

City of Edinburgh Council

Edinburgh
Survey of Gardens and Designed Landscapes

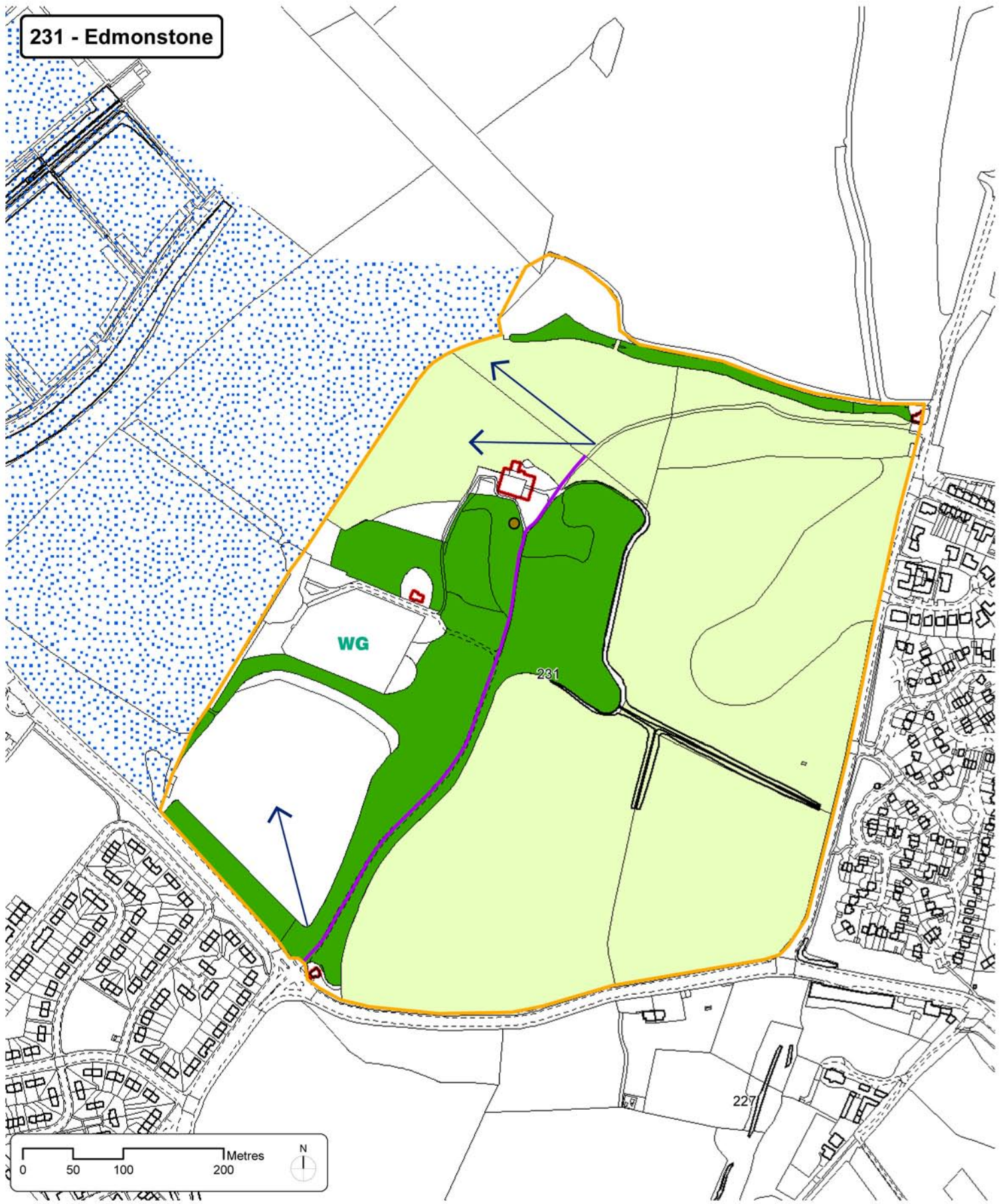
231 Edmonstone

Consultants














Peter McGowan Associates
Landscape Architects and Heritage Management Consultants
6 Duncan Street Edinburgh EH9 1SZ
0131 662 1313 • pma@ednet.co.uk
with Christopher Dingwall
Research by Sonia Baker

