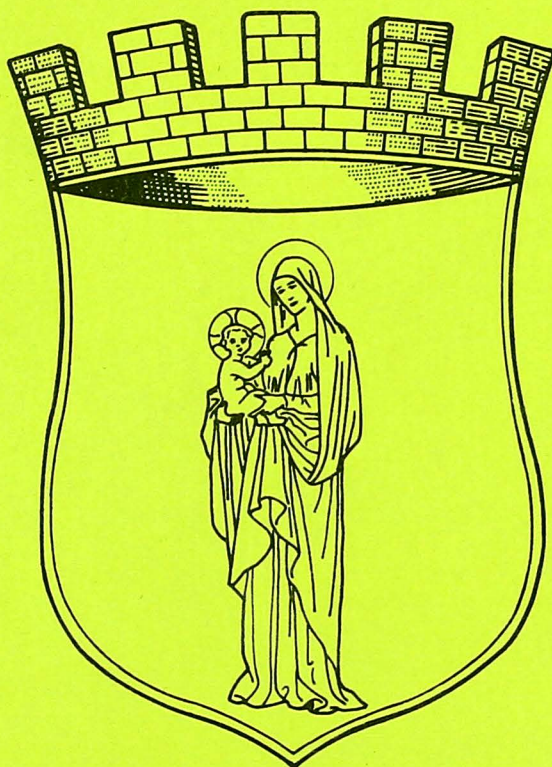


Historic  
**LAUDER**

the archaeological implications  
of development



Anne Turner-Simpson  
Sylvia Stevenson

Scottish Burgh Survey  
1980

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## PREFACE

This report on the history and archaeology of the former burgh of Lauder is one of a series of such reports on the historic towns of Scotland. The reports have been commissioned by the Ancient Monuments division of the Department of the Environment with a view to providing the necessary background information upon which to base a policy for urban research in the future. The reports are also aimed at providing local authority planning departments with the historical and archaeological information necessary to enable them to assess the archaeological implications of any planning applications.

Each report contains an historical report compiled by Anne Turner Simpson with an archaeological report and a series of illustrative plans compiled by Sylvia Stevenson, and drawn by Derek Shaw. The reports attempt to identify those areas within the burghs which were developed at various periods of their history up to approximately 1800, and to locate within those areas sites which are of particular historical importance. Areas of 19th century growth and modern suburbs have not been examined.

The survey team would like to acknowledge the help and support of Borders Region: Mr. D. Douglas, Director of Physical Planning Borders Regional Council and members of his staff, specifically Mr. C. Strang and Mr. J. Gray; the staff of the Archaeology Division of the Ordnance Survey, Edinburgh; and the Historic Buildings Branch of the Scottish Development Department. The survey team would also like to acknowledge the assistance of Professor Leslie Alcock and Mr. Eric Talbot who supervised the project at Glasgow University.

Note:- The views expressed herein are those of the survey team, freely given, and do not necessarily represent official policy.

Cover:- The Coat of Arms of the burgh of Lauder as depicted in Bute, MacPhail and Lonsdale, 1897, 245.

### ERRATUM

Preface - Line 3.

For 'Department of the Environment' read, 'Scottish Development Department'.



# History

## INTRODUCTION

Site: Lauder was a former royal burgh, the chief town of Lauderdale, lying on the right bank of the River Leader. The town consists chiefly of one main market street which forms part of the highway between Edinburgh and Jedburgh. From the surrounding hills, many burns flow down to meet the Leader, the most important of these tributaries being the Headshaw, Kelphope and Whalpair Burns.

## HISTORICAL BACKGROUND

Burgh Status: Tradition maintains that Lauder was erected a burgh in the reign of William the Lion but there seems to be little foundation for this. In the twelfth century Lauderdale was a barony belonging to the de Moreville family, who maintained sheriffs and other officers. The lordship passed to Alan Lord of Galloway in the following century, and it is on record that when one of his granddaughters died, she possessed a sixth of the villa and dale of Lauder (CDS, ii, 215). However, this is not to say that Lauder was a burgh by that date. Once again the lordship of Lauderdale passed to another family in the early fourteenth century. Sir James Douglas, the good friend of Robert I, was granted the barony in 1324 x 1325, and it is assumed that it was during the period when the Douglas family was in possession that Lauder became a burgh (Pryde, 1965, 43-4). Lauder achieved royal burgh status after the forfeiture of the Douglasses in 1455. It was one of forty-two burghs stented in 1535, present in the Convention from 1555, and attended Parliament regularly from 1567 (Pryde, 1965, 20).

Conventional History : Hugh de Moreville is alleged to have built a castle (or fort), church, mill and brewhouse for his followers at Lauder in the twelfth century (Thomson, n.d., 21). In spite of Lauderdale's illustrious connection with the de Moreville's, the Lords of Galloway and the Douglas family, little is known about the history of the medieval burgh. It achieved notoriety in 1482 as the scene where some low-born courtiers of James III were seized and hung by jealous and enraged barons. This defiant act led to a permanent breach between the king and leading nobles, which ultimately resulted in the king's defeat and death at Sauchieburn in 1488.

A 1504 charter to the burgh alleged that Lauder had suffered greatly from war,

assaults and fire, and because of this merchandising and trading had ceased. This was, of course, not only detrimental to the burgh, which would have regarded trade as its lifeblood, but also to the king who was lacking customs and other dues payable to him (RMS, 1424-1513, 569). However, the depredations of war and fire continued during the sixteenth century in the period of the 'rough wooing'. The town was attacked by the English in 1545, and in 1547 they took Lauder fort and held it for three years (Anon, 1962, 5). The strong fort was said to have been repaired during the reign of James VI and is traditionally believed to have been incorporated into Thirlestane Castle.

Lauder's prosperity in the early modern period is difficult to gauge, but in 1692 burgh officials reported to the Convention of Royal Burghs that they had no foreign nor inland trade, so perhaps, with the Civil Wars of the 1640s and the Cromwellian occupation, Lauder had once again fallen on hard times. The report continues that there are three fairs of only one day's continuance. No weekly market was mentioned (RCRB, iv, 655).

Despite her hard times, Lauder was one of the first burghs to speak out whole-heartedly against the proposed Parliamentary Union with England (Romanes, 1903, 36). However, prosperity did come to the town after 1707, prompted by the building of turnpike roads in the area. Lauder was linked with Jedburgh and Kelso, and was on the route from Edinburgh to London (Romanes, 1903, 122). Population rose from 1714 in 1755 to nearly two thousand at the end of the century (OSA, 1792, i, 74). As a result of the increased traffic and trade coming through the town in the early nineteenth century, Lauder could boast of nearly twenty inns and hostelries (James, 1973, 79).

### BURGH MORPHOLOGY

Street Layout: Lauder is a striking example of a single market street with two backlanes. Francis Groome, in compiling his gazetteer of the last century wrote that:

'The town consists chiefly of one long plain irregular street, stretching NW and SE along the highway. At one end this thoroughfare is split into two by a row of houses; and diagonally across its NW end runs another street from E to W, about 350 yards long. Describing the segment of a circle on the SW side of the main street, and running nearly parallel with it on the NE side are the two thoroughfares of Upper and Under Backside. The park wall of Thirlestane Castle screens the whole of the NE side of these thoroughfares and forms on that side the boundary of the burgh' (1883, iv, 474).

For propriety's sake, the names of Upper and Under Backside have since been changed, and Groome did not mention that prior to 1770 the main street passed between the tolbooth and the church. What is now the main road did not then exist (James, 1973, 78). The town council in 1770 ordered the widening of the street at the east and west ports, as well as the introduction of this new thoroughfare, to help ease traffic congestion.

