Project Code: GAG07

Date: 7th December 2007 Client: Arniston Estate

















The Gardener's House and Bothy, Arniston Estate, Temple, Midlothian

Planning Application 07/00358/FUL

Historic Building Recording

George Geddes BSc (Hons) MA AIFA LAAIS FSA Scot



PROJECT SUMMARY SHEET

Client Arniston Estate

Client's Agent Pippa Swan, Smiths Gore

National Grid Reference NT 3262 5905

Address Arniston Gardens, Gorebridge, Midlothian,

EH23 4RY

Parish Temple

Council Midlothian

NMRS Number NT35NW 18.23

SMR Number Not applicable

Historic Building Number 45804

Statutory Listing Category B

Project Manager Dr Tim Holden

Text George Geddes

Illustrations Caroline Normann

George Geddes

Fieldwork George Geddes

Schedule

Fieldwork 5th December 2007 Report 7th December 2007

SUMMARY

Headland Archaeology Ltd was commissioned by Arniston Estate to undertake Historic BuildingRecording at the Gardener's House and Bothy of Arniston Estate, in the Parish of Temple, Midlothian. This work was requested by Midlothian Council's Archaeological Officer in connection with planning application 07/00358/FUL. The development sees the combination of the two existing buildings to form a single residence, with associated alterations and down takings. The group combines a 2-storey house, out buildings and a long double bothy, all set at the corner of the walled garden of Arniston, founded c.1764.

The Gardener's House is a regionally significant building, and is part of the late 18th century Arniston Estate, a highly significant architectural group and designed landscape which is, as a whole, of national significance. The house and garden replaced William Adam's cascade, sited slightly to the W, with a more utilitarian group accommodating staff and producing food, though the gothic window detail may have been visible from the main house. The main garden house, the E access tracks, and the relationship of the building to the garden are relatively unchanged from the 1760s. The group developed from a core of the house and garden, possibly with a W yard. Outbuildings were added along the N side of the garden wall and a staff accommodation bothy was built along the S side in at least two phases after 1854.

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Figure 5: Phased ground-floor plan and roof plan

Figure 6: Additional client drawings

All 75 photographs are reproduced as thumbnails and provided on compact disc.

INTRODUCTION

The Gardener's House and Bothy comprises a complex of buildings situated at the SE corner of the walled garden of Arniston Estate, to the S of the house and W of the S driveway (see Figure 1 for location, Photos 21 and 33). The main buildings are the Gardener's House itself, a 3-bay two storey cottage of c.1764 with an addition at the NW (024), and to the W a long row of buildings known as the Bothy (007). Between these there are a group of unroofed buildings related to the garden wall and later than the House. The group lies on gently sloping N-facing ground with the modern road close to the S and an artificially channelled stream, the Purvies Stream, to the E and N. The stream runs through a sunken garden, with a group of decorative features and bridges of the 18th and 19th century (71-75). The buildings and the walled garden date from c.1764 and were constructed to replace earlier landscape features such as William Adam's Cascade (see Roy's map, Figure 3).

The gardener's house provided accommodation for the head gardener of Arniston, immediately beside the main walled garden. The bothy and other buildings provided storage workshops and accommodation for under gardeners and other staff. The house is currently occupied and in excellent condition, other than cement pointing and replaced chimney stacks. The bothy and other buildings are generally in a poor condition and have been empty for a number of years.

The group are subject to a planning application that will see the restoration of the bothy and the erection of an extension connecting the two main buildings and providing a large single residence. As part of the planning process, Midlothian Council have requested Historic Building Recording in order to record the buildings and inform the decision making process.

The elements of the group have been labelled A to E to ease description (see Figure 5).

DESK-BASED ASSESSMENT

Designations

The National Monuments Record of Scotland, held by the Royal Commission for the Archaeological and Historic Monuments of Scotland, records most of the features of Arniston's landscape as individual items, with very little description. The Gardener's House is recorded, as are the gardens and nearby bridges, gates and garden features. The Gardener's House, and the associated gateway attached to the N, are also Category B Listed and the description includes a good deal of information on the building, though the directions given are completely wrong. The walled garden, bridges and many other features in the immediate locality are listed separately. The Gardener's House itself, and the walled garden, date to c.1764.

