

City of Edinburgh Council

Edinburgh
Survey of Gardens and Designed Landscapes

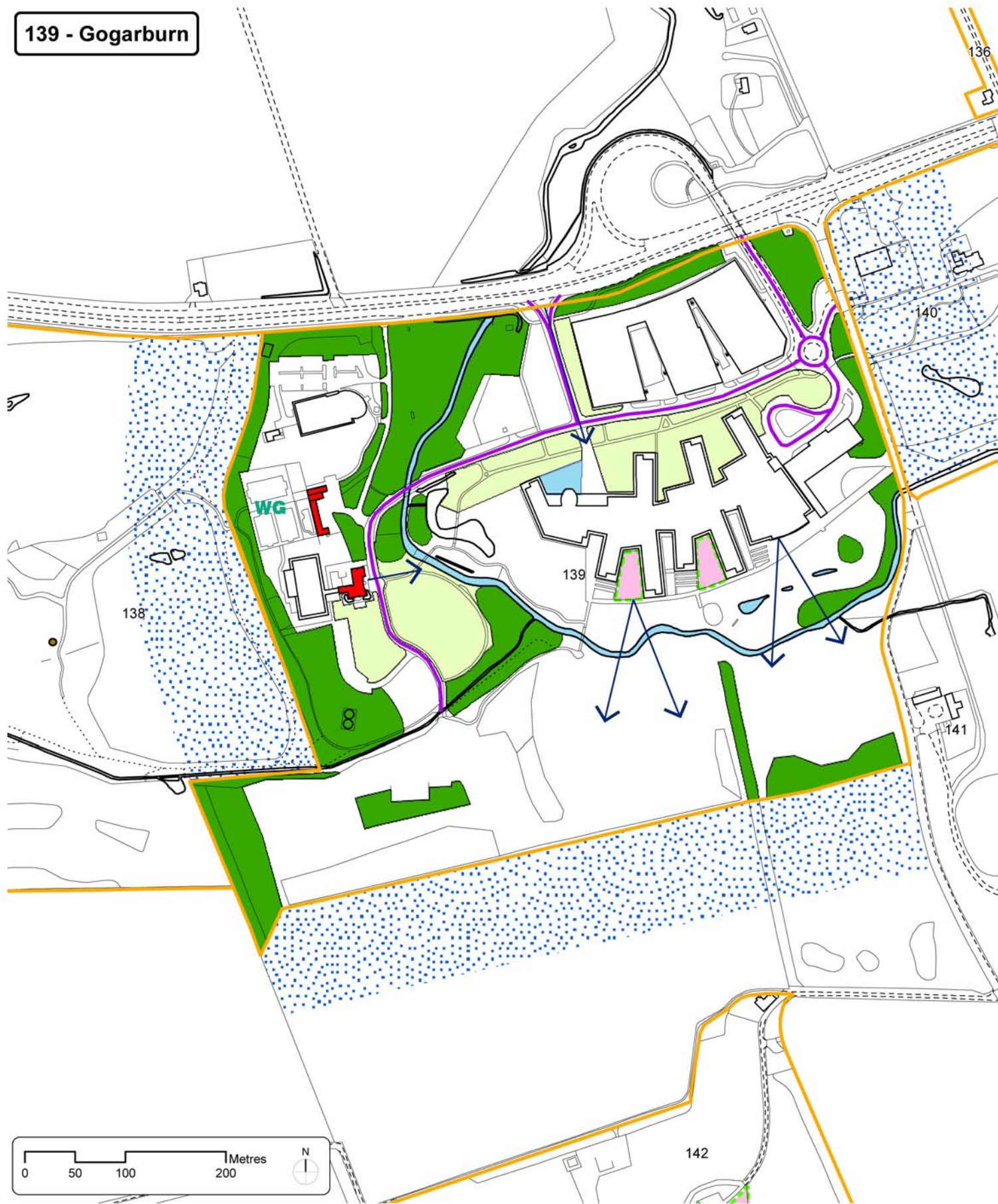
139 Gogarburn

Consultants














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This report by Peter McGowan
Survey visit: July 2007

139 - Gogarburn



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 | | |

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

**SURVEY OF GARDENS AND
DESIGNED LANDSCAPES**

Peter McGowan
Associates with
Christopher Dingwall

139 Gogarburn

Parish Was Gogar, then united with Corstorphine 1599, later Edinburgh

NGR NT 165 722

Owner Royal Bank of Scotland plc

Designations

Listing Gogarburn House B (boundary wall, stables and the walled garden not included in List description)

