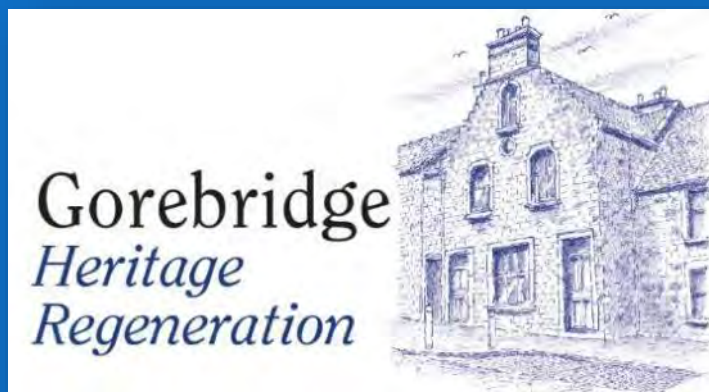


FINAL REPORT AND EVALUATION



GOREBRIDGE CONSERVATION AREA REGENERATION SCHEME 2013-18



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



GOREBRIDGE
COMMUNITY DEVELOPMENT TRUST



GOREBRIDGE CARS



PREFACE

This report has been written on the conclusion of the Gorebridge Conservation Area Regeneration Scheme (CARS) to capture and summarise all the outcomes and impacts of the project. The report is intended to amplify and compliment the Final Claim and Completion Report.

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1. EXECUTIVE SUMMARY

The Gorebridge Conservation Area Regeneration Scheme (CARS) has been a very successful partnership between Historic Environment Scotland, Midlothian Council and the Gorebridge Community Development Trust. The partners agreed to the funding contributions and the aims and objectives of the scheme set out in the approved action plan. The initial total budget was £806,600 (CARS grant at £548,500).

The scheme was set up at the end of March 2013, launched in October 2013 and ran until the end of March 2018.

The main objective has been to assist with the regeneration of Gorebridge village centre, concentrating on the history and heritage assets of the area.

The historic centre of Gorebridge was suffering from physical neglect and an economic downturn. Being adjacent to an area of high social and economic deprivation, the effect of the centre's recession was having an adverse impact on its population.

The scheme has concentrated on upgrading the physical environment as well as delivering an extensive training and education/awareness raising programme.

The main elements of the scheme and its achievements are:

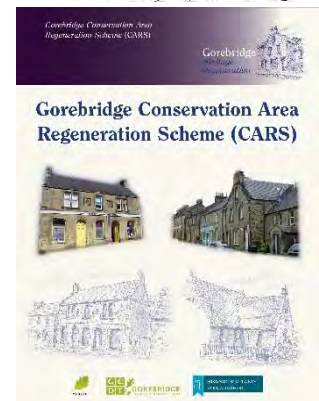
i. Historic Building Grants

Important historic buildings in the village centre were identified for grant assistance for their repair and restoration.

The eligible buildings were selected based on historic importance, condition and contribution to the street scene in the conservation area.

One priority project was identified, Newbyres Hall, which was repaired, restored and converted into a new nursery.

A number of eligible properties were assisted as part of the small building grant scheme. In total 26 properties have been repaired and restored, together with 7 shopfront grants approved. Over £900,000 of building contracts were undertaken with £368,907 coming from building owners.



ii. Hunter Square Public Realm Improvement

A very modest scheme was initially identified comprising new paving next to Newbyres Hall. Opportunities were sought to obtain more money to carry out a more comprehensive scheme here as requested at public consultation events. Borders Railway Blueprint Fund grant aid was eventually agreed as part of the Gorebridge Connected project.



The Gorebridge CARS funding element (£40,000) has been spent on purchasing natural yorkstone in advance of the main contract for a comprehensive scheme, which will involve the narrowing of the carriageway, traffic calming, new street furniture and landscaping to create a safer and more comfortable pedestrian environment. The total area to be improved will be 1,277m² and the total cost of the work will be £518,000.



iii. Training Plan

A formal training plan was set up with Edinburgh College to deliver workshops and onsite training in traditional construction skills aimed at:

- Contractors
- School pupils
- Building professionals
- Apprentices
- Home owners



Three phases of the programme were delivered over the life of the scheme. 56 people completed the courses and received certificates at the end, together with 36 school pupils who completed the school heritage awareness course (one day a week over a six-week period).



iv. Education and awareness raising

Working closely with the Gorebridge Community Development Trust there was extensive engagement with local community groups and a number of heritage related projects were carried out. The CARS Support Officer (2 days a week) and an Archivist appointed by the Trust to assist with the project significantly increased the capacity of the scheme to be able to deliver a large engagement programme. A large amount of guidance and information material was produced to help local people understand and appreciate their local history and heritage.

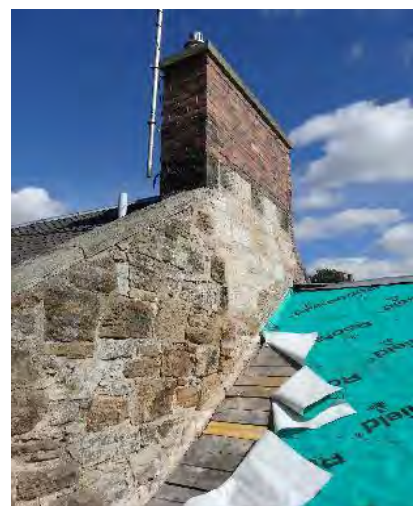


Over 300 events were organised and over 3500 people attended in one way or another.

At the beginning of the scheme, the historic built environment of Gorebridge was in very poor condition. Owners of the buildings in multiple ownership had no formal maintenance agreements in place and a number of listed buildings were at risk in terms of their condition. The Gorebridge CARS has successfully addressed these issues, enabling a great deal of repair and restoration work to be carried out using the correct methods and materials. This investment now needs to be safeguarded by owners continuing to look after their buildings and by the Council continuing to maintain the public realm to a high standard.

The education and training programme has also been very successful and has led to an increased interest and awareness in the history and heritage of Gorebridge. Through the work of the CARS Support Officer and the Archivist, an extensive engagement programme has been possible and has led to additional projects and funding over and above the target set in the action plan i.e. drama productions, Climate Change Challenge funded projects with a grant of £150,000, HLF First World War funded projects with a grant of £10,000, Gorebridge History Society archive collated and digitised with a grant from the Coalfield Regeneration Trust of £4,500. This has resulted in volunteers getting involved to help survey and interpret the Stobs Mill Gunpowder Works site and Newbyres Castle. Over the life of the scheme, Historic Environment Scotland has kindly awarded three additional grants to enable more to be achieved. The total value of the completed scheme is £1,736,532.00 with a total CARS grant of £734,651.

The success of the Gorebridge CARS has led to the Gorebridge Connected project which, with grant aid approved from the Borders Railway Blueprint Fund, Leader and the Railway Heritage Trust will result in the repair and restoration of Gorebridge Station for community use, the more extensive Hunter Square public realm scheme and the Main Street heritage trail and additional building facelift grants. This has added a further investment of £2,503,000 making a total regeneration investment of £4,239,532 in Gorebridge.



The Gorebridge CARS Project Team formed at the beginning of the scheme, have met regularly over the life of the scheme, and have set a number of priorities for the continued regeneration of Gorebridge so that the success of the CARS can be built on in the future.

The CARS has achieved a great deal. It has acted as a stimulus for improvement. It has engaged with many different groups in the area and as a result, the work will be continued through Gorebridge Connected.





ACHIEVEMENTS

IN NUMBERS

PRIORITY BUILDING



NEWBYRES HALL RESTORED

Traditional Buildings



26 BUILDINGS RESTORED



INCLUDING 6 COMMERCIAL PROPERTIES



£914,643 BUILDING REPAIR CONTRACTS UNDERTAKEN



GRANTS FROM £1,980 to £50,000

FUNDING

£734,151

HISTORIC ENVIRONMENT SCOTLAND

£150,000

CLIMATE CHALLENGE FUND

£55,000

GOREBRIDGE COMMUNITY DEVELOPMENT TRUST (in kind)

£45,000

MIDLOTHIAN COUNCIL

£10,000

HERITAGE LOTTERY FUND

£4,500

COALFIELD REGENERATION TRUST

GROUPS WE HAVE WORKED WITH



Gorebridge Primary Schools
 Newbattle High School Gorebridge History Society
 Gorebridge Community Council
 local churches Matt Dunn 3in1 theatre company
 Newbyres Nursery Midlothian Tourism Forum
 Midlothian & East Lothian Chamber of Commerce
 Prince's Trust North British Railway Society
 Gorebridge Futures Coalfield Regeneration Trust
 Archaeology Scotland
 Fergus McNicol (story teller)
 Borders Railway Community Partnership
 Leah and Elaine (story tellers) Dr Bunhead

EVENTS & TRAINING

work experience comparisons
 story telling traditional skills
 maintenance schools world war one
 community property owners
 drama biodiversity
 lime mortar
 business owners

Over 300 events
 3,500+ people attended
 40 volunteers involved
 15 jobs created

3

phases of the traditional construction skills training plan delivered

5

years of activity



Training provided to **56** trainees & **36** school pupils

2. WHAT WE SET OUT TO ACHIEVE

The main aim was to regenerate the historic core of Gorebridge by concentrating on the heritage assets of the settlement as part of an integrated programme to secure a more sustainable future for the benefit of both residents and visitors. As well as physical improvements, it was considered essential to provide training and education to raise awareness and appreciation of the history and heritage of the area increasing a sense of place and wellbeing.

