

The Development of the Gardens and Designed Landscape at CAMBUSNETHAN HOUSE, CLYDE VALLEY



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Cambusnethan House

NGR: NS 78064 53052

Report on the development of the designed landscape

on behalf of

Scotland's Garden & Landscape Heritage

Cover Plate: The ruins of Cambusnethan House looking north from the Clyde Walkway.

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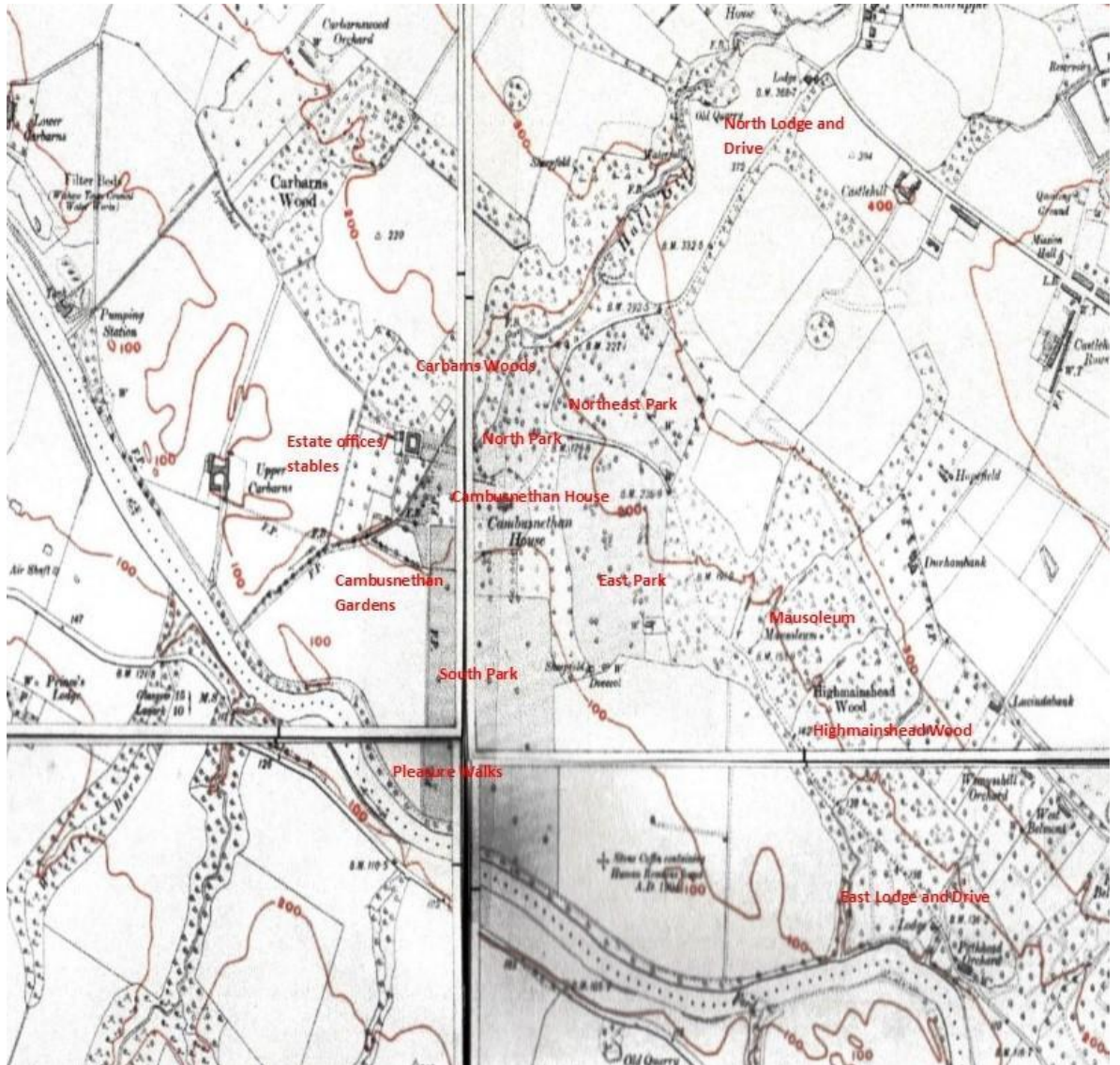
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1.0 Introduction to Glorious Gardens

Glorious Gardens was a two-year pilot project (2015-17) to research and record historic gardens and designed landscapes in two areas of Scotland. The project focused on properties which are not listed in the Historic Scotland Inventory of Gardens and Designed Landscapes, but which still retain evidence for their development and have some conservation value.

One strand of the pilot project, funded by Historic Environment Scotland and the Heritage Lottery Fund, focused on gardens and designed landscapes (GDLs) in the Clyde & Avon Valley Landscape Partnership (CAVLP) area while a separate strand, funded by Historic Environment Scotland (HES), studied properties in the Falkirk local authority area.

The Glorious Gardens pilot project was initiated and managed by Scotland's Garden and Landscape Heritage, who contracted Northlight Heritage to recruit, train and support groups of volunteers to conduct the research and produce reports on properties in each area during 2015-2017.

This report has been written by Maureen McKeown with Kathryn Valentine, the volunteers who conducted the research and survey work. The assessment of significance (section 7) was conducted by Northlight Heritage based on their findings.

2.0 Introduction to Cambusnethan

The designed landscape is centred on the derelict Cambusnethan House or Priory (NGR NS 7806 5305), which was completed in 1820 for the Lockhart of Castlehill family on the site of its 17th century predecessor. That house had, in its turn, replaced an older tower house, known locally as 'Baird's Tower', which had stood near the site of the present building.

Located within Cambusnethan parish, the ruins of Cambusnethan House sit on a steep slope looking southwards across the Clyde Valley and down to the River Clyde, which flows along the southern edge of the estate. It was framed by orchards and policy parkland and by fine mixed woodland on the slopes to the east and west of the house. The fine woodland remains, but little else survives of the once large and beautiful grounds.

Cambusnethan was a home to members of the Sinclair Lockhart family until the early 20th century. The agricultural and mineral land holdings of the family's Cambusnethan and Castlehill estate were significant, reaching west and north of Cambusnethan House and grounds, as far as Newmains. In addition, the estate owned considerable land holdings in and around Stonehouse. After 1904, the house was leased to a number of tenants until the 1970s, when it was converted to a hotel. It became derelict in the 1980s and was damaged by fires in 1985 and 1995. Several proposals have been refused planning permission over the years, the last one in 2001. A local group known as the Friends of Cambusnethan Priory was formed in March 2014 and has ambitious plans to save the building and convert it into a visitor centre and wedding venue. They have had discussions with both the owner and North Lanarkshire Council and are now registered as a community company.

There is full and unrestricted access via the North Drive to Cambusnethan Woods, Hal Gill and the grounds around the house. This access is heavily used by dog walkers, walkers, horse riders, cyclists and fishermen. Access via the East Drive is less frequently used. The North and East Lodges and the stables are privately owned and occupied. The policy parkland and part of the gardens are now agricultural fields.

The House and Estate Offices/Stables are category A Listed and the house is on the Buildings at Risk register (see below). Cambusnethan Woods (comprising Highmainshead Wood to the east of the house and Carbars Wood to the north and west) was designated a local nature reserve in 2014 and is owned and managed by North Lanarkshire Council.

The estate is in multiple ownership, including North Lanarkshire Council and various private owners.

Name	Designation	Grade	ID	Web link
Cambusnethan House/Priory	Listed building	A	LB47593	http://portal.historicenvironment.scot/designation/LB47593
	At Risk	Critical	1561	http://www.buildingsatrisk.org.uk/search/planning_authority/192/p/4/event_id/896564/building_name/cambusnethan-priory-castlehill-road-wishaw
The Coachhouse (Stables/Offices)	Listed building	B	LB689	http://portal.historicenvironment.scot/designation/LB689
Cambusnethan Woods	Local Nature Reserve	NA	NA	http://www.northlanarkshire.gov.uk/CHttpHandler.ashx?id=13301&p=0

3.0 Methods

The study followed the project methodology, as detailed in the Glorious Gardens Method Statement (see project archive, held at the National Monuments Record of Scotland maintained by HES).

It involved the consultation of key historic maps, aerial photographs, local and national archives, and databases of heritage assets and statutory designations. The results were entered on a Property Information form, hosted on a secure server, to ensure a consistent level of recording.

The desk-based research was followed by a systematic walkover survey in June-August 2016 to identify and record surviving components and key elements of the historic designed landscape. The survey employed a recording system designed for the project that combines written field notes, tablet-based data capture and photography. All data gathered during the project are available for consultation as part of the Glorious Gardens archive, held at the National Monuments Record of Scotland maintained by HES. The sources consulted are listed in section 7.

The information gathered has been synthesised to establish a baseline understanding of the development of the designed landscape and its current state, including its overall structure, surviving components and conservation opportunities.

4.0 Desk-based research results

4.1 Historic maps

Cambusnethan appears on maps from the late 16th century onward. This section summarises the changes to the designed landscape which are captured on each of the more informative historic maps. Section 6 draws out further evidence from the maps as it relates to specific components of the landscape.

Illus 2: Pont's Glasgow and the Country of Lanark (Pont 34) (1593-96).



The name 'Camnetthan' can be made out amongst a jumble of other names. The exact location is unclear and it also difficult to discern any marks to indicate the nature or size of the property. The map also includes 'Overtort(?) of Kamnetthan' (presumably present day Overtown) and a large area to the east is marked as 'Kamnetthan Moore'. Locals today pronounce 'Cambusnethan' as 'Cam'nethan'.

Illus 3: Roy's Military Survey of Scotland (1747-55) (©British Library).



'Cambusnethan' (note modern spelling) is shown in some detail, together with a number of small (ancillary?) buildings. An avenue of trees runs directly SSW from the house down to the river. Further lines of trees run parallel to the central avenue, enclosing what may be parkland and pleasure gardens. South-east of the house is what appears to be an enclosed orchard. On the opposite side of the avenue are two square enclosures laid out in geometric style; these may be pleasure or kitchen gardens. There is a thin arch of woodland stretching north-east and north-west from the house; woodland also extends to the south-east along driveways that lead to the Clyde. Another route to the house runs from the north-east. Near the beginning of the north and east approaches are small buildings which could be lodges. To the south of the house is a group of buildings marked as 'Mains', presumably a farm.

