

City of Edinburgh Council

Edinburgh
Survey of Gardens and Designed Landscapes

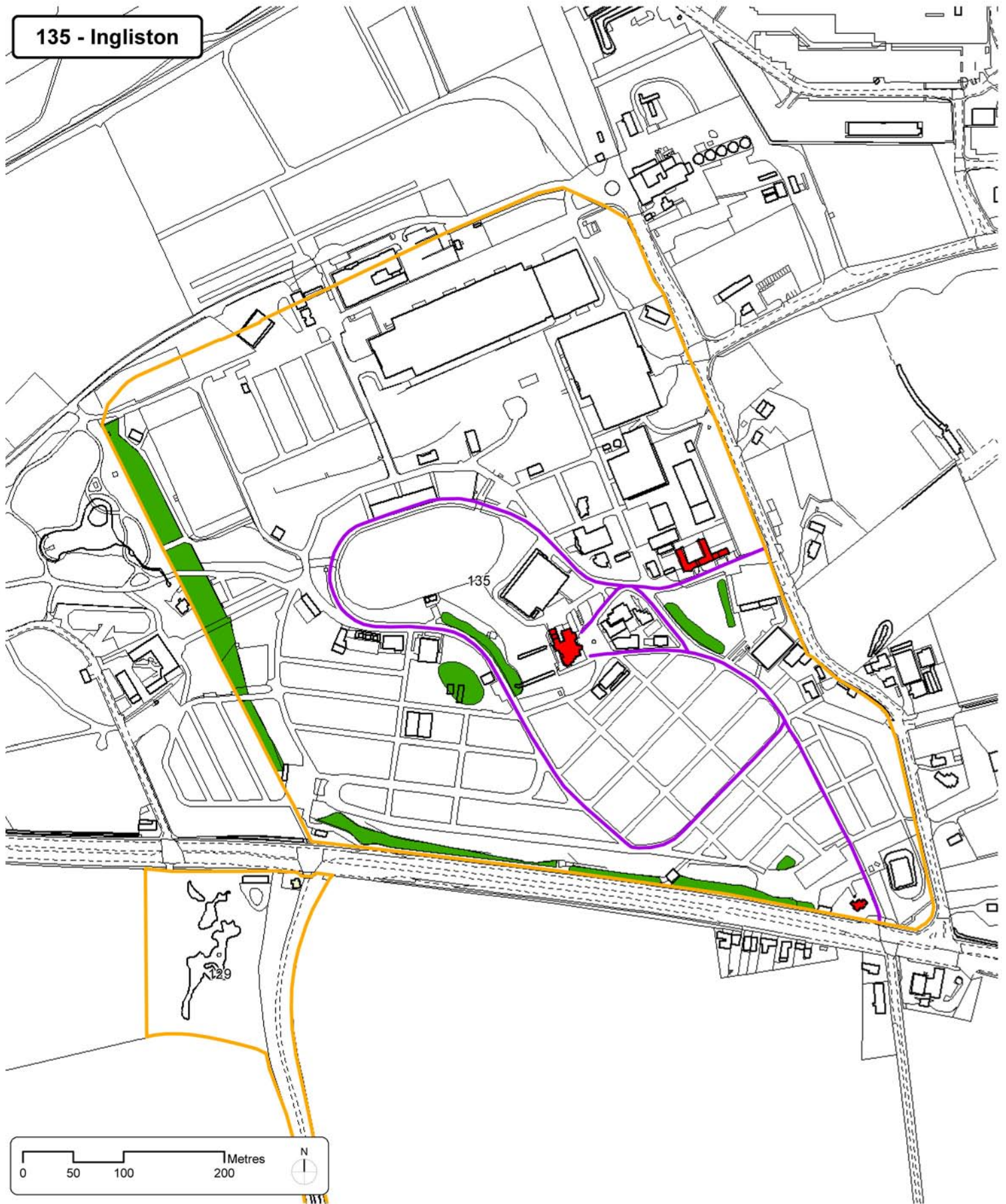
135 Ingliston House, Royal Highland Showground

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: July 2007

135 - Ingliston



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 | | |

135 Ingliston House, Royal Highland Showground

Parish	Kirkliston, later Edinburgh
NGR	NT 145 730
NMRS No.	NT17SW 161.00
Owners	Royal Highland and Agricultural Society of Scotland (RHASS)
Designations	
Listing	Ingliston House A Lodge with gate piers and boundary walls B Stables and gardener's house A

REASONS FOR INCLUSION

A mansion house and designed landscape site of some local historical and architectural importance, particularly from its 19th century phase, although the design has been largely replaced by the permanent buildings and circulation routes of the Royal Highland Showground within which the house, stables complex and some boundary trees belts and other trees remain.