In order to achieve this, we set up a series of aims and objectives. These were added to and actioned as progress was made and new opportunities presented themselves during the course of the programme.

PRIORITY BUILDING

We aimed to work with the owner of Newbyres Hall, a key historic building in a prominent position in Hunter Square at the top of the Main Street. The building although not listed was a risk. It had been vacant for a number of years and had been badly altered in the 1970's with disfiguring extensions on the front and rear. We hoped to be able to bring floor space back into use and breathe a new lease of life into the building.

SMALL BUILDING GRANTS

Grant aid for owners was to be targeted on properties in the Main Street, Hunter Square and that part of Hunterfield Road that was in the conservation area for maximum impact.

PUBLIC REALM

We aimed to work closely with our highway engineering colleagues and the owner of Newbyres Hall to carry out a modest improvement to the footpath adjacent to the hall in natural stone.

TRAINING

The aim was to set up a formal training plan in partnership with Edinburgh College to deliver workshops and seminars on traditional construction skills. Also to supplement this with homeowners seminars and presentations. We were also keen to widen this out to school pupils and anyone with an interest in traditional building repair techniques.



EDUCATION AND COMMUNITY ENGAGEMENT

The overall objective was to engage with the wider community to allow all sections of Gorebridge residents to have a better understanding of their heritage and to leave a lasting legacy once the project was complete.

We aimed to engage with the primary and secondary schools, youth groups, the Gorebridge History Society, the local community council, Gorebridge Futures, Gorebridge CARS and other groups. Activities were planned to include “hands-on” experiences as well as more traditional exhibitions and talks.

It was hoped that we could work closely with the Gorebridge Community Development Trust to be able to take advantage of their strong links and connections with the local community.



MAKING THE MOST OF THE BORDERS RAILWAY PROJECT

We aimed to take advantage of this significant project and to link in with the Borders Railway Community Partnership to investigate how Gorebridge could benefit from the new station and the opportunities that it would bring to the area.

PROJECT MANAGEMENT

Building close links with the Gorebridge community was seen as essential and the role of the Project Officer was important as the “public face” of the scheme to provide advice and support to owners. Having the Project Officer located in the Gorebridge Community Development Trust’s office was a key part of this.

Setting up and maintaining accurate records of grant inquiries and financial spend and projections needed to be established at the beginning of the project.



3. IMPLEMENTATION

PRIORITY BUILDING

Newbyres Hall

Initial discussions with the owner were difficult. His plan drawer had come up with a proposal for four flats, which was over development of the site and would have compromised the integrity of the historic building.

Fortunately, he decided to sell the property and negotiations with the new owner resulted in a scheme for a nursery, a much needed facility with all the new housing being built in the area. The building was successfully repaired and converted into a nursery. The awful modern extensions were demolished and using old photographic evidence, we were able to rebuild the lost porch on the front together with the stone dwarf wall and cast iron railings.

The total value of the works carried out was £390,111.36. A grant of £124,151 was offered toward a sum of £167,111.36 of eligible costs.

The scheme has resulted in 190m² of floor space being brought back into use and ten local jobs being created with a new business being introduced to Gorebridge. The scheme has been so successful that the owners have bought a vacant church opposite in Hunterfield Road as an extension to the nursery and an afterschool facility has been created together with six local jobs.

SMALL BUILDING GRANTS

In total twenty-six properties were grant assisted. This has resulted in a total value of £605,531.66 of building work carried out, of which £596,598.83 was eligible work, with a total of £418,584.77 grant allocated. The average grant paid out was £16,743.39 at an average intervention rate of 70% - the highest grant paid was £50,000 and the lowest was £1,980.

Priority was initially given to buildings that would have a significant impact on the Main Street, three in particular that were of history and architectural importance, namely, 32-36 Main Street, 3-5 and 20-26 Main Street.



The following properties were grant aided:

32-36 Main Street

This Listed Building in the middle of the Main Street was in poor condition. There was extensive stone erosion at ground floor level. Windows were in a poor state of repair and the chimneys and roof required attention. Two owners and a tenant were involved. Initially it was difficult to gain agreement on a repair and restoration scheme. Eventually this was achieved and included improvement to the shop front. The beauty business on the ground floor was able to expand within the building taking up some vacant floor space.



3-5 Main Street

These are prominent buildings at the top of the Main Street, turning the corner into Hunter Square. Two owners and a tenant were involved. Again, initial discussions were difficult, as the tenant on the ground floor had removed the traditional shop front without consent so there was a planning enforcement issue. This was eventually resolved with the owners agreeing a scheme, which comprised stone repairs, window replacement with traditional sash and case windows, roof repair, chimney rebuild and one shop front repair/reinstatement.



20-26 Main Street

This is a very prominent building in the Main Street dating from the mid 1850's. Working with Gorebridge History Society, we were able to document the history of the building and discovered the original architect's plans.



The building was built for a merchant called Whitie. The basement was a workshop, the ground floor the shop and the upper floor the owner's accommodation. The building was in need of repair and had similar problems to 32-36 i.e. severe stone erosion at the ground floor, roof and chimney dilapidation. Four owners were involved and after lengthy discussions, a scheme was agreed. During the discussions, a new solicitor to Gorebridge took ownership of part of the ground floor and helped to facilitate an owner's management committee for the building. The scheme involved stone repair/replacement, roof repair, chimney replacement, window repairs and replacement and shop front improvement.



41-43 Main Street

This important Listed Building in the Main Street was in poor condition. The building was originally the post office. One owner was involved and a comprehensive scheme was approved to repair and restore the building. The ground floor interior still retains some of the original post office fittings and it is hoped that with the owner's co-operation this could be made available for view as part of the Gorebridge heritage trail.



45 Main Street

This Listed Building next to 41-43 Main Street was the old dairy. The distinctive porch on the front elevation was in need of repair, stonework and windows needed attention. One owner was involved and the resultant scheme has enhanced the building, being next to 41-43 it has had a major impact on the street scene.



60 Main Street

This is an interesting building at the end of the terrace in Main Street and steps down dramatically at the rear as the land drops away adjacent to the railway. The building was originally the gas works, which had a railway siding bringing coal in for the production of the gas. There was a gas showroom on the street elevation. The repair work involved roof work, stone repair and partial rebuilding of the distinctive chimney which is buttressed adjacent the gable end of 58 Main Street. One owner was involved.



58 Main Street

The gable adjacent to 60 Main Street was letting in water and causing damage to the interior of the upper floor flat. Repair work involved repairs to the gable, repointing in a lime mortar and stone repairs and repairs to the roof and chimney. Internally the wall was dry lined with a vapour barrier. One owner was involved.



46 Main Street

This is a mid-terrace property that had severe stone erosion at ground level with windows needing repair. One owner was involved on the ground floor.



14 Main Street

This building was in poor repair. The front elevation had been painted with an oil-based paint, which was flaking off. All the windows were in poor condition. One owner was involved. A decision was taken to carefully remove the paint to expose the original stonework beneath and replace the windows with new

timber sash and case to match the original. This was successfully achieved; the stonework was repaired and repointed in a lime mortar. The owner is now converting the property into two flats (this was not part of the grant aided work).

18-20 Main Street

This Listed Building next to number 14 had similar stone erosion problems but worse on the ground floor to the extent that there were large holes in the stone through to the interior of the property. Two owners were involved and a grant was awarded for extensive stone repair/replacement, reinstatement of the original upper floor timber sash and case windows and some limited roof repair work. This together with 14 Main Street has helped to enhance this part of the Main Street.

19-21 Main Street

This listed property required stone repairs and the existing shop front had an adverse impact on the character of the building. One owner was involved and a new shop front was installed based on old photographs of the street taken in the early 1900's.

33 Main Street

This building was in very poor condition and the Council had served a dangerous structure notice on the absent owner of the upper floor as slates were falling off onto the pavement. Part of the pavement had to be fenced off for safety.