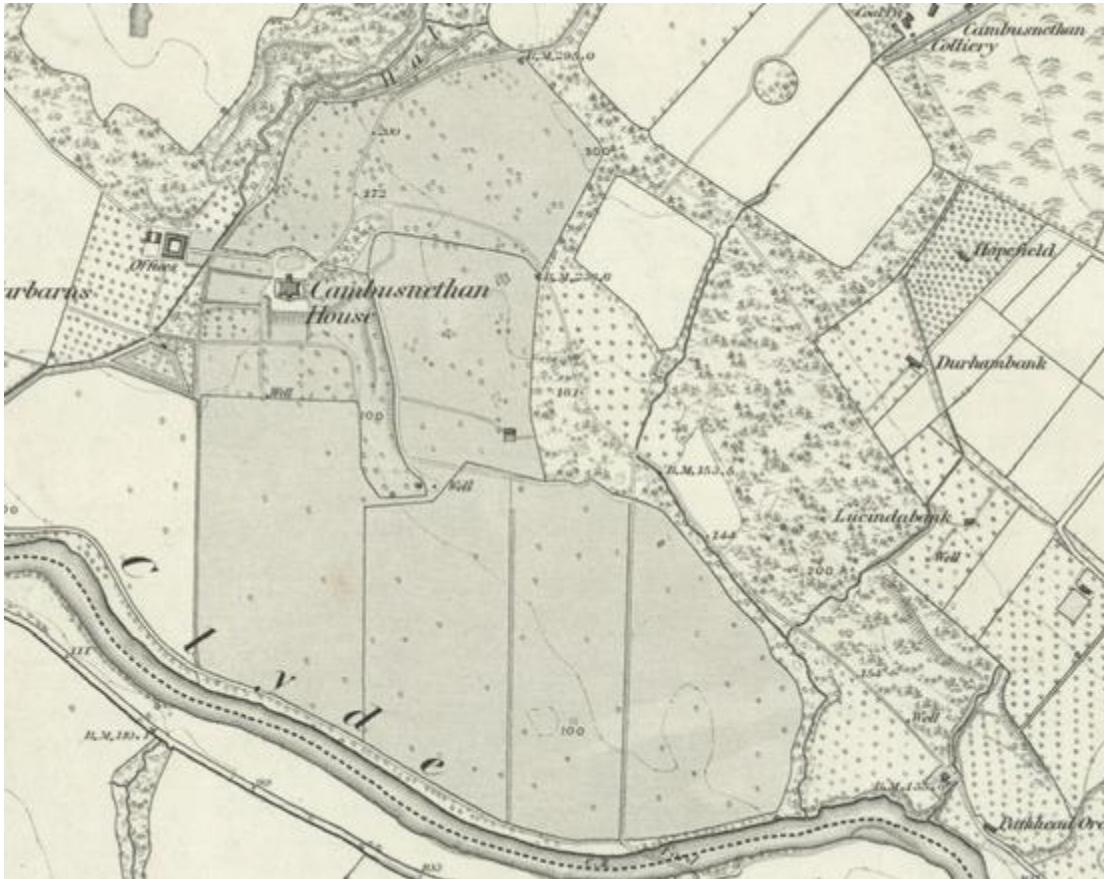
Illus 4: Forrest's (1816) The County of Lanark from Actual Survey.



While Forrest's 'Actual Survey' of Camnethan House (note spelling) was published in 1816, it appears to have been completed before the fire of March 1816 that destroyed the 17th-century manor house. Work on the new house began that year, but it was not completed until 1819/20 and the house depicted on the map is of different form.

The enclosed gardens around the house have been replaced by more open parkland running from the house down to the Clyde. The central avenue of trees seems to remain, but the parallel tree lines have gone. A new line of trees can be seen along the river's edge. A walled garden or enclosed orchard has been added a little distance from the house to the east. The roads or tracks leading to and from the house seem to have been straightened and widened. The building at the end of the north approach, at Gowkthraple, is now marked as a lodge, but the building at the end of the eastern approach is not. One of the drives has been extended from Mains; it now leads to and along the river, to a ford over the Clyde that joins the Hamilton-Lanark Road.

Illus 5: Ordnance Survey six-inch (1st edition), Lanarkshire Sheet XXVIII. Surveyed 1858-9, published 1864.



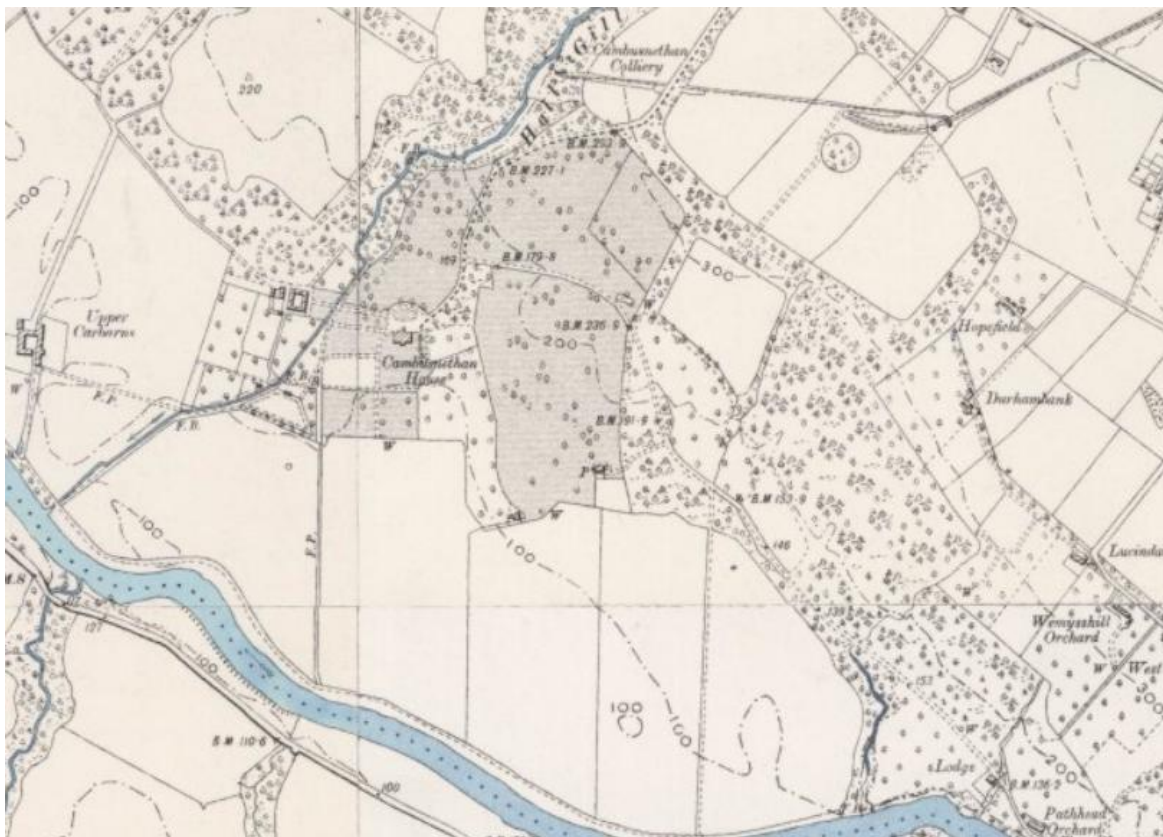
The 1st edition Ordnance Survey, carried out in 1858-9, is the first map of the estate after the completion of the new house in 1820. Unfortunately, on the 25 inch 1st edition maps, Cambusnethan is spread across three different sheets; therefore, the 6 inch 1st edition is more useful in seeing the whole. The new house seems to have been built on, or close to, the site of its 17th-century predecessor. Quite extensive offices and stables have been added to the west. To the south-west, a new walled garden has been created with an unusual shape like half of a hexagon. There is a building (gardener's accommodation?) but no indication of glasshouses. A large orchard, divided into two parts, extends between and along the west of the garden and offices.

A remnant of the central avenue of trees is visible on the south side of the house as parallel lines of trees in the pleasure gardens. Beyond this, policy parkland runs down to the River Clyde. The open style of before 1816 has been replaced by more formal, rectangular areas enclosed by trees and/or paths in the immediate setting of the house. There are many more paths and/or carriageways

through the policy woodland of the estate.

The tree-lined approaches to the house seem more impressive and straight, culminating in a circular drive or carriage sweep in front of the house. The North Lodge at Castlehill Road appears to be in the same location as on the 1816 Forrest map. There is a house and garden at the beginning of the approach to the house from the east, but this is unnamed and still not marked 'Lodge'. There are now more extensive orchards, including an area close to the house that may have formed part of a pleasure walk. A network of paths runs through Carbars Woods and along the Hal Gill. The property marked as 'Mains' on the earlier maps is no longer there, but an unnamed house with a garden and a pump appears in a similar location. The ford is still marked on the map, and two new tracks lead down to the river.

Illus 6: Ordnance Survey six-inch (2nd edition), Lanarkshire XVIII.NE. Surveyed 1896, published 1897.

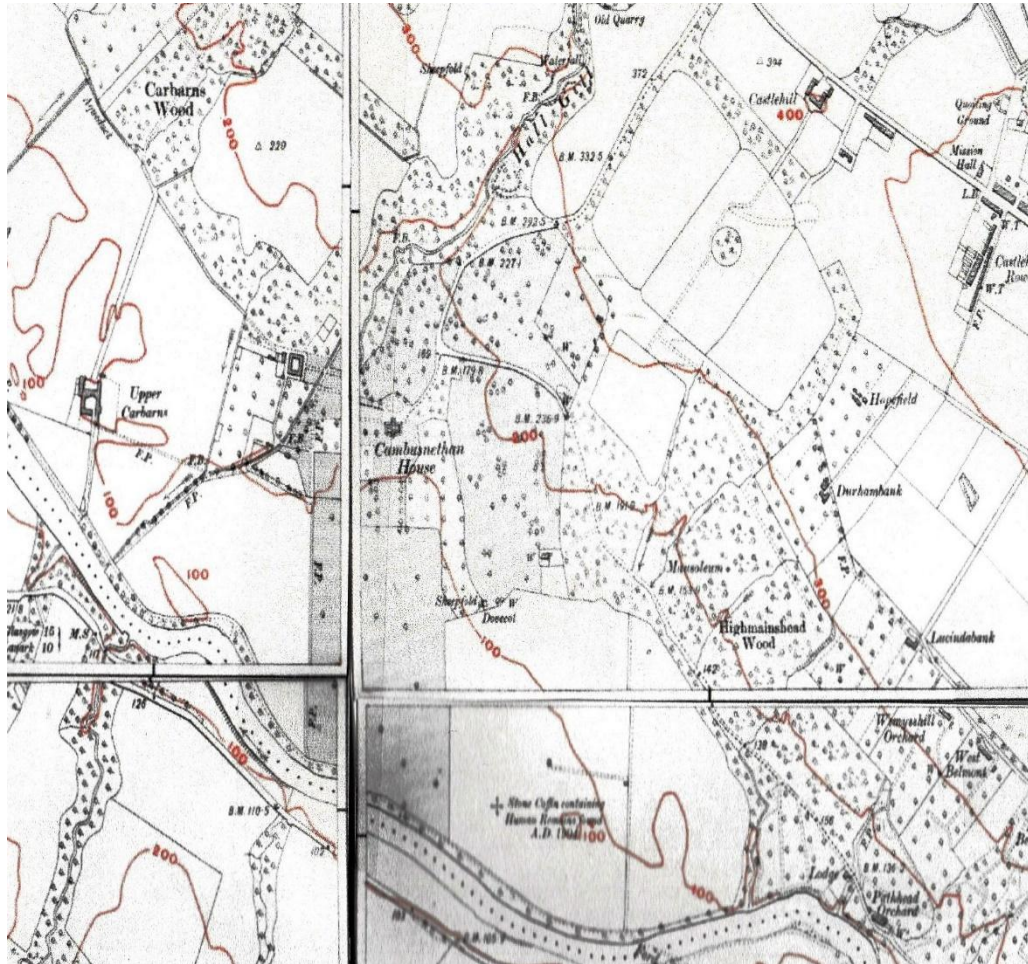


There seem to have been no significant changes to the designed landscape of Cambusnethan in the 37 years since the first edition Ordnance Survey. One change is that the four fields or haughs between the house and the river are no longer shaded grey, indicating that these are now agricultural fields

rather than part of the designed landscape. The orchard has been sub-divided into smaller areas. There are just two footpaths marked, leading from each southern tip of the walled garden to the riverside path. Also, the house at the beginning of the East Drive is now marked as 'Lodge'. The network of tracks through Carbarns remains.

