



Halligarth

Site Survey Report

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Halligarth

INTRODUCTION

RCAHMS was asked to undertake a survey of Halligarth, Unst, Shetland by the National Trust for Scotland in spring 2014. The building is listed and currently on the Buildings at Risk Register which also meant that it was a candidate for investigating as part of RCAHMS' Threatened Buildings Survey.

LOCATION



Distant view of Halligarth House from south, with wood to north east (RCAHMS: DP194673)

Halligarth is located on the north eastern edge of the rural community of Baltasound on the east coast of Unst, Shetland's most northerly populated island (see 1st and 2nd Edition OS Maps, Appendix A)¹. The property consists of Category C-listed Halligarth House, with its surrounding gardens, and Halligarth Wood, a walled enclosure which includes the burial ground of the Edmondston and Saxby families. Halligarth lies in a prominent position overlooking Baltasound Bay northwest of Category B-listed Bunes House. Halligarth was originally part of the estate owned by the Edmondston's of Bunes. The most remarkable feature of the site is the wood. It is one of the most northerly woods in the British Isles, and is known locally as Saxby's Forest.

¹ Canmore site number [HP60NW 94](#)

OCCUPANTS OF HALIGARTH

The property was in the ownership of two families, the Edmondstons and the Saxbys as outlined in the table in Appendix B. Their needs and tastes are reflected in the changes that were made to the building throughout its history.



South range, main block, view from south east (RCAHMS: DP 194614)



General view from north west (RCAHMS: DP 194630)

DESCRIPTION

For the purpose of this report, the building is described as being made up of two linked blocks, sitting back-to-back. For ease of understanding this report will:

Orientate the description of the building with the earlier rear block (dating from 1832 according to the list description) being described as the North Block (actually northwest block)

Refer to the newer block (1839) as the South Block (actually to the southeast)

Please also note:

The attached plans in Appendix C have been annotated with the room numbers and names that correspond to the description.

The measured drawings created as part of the RCAHMS survey are show in Appendix D. This survey is focused on understanding the architectural development of the house. No invasive examination of any elements has been undertaken.

North Block



North range, east gable, view from north east showing narrow gap and link (RCAHMS: DP194627)



Left: View from north showing both ranges, east extension and narrow gap (RCAHMS: DP 194628)



Right: General view from north (RCAHMS: DP 194629)



Left: General view from north (RCAHMS: DP 194630)



Right: View from west showing timber 'flying buttresses' (RCAHMS: DP 194631)

The North Block consists of a five bay, single storey building with bedrooms contained within the roof space, and with two small projecting blocks on the north front. The walls are constructed of random rubble, which appears to have been harled originally, and now is covered in a cementitious render. The rubble construction is partially exposed on the east gable. The roof is covered in stone slates with a ceramic ridge. Cement has been applied in an attempt to improve the waterproofing qualities of the roof. However, this has in fact led to its complete failure: it has become a single mass and is beginning to slide down and breakup. Timber 'flying buttresses' have been installed to counteract the downwards slide.

On the ground floor all windows are to the north except for a single one on the west gable. There is a window in both gables on the first floor. There is no external evidence of windows in the south elevation. Each gable has raised skews and supports a substantial chimneystack which carries two flues. The cement render is so complete that evidence of earlier openings etc is impossible to determine until/unless the render is removed.

The ground floor consists of three apartments plus passages. The kitchen (0.8) lies to the east. This retains an evenly flagged floor and the original kitchen fireplace can be seen on the east gable wall behind the later range cooker. The walls are plastered on the hard and the floor is laid with regularly set flagstones. The ceiling is of sawn softwood timbers, formed from the underside of the floorboards of the bedroom above. The single window and the back door face north. The window is a two-over-two panes timber sash and case and the doors are vertically boarded timber with battens. The proportion and position of the window and door suggest that the ceiling has been raised. A small slate roof porch (0.9) with rendered walls lies to the north, and was inaccessible at time of survey.



North Block, ground floor, pantry (0.4), view from south east (RCAHMS: DP 194662)

The rest of the North Block is at a lower level, one step down. The pantry (0.4) and the passageway (0.5) have a continuous stone flagged floor. These flagstones are of a much more random size rather than the uniform size of the flagstones in the kitchen (0.8). The staircase (0.7) is constructed of timber in a simple straight flight with timber boarded walls. The flagstone floor appears to predate the staircase since the irregular pattern of the flags does not relate to the staircase structure or to the south partition wall of the pantry (0.4). There are simple shelves lining the walls of the pantry, and the window has an unusually wide splay on both sides.



North west range, ground floor, corridor (0.2) to bathroom (0.3), view from south east (RCAHMS: DP194661)

To the west lies a wide passageway (0.2) leading to the bathroom (0.3) extension. The latter appears to be principally constructed of asbestos sheeting and originally had a hipped, slated roof. The passageway (0.2) was at one time part of the sitting room (0.1), which is at the west end of the block. The entrance door to the original, larger room, and now to the passageway (0.2), is set at a slight angle which suggests an alteration rather than an original design intention. The ceiling of the passageway has exposed joists and floor boards of the floor above. The sitting room (0.1) and passageway (0.2) have plastered walls. The sitting room (0.1) has a substantial fireplace, and windows on the north and west walls which are both two-over-two timber sash and case. The ceiling of the sitting room is boarded. There is a plain four panel door with a small fan light over.

The narrow passageway (0.5) gives access through a very wide opening, now partially partitioned off, to the South Block. Adjacent to the doorway there is a substantial block (0.6) of masonry projecting from the south wall of the north block.



North Block, first floor, south bedroom (1.1), view from east (RCAHMS: DP194668)



North Block, first floor, north bedroom (1.4), view from south west (RCAHMS: DP194669)



North Block, first floor, north bedroom (1.4), view from east showing blocked window at floor level (RCAHMS: DP194670)



North Block, first floor, box room (1.3), view from north west (1.3) (RCAHMS: DP194671)

The first floor contains two bedrooms (1.1 & 1.4) and a central box room (1.3). The floors are timber boarded and the doors are boarded with battens. The bedrooms are both fully lined and are mostly contained within the roof space. Both retain fireplaces with plain timber surrounds and cast iron inserts. They are located asymmetrically on the outside gables of the room. Vertical timber boarding is visible in the West Bedroom (1.1). Both rooms have windows in the gable walls that consist of a lower square section of two panes and an upper triangular section of four panes, fitting the pitch of the roof. They are lit by roof-lights. The east bedroom (1.4) has a single blocked window embrasure on the north wall. This is now at floor level, which suggests possibly that the floor level has been raised. There is no other evidence of blocked windows which may be extant if the panelling was removed. The central box room (1.3) is T-plan shape which means it projects into the east bedroom (1.4). It is lit by a roof light, and there is access to the roof structure of the north block which shows that the stone slates are pegged with softwood pegs, laid on a sawn softwood roof structure. There is no evidence of sarking (DP194672).

