

City of Edinburgh Council

Edinburgh

Survey of Gardens and Designed Landscapes

146 Kirklands House

Kirkland Cottage, Kirklands Lodge, Trefoil Centre

Consultants














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This report by Peter McGowan
Survey visit: July 2007

146 - Kirklands



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 | |

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

**SURVEY OF GARDENS AND
DESIGNED LANDSCAPES**

Peter McGowan
Associates with
Christopher Dingwall

146 Kirklands House

Kirkland Cottage, Kirklands Lodge, Trefoil Centre

Parish Ratho, later Edinburgh

NGR NT 167 707

Owners City of Edinburgh Council and others

Designations

Listing Trefoil Centre with garden walls and freestanding column B
Trefoil Centre East Lodge & boundary wall, West Hermiston Road B

Green belt

REASONS FOR INCLUSION

A small designed landscape and gardens centred on Kirklands House dating from the 19th century and retaining most of its essential features, that has seen various uses including latterly as a special school and day centre, although for sale at the time of survey.

LOCATION, SETTING AND EXTENT

Kirklands House is located on the south side of Gogarbank at the corner with Hermiston House Road, accessible either via Glasgow Road (A8) to the north or Calder Road (A71) to the south. The city bypass lies close by to the east and the M8 to the south. Kirklands is positioned on the north valley side of the Gogar Burn with fields sloping down to the burn south of the house and garden area. Suntrap (312) and Gogar Bank House (143) lie a short distance to the east. Site area 7.5ha.

MAIN PHASES OF DEVELOPMENT

19th century; mid 20th century.

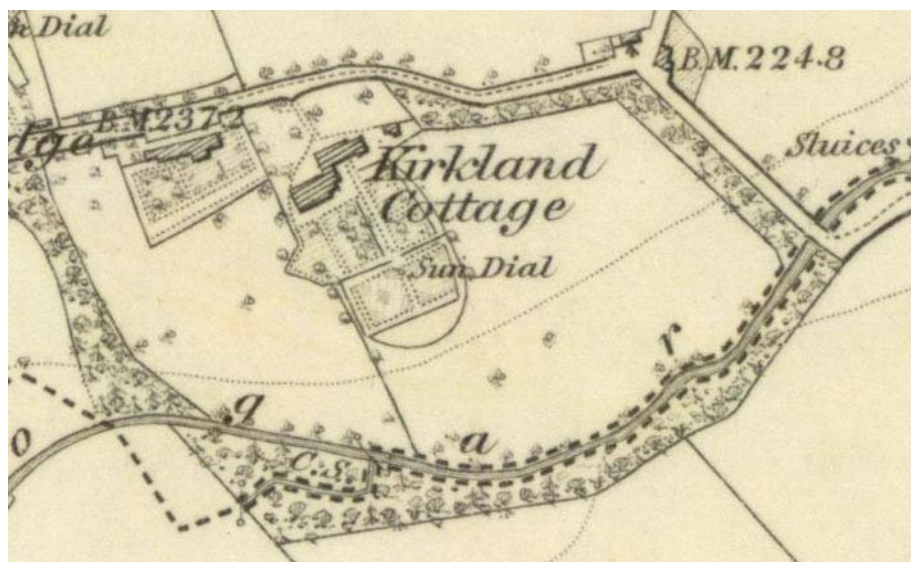
HISTORY OF LANDSCAPE DEVELOPMENT

The present house was originally named Kirklands Lodge. It was built on the site of an earlier house named Kirkland Cottage on 1st edition OS map. The name Kirkland may be derived from the site belonging to the mediaeval kirk of Gogar; the name first appeared in 1570.

Between 1867 and 1871 architect Campbell Douglas (1828-1910) designed Kirkland Lodge for Thomas Constable and this layout can be seen on the 2nd edition OS map, 1895. Originally rectangular in plan, the two-storey house is built of honey-coloured sandstone and has 'Scottish 17th century details' (HS), with a date stone of 1868. The house was extended in the later 19th century and several times more recently – sources concur that these additions were unsympathetic to the original.

The walled garden to the west is enclosed by a high rubble wall. A U-plan steading lies north-west of the house, backing on to the walled garden, is described as 'unsympathetically altered' in the listing. The main garden area is on the south of the house where a listed Corinthian column stands. This may belong to the earlier phase of Kirkland Cottage.

Occupants of the earlier cottage included William Thomson (1843) and Robert Paul (1857, 1862). Thomas Constable was resident at Kirkland Lodge in both 1868 and 1872, followed by a Mrs Forsyth (1875), and then Robert A Robertson (1894 and 1902) (County Directory).



Ordnance Survey 6" map
1852-53

Members of the Edinburgh Girl Guide movement bought Kirklands Lodge in 1948. They had been seeking replacement accommodation for their special school since the death of Sir Adrian Baillie in 1947. Sir Adrian had allowed them to use his house at Polkemmet, Whitburn after the war, but his death brought change, and the school had to plan for a move. The school had been running since 1939, firstly in Northfield near St Abbs, then at Cowdenknowes, Berwickshire, and then at Polkemmet. It was set up to help physically disabled boys and girls aged 6-16 who were not catered for in mainstream education, including some children affected by thalidomide.

