [\[link\]](#) provides guidance on a number of ways to upgrade the energy efficiency of traditional buildings. Changes to unlisted buildings that would not normally require formal planning permission include sensitive internal wall, floor and loft insulation, draught-proofing, carefully-designed secondary glazing and more efficient boilers, appliances and water systems. Installing heavy curtains over windows and doors, or re-using historic shutters, can also provide significant thermal improvements.
- 7.48 In order for improvements to be effective and avoid damage to historic fabric, they should ensure the breathability of traditional fabric and adequate ventilation are maintained. Please see Historic Environment Scotland's guidance and the 'Repair and Maintenance' section below for further information on this. Secondary glazing should be installed to ensure it is not visible externally.
- 7.49 Advice on micro renewable options is available from Historic Environment Scotland: [Micro-renewables in the Historic Environment](#) (2014).
- 7.50 Alternative energy sources such as heat pumps or solar panels may be supported where they are located discreetly. Units should not be visible from the High Street, nor be unduly prominent in views from other roads and footpaths in the conservation area and its setting.
- 7.51 Solar panels, where acceptable in principle (usually not on front elevations) should be designed with black rather than metallic frames, and to minimise glare. They should follow the roof plane and not rise above ridge height. Options to locate panels on ancillary buildings or within property grounds may provide alternative options where main roof-slopes are prominent in the conservation area and the historic character likely to be affected.
- 7.52 Heat pumps, if acceptable in principle, should be located at a low level and be dark grey or black in colour to recede against the background. Screening may be required and should be designed to reflect the character of the area whilst avoiding impacts on performance.

8. REPAIR AND MAINTENANCE

Repair and Maintenance

- 8.1 Routine maintenance of historic buildings will help prolong the life of those buildings and the conservation area. Owners are encouraged to undertake a programme of regular small-scale repairs and maintenance such as gutter clearing, checking loose slates, re-painting and re-pointing. An annual survey is recommended or more frequent if there is an identified issue.
- 8.2 Repairs should be undertaken on a 'like-for-like' basis using traditional materials, techniques and finishes. Lime mortars and harling should be used in repairs (see 'Breathability' section below). Repairs to slate roofs should be undertaken using natural slate to match the provenance, colour, texture, size, coursing and detailing of the existing roof.
- 8.3 Maintaining buildings in good repair will

Renewable Energy

often help avoid the presence of damp or mould. Where damp is identified, use of chemical injection systems and waterproof coatings should be avoided. The cause of the damp (which might be as simple as a leaking pipe), should be identified and resolved where possible. If the cause cannot be addressed, a ventilated dry-lining system which still allows moisture in the fabric to escape may be an appropriate solution.

- 8.4 Historic Environment Scotland's [INFORM](#) series provides useful information on a variety of maintenance topics including tenement maintenance, fire safety, damp and repairs to various parts of a traditional building. Historic Environment Scotland have also produced useful advice on [Maintaining Your Home](#).
- 8.5 A similar approach of regular maintenance is also appropriate for managing public and privately owned trees and green spaces, as well as public realm and street furniture.
- 8.6 Advice on repairs can be provided by the Council's Heritage and Design team.

Maintaining Breathability of Traditional Fabric

- 8.7 It is critical that all works to historic fabric ensure the breathability of fabric is maintained, and sufficient ventilation provided.
- 8.8 Traditional (pre-1919) buildings were built using 'breathable' or 'vapour open' materials such as lime mortar, harling, and stone. They were designed to allow a level of moisture to be absorbed and released. Use of modern cement mortars and renders, paints, insulations and other products that are not breathable are likely to stop the evaporation of moisture from the fabric. This can in turn lead to dampness trapped within the wall, mould, dry rot, premature deterioration of paint finishes and accelerated erosion of fabric causing structural defects over time. As such, traditional lime mortars, harling, paint and breathable (usually natural) insulation systems should be used.
- 8.9 Traditional buildings were also constructed to allow air and moisture movement through vents, windows and chimneys.

Whilst measures can be installed to improve thermal efficiency, adequate ventilation should still be maintained.

- 8.10 Further guidance on breathability and [ventilation](#) is available from Historic Environment Scotland.