There has been significant change to the area around the estate, with the growth of Netherton and Wishaw and the establishment of much heavy industry. This has impinged on Cambusnethan: on the 1859 map, Cambusnethan Colliery was north-east of the house near to what is now Castlehill Road. By the 1896 survey, these shafts are disused and new shafts have been sunk north of the house beside Hal Gill. A narrow gauge rail track has been built between the new shafts and the Pather Iron and Steel Works at Gowkthrapple which began operations in 1880. The track runs underneath the North Drive and across the fields to the east of the northern approach to the house. A pumping station has been built down-river from the house, between Upper and Lower Carbarns. However, this did not service Cambusnethan; it was probably established to feed water up to the iron and steel works that had sprung up at Netherton and Wishaw.

Illus 7: Ordnance Survey six-inch (3rd edition), Lanarkshire XVIII.NW, XVIII.NE, XVIII.SE & XVIII.SW. Surveyed 1910, published 1913/14.



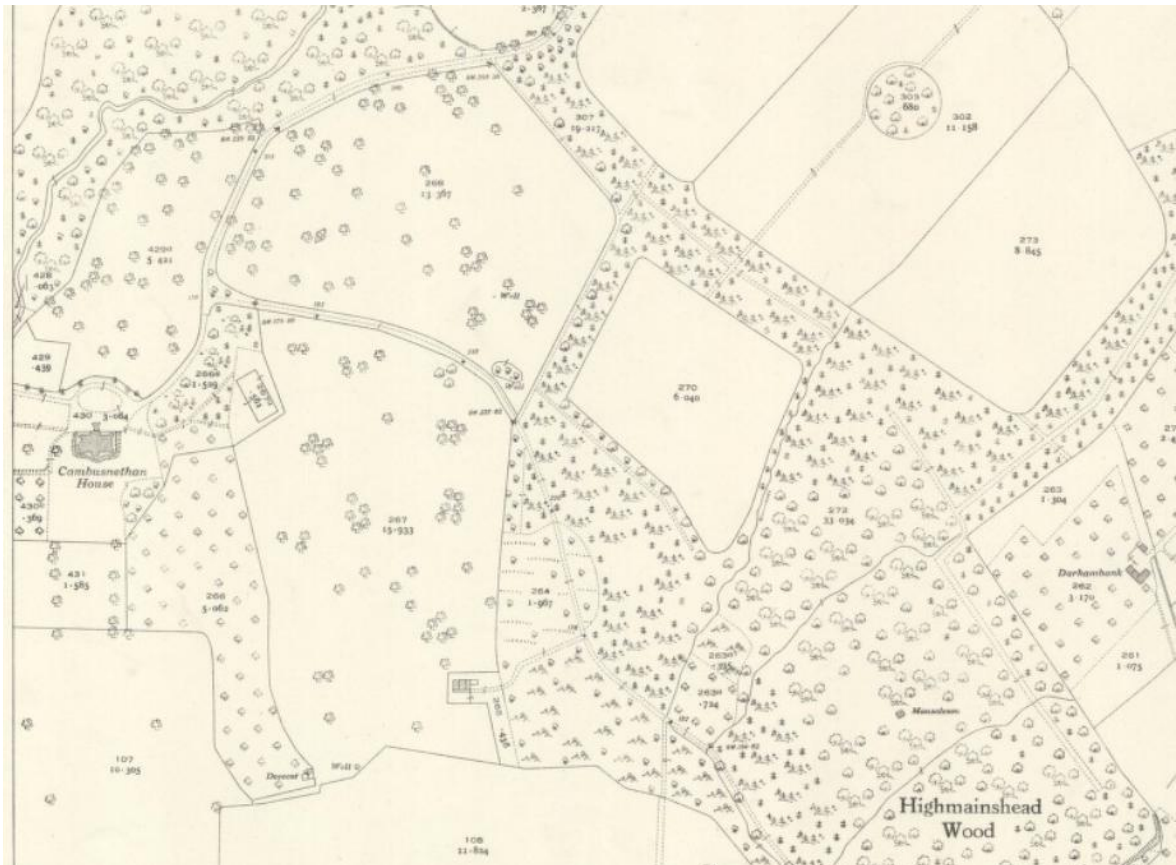
The full extent of Cambusnethan is again spread over several sheets on both the 6-inch and 25-inch versions of the 3rd edition, which was surveyed in 1910. The illustration above has been created using four sheets from the 6-inch map.

The mineshafts at Hal Gill have gone, as has the narrow gauge railway track that ran beneath the North Drive on the 1896 map. The area of parkland has been extended: the field or haugh between the house and the river is once again shaded grey to indicate that it forms part of the designed landscape, and it has been planted with specimen trees. By 1910, the sub-divisions in the orchard have been removed, leaving just two distinct parts divided by the path between the stables and the walled garden. A new garden has been created in the south-east corner of the orchard, to the west of and across the Hal Gill burn from the walled garden. Glasshouses are shown for the first time, both in this

new garden and in the walled garden itself. A dovecot has been built at the southern end of the orchard.

The map also tells us that in one of the haughs to the south-east of the house, there was a 'Stone Coffin containing Human Remains found AD 1904'. Finally, a mausoleum has been built in Highmainshead Wood. However, other than the East Drive, there are still no paths shown through Highmainshead Woods, not even to the mausoleum. The paths or tracks through Carbarsn Woods are no longer marked.

Illus 8: Ordnance Survey 25-inch (4th edition), Lanarkshire 018.07. Revised 1940, published 1946.



This image from Sheet 18.07 shows only part of the estate, but very little has changed since the 1910 survey. The only addition has been a tennis court and paths leading to it, north of the house.

4.2 Aerial Photographs

A comparison of aerial photographs taken in 1944 and 1950 with one taken in 1967 shows the dramatic changes to the Cambusnethan designed landscape in the early 1960s, after a long period of apparent stability.

The images from 1944 (NCAP-000-000-153-018) and 1950 (NCAP-000-000-153-019) show a landscape apparently unchanged from that recorded in the 1910 Ordnance Survey. The policy parkland is well populated with specimen trees. The walled garden, kitchen garden and orchards are also visible, although the orchards seem somewhat neglected, with thinning rows of trees. Interestingly, trees are visible in three of the fields or haughs running south between the gardens and policy parkland to the river, although on the 1910 OS map only the haugh immediately to the south of the gardens contains trees. There are small structures visible in the places where the dovecot and building with pump were marked in 1910. Also visible is the short avenue of trees running down the sides of the steep south lawn, the remnants of the avenue first shown on Roy's map of c 1750.

The 1967 photograph (NCAP-000-000-074-168) shows that almost all this has been swept away. Trees have been removed from all of the policy parkland and haughs, and the land has been ploughed. The remnant avenue can no longer be seen. The orchard areas are almost completely bare of trees. It is difficult to be sure, but it looks as if the walled garden may have survived at this point.

5.0 Timeline for the Cambusnethan Designed Landscape

14th century Cambusnethan was granted by Robert the Bruce to Sir Robert de Baird, who built a tower house known as Baird's Tower. It was a large, square tower of four storeys and probably stood near the site of the present house. This is believed to have been the only residence until at least 1490 and to have remained until 1661, when it was demolished and the new mansion-house was built (see below). De Baird subsequently forfeited the estate and was hung for treason, having switched allegiance. King David then granted Cambusnethan to Sir John Edmonstone; it later passed to the Stewarts of Darnley.

Source: Local historian Gordon Mason, author of *The Castles of Glasgow and the Clyde*, prepared a useful note on the history of Cambusnethan for the Friends of Cambusnethan Priory. See <http://www.cambusnethanpriory.com/historic-information.html>

- 1392 Sir John Sommerville married the heiress of Cambusnethan (a Stewart) and thus became the first Sommerville Laird of Cambusnethan. The compiler is here quoting Lord Somerville's family history, *Memorie of the Somervilles*. However, Leighton (1830) corrects this and states that Robert II in July 1392 granted a charter of the lands of Cambusnethan to a Thomas Somerville and to Janet Stewart, his wife, because the lands had belonged to Janet Stewart's father and thus must be considered her dowry. Source: *Statistical Account of Lanarkshire* (compiled 1839, published 1841).
- 1405 - 1659 Sir John Sommerville died in 1405 and the barony passed to his son, John. It then remained in the hands of the Somervilles for six generations. According to the 17th-century Sommerville family history, the original tower house was extended in the late 15th and early 16th centuries, eventually forming a large courtyard castle. Lord Sommerville knew this building before it was demolished in 1661 and described it as 'ridiculous', dismal and looking like a 'hospital'. During the 17th century, parts of the estate were feued or sold out of the family, most notably the lands of Coltness and Wishaw. Being in debt, Somerville of Cambusnethan sold what was left of the estate to his cousin, James Somerville of Drum. Source: *Statistical Account of Lanarkshire* (compiled 1839, published 1841)
- 17th century Leighton (1830) includes a description of the estate by Sir James Somerville in the 17th century in his *Strath-clutha (or the) Beauties of Clyde*. In 1679, Sir James had written down his family's history in *Memorie of the Somervilles* and included rare, first-hand descriptions of the earlier gardens and landscape.
- 'For the house, it stands upon ane eminence, haveing ane assent upon all quarters save one, overlooking two spacious haughs and the river of Clyde some two arrow flight from the house. The first of these haughs lying to the north-west, is a mylle of lenth, and in some places a quarter broad to the river; the second lying to the south-east, is three quarters of a mylle long, and a quarter broad, which makes with the orch-yairds, woods, and higher ground, the Over-mayns of Cambusnethan.
- 'Rounde the house lyes all the orch-yairds, the garden upon the southeast, from which, upon both hands you may descend to the brae-yairds of three large tarrasses, and to ane other yard commonly called the Garden-head yaird; upon the south of the garden, by ane easy descent, you come to the great orch-yaird containing sex aikers of ground; all the other quarters of the house hes yairds upon them full of choyce fruits, and without them woodes.
- 'To take a view of the yairds and woods (from the lights or platforme of the house) in the latter end of Apryle or beginning of May, one would thinke the wholl fields wer covered with linnen and carpets; such variety hes the undergrouth and leaves, with the flourishing of severall sorts of trees that growes there, and as ther is much pleasure in this, soe there is

noe little profite accessses to the owners from the woods and orch-yairds, wherein you have the choicest of fruits, in a seasonable year, from the midle of May untill the first of November; from the trees you can eat of some one kind or other, their being few years but the chessnuts and wallnuts comes almost to perfection; the apprecocks, peaches, and other outlandish fruits allways; the wine berrie and figgs to a great length.

'In a word ther is not one insche of the Over Mayns of Cambusnethan that is not both for profit and pleasure: take but the testimonie of a judicious English judge by name Judge Smith; while he was goeing the circuits in the west, he came of purpose to see Cambusnethan and went up the Halkie Hill, that overlooks much of the domaine, in a rapture he expresses himself thus, "All Scotland and three parts of England cannot compare with that peice of ground!".'

1659 - 1680 Somerville of Drum sold the estate to Sir John Harper, advocate and Sheriff-depute of the County of Lanark. He demolished Baird's Tower, which was in poor repair, and built the first mansion house of Cambusnethan. Source: *Statistical Account of Lanarkshire* (compiled 1839, published 1841).

