



## Case information

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<b>Case ID</b>	300017772
<b>File Reference</b>	HGH/B/BB/37
<b>Name of Site</b>	1-7 Free Church Place, High Street, Melrose

<b>Local Authority</b>	Scottish Borders Council		
<b>National Grid Reference</b>	NT 54364 34183		
<b>Designation No. (if any)</b>	LB37787		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	B
<b>Case Type</b>	Amendment		

<b>Received/Start Date</b>	09/02/2016
<b>Decision Date</b>	05/07/2016

## 1. Decision

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In our current state of knowledge, 5 and 6 Free Church Place continues to meet the criteria for listing. 1, 2, 3, 4 and 7 Free Church Place is not considered to meet the criteria for listing. The statutory listing address and the listed building record has been amended. The category of listing has changed from B to C.

<b>Previous Statutory Address</b>	High Street, (South Side) Church Place
<b>Amended Statutory Address</b>	5 and 6 Free Church Place (former Free Church School), excluding Nos 1, 2, 3, 4 and 7 Free Church Place and adjoining workshop to south, Melrose

## 2. Designation Background and Development Proposals

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### 2.1 Designation Background

This building was listed at category B on 19/02/1981, when Melrose Burgh, where this building is located, was resurveyed.

### 2.2 Development Proposals

There are no known development proposals.

### 3. Assessment

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#### 3.1 Assessment information

1-7 Free Church Place was visited on 03/03/2016. The exteriors were seen at this visit and the interiors of No 5, No 6 and No 7 were seen.

#### 3.2 Assessment against designation criteria

5 and 6 Free Church Place continue to meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

*The designation criteria are published in the Historic Environment Scotland policy statement June 2016, Annex 2, pp. 51-53.*

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

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## **ANNEX A – Assessment Against the Listing Criteria\***

### **5 and 6 Free Church Place (former Free Church School), excluding 1, 2, 3, 4 and 7 Free Church Place and adjoining workshop to south, Melrose**

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#### **1. Description**

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This former Free Church School (now 5 and 6 Free Church Place) was built in 1844 and is a 2-storey, 5-bay, rectangular-plan building with a symmetrical frontage set back from the road behind a rectangular garden plot. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: 1, 2, 3, 4 and 7 and adjoining workshop to south.

The principal (north) elevation is of squared rubble with polished ashlar dressings, chamfered margins and square Tudor-hoodmoulds above the doors and ground floor windows. The slightly advanced central gable has a pair of entrances (formerly boys and girls entrances) with timber doors and large margined fanlights above each door. The first floor windows are narrower than those to the ground floor and have gablets. The pitched roof is slated and has chimney end stacks with octagonal cans. The windows have multi-pane glazing in timber sash and case frames, some of which are replacements. There are cast iron rainwater goods with ornamental ties.

The interiors, partially seen in 2016, are remodelled following the change of use of this former school to dwellings.

#### **2. Assessment Against the Listing Criteria** (HES Policy Statement, 2016) Annex 2, pp. 51-52

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Criteria for determining whether a building is of 'special architectural or historic interest' for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [[www.legislation.gov.uk/ukpga/1997/9/contents](http://www.legislation.gov.uk/ukpga/1997/9/contents)]

*To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.*

##### **2.1 Age and Rarity**

A Free Church congregation was formed in Melrose in the 1843, the year of the Disruption, and St John's Free Church (later the United Free Church) opened in November 1843. The Free Church School was built one year later in 1844 (Cruft et al, p.557) at Church Place, 20 metres to the east of St John's Free Church. St John's Free Church was demolished in 1979. The Melrose Free Church manse at 11 High Cross Avenue (see separate listing) was built by 1846. The *New Statistical Account for Scotland* for Roxburghshire (1834-45) notes that the people of Melrose are 'universally alive to the benefits of education' (p70).