Arniston is noted in the Inventory of Gardens and Designed Landscapes. The designed landscape is bordered to the S and E by the B6372, to the W by the South Esk River and to the N by the A7. The Bothy and Garden's House sit within this wider landscape and are a part of it; the garden is described as an outstanding example of William Adam's formal design, comprising woodland, parkland and gardens and providing the setting for Arniston House, itself A-Listed. The Inventory is accessible via the Internet and it includes an extensive description of the landscape components, the landscape history and the significance of the group. There is a large amount of archival material available concerning Arniston Estate, some of which would undoubtedly concern the Garden's House. Research of this material was outwith the scope of this report, but future questions may include clarifying the development of the group around the Garden's House, the history if the occupants, and in particular highlighting the detailed history of the

Garden's House and the part it plays in the wider landscape; it may even to be possible to open up the setting slightly to facilitate the visibility of the blind Gothic window, clearly the most important element of this group.

Maps

The large scale map evidence for the site is plentiful (Figure 1, 2, 3 and 4). Research undertaken for this report did not include the archival maps and plans held by the National Archives of Scotland but did include maps from the 17th century and later held by the National Museum of Scotland and accessible through their Internet portal. The maps are included here in full and the most interesting points are the depiction of Arniston on Adair's 1682 and 1735 copies; the latter shows the house in great detail (atypical on Adair's maps) and gives some indication of the surrounding designed landscape. William Roy's map, often accurate for large houses and estates, shows the area in a good level of detail, roughly 1:25000. Roy's map was produced just before the construction of the walled garden and the Gardener's House, in 1747-1755. It shows William Adam's Cascade to the S of the Purvies Burn along the principal alignment of the house. The cascade almost certainly survives as an archaeological feature, the upper pond may have been near the junction of the current track and road, W of the building group. The lower pond may have been fairly central in the walled garden.

The Ordnance Survey map information begins in the 1850's with the 6-inch to the mile map published in 1854 and the 1-inch in 1857 (Figure 4). The 1854 map shows that Building B is fully roofed, A has a W extension and the W of the group is quite different – neither of the bothies has been built. The track to the S and W is not present, access is over the Purvies Burn and bridge (dated 1812).

There has been significant change by the revised survey published in more detail in 1893 (Figure 1). Both the E and W bothy have now been built changing the plan of the W part of the group. The W extension to the main house (A) has also changed. Building C has been constructed against Building B. In addition, a larger group of brick built greenhouses has been constructed nearby in the walled garden and some other features around the walled garden have changed. The access track has been built to facilitate direct access from the road to the Gardener's House. The majority of this work seems to have happened later in the century.

By the Ordnance Survey of 1958, the group of buildings is basically unchanged. The main differences are the transformation of the gardens; the laid out pattern of paths and beds has gone.

Census

One interesting feature is a memorial panel in the E wall of the garden (070). This commemorates Colin MacTaggart, Head Gardener at Arniston and the likely occupier of the garden's house. Census information fleshes out some detail concerning Colin and his family, who were residents of the House for part of the 19th century and early 20th century. In 1901, the house referred to as Arniston Garden was occupied by Colin and Margaret MacTaggart, 72 and 67 respectively. Colin was born in Lochgoilhead, Argyll and Margaret in Stichell, Roxburghshire. The adjacent property, probably the Bothy and referred to as Gardeners Bothy was occupied by Charles Coutts (23, Aberdeenshire), Robert Wilson (24, Dumbarton) and George Anderson (20, Lanarkshire), all referred to as Gardener Domestics.

The 1891 census has Colin, Margaret and their two children (Margaret and William) as well as Colin's mother in law in the Garden House. The adjacent 'Men's Lodge' (probably Building D)

housed Harry Ross and James Sharp, 23 and 21 respectively. The two hailed from Kincardine and West Lothian. Next door, the Garden Cottage (probably Building E) housed the gamekeeper Alexander MacDonald, 30 from Croy near Nairn and his wife and son. Johanna (31) came from Wick and their son John was born in the parish.

In 1881, Colin, wife and family were resident in the Gardener's House. Colin is 39, Margaret 47 and the three children between 5 and 8.

HISTORIC BUILDING RECORDING

Methods

The building survey utilised the general standards set out by the RCHME (1996) and English Heritage (2006) and the techniques and practice promoted by the AAIS (Andrews *et al.* 1995), Historic Scotland (Dallas 2003), English Heritage (2003) and the RCAHMS (2004). Specialised terminology is referenced to Curl's *Dictionary of Architecture* (1999) and Pride's *Dictionary of Scottish Building* (1996).