As early as June 1646 Parliament had enacted that the highway which went by Thirlestane Castle was to be re-routed through the town of Lauder, but it was the duty of the town council to ensure the roads were in good repair. In 1761 it was ordained that 'no middings shall be allowed from the Tolbooth Stairfoot to the west side of the avenue head after Candlemas day, under a penalty of three shillings and forfeiture of the dung' (Thomson, n.d., 31). The council made moves later to get a common sewer to be laid upon the main street.

Market Area: The noted local historian of the burgh, Robert Romanes identified the market area as being between the Avenue and the Town Hall (1903, 64). The street there in his day being nearly 100 feet in width. Parliament encouraged trade by conferring the right of the town to hold two new fairs, and by the late eighteenth century there were apparently six yearly fairs and two weekly markets (Romanes, 1903, 32, 122). Town magistrates ordered the construction of a flesh market in 1660 between the cross and the tolbooth on the east side of the street (Romanes, 1903, 76), and also moved the horse market from the west port to the east end of the Mid Row in 1736. Stiff action was taken against forestallers about 1770 when it was discovered that some of the inhabitants had been accustomed to buy up 'in a hidden, private and clandestine manner, within their houses, many articles...such as meal, butter, cheeses, eggs and fish and sell them at a profit...'. The council appointed Wednesdays and Saturdays between 12 and 2 o'clock for the sale of these articles under penalty of a fine (Thomson, n.d., 58).

An early reference to Lauder's market cross occurs in 1546 (Thomson, n.d., 33). It stood in front of the steps leading up to the door of the tolbooth, and marks in the road surface at NT 5309 4757 might indicate its site (Ordnance Survey Record Cards, Reference NT 54 NW 8). The burgh's tron was ordered to be removed by the Town Council in 1770.

Ports: The town had two ports: the East Port and the West Port. The East Port was first referred to in Town Council records in 1689 when Alexander Brotherstone at the Port, 'was allowed to big ane house on the south west side of the East Port

twenty four feet long and sixteen feet broad' (Romanes, 1903, 69). Its companion West Port had received an earlier mention in 1656, when a burgh resident was authorised to build 'ane house joined to the West Port'. When the ports were removed is not clear, although in 1770 outshots of houses were 'dung down' at the West Port and various houses at the East Port were also removed (Romanes, 1993, 61, 69). Further improvements were made in 1814 and the street was widened at the West Port.

Walls: There is some evidence to suggest that Lauder was a walled town. No record exists when it was built or that it was repaired during its existence. In 1656 there is a reference in town records to the heid room pertaining to a town clerk of the burgh (the heid room being the back wall of his property) (Romanes, 1903, 87). Shortly after this occurs a note that two burgesses agree that they will build one stone dyke between their yards from the back of their houses to the town wall (Romanes, 1903, 89). The shape of the town, and the existence of bounding roads on the north east and south west, according to the investigators of the Ordnance Survey 'tend to support the claim that the town was walled' (Ordnance Survey, Record Cards, Reference NT 54 NW 5).

#### BUILDINGS

Castle: It is probable that the de Morevilles had a fortress built on the site now occupied by Thirlestane Castle. Some historians believe that this fort was incorporated into the latter-day Thirlestane Castle (Cruft, 1970, 88), but others do not agree (MacGibbon and Ross, 1971, iv, 335). The present Thirlestane Castle was rebuilt by Chancellor Maitland (created Lord Thirlestane in 1590) at the end of the sixteenth century, and alterations were made by his immediate successors in the seventeenth century. The Castle was greatly enlarged in the nineteenth century (MacGibbon, 1971, iv, 339).

Church: The original parish church of Lauder stood about half a mile from the town, a little to the west of the north wing of Thirlestane Castle. The advowson of the church was given by David I to the de Morevilles and later the church was granted to Dryburgh Abbey. As far back as 1220 a triangular dispute arose regarding the tithes of Lauder Church, between the bishop of Glasgow, Kilwinning Abbey and Dryburgh. It flared up again in 1248 and Pope Innocent removed the parish priest of Lauder from his office, while granting to Dryburgh and the canons of the same monastery the church of Lauder with everything belonging to that same church. The dispute was still simmering twenty years when the deposed parish priest of Lauder died, still apparently refusing to give way. The church was served by a priest of nearby Channelkirk parish, who was to be paid a special stipend for serving two parishes (Manuel,



1922, 129, 130, 131).

As early as 1606 Parliament had sanctioned the moving of the site of the kirk from the precincts of the castle to a more convenient site in the town, but it was not until the 1670s that this was actually carried out. The church, said to have been built in a cruciform shape, appeared on Bleau's map of 1654, but identification of the actual site today is rather tenuous as the kirkyard was also moved.

The plan of the new parish church (which was built to the west of the tolbooth) is a unique design of Sir William Bruce, who at that time was engaged in work on Threestane Castle. It is in the shape of a Greek Cross with all four arms of the cross of equal length extending from a central crossing. The crossing is surmounted by four pointed arches, which carry the 'handsome little steeple' ordered by the Earl of Lauderdale, who largely funded the rebuilding (RCAM, 1909, 36; Hay, 1957, 66).

Subordinate to the medieval parish church were two chapels; one dedicated to St. Leonard and another in a portion of the parish which has since been transferred to Melrose (Groome, 1883, iv, 475). Distinct from the chapel there was a hospital dedicated to St. Leonard founded by Richard de Moreville constable of Scotland 1175 x 1189 (Cowan and Easson, 1976, 184).

Tolbooth: One of the earliest references to the tolbooth (or town hall), of Lauder occurs in the Records of the Privy Council in 1595, in which it is noted that men were warded in the tolbooth for theft (Romanes, 1903, 66). There is a reference that in 1606 the tolbooth was burned, but it is unknown how extensive the damage was (Romanes, 66). It was thatched until 1770 and in 1773 ordered to undergo a general repair (Romanes, 1903, 67). The tolbooth has been described as a plain oblong structure. The upper storey is where the council meet, while on the ground floor there were formerly three cells, which included a 'black hole' under the outside stair which allowed no light in. The tolbooth was used as the town's prison until 1840 (Thomson, n. d., 32-3).

Mills: Mills formed an early and important part of Lauder's medieval economy. Richard, son of Hugh de Moreville granted tithes from the mills of Lauder to Dryburgh (Manuel, 1922, 49). In the sixteenth century there is a reference to the Common Burn Mill which belonged to the town, the Mill of Lauder which belonged to the Lauder family, a corn mill and also a waulk mill (Romanes, 1903, 30).

Houses: Lauder still retains some examples of gable-ended houses with a passage to the byres and offices and back plots. Gone however are the overhanging outshots and many of the forestairs which would have formed such an integral part of the

town's domestic architecture over two hundred years ago. Gone too is the townhouse of the Lauder family, the name only surviving in Tower Yards. The remaining ruins of the residence were pulled down by 1701 (Romanes, 1903, 16).