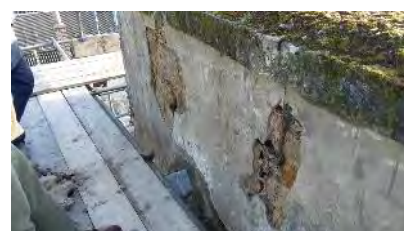
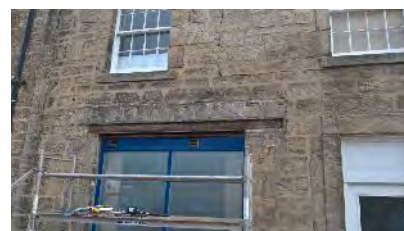
A new owner purchased the upper floor and worked with the owner of the ground floor to agree a scheme for repair and restoration. This involved stone repair/replacement, window repair, roof re-slating chimneys rebuilding. The upper floor was brought back into residential use.

47-51 Main Street

This prominent building was comprehensively repaired and restored. Stone repair/replacement, plastic UPVC windows taken out and replaced with traditional sash and case windows, new shop front based on photographic evidence of the original, roof and chimney repairs. One owner was involved. This was the last building to receive a grant and the work was completed successfully to a tight timescale and to budget.

8-12 Hunterfield Road

This single storey cottage and associated stable building were repaired and restored with stone repair/replacement, roof repairs



and in the stables case replacement from metal sheeting to a Scots slate roof. Chimneys were repaired and rebuilt. One owner was involved.

26 Hunterfield Road

The roof was reslated in slates to match the original and chimneys repaired. One owner was involved.

HUNTER SQUARE PUBLIC REALM SCHEME

Originally, it was envisaged that this would be a modest repair scheme adjacent to Newbyres Hall.

The opportunity was taken to carry out a more comprehensive scheme by securing a Borders Railway Blueprint Fund grant as part of the Gorebridge Connected project. This will be completed beyond the end date of the CARS, although the CARS allocation of £40,000 has been used to purchase natural yorkstone paving in advance of the main contract.

The Gorebridge Archivist (Sean Watson) carried out research on Hunter Square and found old photographs dating from the mid to late 19th Century. This shows the Cranstone Corner buildings which used to be located at the junction of Hunter Square and Huntersfield Road. The road junction here was narrower than today and through subsequent road widening schemes the Cranstone Corner buildings were demolished.

In order to reduce speed and to make this area more comfortable for pedestrians, the highway is being narrowed to reflect its historic alignment. Trial holes have been dug in the road revealing the old highway layout. Yorkstone paving has been found which made up the pavement in the area in the late 1880s together with granite setts and rough river cobbles.

The Gorebridge Heritage Trail will include this area with interpretation about its history.

Work commenced at the beginning of July with completion scheduled for the beginning of October 2018 at a cost of £518,000.

The scheme comprises:

- Narrowing the carriageway and increasing the width of footpaths to create a safer and more comfortable and attractive pedestrian environment. The footpaths will be resurfaced in natural yorkstone paving.



- New landscaping, hard and soft to create a focal point with community notice board and heritage trail interpretative panel. The soft landscaping will include new tree and shrub planting.
- New pedestrian crossing point adjacent to the new nursery at Newbyres Hall
- New street furniture i.e. bollards, seating, street lighting and bus shelters.



This scheme will significantly improve Hunter Square and will slow traffic creating a safe environment. This is an important gateway into the Main Street and as part of Gorebridge Connected scheme will link the Main Street and Gorebridge station with the heritage trail.



Consultation with the local community has identified this as an important element in assisting to regenerate the centre of Gorebridge, creating a greater sense of place rather than just a wide road junction as it is now.

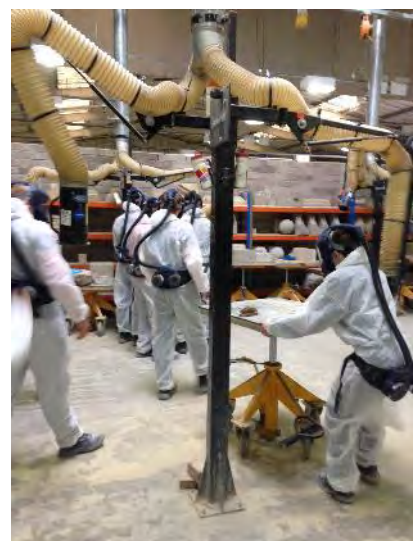
TRAINING

The training plan was delivered in partnership with Edinburgh College over three phases. A series of workshops and seminars were organised in traditional construction skills and comprised the following courses, typically over 2 days in the workshops at Edinburgh College, Granton Road, Edinburgh campus:



- Making and using mortars
- Traditional masonry repair
- Surface repair of stone
- Ashlar pointing
- External finishes, harling
- Lime wash and traditional paint

Each phase took place in May/June in 2015, 2016 and 2018. The workshop sessions were followed by onsite training. Two onsite schemes were identified for this, Dalkeith Corn Exchange, which was being repaired and restored in 2015, and then Newbyres Hall in Gorebridge in 2016. The onsite training gave trainees the opportunity to use the skills they had learnt in the workshop onsite.



The courses/workshops/onsite training were aimed at:

- Local contractors
- Apprentices

- Building professionals
- Anyone interested in gaining knowledge of traditional construction skills

Over the period of the training, 56 trainees successfully completed the courses. A couple of trainees gained permanent jobs in the construction industry as a result.



As well as the above, we designed a special heritage awareness course with Edinburgh College on each of the three phases for one day a week at the college over a six-week period for schoolchildren.



Newbattle High School participated in this and in total 36 school pupils successfully completed the courses. The heritage awareness course involved visits to historic buildings in Edinburgh and Midlothian and workshop/practical sessions learning about stone restoration and repair techniques.



All the trainees and school pupils were presented with certificates on completion of the courses at Midlothian Council Chamber. The presentations were very popular and well attended.

In addition to the above separate homeowner, seminars were held at the Gorebridge Community Development Trust's office at 58 Main Street. Three were held and a total of forty local people attended.



EDUCATION AND COMMUNITY ENGAGEMENT

The ability to work with Gorebridge Community Development Trust and their links/network with local groups in Gorebridge enabled us to develop an extensive education and awareness raising programme. The appointment of the CARS Support Officer and the Archivist was of great benefit and they were able to not only carry out a lot of the engagement work but also gain additional grant funding for an extended programme.



There were over 350 separate events over the life of the project and over 3500 participants (please see Appendix 2 for details).

The following organisations have been involved:

- Gorebridge primary schools and Newbattle High School
- Gorebridge Community Council
- Gorebridge History Society
- Local churches
- Newbyres Nursery

- Midlothian Tourism Forum
- Midlothian & East Lothian Chamber of Commerce
- Prince's Trust
- Gorebridge Futures
- Coalfield Regeneration Trust
- Archaeology Scotland
- The North British Railway Society
- The Borders Railway Community Partnership
- Leah and Elaine local story tellers
- Dr Bunhead
- Fergus McNicol Edinburgh based story teller
- Matt Dunn, 3in1 theatre company



The engagement/education projects can be summarised under the following headings:

Lectures/presentations/talks

Over the life of the project the Project Officer together with the CARS Support Officer and the Archivist have given a number of presentations and talks about the scheme to many different local groups.



Doors Open Day

Throughout the scheme in September, the project contributed to Doors Open Day with exhibitions, talks and guided tours.



Exhibitions

A series of exhibitions have been held over the years, ranging from Newbyres Nursery repair project, 20-26 repair project, Borders Railway station history and heritage, local shops and shop fronts in Gorebridge. History archive project, sustainable development and Greening Gorebridge. These have been held in the Trust's office in Gorebridge in the local library and church and taken out and about at community events.



School engagement

There have been many projects with Stobhill Primary School, Gorebridge Primary School and St. Andrew's Primary School around the history and heritage of Gorebridge i.e. story telling, visits, shop front model making, climate change projects, railway projects, First World War project and the Stobs Mill Gunpowder works. Newbattle High School participated in the heritage awareness courses with Edinburgh College.



Edinburgh University School of Architecture

There were two main projects carried out with the tutors and students. MA students built a model of the Main Street, which was then used as part of the schools engagement work and has been on display in the Trust’s office. Students visited a number of buildings in the Main Street undergoing repair and restoration work and another group of students carried out a Conservation Area Appraisal which recommended extending the conservation area to include the station, gunpowder works, Newbyres Castle and Private Road.

Drama

Two plays have been produced and staged highlighting aspects of Gorebridge’s history. “Swan” performed over four nights at the National Mining Museum and “Their Legacy” performed over two nights at Gorebridge Bowling Club. All parts were played by local people and all performances sold out.