This report by Peter McGowan
Survey visit: October 2007

231 - Edmonstone



Key

- | | | | |
|--|---------------------|---|--------------------------|
|  | Site boundary |  | Essential setting |
|  | Ruined buildings |  | Site of former house |
|  | Principal buildings |  | Main drive |
|  | Gardens |  | Principal views or vista |
|  | Water |  | Panoramic View |
|  | Woodlands |  | Walled Garden |
|  | Parkland | | |

231 Edmonstone

Parish Newton, later Edinburgh
NGR NT 300 700
NMRS No. NT26NE 70
Owners Private
Designations
Listing East gates and lodge B
South or West gates and lodge B
Local Nature Conservation Site
Heritage Trees

REASONS FOR INCLUSION

A modest-sized walled estate landscape that survives largely intact on the south-east side of the city seen beside the A7 Old Dalkeith Road and The Wisp and prominent in views from Arthur's Seat and Craigmillar Castle. Although the mansion has been destroyed and other estate buildings are neglected, the policy woodlands, parkland and other planted features are of good quality and are important in the local landscape.

LOCATION, SETTING AND EXTENT

Edmonstone estate lies on the east side of the A7 Old Dalkeith Road, south of Little France and the new Edinburgh Royal Infirmary, with The Wisp forming the east boundary, which also marks the boundary between the City of Edinburgh and Midlothian. It occupies a plateau and north-facing slopes with fine views northwards to Craigmillar Castle, Arthur's Seat, Edinburgh city centre and Braid Hills. Its elevated position means that its woods and parkland are a prominent feature in the vicinity. Site area 37.5ha.

MAIN PHASES OF DEVELOPMENT

Late 18th to early 19th century in its present form, with evidence of earlier layout.

HISTORY OF LANDSCAPE DEVELOPMENT

The Edmonstone family was related to the Setons and the name was first recorded in the 13th century. Around 1390, Sir John Edmonstone married Isabella, the widow of James 2nd Earl of Douglas, who was killed at Otterburn in 1388. Isabella was one of the five daughters of Robert II (1316-90). Sir John acted as one of Robert II's ambassadors to both Rome and France. After more than two centuries the Edmonstone family sold their Midlothian estate:



*View north-west to Craigmillar
Castle and Arthur's Seat from
near South Drive*

from the 1620s the new owners were the Rait or Raith family. In 1646, James Raith's granddaughter (Montgomery 110) married the second son of Sir John Wauchope of Niddry Marischal. Their two sons died unmarried, and their eldest daughter married Patrick son of Sir Alexander Donn, and he assumed the name of Wauchope (NSA Vol 1 566-567). Around 1800 part of the old house near the kitchen was burned down; restoration work was carried out supposedly by 'Mr Adam, architect' (Montgomery 112) who also 'modernised the remaining parts of the house' (Small). However, Robert Adam died 1792. In 1830 another part of the house burned down (Montgomery 112), and this time architect William Burn designed a drawing room for Colonel John Wauchope (Colvin 187).

By the 1880s, the owner was Sir John Don-Wauchope of Newton, the 8th Baronet (Groome 552), succeeded by Sir John Douglas Don-Wauchope of Newton in 1893.

In 1883 it was said that 'part of the mansion is believed to be 400 years old' and that 'in ancient times was surrounded by a moat ... its inner wall exhibiting excellent masonry' found when drains were being dug. Also 'an old wall surrounded the house and in 1822 a portion of it which still stood was removed to make room for the kitchen premises on the east side of the house ... a portion of this wall also enclosed the old garden' (Small under 'Edmonstone').