Photographs were taken using a digital camera and a 35mm camera loaded with colour slide film. Architectural drawings produced by Smiths Gore Property Consultants and are reproduced here as Figure 5 and 6.

The weather throughout the period of survey was mixed with showers and sunny spells.

Results

Building A

Type: Cottage Date: c.1764 Plates: 002, 004 Maps: 1828 onwards

Significant features: Blind gothic window in N gable.

Summary Description: A two storey 3-bay cottage. Built in squared and coursed rubble, tooled with wide broaching and a distinctive cross pattern in places. Quoins are dressed with broad broaching and a narrow draft margin. Window margins are dressed with broad broaching and a wide draft margin. External walls have been heavily re-pointed in cement, damaging the stone and changing the look of the building. The chimney stacks have been rebuilt to the correct size, but in the wrong materials. The main E elevation has splayed jambs throughout. The garden wall is built into the NE corner of the cottage and the wall and gates are part of the statutory listing.

There is very little evidence for exterior alterations, though the cement repointing, extending well over the joints obscures details. It is possibly the ground floor mullioned windows are widened and that the W fenestration has been slightly altered. The rooms to the NW are additional and the kitchen extension against the N gable is modern, slightly detracting from the gothic window. Evidence suggests that the garden wall was attached to the NW corner as well as the NE.

Interior: Not accessible. Excellent condition and respectful modernisation. May retain original features and layout.

Assessment: A regionally significant estate building of high quality, related to a nationally significant house and designed garden.

Building B

Type: Garden store

Date: late 18th century or early 19th century

Plates: 012, 016, 021 Maps: 1854 and later

Significant features: Relationship to house and garden, S facing roof

Summary Description: A single storey lean-to built against the N side of the garden wall at the NW corner of the Gardener's House. Partly unroofed, partly in use as a utility room attached to the House. The W part is unroofed. The former west wall has been raised to level. The mid wall is later and now forms the W wall of the roofed part of the building. The S openings are probably later, but are done in matching stonework. The N openings are also probably later. The angle of the roof has been altered.

Interior: No access.

Assessment: Typical rubble garden outhouse, probably quite an early addition to the group, could be later 18th century or early 19th century. Openings altered.

Building C

Type: Garden store Date: late 19th century Plates: 022, 015, 047 Maps: 1892 and later Significant features:

Summary Description: A single storey building with a pitched roof. Uses the E wall of Building B and the garden wall to the S. Accessed from an inserted doorway in B. Random rubble, lots of reused dressed stone. Was probably slated to match the other buildings.

Interior: Timber levelling courses inside. Joist holes in S wall for loft.

Assessment: Addition to garden buildings, 19th century. Unroofed after 1958.

Building D

Type: E Bothy

Date: late 19th century Plates: 007, 041, 058, 059 Maps: 1892 and later

Significant features: S façade, construction method, materials and quality of stonework

Summary Description: A single storey bothy, probably later 19th century but incorporating 18th century elements. Grouped with rooms to the rear which are probably of a different phase. The relationship to the W bothy (Building D) is clear, shown by a straight joint in the masonry (028).

The roofs are hipped and leaded, probably later 19th century. Stonework is largely squared rubble, better quality on the S face. Margins are pecked with thin droved draft margins, raised cills.

This building is definitely an extension of an earlier structure. The main S wall is half built in yellow squared and half in red rounded stone which could be part of a boundary wall for a yard that is 18th century. The corner of this wall is visible in the masonry (057).

Interior: Refitted in the 20th century though elements of c.1900 remain. The kitchen extension has a sink, drainer and scullery of c.1900. Rear fireplace in E room is also 1900 or earlier. Some lathe and plaster survives. Access door to courtyard at NE may be original. Only the rear bedroom subdivision is modern, others probably later 19th century.

Assessment: Polygonal plan E bothy filling area between garden wall and track. Probably mid-19th century and retaining original access. Possibly known as the Men's Lodge in 1891.

Building E

Type: W Bothy Date: 1889 Plates: 007, 029 Maps: 1892 and later Significant features:

Summary Description: A single storey 3-bay worker's cottage with a later kitchen/bathroom extension to the W (pre-1907). High quality stonework, coursed and squared, all margins have delicate pecking. Slightly projecting central porch gabled roof and decorated finial and date plaque. Harled central ridge chimney. Raised cills. 2/2 sash and case, possibly later.