1680 to 1752 On the death of Sir John Harper in 1680, the estate was sold to Sir John Lockhart, Lord Castlehill and he was succeeded by his son, James, in 1694. The lands were incorporated into a free barony, called the Barony of Cambusnethan by a charter under the Great Seal, dated 26 July 1695. James died in 1696 without heirs and the estate of Cambusnethan and Castlehill went to his sister Martha (1668-1752), Lady Castlehill, who was married to Sir John Sinclair of Stevenson. They are thought to have lived at Cambusnethan until Sir John inherited his estate at Stevenson (near Haddington) in 1717. Lady Castlehill returned to live at Cambusnethan on the death of her husband in 1726 until her own death in 1752.

The Barony of Cambusnethan then passed to the second son of the Sinclairs of Stevenson and Murcle, but the proprietor was always to assume the name of Lockhart; thus the family name became Sinclair-Lockhart.

Sources: *Statistical Account of Lanarkshire* (compiled 1839, published 1841); 2) *Memorie of The Somervilles; Introduction to Lady Castlehill's Receipt Book*, Hamish Whyte (ed) 1976.

c 1710 Cambusnethan seems to be well regarded at this time. William Hamilton of Wishaw, in his 1710 *Description of the Sherifffdom of Lanarkshire*, writes that the barony of Cambusnethan 'lyes pleasantly, having great plenty of wood, coall and corne; and is possessed by the heritors following: first CAMBUSNETHAN maines and house by Stevenson, younger, and his ladie. It is a great bodie of a house with two jambs, pleasantly sited in the midst of great gardens and woods, and in fruitfull soill...'Source: *Description of the Sherifffdom of*

Lanarkshire, William Hamilton of Wishaw (c 1710)

- c 1750 The state is surveyed by General William Roy, showing the gardens and designed landscape around the 17th century house.
- 1764-1816 The estates in the parish of Stonehouse formerly belonging to Martha Lockhart (d 1752) were also formed into a barony, the Barony of Castlehill, which title the family of Cambusnethan retained. In 1764 Cambusnethan was inherited by Captain James Sinclair Lockhart (b 1737), second son of Sir Robert Sinclair of Stevenson, Bart., who succeeded his uncle, George Lockhart, Esq. of Castlehill. By 1816 his son, Robert Sinclair Lockhart, 16th of Castlehill, was the owner.
- 1793 The Clyde Valley orchards were still thriving and Cambusnethan was one of the largest. Wight notes, 'The estate of Cambusnethan is as highly improved as any in Lanarkshire [...]. This part of the country adjacent to the Clyde has a soil well adapted to fruit trees. Orchards, accordingly, of apples and pears, abound here, the rent of which, as I am credibly informed, reaches L. 700 yearly. The City of Glasgow is a ready market. I must observe by the bye, that apples nowhere in Scotland are in such plenty as to be made into cyder. When demanded for food, they give a higher price than they do cyder.' Source: Present State of Husbandry in Scotland, Andrew Wight, 1793 Vol. III, Part 2.
- 1799 In the First Statistical Account of Scotland, the entry for the 'Parish of Cambusnethan' records that 'The haughs on the Clyde are extensive and beautiful. A considerable part of them forms a lawn in front of the mansion-house of Cambusnethan; the other part is regularly enclosed and well cultivated. On the bank, which rises over the haugh-grounds, there are extensive orchards; behind these, coppice-woods, or regular plantations, afford a complete shelter from the easterly winds.' Source: The Statistical Account of Scotland 1799 Vol. VII Lanarkshire and Renfrewshire pp. 115-123
- 1803 The *Gazetteer of Scotland* entry for Cambusnethan Parish paraphrases the 1799 description, adding that the soil on the bank is clay but 'farther up the soil becomes mossy, or mixed with black sand, peculiarly unfavourable for vegetation. The principal enclosures are thorn hedges, which give the country in summer an agreeable and regular appearance.' Source: *The Gazetteer of Scotland*, 1803
- Early 19th C At some point in the early 19th century, the estates of Cambusnethan, Stonehouse and Castlehill passed to Robert Sinclair Lockhart, 16th of Castlehill (1783-1850) on the death of his father, Captain James Sinclair Lockhart. This may have been in 1810, when 187 acres at Stonecraig and Herdshill (on the outskirts of Wishaw) were put up for sale under the

authority of the Court of Session for the redemption of land tax on the Castlehill Estate.
Source: *Caledonian Mercury*, Saturday May 12, 1810.

1811 The fruit crop was poor and far short of the previous year's crop. The Cambusnethan orchards, the largest in Clydesdale, obtained total fruit sales of £454, almost 25% of the £2000 total value of fruit from the Clyde Valley sold that year. In 1810 the total had been £5000. Demand in the Glasgow market was good and prices were high. Source: *Caledonian Mercury*, Thursday September 5, 1811.



Illus 9: Engraving of Cambusnethan on the Clyde by W. Wilson del. / R. Rhodes sculp. (©RCAHMS, DP 094026). Published by Longman, Hurst and Rees 1 May 1815.

1815 An engraving dated 1815 (Illus 9), the year before the 17th century house was destroyed by fire, shows the lawns sweeping down to the river as described in both the First Statistical Account and the Gazetteer. (See <http://canmore.org.uk/collection/1226472>). It may be a romantic rather than an accurate depiction of the grounds, as the gardens shown in Roy's 1750 map are not depicted and thick woodland is drawn on either side of the lawns.

William Forrest's map (dated 1816 was probably surveyed before the fire) may be more accurate (see illus 4). It shows the changes made by the 16th Baron (and perhaps his father), including the development of parklands, the planting of specimen trees and the removal of the small enclosed garden areas shown on Roy's map about 65 years earlier.

- 1816 Cambusnethan manor house was destroyed by fire at 9 pm Saturday, March 16, 1816. According to a contemporary article, 'the flames burned with such irresistible fury, that notwithstanding every exertion, they were only extinguished by the total destruction of the interior of the building, with the exception of one wing which escaped. We are sorry to learn that little of the valuable furniture has been saved, except the plate, which we understand has been preserved. The chimney of the butler's pantry had been on fire in the forenoon of Saturday; and which, it is supposed, had kindled some wood communicating with the building.' Work on the new house began later in 1816 and was completed in 1820 to designs by John Gillespie Graham. A stone plaque on the new house was laid at the work's commencement in August 1816 by Sir Robert's eldest son, James, then about 8 years old; it commemorated the death of Robert's wife Eliza, who had died a few weeks after the fire giving birth to her seventh child at the age of 33.
- 1818-19 The post-Napoleonic depression affected local agriculture and did not ease until 1822. In 1818, Robert Sinclair Lockhart was selling land, perhaps to help pay for the new house and grounds: 'Last week, at a sale of oats, by public roup 50 acres were disposed of at Cam'nethan, of Robert Lockhart, Esq.'s estate, at the rate of from L.16 to L.18 an acre.' *Caledonian Mercury*, Edinburgh, 31 August 1818. The following year, construction of a new road commenced at Garrion-bridge to provide employment, and local gentry made donations to the needy. 'Robert Lockhart, Esq. of Cambusnethan has, in return for the village of Wishaw's exertions in extinguishing the fire which devoured his mansion-house, given them twenty bolls of oatmeal, and to the village of Stonehouse he has sent 15L.' Source: *Morning Chronicle* of 7 September 1819.
- 1830 The entry for Cambusnethan in Leighton's *Strath-clutha (or the) Beauties of Clyde* includes this: 'It is on all sides surrounded by gardens and orchards, or grounds very handsomely wooded; nor will the scenery here be diminished, by a comparison with the most delightful which we have yet met on the Clyde. The orchards too, it may be mentioned, are among the most valuable in this part of the country.' Source: *Strath-Clutha (or the) beauties of Clyde*, John M Leighton, c 1830 pp 32-34

In autumn 1832, the pamphleteer, farmer and journalist William Cobbett toured the north of England and Scotland and kept a journal of his travels. He spent some time in the Clyde Valley and was extremely impressed by the landscape and the beauty and profitability of its

orchards. He visited Cambusnethan: 'A Mr Lockhart has a most beautiful place, fine woods, trees of great height and girth, where I was shown a Spanish chestnut-tree, twenty-four feet round.' Source: Cobbett's Tour in Scotland, published 1833, p. 215. This tree was damaged in a storm in 1856 (see below).

1839 The account of Cambusnethan parish for the *New Statistical Accounts*, submitted by the local minister in March 1839, notes: "About 20 years ago, a very elegant structure was erected at Cambusnethan, under the inspection of that celebrated architect, Mr Gillespie Graham, on the site of the former, which had been consumed by an accidental fire.... It is placed in a most romantic situation, and is an object well fitted to attract the admiration of every traveller. The present occupier had added much to the beauty of the place, and to the extent of the orchards. He has upwards of 25 acres planted with apple, pear, and plum tree of the best descriptions; and owing to the natural fertility of the soil, and the warm and sheltered situation, this is the most productive orchard upon Clyde. The fruit was sold in 1828 for L.402; 1829, L.371; 1830, L.231; 1831, L.317; 1832, L60; 1833, L. 485; 1834, L.180; 1835, L.350, being at an average of L.300 per annum. And before the Glasgow market was so glutted with fruit of an inferior description, by the facility of steam navigation, this orchard, when it had not arrived at its present state of maturity, has some years brought the sum of L.1000. (NP) There are in the parish upwards of 160 acres in orchard ground. It is, however, less productive now than formerly; and the spirit of planting orchards is at present on the decline.' The author also notes that from Garrion 'is seen to great advantage . . . the rich and highly cultivated haughs of Cambusnethan, studded with magnificent trees.' Source: Statistical Account of Lanarkshire (compiled 1839, published 1841) pp 608-623.

1850-73 The 16th Baron died in 1850 and was succeeded by his son, James Sinclair Lockhart (c 1808-73), a J.P. and Deputy Lieutenant of the County who held an appointment in the Stamp Office for a considerable time. He did not marry. During his tenure, the 17th Baron was active in developing the economic potential of his estates. He improved the agricultural land through drainage, contributed to the building and improvement of local roads, and sought mineral tenants to extract coal and ironstone from his holdings on all three parts of his estate – Cambusnethan, Stonehouse and Castlehill. In 1851, he advertised for the let of a coal field of about 240 acres for 30 years in the lands of Castlehill/Gowkthrapple (on the north edge of the Cambusnethan estate). However, the coal market was depressed and he did not find it easy; in 1853 he was still seeking a mineral tenant and offering to advance money towards the cost of sinking a pit. Cambusnethan Colliery is on the 1859 OS map in the location described in the advertisements. It was either James or his father who created the designed landscape features that are mapped for the first time by the OS, such as the gardens and paths close to the house.

- 1855 The 17th Baron seems to have been well regarded. In August 1855, 'tenants, feuars, and others' from his estates presented to him an address of their appreciation, printed on vellum, with about 280 signatories together with an engraved Epergne and Candelabrum. The address said in part: 'In the management of your estates you have laid your present tenants under deep obligations. By granting and extending their leases on favourable terms, by allowing many of them increased accommodation in farm buildings, and by setting on foot and consolidating a system of drainage, and other ameliorations, you have at once secured the permanent improvement of your lands, have promoted the comfort of your tenants, and have laid the foundation of lasting benefits to the community at large.' Source: The Glasgow Herald, September 3, 1855.
- 1856 In February 1856, the Clyde Valley was hit by a storm that wrought significant damage to the trees of Cambusnethan. A contemporary newspaper article reported that at 'Cam'nethan Priory – The hurricane last week removed not a few landmarks and relics of the past. Several of the famous old trees in the lawn in front of Cam'nethan House ... have been uprooted, and one of the limbs broken of the celebrated chestnut tree, thirty feet in girth, noticed by Cobbett in his tour in Scotland.' Source: The Glasgow Herald, Wednesday February 13, 1856.
- 1857 In August 1857, James Sinclair Lockhart held a dinner and ball for his tenants and feuars at Cambusnethan House. A newspaper article on the event emphasised the cordial relationship between tenants and landlord and the thriving nature of the estates. It also mentions the improvements made by the 17th Baron to his house and grounds: 'The new buildings, gardens, and other improvements at the mansion-house are rendering it one of the most commodious and tasteful, ... while the numerous new steadings and extensive drainage &c., on the farms have contributed to make the estate, as a whole, one of the best conditioned to be met with anywhere.' Source: Glasgow Herald, Monday August 17, 1857.