The Trefoil School Association was inaugurated in September 1949. The house was initially referred to as 'dismantled' and the purchase price and renovations had to be paid for by fund raising events. Re-roofing of the north wing was completed by August 1950 together with the walls of a new wing. In April 1951, the school moved in, despite the house renovations being incomplete. The new name chosen was the Trefoil School – the Trefoil being the symbol of the Girl Guide movement. Raised garden beds were built so that the children could access these from their wheelchairs, and money was raised to build a hydrotherapy pool.

In the mid 1970s a change in the government's provision of facilities for severely disabled children meant a revision of Trefoil's role. At one time it seemed that it would close completely. In 2007 the school was operating to provide day care for frail or isolated people and a holiday centre for the disabled under City of Edinburgh Council management although the Council lease was due to terminate.

The site has also been used as a Girl Guides camp, a use that continues in the lower south-east field.

Children's charity Barnardo's completed a purpose-built £1.2 million respite facility for special needs children, Caern House, and the new home of its Caern Project on 0.57 acres of land bought from the Trefoil House charity adjacent to the walled garden in 2007. Barnardo's service provides regular overnight stays for special needs children in Edinburgh. Wheelchair-friendly pathways lead to the sensory garden with water features and herbs and the grounds have access to a woodland walk in the roadside tree belt to the west, designed by environmentalist David Bellamy.

At the time of survey the steading was used by Second Skin – providing customised compression garments to clients with burns, trauma and lymphoedema and Dynamic Splints for children and adults with neurological conditions. The whole property was for sale as a conversion opportunity with planning permission for four dwellings.

Kirklands House south front



Maps and Graphic Evidence

Kirklands is shown, though not named, on the Sharp, Greenwood & Fowler map of 1828 with a small building in a small area of park. The 1st edition OS of 1852-53 shows Kirkland Cottage as a substantial house of two wings with a U-shaped formal garden on two levels on the south and a walled garden to the immediate north-west, with a stables or steading block forming its north side close to the road. The entrance is positioned to the north of the house. Tree belts enclose an area of parkland consistently on each side, with the south belt running on the south bank of the Gogar burn. A few parkland trees appear to reflect an earlier formal layout or field boundaries. Later maps and current aerial photography show the lower U-part of the garden gone and the park divided by tree rows similar to the former U but positioned further south.

COMPONENTS OF THE DESIGNED LANDSCAPE

Architectural Features

Kirklands House

Two-storey house with first floor dormers dated 1868 with alterations in later 19th century and progressively in modern times. Asymmetrical, originally rectangular-plan with Scottish 17th details, with later 20th century additions on north and west.

East Lodge and entrances

Single storey, three-bay rectangular-plan lodge with lower recessed bay on south, all in sandstone, built c1868 at the same time as the house, at the end of a short drive. Shouldered-arch timber windows and overhanging bracketed eaves are its distinguishing features.

No gate-piers or gates at East Lodge.

The entrance on the 1st edition OS in 1852-53 is shown on the north side of the house with a small building to the west where the present steading range stands. Stone gate-piers topped by urns form the west entrance of the steading

*East Lodge with glimpse of
East Park*





Caern House with
Steading buildings beyond

*Corinthian column and setting
1975-76 (RCAHMS)*

yards and are older and more ornate than the steading and may have been relocated from the former north entrance.

Steading and Stables

A range of two-storey buildings including cottage, steading, hay-loft, coach-house/garage etc close to the road behind high stone walls, mid- to late-19th century.

Caern House

Single storey L-shaped block with roof lights set off by a roof-top 'lantern' with windows on each side forming a view-tower: Barnardo's respite facility for special needs children.

Corinthian Column

An elaborate freestanding ashlar Corinthian column capital topped by an eagle statue stands in the garden south of the house. A RCAHMS photograph shows it in a considerably more open garden compared to the overgrown shrubbery that now threatens to engulf it.



*Corinthian column and setting
2007*

Estate Walls

Most of the roadside perimeter is defined by estate walls, low on the east and higher on the north, including the vicinity of the steading. Alongside the east entry to the steading the wall takes an attractive curving line with doors into the service yards.

Walled Garden

The large walled garden lies between the house and steading with freestanding stone walls on the west and south sides. Close to the house, the garden is laid out with raised beds built in granite setts with bitmac paths, planted with species with strong sensory characteristics. Most of the rest of the garden is laid to grass with a few beds of lavender and a planted border along the west wall.

A classical gateway in the south wall, positioned between two huge cedars of Lebanon, comprises plain Doric columns with an inscribed lintel and a semi-circular pediment with recessed half-quatrefoil.

