

The Development of the Gardens and Designed Landscape at Balquhatstone House, Slamannan



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Falkirk Council

Balquhatstone House

NGR: NS 8577 7265

Cover Plate: Front elevation of Balquhatstone (Savills Sales Particulars 2010)

Report on the development of the designed landscape
on behalf of
Scotland's Garden & Landscape Heritage

Scotland's Garden and Landscape Heritage
c/o 34/2 Moray Place
Edinburgh
EH3 6BX
Info@sgh.org

Report by: Anna Hardstaff
Edited by: Sue Hewer and Robert Luther

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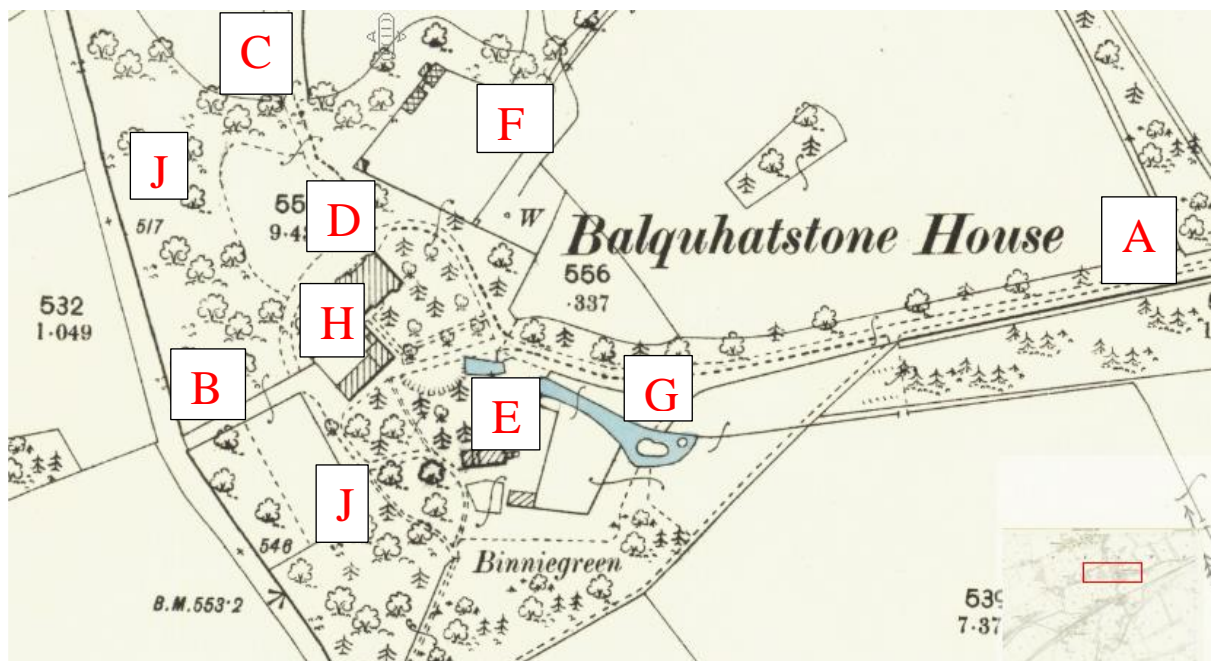
Illus: 1a Location Map

The locations of the components of the designed landscape of properties referred to in the text are usually shown on the OS six inch, first edition map. Significant change took place after the survey for this map was undertaken. We have, therefore, used the twenty-five inch second edition map to enable us to show here the structural changes indicated in the text. We have also included the first edition six-inch map to show the policies in relation to the house.

Ordnance Survey

Stirlingshire XXXV.6 (Slamannan)

Publication date: 1897 Revised:1896



A Eastern Drive. There is a lodge at the end of this drive which provides access to the public road.

B Service Drive

C Northern Drive. The drive continues to the public road at the entrance to the estate.

D Balquhatstone House

E Binniegreen

F Walled Garden

G Water Garden/Pond

H Stable Courtyard

J Policy Woodland

The policies comprise the stippled areas shown on the OS six-inch First Edition map below. If you compare the first edition map with the second edition, it is clear that significant planting occurred during the second half of the nineteenth century.