The rectangular footprint of the school is shown on the 1<sup>st</sup> Edition Ordnance Survey Map, surveyed in 1856. No buildings are shown in this area of Melrose on John Wood's 1826 plan entitled 'Sketch of Melrose and Gattonside'. Cruft et al in their book '*The Buildings of Scotland: Borders*' indicates that the section of the building to the rear of 5 and 6 Church Place was 'an earlier schoolroom' and the building is noted as a 'hall' on the 1<sup>st</sup> Edition Ordnance Survey map. This part of the building has been substantially altered and subdivided when it was converted to separate dwellings and a workshop, to the extent that it is no longer recognisable as a schoolroom. It is not considered to be of special interest in listing terms and is proposed to be excluded from the listing.

The Free Church and Free Church school movement was the result of a division in the established church in Scotland, known as 'The Disruption of 1843'. The Patronage Act of 1712 allowed landowners, rather than the local congregations, to choose their ministers and these long-standing tensions came to a head when 474 ministers (around a third of the total number) agreed to split away from the Church of Scotland to form the Free Church. This move resulted in the building of Free Church churches, manses and schools across Scotland between 1843 and 1872. The 1872 Education (Scotland) Act made elementary education compulsory for all children aged between 5 and 13 and there was an explosion in school building in Scotland. The Free Church made a significant contribution to the new system by handing over around 400 existing schools across Scotland without charge to the locally elected School Boards (Parsons, p.116). Schools built before the 1872 Act that survive in close or near to their original form are relatively rare.

Free Church schools built between 1843 and 1872 were often paid for by subscription and financial donations made by prominent local figures and supporters of the church. Free Church Schools that predate the 1872 Act are therefore more likely to be architecturally individualistic in design, whereas the majority of schools built in the wake of the 1872 Act tended to follow more standardised models established by the School Boards.

There are currently 20 listed former Free Church Schools, the majority of which are located in the Highland and Argyll regions. In the Scottish Borders, the Boston Free Church School of 1843-44 in Duns (LB26548 - listed at category B) is a well-detailed example with intricate carved stone mouldings. The Gothic style 'Queen's Gallery' (LB51177 – listed at category B) at Holyroodhouse, Edinburgh was initially built as a Free Church and adjoining Free School in 1846. The former Free Church School in Callander (LB50393 – listed at category C) is another architecturally distinguished example with an interesting, classically-influenced door piece and largely paid for by a prominent local benefactor in 1849.

Within this context, the former Free Church School in Melrose is an early Free Church School, built in 1844 the year after the disruption. It has distinctive Tudor detailing with a largely unaltered, symmetrical frontage recessed from the street line, and distinguishing features including a twin door arrangement (separating boys and

girls), Tudor mouldings and wallhead gablet details (see Architectural or Historic Interest below).

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interiors of No 5 and No 6 have been renovated and reconfigured following a change of use to domestic dwellings during the 20<sup>th</sup> century and no interior fixtures or features which directly evidence its former school function were seen.

No 7 has a diamond lattice window, relocated from the exterior to an internal partition wall as part of the residential conversion work in 2007.

### ***Plan form***

The internal plan form of the building, including the relationship with the former schoolroom section to the rear, has been substantially altered following the conversion of the building to dwellings.

The separate entrances for boys and girls (as noted in *The Buildings of Scotland: Borders*, p.557) shows to some degree the former internal plan form at 5 and 6 Church Place. Segregation of the sexes was common practice in education during the mid-19<sup>th</sup> century.

### ***Technological excellence or innovation, material or design quality***

Free Churches and Free Church Schools constructed after the disruption of 1843 and before the Education Act of 1872 tended to be funded by local benefactors, with local architects and builders often commissioned to design them. As a result they were built in a variety of styles, some more architecturally ambitious than others.

In the case of the Melrose former Free School, the symmetrical front with separate doors for boys and girls, the Tudor detailing and the narrow first floor windows with wallhead gablets add to the character of the former school building.

