

City of Edinburgh Council

Edinburgh
Survey of Gardens and Designed Landscapes

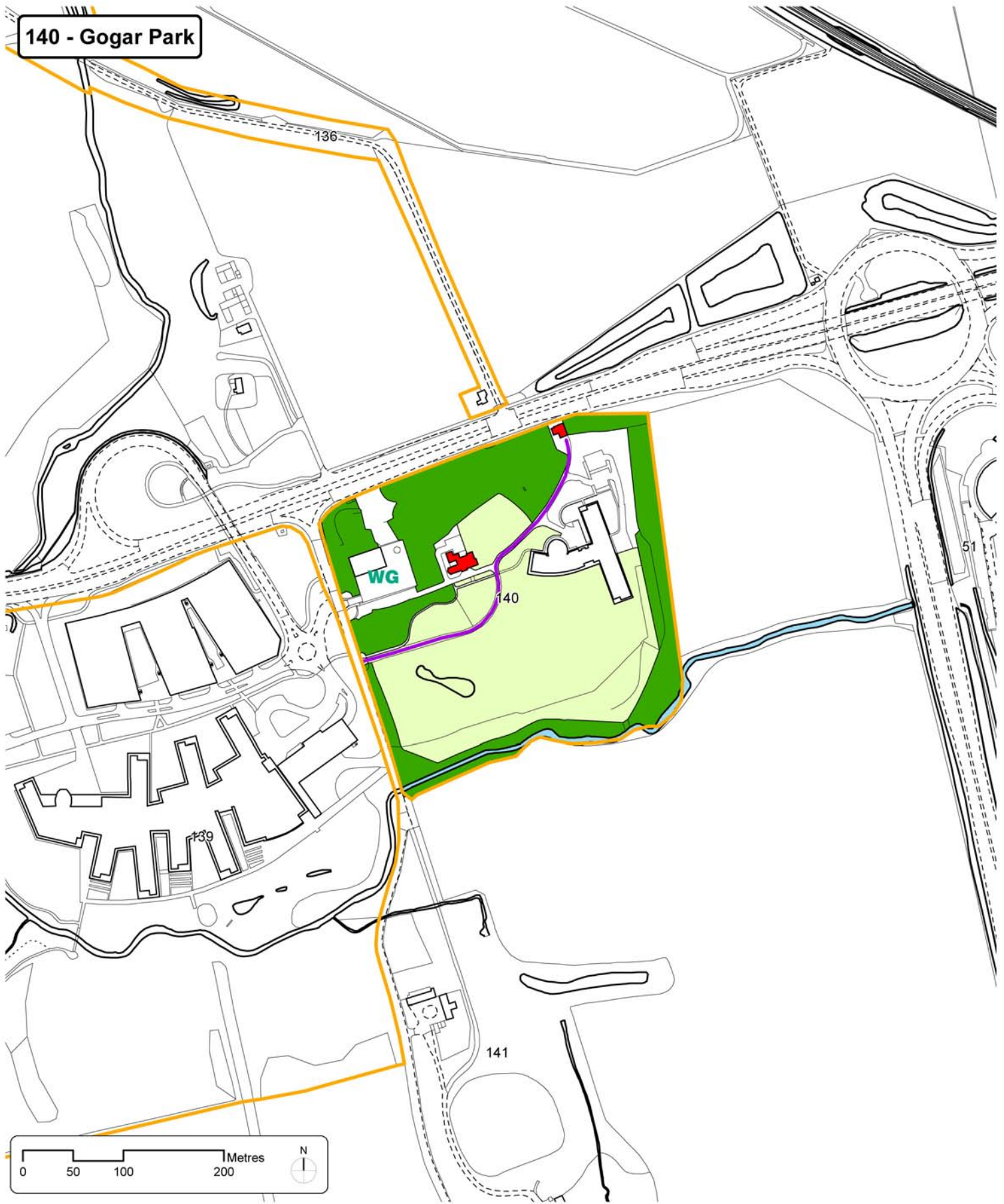
140 Gogar Park

Consultants














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Survey visit: July 2007

140 - Gogar Park



Key

- | | | | |
|--|---------------------|---|--------------------------|
|  | Site boundary |  | Essential setting |
|  | Ruined buildings |  | Site of former house |
|  | Principal buildings |  | Main drive |
|  | Gardens |  | Principal views or vista |
|  | Water |  | Panoramic View |
|  | Woodlands |  | Walled Garden |
|  | Parkland | | |