Illus: 1b

First edition six-inch map: Stirlingshire Sheet XXXV Surveyed 1860; Published 1864

1.0 Introduction to Glorious Gardens

Glorious Gardens is a two-year pilot project to research and record historic gardens and designed landscapes in two areas of Scotland. The project focuses on properties which are not listed in the Historic Scotland Inventory of Gardens and Designed Landscapes, but which still retain evidence for their development and have some conservation value. One strand of the pilot project, funded by Historic Environment Scotland and the Heritage Lottery Fund, focuses on gardens and designed landscapes (GDLs) in the Clyde & Avon Valley Landscape Partnership (CAVLP) area while a separate strand, funded by Historic Environment Scotland, studies properties in the Falkirk local authority area. Glorious Gardens was initiated and is managed by Scotland's Garden and Landscape Heritage, who contracted Northlight Heritage to recruit, train and support groups of volunteers to conduct the research and produce reports on properties in each area during 2015-2017. At the request of some of the volunteers, the project was continued in 2017-18, with the support of SGLH.

2.0 Introduction to Balquhatstone House

Balquhatstone House is located on the southern fringes of Slamannan, a small village of 1,400 people that lies about 6.5 miles to the south of Falkirk. Balquhatstone House is a country house hidden from view from Station Road (B8022) by trees. It can be accessed from Station Road or via a second and longer driveway that emerges onto the B8022 some distance to the east of the house at Peatrigend.

The house stands in the centre of a level site. Adjoining the house is a former stable block and within the grounds is a walled garden and a small ruined cottar house, Binniegreen. Though the site is level in parts it is prone to water logging. Where this is the case it is criss-crossed by field drains some of which feed ponds within the grounds.

Unusually the house remained in the ownership of one family, the Waddells, for approximately 500 years though in 1818 it was sold by a descendant of the original line of decent to a third cousin of the so called Preddie Waddell line.

<https://canmore.org.uk/site/180556/balquhatstone-house>

3.0 Methods

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

It involved the consultation of key historic maps, aerial photographs, local and national archives, and databases of heritage assets and statutory designations.

The desk-based research was followed by systematic walkover survey in February 2019 to identify and record surviving components and key elements of the historic designed landscape. The survey employed a recording system designed for the project that combines written field notes, tablet-based data capture and photography. All data gathered during the project are available for consultation as part of the Glorious Gardens archive, held at the National Record of the Historic Environment maintained by HES. The sources consulted are listed in section 8.