Climate Resilience

- 8.11 Increased extreme weather events mean that adaptations may be required to ensure buildings and places can continue to provide protection against the elements and enjoy a long-term future.
- 8.12 Regular maintenance to ensure the fabric is in good condition may need to be undertaken more regularly in a changing climate.
- 8.13 Rhones (gutters), downpipes and drains should be checked, cleared and maintained. In some circumstances they may need to be supplemented or replaced with larger rainwater goods where the existing cannot cope with increasing rainfall levels. This should be undertaken in a sensitive manner and any decorative or characterful rainwater goods should be retained.
- 8.14 Roofs should be checked for slipped slates. Improved weathering details and/or additional fastenings may be required to ridges, slates or skews. Climate adaptations should be undertaken using traditional materials and to reflect the detailing and design of the original. Changes to a building's appearance may require planning permission and/or listed building consent.
- 8.15 Existing soft landscaping should be retained and opportunities sought to increase soft landscaping, permeable surfaces, trees and vegetation. Hard surfaces adjacent to walls should be avoided where possible to allow drainage and minimise the risk of penetrative damp.
- 8.16 Further advice on Climate Change Adaptation is available from Historic Environment Scotland: [Climate Change Adaptation for Traditional Buildings](#) (2017).

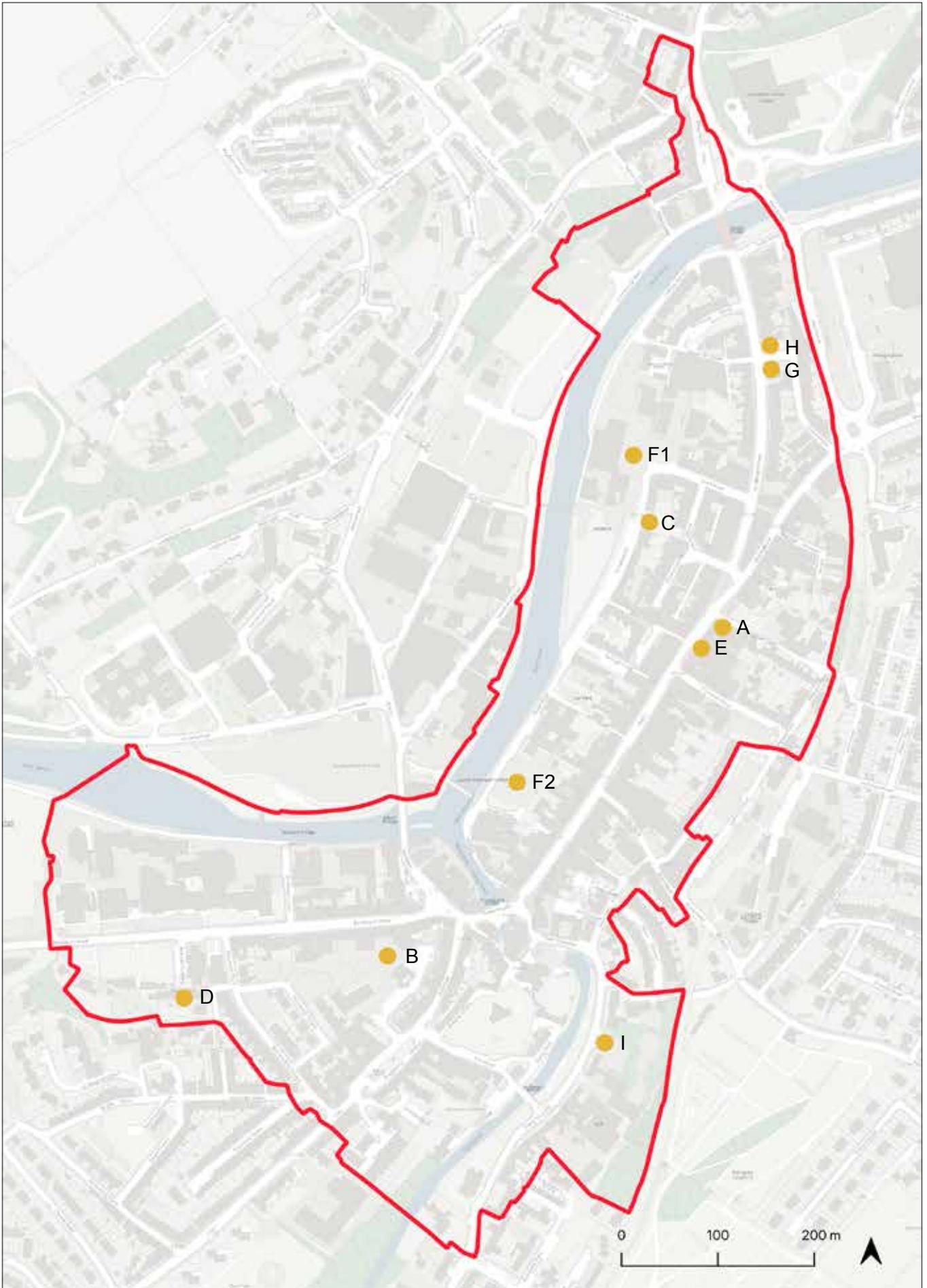


Figure 70. Map showing opportunity sites for repair and enhancement. © Crown copyright and database rights 2025, OS Licence no. 100023423.