# Archaeology

## SUMMARY AND RECOMMENDATIONS

Unlike the industrial border towns, Lauder has escaped the massive re-development of the eighteenth and nineteenth centuries. It is true that the majority of the buildings date from these two centuries, but development has not been accompanied by extensive infilling of the associated backlands. Domestic expansion in the nineteenth century appears in some cases to have taken the form of the addition of a second storey to a previously single storey dwelling as in the case of No. 4 The Avenue (NT 5305 4769) and No. 31, East High Street (NT 5322 4752). The strict controls enforced by the planning authorities have minimised recent re-development within the confines of the medieval plan, and the most serious threat to a site of archaeological potential has been the development of the area known as Tower Yards. Development on the High Street frontage in the 1970s took place by No. 10, West High Street, but the demolition of a street-fronting property at 45, West High Street has not resulted in re-development. A road widening scheme has led to the demolition of six houses between West High Street and Crofts Road. In the Mid Row, demolition of one building has taken place, and on East High Street an extension has been built onto the rear of No. 49. On Castle Wynd, to the rear of Symington Place, a bungalow has been built.

The Black Bull Hotel has a car park to the rear of the premises with access to Castle Wynd. Improvement to the north-east corner of the wynd has resulted in the demolition of some late nineteenth century buildings. A parking area has been created over a garden area to the rear of Nos. 2 and 4 West High Street, with access from Crofts Road. The remaining recent development lies outwith the conservation area to the north and south-west of the back lanes enclosing the town. Estates have been built during the 1970s centred on Scott Road, Smithy Croft and Mill Wynd. Detached residences have been constructed on the north side of Castle Wynd, and an extension added to the Lauderdale Hotel overlooking Loan View.

These external developments have not greatly prejudiced the archaeological record, though opportunities to extend our knowledge of the early history of the town have been lost by some of the internal developments.

### Priorities Arising from Proposed Re-Development

Our knowledge of the origins, early history and development of Lauder is limited. As a conservation area, the town is unlikely to undergo large scale re-development or demolition projects. It is of prime importance therefore that every opportunity is taken to investigate disturbance caused by re-building, renovation projects or the improvement of services, such as gas, electricity and water, to existing buildings.

At present (March 1980) there are no planning applications affecting the town centre which will provide opportunities for archaeological investigation. Planning permission has however, been granted for the renovation of property at Nos. 22, 24, 26, 53 and 55, West High Street. It would be advisable to keep these projects under surveillance, as in the first three cases, conversion into flats may require an improvement in existing services to this nineteenth century building, with the associated disturbance.

Outside the conservation area, outline planning permission has been granted for construction of a sheltered housing scheme immediately to the rear of Nos. 4 and 6, Crofts Road. Archaeologically, this area is of minor importance, though it is possible that some information may be obtained regarding the sub-division of agricultural land.

There are proposals for the construction of a by-pass to the east of the town. Archaeologically, this development is of minimal importance, though the proposed route would cross at right angles three pre-existing exit routes from the east side of the town. The possibility of development should be monitored accordingly.

### Future Investigation

The problems outlined below (see p.13 ff. for full discussion) are intended as guide lines for future research when opportunities arise through renovation and re-development.

1. To examine the possibility of the existence and probable location of an initial pre-burgh settlement.
2. To establish the date, nature of construction, and course of the old Town Wall, the exact site of the East and West Ports, and their relationship to the walls and adjacent town buildings.
3. To explore any variation of street alignment and width, any modification



in the town plan since its first inception, and to obtain the earliest date of foundation.

4. To establish the precise location, extent and plan of the historically documented towers in Lauder, and their associated buildings.
5. To determine the plan and date of foundation of the earliest church associated with the town.

#### Areas of Archaeological Priority

There is an almost total absence of material and structural evidence from Lauder, capable of acting as a chronological indicator to those areas which would be of the greatest value archaeologically. Surviving early documentary evidence provides some information regarding the medieval town and its buildings, and likewise writers from the nineteenth century can provide descriptive evidence of early buildings, then extant, which have since been demolished.

On the basis of this literary evidence, therefore, the tentative divisions listed below are suggested in decreasing order of archaeological priority.

1. The block of property bounded by East High Street to the north, Factor's Park to the south, and Mill Wynd to the west (see map). the site of the Tower and associated buildings of the Lauder family is reputedly in the western half of this block. Recent construction work has limited the area available for examination and the site is now quite probably built over. Some garden areas, however, still remain available for future examination, and it may still be possible to determine the limits of this early development. The town wall is historically documented as running to the south of Lauder Tower. Today, no trace remains, though development along Factor's Park stands back from the road, and it may be possible still to trace its course. The East High Street frontage has undergone considerable modification in places since the early nineteenth century. Some houses, such as Nos. 10 and 12, have been stepped back from the road, and this could mean that early frontages are more readily available under the garden area. Cellarage is uncommon (see map), which increases the chance of survival of archaeological deposits. The Lauderdale accounts for 1660 refer to the payment of the Earls' portion of building costs for a manse (Romanes 1903, 69). Romanes claims the position of this building to have been on the south side of High Street

near the East Port, and Thomson claims that it stood on the site of the 'Red House', a villa at the east end of the town (Thomson n. d., 85). The manse was still standing in the late nineteenth century and was presumably replaced by 'Red House'. Whether or not anything survives of the earlier building is a matter of conjecture.

In 1689 the town council minutes record that permission was given for the construction of one house on the S. W. side of the East Port, 24 feet long and 16 feet broad with permission to utilize in the building the Port check, and the town wall (Romanes, 1903, 69). The East Port is situated probably in the vicinity of No. 30, East High Street, and we may perhaps fix the position of this building here. The street was widened at the East Port in 1771, and the south side of the street rebuilt in 1819. Both these developments could have affected the survival of structural traces of earlier building, though again, few cellars appear to be in evidence.

2. The block enclosed by Castle Wynd, The Avenue, Market Place, Kirk Wynd and the Mid Row (see map). The site on which stands the Black Bull Hotel was reputedly once occupied by a 'high house'. Any opportunity to investigate this claim, including any structural alterations to the original part of the present building, would be of interest. There are no cellars in the Hotel, though No. 1, East High Street a building contemporary with the Hotel, has a cellar with a well.

Prior to the road improvements of 1771, a malt barn, steep stone and malt-kiln are reputed to have occupied a site to the north of the tolbooth and to the east of the 'high house' (the site now occupied by the Black Bull). All traces of this structure had vanished by the late nineteenth century, though references can be identified in title deeds (Romanes, 1903, 67) (area centred at NT 531 475). A flesh market was reputedly built in 1660 on the east side of the street between the cross and the Tolbooth (area centred at NT 530 475).

The late eighteenth century improvements also involved demolition of back yards and outhouses associated with the Mid Row. Whether any of these structures could be traced by archaeological investigation is questionable, though it is suggested that future road works,

and any property improvement should be kept under surveillance.

3. This area is enclosed by Manse Road, Crofts Road, Kirk Wynd, Market Place and West High Street (see map). An area of particular interest is the present parish church. Little is known as to the nature of this site prior to 1673. The church yard has obviously been disturbed by interments since the late seventeenth century, though it has not been in use as a graveyard since about the mid-nineteenth century when a new cemetery was opened outside the town. Consequently, no information can be gathered from the sexton as to stratigraphy. The site of Nos. 2 and 4 West High Street (NT 5300 4763) erected in the nineteenth century was previously occupied by a large two storey thatched tenement, with a cartway passing through to the rear (Romanes, 1903, 2). The present building has no cellars below the front shop and the probability of earlier frontage survival is good; however, the boiler house at the back of the shop is partially below present ground level, and some disturbance must obviously have occurred here. The street-fronting property at present undergoing conversion and renovation at 22, 24 and 26 West High Street occupies a site upon which previously stood a Smithy (Romanes, 1903, 63). There are no cellars attached to this building. The majority of the remaining street-fronting properties in this block are also without cellage, and the backlands remain free of buildings though some pending property survives.
4. This area consists of The Row, West High Street, and all those properties enclosed by Manse Road, Crofts Road, Castle Wynd and the Avenue (see map). Information on this part of the town is sparse. The exact site of the West Port is of interest, and Council Minutes from the late eighteenth century provide a basic description of the building/wall/port relationship at that time (see p.15. ). Further improvements in 1814 led to the arrangement of the street as it is today (Romanes, 1903, 61). The site previously occupied by the houses demolished in the course of recent road improvement at the junction of Crofts Road the West High Street, could have some potential in establishing the relationships of earlier structures in this part of the town. The Row seems to have little recognisable potential: the

buildings appear to be mainly of eighteenth and nineteenth century date and local enquiries from long-time residents elicited the fact that there are no known cellars in any of the buildings on either side of this street. As nothing is known of earlier settlement in the Row, any opportunity to examine archaeologically a street-fronting site should be taken advantage of.