Linking Block



Link between ranges, view of WC (0.10) (RCAHMS: DP 194660)

The link consists of a lobby (0.11) and the WC (0.10). It has a flat concrete roof, in a partially collapsed state, with an iron rail inserted between the walls of the north and south blocks. The flagstone floor of the passageway of the north block extends through the large opening to the full depth of the north block's wall. The remaining lobby floor is concrete. The west wall of the link is built of rubble and contains the small window of the WC. The small WC is accessed by a door which is necessarily narrow due to the projecting masonry wall. It is lined with a timber boarded dado with plaster above. The lavatory is set on a stepped plinth.

South Block

The south block, as originally built, occupied a very similar footprint to the north block. It consists of a one-and-a-half storey three bay block, built of coursed rubble, originally lime harled, but now covered in a cementitious render. Fragments of the original lime render are visible on the east gable in the attic (1.9). The two first floor bedrooms have dormer windows. Both gables carry large chimneystacks both of which carry two flues. The roof is covered in Scotch slate but the lower two courses are of stone slates similar to those used on the north block. There is one window on the west gable lighting the Parlour. The east gable is partially covered by a later slate roofed extension which is also built of rubble. This has been rendered. The extension has a chimney stack on its east gable. There is no evidence of any windows on the north elevation.



1914 entrance porch, view from south (RCAHMS: DP 194618)



South Block, ground floor, entrance porch (0.20), detail of coloured glass (RCAHMS: DP194646)

The castellated porch (0.20) is built of concrete which is scored to imitate ashlar. It has a flagstone floor and a pair of original margin astragaled windows with red tinted pressed glass squares in the corners. The block is divided into three main spaces: a parlour (0.12) to the west, the central hall (0.13) and staircase (0.14) and the original dining room (0.18) to the east, beyond which is the later office/den (0.19).

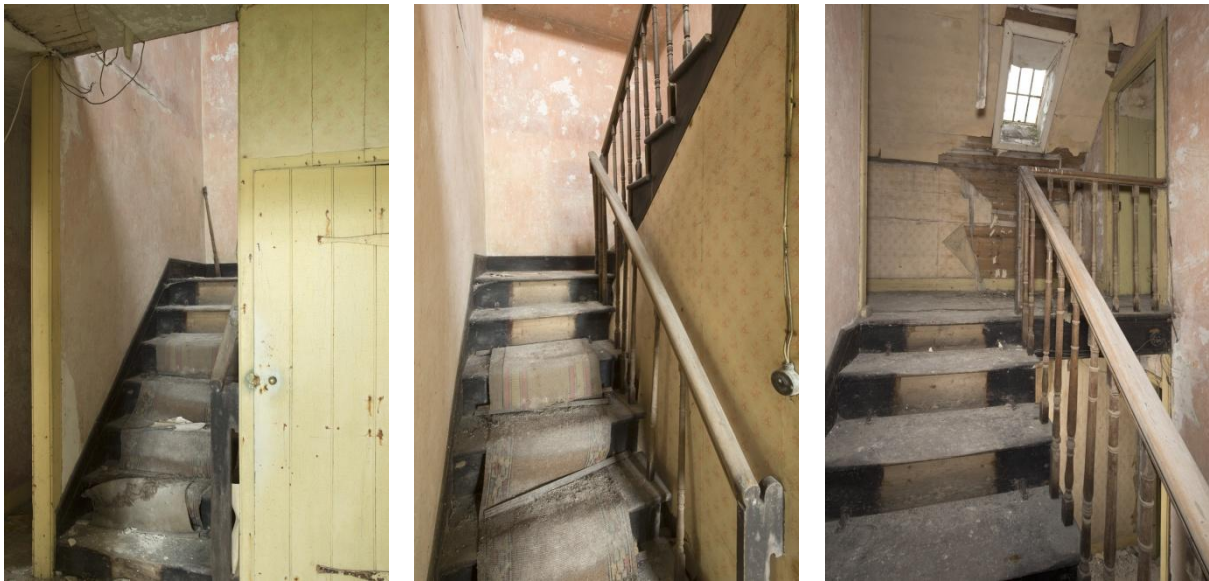


South Block, ground floor, parlour (0.12), view from east (RCAHMS: DP 194639)



South Block, ground floor, parlour (0.12), view from north (RCAHMS: DP 194640)

The parlour (0.12) is a simply plastered room with run cornice, a timber boarded floor and a six panel door. The ceiling has been altered and is now of plasterboard with plain wooden battens. The fireplace, placed off centre on the west wall, has a plain timber surround with a deep mantle shelf supported on struts. On the north wall is a recess which could have been a buffet or sideboard recess, but this seems less likely as it has no architrave and is relatively low. It was probably created to accommodate a piece of furniture. There is a blocked doorway at the north end of the east wall. This wall is not square with the others in the room but is set at a slight angle, suggesting that it is a later insertion. The small window on the west wall does not have splayed ingoes. It replaced a doorway, clearly evident from the outside. Both windows have two-over-two timber sash and case frames.



Left: South Block, ground floor, staircase (0.14) and press, view from east (RCAHMS: DP 194649)

Middle: South Block, ground floor, staircase (0.14), view from south east (RCAHMS: DP 194650)

Right: South Block, first floor, staircase and landing (0.14 & 1.2), view from northwest (RCAHMS: DP 194652)

The stair hall (0.13) gives access to the parlour (0.12) to the west, the dining room (0.18) to the east and, via a narrow corridor, to a pantry (0.15) and then the North Block. The walls and ceiling are plastered. The floor is timber but the floor of the under stairs cupboard (0.17) is laid with flagstones. The dog-leg staircase (0.14) is made of timber with simple but elegant turned balusters. The handrail terminates in a plain timber upright rather than a newel.