Interior: Refitted. W room is lounge with later kitchen/bathroom extension to W. E room is bedroom. Corridor accesses additional rooms and E cottage to rear. Internal decoration mostly 1980s, some earlier.

Assessment: Well built and proportioned estate cottage of 1898. Good quality stonework and detailing. Interior refitted, no original features.

DISCUSSION

The earliest part of the group buildings is the Gardener's House (A), the associated gateway at the NE and the garden boundary wall to the W. The original garden wall was probably built into the NW corner of the House extending off to the W. It is possible that there was an enclosed yard to the W of the building, elements of which may survive in the S walling of the bothy.

A large building (B) was attached to the N side of the S garden wall, parts of which are still roofed and used as a utility room. W of this building, another gabled building was added in the later 19th century (C). The group depicted in 1854 has a courtyard and buildings W of the house; there is no direct evidence that this was accommodation or work shops. Building D, the E bothy is mid or late 19th century and may have more than one phase. The W bothy (E) was built in 1889, added to the W of the existing group. Both were used to accommodate garden workers.

The key elements in the group are the Gardener's House, the garden walls (the S of which ran through to the house) and gates and also the blind gothic window. The visual relationship of the

house and garden to the main house and the Beech drive is important, as is the traditional E access over the bridge; the later W access negates from the hierarchical relationships within the Arniston group and renders the important S Cougar gates redundant. Detailing is of a high quality and varies by phase throughout the group, i.e. the masonry detailing in A, D and E is subtly different. The main blocks of the group, the house and the bothy, differ in date by over a century and have different styles, shown by design, the roofing, the pattern of fenestration and the stone detailing.

SOURCES

Print references

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RCAHMS 1997 *Survey and Recording* Policy, Royal Commission on the Ancient and Historic Monuments of Scotland, Edinburgh.

Maps

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(1682) - John ADAIR - Adair 9: [Map of Midlothian]. (manuscript)
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(1735) - John ADAIR - A map of Mid-Lothian, survey'd by Mr Adair.

1747-55 - William ROY - Military Survey of Scotland

1763 - John LAURIE - A plan of the county of Mid-Lothian

[1766] - John LAURIE - A plan of Edinburgh and places adjacent.

1786 - John LAURIE - A Plan of Edinburgh and the country adjacent.

1812 - James KNOX - Map of the shire of Edinburgh.

1817 - Robert KIRKWOOD - A map of the environs of Edinburgh.

1821 - John THOMSON - Edinburgh Shire.

- 1821 John AINSLIE Ainslie's Map of the Southern Part of Scotland.
- 1828 T. SHARP, C. GREENWOOD & W. FOWLER Map of the county of Edinburgh.
- 1834 W. HUNTER & J. ANDERSON Plan of the Environs of Edinburgh.
- [1834] William JOHNSON, J. GELLATLY Gellatly's New Map of the country 12 miles round Edinburgh.
- 1854 ORDNANCE SURVEY 6-inch
- 1857 ORDNANCE SURVEY One-inch 1st edition maps of Scotland
- 1893 ORDNANCE SURVEY 25-inch
- 1897 ORDNANCE SURVEY One-inch 2nd edition maps of Scotland $\,$
- 1907 ORDNANCE SURVEY One-inch 3rd edition maps of Scotland
- 1926 ORDNANCE SURVEY One-inch "Popular" edition maps of Scotland
- 1958 ORDNANCE SURVEY Plan NT3259, 25-inch

APPENDIX 1

Photographic Register

Shot No.	Direction Facing	Building	Description
1	-		
2	SW	A	E elevation
3	N	A	S elevation
4	NE	A	View from SW
5	E	A	W elevation
6	W	D, E	Boundary wall
7	NW	D, E	S elevation
8	E	D, E	S elevation
9	NE	E	W kitchen extension
10	E	D	W window at NW
11	E	E	N window, rear wall
12	N	В	Courtyard and S elevation of building B, garden wall
13	SW	D	E kitchen extension
14	W	D, B, C	Unroofed area of B, showing garden wall, corner of D and C in the distance
15	W	D, C	Unroofed building C, garden wall and D to S
16	E	A, B	Unroofed area of B, showing later mid wall and A in distance
17	S	A, B	North gable of A, adjacent building B
18	S	A, B, C, D	Gable of A (left), Building B, Building C (unroofed), D behind
19	SE	Group	view from NW
20	NE	-	Adjacent garden features