9. OPPORTUNITIES FOR REPAIR AND ENHANCEMENT

Opportunity Sites for Repairing and Enhancing the Character and Appearance of the Conservation Area

9.1 Please note that the sites included in this section are suggested purely for the purposes of enhancing the character and appearance of the conservation area when opportunities arise. Businesses may be operating successfully on some of the sites noted below. In these cases, there is no intention to disrupt trading, rather to seek improvement in the design quality of buildings on the sites in the long term.

9.2 Suggestions include:

- existing heritage buildings in poor condition that would benefit from repair, re-use and/or sensitive alteration;
- the replacement of buildings that have a negative visual impact on the conservation area with new structures of high-quality design in sympathy with the characteristics of the conservation area;
- and the sensitive re-development of vacant/gap sites.



Figure 71. Site A: Liberal Club, 80 High Street and 1 Brougham Place.

SITE A: Liberal Club, 80 High Street and 1 Brougham Place

9.3 The Liberal Club building was designed in 1894 by the town's leading architect of the late 19th and early 20th centuries, James Pearson Alison. The building occupies a prominent corner site at the north end

of the High Street and has a vibrant skyline of Dutch gables, chimneys and a corner turret. It is in a very poor condition, particularly the rear part of the building along Brougham Place.

9.4 In February 2025 the Architectural Heritage Fund awarded Hawick Development Trust a grant to explore plans for acquiring the building to create much-needed affordable housing for the area. It is hoped that a sensitive scheme for repairing and converting the building will come forward in due course.



Figure 72. Site B: 7-11 Buccleuch Street (former Peter Scott factory).

SITE B: 7-11 Buccleuch Street (former Peter Scott Factory)

9.5 7-11 Buccleuch Street is listed at Category C and is an substantial early-20th-century textile mill complex with a prominent, well-proportioned elevation to Buccleuch Street, tall boiler-house chimney with a dominating presence on the Hawick skyline, and extensive ancillary structures.

9.6 Textile manufacturing has played a key role in the history of Hawick. Conveniently situated for water-powered milling at the meeting of the River Teviot and the Slitrig Water, Hawick became one of the richest burghs per capita in Scotland as a result of the industry. During the 19th century, water power was superseded by steam power, and tall chimneys came to dominate the town's skyline. The chimney of Peter Scott's is the only such structure remaining today.

9.7 Planning permission and listed building consent were granted for conversion of the buildings in 2019. However, only the

former yarn store was converted to flats in 2021, and the majority of the site has lain empty since closure of the factory in 2015. The existing buildings and adjacent land represent a large and highly visible site that would enhance the character and appearance of the conservation area through repair, sensitive redevelopment and re-use. In March 1999 Historic Environment Scotland undertook a photographic survey of the buildings (link to www.trove.scot).



Figure 73. Site C: Gap site at 4-5 Teviot Crescent.

SITE C: Gap Site at 4-5 Teviot Crescent

9.8 Demolition of Nos. 4 and 5 Teviot Crescent has left an unattractive gap in the run of terraced houses in Teviot Crescent, breaking the street line and enabling unintended views to the back of the buildings behind on Oliver Crescent. It is recommended that houses are reconstructed on the site to a similar scale to Nos. 3 and 6 Teviot Crescent to repair the continuous building line of the street and improve the appearance of this part of the conservation area.



Figure 74. Site D: Buccleuch Mill (behind the bowling clubhouse).

SITE D: Buccleuch Mill, Green Lane

9.9 Conservation Area Consent for demolition of the Buccleuch Mill was granted in 2022 (22/00728/CON). No planning application has yet been granted for redevelopment of the site, but the site is widely visible on a major route into the town through the conservation area and it is desirable for a building of high-quality to replace the mill. Scottish Borders Council's site requirements include: 'Any development must be sympathetic to the Hawick Conservation Area'.



Figure 75. Site E: 72-74 High Street.

SITE E: 74-76 High Street

9.10 Nos. 74-76 High Street were constructed on the site of the old Pavilion Cinema, or 'The Piv', following its demolition in 1965. The current building is unsympathetic to the character of the High Street, with its large areas of continuous landscape-format glazing at first floor, deep wallhead, stained stonework and continuous roof across two plots. If an opportunity arises to remodel or replace the building, it would be desirable for the new design to distinguish between the two plots, include traditionally proportioned windows and use materials and detailing that responded better to their context.



Figure 76. Site F1: Croft Road superstore.



Figure 77. Site F2: Teviot Road car park.