Green belt

REASONS FOR INCLUSION

Originally a modest designed landscape enclosed by tree belts that is typical of the urban fringe in the local area of west Edinburgh and contributes to its landscape character together with the other Gogar sites, in particular those on the south side of the Glasgow Road – Gogarburn, Hanley and Gogar Mount. After use as Gogarburn Hospital for most of the 20th century it became the international headquarters of the Royal Bank of Scotland at the start of the 21st century with huge investment in new infrastructure, buildings and landscape including re-use of the house, estate buildings and landscape structure. The RBS phase includes a southward extension of the original site. The site merits inclusion as much for its 21st century design as for its 19th century incarnation and so the modern site boundary is used.

LOCATION, SETTING AND EXTENT

Located on the south side of the Glasgow Road (A8) with direct access from the westbound carriageway via Gogar Station Road and at its main entrance, and from the eastbound carriageway via the RBS vehicular overbridge. Gogarburn is the largest of the Gogarburn group of similar 19th century villa landscapes that also includes Gogar Mount (137) and Hanley (138) to the west and Gogarburn (140) to the east. The main approach originally was from the Glasgow Road via the North drive. The Gogar burn flows through the site and originally formed the south boundary together with a tributary burn flowing in from the west; it then runs between the house and the new RBS main building before entering a culvert under the A8. The modern RBS site extends south of the burn. Site area 34.5ha.



Campus landscape of the highest quality using semi-mature planting throughout

MAIN PHASES OF DEVELOPMENT

Private house, early and mid 19th century; hospital, 1920s, 1930s and frequent later additions during 20th century; RBS corporate headquarters, early 21st century.

HISTORY OF LANDSCAPE DEVELOPMENT

In 1809 about 92 acres of the estate of Gogar were sold to three separate feuars at the rate of 200 guineas per acres to constitute the three villas of Hanley, Gogarburn and Gogar Park (NSA 214). A plan dated 1839 shows empty fields on the south side of Glasgow Road and gives the names of the feuars, although the Knox (1816) and Thomson (1832) maps show the land already planted with tree belts, without houses at Gogar Mount and Gogar Park. The mature trees on site suggest that its was planted early in the 19th century.

All records refer to Gogarburn House being built in 1893 by James Jerdan who carried out additional work there in 1896. However, a house is shown in this position on the Knox 1816 map and the OS 1st edition map of 1852-53 shows a house with a similar footprint to the present house, so perhaps Jerdan only altered the earlier house. Either way, it had a short further life as a private estate. The OS 1st edition map also shows parkland to the east of the house and an open field beyond – land that was available for other development.

The Gogarburn Hospital was begun here in 1929, designed by Stewart Kaye, described as a 'rambling collection of cheap neo-Georgian buildings' by Gifford *et al.* In the 1920s the Edinburgh District Board of Control had bought the mansion house and estate of Gogarburn to establish a new hospital for the treatment of mentally handicapped patients, separate from the asylum system. The house had previously belonged to Edinburgh Corporation and had been used as a home for convalescent children under school age.

By December 1924 the hospital was opened with 24 women patients in residence and, in 1925, the stable block was adapted to accommodate 15 men. The District Board then commissioned Stewart Kaye, the architect of Bangour Village Hospital, to design a colony for Gogarburn to accommodate, ultimately, 1,000 mentally handicapped people. The colony was designed as a small village, each house or block to take 50 patients under the supervision of a housekeeper. In 1929 the foundation stone of the new administrative block, designed by Kaye, was laid by the Duke of York.

In 1925 the hospital bought its first farm, Kellerstain, to provide work and food for the patients. In 1950 it added the farm of Gogarbank and the policies of Hanley Lodge. Building progressed steadily during the 20th century. In 1929 two villas were opened, with two more in 1934, followed by the school in 1931. In 1936 two children's blocks were added, followed in 1938 by two temporary blocks for male patients. After 1933, architectural design passed to E J MacRae. By the end of 1938 there were places for 540 patients.

During the war in 1940 the Government included Gogarburn in the emergency services scheme. Two new villas, not yet in use, were taken over, and further accommodation for emergency purposes was acquired. In 1942 over 1700 service and civilian patients were treated and Gogarburn acquired a reputation for its highly specialised peripheral nerve unit. By 1945 there was a long waiting list of patients for Gogarburn as it returned to its original function.