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

4.0 Desk-based Research

4.1 Historic maps

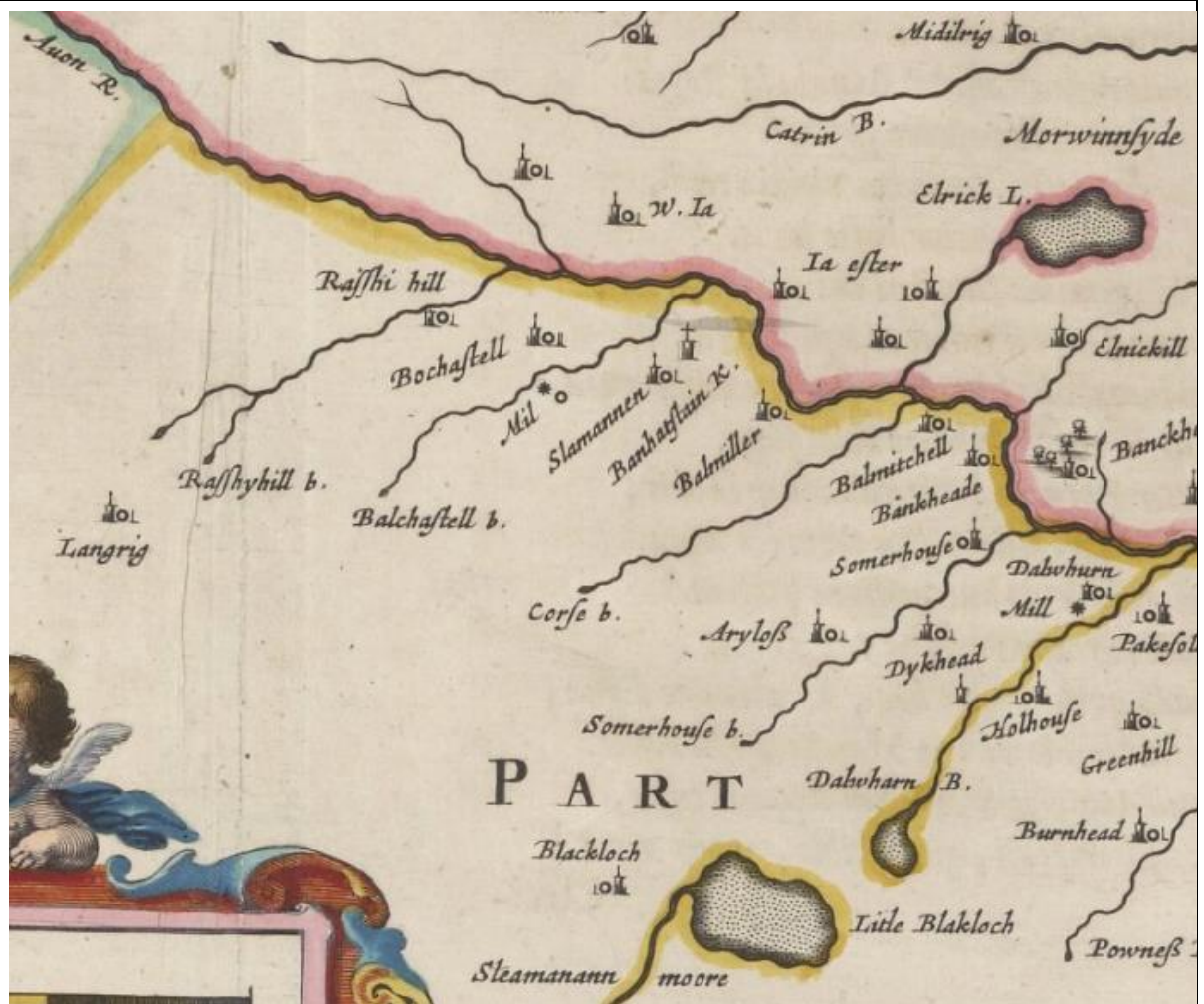
Balquhatstone House appears on maps from the late 16th century onward. This section summarises the changes to the designed landscape which are captured on each of the more informative historic maps. Section 6 draws out further evidence from the maps as it relates to specific components of the landscape.

Illus:	2
Cartographer:	Pont
Title:	East Central Lowlands (Slamannan, Falkirk and Kilsyth) Pont 32
Date:	1583-1601



'Bawhatsedm' is shown just above 'Slamammenn' in the centre of the extract from Pont map. It is located next to a mill and close to a Kirk as indicated by the initial 'K'. The River Avon is the river that crosses the map, and the mill at Slamannan is situated on one of the tributaries that flow from the south into the Avon. Two lochs are clearly shown - 'Elrickill L.' [now Loch Ellrig] and 'Litle Blackloch' [now Black Loch].

Illus:	3
Cartographer:	Blaeu
Title:	Atlas of Scotland
Date:	1654



Blaeu's map is almost identical to Pont's but it is far clearer. Balquhatstone is not marked but 'Banhatstain K.' is identified.