LOCATION, SETTING AND EXTENT

Ingliston House and its designed landscape – the site of the Royal Highland Showground – lie to the north of the A8 Glasgow Road and south of Edinburgh Airport. It is accessed from Fairview Road, via Eastfield Road, the road to the airport; also via Ingliston Road, although the junction with the A8 restricts some movements. The site is flat with limited external views due to site buildings and perimeter tree belts. Site area 36.1ha.

MAIN PHASES OF DEVELOPMENT

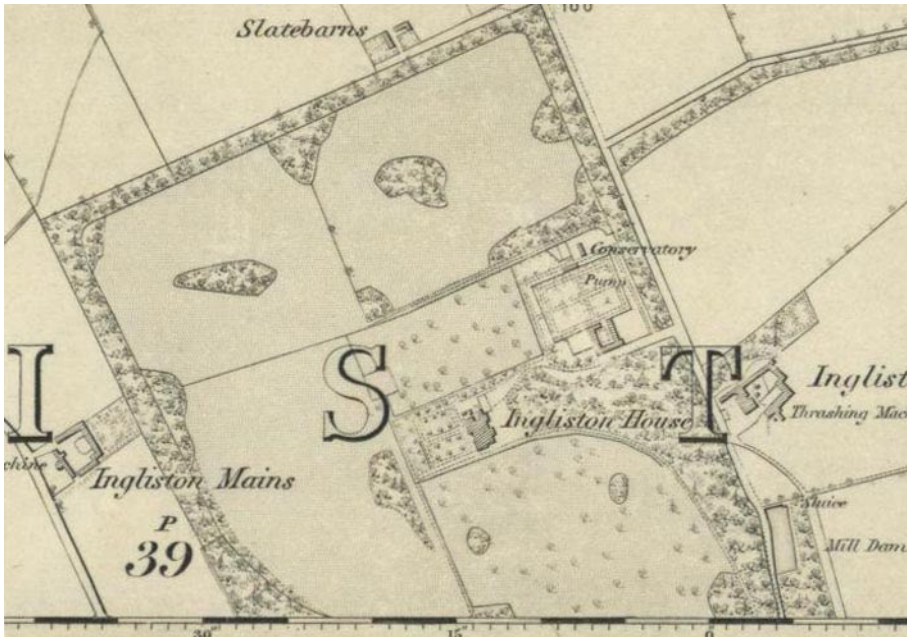
Early 18th century; mid 19th century; last four decades of the 20th century.

HISTORY OF LANDSCAPE DEVELOPMENT

Sources vary regarding Ingliston's early history. Ingliston was granted by David I to the Knights Templar in 1134 and passed to the Knights of St John in 1312; in 1563 the lands were handed over to Queen Mary (Symon 1-8). Harris states that it was recorded in 1478 as *Ingaldstoun*, and that by 1539 the estate had divided into Eastfield, also known as *Rattounraw*, and Westfield. *Rattounraw* was used as the estate name until 1631 (Harris 352). James Inglis erected Ingliston into a barony in 1631 and revived the old name of Ingliston.

The next owners were Sir George Mowat and his son Roger, then Hugh Wallace, and by 1710, George Smollet. In 1744 John, 2nd Earl of Hopetoun, purchased Ingliston. James Gibson bought it in 1801 (Symon 8) and this is confirmed by the *Plan of the estate of Ingliston, property of James Gibson* (RHP 1399). At this point, the old house was in ruins and uninhabitable, so James Gibson lived at East Mains of Ingliston (Symon 8). In 1803 he built the old stables and offices (Small). James Gibson was the son of William Gibson and Cecilia Balfour (Tweedie & Jones 88); in 1823, he succeeded to the estate of Riccarton, became Gibson-Craig and was created a baronet in 1831. He was a Writer to the Signet (1786-1826), law agent and leading Whig of the time.