Gogarburn was transferred in 1948 to the South Eastern Regional Hospital Board under its own Board of Management. Two new wards and an occupational therapy hut were built. Following the Mental Health (Scotland) Act 1960, Gogarburn became a treatment and training centre with its emphasis changed from work to occupational therapy. This led to the provision of hostels and sheltered homes where patients who had benefited from training could go and live, thus leading more normal lives.

Ordnance Survey 1st edition
6" map 1852-53



In 1971 two units for adolescents and the Industrial Therapy Unit were opened, followed in 1970 by the Children's Unit, designed by John Holt. In 1974 Gogarburn became part of the South Lothian District of Lothian Health Board. The Hospital closed in May 1999.



Adair map 1682 showing
Gogar sites



Roy map c1750 showing
Gogar sites



Knox map of 1816 showing
Gogarburn extending over
Gogar Park site

The Gogarburn site was bought by RBS in June 2001. Proposed designs for the development of a campus-style global HQ were unveiled in February 2002, and in September 2002 planning permission was granted. Site work began almost immediately. The two-year building project involved a workforce of more than 7,000 people. The building was completed in Spring 2005, ahead of schedule, enabling the first staff to move into their new offices in July 2005. The RBS Headquarters were officially opened by Her Majesty The Queen in September 2005.

The Royal Bank of Scotland was founded in 1727 and is now one of Europe's leading financial services groups. It is the second largest bank in the UK (HSBC is the largest) and ranks fifth in the world.

Maps and Graphic Evidence

Roy's map c1750 shows *Gogarstane* and *Gougar* located north of the road to Glasgow, the latter with a basic designed landscape, but no houses to the south of the road, the whole area being open fields. Knox's map of 1816 (and Thomson 1832) shows Gogarburn extending eastwards over the land that became Gogar Park, all of which is laid out with tree belts with Gogarburn House represented. The 1st edition OS map 1852-53 shows the house, walled garden and offices all located in the west third of the site, between the Gogar burn and the west boundary shared with Hanley. A drive approaches from a lodge beside Glasgow Road to the north, dividing to serve the stables and walled garden north-west of the house. A tributary burn runs along the south boundary of this part, widening to a pool before it joins the main burn. The middle third of the site is parkland enclosed by a perimeter tree belt on three sides and open to the burn on the south. The easternmost third is simply a field enclosed by narrow trees belts on three sides. To the west, Hanley and Gogar Mount and to the east Gogar Park are laid out in the same style with the same components arranged in different ways.

Aerial photograph 1941 E52651 at RCAHMS and 20th century OS maps show the layout during the Gogar Hospital period with a major tree belt along the north part of the burn, some parkland to the south of the house, a paddock to the north and the walled garden in use. East of the burn, apart from the perimeter tree belts on the north and east, only a few mature trees from the middle tree belt survive, plus a few other individuals, with most of the interior taken up by buildings and hard surfaces.



*Gogarburn House and setting
with new section of road*

COMPONENTS OF THE DESIGNED LANDSCAPE

Architectural Features

Mansion House / RBS Health and Leisure complex

Built in 1893, designed by James Jerdan, with 1896 additions by Jerdan and modern additions on conversion to hospital use. 2-storey over raised basement, 7-bay Scots Renaissance house. Harled with pink and white sandstone dressings. Chamfered margins. Band, base and blocking courses, and quoin strips. Described as 'stolid Scots Renaissance' by Gifford *et al.* All sources give the date of building as 1893, however, a house is shown in this position on the Knox 1816 map and the OS 1st edition map of 1852-53 shows a house with a similar footprint to the present house, so perhaps Jerdan only altered the earlier house.

Restored and converted as part of the RBS development in 2003-05 to house social and health facilities as part of the Health and Leisure complex. A new block at the rear of the house includes a 20-metre swimming pool, gym and two dance studios. This is a rectangular Miesian block with black steel columns, glazing bars and roof margin, linked to the house by a glazed corridor.

Walled Garden

The walled garden lies north-west of the house, built variously in sandstone rubble, squared whinstone and red brick (parts of interior). The walls have been restored and adapted, with new sandstone copes and quoins where needed, to accommodate tennis courts, three Astroturf 5-a-side pitches and other facilities, all with high ball fencing. Part of the new Health and Leisure complex available to staff and their families.



*Walled garden with tennis
courts and 5-a-side pitches*



*Back of Gogarburn House
and link to new leisure
building*

*North front in parkland setting
with retained mature trees*



*Training and Conference
Centre*

Training and Conference Centre

The Training and Conference Centre is a new building set within woodland in the north-west of the site that was formerly a paddock. Two stories with an oval form at the east end, in honey-coloured sandstone and glass, with black window framing, exposed structural steel, roof margin etc.