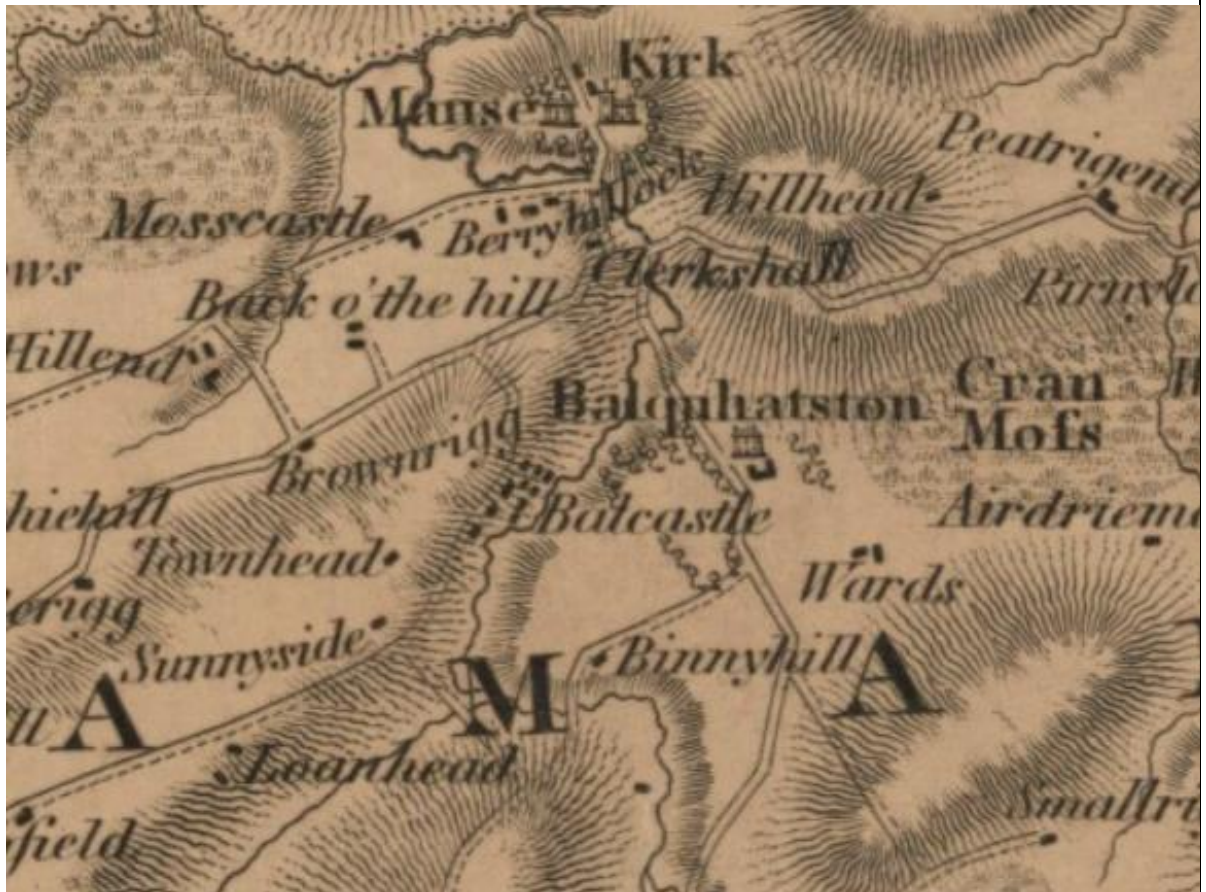
Illus:	4
Cartographer:	William Roy
Title:	Military Survey of Scotland
Date:	1747-55



‘Slaughterhill’ [now Salterhill] and ‘Aboinyhill’ [now Binniehill] are shown to the south of ‘Bawbatston’ and ‘Castlehill’ are shown to the north.

‘Bawbatston’ is shown although its position relative to tributaries and the road mean that it is unclear whether this is Balquhatstone House or Balquhatstone Mains Farm. We are assuming that it is the former. ‘Bawbatston’ comprises a ‘U’ shaped building outlined in red and surrounded by a rigg field system. On the other side of the road, to the immediate west of ‘Bawbatston’, there is a rectangular area outlined in red which suggests that it was enclosed by a wall or fence. It appears to be sheltered by a line of trees with a further group of trees planted within. The enclosure is bounded by a tributary of the River Avon along its north side.

Illus:	5
Cartographer:	John Grassom
Title:	To the Noblemen and Gentlemen of the County of Stirling
Date:	1817



'**Balquhatston**' is clearly shown as a mansion house next to a 'U' shaped block [outbuildings or steading hereinafter referred to as **The Stable block**. There are four regularly spaced trees shown to the east of the house.

On the other side of the road the enclosed area is shown and is also enclosed by regularly planted trees.

Interestingly Slamannan is not shown though the Manse and Kirk in the vicinity of Slamannan are indicated.

Illus:	6
Cartographer:	Ordnance Survey
Title:	6 inch (1st edition) Stirlingshire Sheet XXXV
Date:	Surveyed 1860 published 1865



Enlargement

The footprint of the house and adjacent outbuildings is shown. The other very distinctive feature is a trapezium shaped walled garden to the NE of the house with a small building at both its north and west corners. They could be connected with the work of the garden, or small pleasure houses for the enjoyment of the family and their guests.