140 Gogar Park

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

NGR NT 170 724

Owner Royal Bank of Scotland plc

Designations

Listing Gogar Park C (S) (boundary wall and the walled garden not included in List description)

Green belt

Area of Outstanding Landscape Quality

REASONS FOR INCLUSION

A small designed landscape, restored to Business School use under RBS's Gogarburn development. Enclosed by tree belts, it is typical of the urban fringe sites in the local area of west Edinburgh and contributes to its landscape character together with the other Gogar sites, in particular those on the south side of the Glasgow Road –Gogarburn, Hanley and Gogar Mount, all to its west.

LOCATION, SETTING AND EXTENT

Located on the south side of the Glasgow Road (A8), with access on the west side from the Gogar Station Road, Gogar Park is the furthest east of a the Gogarburn group of similar 19th century villa landscapes that also includes Gogarburn (139), Hanley (138), and Gogar Mount (137). The main approach would originally have been from the Glasgow Road via the north-east drive. Gogar burn forms part of the south boundary of the squarish site. Site area 9.7ha.

MAIN PHASES OF DEVELOPMENT

Early and mid 19th century; various minor uses and changes in later 20th century; early 21st century.

HISTORY OF LANDSCAPE DEVELOPMENT

A plan dated 1839 shows empty fields on the south side of Glasgow Road and gives the names of the feuars; the land that became Gogar Park was feued by a Mr Ponton (NAS RHP 1395). It is thought that Gogar Park House was built pre 1853, possibly before 1843 when Claud Muirhead is given as resident; he appeared as such until 1862. Between 1835 and 1845, Claud Muirhead of Gogar Park was named as in the list of heritors in the parish (NSA 220). Later occupants of the house were James McLaren (1868) and Thomas Carlisle (1902).





Ordnance Survey 1st edition
6" map 1852-53

Gogar Park is included in the reference to the Gogar estate lands sold in 1809 '... in 1809 about 92 acres of the estate of Gogar were sold to three separate feuars [not named] ... now constitute the three villas of Gogar Park, Gogar Burn and Hanley.' (NSA 214).

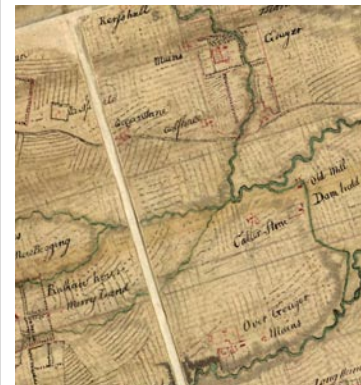
Until 1963, the landscape round Gogar Park remained much as it was designed on plan. By 1995, the walled garden was the location for car parking for a curling rink and club building in the grounds east of the house. In the late 1980s the access from the east lodge was stopped and a new entry was created from the A8 between the two lodges, possibly when the Portuguese Embassy occupied the house, the last occupant before redevelopment in 2003. Access from the west lodge stopped with the construction of the curling club, and '... traffic levels along the A8 now preclude any access into the site from the northern boundary. Indeed the west lodge no longer exists.' (HS Listed Buildings Report 2.20, 2.21, 2.22)

In January 2003 fire destroyed the roof and the interior in the central and east parts of Gogar Park House, after its purchase by RBS. The house was restored and renovated as part of the Royal Bank of Scotland's Centre for Executive Development or Business School, an international training centre for senior staff providing a world-class educational environment, part of the larger Gogarburn development that is mainly located on Gogarburn on the west side of Gogar Station Road. It includes a 70 bedroom residential facility. Access is now from a new entrance on Gogar Station Road. Architects for the development were Michael Laird Architects / RHWL Architects: Joint Venture, with EDAW plc as landscape architects.