South Block, ground floor, under stair cupboard (0.16), detail of brickwork (RCAHMS: DP 194659)

The staircase is supported on substantial handmade bricks, which are visible under the stairs (0.16). The same bricks are also used to form the walls of the dining room press cupboard (0.18a). The small pantry (0.15) to the rear of the staircase was originally lit by a small window, which is now blocked. The splays of this window are set at a curious angle suggesting that they have been altered yet the opening is still partially blocked by the dining room press cupboard (0.18a).



South Block, ground floor, dining room (0.18), view from south (RCAHMS: DP 194642)



South Block, ground floor, dining room (0.18), view from east (RCAHMS: DP 194644)

The dining room (0.18) is the most formal room in the house with its dado rail and cornice. The room is plastered and has a timber floor. The symmetrical arrangement of six panelled doors on the west wall opposite the central fireplace on the east wall emphasises the formality of the principal reception room. The timber chimneypiece is a restrained Neoclassical design with a mid 20th century insert (DP194643). The narrow six panel door on the east wall is a later insert to gain access to the office/den (0.19). The window is a timber two-over-two sash and case.



South Block, ground floor, office/den (0.19), north room, view from south (RCAHMS: DP 194647)

The office/den (0.19), in the east extension, has a plastered ceiling and timber vertically boarded walls, some of which have decayed revealing the rubble walls behind. On the north wall is a doorway which gave access to one of the lean-to buildings that have now gone. On the west wall is a large fireplace with reeded decoration, the most elaborate fireplace in the house (DP194648). On the south wall are two windows, the larger of which is original and the smaller one (without splayed ingoes) replaces a door. Both windows are timber two-over-two sash and case.



South Block, first floor, south bedroom (1.5), view from east (RCAHMS: DP 194653)

The first floor rooms rise partially into the roof space, the flooring of which is timber boarding throughout. The landing (1.6) is lit by a skylight. The west bedroom (1.5) is rectangular and, like the dining room (1.18), has a dado rail and cornice, denoting a room of importance. On the west wall there is a centrally positioned fireplace. This is stone with a timber mantle shelf on a reeded frieze. It has a mid 19th century cast iron insert (DP194654). This room may have originally been intended as a first floor drawing room. It is lit by a dormer window, a timber two-over-two sash and case, on the south wall. There is a built-in cupboard on the south wall, immediately adjacent to the entrance door.



South Block, first floor, north bedroom (1.8), view from south (RCAHMS: DP 194656)

The east bedroom (1.8) is the largest bedroom in the house. It has an irregular shape because the landing projects into the room. The room is lit by a dormer window to the south, a timber two-over-two sash and case, and a skylight to the north. There is an off-centre fireplace on the east wall with a timber mantleshelf and mid 19th century cast iron insert. The walls were originally plastered but now the laths are visible. A Box Room (1.7) is accessible from this room, located north of the stairs. A large shelf in the box room projects over the staircase. Another doorway leads through the east gable to the attic of the extension which it is lit by a skylight. (DP194657) The attic is lined out and papered and was presumably used as a bedroom. There is no access to the roof space above the bedrooms.

EXTENSIONS

The North Block had a large extension (x.1) (DP194627) to the east: part of its tin roof is visible on the east gable. The concrete footings of this extension survive. This appears to have been linked to further extensions (x.2) (DP194628 & 9) that were accessible from the office/den in the east extension to the south block. The narrow passage way between the North and South blocks has had a series of extensions all of which have gone (x.3) (DP194626). There was also a small extension on the east gable of the office (x.4) (DP194626). The concrete floor and planting trough of the glass house built on the west gable of the south block survive (x.5) (DP194625). This was accessed by steps from the south and via a door from the parlour.

ANALYSIS

The plans in Appendix B show seven phases of significant development that have been identified:

The pre 1832 house

1832 alterations and adaptations by Thomas Edmondston for his brother Laurence

1839 alterations and additions by Thomas Edmondston for his brother Laurence

Mid 19th century creation of the water closet between the existing buildings

c.1860 addition of a new wing containing a the office/den for Laurence Edmondston

1914 additions by Dr and Mrs Saxby after their purchase of Halligarth

c.1920 Alterations for the addition of a bathroom

Halligarth is a vernacular building, similar in form to Ernsdale drawn by Henry Saxby (V60 N p.41). Over the years it has made use of readily available materials and it appears to have been a building of some status assuming the importance of a farmhouse rather than a croft or farm labourer's cottage.

The house faced north, away from the views and light, without gaining any particular protection from the elements, apart from the relatively common vernacular tradition of placing a gable into the prevailing wind. This orientation is apparent in the first Edition Ordnance survey map of 1878, showing a roadway and drive system that are focused on the north side of the building. This appears odd in that the main transport links were by sea and it would be more logical to face in the direction of the harbour at Baltasound to help access.

Halligarth appears to have had some structure to the south which prevented windows on that side from gaining the expected benefits of light and a good view. The substantial section of wall projecting from the south elevation appears to be contemporary with the North Block. This and the large opening in the south wall are the two main factors supporting the idea of an earlier structure on the site of the South Block. This large opening, with a flagstone floor, suggests perhaps a hallway or staircase.

The house has a complex building history of alterations and additions as well as ownership. The North Block is the earliest part of the building on the site and it appears to be earlier than the 1832 date given in the list description. This report, thus, indicates that Halligarth is an earlier building that was altered and adapted, rather than the new building of 1832 that is suggested in records such as J Laughton Johnson's account of the Edmondston family noted below:

'In the autumn of 1832 Laurence and his family moved into Halligarth, a small two-storey, dormer windowed house that Thomas had built for them not much more than a stone's throw from Bunes.'²

This earlier building, before the 1832 alterations, may have been two storied, hence the survival of a first floor window embrasure in the North Block east bedroom (1.4). These alterations probably included re-roofing, altering the layout, raising the first floor level to improve the headroom on the ground floor, inserting a new staircase, and laying a new flagstone floor in the kitchen (possibly onto the earlier floor, hence the step up to a higher level). Without the removal of the render the extent of these alterations is difficult to determine. The insertion of new interior walls into an existing structure would explain the odd angle of the original door into the sitting room (0.1 and 0.2) at the west end of the block. Money was not lavished on the alterations since soft wood pegs were used for the roof, which have exacerbated the problems in this area.