The **walled garden** has external and internal paths and is cut into four quadrants by a further four paths which join to form a circle around a central feature. It appears to have an external shelterbelt of deciduous trees on the north-west and north-east walls.

A 'Well' is marked outside the southern corner of the walled garden.

To the west, south west and south east of the house lawns are shown [referred to herein as the **western lawns and the south-east lawn**].

On two sides of the western lawn regularly spaced deciduous trees are indicated. Within this grassed area there is also a small mixed tree copse.

A definite line of deciduous trees is shown trending N-S along the western boundary of the eastern most lawn. Within that lawn the rectangular building is named '**Binniegreen**'. Paths lead from here to the southern and eastern sides of the outbuilding and around to the house.

A small rectangular pond/reservoir is marked at the end of a field drain to the north of Binniegreen and to the SE of the outbuildings/steading. This is referred to as the **water garden/pond**.

A short drive leads directly west from the walled garden to the public road to Slamannan. It is not enclosed though its entrance is marked by an indent in the roadside boundary wall. This driveway predates the North drive though the latter did incorporate a short part of this earlier drive [see later].

A second much shorter and enclosed drive leads from the outbuildings to the road. This may have been for the controlled movement of stock/horses to and from the outbuildings/steading and is herein referred to as the **service drive**.

A **shelter belt** runs the length of the roadside boundary that is marked with a clear heavy line probably indicating a wall.

There is a third and much longer driveway that runs from the house and walled garden directly east. However it has not been possible to include the full length of that drive in the extract without losing much of the detail of the estate around the house. The third drive is enclosed on both sides and is planted with deciduous trees along its entire length. It emerges onto the public road near 'Peatrigend' where an entrance 'Lodge' and curved entrance wall are shown. These features are referred to as the **Eastern Drive** and **Eastern Lodge**.

Directly to the south of the house Slamannan Station is shown along with a WSW-ENE railway line. Further south still several coal pits are shown along with rail connections to the main rail line. A 'Smithy', 'timber yard' and 'coke kilns' are also shown close to the railway track'

Illus:	7
Cartographer:	Ordnance Survey
Title:	6 inch (2nd edition) Stirlingshire sheet XXXV.NW (including Slamannan)
Date:	Surveyed 1896, published 1899



Continuation of map onto next sheet showing West Lodge near Peatrigend



The spelling of the house is now **Balquhatstone**.

The internal divisions within the walled garden are no longer shown. It was no longer the practice of the OS to include the layouts of walled gardens in the surveys. The building in the north corner is now shown clearly as a large greenhouse. The path around the external perimeter of the walled garden is no longer shown.

The three lawns are all reduced in size by encroaching trees/shrubs [?] and the lines of trees along their boundaries are no longer indicated. The wooded copse is no longer shown and the remains of the western lawn is rectangular and may be being used for recreation, perhaps for tennis or bowling.

The short drive from the walled garden has been replaced by a much longer and more sweeping drive - the **Northern Drive**. Open parkland is indicated either side of the drive and a semi-circular wooded enclosure is shown approximately half way along the drive on its western boundary. The parkland is referred to as the **Northern Parkland**.

The new drive has an entrance lodge - **the West Lodge** - and is enclosed along its length, most noticeably by a heavy black line along much of its eastern most side and on the other side near the entrance. This may indicate a wall along those sections.

A new well has been sunk near the new entrance lodge.

A smaller building is shown in addition to the previous building at 'Binniegreen'. The lily pond has been extended and now includes two small islands.

To the south of Binniegreen a path leads down through **mixed woodland** to Slamannan Station - the **station footpath**.

Illus:	8
Cartographer:	Ordnance Survey
Title:	Lanarkshire Sheet IV (3rd edition) (including Muiravonside, New Monklands and Slamannan and Torphican)
Date:	Revised 1910, published 1922




The well near the walled garden is no longer shown.

A dotted line appears to delineate the garden for the lodge. A similar enclosure is shown next to the eastern lodge.

Two buildings are shown in the walled garden but instead of being in the N and SW corners they are now shown in the N and NE corner.