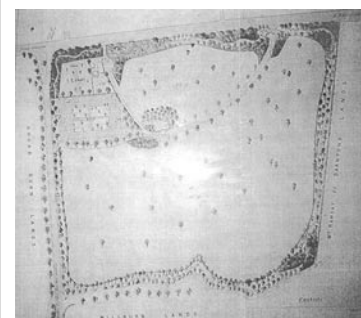
Maps and Graphic Evidence

Roy's map c1750 shows *Gogarstane* and *Gougar* located north of the road to Glasgow, the latter with a basic designed landscape, but no houses to the south of the road, the whole area being open fields. Knox's map of 1816 (and Thomson 1832) shows the land that became Gogar Park as the east section of an area called Gogarburn, all of which is laid out with tree belts although no houses are shown. This suggests that the tree belts were established in advance of the building the four houses. The 1st edition OS map 1852-53 shows the house, walled garden and offices all located in the north-west corner of the squarish site, with a drive approaching from a lodge beside Glasgow Road in the north-east. The rest of site layout is very simple, comprising parkland enclosed by a perimeter tree belt through which runs a circuit path or ride. To the west, Gogarburn, Hanley and Gogar Park are laid out in the same style with the same components arranged in different ways.

Aerial photograph 1941 E52651 at RCAHMS shows the main components of the landscape remaining with a few individual trees in the parkland areas.



Roy map c1750 showing
Gogar sites



Gogar Park estate plan c1867

COMPONENTS OF THE DESIGNED LANDSCAPE

Architectural Features

Mansion House



Gogar Park House

Earlier to mid 19th century (pre 1853); 2-storey, gabled rambling-plan villa. Squared and snecked honey-coloured sandstone, bright cream after restoration, with ashlar dressings and margins, with broad, bracketed eaves. Classical window surrounds for principal ground floor windows, consoles supporting entablature with pulvinated frieze. Described as 'an early Victorian overgrown cottage probably incorporating a late Georgian villa' by Gifford (592).

Restored and converted as part of the RBS Business School development in 2003-05.

Stables and Offices

Demolished c2003.

North or East lodge



North or East lodge

Single storey in sandstone matching the main house, beside Glasgow Road at the end of the former north-east drive.

References to lodges are confused by their naming, with north, west and east lodges being mentioned in different sources. There were two lodges, one in the north-east and one possibly north-west. The east (or north-east) lodge was in use until 2002 (Cultural Heritage Review 3.7) but by March 2002 the west lodge was a ruin (RCAHMS).

Plans, sections and elevations by Leadbetter, Fairley & Reid (architects) of the east and west lodges dated 1933 are held by RCAHMS. Drawings include plans of kitchens and garden rose beds.

West Gate and Estate Boundary Wall



West gate and boundary wall

A new entrance in west estate wall providing access from Gogar Station Road with four simple stone gate-piers and iron main gates, one pedestrian gate and a balancing panel on south. The random rubble mortar-bound estate wall with half-round cope has been repaired and repointed.

Other Buildings

The RBS Business School was built in 2003-05 in the north-east corner of the site. A two-storey building of three wings in a T-shaped plan with the west leg curving to provide an outlook over the park, including from first floor balconies. The west wing has full height columns supporting an oversailing roof while the south and north wings have elevations based on a square grid, all in honey-coloured sandstone, to match house, and glass.



RBS Business School

Walled Garden

Square walled garden with brick interior, located between house and west entrance. In use as maintenance depot for the whole RBS Gogarburn site, including a large corrugated steel shed and storage areas, surfaced throughout in concrete and drybound stone.



Walled garden, Gogarburn maintenance depot

Drives and Paths

The main drive was formerly from the North-east lodge and gates. At the time of the building of the city bypass and the Gogarburn roundabout in the late 1980s, the entrance was relocated more centrally in the north boundary, further from the roundabout. The present main drive from the new west entrance links with the old drive between the house and new Business School; a wide asphalt surfaced road without kerbs draining to a swale on the south side. A footway on the north side at the entrance soon separates to lead to the house across the south lawn, then continues to the Business School (resin-bound gravel finish).



*New west drive, RBS
Business School and parkland*

The path through the perimeter woodland belt has been re-established and surfaced in drybound stone and bark chips, used as a jogging track that continues in Gogarburn.