The north-west side of High Street is again eighteenth and nineteenth century development, some of which is stepped back from the original frontage (Nos. 47-51, West High Street) No. 45 is now demolished, but together with No. 1, Symington Place, the site has the appearance of having been one of the traditional gable ended houses described by Romanes (Romanes, 1903, 38). There are no known cellars along this frontage, and the street level has risen during the last century. The backlands remain undeveloped as garden areas, though there is now some confusion of property boundaries.

5. The block of property at the east end of High Street is defined by Kirk Wynd and Castle Wynd (see map). Little is known of early structures in this area, though a late eighteenth-century Council Minute records that a house at the East Port, projecting beyond the side wall of the houses on the north side of the street, should be demolished (Romanes, 1903, 69-70). This would seem to imply some irregularity of frontage among buildings at this date. There appear to be few cellars in the present buildings, and the backlands remain garden areas. This area remains an unknown quantity, but should the opportunity arise, the information retrieval potential seems favourable.

#### Recommendations

The protection afforded by the designated conservation area should protect Lauder for some time to come from large scale re-development. However, the necessity of repairing and replacing existing structures and services may lead to disturbance of which the archaeologist is able to take advantage. The following recommendations are made in the light of present knowledge, in the hope that they will enable the maximum amount of information to be extracted from the minimum amount of disturbance.

- a. To improve liaison between planning officers at local and regional



level, and the urban archaeology units active in Scotland in the hope of establishing archaeological priorities in future planning proposals.

- b. The possibility that earlier structures survive beneath an eighteenth or nineteenth-century facade should be borne in mind, and it is strongly recommended that the renovation of old property should be properly monitored.
- c. Selective excavation could be advantageously used to answer specific problems, and a watching brief kept on road works, especially on the High Street frontage.

### PREVIOUS WORK

No recorded archaeological excavation has taken place in Lauder. Some chance finds have been recorded from the town and its environs, but none have been recovered from a satisfactory archaeological context.

1. Coin Hoard: discovered before 1791, but no accurate find spot recorded. A considerable number of Spanish (probably 16th century.), English and Scots (Edwardian circa 1275 and Alexander I circa 1110) coins were recovered. Some of the coins are reported to have been in the possession of the minister of Lauder in 1791, though the present whereabouts is unknown (O.S.A. 1791, 77 ; and MacDonald 1917-18, 257-258).
2. Roman Camp Kettle : of bronze, found at Thirlestane Castle (NT 5347) presented to the Society of Antiquaries of Scotland in March 1832.
3. Quern : upper stone of conical form, found in a garden wall at Lauder in the late nineteenth century (NT 5347) and now in the Museum of Antiquities, Edinburgh (Black, 1893-4, 326).
4. Glass Bead : (NT 5347) a small yellow bead, probably of Iron Age date, comparable to beads recovered from Culbin Sands, Elgin. No precise find spot is recorded (Black, 1894, 327).
5. Hammerstone (NT 530 475) : of green stone, flattish oval in shape with a faint hollow on each face, and the periphery abraded by use (Black, 1894, 326).

### ARCHAEOLOGICAL PROBLEMS

No archaeological investigation has taken place in Lauder, and artefactual evidence

is rare and unprovenanced (see above). Superficially, the present town buildings with the possible exception of the Tolbooth, date from the eighteenth and nineteenth centuries, but the process of building replacement has been carried out within the medieval street plan, and expansion during this present century has been confined chiefly to areas adjacent to the historic boundaries. The incomplete artefactual, structural and documentary evidence from and about Lauder, poses a number of problems when attempting to reconstruct the history and morphology of the town.

### Early Settlement

The conventional history and origins of Lauder as a burgh, so far as can be ascertained from documentary evidence, have been discussed above. The surviving evidence suggests that Lauder existed as a Kirktown during the reign of David I (1124-53) (Romanes, 1903, 8) when, with lands on the Leader, it was granted by David to Hugh de Morville. Further mention of the settlement is made in 'Liber de Dryburgh', which records donations of land in the territories of Lauder made in 1196 by Everardus, 'Pistor de Laweder', to Dryburgh Abbey (Romanes, 1903, 47). It is difficult to trace documentary references to settlement prior to these dates. The Charter of Hugh de Morville does however, refer to 'Newtown', which could tentatively be identified as 'Newtown of Lauder', and there are strong local traditions for a transference of settlement. Thomson (n.d., 4) claimed that the site of Lauder was originally on the common moor on the east side of the road to Stow, where 'ruins', scarcely distinguishable to the eye at the turn of the century, marked the spot. Romanes also records local tradition that earth mounds on Chesters Hill, 170 yards south-west of the fort, represent the site of 'Old Lauder' (Romanes, 1903, 12). It is possible that both of these writers have been influenced by Chalmers who, writing in 1807, describes the fort on Chester's Hill as being at Old Lauder, 'to the west of Lauder town' (Chalmers, 1807, 142). However, the Ordnance Survey investigators found no trace of these earth mounds in the 1960s (Ordnance Survey Record Cards NT 54 NW 10). Working from Romanes description, the investigators centre the possible locality at NT 524 467. The site is now a golf course.

Lauder Common was farmed by a rotation system involving the designation, by the Town Council, of 120 acres for cultivation, the remaining available acreage being left under grass. The area cultivated was changed periodically by the decision of the council (Romanes, 1903, 40-41). The cultivation of the common could speculatively have given rise to the tradition of an earlier settlement through disturbance of early occupation, though the presence of the hill-fort on Chesters Hill could mean that the 'mounds' identified at the turn of the century were associated with the fort.

In conclusion, the latter explanation seems on present evidence to be the more likely, and it would perhaps be wiser to discount un-supported tradition and concentrate on recovering, if and when the opportunity arises, evidence of early settlement and development on the present site.

### The Town Walls and Ports

No traces remain of the enclosing walls of Lauder. Moreover, Romanes claimed that no records survived in the late nineteenth century to indicate either when the wall was built, or to record any repairs to it (Romanes, 1903, 38). Non descriptive references to the wall occur sporadically from the mid-sixteenth century. A description of the residence of the Lauder family dated 1568 (Romanes, 1903, 16-17) defines the rear limit of that property as being the back of the town wall, to the south (see below). In 1661, the wall is mentioned in connection with a boundary agreement between two burgesses (Romanes, 1903, 89), and in 1770, the town council, desirous of improving the road at the West Port, ordered that three feet be taken off the corner of the old town wall on the north side of the street, and as much off the old west port wall on the other side as could give a passage of twenty-two feet (Romanes, 1903, 61). Writing at the end of the nineteenth century, Romanes records the existence of a portion of town wall, seen at the time of writing, projecting from the west gable of the westernmost house within the old walls, on the south side of the street at the West Port (Romanes, 1903, 61), though this fragment had apparently gone by 1913 (McConachie, 1913, 69-70). Neither Romanes or McConachie mention any other surviving fragments of the wall along the back lanes, and it seems very probable that the West Port fragment was the last surviving example. Any future development at the junction of the burgage plots and the back lanes could usefully be monitored with the object of recovering as much information as possible concerning the structure, date, repair and direction of the walls.