The legacy is that a Gorebridge drama group is being formed; they are keen to do a Christmas panto!

The History Society Archive Project

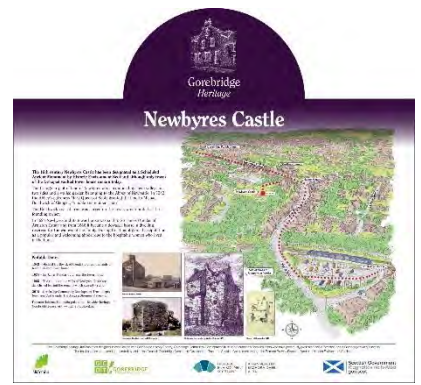
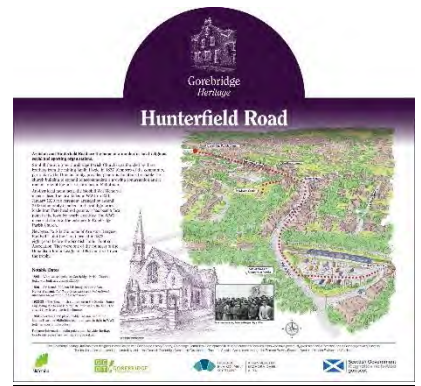
With the aid of grant from the Coalfield Regeneration Trust we were able to appoint an Archivist, Sean Watson, who has worked closely with Gorebridge History Society to collate and digitize their archive. This has acted as a springboard to develop other projects, i.e. researching local people’s stories, developing the heritage trail and the work on Newbyres Castle and the Gunpowder works.

Gorebridge Heritage Trail

Sean Watson as a result of research that he has carried out and interviewing many local people has developed the heritage trail. This will include interpretative plaques on buildings, interpretative panels at particular sites in Gorebridge, a leaflet and an audio guide, with stories told by the people he has interviewed. This project is being taken up by the Gorebridge Connected initiative to be developed in association with the station restoration and Hunter Square public realm enhancement.

Stobs Mill Gunpowder Works

As a result of the above and the work that the Archivist has done interest has developed in this site. Addyman Archaeology were commissioned to carry out a study of the site with recommendations for the future. This is being used to develop the heritage trail and discussions are taking place with the owners of the site to progress a



scheme to increase access and interpretation. The Archivist has lead a number of guided walks around the site.

Newbyres Castle

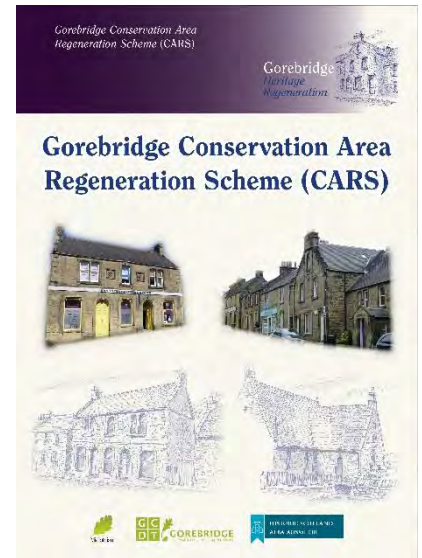
This site initially overgrown and neglected has been cleared of vegetation by the Prince's Trust volunteers. Following on from this the Trust with the Archivist and Trust Board member has been active in getting the monument adopted through the "Adopt a Monument" scheme and there has been a number of workshops, talks and onsite training/exploration with Archaeology Scotland, HES and the Trust. The aim being to increase access, interpretation and awareness raising.

Climate Change Challenge Fund Projects

Two Climate Change Challenge grants have been awarded to the Trust to develop sustainable transport and living projects. The care and enhancement of the natural and built environment are key themes. These projects have enabled the Trust to appoint two part time Project Officers to work with the local community to develop projects. The electric bike hire is one and the healthy eating project. Understanding the history and heritage of Gorebridge has been a key part of this work.

Gorebridge Neighbourhood Plan and Gorebridge Futures

Being involved in the production of the Neighbourhood Plan and Gorebridge Futures has enabled the CARS scheme to promote and develop the history and heritage of the area as a major theme and objective in the plan. This has been done through workshops/project work, talks and presentations.



4. THE LEGACY

LESSONS LEARNED

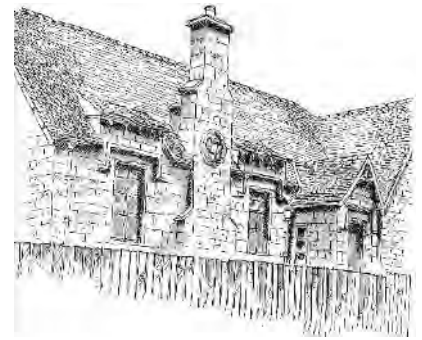
Gorebridge CARS was the second CARS project delivered by Midlothian Council. The first one being the Dalkeith THI/CARS in 2009-2014. The lessons learned from the Dalkeith scheme have been taken forward to assist with Gorebridge.

Running a successful CARS scheme needs the application of robust and pragmatic project management skills as well as a good understanding of the needs of all the project partners. Many aspects of the project went well albeit there were challenges and problems that needed to be solved along the way. This part of the report presents the opportunity to identify both the positive and negative lessons learned as a legacy to build on for the future. This is broken down into the following headings:

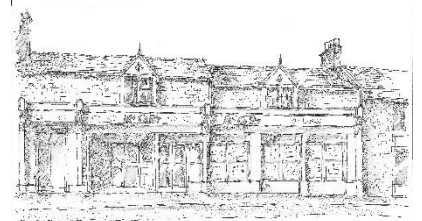
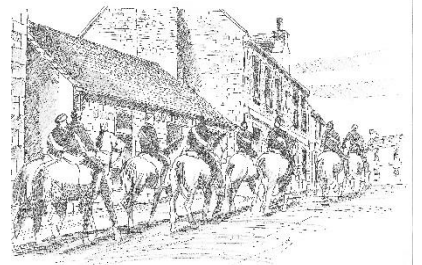
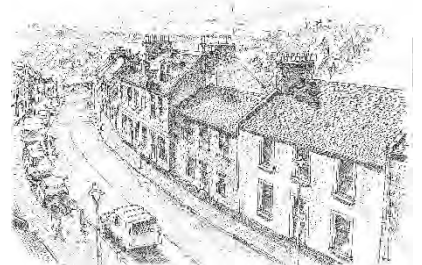
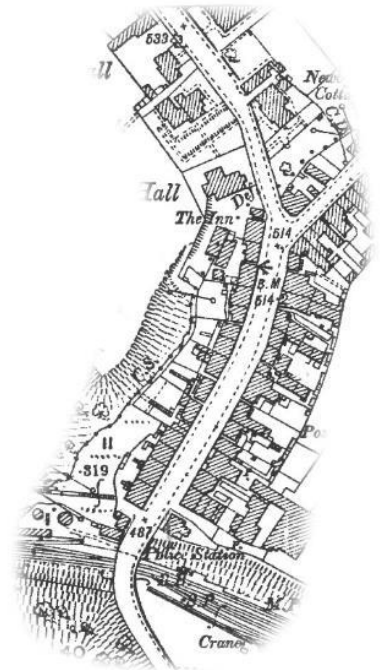
- A. Cost management and cash flow including spending of contingency on unexpected events
- B. Project management
- C. Internal or external relationships
- D. Grant monitoring
- E. Others

These learning and legacy issues have been collated into a table, which gives a brief summary of the issue, identifies whether this was major or minor and what was learned and in particular if there was an opportunity to implement changes either into the Gorebridge CARS or into other similar regeneration projects.

ISSUE	COMMENT
A. Cost management and cash flow, including spending of contingency on unexpected events	
Scope of the project	There is the need to clearly identify the scope of the project and what the impacts and outcomes will be at the outset. This needs to be realistic but also should be challenging as well so that opportunities that present themselves during the course of the project can be taken advantage of.