The building contains a 300-seat tiered auditorium, flexible resource and training rooms, business centre and a TV studio.

Stables and Estate Offices

Rubble-built L-plan range to the north-west of Gogarburn House, converted to hospital use early in Gogarburn Hospital period. Restored and converted for use as a staff nursery and crèche, providing high quality early care and education for 70 children aged from three months to primary school age, as part of the RBS development.

North Lodge and Gates

North lodge demolished, date unknown. The gateway remains with three stone gate-piers with weathered copes, and new iron double-leaf main gates and one pedestrian gate.

The line of the drive approaching the gates has been incorporated in the new footpath layout of the RBS Gogarburn development, surfaced in loose gravel.

Boundary Wall

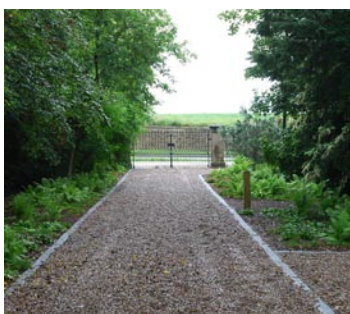
The random rubble mortar-bound estate wall with half-round cope along the north boundary has been repaired and repointed.

Gogarburn Hospital

The new hospital was begun in 1929 by Stewart Kaye with further building by E J MacRae after 1933, the hospital has further expanded with buildings of the 1950s, 60s and 70s. The house interior was altered for hospital use with fire-escapes etc, as was the stables block. No hospital buildings remain. The RBS Gogarburn development has about the same ground floor area footprint as the NHS hospital buildings.

RBS Gogarburn HQ

RBS describe the new HQ buildings as 'campus-style architecture sensitively integrated into landscape.' The main building is one structure with six *business houses* arranged around a central 280 metre long internal street with various high street retail outlets. The *Street* includes a small supermarket, coffee shop, chemist, dry cleaner, hairdresser and florist and the 500-seat staff restaurant.



North gates



*East entrance to Street and
vehicular terminus*

The massive building on three floors plus basements is arranged around the east-west Street spine with wings to north and south. The four north wings are arranged to preserve existing mature trees and the courts they enclose are simply treated with trees and grass. The west court is wider and includes the main entrance, aligned with the entrance road, with a shallow pool on one side. The six south wings enclose two garden courtyard and the restaurant near the east end. Beyond the east end of the main block, a plant and service block forms the south side to the vehicular terminus at the east entrance to the Street, with a service yard on its south side.

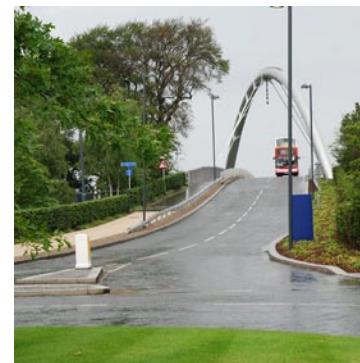
Roads, Car Parks and Footpaths

Roads, Drives and Overbridge

The main drive was formerly from the North Lodge due north of the house. Part of this line has been retained in use within the new road and footpath layout, although vehicular access to the house is now via the main entrance and spine road.

The RBS project included construction of dedicated vehicular bridge to ease pressure on the A8 and gives access between the development / Gogar Station Road and the north carriageway. A roundabout south of the bridge links with Gogar Station Road, the east vehicular terminus and a new spine road along the north side of the main building. Enhanced bus routes to the site by local bus providers arrive at the terminus at the east end of the Street, with taxi rank, drop-off point etc.

The main access is direct off the westbound carriageway of the A8 via a wide formal avenue on to the spine road. Both this and the bridge used existing gaps in the boundary tree belt. All roads are surfaced in asphalt.



View to A8 overbridge



*Two-storey car park on north
of spine road*



Terrace path on south front

Car Parks

The main car park is on two levels in three splayed blocks to the north of the spine road. This low multi-storey solution to the amount of car parking space reduces the land-take for parking. The intrusive effect of the large structure is minimised by the use of beech hedging planted at semi-mature size to form the *walls* of the car park, supplemented by lime tree planting in rows. The expanse of car parking at roof level is a significant intrusion seen from the elevated viewpoint of the overbridge and, presumably, from north-facing offices on the upper floors.