21	Е	В, С	Group, with B and C in foreground
22	E	<i>В,</i> С	View of C (unroofed)
23	W	A	East elevation, detail
24	W	A	East elevation
25	NW	A	East elevation and contemporary garden wall and gate
26	W	D, E	View along S wall
27	NW	D D	Inserted SE window
28	N	D, E	Straight joint between D and E
29	E	D, E	View along S wall
30	E	Group	View along garden wall, approach from W
31	NE	Group	View from SW
32	N	Group	View from S
33	NW	Group	View from SE
34	NW	Group	View SE
35	N	S Gate	S Gate to Arniston House
36	NE	S Gate	S Gate to Arniston House
37	W	Group	View through trees from S drive
38	N	Arniston	View from S drive to House
39	-	-	ID Shot (Film 2)
40	S	Group	Courtyard boundary wall
41	W	D	E elevation
42	NE	В	S elevation
43	SW	D, B, C	Unroofed area of B, showing garden wall, corner of D and C in the distance
44	W	В	Raised W wall of Building B
45	SW	C, D	Interior of C, former garden wall
46	SE	B, C, D	Interior of C, former garden wall at right, wall of B at left
47	SW	C, D	Interior of C, corner of D built on garden wall
48	NE	В	Interior of B, wall to garden (original) and mid wall (later)
49	E	В	Interior of B, S wall (former garden wall), note batter
50	SW	В	Boundary wall, by D
51	NW	В	Boundary wall, by D
52	S	A	N gable, blind window
53	SE	Group	View from NW
54	E	Group	Group and walled garden
55	E	Group	Group and walled garden
56	E	Group	Group and walled garden
57	NE	D	Building break in S wall
58	E	D	Kitchen at E end
59	NW	D	SE room
60	SE	D	SE room
61	E	D	Corridor and E door
62	SE	D	NE bedroom, doors to E and W corridors
63	S	D	SW room
64	W	D	Corridor
65	NW	D	NW bedroom
66	Е	Е	W room, Raeburn
67	SW	E	Wroom
68	W	Е	Kitchen extension
69	S	Е	E room
70	E	-	Memorial plaque, in E garden wall
71	SE	-	N garden wall, E gate (1612)

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72	SE	-	Rustic footbridge by 1612 gate
73	N	-	View past pillar to Arniston House
74	S	-	Footbridge and road bridge just E of Building A
75	W	Group	E approach to group, across Purvies Burn

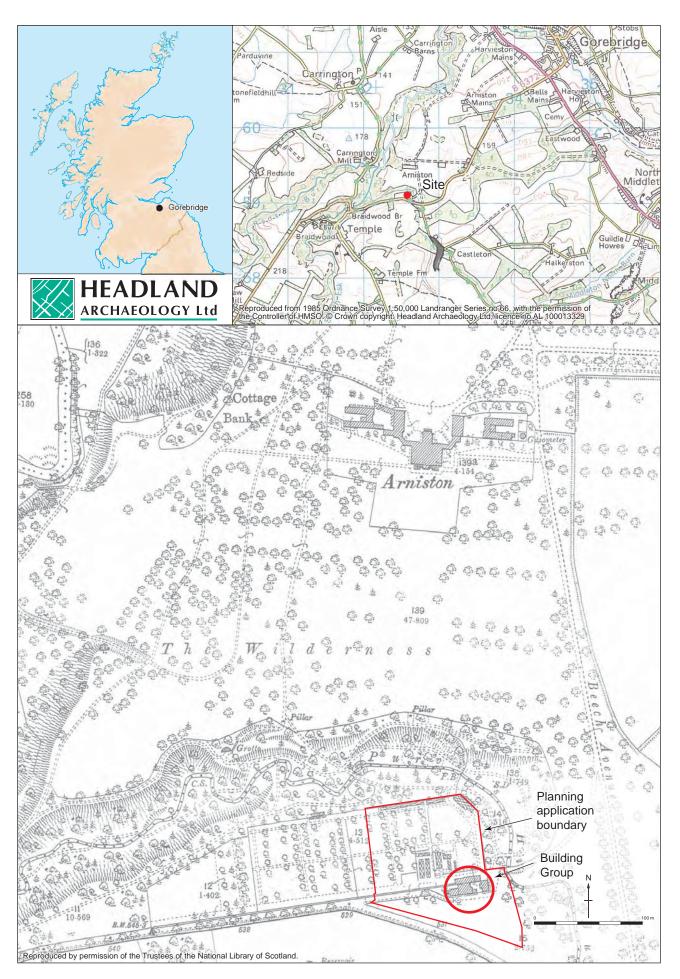
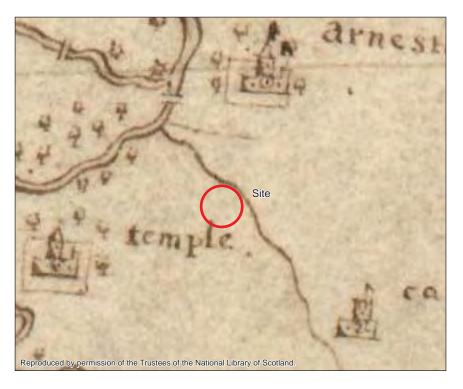