ISSUE	COMMENT
Eligible projects	Lessons learned from the Dalkeith THI/CARS indicated that we needed flexibility in the building grant scheme and to identify a fairly large number of eligible buildings knowing that for various reasons that some buildings would not be able to be assisted i.e. especially in an economic down turn not all owners would necessarily be able to provide their match funding.
Maintain up to date projections of spend	This is vital that regular projections of expenditure against the approved budget was carried out. This was done in the form of Project Team reports and updates
Build in some contingencies with budgets from the beginning	This is a sensible approach and individual building budgets did have contingencies built in. Even so, this was quite tight at times. All the building projects were delivered to budget, however more could have been achieved if the contingencies were higher, and this would have made the overall scheme more expensive. HES assisted a great deal with their three additional grant awards.
B. Project Management	
Project Manager	<p>The appointment and retention of the Project Manager is a key issue, this person is the “face” of the project. In this instance, the Dalkeith THI/CARS Project Officer moved on to the Gorebridge CARS part time as the timing worked out well. The other half of the Gorebridge CARS Manager’s time was spent delivering the repair and restoration of the Dalkeith Corn Exchange which was a direct consequence of the Dalkeith THI/CARS. In addition, the Project Manager was able to be involved with the preparation of the Gorebridge CARS submission, which gave continuity to the scheme.</p> <p>This arrangement avoided the need to recruit a new Project Manager for the Gorebridge CARS, which saved on time and cost and the possible loss of knowledge and expertise.</p>



	<p>Often with other such schemes elsewhere the recruitment and retention of the Project Manager can be difficult i.e. setting the salary at the right level and because it is a limited time contract, the loss of an Manager at the end of the project as they will be on the lookout for the next employment opportunity.</p> <p>Considering the requirements for the post, the Officer needs to have experience of conservation/historic building repair and restoration work but probably equally important are people skills and empathy, a real interest in education and an engaging personality.</p> <p>In terms of where Midlothian Council is at the moment, it is important that the Project Manager is able to pass on his knowledge/skills and experience so a mentoring role should be considered. The opportunity for internship for students or other possible candidates to “shadow” experienced practitioners.</p>
Project Support	<p>This has been vital to the Project Manager both at Dalkeith and with Gorebridge. With Gorebridge there has been two aspects to this:</p> <p>The support available from Midlothian Council in terms of officer assistance dealing with issues such as finance, HR, legislation and other aspects of building conservation work. The Council’s Conservation and Town Centre Officer was able to donate a great deal of her time to assist with the project and administrative assistance was available from the Conservation and Environment team.</p> <p>The ability to appoint a CARS Support Officer two days a week from administrative savings within the budget has been a great advantage to the support. This has brought in additional grant funding an enable a more extensive engagement programme to be delivered. The appointment of the Archivist has</p>



	added to this and has been a real boost to the project.
Local office	<p>The project being based at the Gorebridge Community Development Trust’s office in the Main Street has given the scheme a very public and accessible profile. Local people have been able to come into the office at any time and many events/talks/presentations and exhibitions have been held in the office. Towards the end of the scheme, the Trust was able to use the vacant bank opposite number 58 Main Street as a “pop up” hub and additional events were held there including the rehearsals for the second heritage play that was put on.</p> <p>It was very important that the scheme was based in the local community and fully accessible.</p>
Setting the grant intervention rate	<p>Grants were assessed on “as and when basis” and initially the grant rate was set at 75% although key building owners were encouraged to apply early. Once a couple of the buildings were completed and people could see the positive benefits then the number of applications increased to the extent that later in the scheme all the money was committed although there was increased demand. HES assisted with this issue and the additional grant awards enabled more eligible properties to come forward.</p> <p>As the scheme progressed and the grants were taken up the intervention rate decreased from 75%. The Gorebridge CARS Project Team set a maximum grant for any one building at £50,000 in order to be able to assist as many buildings as possible.</p>
Project promotion and identity	Having a distinctive logo and graphic style for the project was important and has given the scheme a recognizable identity. The standalone website was also important and has been updated on a regular basis with a link to the Gorebridge Community Trust website.



	<p>Initially social media was limited but with the addition of the CARS Support Officer and the Archivist, more has been done on this. A Facebook has been set up by the Archivist on the history and heritage of Gorebridge and projects have been advertised on this.</p> <p>The publication of regular newsletters has helped to promote the project and keep local groups informed.</p>
<p>Audit and Completion Reports</p>	<p>It is important to build in time for this and could be a problem if the Project Officer has moved on to another position. In this case, the Project Officer has remained with the prospect of managing the Penicuik TH/CARS. The time taken to pull all the activities at the end demonstrates the need to have all the engagement/training work recorded at the time with dates, numbers attending and outcomes achieved rather than leaving this to the end.</p>
<p>C. Internal and External Relationships</p>	
<p>Local Partnerships</p>	<p>It is important to establish effective relationships with local groups. Working with the Trust has helped us to do this. In Gorebridge as with many other local areas, there are a number of different groups with different ideas and priorities. We have tried to keep all the groups informed but inevitably, there has been some occasions when some groups have complained about the lack of information. The legacy of the scheme will be the intention of helping to establish a more robust communication strategy for local groups.</p>
<p>Relationship with Funding Partners</p>	<p>The main funding partner is HES and it is important to maintain clear and frequent reporting and communication. The Project Officer has attempted to complete the three monthly monitoring reports within the deadlines as much as possible. Any changes to the scheme need to be reported and discussed quickly.</p>



Relationships within the Council	As with the Dalkeith THI/CARS, Gorebridge CARS has relied on the support and advice of numerous colleagues within the Council i.e. finances, highways, and engineering, building control, planning, education and community development. It is vital that advantage is taken of these links and the relationships that build up as a result will benefit the project.
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D. Grant Monitoring

Filing and Recording	<p>A filing system was set up as per the Dalkeith THI/CARS comprising electronic and paper files. Excel spreadsheets were set up with the spend profile that was regularly updated. Each project was given a distinctive file reference number with an electronic and paper file. The paper filing system has been kept at the Trust's office.</p> <p>A number of standard forms were designed to monitor a grant's progress i.e. initial enquiry form, grant application form, grant assessment forms and grant payment forms.</p> <p>All the grant applications were determined by the Gorebridge CARS Project Team and the team were kept up to date through regular project team reports.</p>
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E. Other

Education and engagement projects	<p>The Gorebridge Community Development Trust together with the CARS Support Officer and the Archivist were a great asset to the project. In addition, contacts within the Council's Education and Community Development teams were important when developing links with local schools and community groups.</p> <p>Gorebridge Futures, the Neighbourhood Plan group, and the Community Council were very supportive.</p>
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Training Plan	The experience of working with Edinburgh College on the Dalkeith THI/CARS was very helpful and the relationship there enabled us to tailor
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	<p>the traditional construction skills courses for Gorebridge. The feedback from the attendees was very positive. One thought for the future however was the comment that the workshops ought to be delivered more locally as the one site training was. This is something to consider for the Penicuik TH/CARS.</p>
<p>Legacy</p>	<p>Although the CARS is now complete, Gorebridge Connected will carry on for the next two years. This will deliver the Hunter Square public realm scheme, the restoration of the station, the development of the heritage trail, Newbyres Castle and the Gunpowder works. Therefore, the work will continue to build on the success of the CARS project.</p> <p>The Project Officer will still be available albeit in Penicuik to advise on legacy issues and will with the Council colleagues monitor the grant conditions.</p> <p>The Council will review the conservation area in the light of the work carried out by Edinburgh University School of Architecture students.</p>



APPENDIX 1 BUILDING PROJECTS (BEFORE & AFTER IMAGES)

NEWBYRES HALL



20-26 MAIN STREET



32-34 MAIN STREET



33 MAIN STREET



41-43 MAIN STREET



3 – 5 MAIN STREET



45 MAIN STREET



14 MAIN STREET



18 – 20 MAIN STREET



19 – 21 MAIN STREET



46 MAIN STREET



60 MAIN STREET



47 – 51 MAIN STREET



8 – 12 HUNTERFIELD ROAD



APPENDIX 2 SCHEDULE OF TRAINING, EDUCATION AND COMMUNITY ENGAGEMENT PROJECTS

Name of Event	Date and Time	Outcomes Achieved and Feedback
Doors Open Day	September 2013	Gorebridge CARS exhibition on display in the Trust's office and leaflets about the scheme available. Tour of the Main Street to look at key historic buildings. 10 people attended.
Launch Event	10 th October 2013	Trust office open with exhibition, presentation and talks with contractors and building professionals present to discuss grant schemes with owners of grant eligible properties. 60 people attended. Homeowner packs were distributed with details of the scheme and grant application forms.
Presentation to Gorebridge History Society	30 th October 2013	Presentation about the CARS and ideas for engagement projects. 20 people attended.
Launch of the Gorebridge Training Plan	6 th May 2014	The Training Plan was launched in the Trust's office with exhibition and presentation. Newbattle High School pupils attended with members of the public as well as Edinburgh College staff. 30 people attended.
Training plan first phase	May/June 2014	Traditional construction skills workshops and seminars at Edinburgh College with onsite training at Dalkeith Corn Exchange. Schools heritage awareness course. One day a week over a six week period. 12 school pupils attended from Newbattle High School and 25 trainees attended the workshop courses. Feedback very positive.
Trust visit to West Kilbride	4 th June 2014	Community and Trust representatives with the CARS Project Manager visit West Kilbride to look at what they have achieved in their regeneration project. 12 people attended.
Presentation of Training Certificates	29 th August 2014	Presentation of certificates for all the trainees and school pupils who attended the training and heritage awareness courses. Approx 50 people attended.
Edinburgh School of Architecture students engagement	10 th November 2014	Edinburgh University School of Architecture students engaged with Stobhill Primary School pupils looking at the shops that existed in the Main Street, making models of the shops. 35 school pupils attended the event and 8 students.
Victorian shop project – visit to Beamish NE open air museum	November 2014	Visit to the museum to look at the Victorian shops so that a Christmas shop recreation could take place in the Trust's office. 8 volunteers attended.