The estate sits on a ridge where the Scottish army camped before the battle of Pinkie in 1547 (Harris 256). By the mid 19th century, the estate's rich coal reserves had been emptied of 'all that could be wrought' and were almost exhausted (NSA Vol 1 570). Edmonstone House was described as 'large and commodious, though without any great pretensions to architectural display', that 'with the exception of the policies at Edmonstone ... the whole parish is under cultivated' and that 'there is also some fine old wood in the policy at Edmonstone' (NSA Vol 1 569, 573). In 1838 the garden produce raised £16,500 while the gardeners were paid 9/- a week. There was also an orchard, heated walls in the very large walled garden, an icehouse, and a dovecot with a spire. The mansion was demolished in the 1950s: parts of the adjoining Stable block remain as a ruin. In later years 'the fine [walled] gardens have been taken over as a market garden' (Kirkland 120), although now this is unused and neglected.

Maps and Graphic Evidence

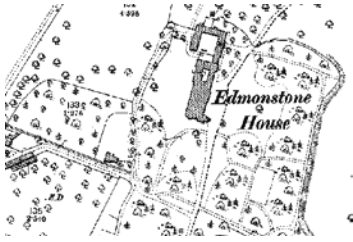
Edmondstoun is shown as an oval impaled site with two trees and a tower on Blaeu's map (1654) exactly the same as *Crayggmiller* on the opposite side of the Niddrie Burn to the north-west. Adair manuscript map of 1682 shows a house



Blaeu 1654



Ordnance Survey 6" map
1882



Ordnance Survey 25" map
1895

with a tower and a few trees within a rectangular enclosure. Roy's military survey of c.1750 shows *Edmiston* with five rectilinear tree-lined parks with a group of buildings on the north side approached by a short drive from the road on the south-west. A large village of the same name lies on the east. Subsequent maps show variations of this with Knox 1816 adding more detail including boundary tree rows, lines or block of trees running north to south, and a south drive leading to a centrally placed mansion, with a walled garden to its south-west. Sharp etc 1828 shows the same with the woods and trees better defined into belts and tree rows similar to today's layout but over a reduced area compared to 1816. Later in the 19th century OS mapping shows full detail with a main tree belt along the west side of the south drive, the walled garden to its west, the house at the north end facing east with the stables block attached on its north. Further open woodland occupies the north-west corner, with ornamental woodland and shrubberies on the east of the house and parkland beyond in the east half of the estate. This is sub-divided by walls or hahas and tree rows, including a curious arrangement in the north part where a tree belt and trees rows break up the space following no apparent style or evident reason. Lodges are present at the end of the south and north-east drives. By the later 19th century the semi-formal treatment of the parkland had given way to an open scattering of trees both to the east of the house and in the north-west corner, as remains today in a less well-stocked form with some younger planting.

The only image found of the house is a mid 19th century engraving showing the house from the south approach.

COMPONENTS OF THE DESIGNED LANDSCAPE

Architectural Features

Mansion House and Stables

The house was demolished in the 1950s and stood facing east, centrally within the landscape. Its position is now wooded. As noted above, the architect is uncertain. 19th century OS maps and the only engraving shows a frontage with projecting pedimented end bays, a porch attached to the south one and a projecting bay window to the north, with a single storey stables block beyond.

Little is evident at the house site although parts of the stables still stand, including two arches over the entrance on the east and adjoining sections of walls and windows (including lower parts of first floor windows) and further high walls and windows on two storeys on the north side. Stables attributed to Archibald Elliot (DSA).



Remains of stables, east
elevation



Ice-house

Engraving of Edmonstone
House c1880 (from Cassell's
Old and New Edinburgh)





*South lodge and gates and
plethora of signals and signs
at Ferniehill Road junction*

Ice-house

The ice-house is attached to a yard on the north-west corner of the stables block, with a west-facing doorway, with the yard wall continuing on the north side as a retaining wall for the ice-house mound; the iron bar gate has been broken open.