Gogar Station Road has increased in use with the building of the RBS vehicular overbridge crossing the A8, so that all traffic movements to and from Gogar Station Road to either carriageway are possible, including bus services to RBS Gogarburn.

Gardens and Policy Planting

Gardens

No gardens remain

Parkland

Parkland in the south half of the site has been preserved, reseeded with fine grasses and restocked with trees under the RBS development, and is now maintained as long grass. About ten stately mature trees remain, principally lime, with oak and beech. Some younger established trees are also present. Semi-mature trees of the largest size have been planted in the vicinity of the house and Business School, including beech, birch and lime.

Tree Belts and Woodlands

Woodlands comprise perimeter tree belts along each boundary, extending inwards around the area of the walled garden in the north-west corner and up to the back of the house, generally of ash, beech, horse chestnut, oak, sycamore and Scots pine, with some purple beech and other tree varieties close to the house. Belts include many mature trees, 150-200 years old, and are now managed and restocked under RBS management.



*West boundary tree belt, new
planting and circuit path*



*RBS Business School and
view to parkland with semi-
mature planting*

Water Features

The Gogar burn forms part of the south boundary of the site, on the far side of the perimeter woodland, but does not play a prominent part in the landscape.

Views and Vistas

Views to the Pentland Hills will be possible from the upper floors of the buildings but are limited from most of the open parkland by the enclosing tree belts.

Visual Intrusions

The high standard of new architectural and landscape design and attention to detail has created a landscape that is subtly different in character to the previous country house landscape, although successfully integrated in all its parts. The functional features of the walled garden (shed, concrete surface etc) appear harsh in comparison, but are well contained within the garden walls.

Area of Influence

As noted above, Gogar Park is related to the other Gogar sites and contributes to the landscape character of the local area of west Edinburgh and is particularly associated with Gogarburn, on the opposite side of Gogar Station Road and the main part of the RBS development, and with Hanley and Gogar Mount further west in the group.

Archaeology

Archaeological monitoring by Headland Archaeology in 2002 during construction of temporary offices and car park south on the house recorded the remains of rig and furrow cultivation. A small amount of medieval pottery was recovered and the abraded nature of the sherds together with the remains of rig and furrow suggest that the area had been used for arable cultivation during the medieval period. The pottery would have been part of general domestic waste, which was commonly spread onto fields as a form of manuring.

PUBLIC ACCESS

The site is accessible to the public during daylight hours, although there is no formalised access.

FUTURE MANAGEMENT POTENTIAL

Following the RBS Business School development what were a burnt-out house and unmanaged landscape have become a well designed and managed business environment with a secure future. There are no particular management issues now arising, other than ensuring continued management of the tree belts and woodland. Although a more appropriate use for the walled garden could have been wished for, the garden walls remain and it has a positive function in the management of the RBS Gogarburn estate.

ASSESSMENT OF SIGNIFICANCE

Overall

A small and attractive villa designed landscape that is of modest significance in itself but as part of the Gogarburn group has high significance in the landscape of west Edinburgh, particularly as seen from the A8. The 19th century house is now contrasted across the surviving mature parkland with the 21st century Business School, both being characteristic of their period and original purpose but united in the use of materials. The re-use of the site perhaps give it more significance than it would otherwise have had.

Work of Art

Some

Historical

Some

Horticultural / Arboricultural / Sylvicultural

Little

Architectural

High

Scenic

High

Nature Conservation

High

Archaeological

Some

Recreational

Some

Sources – Primary**Maps**

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

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

Thomson, *Atlas of Scotland*, 1832 NLS

First edition Ordnance Survey (1852) Sheet 5 NLS

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

NLS National Library of Scotland www.nls.uk

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

NMRS National Monuments Record of Scotland

SCRAN Scottish Cultural Resource Access Network www.scran.ac.uk

Plans at National Archives of Scotland (NAS), Register House Plans (RHP)

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

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

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

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

Sources – Secondary

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

Gifford, John et al 1984 *The Buildings of Scotland, Edinburgh*: Harmondsworth,
Penguin

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

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

New Statistical Account of Scotland 1835-45 (NSA) accessed via EDINA, the website of Edinburgh University www.stat-acc-scot.edina.ac.uk

Additional sources not consulted

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

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