Victorian Shop recreation at 58 Main Street	November/December 2014	A traditional Victorian shop was recreated in the Trust's office in Gorebridge. Local primary schools, Stobhill and Gorebridge came and listened to stories about old Gorebridge from volunteer story tellers. 30 children attended with 2 volunteers, 4 teachers and 20 members of the public.
Architect students present their studies	31 st March 2015	Edinburgh University School of Architecture students present their model of the Main Street for community/school engagement and the Gorebridge Conservation Area Appraisal. 20 students involved
Coalfield Regeneration Trust open day	12 th June 2015	The CARS scheme participated with exhibition and presentations at Gorebridge Parish Church. Many other local community groups were present. Over 100 people attended.
Gorebridge local history archive project	30 th June 2015	Sean Watson the Archivist working with the Gorebridge History Society starting the collating and digitization of the archive. Working with Gillian Morrison a volunteer to collate local stories from residents. 2 volunteers participated initially.
Training plan second phase	May/June/July 2015	Traditional construction skills training and seminars at Edinburgh College with onsite training at Newbyres Hall Gorebridge. Schools heritage awareness course one day a week for a six week period. 12 pupils attended from Newbattle High School and 10 trainees attended the workshop courses. Positive feedback.
Minister visits Gorebridge	13 th July 2015	Community Empowerment Minister Marco Biagi visits Gorebridge to view progress with the community hub and compliments the partnership on the CARS scheme. Meeting onsite with 12 people attending.
Railway project	25 th August 2015	In celebration of the new Borders Railway, model, exhibition on display in the Trust's office and publication of a leaflet about the history of Gorebridge station. Over 50 people attended.
Training plan presentation	7 th September 2015	Presentation of certificates at Midlothian Council Chamber for trainees and school pupils who completed the training. 60 people attended, Congratulations all round.
Gorebridge archive film project	October 2015	Gillian Morrison, volunteer working with the Archivist recording and filming local residents with their stories. 20 people attended.
Visit from Selkirk CARS	27 th October 2015	Exchange visit, project team from the Selkirk CARS visit Gorebridge project in the Trust's office – presentation/exhibition and walk about. 15 people attended.
Gorebridge yesterdays	November 2015	Previous publications produced by Gorebridge History Society made available again. The archivist working with the History Society made these available with exhibition in the Trust's office. 30 people attended.

Facebook page set up	February 2016	The Archivist sets up a Facebook page for the history and heritage project, with photographs, articles, videos and news.
Model of the Main Street	February 2016	Architecture students from Edinburgh School of Architecture visit the Trust's office with the model to encourage school engagement. 7 students with 5 volunteers attended.
Newbyres Castle engagement events	March 2016	St. Andrew's Primary School pupils attend story telling event in the library to celebrate Newbyres Castle being adopted by the Trust as part of HES adopt a monument programme. Fergus McNicol story teller commissioned to facilitate the event. 30 school children participated.
Return exchange with Selkirk CARS	April 2016	Gorebridge CARS project team visit the Selkirk team and have a guided tour with discussions. 8 people attended.
Training plan third phase	May/June 2016	Traditional construction skills training and seminars at Edinburgh College with onsite training at Newbyres Hall Gorebridge. Schools heritage awareness courses one day a week over a six week period. 12 school pupils attended from Newbattle High School and 21 trainees attended the workshop courses. Positive feedback.
Climate Change Challenge Fund school event	June 2016	Engagement event as part of the Climate Change Fund successfully awarded to the Trust. Gorebridge Primary School engagement day – story telling, creative workshops, looking at solving environmental problems. Fergus and Ronnie story tellers commissioned to help facilitate the event. 250 pupils involved during the day.
Doors Open Day	September 2016	Exhibition, guided walks and presentations at the Trust's office. 12 people attended.
Sketching the Border Line	26 September 2016	The Scottish Government organised a sketching event on the Borders Railway facilitated by an architectural illustrator. 25 people attended and stopped off at Gorebridge to be given a presentation on the CARS scheme and a short walk to look at some key projects.
Climate change annual gathering	24 th October 2016	As part of the Climate Change Challenge Fund the Gorebridge project was invited to exhibit over four days at Dynamic Earth Edinburgh. Twenty projects exhibited and the event was attended by the general public. 200 conference delegates were there and Roseanna Cunningham the Minister for the Environment. Conserving the built heritage of Gorebridge was a key theme.
Imagined landscapes	25 th October 2016	The Trust and CARS team held two workshops with local parents and children to create models/miniature gardens to conserve the natural and built environment. 40 people attended.

Newbyres Hall opening event	17 th December 2016	Residents, partners and schools were invited to attend the opening event to see the exhibition, listen to the presentation and have a tour around the building. 20 people attended.
Adopt a Monument clearance at Newbyres Castle	16 th /January 2017	20 volunteers lead by Archaeology Scotland spent the day clearing vegetation to prepare for a programme of survey, investigation and interpretation.
Midlothian Heritage Week	1-7 May 2017	Programme of guided walks along the Main Street, Stobs Mill Gunpowder works, Newbyres Castle. Exhibition in the Trust's office about "Annie Swan" and a booklet produced, part of the archive project. Over 30 people attended the events.
Annie Swan play rehearsals	May 2017	Rehearsals start for the "Annie Swan" play. Matt Dunn, drama graduate commissioned to produce the play with Sean Watson the Archivist. 20 local people taking the parts – rehearsal over 3 month period, every other week.
"A Didnae Ken That", Stobhill Primary School project	29 th June 2017	Local heritage project looking at local stories/history/sites with local story tellers Elaine Robertson and Lea Taylor. The pupils listened to the stories, then wrote their own local stories with drawings and then presented the results to the school assembly. 40 pupils involved. (1665)
Training plan presentation	29 th June 2017	The last phase of the training plan presentation at Midlothian Council Chamber. Trainees and school pupils receive their certificates. 21 trainees and 12 school pupils together with 60 people attending.
Annie Swan play	6-9 th September 2017	Annie Swan play performed at Newtongrange Mining Museum over four nights. Every performance sold out. 70 people each night, 280 in all
Doors Open Day	12 th September 2017	Events included stories and soup around the fire at Newbyres Castle – guided walks of the Main Street. Exhibition in the Trust's office. 60 people attended.
Gorebridge Connected	16 th November 2017	Borders Railway Blueprint grant fund awarded for the project i.e. repair of the Gorebridge station, the enhancement of Hunter Square public realm and the Main Street heritage trail and improvement. Press event at Gorebridge station with nursery school children, partners and Scottish Government Minister for Transport and the Islands, Humza Yousaf. 10 people attended.
Gorebridge Connected	January 2018	Exhibition and newsletter about the scheme in the library. Leaflet delivered to residents. Approximately 50 people visited the exhibition.

Sharing stories, sharing heritage over a 2 week period	12-20 th March 2018	Events to celebrate the completion of the scheme with talks, workshops, storytelling and tours/walks. Events at Newbyres Castle as part of adopt a monument scheme. Guided tour of the gunpowder works site. Engagement with school – story telling workshops with St. Andrews, Stobhill, Newtongrange and Gorebridge primary schools. Fergus and Ronnie story tellers commissioned to help facilitate. 60 pupils involved. Over 300 attended.
Celebrating the completion of the scheme	May 2018	Celebration event with presentation, exhibition and talks at the Trust’s “pop up” beacon. All partners attended with members of the public. 60 people attended.
Newbyres Castle geographical survey workshop	19-20 th May 2018	Volunteers, local residents involved with the Trust and Archaeology Scotland to carryout survey work on the site. 20 people attended.
Making our lives greener with Stobhill Primary School	21 st May 2018	This project ran over a five week period with story tellers, Lea and Elaine. Stories created by the pupils with artwork. 29 pupils involved. The last week the children told their stories to assembly and displayed their artwork.

SCHOOLS ENGAGEMENT (SEPT 2016-FEB 2017)

The First World War Centenary project saw substantial engagement with the three local primary schools – St. Andrew’s, Gorebridge and Stobhill. The work with each school was carried out in three ways, basic research skills, computer coding and crafting. Each was carried out with the primary 6 and 7 children, totalling 120 participants.