### ***Setting***

The building is located to the west of the town centre in a predominantly residential area with a number of architecturally distinctive churches, villas and former manses and open recreational spaces. The former Free Church School is set back from the road as it was designed with an enclosed playground area in front of the building (now a garden plot), and this of some interest as an indication of the building's former function. The immediate setting of the building retains much of its early to mid-19<sup>th</sup> century historic character, and the former Free School building contributes to the social and architectural history of the town.

### ***Regional variations***

There are no known regional variations.

## **2.3 Close Historical Associations**

There are no known associations with a person or event of national importance at present (2016).

### **3. Working with the Principles of Listing** (HES Policy Statement, 2016) Annex 2, pp. 53

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In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of a grouping of buildings*
- d. authenticity*

When working with the principles of listing 5 and 6 Free Church Place has interest under a and d.

a. It is an early example of a post-Disruption, former Free Church school with a relatively distinguished, symmetrical design that compares well with other listed examples of free school buildings in Scotland, prior to the 1872 Education Act.

d. The principal and side elevations of Nos 5 and 6 Free Church Place largely retains its mid-19<sup>th</sup> century character and symmetrical architectural detailing.

### **4. Summary of Assessment Against the Listing Criteria\*\***

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Built in 1844, the year after the Disruption in the Established church in Scotland, this building is an early example of a former Free Church School. It has distinctive, Tudor detailing with a largely unaltered, symmetrical frontage and distinguishing features including a twin door arrangement (separating boys and girls), Tudor hoodmouldings and narrow first floor window with wallhead gablets. The building is set back from the road as it was designed with an enclosed playground area in front of the building (now a garden plot), and this immediate setting is of interest as an indication of the building's former function. In our current state of knowledge, 5 and 6 Free Church Place continues to meet the criteria for listing.

1, 2, 3, 4 and 7 Church Place and the adjoining workshop have been substantially altered and subdivided when this former schoolroom/hall was converted to five separate dwellings and a workshop. They are not considered to be of special interest in listing terms at the time of this review and they are proposed to be excluded from the listing.

### **5. Category of Listing**

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**Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according** to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

Category C denotes buildings of local importance; lesser examples of any period, style or building type, as originally constructed or moderately altered; and simple,

traditional buildings that group well with other listed buildings. The exterior of 5 and 6 Free Church Place largely retains its 19<sup>th</sup> century character, symmetry and architectural detail, however the building has been altered, particularly to the interior. In comparison with other examples of mid-19<sup>th</sup> century schools it is suggested that category C, rather than the current category B, most appropriately reflects the special architectural and historic interest of the building.

## 6. Other Information

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N/A

## 7. References

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Canmore: <http://canmore.org.uk/> CANMORE ID 100247.

### Map Sources

Wood, J. (1826) 'Sketch of Melrose and Gattonside'. Edinburgh: P. Brown & T. Nelson.

Ordnance Survey (Surveyed 1859, Published 1863) Roxburgh Sheet VIII.1 (Melrose). 1<sup>st</sup> Edition, 25 inches to the mile. Southampton: Ordnance Survey.

### Archive

National Archives of Scotland. Melrose Free Church (St. Aidan's) Accounts 1843 to 1857. Ref: CH3/805.

### Printed Sources

Cruft K. Et al (2006) '*The Buildings of Scotland: Borders*'. London: Yale University Press. p.557.

Dennison P. and Coleman R. (1998) '*Historic Melrose - the Scottish burgh survey*'. Edinburgh: Historic Scotland in association with Scottish Cultural Press, pp 87-91.

Ewing W (Rev.) ed (1914 – 2 Volumes) '*Annals of the Free Church of Scotland, 1843–1900*' Edinburgh: T and T Clark.

New Statistical Account for Scotland (1834-45) Melrose Parish. p.70.

### Digital Sources

Ordnance Survey Name Book (1858-1860). Roxburghshire. Volume 28. OS1/29/28/137 at

<http://www.scotlandsplaces.gov.uk/digital-volumes/ordnance-survey-name-books/roxburghshire-os-name-books-1858-1860/roxburghshire-volume-28/137>  
[accessed 06/04/2016].

\* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

\*\* A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>