Figure 1: GAG07 - Gardener's House, Arniston, Gorebridge - Site location, Ordnance Survey 1893

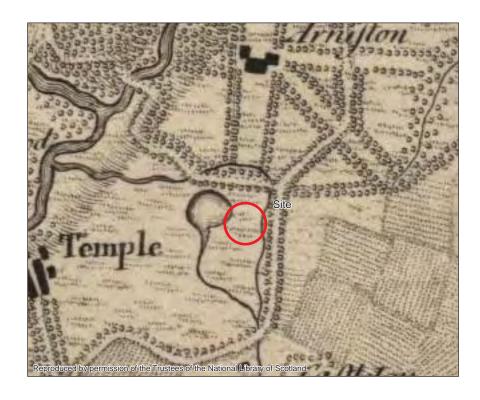






Adair 1682 Adair 1735 Roy 1750







Laurie 1763 (reversed)

Laurie 1766

Laurie 1766

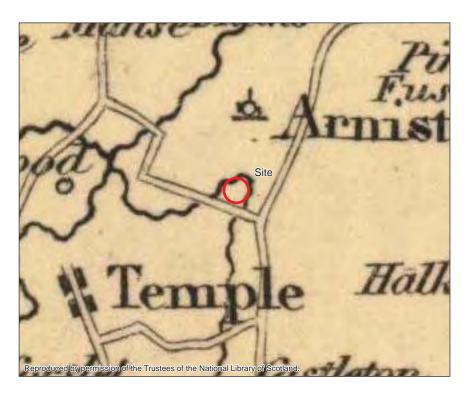
Figure 2: GAG07, Gardener's House, Arniston - Historic map regression 1682-1786.



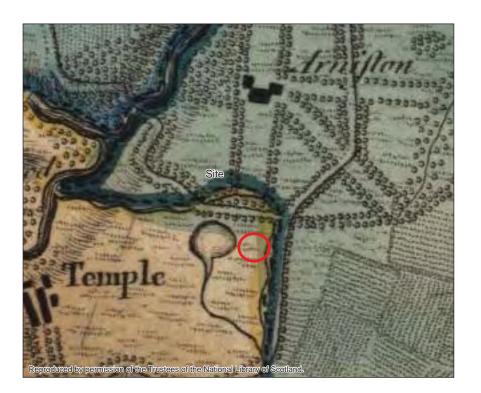




Knox 1816 Kirkwood 1817 Thomson & Johnson 1820





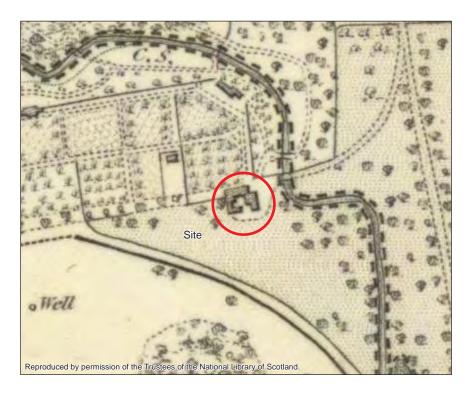


Ainslie 1821 Greenwood et al 1828 Hunter & Anderson 1834

Figure 3: GAG07, Gardener's House, Arniston - Historic map regression 1816-1834.