William Mitchell-Innes of Parson's Green and Bangour purchased Ingliston in 1846 (Symon 8). Thomas Brown designed the present mansion house in 1846, influenced by the designs of architects Burn and Bryce. An eccentric baronial building of two and three storeys, considered by some to be the first hint of the Scots Revival.



Ordnance Survey 6" map
1852-53

William Mitchell inherited property in 1840 from a close relative, Miss Jane Innes of Stow, and changed his surname to Mitchell-Innes (rootsweb). He had married Christian Shairp in 1810, and he was the recorded owner of Ingliston until 1857 (County Directory). From 1840 to 1859 Mitchell was a director of the Royal Bank of Scotland; he died the following year.

Robert Stewart appears as owner by 1862 (County Directory) having bought Ingliston a few years earlier (c1856 HS, Symon 8); his nephews were the proprietors at Ingliston (Symon 8). In 1872, Stewart sold the two farms to Alexander Charles Gibson-Maitland; he sold the house and the policies in 1887 Duncan Macpherson of Glen Doll.

In the 1880s it was noted that 'Its finely wooded grounds contain an old lime tree 'Wallace's Switch' which girths 23' at 3' from the ground' (Groome Vol 2 289). It seems that this tree was cut down to make room for the 12th green on the golf course (Symon 8).

A further change ownership occurred in 1899 when Robert Montgomerie Stevenson purchased Ingliston. There were other owners over the following years including William C P Brown (1934), the chairman of Heart of Midlothian Football Club, who turned the policies into a golf club and the house into accommodation. He also removed the estate railings along *the avenue* (perhaps beside Ingliston Road). In 1956, the new owner was Neil McKinlay (Symon 9) and finally the RHASS. bought the site in 1958 (HS).

Between 1900-02, John Kinross built the 17th-century style (HS) stables and gardener's house for Robert Montgomerie Stevenson, although a large part of the earlier courtyard of office/stables appears to have been incorporated (east part). Since the 1950s many other buildings and structures, including a motor racing circuit in 1961, have been erected on the Royal Highland Showground.

Maps and Graphic Evidence

Appears named *Inglishtoun* as a house with two towers and a few trees on Adair's manuscript map of 1682 and as *Inglistoun* in the centre of a small rectilinear landscape of tree-lined parks with a south approach on Roy's military survey (c1750). A similar layout is recognisable on early-19th century maps (Knox 1816, Thomson 1832) but they also show that the old house and the line of the former approach were on the line of Ingliston Road. The later 19th century natural style landscape developed on the west half of the 18th century area, with the new house positioned centrally, the old house site outwith the area and abandoned, and the land initially retaining some of the dividing enclosure lines, as seen on the



Roy c1750

*View towards house at
stables entrance*



1850s 1st edition OS maps. Tree clumps added to the edge of boundary belts and in the centre of parks show a heavy-handed and an interpretation of the natural style. The 19th century OS maps also show a new quadrant curved drive from the main road, with an even scattering of parkland trees in the area its contains to the south and a belt of trees and shrubbery to its north. An offices/stables block directly accessed from Ingliston Road has a path from its courtyard to a small walled garden on its north side, with a conservatory; later maps show the addition of the west baronial style part. From the late-18950s onwards photographs from *The Scotsman* and other sources show the development of the site as the Royal High Showground, including the pre-existing 1930s golf course, the motor racing circuit and various elements of the showground including many buildings and extensive drives or *avenues*.

COMPONENTS OF THE DESIGNED LANDSCAPE

Architectural Features

Mansion House

Stocky pale honey-grey sandstone house of generally two-storeys, rising to three at turrets etc, with an exaggerated skyline of triangular dormer-heads, crow-stepped gables, square corner bartizans and circular turrets with conical stone or slated roofs. Described as 'The very first whisper of the first Scots Revival: undigested as a result' by McKean (1992) and 'Eccentric baronial' uncluttered by outbuildings' by McWilliam (1984). Now stands with an east entrance frontage of tarmac and parked cars; recent timber access ramps at rear.