Illus 10: Photograph of Cambusnethan House and Carriage Sweep, c 1865-67 from Photograph Album No 164: Lanarkshire Album by J McGhie, Photographer. (Copyright: Courtesy of RCAHMS (Lanarkshire Album DP 213477).

1873 The 7th Baron died aged 65 in December 1873, not at Cambusnethan but at the home of his sister in Edinburgh where he was then living. His death certificate gave 'General Paralysis Several Years' as the cause, so he may have been incapacitated for some time before his death. As early as 1859, an Edinburgh lawyer had been appointed Curator Bonis to Mr Lockhart, at least for a while. Source: Glasgow Herald Monday December 12, 1859.

After his death, the value of his Personal Estate was £32,424, almost ten times the value placed on that of his father when he died in 1850 and making him a multimillionaire in today's terms. Source: scotlandspeople.gov.uk

1873-1904 In 1873, the estate was inherited by Major-General Sir Graeme Alexander Sinclair Lockhart (1820 -1904), half-brother of James Sinclair Lockhart, and he became 18th Baron of Castlehill, Cambusnethan and Stonehouse. In 1899, he also inherited the title of 10th Baronet of Stevenson and Murkle on the death of his distant cousin, Sir Robert Charles Sinclair. He served in the British army with the 78th Highlanders (the Seaforths) from about 1840 to 1867, when he retired on full pay as a Major General. He served with distinction in the Persian campaign and at the Indian Mutiny, where he was mentioned in

dispatches for his gallantry at the Battle of Lucknow, and became Colonel of his regiment. In 1861 he married Emily Udney Brebner, daughter of an Aberdeen lawyer; they had no children.

1890s



Illus 11: Photograph of Major General Sir Graeme Alexander Sinclair Lockhart and Lady Lockhart in front of Cambusnethan House with Carriage Sweep behind them and policy parkland beyond, looking north, c 1890s.



Illus 12: Photograph of Cambusnethan House gardens c 1890s, by photographer C Reid of Wishaw.

Illus 12 appears to show the edge of the Carriage Sweep on the bottom left with the North Drive to the Stables continuing across to the right. The pair of yew trees left of the centre are still there and are now about 20 feet high, as is the yew in the bottom right. The area of lawn sweeping down to the stables is now buried under scrub, brambles and self-sown trees (see also Illus 14 and 15).

- 1897 The *Gazetteer of Scotland* entry for the Parish of Cambusnethan describes the house: 'Built in 1819, after designs by Gillespie Graham, it is an elegant, Gothic edifice in imitation of a priory, and is the seat of Major-General Graeme Alexander Lockhart...' Source: Ordnance Gazetteer of Scotland: a Survey of Scottish Topography Vol I pp225-6
- 1904 Sir Graeme and his wife died within months of each other in 1904 and were buried side by side in the small Mausoleum that Sir Graeme had had built in Highmainshead Woods not long before. According to an obituary notice in the Wishaw Press, 'The oaken coffin was carried on the shoulders of the estate employees ... through the grounds and up the hill to the "Monk's Mound" where the mausoleum is romantically situated.' (Source: The Wishaw Press and Advertiser, Saturday March 26 1904.) Tradition holds that Sir Graeme had the mausoleum built because his wife could not be buried in the Lockhart family crypt, as she was a commoner.

Shortly after his death, the Glasgow and Lanarkshire Illustrated was published. The entry for Cambusnethan notes: 'The mansion is on all sides surrounded by gardens, or grounds, very handsomely laid out and well wooded, and the scenery compares favourably with any in the valley of the Clyde.' Source: Glasgow and Lanarkshire Illustrated, p 113.

- 1904 The estate was inherited by Sir Graeme's brother's son, Sir Robert Duncan Lockhart (1856-1919), who was living in New Zealand. Sir Robert travelled to Scotland to view his inheritance in autumn 1904 and held a banquet for the tenants of all his estates (it being rent day). In his speech, he expressed his intention to settle at Cambusnethan but said circumstances dictated that he return to New Zealand for three or four years first. He sailed back to New Zealand in February 1905, but he did not return to Scotland. A Sinclair Lockhart would never live at Cambusnethan again.
- 1913-23 Cambusnethan House was let to Mr Alexander Campbell CBE, a retired merchant who had spent most of his career in Calcutta, and his wife. He died there in April 1923.
- 1919-59 On the death of Sir Robert, the estates and titles were inherited by his eldest son, Sir Graeme Duncan Power Sinclair Lockhart (1898-1959) of New Zealand. It is not clear if he ever visited his Scottish estates.
- 1923 Following the death of Alexander Campbell, Cambusnethan Priory was again advertised to let. The advertisement describes it as 'containing three public rooms, 10 bedrooms (three with dressing rooms), three bathrooms, kitchen, laundry, and very ample servants' accommodation; central heating; acetylene gas installation; service hoist to all floors. The offices include heated garage, coach house and harness rooms, stable (four stalls), two byres (of six and eight stalls), piggery, three dwelling houses. Walled garden. Policies extend to about 20 acres, of which 5 acres are grass parks. Additional grass parks are available. There are two lodges which might also be included in the let. Beautiful and secluded situation. House in perfect condition. Entry not later than Whitsunday 1924.'
- 1926-57 In 1926 Mr John Craig, CBE acquired the lease of Cambusnethan House. It had been unoccupied by some time and renovation was carried out before he moved in. Source: Motherwell Times, 22 January 1926.
- After he took up residency in September 1926, he appealed against a rates revaluation, which was triggered by his installation of electric light (at a cost of £236) as a condition of his ten-year lease. The previous tenant had used acetylene gas for lighting, produced at a plant for their own use. There is no record of this gas plant's location, unless it was in what has been identified as an air raid shelter on the banking east of the house. Source:

Motherwell Times 24 September 1926.

Sir John Craig CBE JP DDL and his family occupied Cambusnethan House (by then known locally as Cambusnethan Priory) until he died in 1957, aged 82. It is unclear if he ever bought it or simply remained a tenant of the Sinclair Lockharts. A prominent churchman, he regularly opened the grounds for works or club outings and for fund-raising events, including pageants and garden fetes for the YMCA, of which he was National Council President. He and Lady Craig opened the gardens every April for Daffodil Day in aid of the Queens Nursing Association (the forerunner of today's Open Garden Scheme). The daffodils on the sloping lawns are visible on a photograph from the 1960s. Locals recall wonderful snowdrop displays and that in one area the daffodils spelt out 'Cambusnethan'. One gentleman remembered the North Drive being lined with tulips in the 1950s. A few daffodils and snowdrops survive today. The local newspaper reports of these events offer glimpses of the grounds during the 1930s and 1940s (see examples below).

1931-2 In 1931, John Craig opened the grounds for an outing of a local branch of the Independent Order of Rechabites (a friendly society founded in 1835, part of the temperance movement). About 150-200 people attended. The newspaper report noted that 'A long, winding avenue with a descent towards the valley of the Clyde led round the front of the mansion house, and further along the valley the playing field was situated.' This is probably the walk from Wishaw South station down the North Drive to the house. There is no 'playing field' marked on the maps. (Source: *Motherwell Times* 14 August 1931)

The following year he hosted a YMCA pageant. An account describes 3,000 visitors on the terraced slope in front of the Priory.

After 1938 A newspaper article headlined 'The Priory: Sir John Craig's Charming Home' includes a rare description of the grounds and gardens. 'Some of the old trees which stand in the grounds are believed to have been planted by the Romans, who had a camp on the site. Legend has it that from one of the old trees, a chestnut, the mournful sound of a clanging bell is heard just before a death in the Lockhart family. The gardens, set a bit away from the house, are charming and peaceful. The rose garden is apart from the main one, with its large hot-houses, where are grown lovely peaches and tomatoes, as well as many fine flowers. Against a wall in this garden are cultivated California-like juicy pears. Further along the path fir trees form a shady archway.' (Source: Newspaper cutting of unmarked publication or date but post-1938)

This seems to describe the walled gardens and the garden area just north of it as shown on the 2nd (1896) and subsequent OS maps.

1947 Sir John granted the Youth Fellowship at Thornlie Church, Wishaw permission to use the tennis courts at Cambusnethan during the summer. The tennis courts are first shown on the 1940 OS Map and so were presumably installed by him. Source: Motherwell Times 23 April 1947.

1957-67 Sir John died in February 1957, his widow passed away in 1960 and the Craig family then quit Cambusnethan. In New Zealand, Sir Graeme Duncan Power Sinclair Lockhart died in 1959. It presumably passed to Sir Graeme's brother, Sir John Bernard Sinclair Lockhart (1904-1970).

The house was let to a local building company, Messrs William Loudon and Son of Cleland. They used part of the house as offices and part to house a staff member and his family.

In the early 1960s, Cambusnethan was leased by Peter Daniel, a landscape architect who was Chief Architect and Planning Officer for the newly established New Town of Livingston. His wife took many colour photographs of the grounds and her children have kindly made some of these available via The Friends of Cambusnethan Priory Facebook page.

Illus 13 (below) is one of these photographs. Taken from the other side of the Clyde looking north, it shows Cambusnethan House in its designed landscape, with the policy parkland specimen trees still standing, Carbarns Woods to the west and glimpses of the walled garden at centre left. Some of the photographs are accompanied by notes she made - for example: 'The walled garden was 1 1/2 acres with 2 greenhouses, and the stable block, now a garage, with two small houses attached, had a telephone to the main house.... The garden stocked nearly everything you could want and used to have 8 gardeners. The front lawn took 4 hrs to mow, and the back 2 hrs. The walled garden was endless but lovely and warm in summer.' (Source: About 20 of these family photographs are available to view on the Friends of Cambusnethan Priory Facebook page at Growing Up at the Priory in the 1960s)



Illus 13: Photograph of Cambusnethan House and landscape facing North over the River Clyde. Early 1960s by Mrs Peter Daniel.

- 1965 A sale advertisement for Cambusnethan Priory, Wishaw, with picture, appeared in August 1965 in the Sunday Times, 8 August 1965. Around this time, evidence from aerial photographs suggests that the policy parkland and Pleasure Gardens were ploughed over and turned into agricultural fields for crops or grazing.
- 1967-85 In 1967 Cambusnethan House was sold to brothers, Charles and Ronald Wilson. The house had been on the market for two years, had been empty for some time and was reportedly in danger of being demolished. At some point after this, Ronald Wilson bought out his brother to become sole owner. Presumably it was sold by the descendants of the Sinclair Lockhart family in New Zealand. Source: Wishaw Press and Advertiser 24 February 1967.
- Mr Wilson hosted 'medieval banquets' at Cambusnethan and converted the house into a hotel in the 1970s. Significant alterations were made to the building, including the stripping of wood panelling to expose more 'medieval' stone walls and the opening up of large areas for sitting. A small concrete car park was laid to the west of the house (now buried by a moss carpet). Jousting events were held in the fields where pageants and

garden fetes had been held in the time of Sir John and Lady Craig.