A small surface visitors car park is provided on the west side of the main entrance road. Other surface car parks serve the Training and Conference Centre and the Health and Leisure complex.

Footpaths

A spine footpath runs parallel to the spine road while a broad terrace path runs along the south side of the building, serving as a fire path and part of the flood defence, set at ground floor level. Other paths lead off from these routes beside the burn, to the facilities in the west of the site and through the tree belts. Paths are generally surfaced in resin-bound gravel.

Five jogging routes of 1 to 5 km have been planned into the paths around the site and extend into Gogar Park.



Spine path on north front with semi-mature tree planting

Gardens and Policy Planting

Gardens

No original garden areas remain. The two courtyards on the south front of the main building are imaginatively designed and planted and are the only real garden spaces, although high quality campus landscape with many distinct character areas and habitats has been created over the whole site.



Courtyard garden, south front

Parkland and Campus Landscape

Little true parkland remains and was removed, apart from a small area, during the NHS hospital phase. In its place is a campus landscape with many distinct character areas and habitats that take full advantage of its mature landscape setting that attracted RBS to the site in the first place. These include area of parkland character on the north side of the main building where existing large mature trees have a strong impact contrasted with the wings of the building and plain grass sward. Species are beech, purple beech and sycamore. At the west end of the main building the character is created more by the burn valley and existing tree belts and the transition to the area of Gogarburn House. Here treatment is incidental to the new facilities including road, car parking, new leisure building and restored house. A notable character area is the burn valley (see Water Features and SUDS below).

Semi-mature trees of the very largest size have been planted in many area of the landscape, notably in a parkland style at the east end of the main block, to create immediate mature effect. Use of semi-mature stock extends to all trees, for example rows of roadside oak sp, the tall tree screen round the two-storey car park and lime avenue on the main approach. Very large mature multi-stemmed shrubs and ornamental trees and also used, particularly on the south side of the main block and vicinity of Gogarburn House.

Tree Belts and Woodlands

Existing retained woodlands comprise perimeter tree belts along the north and west boundaries and along sections of the burn valley. Belts include many mature trees, 150-200 years old, and are now managed and restocked, generally of ash, beech, horse chestnut, oak, sycamore and Scots pine. A small component of conifer infill planting 25-30 years old, roadside sycamores of a similar age and individual trees from the NHS hospital period remain, not all of the same value as species as the mature planting and new specimens.

The north boundary belt is particularly important in screening the site from the A8 and creating a sense of enclosure within the site. Only one mature tree was removed in the whole development, the overbridge and main entrance using existing breaks in the woodland belt.

Water Features and SUDS

The Gogar burn is perhaps the most significant topographic feature of the site and plays a prominent part in the new landscape. The burn was diverted at the south-west of the main building. As a result of flood assessment and provision for sustainable urban drainage systems (SUDS), as well as policies to maintain and enhance ecological diversity, the burn a major component of the landscape design to the south and west of the main building. The results are terraced landforms reflecting the building shape forming the valley side at the west end, naturalistically reformed sections of burn channel, a terrace path along the south of the building above flood level, and separate channels and wetlands (without standing water) accommodating SUDS drainage and flood water. This is planted with native vegetation including reeds, bulrushes, birch and willows, adding to the habitats of the site, with limited public access in flood prone areas and good valley-side paths and bridges elsewhere.

South of the burn on land well outside the 19th century designed landscape an amphitheatre landform has been created to accommodate some of the 100,000 cu.m excess subsoil from the building construction and to contain flood water. (Civil Engineer including SUDS design, WSP Group; ecological consultant, John Darbyshire)

A shallow reflecting pool is a feature on the west side of the main building entrance. Restrictions by Edinburgh airport meant that standing water attractive to birds was limited, both as an ornamental feature and in semi-natural SUDS areas.



LEFT SUDS wetland channel south of main block



Boundary tree belt and main entrance area, Glasgow Road



Retained beech and sycamore trees between building wings



Conifer infill, and new and NHS hospital period roadside trees



Road approach to main entrance



ABOVE Gogar burn west of main block

View south from overbridge



Views and Vistas

Views to the Pentland Hills will be possible from the upper floors of the main building and from parts of the designed landscape on its south, but are limited elsewhere by the enclosing tree belts. The nature of the site planning and planting means that wide open spaces contrast with the existing and new buildings and planting to create many attractive viewpoints in the new layout, notably along the north and south frontages of the main building, along the new entrance road and in the vicinity of the burn and old house.