Ingliston House from east



*Offices, stables and
gardener's cottage group*

Lodges

The South lodge was built to the design of Thomas Brown beside Glasgow Road at the end of the south drive; lodge in separate ownership; drive no longer leads to Ingliston House.

Offices, Stables and gardener's cottage etc

Built between 1900–02 to the design of John Kinross in 17th-century baronial style for Robert Montgomerie Stevenson, certainly the west part; stables and gardener's house in centre probably incorporate older parts of small courtyard layout seen on 1st edition OS maps of the 1850s, opening towards the walled garden on the north; both these parts one-and-a half-storeys. A short single-storey section in similar style and a later section with shallower-pitched roof and modern details comprise the east part. All in active use, with east part acting as site entry and security point; the building group contrasts with the functional modern sheds and car parking areas that adjoin it.

Walled Garden

Space now occupied by exhibition sheds. Part of the south wall survives with a gate adjacent to steps from the stables courtyard.

Other buildings

Many post-1960 buildings associated with the Royal Highland Agricultural Show including the Central Hall, MacRobert Pavilion, MacRobert Theatre, Lowland Hall, BCA Scotland, Scottish Executive Environment and Rural Affairs office, former National Museums of Scotland Museum of Agricultural Life building, grandstand and international visitors stand at main ring, clock tower, toilet blocks and



*General view with house,
neighbouring buildings, tree
group and surviving parkland
trees, poles and former racing*

Royal Highland Show plan 2007



permanent bank, retail and services buildings; old cottage on west side (Scottish Countryside Alliance office). All in a variety of styles reflecting date of building and degree of permanence; all one or two storey; buildings close to Ingliston House compromise its setting, particularly on the east and south.

Estate walls

A rubble wall approx. 2.0m high along Glasgow Road boundary; similar wall with semi-circular cope along west estate boundary although RHASS ground continues to its west.

Drives and Paths

South Drive

Survives for much of its length although it does not link to the South lodge; now incorporated into the general circulation of the showground; one section was part of the racing circuit.

Motor Racing Circuit

The route to the 1960s motor racing track survives within the showground circulation layout with loops around the north of the main ring and south-east corner of the site, with the house at its centre.

Showground Layout

An extensive system of path loops leads from the racing circuit to the other corners of the site, with a layout of straight *avenues* within the loops; all surfaced in blacktop. Overhead electricity and telephone cables on poles are prominent in much of the area.



Motor Racing Circuit plan c1960

Gardens and Policy Planting

Gardens

Lawns on the west side of the house with a grass terrace slope between two levels are all that remains of the former ornamental gardens.

Tree Belts and Woodlands

Structural tree planting is greatly reduced from the substantial perimeter belts along each boundary shown on the 19th century OS maps. A thin belt remains



Main ring and airport control tower

along the Glasgow Road boundary: mature trees mainly limes (stag-headed) with sycamore and horse chestnut, plus young planting of ash, beech, sycamore, purple sycamore, Turkey oak, whitebeam and shrubs. Similar belt on west boundary but thicker with more mature trees (ash, beech, horse chestnut, oak, sycamore), widening further in north part.

South of the stables a row of eight limes and seven other scattered trees (horse chestnut, oak and sycamore, including an oak used as an electricity pole) are all that remains of the south drive belt.

Parkland

Some tree groups on the west of the house and a few scattered trees around the showground are the only other planting: mostly mature limes and oaks.

Views and Vistas

Showground buildings and circulation routes now dominate internal views. Some external views to Fife hills, Corstorphine hill, the Pentlands and West Lothian bings but they are not prominent. The new control tower at the airport to the north is a prominent landmark. Significant in the view from Glasgow Road where the perimeter wall and tree belt screen much of what lies behind.

Visual Intrusions

Seen as a historic designed landscape, most of the showground development could be considered intrusive. However, the new use dominates to such a degree that the issue of intrusion is rather academic. Perhaps most regrettable is the loss of the setting of Ingliston House and, to a lesser extent, the stables group. The clustering of single storey buildings and areas of car parking around the house are unfortunate and the opportunity to use the space in a more imaginative way has been lost.

Area of Influence

The showground exists in a locality dominated by Edinburgh airport and its ancillary uses, notably extensive car parking, that include areas for the shows held at Ingliston as well as the various long-stay and park-and-ride facilities. Ingliston exists as part of this low intensity land use with low urban design quality.