The lily pond appears to be reduced in size and the path to the station is now shown as 'FP' or footpath.

Illus:	9
Cartographer:	Ordnance Survey
Title:	1937-1961 1 : 25,000
Date:	Published 1956
	
<p>The walled garden is no longer delineated.</p> <p>The railway has been removed and spoil from pit working is shown to the south east of the house.</p> <p>The footpath has been shortened and instead of running down to the railway station [that has now closed] it cuts directly across the estate to the Slamannan Road.</p>	

5.0 Timeline for the Development of the Balquhatstone Designed Landscape

Date / Period	Event / Phase of Development
12th century	<p>A motte is constructed at Slamannan [FLHS]</p> <p>The New Statistical Account gives some theories as to the derivation of the name 'Slamannan'.</p> <p>Some writers suggest that it means 'place of a slender part of a river'. Others say that it is derived from a servant who was sent by the Earl of Callendar to plough the moorland and upon his return reported that the land 'would slay both man and mare'.</p> <p>A third theory is that many were slain in fighting in the area. That theory is supported by defensive earthworks and the evidence of place names such as Balcastle and Balquhatstone.</p> <p>A final theory is that the name is derived from the Gaelic for brown or grey or long heath. [Old Statistical Account, McNair 1795]</p>
Pre 1513	It is believed that the lands at Balquhatstone were granted to James Waddell by King James IV of Scotland [OrnaVerum.org]
3.11.1536	Certainly in November 1536 the first charter to the Waddell's of Balquhatstone was recorded in the Register of the Great Seal by King James V to George Waddell and his wife Janet Russell.[OrnaVerum.org]
1583-1601	Pont's map shows 'Bawhatsedm'.
1632	A date stone on the house bears the initials GWEA, believed to be those of a George Waddell and his wife whose name is unknown.[Falkirk Archives, SMR 495]
1734	<p>Binniehill bears a date stone of 1734. [Falkirk archives, SMR 1391]</p> <p>Originally it is believed that the building was a Doocot and a description of its condition in the 1950's is provided in Stirlingshire: An Inventory of Ancient Monuments compiled by RCAHM. [see later]</p>
1747-55	William Roy's Military survey map shows 'Bawbatston', a U shaped structure surrounded by riggs.
1817	John Grassom's map show a house and aa adjacency U shaped range of buildings, probably a stable block, named 'Balquhatston'.
13.7.1818	The property is sold by James Waddell [9th of the first line] to his third cousin George Waddell of Ballochney, Lanarkshire. Apparently James had faced financial difficulties following the aftermath of 1816, the 'Year without a summer', falling agricultural rents and the failure of exploratory mines shafts to find coal and other minerals.

	Thereafter the property remained in the ownership of the so called 'Preddie Waddell's' until it was sold in 2012.[OrnaVerum.org].
18[?]3	Another date stone on the property has the initials 'GP' - presumably standing for George Preddie.[Falkirk archives, SMR 495]
1835	Parliament authorises the building of Slamannan Railway. [Falkirklocalhistorysociety.co.uk , Geoff Bailey 2006]
Approx. 1835	Cuttings for the local railway and subsequent bores found coal seams around Slamannan. [New Statistical Account, Davidson A, 1841].
1840	Slamannan Railway opened and the local coalfields were developed. [Falkirklocalhistorysociety.co.uk , Geoff Bailey 2006]
1841	The statistical account reports that there was no village as such at Slamannan. Rather the settlement comprised a few houses clustered around a church, Balcastle and the crossroads. [New Statistical Account, Davidson A 1840/1]
1841	George Waddell was paid £ 1275 for coal, ironstone and minerals beneath his lands.
1852	According to the archived planning record, the South Lodge house on the Slamannan Road bears a date stone of 1852. However we have been unable to locate the South Lodge. It could possibly be a cottage formed from rooms from the south wing of the stable block though we have no evidence that this was the case [?] [Falkirk Community Trust Archive A867/red/1933/8]
1854	The Scottish Mining website records evidence of Balquhatstone and Binniehill collieries in Slamannan. The former was owned by John Watson and the latter by John Brown.[scottishmining.co.uk]
1859	The Slamannan Horticultural Society held their first show in the parish school. It was held every year thereafter until 1909
1860	The Co-op miners shop in Slamannan opened.[Falkirklocalhistorysociety.co.uk]. 'Balquhatston' is shown on the OS sheet surveyed this year and published in 1865. The map shows a house, the stables, walled garden, and a lily pond in an area which appears to have been given over to garden ground, having been agricultural previously. Also shown is Binniegreen, the Lodge at Peatrigend and three drives leading to the house. The position of coal pits, the Slamannan railway and other industrial uses are indicated directly to the south of the property.