Lodges

South Lodge One-and-a-half storey house, harled with semi-circular arched doorway in red sandstone on west: a roofless and vandalised ruin following fires. Sandstone gate-piers set back from the road within concave quadrants with narrow wrought-iron arrow-finial gates; a separate pedestrian door close to the lodge. The locked gates are bypassed by locals to gain the drive and access to well-appointed drinking dens. Traffic lights at the Ferniehill Road junction are positioned intrusively in front of the gateway.

North-east Lodge One-and-a-half storey house in pinkish sandstone with slate roof, central chimney stack (brick) and ornamental barge boards on the end and dormer gables. Simple stone gate-piers with wrought-iron arrow-finial gates and pedestrian gates either side. Inhabited and maintained, although gates open only onto a muddy track and field.

Dovecot

A dovecot with a spire is shown on the 19th century OS maps and was present in the north park until at least 1960; shown in a photograph at RCAHMS.

The dovecot, or pigeon house on OS maps, was 'made from the ingle of a sixteenth or seventeenth century house, a chimney of rough cast rubble, in two stages, with moulded cope, on a stack, with a pyramidal finial' (RCAHMS notes). By 1975, the west wall had fallen down and the dovecot was 'in a dangerous state'; a note of 2004 states 'does not appear on current OS map. Probably demolished' (RCAHMS).

Walled Garden

The five-sided (squarish with a splayed side on the north) remain although bothies outside and glasshouses inside the north wall have been removed and the interior is overgrown with trees and undergrowth.

Edmonstone cottage lay to the north of the garden entrance; shown on OS maps until very recently; now demolished.

Hahas

A high haha wall runs round the ornamental woodland area and shrubberies on the east of the house and continues parallel with the south drive: solidly built in squared rubble and mortar, 1.2m high or more; a chamber near the junction with



*Remains of stables, east
elevation*



Ice-house



*ABOVE North side of walled
garden with evidence of
former bothies*

*BELOW Estate wall on The
Wisp with view of parkland*



South drive looking north



Former dovecot

the drive may be a well, now filled with debris. A photograph at RCAHMS shows that other hahas define the park or field boundaries further east (not seen on the ground).

Estate walls

Estate walls vary from approx. 1.2m to 3.0m high and enclose the site along the Old Dalkeith Road and The Wisp boundaries: built in sandstone rubble, mortar bound, with large random squared blocks as a cope and generally in a fair condition, eroded in parts; the wall retains the estate ground at the south-east corner and along adjoining lengths.

Edmonstone Home Farm

Formerly lay to the north of the north boundary plantation at NT 3004 7014, now demolished; confused with the stables in one source.

Drives and Paths

South Drive

Runs from the lodge and gates on Old Dalkeith Road to the former house site: lined with trees and shrubbery (see below); drybound surface, passable and fair condition.

North-east drive

Runs from the lodge and gates on The Wisp to the former house site; remains only as a field track used by tractors etc.

Tree Belts and Woodlands

The central ornamental woodland and south drive edges contain a large variety of trees and shrubs in a range of ages: species include beech (some large), birch, hollies (incl. variegated vars), lime, *Sorbus* spp, sweet chestnut, sycamore, yew (many, some large, incl. row at right angle to drive) and Irish yew. Shrubby includes Portuguese laurel, cherry laurel and rhododendron (all abundant and a management problem); also *Skimmia* and snowberry along the drive; Butcher's broom is found locally.

A very large cedar (*Cedrus atlantica* 'Glauca') stands in the ornamental woodland close to the drive. Small 1883 mentions 'fine trees consisting of a Spanish Chestnut, sycamore, beech, elm and yew – also a walnut.'