Halligarth, although not a simple cottage, is considerably smaller than Bunes House³ where Thomas Edmondston lived, a dramatically larger house, even before the substantial neo-classical extension that he had built in 1828. It is an improved house in the vernacular tradition rather than an improvement farmhouse such as for example Binna Ness⁴, South Whiteness, a two storey, three bay farmhouse built in 1834, west of Lerwick. This report suggests that by 1832 Halligarth was a modest house with sitting room, pantry and kitchen on the ground floor, and two bedrooms and a box room on the floor above.

Laurence Edmondston and his wife Eliza had five of their ten children before it was decided to extend the original modest house in 1839. The two bedroomed house must have been very cramped especially for a middle-class family who employed servants. The South Block, according to the documentary evidence, was built in 1839 and positioned to take advantage of the spectacular views much in the same way that Thomas Edmondston's addition to Bunes had done: the latter was extended in 1828 'so that the principal rooms might look out over Balta.'⁵

There appears to be no logical reason to build the new block so close to the existing building, but because the new block contains none of the service rooms of the house it cannot have been the intention to demolish the north block. Johnston's explanation that it was a misunderstanding by the builder seems a little odd and simplistic.⁶ A more logical solution would have been to attach the new block onto a gable of the existing

² J L Johnston, *Victorians 60° North; the story of the Edmondstons and Saxbys of Shetland*, 2007, p.100.

³ Canmore site number [HP60NW 12](#)

⁴ Canmore site number [HU34SE 51](#)

⁵ J L Johnston, *ibid.*, p.89.

⁶ J L Johnston, *ibid.*, p.114.

house as had been done at Bunes: this appears to have been suggested in a letter dated 05 February 1839 from Thomas Edmonston to his brother Laurence but ultimately unexecuted.

'I know of your sentiments is, that a building on the south Gable of the house appeared to you the most eligible, but the kind extent or description of erection you have never mentioned to me....The new building will occupy the same position in relation to Halligarth that the old House of Bunes does to the new....' Why it was not carried out in this way remains a mystery.⁷

The practicalities of building a new block so close to the old would have created problems during the building stage due to the logistics of space required for construction. It would also have been a very expensive solution since none of the existing building could have been used to support the new one. The projecting block of masonry and the wide opening visible in the lobby (0.11) suggests that there may have been a building on the site of the South Block which was demolished to make way for the new building. This lost building would explain the absence of windows on the south elevation of the North Block. The gap between the two structures might also be explained by the desire not to disrupt the domestic life of the older building whilst the new one was being built. This, however, does not explain why it is quite so close.

The walls of the new block are built of similar locally sourced material. The rubble blocks are of 600mm depth rather than the 750mm depth of the North Block, which suggests more advanced techniques of mason craft. The stone slates of the North Block are replaced with Scotch slate, an imported material, on the South Block. Stone slates are still used for the lower courses, demonstrating a good working knowledge of climatic conditions given that it is a heavier material that is less easy to lift in high winds. The chimneystacks are of very similar form in both phases, a relatively simple robust design using rubble rather than brick. The use of the latter would have allowed the fireplaces to have been placed directly above each other, but here they are staggered in both phases. The use of larger windows, dormers and the variety of interior finishes shows a greater sophistication in the design decisions being made. The use of brick can be viewed in context with other buildings: it was used in the partitions at Belmont House⁸, Unst in the 1770s but the bricks there are of a smaller, more traditional size. The bricks at Halligarth are larger, more substantial, handmade ones that are very unusual. There could be a connection with the construction of the lighthouse at Muckle Flugga⁹, also built in brick in 1858 and on Bunes Estate lands.

⁷ Bunes uncatalogued letter.

⁸ Canmore site number [HP50SE 39](#)

⁹ Canmore site number [HP61NW 5](#)

As previously mentioned, a curious feature of the design of the South Block is the positioning of the windows. The window of the dining room, the most formal room in the house, is not placed centrally on the south wall of the room, unlike the symmetrically placed other elements of the room. This suggests that the symmetrical arrangement of the exterior was decided upon before the size of the rooms had been agreed. If the staircase and hall had been placed centrally then both ground floor rooms could have had their windows placed centrally on the south wall of each room. This is what one would expect from a late Georgian symmetrically designed three bay house, which is what Hallgarth appears to be externally. Another curiosity is the absence of a stone floor in the hall, which one would expect in a house of this stature, especially since part of the floor of the understairs cupboard is laid with flagstones and they are used in the north block.

All the oddities of the design, such as the misalignment of the east wall of the parlour and the narrowness of the corridor, suggests that the internal arrangement of the ground floor was altered at some point. This may have occurred during the building process or more likely after completion due to the requirements changing. The very narrow corridor, presumably, was a later alteration whilst the staircase could possibly have been rebuilt with brick supporting walls. The current plan makes a very cramped entrance hall and the route to the North Block is rather uncomfortable for a newly designed building. This report suggests that the original design for the staircase would have terminated with a newel matching the other balusters. The parlour may well have been Laurence's office/den in the first incarnation, becoming the parlour when the extension was added to the east gable. Access between the entrance hall and the North Block may have been through the dining room, via what is now the press cupboard and the small pantry. Its conversion into a press cupboard, using brick, appears to be at the same time that the staircase was altered.

The simple, plain finishes of the parlour and its asymmetrically placed fireplace suggest that this was not intended as a principal reception room as the dining room definitely was. This lower status is also confirmed by the lack of architraves and mouldings around the recess. The west bedroom on the floor above has the finishes (including the dado rail and the symmetrically centred fireplace) that one would expect of a principal reception room, suggesting that this could have been intended as a drawing room matching and complimenting the dining room on the floor below. This room appears to have been Eliza Edmondston's room at an early date, complete with large bed and the important cupboard by the door, rather than a drawing room and the change of room use could easily be the result of the need for accommodation for the ever growing Edmondston family.¹⁰

¹⁰ Reverend Biot Edmondston and Jessie M E Saxby, *The Home of a Naturalist*, 1888, p.34-47.