Although it has been claimed that Lauder possessed more than two ports (Thomson, n. d., 31) it seems likely that only two main entrances served the town. The position which these occupied can be roughly established from the documentary evidence, though they had probably ceased to function as gates by the middle of the eighteenth century. The West Port, in particular, underwent considerable modification, initially to cope with an influx of wheeled traffic brought about by the development of the Turnpike roads. In 1771, and again in 1814, the west entrance to the town was widened. Information given by Romanes (1903, 61) suggests that the most likely position for the port was immediately east of the turning now Crofts Road, when entering

the town from the west, which would place it at NT 5284 4780.

The site of the East Port is also now somewhat obscure. An early reference to this entrance is found in the Town Council minutes for 1689, when permission was given to build one house on the south-west side of the East Port, with sanction to make the port check one gavel, and use the town wall between the port and one other house (Romanes, 1903, 69). Further information is available in 1771, when demolition of a building and widening of the street took place at the East Port. It is uncertain when demolition of the port took place, though Romanes (1903, 70) claims that re-building of the houses on the south side of the East Port in 1819 achieved the appearance of the street as it survived in the late nineteenth century. It would seem, therefore, that demolition took place in or before 1819.

### The Town Plan

The street pattern and alignment appears to have remained consistent, although the width of the High Street has fluctuated during the last two centuries, a factor which has implications archaeologically. As has been discussed above, the High Street was widened at the East and West Ports in 1771, and again in 1814, at the expense of the town wall, gates and some housing. Additionally, in 1771 recommendations were made that street improvements should be carried out at the back of the Midrow (Romanes, 1903, 68) to ease traffic congestion in the town. Implementation of this scheme involved the removal of the Tron, and the demolition of the yards and dykes associated with the Midrow properties. Evidence for the priority of the street between the Midrow and the church before 1771, is to be found in Nos. 6, 8 and 10 Midrow, the frontages of which face south-west, presenting their backs to the present main street. The remaining houses in the row are predominantly nineteenth century in date, presenting their frontages to the north-east. It is not known whether the frontages on the north side of the street were moved back to produce a wider roadway in the eighteenth century, though cartographic evidence suggests that between 1832 and 1859, the block of property between 7 and 13, East High Street centred on NT 531 475 was built back from the earlier frontage, implying that this area could have potential in establishing the nature of earlier buildings in this particular part of the street. A similar situation is identifiable on the north side of West High Street between Nos. 47 and 51 centred on NT 528 477. The cartographic evidence (RBS 1832, 112 and O.S. 1859, 25" sheet xix 8) here suggests that, between 1832 and 1859, this block of property was rebuilt back from its earlier frontage, thus widening the street at this point, providing in the present context an opportunity to examine



earlier frontages. Surviving cartographic evidence suggests that the south side of the High Street has maintained a consistent alignment through the nineteenth and twentieth centuries.

The level of the High Street appears to have risen since the turn of the century. Interference with earlier deposits in this area would have been unavoidable, when services were installed, probably beginning in 1848 with the laying of a common sewer. Late nineteenth and twentieth century photographs (Photographic views of Lauder, Anon. n.d., n.p.) show the street to be on a level with house entrances between 1, Symington Place (NT 5293 4773) and 41, West High Street (NT 5291 4776), whereas today, the street is approximately 0.31m (1 foot) above the aforementioned entrances.

#### Towers in Lauder

Tower Yard (area centred at NT 531 474) the reputed site of the residence of the Lauder family, is described in a sasine of Robert Lauder of that ilk in 1568, as consisting of 'The manor place, tower and fortalice, houses, yards, orchards (etc.) bounded by the back of the town wall on the south' (Romanes, 1903, 16-17). It is not known when this complex was established. Thomson (n.d., 21) makes a highly dubious claim that in the tenth century, the Lauder family was living in Lauder Tower, but there is no concrete evidence to substantiate this claim. It seems likely, however, that occupation continued until 1649, after which the building fell into disrepair (James, 1973, 77).

The Lauderdale family account books record that between 1699 and 1701, money was paid to a James Bennet, 'massons' for taking down the old Tower of Lauder and removing the foundations (Romanes, 1903, 16). The implications are, then, that the tower, at least, was of stone, though we have no evidence either as to its position, or its relationship to the other buildings mentioned in the sasine. Moreover, it is not known whether or not the ancillary buildings were brought down at the same time as the tower, or before its demolition, or if they had been converted to other uses.

Romanes (1903, 69) claims the site to have been that now occupied by the old East United Church Manse (NT 5311 4749) and, in the late nineteenth century, the County Police Station (NT 5313 4751). However, opportunities for testing the validity of this siting are limited. Recent construction work has resulted in the almost complete covering of the area involved by buildings. The excavation of foundations for large sheds, (discussed above) has produced no evidence, though no professional eye followed progress on this site, and traces of timber buildings could have passed

unnoticed. Future investigation will be limited to the garden areas attached to the present buildings. Should the opportunity arise, trial excavation could be of use in delimiting the plan of, and area occupied by, this complex, in providing dating evidence, and the nature of any subsequent building on the site.

The Black Bull Hotel (NT 5309 4760) stands on the north side of the Market Place. Romanes (1903, 64) claims that in the eighteenth century the site was occupied by a high house or 'peel'. The property on which it stood was sold in 1721 by James Callander of Edinburgh to a William Mowat. No reference is made, in the property description recording this transaction to a 'peel', but when the property was re-sold in 1737 by Mowat's daughter to one William Romanes, the sasine specifically mentions a 'high house called the peel'. The assumption could be made that this structure was comparatively late, and that it was built at some time between 1721 and 1737. It is curious to know what prompted the construction of an ostensibly defensive structure at a time when the town was experiencing a period of prosperity, (see above) however, the sasine evidence would certainly seem to imply an eighteenth century date for the 'peel'.

We have no indication of the materials used in construction. It might be suggested that, as the present building was constructed during the eighteenth century, with an early nineteenth century addition on the north west side, a pre-existing stone structure could have been incorporated in it. This is purely speculative, but any alterations to the structure of the hotel could be usefully monitored. There is no cellar in the main hotel building, and the burgage plot to the rear is a gravelled car park and garden area.

Auld Castle Rigs (area centred NT 526 476). The existence of a structure is documented in 1612. A conveyance by Sir John Hume of Blackader, in favour of Frances Wilkenson, refers to an 'Auld Castle' or 'Blind Walls', and there is a further reference in 1691, when 'Auld Castle Rigs' was acquired by William Moffat. There are no extant remains of the tower, and its exact location is not known. Ordnance Survey investigators centred the likely area (see above) (Ordnance Survey Record Card NT 54 NW 4) on a patch of uneven ground suggesting the presence of building remains. Land drainage operations in the early 1960s however, produced no trace of foundations, and the site is still obscure. This site lies outside the town and the conservation area, and is not under threat either from development or agriculture. However, its location, plan and date are of potential interest in establishing the environs of the early town.