A mixed bed of shrubs and herbaceous plants with box edging runs outside the south wall of the garden, outwith the shade of the cedars.

Bridges

A timber footbridge crosses the Gogar burn to a woodland belt and adventure play / exercise course among trees on the south bank (see Tree Belts etc below).

East Drive

The main approach to the north courtyard of the house, surfaced in bitmac, running between an open park to the south and roadside tree belt to the north. The entry point is at an awkward junction at the corner of Gogarbark and Hermiston Road.

Walls east of steading



*South gate to walled garden
with cedars of Lebanon*



*Walled garden with raised
beds and surrounding
buildings*



Gardens and Policy Planting

Gardens

Little in the way of gardens remains outwith the walled garden, with the area south of the house reduced to overgrown shrubbery of rhododendrons, Weigela etc. Mature exotic conifers, tree belts and shrubbery set off by mown lawns generally create an attractive setting for the house.

Mature cedars either side of the walled garden gate and to the west and a large Wellingtonia, together with younger specimen broadleaves, contribute to the quality of the setting.

Parkland

The land south of the house is divided into two parks with no surviving internal trees, and a smaller paddock between, partly on the site of the south half of former formal gardens. The east field is used by the Guides as a camp (and possibly on occasion the other field), accessed from a field gate on Hermiston Road, with huts in the east space.

Tree Belts and Woodlands

Narrow tree belts stocked with mature broadleaves dating from the mid-19th century planting or earlier are a feature of Kirklands. Alongside the East drive the north boundary belt includes large crown-lifted oaks. The east boundary belt includes ash, holly, larch, lime, oak, Scots pine, sweet chestnut, sycamore and yew, with rhododendron.

South of the house the boundary belts comprise mature beech, lime and sycamore.

The west belt beyond Caern House includes beech, holly, oak, Scots pine, sweet chestnut, sycamore and yew, with a hawthorn hedge field boundary. A new walk runs through the wood, with natural history interpretation boards.



*North boundary tree belt and
estate wall*

*South boundary tree belt on
far side of Gogar burn, with
Pentland Hills beyond, seen
over East Park*



The tree belt on the south side of the Gogar burn includes ash, larch, oak and sycamore (dominant). An adventure play / exercise course among trees includes a tree house and various rope arrangements. A young tree screen to counter the effects of the M8 motorway lies beyond.

Overall the Kirklands tree belts and fields contribute significantly to the well-wooded and rural character of this area of the green belt, similarly to Gogar Bank (143) to the east.

Water Features

The Gogar burn runs west-east within the south boundary.

Views and Vistas

Glimpses of the Pentland Hills above the south boundary tree belt from east drive, but generally limited due to growth of trees and shrubbery. The former formal garden layout would have benefited from good southerly views. West Edinburgh is visible from the north boundary, with Corstorphine Hill prominent.

Visual Intrusions

Additions to the house and steading, and the roof of Caern House, are all to a degree intrusive in that they do not reflect the historic character; similarly the raised beds in the walled garden.

Archaeology

Earlier buildings and the Corinthian column are the only archaeological features recorded for the site.

PUBLIC ACCESS

There is not formal public access and the special nature of the school means that it would probably be inappropriate. The nature walk in the west tree belt is freely accessible.

FUTURE MANAGEMENT POTENTIAL

With the sale of the house and given its potential for conversion and new building, the relatively modest but still valuable historic and architectural features, together with the attractive garden setting and mature trees and tree belts, all need to be conserved. This would be best achieved by means of a concise conservation management plan.

ASSESSMENT OF SIGNIFICANCE

Overall

A small house and estate landscape that retains most of its essential 19th century features although with a great deal of unsympathetic additions to buildings and loss of detail in the gardens, but with many attractive features and mature planting to be considered in future adaptation to new uses.

Work of Art

Little

Historical

Little

Horticultural / Arboricultural / Sylvicultural

Some

Architectural

High

Scenic

High

Nature Conservation

Some

Archaeological

Little

Recreational

Little

Sources – Primary

Maps

Sharp, Greenwood and Fowler *Map of the County of Edinburgh* 1828 NLS

First edition Ordnance Survey (1852) Sheets 5 and 6 NLS

Parish map OS (1898-1904) NLS

Ordnance Survey (1915) Sheet VII NW 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

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. RCAHMS library, Edinburgh

Crawford, Mary A 1954 *The beginnings and early history of the Trefoil School, by those who still remember* McLagan & Cumming Ltd Edinburgh

Dictionary of Scottish Architects Accessed at www.codexgeo.co.uk/dsa, 30.11.06 the entry under Kirkland

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

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Warrack, Jan & Green, Peggy 1977 *Girl Guides: the Edinburgh Story* Chapter 21 'Trefoil School' held at Edinburgh Public Library

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RIBA Journal 1910 *Obituary of Campbell Douglas* no 17 London

Glasgow Institute of Fine Arts 1871 *notes* 618