A new wing was added to accommodate Laurence Edmondston's office/den between 1839 and the First Edition Survey of 1878. Henry Saxby painted a view of the exterior of Halligarth, dating from between his first visit to the house in 1854 and his death in 1873, which does not show this extension. Saxby shows the house in isolation, without any modest sheds or lean-to structures. As such, this relatively early image of Halligarth, as seen on the front cover of NTS 2010 report on the house, indicates that the extension appears to have been added no earlier than the 1860s. The painting shows a solid porch, replaced by c.1910 with an elegant timber porch similar to one that is recorded on the front of Bunes before the current conservatory was built. This has also been subsequently replaced.¹¹

The advent and increased availability of photography at the turn of the 20th century offers an opportunity to examine and appraise later changes in the building: a photograph of Dr Saxby in his motorcar in 1906 shows that the small window on the south wall of the office/den was a doorway at that point. It must have been converted into a window after the Saxbys bought the house in 1914.¹² The glass house, or conservatory, was added to the west gable of the South Block. This does not appear on a c.1910 photograph of the exterior, but Dr Saxby photographed his children in it during the First World War.¹³ The use of a concrete floor, part of which survives, relates this component to the other works carried out by Dr Saxby. The concrete roof of the WC may also have been added after the house changed hands as the make-up of the concrete appears very similar. The sale particulars, a copy of which is in the Estates Exchange held at RCAHMS¹⁴, does not mention the bathroom, suggesting that this was also added by the new owners in the early 20th century. The fact that the porch and bathroom are of different construction and wall thickness suggests that they were built at different times.

The final alterations worthy of note in this report relate to electricity replacing gas lighting in the 1950s. Stephen Saxby installed a system powered by a six volt battery using some of the pipework from the existing gas system. It is possible that the smart fireplace in the office/den, came probably from Bunes House after its 1828 wing, was demolished in the 1950s.

CONCLUSION

Halligarth is a complex building that has altered and developed over time. Its interest lies in that it has been lived in by the same family for several generations, and its

¹¹ NMS Sandison Collection, SLAW 611208.

¹² J L Johnston, *ibid.*, p.280.

¹³ NMS Sandison Collection, SLAW 611223-4 & SLAW 611227.

¹⁴ NMRS Estates Exchange vol.1530

importance lies in the piecemeal alterations and adaptations that have been made. It is not a great house or a country house, such as nearby Bunes, but a rather modest house inhabited by generations of doctors who had interests elsewhere. The relationships between the house, the garden and grounds, the woodland and the Edmondston/Saxby family are all important elements. These different aspects make this a very unusual and fascinating site. No particular element of the house is particularly rare or unique architecturally apart from the extremely odd plan form with its almost, but not quite, touching parallel blocks, for which no other examples can be found.

Simon Green, RCAHMS, December 2014

FURTHER READING

R I Cowie, *Shetland and its inhabitants*, 1871

B Edmondston and J M E Saxby, *The Home of a Naturalist*, 1888

M Finnie, *Shetland: An Illustrated Architectural Guide*, 1990

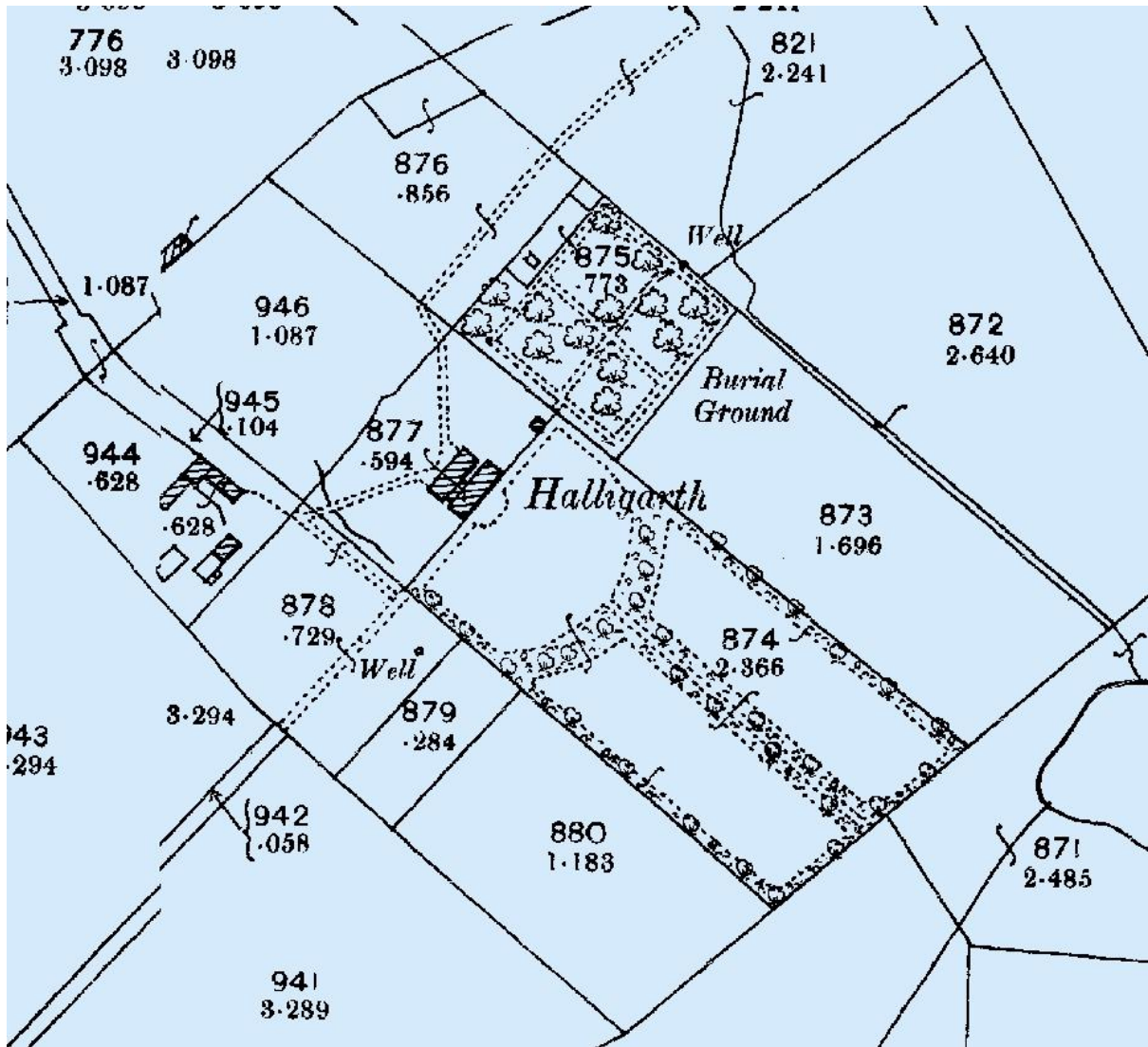
J Gifford, *Buildings of Scotland Highland and Islands*, 1992