Ordnance Survey 1854, 6-inch



Ordnance Survey 1857, 1-inch



Ordnance Survey 1897, 1-inch

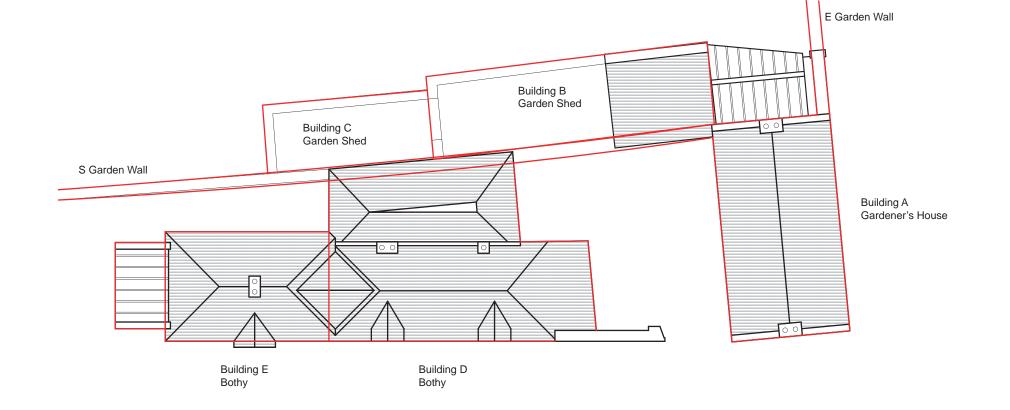


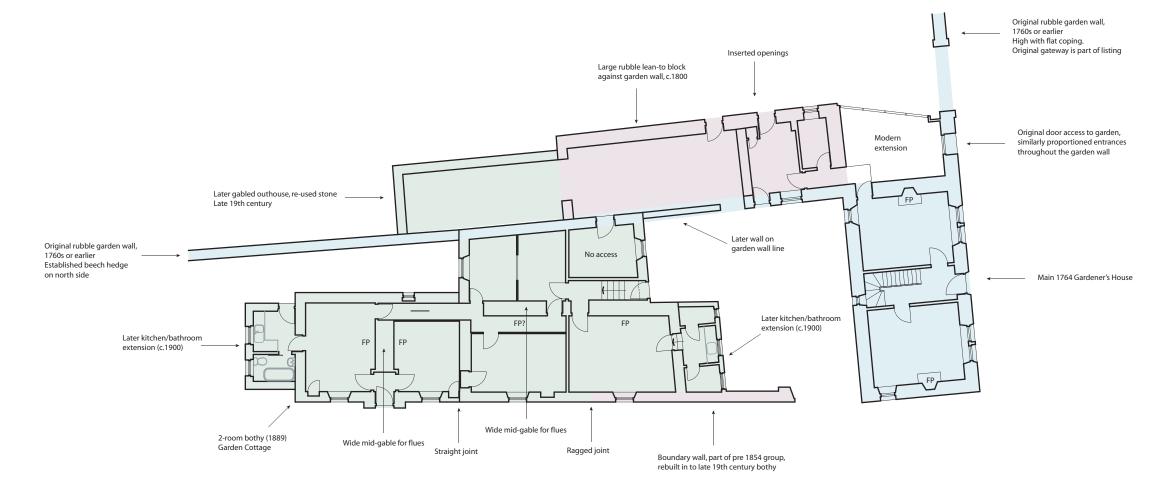
Ordnance Survey 1904, 1-inch

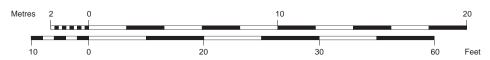


Ordnance Survey 1926, 1-inch

Figure 4: GAG07, Gardener's House, Arniston - Historic map regression 1834-1926.







HISTORIC BUILDING RECORDING

Title: Figure 5 Plans

Notes:

Indicative Phasing

Phase 1 -	c.1764
Phase 2 -	1764 - 1850
Phase 3 -	1850 - 1919
1	N N
_	_
Project code:	Scale:
GAG07 NGR:	1:200 @ A3 Sources:
NT 3262 5905 Surveyed by: Client	Client survey Surveyed date
Drawn by: CN, GG	Drawn date: 06/12/07
HEA	DLAND EOLOGY Ltd



EH6 5HE

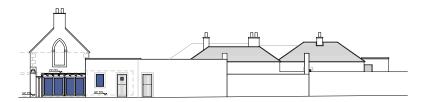
13 Jane street fax 0131 467 7706 Edinburgh phone 0131 467 7705

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Southfacing elevation



Northfacing elevation



Eastfacing elevation



Westfacing elevation



Westfacing elevation of building A & section through building B



Eastfacing elevation of building D & section through building B/C



Northfacing section through building A, D & E.



Southfacing section through building A & D; elevation of building B.



Westfacing section through building E; elevation of building C.



Westfacing section through building B & D.