Other woodland in the central belt, a west extension, and boundary belts to the north and south-west, although dating from before 1850, have been modified through felling and replanting with sycamore in the 1950s, and by the loss of many mature elms through Dutch Elm Disease in the 1970s and 1980s. In recent



Parkland trees: cherry (left)
and oak (right)

years the woods have been neglected, resulting in a dense canopy shade from the dominant sycamores, preventing the development of natural regeneration, although where conditions allow, there are limited areas of ash regeneration. At the time of survey a large scale woodland management operation was in progress, including thinning, tree work and removal of rhododendron and other invasive shrubbery.

Parkland

The parkland on the east and north remains with a scattering of widely spaced trees, greatly reduced in number from those shown on 19th century OS maps, but still effective. The trees are unusual in their wide variety in terms of species and age including: beech, cherries (many, some very large, an unusual tree for parkland), horse chestnut, oak (some veterans) and sycamore. Some of the cherries – although large for the species, they are probably the youngest planting – still have iron tree guards embedded in their trunks.

Views and Vistas

Outstanding views are obtained from Edmonstone, including at one time from the house looking north-west. Craigmillar Castle on its hill is seen against the backdrop of Arthur's Seat, with central Edinburgh and the Castle further west, with the Ochils and Fife Hills in the distance, all seen from the south and perfectly lit. Further west the Braid Hills are seen. Some of the best viewpoints are through the parkland trees in the north-west part of the estate, although here the viewing angle means Craigmillar lies separately and to the west of Arthur's Seat.

The site is highly visible in the local area, notably from the A7 and The Wisp and especially at their junction. Also prominent in the view south from Craigmillar Castle and its designed landscape over Little France, and intervisible with The Drum designed landscape on the opposite side of the A7 to the south.

Visual Intrusions

The new Edinburgh Infirmary at Little France lies in the valley between Edmonstone and Craigmillar and although it can be 'overseen' in some positions is still a great intrusion. The Centre for Biomedical Research planned between the Infirmary and Edmonstone could further erode these outstanding views.

Area of Influence

Strong relationship visually and historically with The Drum estate and designed landscape to the south, with the Dalkeith Road (A7) routed between the two.

Archaeology

Various features are listed as of archaeological interest at RCAHMS, including the house site, ice-house, dovecot and hahas, and have been described as existing features here. A Scheduled Ancient Monument lies close to but outwith the site – enclosure 300m east-north-east of Home Farm at NT303 701.

PUBLIC ACCESS

Parkland on south-east accessible with via a recently constructed footpath. Local people have gained access via various points over many years.

FUTURE MANAGEMENT POTENTIAL

Although the site has suffered from vandalism during a period of neglect, Edmonstone has good potential for public recreational use due to its accessible location, outstanding views, surviving planted and spatial structure and features of interest. It is in great need of management, although this has commenced with long-overdue tree work. There have been several planning applications over recent years including for housing and a 'healthcare facility'. New

development and landscape management should be based on a Conservation Management Plan for the estate landscape including a full understanding of the place and its value, an assessment of the significance of the whole site and its features, definition of management issues, and policies for conservation and management.

The current proposal for Edmonstone House Hospital – an eighty bed private hospital by Alan Murray Architects with Ian White Associates as landscape architect – has received outline planning consent. The master plan proposes to regenerate the derelict landscape including opening up public paths, repairs to the 18th century hahas and management of the woodland as well as renovating and repairing the gate lodges, stable block and the listed estate walls and walled garden. The building will sit adjacent to the site of the former Edmonstone House and form a new centre piece of the estate. The building's form is said to have been determined to minimise the impact on the landscape and the existing trees as well as views across the valley.

ASSESSMENT OF SIGNIFICANCE

Overall

A traditional estate landscape of high value in the local landscape on account of its woodlands, parkland and estate walls, with some historical value and arboricultural interest, and architectural value due to its listed features. Despite the loss of the house and a long period of neglect, the landscape continues to have design value on account of its spatial arrangement and relationship of woodland and parkland areas, and high value for its outward views that in turn give it good potential for public recreation use.