The Church. The early church at Lauder was reputedly built in the twelfth century by Hugh de Morville (Thomson, n.d., 21) at some time before his death in 1162. In 1196 the 'Liber de Dryburgh' records grants made to Dryburgh by Everardus 'Pistor de Laweder', which would appear to confirm the presence of a church here in the twelfth century. The present parish church dates from 1673, when worship was transferred from the old church a little to the west of the north wing of Thirlestane Castle (NT 5328 4791), as shown in Bleau's map of 1654 (Romanes, 1903, 65). The early church was completely removed, the old church yard levelled, a lawn was laid out over the site, and a sycamore tree planted to mark the spot. Since the seventeenth century, the only trace of the church which has come to light is a stone vault containing several skeletons, which was discovered in 1827 during renovation of a drainage system in the castle grounds. Today there are no visible remains of the church and there is no threat to the site, but examination would be valuable to establish the date of its foundation on this site, and to record the plan of the church.

#### RECENT DEVELOPMENT

The plan of Lauder illustrates one of the most perfect examples of a preserved medieval single street system in Scotland. The judicious creation of a conservation area encompassing the main street, burgage plots and back lanes (see map) has ensured that the character of the town has been retained, and modern development has taken place during the last ten years, to the north and south-west, almost entirely outwith the delimiting boundary walls of the town.

The Lauderdale Hotel (NT 5278 4785) has a recently completed extension to the rear of the premises, overlooking Loan View. The development of five detached residences on the northern arm of Castle Wynd (centred on NT 528 479) was completed about 1970, and the private estate of Scott Road (centred on NT 528 477) and Smithy Croft (centred on NT 528 476) were completed in 1969 and 1973 respectively.

The Millburn Park estate off Mill Wynd (centred on NT 531 473) was completed about 1975. A group of three workshops are in the final stages of completion at the area centred on NT 527 477. All these developments have taken place outside the limits of the medieval town on land which the cartographic evidence suggests to have been agricultural in purpose at least since 1832 (RBS 1832, 112). It seems unlikely that construction work has disturbed sources of archaeological deposits in this area.

A vacant site in West High Street (NT 5299 4764), shown as a garden in 1859 (25" O.S. sheet xix 8) and on subsequent maps, though apparently built over in 1832 (RBS.

1832, 112), was developed circa 1970 with a single storey building. There is no cellarage, though foundations and the installation of services must have caused disturbance to underlying deposits, and it is unfortunate that an opportunity has been lost to examine this site prior to re-development. Opportunities for investigating earlier street frontages in Lauder are generally limited, and this site could have been of special interest in establishing the usage and nature of the building on the plot prior to 1832.

Vacant property known as Tower Yards immediately behind the Old Smithy (NT 5314 4752) by the Mid Row has recently had a bungalow (NT 5317 4748) and large sheds (NT 5314 4750) and (NT 5315 4748) built upon it. This plot has importance, together with the neighbouring properties of Nos. 1, 3 and 5 Mill Wynd, as the site of the Tower, and associated buildings, of the Lauder family (see p.17). Enquiries of the proprietor established that up to 1.50m (5 feet) of material had recently been removed for the construction of the last shed across the back of the plot on an E-W axis. Of this material, 0.61m (2 feet) was disturbed top soil, and the remainder sterile natural. No traces of foundations or occupation debris had been identified during building operations.

49, East High Street. An extension (NT 5330 4749) has been built onto the rear of these premises close to the site of the old East Port. The burgage plot attached to this dwelling had no pended property in 1832 (RBS. 1832, 112), though an estimated 80% burgage repletion had been achieved by 1898 (25" O.S. sheet xix, 8, 1898). The property at the end of this plot on the north-east corner of Castle Wynd (NT 5330 4749), which was constructed some time between 1859 and 1898, is now demolished, and the new extension impinges slightly on the site. The property boundary has remained constant since 1832, and there is no reason to suppose that it had changed radically before that date. Since, therefore, the chief area of interest would be closer to the High Street frontage, it is unlikely that serious disturbance has occurred as a result of building work.

On Castle Wynd at the back of Symington Place is a recent bungalow (NT 5299 4778), which stands gable end on to the Wynd at the foot of the burgage plot, and replaces an earlier building constructed at some time between 1832 and 1859. The more recent development appears to have taken place within the old property boundaries, and although early development does not seem likely to have taken place along the Wynd, an opportunity to investigate the course of the old town wall has unfortunately been lost.

A road widening scheme (NT 5283 4779) has led to the demolition of six houses between West High Street and Crofts Road. Documentary sources suggest that alterations were made at the West Port in 1771 and 1814 (Romanes, 1903, 61) involving the demolition of pre-existing buildings, and street widening. An opportunity has here been lost to examine the pre-nineteenth-century arrangement of buildings at the West Port, the relationship of their frontages to the High Street, and, of equal importance, their relationship to the old town wall. The surviving houses in this group (Nos. 56 to 66) are bounded immediately at the rear by Crofts Road, and at least one house is entered at first floor level from this road. Local opinion is that material has accumulated behind the house, creating the impression that they have been cut back into a slope. It would have been useful to test this hypothesis during redevelopment.

45, West High Street (NT 5290 4777) has been demolished, and the site is now a garden and tarmaced parking area. The long axis of the demolished building is at right angles to the High Street, and it is possible that this was one of the traditional houses, presenting the gable end to the street, mentioned by Romanes (1903, 38) as still existing in the late nineteenth century. Lack of development here implies that the site could have potential in determining earlier street frontages. So far as can be ascertained, very small proportion of the buildings in Lauder have cellars (see map) and archaeological deposits, logically, are likely to have a higher survival rate.

In the Mid Row (NT 5315 4754) demolition of one building has taken place, and the site is now a car park. It is likely that an opportunity might here present itself to examine the origins and subsequent history of the row, about which little is known before the eighteenth century.

A parking area (NT 5296 4758) has been created in the backland of 2 and 4, West High Street with access onto Crofts Road. This site appears to have been used as a garden at least since 1832, and its chief value lies in its presumed proximity to the old town wall. The absence of earlier building suggests that there is a possibility of recovering the direction and dimensions of the wall.

The Black Bull Hotel (the annexe 1, East High Street) (NT 5309 4760) has a car park immediately to the rear of the premises with access to the Market Place and Castle Wynd. The backland has been recorded since 1832 as being a garden area and that part of the plot fronting Castle Wynd remains so. The area may have some interest, as a 'high house' or 'peel' and was reputedly (Romanes, 1903, 64) standing on this site in the eighteenth century (see page 18.).

Improvement of the corner of Castle Wynd (NT 5293 4789) has resulted in the demolition of buildings constructed between 1898 and 1908 at the foot of the burgage plot associated with 25 Rotten Row. The value of this site is minimal, except in so far as investigation of the old town wall may have been possible. The site is now tarmaced over.

#### PROPOSED DEVELOPMENT

Outline planning permission has been given for the development of a sheltered housing scheme immediately to the rear of Nos. 4 and 6 Crofts Road (area centred on NT 529 474). The proposed site lies outside the limits of the medieval town and the present conservation area, and has little potential archaeologically.

There are a number of vacant properties in West High Street. Planning permission has been granted in the case of Nos. 22, 24, and 26 (NT 5295 4767) for renovation and conversion into flats. Work will begin in March 1980.

Nos. 53 and 55, West High Street (NT 5286 4780) have planning permission for renovation work to be carried out - the date of commencement is not known.

No demolition will be involved in these renovation projects, though the expansion of living accommodation at Nos. 22 to 26 West High Street may require the improvement of existing services with associated soil disturbance in the adjacent street. Where the alteration of property is involved, it should be borne in mind that early structural features may have been concealed by later alteration and addition; observation as work progresses can therefore be profitable.