SITE F: Buildings and surface car parks between the back of the west side of North Bridge Street/High Street and the River Teviot

- 9.11 The River Teviot forms the principal natural heritage feature within the conservation area. As the river industrialised and increasingly caused floods, so the town turned away from it. Traditionally the area between the back of the west side of North Bridge Street/High Street and the river has attracted 'backland' developments of factories, works, mills, warehouses, yards, garages, car parks etc. The layout of the area appears piecemeal in places, there are numerous car parks on small gap sites (e.g. at Walter's Wynd and Cross Wynd) and the quality of some of the buildings is poor.
- 9.12 There are significant opportunities to improve the appearance of this part of the conservation area, to repair the form of the High Street rigs, to enhance the

connections to the town centre and to make more of the attractive river frontage. In particular the warehouse store (former Teviot Mill site), currently occupied by B&M, is of poor design quality—essentially a brick-clad industrial shed of materials and colours that are alien to the conservation area and a blank wall towards the river and towards the town.

- 9.13 The illustrations at Figure 76 and Figure 77 are examples of several similar sites around Teviot Road.



Figure 78. Site G: 33 North Bridge Street.

SITE G: 33 North Bridge Street (car wash)

- 9.14 St Andrew's United Free Church was constructed on the south corner of the junction of North Bridge Street and Union Street (the Dovecote Croft) to the designs of noted Glasgow architect J.T. Rothead in 1868-9. Its 103-foot spire (see Figure 25) was a local landmark until the church was demolished in 1960. The church was replaced by Croall Bryson & Co's filling station and showrooms, but the removal of the building line and the low forecourt canopy create a wide gap in the otherwise continuous later 19th-century terraced houses of North Bridge Street. It would be desirable to reinstate a strong building line and appropriate scale of development to the site.



Figure 80. Site H: 35 North Bridge Street.

SITE H: 35 North Bridge Street (gap site)

- 9.15 Further damage to the continuity of North Bridge Street occurred with the demolition in 1993 of the early 20th-century concrete tenement block at No. 35 (following a fire in 1983). The site is grassed and surrounded by a picket fence. Again it would be desirable from a townscape and heritage point of view to reinstate a building on the site.



Figure 79. Site I: Gap site on Slitrig Crescent.

SITE I: Slitrig Crescent (gap site)

- 9.16 The development of Slitrig Crescent was part of Hawick's early expansion beyond its medieval boundaries. There are two gaps in what was once a continuous run of houses facing the street with industrial buildings behind. The largest of the gaps, to the north of No. 4 Slitrig Terrace, housed the Slitrig Dyeworks, which had replaced the houses with a factory block. The dyeworks was demolished in 2008

and the site has remained empty. A further gap exists to the south of No. 5 Slitrig Terrace, forming an access to Wilson's Signs. In the interests of repairing the continuity of the long run of terraced properties in Slitrig Crescent, it would be beneficial to construct buildings of appropriate scale and materials in the gaps.

GENERAL: Architectural Features

- 9.17 The architectural details that can be seen in Hawick - including windows, doors, chimneys and boundary walls - contribute greatly to its character and appearance. Where these features have been lost in the past, owners are encouraged to consider sensitive reinstatement.

GENERAL: Improved Access and Interpretation

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

10. PERMISSIONS AND ADDITIONAL CONSIDERATIONS

- 10.1 It is the responsibility of the property owner to be aware of the designations affecting their property and the permissions that are required for any proposed works.
- 10.2 The following considerations have been identified as particularly relevant to proposals within Hawick Conservation Area:

Planning Permission

- 10.3 Planning permission is required for most external changes to properties within conservation areas, including painting or rendering a building, replacing windows or doors, providing new hard surfaces or changing walls and fences.
- 10.4 You can find out more about the need for planning permission via the Council's website. These webpages include a guide for householders on what does and does not require planning permission.

Conservation Area Consent

- 10.5 Consent is required for demolition of buildings above 115 cubic metres and most walls in a conservation area. Further details regarding the requirements for consent are set out on the Council's website.

Trees in Conservation Areas

- 10.6 Trees and soft landscaping that contribute to areas with a more rural and verdant character of Hawick and its setting and should be retained and enhanced.
- 10.7 Six weeks' notice is required of any intention to cut, lop, top, uproot or destroy any tree within a conservation area. During this period, the local planning authority (LPA) will consider whether the tree makes a notable positive contribution to the character of the area. If it does, the LPA may consider making a Tree Preservation Order to require consent for works to the tree.
- 10.8 Further information on trees is available from the Council's website.

Landscape and Nature Conservation

- 10.9 Development should have regard to the natural heritage of the area and the Slitrig Water and River Teviot and seek opportunities to promote and enhance it.
- 10.10 You can find out more about the biodiversity of the Scottish Borders via the Council's website.

Archaeology

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

Building Standards

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

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