Work of Art

Some

Historical

Little

Horticultural / Arboricultural / Sylvicultural

Little

Architectural

High

Scenic

High



*Parkland in north-west corner,
looking north-west*

Nature Conservation

Little

Archaeological

Little

Recreational

High

Sources – Primary**Maps**Blaeu *Atlas of Scotland*, 1654 NLSAdair *A map of Midlothian - Counties of Scotland* MSS version c. 1682 NLS

Roy's Military Survey of Scotland 1747-1755 Ref 07/5c British Library via SCRAN

Armstrong, *Map of the Three Lothians*, 1773 NLSKnox, *Map of the Shire of Edinburgh*, 1816 NLSSharp, Greenwood and Fowler *Map of the County of Edinburgh* 1828 NLSThomson, John *Thomson's Atlas of Scotland*, 1832 NLS

First edition Ordnance Survey (1852) Sheet 7 NLS

Ordnance Survey 1895 www.british-history.ac.ukOrdnance Survey *Parish map* (1898-1904) NLS

Ordnance Survey (1915) Sheet IV SW, Sheet VIII NW NLS – paper copies

NLS National Library of Scotland www.nls.uk

NMRS National Monuments Record of Scotland

SCRAN Scottish Cultural Resource Access Network www.scran.ac.uk

Plans at National Archives of Scotland (NAS), Register House Plans (RHP)

RHP 3716 1749-1848 Volume of plans of the estates of Edmonstone and Newton, with the lands of Cauldcoats and Whitehall, the property of John Wauchope etc. Includes:

1815 Plan of Edmonstone by Crawford

1777 Plan of the proposed alterations of the Dalkeith Road from Craighour to the south corner of Mr Wauchope's inclosures by Johnston

Sources – SecondaryColvin, Howard 3rd edition 1995 *A Biographical Dictionary of British Architects 1600-1840* Yale University Press*Dictionary of Scottish Architects* Accessed at www.codexgeo.co.uk/dsa, 30.11.06Grant, James [1880-83] *Cassell's Old and New Edinburgh* Vol IIIGroome, Francis (Ed) 1884 (Vols 1 & 2) 1885 (Vol 3) *The Ordnance Gazetteer of Scotland* Thomas C Jack, EdinburghHarris, Stuart 1996 *The Place Names of Edinburgh*, Gordon Wright Publishing, Edinburgh

Historic Scotland Listed Building Report Accessed via PASTMAP, on the RCAHMS website www.rcahms.gov.uk 9.1.07

Kirkland, Hilary (Ed) 1985 "The County of Midlothian" *The Third Statistical Account of Scotland: Volume XXII*

Montgomery, George 1984 *A History of Newton Parish* published by the author
National Monuments Record of Scotland (NMRS) Accessed via CANMORE, on the RCAHMS website www.rcahms.gov.uk 2.1.07, 14.2.07

New Statistical Account of Scotland 1835-45 (NSA) accessed via EDINA, the website of Edinburgh University University www.stat-acc-scot.edina.ac.uk

Scheduled Ancient Monuments Accessed via PASTMAP, on the RCAHMS website www.rcahms.gov.uk 10.1.07

Small, John 1883 *The Castles and Mansions of the Lothians* 2 vols W Paterson, Edinburgh

Additional sources not consulted

Kirby, M 2005 'Edmonstone Biomedical Centre (City parish of Edinburgh) watching brief, excavation' *Discovery Excav Scot*, 6 2005 64

Robertson, AN 1953 'Ice houses of the eighteenth and nineteenth centuries in Edinburgh and the Lothians' *The Book of the Old Edinburgh Club*, 28 1953 118, 119-20

RCAHMS 1929 *The Royal Commission on the Ancient and Historical Monuments and Constructions of Scotland. Tenth report with inventory of monuments and constructions in the counties of Midlothian and West Lothian* Edinburgh 150 No 195

Robertson, AN 1945 'Old dovecots in and around Edinburgh' *The Book of the Old Edinburgh Club* 25 1945 196-7