Visual Intrusions

The high standard of new architectural and landscape design and attention to detail has created a landscape that is subtly different in character to the early country house landscape, although successfully integrated in all its parts. The functional features of the walled garden (play surfaces, high ball fences etc) appear harsh in comparison, but are well contained within the garden walls. Occasionally the choice of materials is discordant, eg. block paving at Training and Conference Centre car park, but emphasises the integrated design elsewhere. The overbridge has resulted in the visibility of the roof level car parking in the two-storey car park, although otherwise the structure has been subtly designed and screened.

Area of Influence

As noted above, Gogarburn is related to the other Gogar sites and contributes to the landscape character of the local area of west Edinburgh and is particularly associated with Gogar Park (140), the site of RBS's new Business School, on the opposite side of Gogar Station Road, as well as with Hanley and Gogar Mount to the west.

Archaeology

A full environmental statement and archaeological appraisal was undertaken prior to the development. The main archaeological interest related to built features, there having been a high level of disturbance during the NHS hospital phase. The three-hour battle between Oliver Cromwell's army and the Covenanters commanded by General Leslie on 27 August 1650 centred in Hanley to the west is noted, together with the evidence of medieval cultivation in Gogar Park to the east.

PUBLIC ACCESS

The site is accessible to the public during daylight hours, although there is no formalised access. A high level of security by patrolling personnel is maintained.

FUTURE MANAGEMENT POTENTIAL

The RBS Gogarburn development has created a well designed and managed business environment with a secure future, retaining all the built and landscape features of value that remained after the NHS hospital period. The standard of materials, new planting and maintenance is exceptionally high and there are no particular management issues now arising. Public access to this exceptional new landscape is desirable and hopefully can be managed without interfering with the use of the site or the security of the staff and fabric.

ASSESSMENT OF SIGNIFICANCE

Overall

As a 19th century villa designed landscape Gogarburn has modest significance. This evolved through hospital use in the 20th century – a period of some local social historical interest – to one of the largest individual corporate building and landscape project in Britain to create a world class business environment with the highest standards of design, planting, materials and management. It remains one of the Gogarburn group of four sites that has high significance in the landscape of west Edinburgh, particularly as seen from the A8. The 19th century house is now contrasted with the 21st century RBS megastructure within a new campus landscape with varied character areas and habitats, mostly newly created but incorporating valued components of the older landscape. Business use has created the most significant phase of the site's evolution that is at a national level.

Work of Art

High

Historical

Some

Horticultural / Arboricultural / Sylvicultural

High

Architectural

High

Scenic

High

Nature Conservation

High

Archaeological

Some

Recreational

High

Sources – Primary

Maps

Adair/Cooper *A map of Midlothian* – Counties of Scotland printed version -1735
NLS

Knox, *Map of the Shire of Edinburgh*, 1816 NLS

Thomson, *Atlas of Scotland*, 1832 NLS

First edition Ordnance Survey (1852) Sheet 5 NLS

Ordnance Survey (1915) Sheet II SE NLS – paper copies

NLS National Library of Scotland www.nls.uk

RMS Reg Mag Sig Register of the Great Seal of Scotland, Edinburgh

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)

RHP1395 Plan of the estate of Gogar, the property of George Ramsay

Cultural Heritage Review by Derek Lovejoy Partnership July 2003 in support of the Royal Bank of Scotland Centre for Executive Development

HS Listed Buildings Report. 14 April 2003 Building reference 27169 (2.20, 2.21, 2.22)

Pers comm Martin Stevens (EDAW Ltd, project landscape architect) to Peter McGowan, on site 6 July 2007

Aerial photograph 1941 E52651 at RCAHMS covering Kellerstain, Ashley, Ratho Park, Gogar Mount, Hanley, Gogarburn and Gogar Park.

Sources – Secondary

The County Directory *The Directory of Noblemen and Gentlemen's Seats, Villages etc. in Scotland* – annual publications listing properties and residents – various dates 1843, 1851, 1857, 1862, 1868, 1872, 1875, 1894, 1902. RCAHMS library, Edinburgh

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Lothian Health Services Archive site at www.lhsa.lib.ed.ac.uk/histheal/hospital/gogar.

Additional sources not consulted

Archive Number E 33821 P Cowie & Seaton collection. Gogar Park and East Lodge. Photographic copy of section and plan of site. 1930-33. Photographic copy of CSE 1930/36/1/6 Accession number 1992/52 RCAHMS

Plans, sections and elevations by Leadbetter, Fairley & Reid (architects) of the east and west lodges dated 1933, held by RCAHMS