J L Johnston, *Victorians 60° North; the story of the Edmondstons and Saxbys of Shetland*, 2007

APPENDIX A: Maps



Halligarth OS County Series 1st Edition, 1881-2



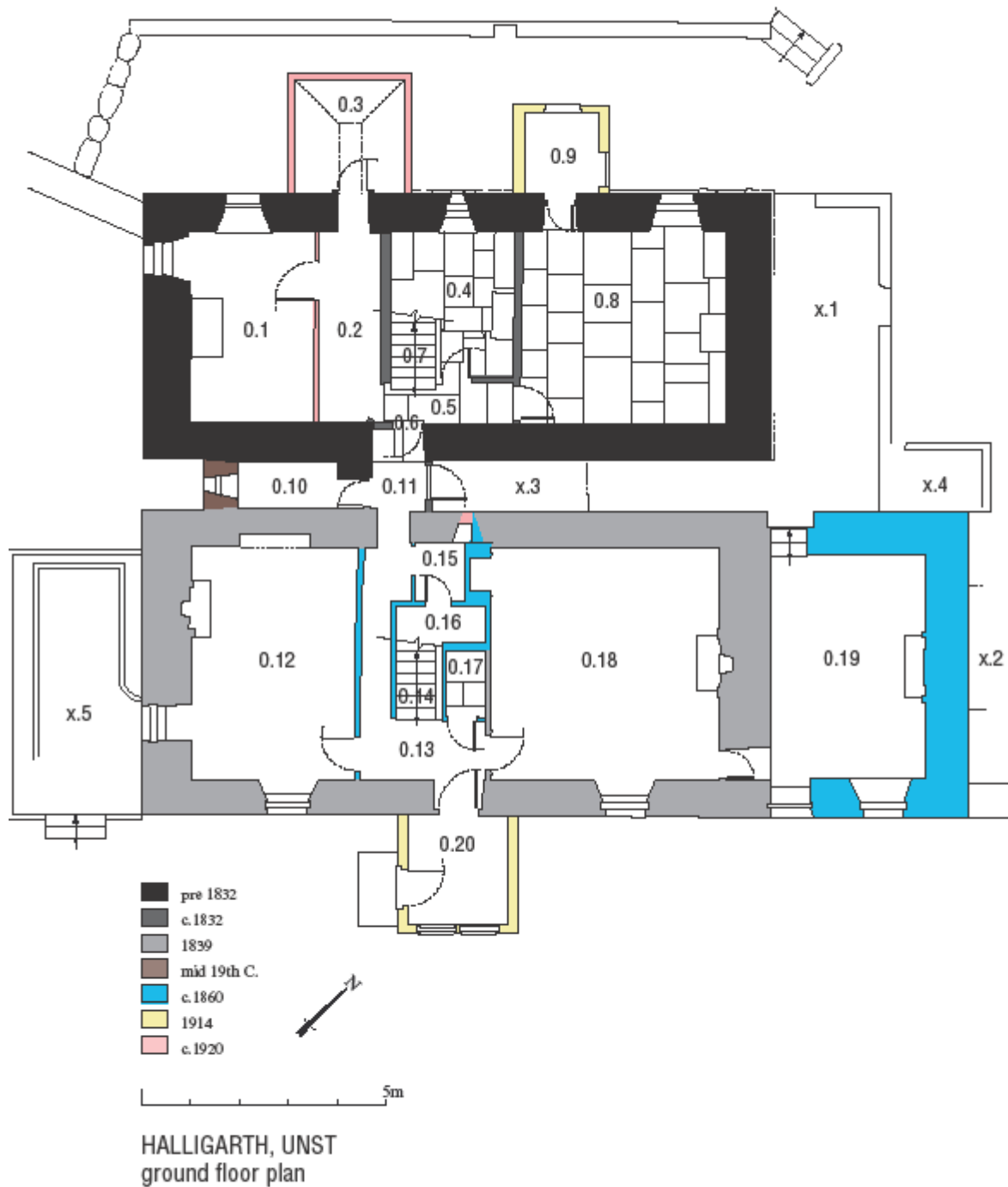
Halligarth OS County Series 2nd Edition, 1901