Archaeology

Cists found in 1868 (NT17SW 21 144 727). Ingliston metal detector survey by Halcrow Group Ltd /R Murdoch in 2004 (NT17SE 351 1540 7255) may also contain features of value. Otherwise the evidence for the earlier landscape and adjacent former house site has some interest.

PUBLIC ACCESS

Generally only accessible as paid entry during shows; there is little attraction in the landscape for recreational use at other times.

FUTURE MANAGEMENT POTENTIAL



Perimeter trees belts and wall beside A8 Glasgow Road



Lime row and other trees south of stables



Tree group (limes) west of house

The potential relocation of the showground to Norton Park to allow for expansion of Edinburgh airport will be the dominant management issue at Ingliston. The feasibility and desirability of restoring the designed landscape of Ingliston House will be dependent to a large degree on the intended future uses for the land. The priorities for the site in landscape conservation terms should be restoration of the main structure planting and creation of a new setting for Ingliston House, undertaken within the context of a conservation management plan. The character of the rest of the site will be dependent on its new uses, with the preferred aim of re-establishing some kind of parkland setting for development.

ASSESSMENT OF SIGNIFICANCE

Overall

A designed landscape where the new use has largely overtaken the layout and character of the original so that the principal buildings and skeletal landscape structure are the main features of value. Unlike some campus sites developed in estate landscapes where a complex and vital landscape design with additional values have been created (eg. Corstorphinehill, 024; Pollock, 256; Riccarton, 228), Ingliston has little new development or landscape design that is of permanent value.

Work of Art

None

Historical

Some

Horticultural / Arboricultural / Sylvicultural

None

Architectural

Outstanding

Scenic

Some

Nature Conservation

None

Archaeological

Some

Recreational

Little

Sources – Primary

Maps

Adair A map of Midlothian - Counties of Scotland MSS version c. 1682 NLS

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

Armstrong, Map of the Three Lothians, 1773 NLS

Knox, Map of the Shire of Edinburgh, 1816 NLS

Sharp, Greenwood and Fowler Map of the County of Edinburgh 1828 NLS
Thomson, John Thomson's Atlas of Scotland, 1832 NLS

First edition Ordnance Survey (1852) Sheets 1 and 5 – shows southern portion
NLS

Parish map OS (1898-1904) 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)

RHP 1399 1801 Plan of the estate of Ingliston, property of James Gibson

RHP 1400 1816 Plan of the estate of Ingliston, the property of James Gibson

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

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

Groome, Francis (Ed) 1884 (Vols 1 & 2) 1885 (Vol 3) *The Ordnance Gazetteer of Scotland* Thomas C Jack, Edinburgh

Harris, Stuart 1996 *The Place Names of Edinburgh*, Gordon Wright Publishing, Edinburgh

McKean, Charles 1992 *Edinburgh: An Illustrated Architectural Guide* Royal Incorporation of Architects in Scotland (RIAS)

National Monuments Record of Scotland (NMRS) Accessed via CANMORE, on the RCAHMS website www.rcahms.gov.uk 20.1.07

Small, John 1883 *Castles and Mansions of the Lothians* Vol II, William Paterson, Edinburgh

Symon, Col. JA, 1958 'The Story of Ingliston' reprinted from *The Transactions of the Royal Highland and Agricultural Society of Scotland*

Tweedie, John & Jones, Cyril 1975 *Our District – the Historical background of Currie & Ratho*, Currie District Council

Additional sources not consulted

Anon. *Royal Highland and Agricultural Society of Scotland, a short history 1784–1984*.

Munro, Neil 1928 *The History of the Royal Bank of Scotland 1727-1827* Edinburgh

NAS RHP 38134/33 1772 Photocopy of a plan of farm of Inglestone

Article by Donald Whyte *Scotsman* 27 September 1958 [reference in Symon]

'Temple Liston' George Chalmers 1887 *Caledonian* Edinburgh new edition Vol 11 [might be II] p678 [reference in Symon – re Knights Templar]

GB 582 HWUA GC 1480-1889 Gibson-Craig papers held at Heriot-Watt University www.hw.ac.uk/archive/html/gibsoncraig.html

NAS RHP1399 – shows location of old house.