There are proposals for the construction of a by-pass to the east of the town (see map) through the park of Thirlestane Castle. The implementation of this scheme would not involve disturbance of the existing road system, except in so far as access to 'The Avenue' would be re-opened to act as a slip road. Archaeologically the proposed route would seem to have no great potential, though it would cross at right angles the pre-1823 route from Lauder via Rotten Row, projected - (NT 5302 4788) (see map) to the Easter Road at Norton (Romanes, 1903, 62) and two other now defunct exit roads from the north-east side of the town, via The Avenue and Kirk Wynd to the Castle and old Church respectively. In terms of conservation, therefore, this new routeway would relieve the centre of Lauder of considerable heavy traffic without destroying the character of the town. The environmental arguments however continue, and no date has been fixed for the commencement of the scheme.



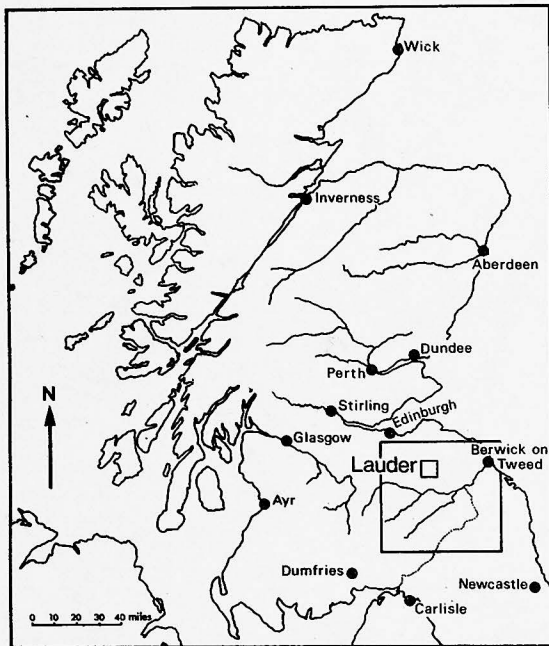
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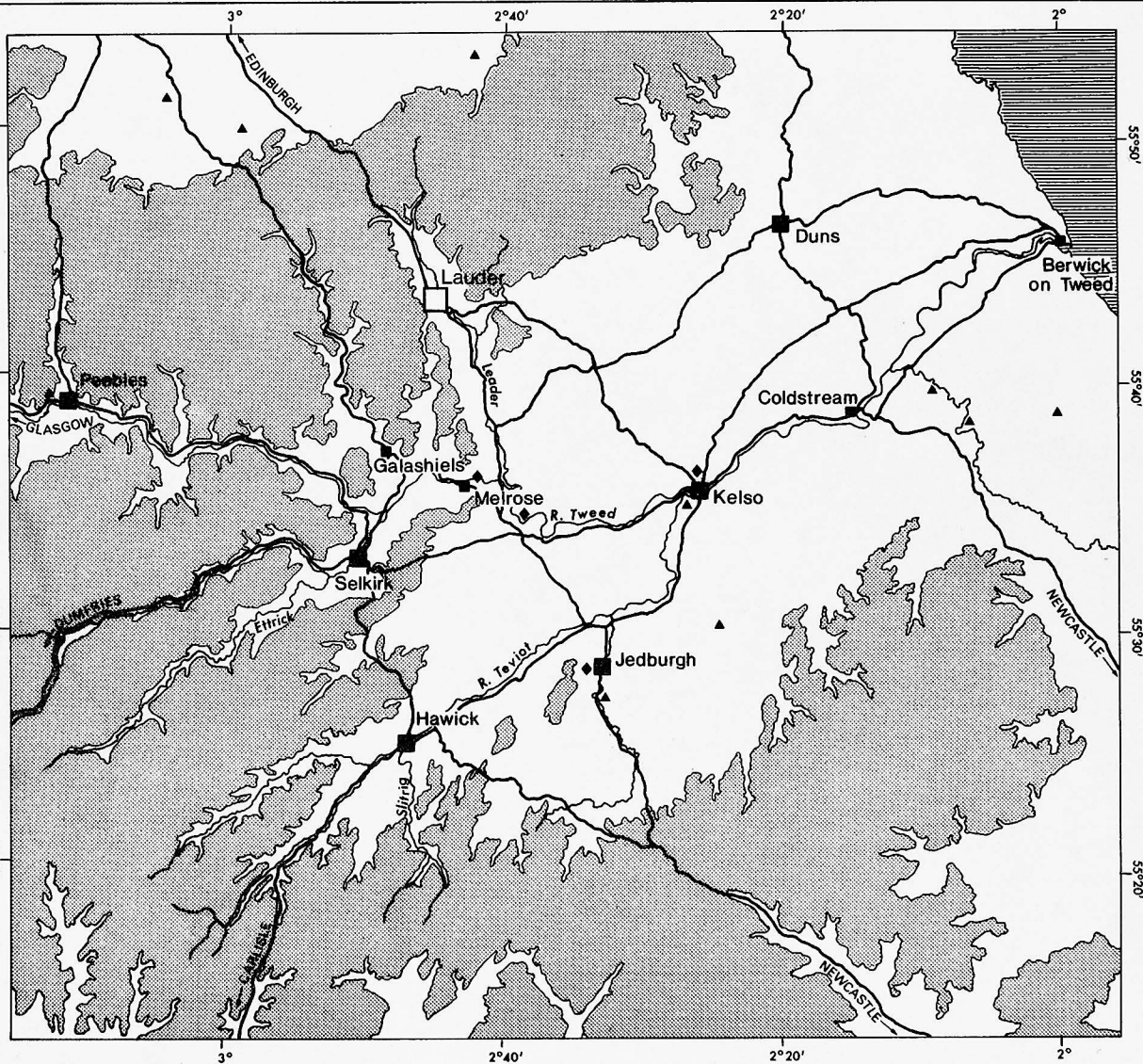
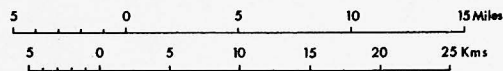
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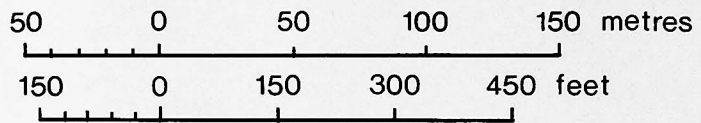
### LAUDER-Regional setting

-  Primary routes
-  Land over 800ft (244 m)
-  Burghs
-  Ecclesiastical sites
-  Castles