APPENDIX B: Halligarth Owners and Residents

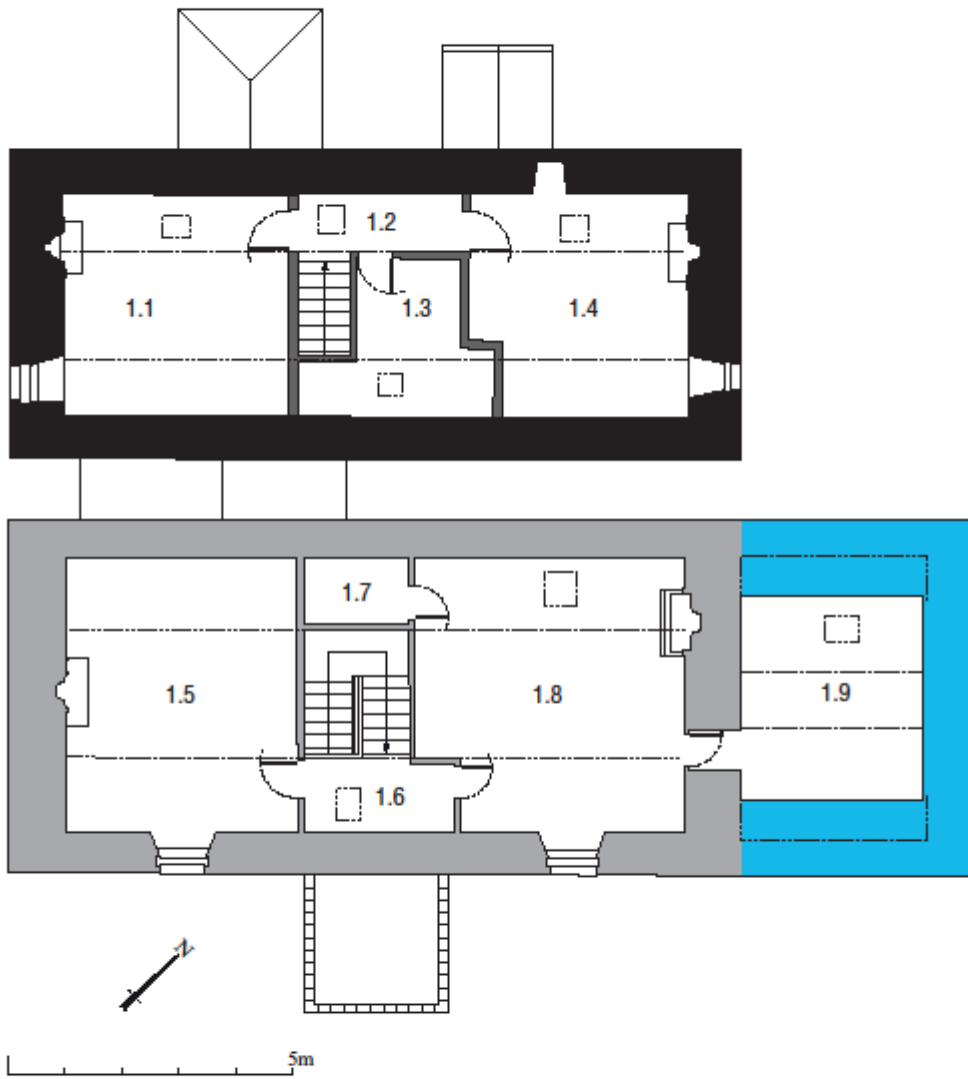
HALLIGARTH OWNERS AND RESIDENTS	
1828	Thomas Edmondston of Bunes (1779-1858) extends Bunes House.
1832	Dr Laurence Edmondston (1795-1879), younger brother of Thomas Edmondston of Bunes, moves into Halligarth , a house on the Bunes Estate. Laurence and his family had been living with his brother at Bunes previously.
1839	Halligarth extended for Dr Laurence Edmondston, paid for by his brother Thomas who continued to own it as part of the Bunes Estate.
1854	Dr Henry Linkmeyer Saxby (1836-1873) first visits Shetland and later becomes an assistant to Dr Laurence Edmondston.
1858	Thomas Edmondston dies and leaves the Bunes Estate to his illegitimate daughter, Ursula Edmondston (1819-1898).
1858	Dr Laurence Edmondston is given life rent of Halligarth
1859	Henry Saxby marries Jessie Margaret Edmondston, daughter of Dr Laurence Edmondston.
1863-1871	Dr Henry Saxby is in medical practice with Dr Laurence Edmondston.
1874	Ursula Edmondston's husband and cousin Thomas Edmondston (Yankee Tom) dies and the estate is managed by Trustees with Ursula having life rent of Bunes. The estate is left to David Edmondston (1837-1884) and his heirs.
1879	Dr Laurence Edmondston dies his second wife Penelope Hamilton remains at Halligarth .
1884	Laurence Edmondston (1868-1915), grandson of Dr Laurence Edmondston and the son of David Edmondston, inherits the Bunes Estate. The estate is held in trust because he is a minor.
1884	Laurence Edmondston and his sister Elizabeth move to Halligarth and live with their step-grandmother, Ursula, who is also their aunt.
1888	Penelope Hamilton Edmondston dies at Halligarth .
1888	Laurence Edmondston continues to live at Halligarth .
1898	Laurence Edmondston marries Florence Spence and moves from Halligarth to Bunes House on the death of Ursula Edmondston.
1898	Dr Thomas Edmondston Saxby (1869-1952), third son of Jessie Edmondston and Dr Henry Saxby, takes over his grandfather's medical practice and moves

	into Halligarth which is still part of the Bunes Estate.
1914	Dr Thomas Saxby and his wife Julia Furniss buy Halligarth from the Bunes Estate for £500.
1952	Dr Thomas Saxby dies at Halligarth
1994	Lorna Maud Saxby and Stephen Thomas Saxby, the younger children of Dr Thomas Saxby, both die at Halligarth having lived there together since their father's death in 1952.
1994	Halligarth is inherited by Ida Daphne Joy Sandison who gifts it to the National Trust for Scotland.