1985- present Following the collapse of the hotel and banquet business, the house stood empty for several years and was badly damaged by fire in 1985. It was sold to a property developer the following year. Since then a number of proposals have been refused planning permission, the last in 2001. The house is now in a dangerous state; following a second fire in 1995, one wall on the south elevation collapsed, leaving the rest of the building further weakened. The Friends of Cambusnethan Priory was formed in March 2014 and have ambitious plans to save the building and convert it into a visitor centre and wedding venue. They have had discussions with both the current owner and North Lanarkshire Council.

6.0 Components of the Designed Landscape

The following designed landscape components still exist at Cambusnethan. Illus 1 shows their locations.

Category	Name
Residential buildings	Cambusnethan House
Gardens	Cambusnethan Gardens
Offices	Estate Offices & Stables
Drives & approaches	North Drive & North Lodge East Drive & East Lodge
Burial ground	The General's Mausoleum
Policy parkland	South Park North Park North-east Park East Park
Policy woodland	Highmainshead Woods Carbarns Woods
Pleasure walks	Carbarns Wood Pleasures Walks Riverside Pleasure Walks

6.1 Residential buildings

Cambusnethan House (Illus 15, 17, 33)

The ruins of Cambusnethan House sit on a north/south axis with the front door facing north. Built in 1820 of blond sandstone in the Gothic style, the house consists of wings of two and three storeys. There is also a basement with a sunken passageway around the house, and evidence remains of the protective iron railings that ran along the edge of this. Part of the basement has a large vaulted ceiling, which may be a remnant of the 17th-century house that the current building replaced. Steps on the east and west lead down to the basement entrances, though only those to the east are original; the west stairs were installed in the 1970s. The Gothic revival style is evident in the turrets at each corner, scrolled pinnacles (mainly missing) and castellated roofline. There are/were large bow windows on all three storeys of the south elevation and narrow, pointed and arched windows elsewhere. There is a large, square *porte cochère* at the front door (Illus 33). A carved plaque high on the south elevation commemorates the building of the house. Traces remain of the carriage sweep (see North Drive) in front of it.

Around the house were pleasure gardens (lawns and specimen trees); farther out were orchards and beyond these parkland and then woodland. The land in front of Cambusnethan House falls away steeply almost immediately to the south before meeting the flat haughs along the River Clyde. This lends the house a prominence within the landscape that is both impressive and romantic, framed by a backdrop of policy parkland and woodland when viewed from the Lanark Road below - the only place from which it can be seen other, than from its own approaches. The large bay window and picture windows on the south elevation would have given fine views across parkland to the river and the other side of the valley. The area immediately in front of the south elevation was lawn, ensuring an unimpeded view.

The house is in a ruinous and dangerous state. The roof was lost from the house and porch following a fire some 30 years ago and the elements, nature and vandals have further damaged the building. All the interior walls and floors have gone (with the partial exception of the basement) and a large section of the south elevation has collapsed. The remaining walls are in precarious condition. Anything of value has long since been removed or stolen, including carved stonework such as the pinnacles from the roof. Sadly, the site is regularly used by fly tippers.

6.2 Gardens

Cambusnethan Gardens (Illus 16, 17)

The gardens around the 17th-century Cambusnethan House, as shown on Roy's map (c 1750), consisted of formal avenues of trees running from the house south to the river and square or rectangular areas enclosed by hedges or walls near the house. The Forrest map of 1816 depicted a more open style of parkland and just one remaining central avenue, though even this is missing from the 1816 engraving (Illus 9).

The 1859 Ordnance Survey was the first representation of Cambusnethan since the completion of the current house in 1820. It shows a layout of walled garden, lawns, orchards and paths that remained

essentially unchanged for the next 100 years. The gardens comprised two principal elements: lawns to the south and west of the house and a walled garden and more formal gardens at some distance to the south-west. The house was framed progressively on the east and west by specimen trees, mixed woodland, then orchards and then parkland. The setting was naturalistic with no evidence of formal gardens or garden structures.

The grounds surrounding around the house are extremely neglected and overgrown with scrub, brambles and self-sown trees. Many of the old specimen trees are in poor condition, and several have been victims of rot and downed by high winds or lightning. Trees and shrubs still edge the area - including firs, yew, and oak as well as rhododendron (*ponticum*) - but, with the exception of the yews, these seem young and probably self-sown.

The lawn that ran west between the house and the offices on the left (south) side of the drive is now an area of self-sown woodland and scrub (see Illus 12, Illus 14 and Illus 15), although two specimen yew trees near the house still stand. South of the house, a steeply sloping lawn that was edged with trees and planted with daffodils and snowdrops provided views across the valley and down to the river. Some of the bulbs survive and still flower in spring, but the lawn is disappearing under scrub, brambles and self-sown trees and shrubs (see Illus 16). Some original trees remain, including chestnut, oak and beech.

The walled garden to the south-west of the house was demolished and the land ploughed into the adjoining agricultural field in the 1960s. It was an unusual shape - like the top half of an irregular hexagon - and it is just possible to see its outline as a shadow in the current barley field. Between the Estate Offices and the walled garden were once orchards and possibly a kitchen garden, glass houses and a rose garden. Former resident Tacye Blest remembers remnants of the orchards being there in the early 1960s, but not the kitchen or rose gardens. In any case, this area now consists of paddocks.

There are a number of fruit trees at the bottom of the slope to the south-west of the house. These look relatively young and may therefore be self-sown descendants of the orchard trees. The maps and aerial photographs show a substantial track running from the south-west corner of the Estate Offices to the walled garden via a small bridge over Hal Gill. The track has disappeared, but an estate gate and the iron substructure of the bridge were found, with some difficulty (see Illus 18). A further footpath led from the North Drive, just before the Estate Offices, down to the walled garden, where there is now a line of lime trees forming a kind of avenue.

The 'gardens' to the south and east of the house comprised mainly orchards on a very steep, west-facing slope. The slope appears to have been terraced at some time, but there remains only one surviving fruit tree - a pear (see Illus 19 and Illus 20). However, there are a number of very old apple and pear trees on the east side of the house; it would be very interesting to have an expert look at these later in the season when the fruit is more developed. Also in this area are the remains of a structure built into the south slope. A tree has fallen on it at some point, but much of the brick structure survives along with some of its arched iron roof supports; we were told that this was an air-raid shelter. It may also have housed the acetylene gas plant, which was replaced by electricity in the 1920s.

Close to the shelter are two very old yew trees; an expert would be needed to date these, but they could be older than the current Cambusnethan House, i.e. pre-1820. On the eastern edge of the garden a tennis court was created, probably in the 1920s or 1930s during Sir John Craig's tenancy. Tacye Blest remembers it being in a poor condition in the early 1960s. It is now almost impossible to distinguish its location, as the ground is covered in brambles and scrub. However, we found some remains of the wire fencing that once surrounded it.

The 1859 OS map shows the remnant avenue from house to river stopping at the haughs, and an aerial photograph shows it was still visible in the 1950s. The network of footpaths seems to have been laid for practical purposes as much as pleasure, for example to provide routes between the house and Estate Offices, and from the offices to the kitchen garden and orchards. However, they also led to longer paths down to the river (see *Pleasure Walks*).

The haugh between the bottom of the south-sloping lawn and the river was ploughed up, along with all of its trees, at some point in the 1960s. We were told by former resident Tacye Blest that the remnants of the tree avenue were still discernible in the early 1960s, but it is now very hard to determine which of the remaining trees, if any, might have constituted the beginning of the avenue near the house. The view back to the house from the river suggests there might be a couple of survivors (Illus 17). It is impossible to find the original network of footpaths that linked different areas of the gardens. These have disappeared under grass, scrub, brambles and trees.

6.3 Drives and approaches

North Drive & North Lodge (Illus 14, 22, 23, 24)

The main approach to Cambusnethan House is along the North Drive - a steep approach down the valley side from which the house is revealed through the trees as you descend.

The North Drive is about 1 km long, leading roughly south-west from Castlehill Road (B754) in Wishaw down the valley slope to the house. It first appears on Roy's (c 1750) map, where at the bottom of the slope it is shown swinging east to join the East Drive rather than proceeding to the front of the 17th-century mansion house; the house was approached from a leg that branched off west and north from the East Drive about one-third of the way through Highmainshead Woods. By 1816, a new section had been added to the North Drive, leading from its junction with the East Drive to the house and continuing west, past the entrance to Upper Carbarns and then along the river to a ford further downstream. By the 1859 Ordnance Survey, the first since the new Cambusnethan was completed in 1820, the North Drive followed the same route as in 1816 but terminated at the new Estate Offices to the west of the house. It appears the same on all four editions of the Ordnance Survey (1859, 1896, 1910 and 1940).

On the 1816 and 1859 maps, the upper part of the drive was lined with trees on the north-west side and by a thin strip of woodland on the other. The trees on the north-west side are not depicted on the 1896 map but reappear on the 1910 and 1940 OS maps. North Lodge is depicted at the start of the North Drive on every map since 1816.

North Lodge (Illus 22) sits on the edge of a large lay-by, about 30 metres back from Castlehill Road, but originally it was closer to the road; the layout has changed slightly since the 1956 OS Map. North Lodge is a one and half storey, white, part-rendered building with modern windows, and it seems much altered from its original appearance. It is likely to be built of sandstone like the other estate buildings. The lintel of a large, square dormer window bears the date '1775'; this would appear to confirm that the lodge predates the current house and was built for the original Cambusnethan House, which was destroyed by fire in 1816. It is thought that the original lodge was one storey and that the attic conversion is Victorian, although the square dormer window looks modern. There is a low rubble stone wall in front of the house, but this too may be modern.

For about half its length the drive is bordered by strips of woodland consisting mainly of immature, self-seeded trees interspersed with much older trees of mainly pine, beech and oak. There are also some rhododendrons, but only the common ponticum variety, so they may be self-seeded. About half way down the drive the scenery opens up with agricultural fields to each side (formerly policy parkland, now bare of specimen trees) and a fine view both across the valley and down to the house, the top of which can be seen above the trees. From this point, the drive winds down quite steeply, meeting the junction with the East Drive on the left about 150 metres from the house. Along this section there is a good deal of strap fencing and two entire, original gates, some of which bear remnants of red paint (Illus 24). There is also a gate post from a third gate.

From its junction with the East Drive, the final 150 metres of North Drive is bordered on the left by some very large specimen trees, including chestnut and beech. The drive ends with a carriage sweep in front of the house; at least half of the sweep is overgrown with weeds, moss and grass. The drive continues for a further 150 metres or so past the house and ends at the Estate Offices. This final stretch is bordered on the left (south) by scrub and self-seeded trees and on the left (north) by a thin strip of trees, including some old yews.

The Lodge and its immediate environs are not in very good condition. The North Drive itself is in a very poor state with many potholes. The surviving strap fencing is also in poor condition, although the gates are still intact. The trees along the North Drive are neglected; many are self-seeded and the older trees show signs of damage and disease.

East Drive & East Lodge (Illus 26, 27, 28, 29)

The East Drive is just over 1 km long, leading from the East Lodge to join the North Drive at a T-junction about 150 metres north-east of the house. East Lodge sits on a narrow access road that runs along the side of the valley, about 1.2 km north-west of the A71 Horsley Brae, between the Lanark Road and Overtown. The drive runs more or less parallel to the River Clyde and Lanark Road. On emerging from Highmainshead Wood, there is a fine vista south across open former parkland to the valley on the other side of the river and south-west down to the house, the top of which is visible over the tops of the trees on the edge of the Pleasure Gardens.