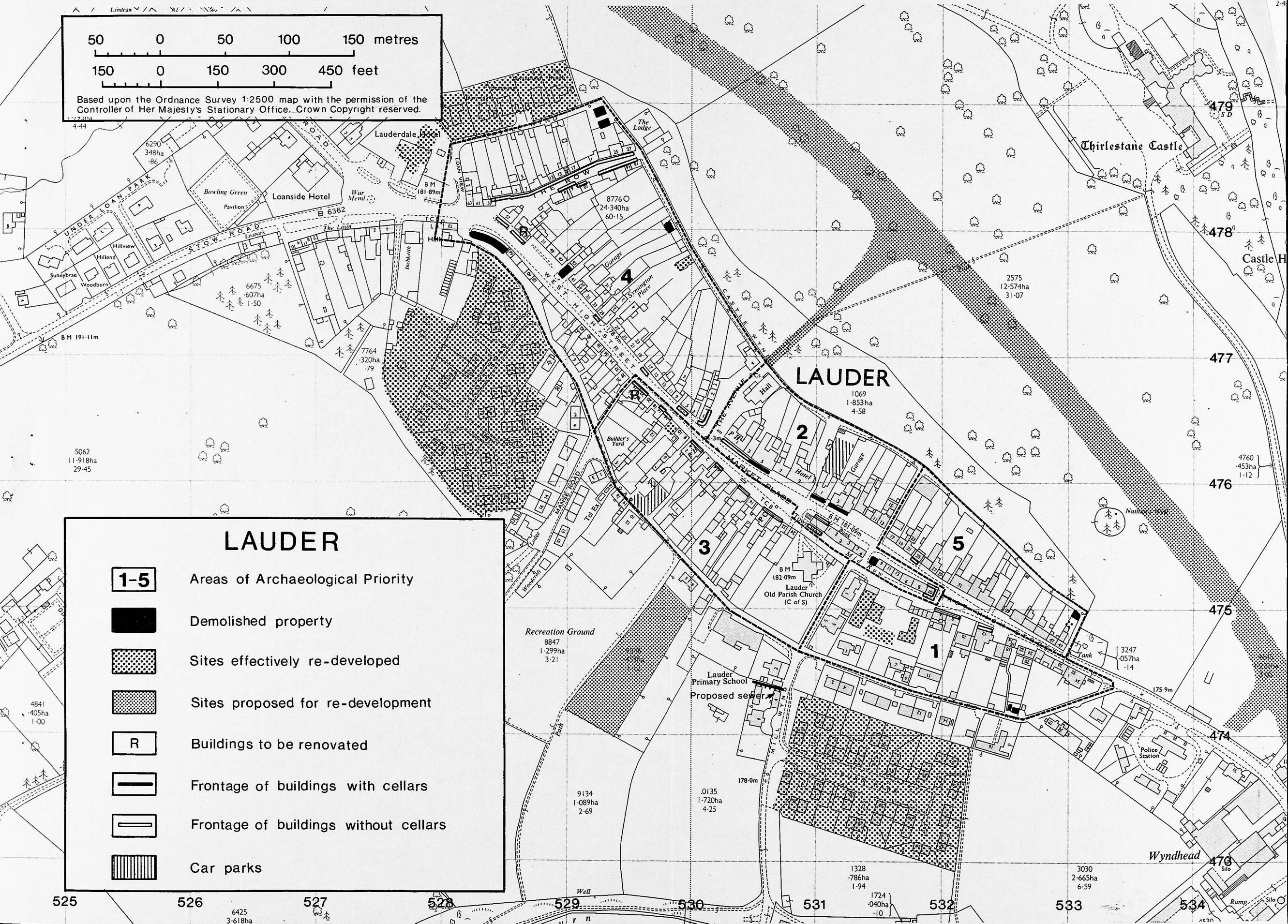


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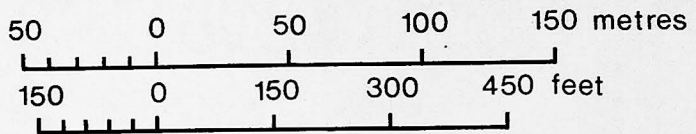
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# LAUDER

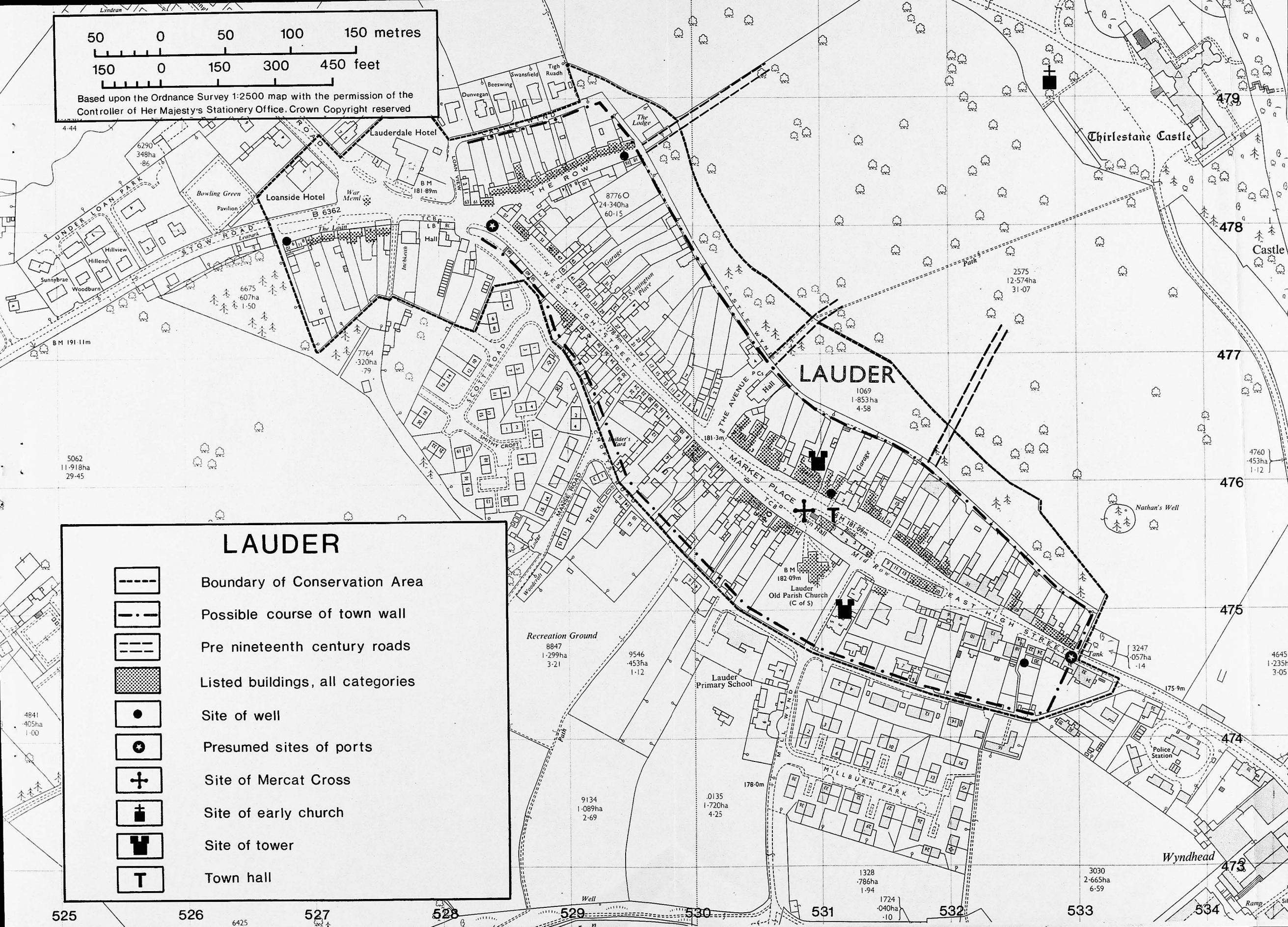
- 1-5 Areas of Archaeological Priority
- Demolished property
- Sites effectively re-developed
- Sites proposed for re-development
- R Buildings to be renovated
- Frontage of buildings with cellars
- Frontage of buildings without cellars
- Car parks















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4.44



# LAUDER

-  Boundary of Conservation Area
-  Possible course of town wall
-  Pre nineteenth century roads
-  Listed buildings, all categories
-  Site of well
-  Presumed sites of ports
-  Site of Mercat Cross
-  Site of early church
-  Site of tower
-  Town hall

525      526      527      528      529      530      531      532      533      534