Basic Research Skills – A pupil from each school was partnered with a name on the Stobhill War Memorial, and given documents which detailed their place of birth, age, battalion etc. They were then tasked with compiling a short biography of each and presenting this to their class.

Crafting – After compiling a biography of each of the war dead, each pupil had the opportunity to attend a crafting session wherein they would create a clay poppy for their partnered name. Furthermore, each class received a storytelling session wherein they were encouraged to make shadow puppets.

Computer Coding – Each school received 4 coding sessions. These involved introducing pupils to both key themes of the war (trench warfare, technology, the war at sea, mining and the war) and allowed them to recreate the themes using the introductory coding platform SCRATCH.



Stobs Mill Gunpowder Works is the earliest surviving example of a gunpowder works in Scotland. Through our engagement with the site, Gorebridge Primary School children were introduced to the key elements of the site, the history of gunpowder, and the science behind the site and the manufacture of gunpowder. This was carried out on three occasions with primary 3 and 4 pupils (March 2017).

This work involved school visits, discussing the significance of the site, its dangers, and the science behind gunpowder (offering the children an opportunity to understand and experience the individual ingredients). These school visits were complimented by visits and tours of the gunpowder site itself.



HISTORY SOCIETY

Presentations and Talks have been a mainstay throughout the scheme. Talks have covered a variety of historical topics from Annie S Swan, Gunpowder Mills, Newbyres Castle and friendly societies. Other presentations have been skills based and focused on archival and research skills.

The history society is regularly attended by between 10-20 members as well as external members of the community.

DRAMA

Swan was a two-hour community production performed over four nights at the National Mining Museum Scotland in the autumn of 2017. The show focused on the WW1 contribution of local author Annie S Swan, particularly her work with Belgian refugees, morale raising on the front line, and awareness raising in the United States.

The intergenerational cast comprised of 25 local community members, ranging in age from 8 to 82. These cast members received 22 rehearsals throughout the summer of 2017 before performing 4 sell out shows. Audience numbers for the show totalled 280. (Sept 2016)

Drama Workshops. Throughout the winter of 2016, working with 3in1 Theatre, 6 drama skills workshops were offered in the community. These focused upon skills such as, improvisation, scriptwriting, character creation etc. These were well attended by a repeat audience of up to 12 per session.(Autumn 2017)

Their Legacy: The People’s Ward was a 75 minute show performed over three nights at the Gorebridge Bowling Club in the spring of 2018. Focusing on the development of the Gorebridge District Nursing Association and its formation in 1919, the show saw 28 members of the local community take part, ranging in ages from 9 to 83. In total 150 members of the community saw the show performed throughout its sold out run (Autumn 2017-April 2018).

Voice Acting and Recording sessions, involving 8 participants have been used to create an audio guide of the built heritage of the town. This has involved voice coaching and weekly recording sessions (Spring/Summer 2018).



Swan
Written by Matt Dunn
In partnership with the Gorebridge Community Development Trust

Wed 6th - Sat 9th September 2017 @ 19:30
National Mining Museum of Scotland
Lady Victoria Colliery
Newtongrange

Ticket Information:
Full Price: £6.50
Concession: 5.00
Group of 4: 20.00

Tickets and more information: <https://3in1theatre.com>
or call the GCDT on 01875 622202

Cast

 M. Thompson Michele	 D. Tolson Peter	 B. Bell Basil	 A. Taylor Toby
 M. Cameron Maeve	 M. Gray Marianne	 M. Smith Marianne	 L. Cameron Lorraine
 M. Macleod Marianne	 M. Adams Marianne	 C. Macleod Cath	 C. Macleod Cath
 C. Macleod Cath	 M. Macleod Marianne	 M. Macleod Marianne	 M. Macleod Marianne

Their Legacy: The Peoples Ward
by Matt Dunn

Presented by 3in1 Theatre in partnership with Gorebridge Community Development Trust.

This is a play about the history of the Gorebridge District Nursing Association, set in 1919. Through the eyes of the association's history through the personal stories of its members in 1919.

Finally, after so many years, you're being performed. It has been the great pleasure to have worked on this project for so long and to see it finally being performed. The play is a tribute to the history of the Association and to the people who have made it what it is today. It is a story of hope and of the power of the human spirit.

Matt Dunn
Author/Screenwriter

3in1 Theatre
Theatre Company

Gorebridge Community Development Trust
Community Development Trust

3in1 Theatre
Theatre Company

Milkhian
Theatre Company

GCDT
Gorebridge Community Development Trust

3in1 Theatre
Theatre Company

3in1 Theatre
Theatre Company

3in1 Theatre
Theatre Company

TOURS AND WORKSHOPS (2013-2018)

Built History Tours were ongoing throughout the course of the scheme. Paying attention to key sites such as Stobhill War Memorial, Newbyres Castle, Stobhill Church, Main Street and Station House, these tours offered members of the community to experience the history behind the architecture.

These tours were particularly popular during annual heritage week and doors open days, 12 attendees taking part in 2016 for heritage week and 8 for doors open day.

Gunpowder Town Tours were also regularly provided and attended throughout the course of the scheme. These tours concerned the site of the Stobs Mill Gunpowder site and aimed to highlight the significance of the undervalued asset.

Again, these tours were particularly popular throughout annual heritage events. In 2016, over 40 attended tours of the site, not inclusive of school visits.

Digitising Family History workshops were held throughout annual heritage events. These were skills aimed workshops, which taught and offered the opportunity to try, digitising old family photographs. Attendance at these sessions varied between 3 and 9.

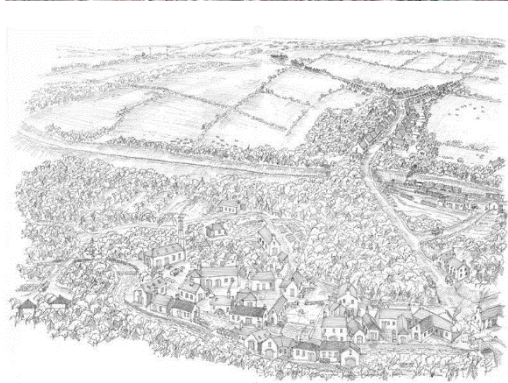


CLIMATE CHALLENGE FUND



ARCHIVE PROJECT





Gorebridge Gunpowder Works

Midlothian

Feasibility Study and Conservation Management Plan

for

Gorebridge Community Development Trust

April 2018



Building 4 - remains of millstone grinding mill

Addyman Archaeology
Archaeology Heritage Consultancy Architecture



**Geophysical Survey Report
NEWBYRES CASTLE
RGC18291/NBC**



Commissioned by:




On behalf of:

Gorebridge Community Development Trust



Rose Geophysical Consultants:
Specialising in Archaeological Survey and Consultancy




Gorebridge Main Street


Place Street, formerly situated on 1/101, is the historic centre of Gorebridge and part of the historic district of the original Gorebridge settlement. It is a Grade II listed building and is a good example of the architecture of the late 18th and early 19th centuries. It was built for the Duke of Buccleuch and is a fine example of the architecture of the late 18th and early 19th centuries.

Notable Dates
 1791 - The Duke of Buccleuch built the house as a residence for his son, the Duke of Buccleuch and Queensberry. The house was built in the late 18th and early 19th centuries.








Newbyres Hall

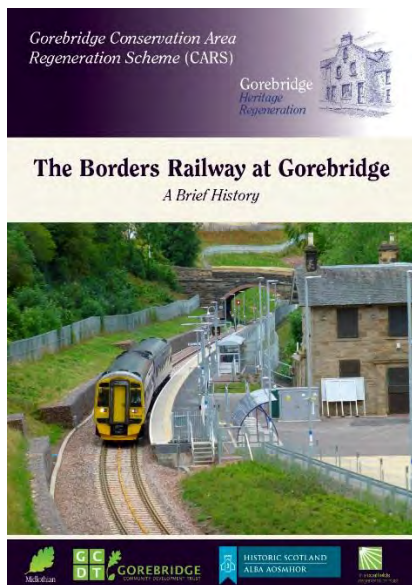
Used for various means, Newbyres Hall was originally the premise of the local masonic community, Dundas Lodge.