Like the North Drive, this approach appears on Roy's map (c 1750), which shows it following essentially its current route and joining the North Drive a little distance from the house. However, Roy also shows a leg branching off about halfway along its length. This leads south and then sweeps north to buildings marked as 'Main' and then on to the house. In Forrest's map (1816), this leg has gone and a new section of drive or path runs from 'Main' down to the river at the ford. By 1859, the route of the drive is fixed and does not vary in any of the four editions of the OS. For most of its length, the East Drive runs through, or along the edge of, Highmainshead Woods. There is a building depicted at the start of the drive on every map since c 1750, but it is not marked 'Lodge' until 1896. The current owner was told that it was a gamekeeper's house at one time and believes the deeds give the Lodge a date of 1830, 10 years after the completion of Cambusnethan House.

East Lodge was a small, rectangular, red sandstone building with a rectangular window either side of the front door. The current owners demolished this about 20 years ago but numbered each of the stones and then incorporated them into their large, finely-built home (see Illus 25). They obtained permission to replace the door of the old lodge with a window. The OS maps up to the 1950s show orchards around East Lodge, but there are no traces of them now.

Today, East Drive is a gravel footpath lined with deep ditches and is unsuitable for most vehicles. In many places, the trees and undergrowth have narrowed the way and the original width can be hard to gauge (see Illus 26). The path climbs through Highmainshead Wood (also known locally as the General's Wood) for about 1 km through mixed woodland, mainly deciduous. Although there are numerous new, probably self-sown trees, there are also many of considerable age and a good variety of species. There are some signs of past coppicing. The woodland is fairly neglected but not in a ruinous state.

About 275 metres from East Lodge, the path passes over a burn by means of a small, stone bridge/culvert (Illus 27). A steep climb brings the drive to the edge of the woodland and the remnants of stone pillars, one with an iron gate bracket. The pillar on the right (north) side of the drive is OS benchmarked. Of the other, only the stone base plate remains in position. Once topped with lion statues, these pillars were known as the 'Lion Gates' (Illus 28 and Illus 29). Stone retaining walls on either side of the drive (a ha-ha?) divide the woods from the former parkland and are in reasonably good repair. The last section of the drive is wide enough for modern agricultural vehicles and runs downhill for about 300 metres between open fields (previously parkland) before ending in the T-junction with the North Drive. There is some original strap fencing and gates along this short section.

Rona Wilson, who lived as a child at Cambusnethan in the 1970s, recalled her family referring to the East Drive as the 'bumpy road' as it was rough going by car. Both she and Tacye Blest, who also lived there as a child in the early 1960s, recalled a road running uphill from the Lion Gates at right angles to the East Drive along the edge between the woods and the parkland; in fact, Tacye thought this may have been their usual route home. There are tarmac remnants of this roadway, which joins the North Drive further up. It is shown on the OS 1:25,000 Series (surveyed 1935-54, published 1956) but not on the earlier OS maps.

6.4 Offices

Estate Offices & Stables (Illus 21)

The Estate Offices were built at the same time as Cambusnethan House, that is in 1820. They are depicted on the 1859 OS map and every edition thereafter, together with two small ancillary buildings. They lie to the west of the house and are reached along a continuation of the North Drive, passing the front entrance of Cambusnethan House and a small bridge over the Hal Gill. From a 1923 'To Let' advertisement, we know that the Offices comprised a heated garage, coach house and harness room, a stable with four stalls, two byres with a total of 14 stalls, a piggery and three estate workers' houses. The buildings were badly damaged by a fire in 1938 but were restored.

As this is private property, it was not possible to access the courtyard or get too close to the buildings during the survey. However, the buildings are intact and appear to be in generally good repair. They are built of blond sandstone with a slated roof (hipped?), arranged around the four sides of a rectangular or square courtyard. This is accessed through a gated, arched entrance on its east side, above which is carved the Lockhart armorial crest of a heart within a lock and the motto, *Corda Serato Fero* – 'A locked heart I bear'. The buildings comprise living accommodation in one and storage in what looks like stables, a cartshed or hayloft on the north and west sides. There is also a small, brick-built barn (possibly the piggery) attached to a small animal enclosure to the west of the Offices. Although built mainly of brick, the east-facing wall of the barn has about three feet of stone at its base, suggesting older origins; the maps also indicate that there were two buildings here. There are some signs of damp and water damage on the north elevation, i.e. the section not used as living accommodation. The east elevation (Illus 21) has a castellated roofline or parapet and narrow windows echoing the style of the main house. The other elevations are plain.

Originally, the ground on the south side of the drive was lawn and there would have been a view of the Estate Offices' east elevation, the only side of the building to have any decorative features. However, the lawn has disappeared under a forest of self-sown trees, scrub and brambles and that visual relationship has been compromised. A wooden porch/conservatory and dormer windows have been added to the south elevation, and a door on the north elevation has been blocked. It would have led to the road leading to and from Upper Carbarns.

The early Ordnance Survey maps indicate a functional relationship between the Estate Offices and the former walled garden: a substantial path leading to an iron gate and small bridge over the Hal Gill ran between the Offices and the garden. Remnants of the gate and bridge remain (see Illus 18).

6.5 Policy parkland

Within a wider landscape setting, framed by woodland, the policy parkland provided a pastoral setting for the house when viewed from across the river (the best view of the estate) and along the approaches from the north and the east. There are four distinct areas of policy parkland. The historic maps suggest that the East and South Parks existed as parkland as far back as c 1750 (Roy's map). Although the shapes of

the North and North-east Parks are discernible on pre-OS maps, it is not until the 1st edition OS of 1859 that they are depicted as areas of parkland, dotted with specimen trees. These last two areas may have been established by Robert Sinclair Lockhart, the 16th Baron, around the time of building his new house in 1820, or by his son in the 1850s.

With the exception of the South Park, which shifted a little over the decades (see below), the parklands remained unchanged until the 1960s. Many sources comment on the magnificence of the trees at Cambusnethan. As well as the OS maps, aerial and other photographs (Illus 13) show significant specimen trees in the parklands as late as the early 1960s. However, the 1967 aerial photograph (NCAP-000-000-074-168) shows the landscape denuded of its specimen trees and the parklands converted to agricultural use. Today there is no evidence that these fields were ever parkland - not a tree stump remains - and they are now open fields used for to graze cattle and sheep or to grow crops. However, the boundaries seem the same as those on the historic OS maps.

North Park & North-East Park (Illus 23, 24)

The North-East Park is an area of south-west facing slope, bounded on the west by the North Drive and on the south by the East Drive. Its shape and character were unaltered in all four editions of the OS. It is currently being used to grow barley.

North Park slopes along the lower part of North Drive to Cambusnethan House, bordered by the Hal Gill and Carbars Woods on its west. It appears on Roy's map (c 1750) as an open field. By 1816, trees were planted along its border with North Drive and across about two-thirds of its area, with a path or track leading into it from the south. By 1859, this track had disappeared and the planting was more typical of scattered specimen parkland trees. North Park retained its shape and character for over 100 years before being converted to agricultural land in the 1960s.

East Park (Illus 30)

This south-facing sloping ground runs south from the junction between the North and East Drives down to the haughs (Illus 30). It appears on the 1816 Forrest map. Its shape had changed a little by the time of the first edition OS map in 1859, but thereafter it was unaltered until its conversion to agricultural land in the 1960s.

South Park (Illus 17, 19, 20)

The land between the house and the River Clyde has been depicted as part of Cambusnethan's designed landscape since Roy's map (c 1750). By 1816 it was a large, single park bounded to the west by the Hal Gill, by the river to the south and to the east by a track running from near the house to the ford. In fact, the South and East Parks could be viewed as a single area of parkland bisected by this track. On the 1859 OS map the greyed-out area indicating the designed landscape showed all of the haughs below the house as park land, dotted with trees. However, on the 1892 OS these haughs are shown as four agricultural fields. In the 1910 and 1940 editions, the haugh immediately below the house is again depicted as parkland. The aerial photographs from 1944 and 1950 show trees in all of these haughs.

6.6 Burial ground

The General's Mausoleum (Illus 31)

The site first appears marked a 'Mausoleum' on the 1910 OS map. It was built shortly before his death by Major General Graeme Sinclair Lockhart CB, the 17th Baronet (1820-1904), for himself and his wife, Lady Emily Udney Sinclair Lockhart. It is reported that Lady Lockhart could not be buried in the family crypt as she was a commoner. As the General wished them to be buried together, he had this simple building constructed in the bluebell woods of Highmainshead, to the north-east of the East Drive, on what is known as 'Monks Mound'. These woods are also known locally as 'the General's Woods'. It was a small, brick building with a stone façade, slate roof and Welsh slate tiles on the floor and possibly a cast iron gate. Two yews were planted at the entrance. The building was reportedly destroyed by accident in the 1980s by tree fellers who did not know it was there.

The maps show no paths through the woods to the graves. The choice of site some distance from the house and the lack of paths suggest a desire for privacy and/or an expectation that the graves would not be often visited. It is not a prominent spot but, being in the middle of bluebell woods, it is a romantic one.

The remains of the building are very difficult to find in the depth of the woods and behind thickets of brambles and overgrown scrub. All around the site are strewn loose bricks, many buried under moss and undergrowth, as well as some large pieces of dressed stone and small bits of Welsh slate. The two yews mark the location of the entrance. The Welsh slate floor has been replaced or covered by concrete slabs, reportedly laid by the Council. There are two stone plinths side by side (Illus 31). The inscription on one (that of the General) is partly legible but the other is almost impossible to read. Two crosses presumably once stood on top of these plinths but now lie on the floor. One cross has a worn carving of flowers down its length; contemporary reports tell us that these are forget-me-nots. The other cross shows traces of the stone sword that once rested on it, which has been stolen at some point. Internally, the building would have measured (very) approximately 1.3 m wide by 2 m long facing south down a steep slope. The bricks on the rear wall behind the plinths remain to a metre high, but the rest are no more about 0.3 m high. The pieces of dressed stone have fallen down the slope. The bricks are marked 'Wm Hudsmith & Co, Wishaw'.

The mausoleum is in a ruinous state. It is subject to regular vandalism, even though there is so little of it left. For example, in one corner the remaining bricks have been blackened by a small fire. The surrounding woodland is encroaching on the site, and moss, bracken, brambles and self-sown trees are swallowing the remains. It will obviously be clearer in the winter months.

6.7 Policy woodlands

There are two main areas of woodland: Highmainshead to the east of the house and Carbars to the west and north. Together they total 42.5 hectares of ancient and semi-natural woodland known as Cambusnethan Woods. North Lanarkshire Council now own and manage the woods, which were designated Scotland's 70th local nature reserve in 2014 under the National Parks and Access to the

Countryside Act 1949.

Highmainshead Woods (Illus 27, 31)

Highmainshead Woods lie east and south-east of Cambusnethan House. Also known locally as 'The General's Wood' (after Major-General Graeme Sinclair-Lockhart), the boundaries are unchanged from the 1859 OS Survey and appear very similar to those shown on Roy's map of c 1750. The 1859 map shows the woods as mixed woodland with an area of orchard in a section nearest to the house, which by 1910 had been replaced by a plantation of firs. This is ancient woodland, providing a frame for the house and parkland. It would also have provided fuel, perhaps recreation, and game for the estate. The woods do not appear to have been used for pleasure walks; the historic maps show very few paths and those shown seem to have had a practical rather than a recreational purpose. The OS 25 inch maps of 1859, 1896, 1910 and 1940 show almost no paths within the woods themselves - not even to the mausoleum situated in the middle of the woodland.