Westfacing section through building B & D.



NGR: NT3262 5905	Sources: Client Survey
Surveyed by: Client	Surveyed date:

HISTORIC BUILDING RECORDING

Sections & Elevations

Title: Figure 6

Notes:



13 Jane street Edinburgh EH6 5HE

Drawn by:

fax 0131 467 7706 phone 0131 467 7705

Drawn date:

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Metres	4	0	20					40			
20		0	4	0		8	0	_		120	Feet





































GAG07 014.jpg GAG07 015.jpg













GAG07 022.jpg









GAG07 023.jpg GAG07 024.jpg









GAG07 026.jpg











GAG07 032.jpg GAG07 033.jpg









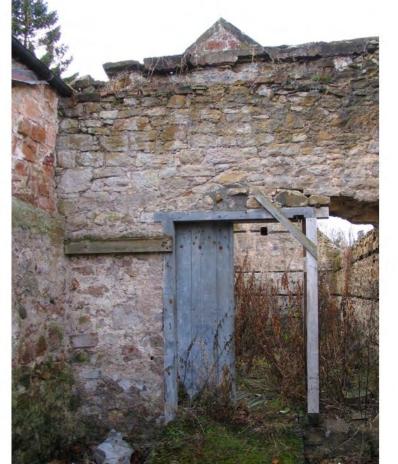






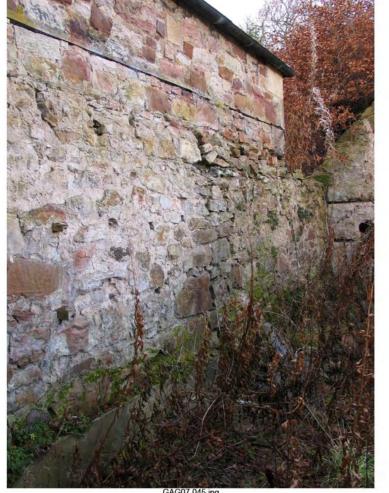






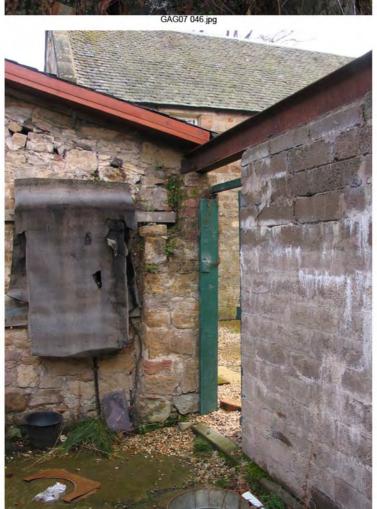
GAG07 041.jpg

GAG07 042.jpg GAG07 043.jpg GAG07



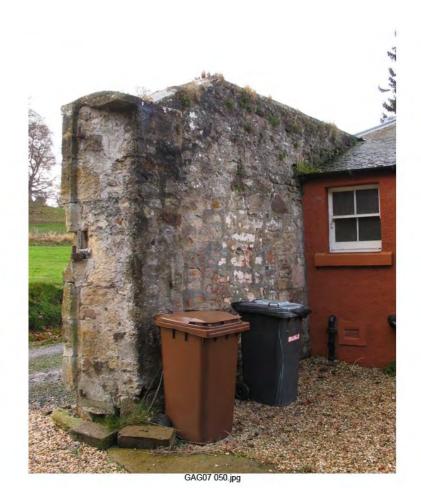
















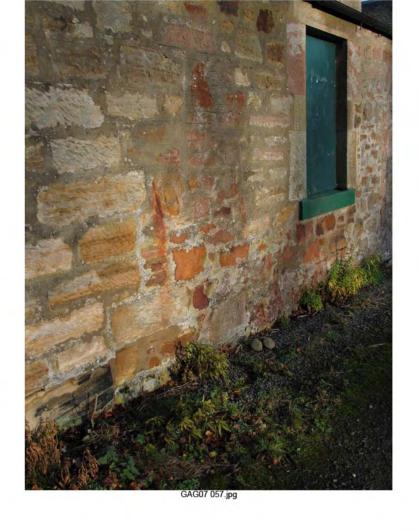


GAG07 053.jpg



















GAG07 060.jpg

GAG07 062.jpg











GAG07 063.jpg





GAG07 066.jpg













GAG07 072.jpg

GAG07 074.jpg



GAG07 075.jpg