APPENDIX C: Phased Plans of Halligarth



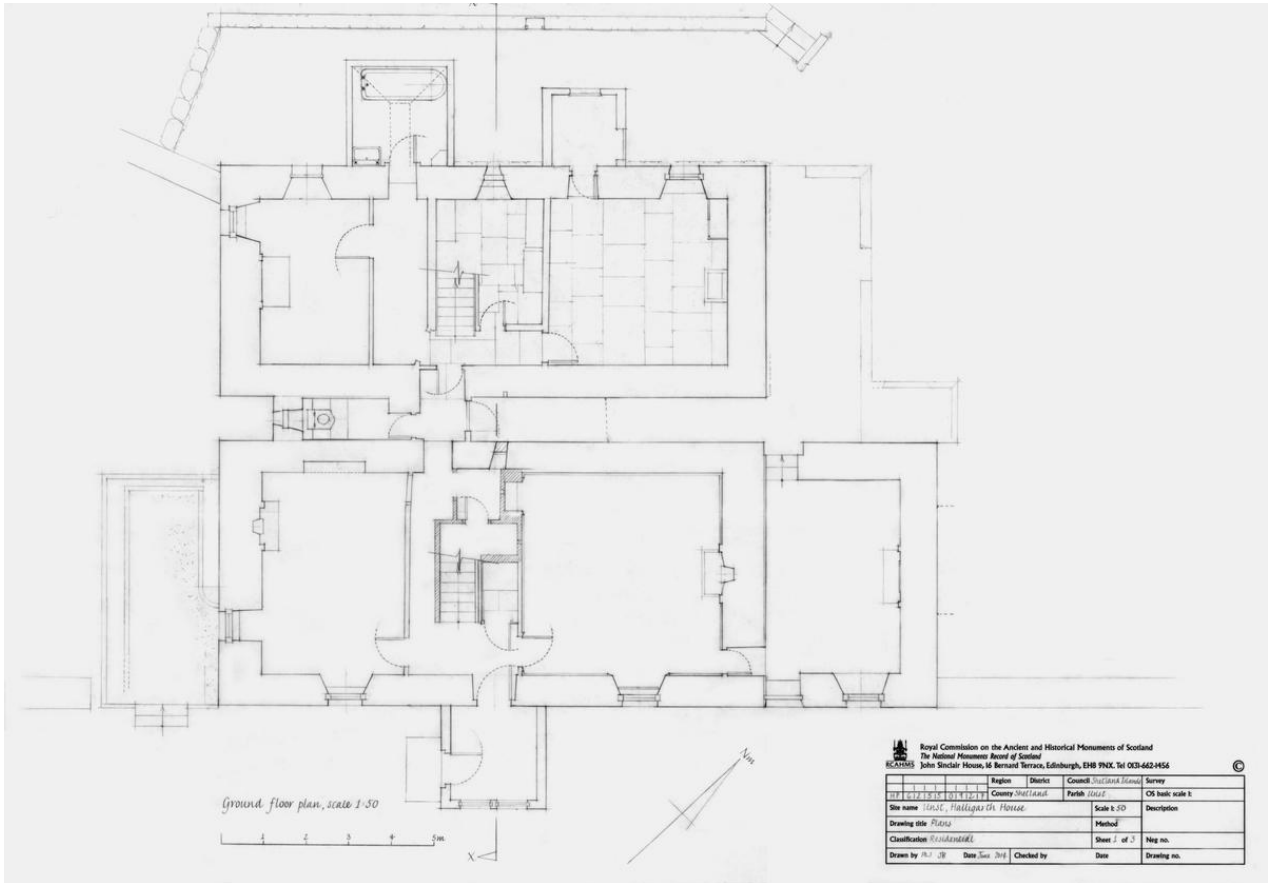
Phased Ground Floor Plan



HALLIGARTH, UNST
first floor plan

Phased First Floor plan

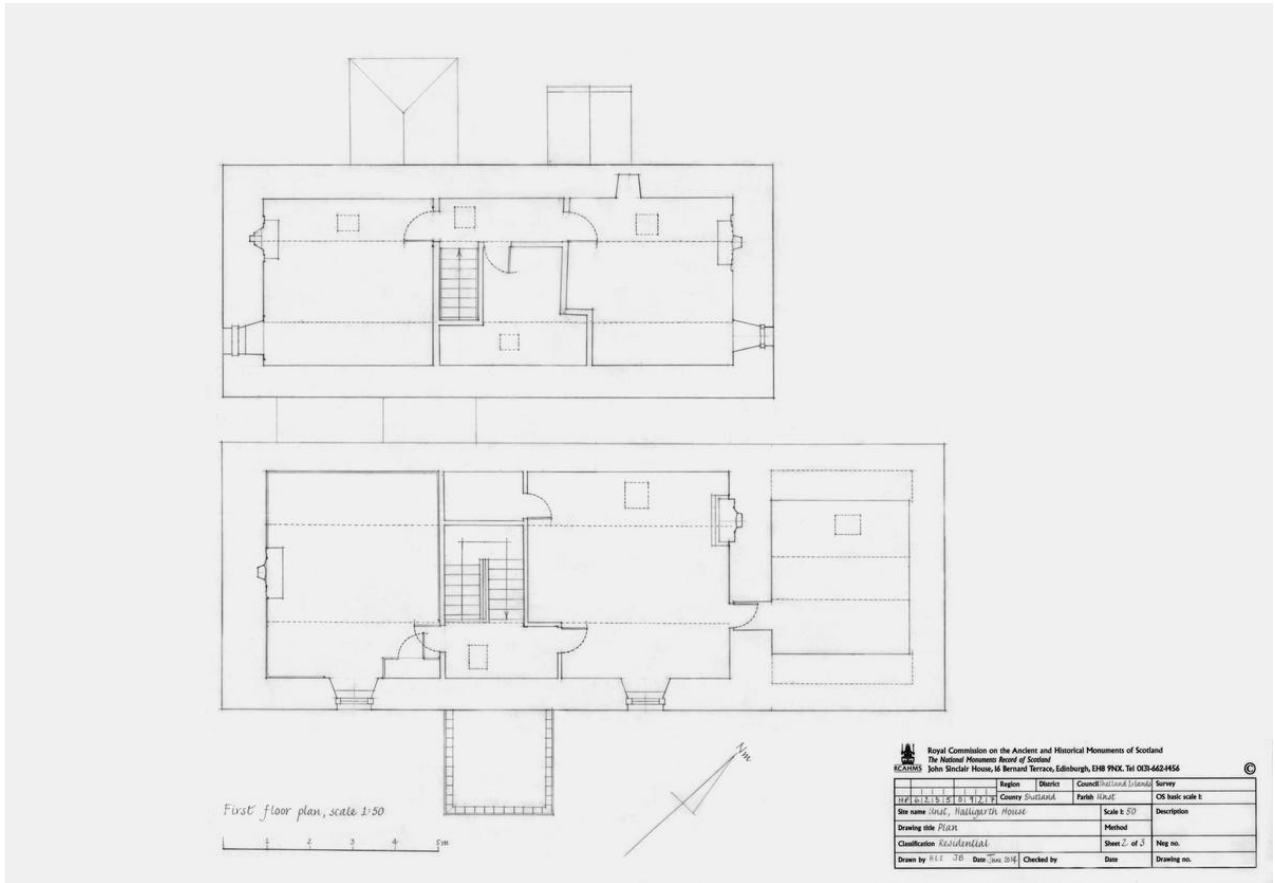
APPENDIX D: RCAHMS Measured Survey Drawings of Halligarth



Royal Commission on the Ancient and Historical Monuments of Scotland
The National Monuments Record of Scotland
John Sinclair House, 16 Bernard Terrace, Edinburgh, EH8 9ND, Tel 0131 662 2456

Region	District	Council	Survey
Midlothian	Midlothian	Midlothian Council	OS basic scale 1:1
County	Midlothian	Parish	Scale 1:50
Site name	HALLIGARTH HOUSE	Method	Description
Drawing title	FLOOR PLAN	Sheet	1 of 3
Classification	16/16/16/16/16/16	Date	Drawing no.
Drawn by	16/16/16	Checked by	Date

Digital copy of RCAHMS Measured Survey, Ground Floor Plan (RCAHMS: SC 1436423)



Digital copy of RCAHMS Measured Survey, First Floor Plan (RCAHMS: SC 1436422)



Digital copy of RCAHMS Measured Survey Section (RCAHMS: SC 1436421)