The woods are accessed from Castlehill Road down the North Drive and along the East Drive, or from the east via the access road that runs off the A71 at Horsley Brae between Garrionbridge and Overtown. The East Lodge and Lions Gate mark the eastern and western boundaries of the woods along the East Drive. The woods are south-west facing, lying on a steep slope running north-east / south-west down the side of the Clyde Valley.

The woodland contains a good mix of mainly deciduous trees, including beech, oak, chestnut and rowan, as well as conifers. Some trees look as if they may have been coppiced. There are many fine specimen trees and it may be instructive for an expert to age them and identify the variety of species there. The woods are renowned for the display of bluebells there in late spring. According to North Lanarkshire Council's web site, there is also a good range of native wild flowers there in spring. There are also abundant wild raspberry and brambles. There are many foot and cycle paths through the woods but these are modern, presumably laid by the local authority. This modern network of paths is in quite good condition as is the woodland, though it does not appear to be intensively managed by the council. Although a popular place for walking, off-road cycling and horse-riding, there is very little litter. Also, there are no signs of dumping or fly tipping and, apart from at the remains of the mausoleum, no signs of vandalism. At the western end of the woods is a field surrounded by the woodland, the boundaries of which have not changed from the 1859 OS Survey. This seems incongruous, but the explanation may be simply that it is relatively flat and therefore more valuable as agricultural land.

Carbarns Woods

Carbarns Woods lie to the north and west of the house. Shaped like a reversed '6', this area of mixed woodland has changed little in shape since Roy's c 1750 map. Following the steep banks of the Hal Gill northwards, the woods would have been used for pleasure walks as well as utility. The 2nd edition OS map shows Cambusnethan Colliery had sunk pits within the woods by 1896, but by 1910 only a couple of buildings and a spoil heap or gravel pit were left. By 1940 only a small gravel pit remained.

As noted above, Carbarns forms part of the Cambusnethan Woods Nature Reserve and is owned and managed by North Lanarkshire Council. There is a modern network of paths through the woods.

6.7 Pleasure walks

Riverside Pleasure Walks (Illus 32)

Since c 1750 there have been paths and tracks leading from the house and its gardens down to and along a tree-lined river walk. From the river, Cambusnethan House would have been seen to advantage, sitting above its gardens and orchards against a backdrop of parkland and orchards with the fertile haughs below. However, the paths had a practical purpose, too, for a time, as they also led to a ford where the riverside path ends. Over the centuries the number and position of these north/south paths has varied, but two persisted from 1859 onwards – one running from the south-west corner of the walled garden along the edge of Hal Gill to the Clyde and the second straight from the south-east corner of the walled garden south to the river, thus providing a circular route that began and ended in the gardens. This second footpath was enclosed by a hedge or fence on both sides.

The riverside path now forms part of the Clyde Walkway and is accessed through Highmainshead Wood at one end and from Upper Carbarns or further downriver at the other. All of the north/south paths from the house are now subsumed within agricultural fields and not easily discernible. However, it is possible to follow the line of the second footpath described above along the edge of a barley field. Its eastern side is marked by an interesting feature – a dyke, approximately 3 m high, made of large dressed stone and topped with a line of trees (see Illus 32). The neighbouring field is the same height as the dyke. Its age and purpose are not obvious and there are no clues on the OS maps. It may have been built as a flood defence.



Illus 14: Looking from the Offices east up the North Drive towards Cambusnethan House. The wooded area to the right of the drive was lawn as recently as the mid-1980s (see Illus 15).



Illus 15: Sir Simon Lockhart Sinclair and his wife on a visit to Cambusnethan from their home in New Zealand (1985), taken from a similar viewpoint to Illus 14.



Illus 16: Facing north from the bottom of the south lawn, this picture gives an idea of the extent to which nature has reclaimed the lawns.



Illus 17: Cambusnethan House, viewed from the Riverside Pleasure Walk. The two large trees on either side may be the last remnants of the avenue that led down to the river.



Illus 18: The remains of an iron gate and bridge over a burn between the gardens in front of the Estate Offices and the former walled garden.



Illus 19: Looking north-west across the former steeply terraced orchards to the south-east of the house.



Illus 20: The sole surviving fruit tree on the former orchard slopes (Illus 19), facing south.



Illus 21: The east elevation of the Offices & Stables.



Illus 22: North Lodge.



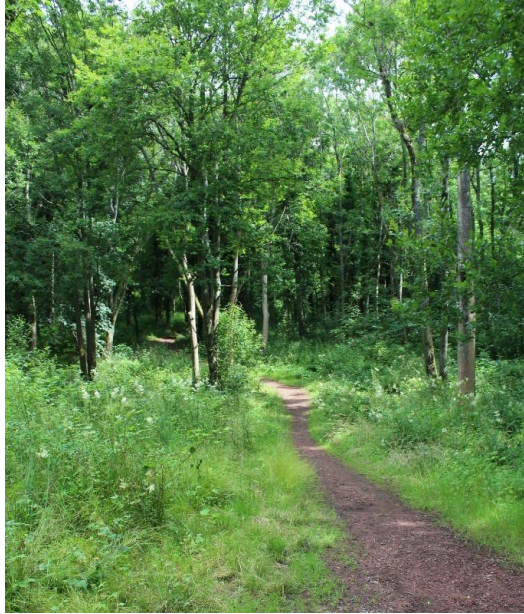
Illus 23: Middle section of the North Drive, looking south to Cambusnethan House with former parkland on either side.



Illus 24: Lower section of the North Drive along North Park, edged by strap fencing and field gate.



Illus 25: The rebuilt East Lodge; the central window replaced the front door of the original building.



Illus 26: The East Drive leading east through Highmainshead Woods.



Illus 27: A stone bridge and culvert taking East Drive over a burn in Highmainshead Woods.



Illus 28: The north pillar of the 'Lion Gates' on East Drive at the edge of Highmainshead Woods.



Illus 29: One of the Lions Gate pillars in the early 1960s (Source: Friends of Cambusnethan Facebook).



Illus 30: The sloping field that was the East Park, with the haughs and river below.



Illus 31: The graves of Major-General Graeme Sinclair Lockhart and his wife at the General's Mausoleum in Highmainshead Woods.



Illus 32: Dressed stone dyke along the Riverside Pleasure Walk.



Illus 33: The north elevation of Cambusnethan House and the *porte-cochère*.

7.0 Assessment of significance

7.1 The concept of significance

In the context of national policy, it is necessary to identify and understand the cultural significance of an aspect of the historic environment before its national importance can be considered. The concept of cultural significance, which is now widely accepted, was introduced in policy statements including the *Burra Charter* (2013). Assessment of significance is designed to help establish why a place or feature is considered to be important and why it is valued. It can be a subjective exercise – reflecting the moment in history when it is written and the state of knowledge about the site at that time. This means that the assessment of significance has the potential to change as knowledge and understanding of the site increase, as ideas and values change or as a result of alterations to the place or feature.

In order to be considered to be of national importance and therefore inscribed on the Inventory of Gardens and Designed Landscapes, designed landscapes must have a particular cultural significance - artistic, archaeological, historic, traditional, aesthetic, scientific and social - for past, present or future generations (*Historic Environment Scotland Policy Statement*, June 2016).

The cultural significance of a designed landscape rests on three types of characteristics, as set out in the *HES Policy Statement* (2016).

1. **Intrinsic** - those inherent in the landscape and/or its constituent parts, including:
 - its condition
 - its research potential
 - the length and legibility of its apparent developmental sequence
 - its original or subsequent functions
2. **Contextual** - those relating to its place in the wider landscape or body of existing knowledge, including:
 - the rarity of the designed landscape or any part of it, assessed against its regional and national context
 - its relationship to other, similar landscapes in the vicinity
 - the relationship of the designed landscape and its constituent parts to the wider landscape setting
3. **Associative** - the historic, cultural and social influences that have affected the form and fabric of the designed landscape, and vice versa, including:
 - its aesthetic attributes
 - its significance in the national consciousness or to people who use or have used it, or their descendants
 - its associations with historical, traditional or artistic characters or events

The grading of significance here is based on a ranking system developed from Kerr (2013) for conservation plans. It grades the **quality** of the landscape's intrinsic, contextual and associative characteristics; based on the grading of quality, it assesses cultural significance according to a **range**, as set out below.

Quality:	Outstanding	Range:	International
	High		National (Scotland)
	Some		Regional
	Little		Local

An assessment of local cultural significance does not mean that a designed landscape or its constituent parts are not worth conserving; indeed, sound conservation and management practices can enhance their significance.

7.2 The significance of the designed landscape at Cambusnethan House

Intrinsic value

The policy woodlands at Cambusnethan House have high intrinsic value. They comprise a mix of ancient and semi-natural woodlands and native wildflowers, together forming the Cambusnethan Woodlands local nature reserve. The remaining sections of the Riverside Pleasure Walks also have high intrinsic value, with the path along the river now much in use as part of the Clyde Walkway. The policy parkland areas have some intrinsic value; although the specimen trees have been removed and the areas given over to cultivation, they largely retain their boundaries and continue to provide a parkland setting for the house. The offices and drives also retain some intrinsic value. The house is still architecturally striking, but much of its intrinsic value has been lost with progressive dereliction, and the General's Mausoleum has little intrinsic value in its current state. The intrinsic value of several components could be enhanced by conservation works and horticultural management.

Contextual value

The Cambusnethan House estate continues to make a significant contribution to the landscape character of the Clyde Valley. It is thus considered to have high contextual value.

Associative value

The estate has a long, well-documented history with links to prominent families from the medieval to modern periods, and through the Lockhart family to neighbouring estates in the Clyde Valley. It had some of the largest orchards in the area in the 18th and 19th centuries and thus has strong associations with fruit-growing traditions in the region. It has high associative value.

Cultural significance

Based on the intrinsic value of some of its components and its high associative and contextual value, Cambusnethan is considered to have regional significance.

8.0 Sources consulted

8.1 Historic maps

<i>Cartographer</i>	<i>Date</i>	<i>Title</i>	<i>Sheet</i>
Timothy Pont	1593-96	Glasgow and the County of Lanark	Pont 34
General William Roy	1747-55	Military Survey of Scotland (©British Library)	Lowland Scotland
Charles Ross	1773	A Map of the Shire of Lanark	North-east Section
William Forrest	1816	The County of Lanark from Actual Survey	
Ordnance Survey	Surveyed 1858, published 1864	Lanarkshire, 25-inch to the mile	XVIII.7 (Cambusnethan) / XVIII.6 (with inset XVIII.10)(Cambusnethan) / XVIII.11 (Carluke)
Ordnance Survey	Surveyed 1859, published 1864	Lanarkshire, six-inch to the mile	XVIII
Ordnance Survey	Surveyed 1896, published 1896	Lanarkshire, 25-inch (2nd edition)	018.06 / 018.07 / 018.11
Ordnance Survey	Surveyed 1896, published 1897	Lanarkshire, six-inch to the mile (2nd edition)	XVIII.NW / XVIII.NE / XVIII.SE
Ordnance Survey	Revised 1910, published 1912	Lanarkshire, 25-inch (3rd edition)	018.06 / 018.07 / 018.11
Ordnance Survey	Surveyed 1947-49, published c 1947-49	Lanarkshire, six-inch to the mile (4th edition)	XVIII.NE / XVIII.NW

Ordnance Survey	Revised 1940, published 1946	Lanarkshire, 25-inch (4th edition)	018.07 /018.11
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Source: <http://maps.nls.uk>

8.2 Aerial photographs

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