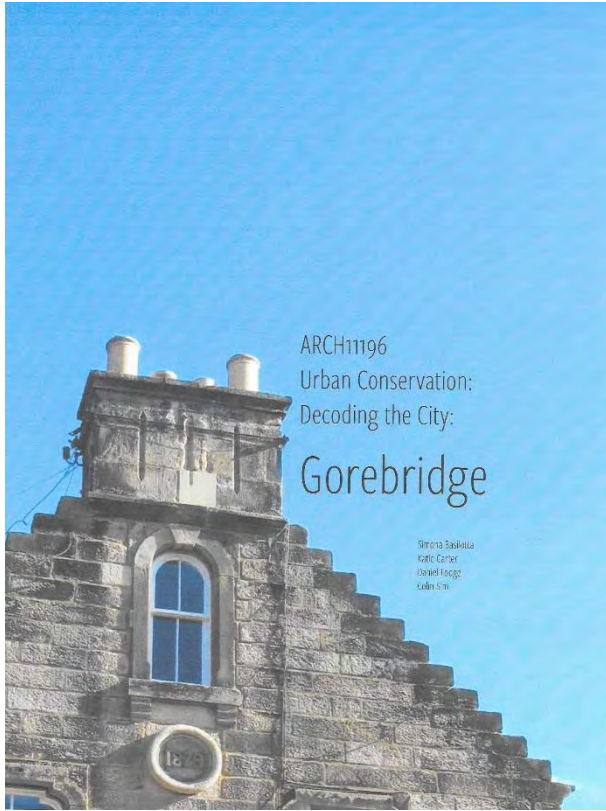
During the First World War it was used extensively for events and recruitment.

In the mid 20th century it housed social events, dances, and fundraisers and has been a nursery since its renovation in 2014.

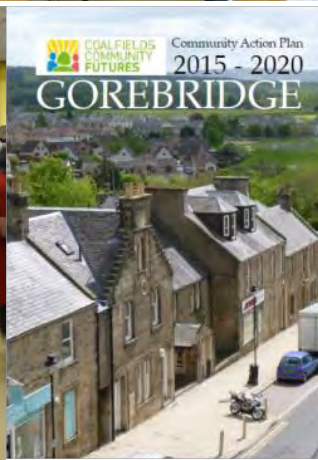


STATION PROJECT





COMMUNITY NEIGHBOURHOOD PLANNING PROJECT



APPENDIX 3 HUNTER SQUARE PUBLIC REALM SCHEME









NEWS

Production about the remarkable life of Gorebridge woman

Swan along to see author's story

By Ruven Quene... The near forgotten story of a pioneering Gorebridge author and politician who made her mark during the First World War is to be told next week.

She quit writing and joined the war effort. Seen Watson from the Trust uncovered this story while running a local heritage project and teamed up with Swan Theatre and Matt Dunn to write a script about it.



The cast of Swan, on at the National Mining Museum from September 6-9 at 7.30pm, tickets £6.50/£5 from https://bit.ly/museum

It said: "We were keen to take history to the public and we decided to do that through a production. We started the script a year ago, finished in January, had a casting call in March and were able to pull together a cast of 25 people of all ages, mostly locals.

WS

Spotlight on tourism

Midlothian's historic past is marked during heritage week

WESTGATE BY JAN GARDNER

Midlothian Heritage Week

For many visitors, the best way to get a feeling for what makes us so unique is to explore the heritage. In Midlothian, we are fortunate to have a lot to offer from the National Mining Museum and Armiton House to Roselynn Chapel, Newbottle House and Crishton Collegiate Church, to name but a few.

organised by Midlothian Council and Midlothian Tourism Forum. Start your Monday May 7. There's a wide range of events, workshops and tours on offer, both on-site and locally. The Midlothian Ranger Service will be leading a series of walks around the area, including a walk to the Newbottle House and Crishton Collegiate Church. The Pentlands Park Farm Heritage Centre hosts the only pottery museum in Scotland and you can find out more by visiting during the week with guided tours on May 6, 7, 10 or 11. Further details of these and other events are on the Visit Midlothian website www.visitmidlothian.org.uk - so get planning your visit. It's a wonderful time to see the works, talks and concerts and make the most of Midlothian's wonderful heritage.

FEATURE

Industry and innovation - it's time to celebrate Midlothian's history

Events being held in partnership with the Heritage Lottery Fund

At a time when the world is looking for new ways to celebrate its history, Midlothian is leading the way. The county is home to a wealth of historical sites and buildings, many of which are being restored and repurposed for modern use.



The cast of Swan, on at the National Mining Museum from September 6-9 at 7.30pm, tickets £6.50/£5 from https://bit.ly/museum

WS

News

CARS scheme nears the end of the road

The last two historic building grants have been awarded under the Gorebridge CARS Scheme as the five year project nears its end. The Gorebridge Conservation Area Regeneration Scheme (CARS) is now in its penultimate year and the final two building grants have been awarded for repair and restoration work to 56a Main Street and 19-21 Main Street, Gorebridge.

Two new businesses have been created in restored buildings, the new nursery in Newbyes Hall and a new solicitors in 20-25 Main Street. The proposed work to 56a Main Street involves repairing the end gable wall. The work to 19-21 Main Street will be to repair and restore stonework on the front elevation and to reinstate the original shop front based on old photographic evidence. The scheme is managed by Midlothian Council's planning and development department and funded by Historic Environment Scotland.

Open the door to years of history in Midlothian. Local Media Drives Response & Action. VOLUNTEERS WANTED. McSence. don't be a... looking for cheaper insurance?

Theatre Are you Gorebridge Annie? Casting begins next week for a play about an incredible Gorebridge author's life. The 31st Theatre Company is casting on Tuesday for a brand-new play in partnership and funded by the Gorebridge Community Development Trust through the Heritage Lottery Fund.

Couple's labour of love comes to life. A husband and wife's labour of love finally came to fruition last week when they opened a new nursery in what had been an empty Victorian building. Mel and David Springear from Eskdale worked on Newbyes Hall in Gorebridge for nearly two years. The former church and meeting hall, built by the Dundas family in 1868, is now home to Newbyes Nursery, partly thanks to a grant of £100,000 from the Gorebridge Conservation Area Regeneration Scheme (CARS).



Staff Emma, Mel and David with The Early Learners at Newbyres Nursery in Gorebridge (pictured outside St Paul's/St Andrew's Church).

Growing nursery takes on extra premises

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A private nursery which only began last year has taken over a former church across the road from its base as it was struggling to meet demand.

In May 2018 husband and wife David and Mel Scrimgeour took on the converted Newbyres Hall in Gorebridge and opened Newbyres Nursery, filling demand for such a venture in the ever-growing town.

Now just a year later the nursery has purchased St Andrew's Church (previously St Paul's) across the road, with initial plans to open an after school club in the back hall in August and then move part of the nursery into the main building at the turn of the year following renovation work.

Newbyres Nursery manager/owner Mel Scrimgeour said: "The church is absolute-

ly huge, it's massive, we could have probably an extra 150 children in there.

"We're going to put planning application in for a mezzanine in here on upper floor, which will give us more space and provide better hose retention. A lot of churches have been revamped in that way.

"It's so convenient being right across the road. We can offer so many more places and extend to include after school care. Once we renovate the whole of our new building we will split it in to over three and under threes between the two buildings.

The nursery currently looks after 148 children with 25 at one time and hopes to be able to accommodate up to another 100 at a time when renovation work is complete at their new building.

Mel added that the nursery is currently waiting to hear about funding grant applications for the renovation work which will allow more parents



"More local people can go back to training, college or employment"

Mel Scrimgeour
 Manager/owner, Newbyres Nursery

to use the facility. She added: "We are keeping our current hall, we're just absolutely full, with waiting lists increasing all the time. It's been so limited in the area for ages, now more local people can go back to training, college or employment. We are excited to get

started with our new project and would like to extend our thanks to the community who have shown us great support."

Mel will soon extend the nursery's project with Newbyres Care Home, featured recently in the Advertiser, which helps to bridge the generation gap by mixing up the youngest members of the community with the oldest. "It's very exciting that we will be extending our inter-generational project to include school age children."

Built in 1881, the nursery's new 1000 sq ft property features an extensive main hall on ground floor level, with mezzanine first floor as well as a secondary smaller hall to the rear of the premises.

Mel added that she hopes the nursery will benefit from planned road safety measures around Hunter Square, as part of the proposed Gorebridge Community Development Trust and Midlothian Council conservation scheme.

News



Gorebridge CARS Training Plan presentation at Midlothian House.

Project drives more success

The fourth and final training phase of the Gorebridge Conservation Area Regeneration Scheme (CARS) has been completed.

At a recent ceremony in Midlothian Council Chambers certificates were given to the 35 trainees and school pupils who completed the training plan courses.

Councillor Jim Muirhead (Lab) presented the certificates, saying: "I am delighted that a number of young people have been

able to take advantage of the training workshops to gain a greater understanding and appreciation of the way historic buildings are repaired and kept in good order for future generations to enjoy. Well done to all those who have completed the courses."

The scheme is a partnership with Midlothian Council, Historic Environment Scotland and Gorebridge Community Development Trust, with training provided by Edinburgh College.