1864	<p>According to the FLHS website agriculture improved and expanded in the district. The Waddells also farmed at nearby Blackrigg [located in the present day Limerigg Forest]. An archeological survey at Blackrigg in 2009 identified a round feature thought to be a horse gang and the OS map of 1864 identifies a circular 'churning machine' in the vicinity.[Turner and Williamson, L and C, 2009].</p>
1871	<p>Mr A Hunter gave evidence about the Slamannan Co-op as part of the investigations into illegal 'trucking' by mine owners in some mining communities - though trucking was not continued in Slamannan. Truck was a system whereby miners were paid in goods. The system was made illegal in 1831 when the Truck Act was passed. However, despite legislation truck continued in many areas, particularly in Lanarkshire and Ayrshire. [scottishmining.co.uk].</p>
1871	<p>Plans for the remodelling of Balquhatstone are drawn up by John Dick Preddie for his brother. [RCHAMS DPM 1870/41/1and 1870/42/1]. John Dick Preddie was a successful Edinburgh architect. His commissions included public buildings and churches. In the same year as he drew plans for the remodelling of Balquhatstone he also drew up plans for Threave House at Castle Douglas, 1-37 Drumsheugh Gardens in Edinburgh and the Clydesdale Bank headquarters in St Vincent Street Glasgow. The alterations to the house were extensive and resulted in a T shaped house built around the earlier house. The changes resulted in a 'composition now confused by later three-storey bay window addition.' [Falkirk Archives, SMR 495].</p>
1878	<p>Following a five week long strike by miners in Slamannan and subsequent evictions from their homes 200-300 miners rioted. The events were reported widely including a report in the Falkirk Herald on 19.4.1878. The paper reports that during the riot a 'mob' demolished the office of works at Balquhatstone colliery and smashed an adjoining signal box. They threw stones 'as big as turnips' at the windows of Mr Kellop's house [a coalmaster] at Binniehill and 'tore books from their bindings and threw portions of furniture out of the windows. Shrubs on the lawn were wontonly uprooted and greenhouses destroyed.' 'Mr Kellop hid in a press and eventually had to run a long distance for his life.' Prior to the riot Mr Kellops 'had received threatening letters with cross bones upon them and one represented his house with the word 'Dynamite' written below'. A similar fate awaited Mr Gemmell's house and shop [another local coalmaster]. The contents of both were hauled out onto the street.</p>

1894	<p>From at least 1894 exhibits by Balquhatstone house feature at the annual Slamannan Horticultural show.</p> <p>For example on 12.9.1896 the Falkirk Herald reports that there were 129 classes at the show. Apparently 'The tables were erected the previous night and in the early morning the competitors were astir, and by 10 am everything was ready for the judging.' The principle prize winners included James Chalmers of Balquhatstone. According to the report 'Mr James Chalmers was, as usual, to the front and deservedly won a splendid prize for pot plants - a collection to cover a space of 8ft by 6ft.'</p>
1896	<p>The OS map surveyed this year shows a slightly altered rectangular house outline, which probably indicates that the alterations proposed in 1871 have been completed. The North drive has also been extended and the West Lodge [aka South Lodge in a planning application ?] is shown at its entrance and the lily pond is also much bigger.</p>
1900	<p>Coal production in and around the pits at Slamannan began to fall in the early part of the 20th century. [Falkirklocalhistorysociety.co.uk, Geoff Bailey 2006]</p>
8.9.1900	<p>The Falkirk Herald carries a report about the annual Slamannan Horticultural show. It states : 'An attractive feature was a manner of table and other plants kindly lent by Mr Preddie-Waddell of Balquhatstone.'</p> <p>There were classes entitled - Greenhouse, Frame or window, Amateur greenhouse, Pot plants and classes for certain vegetables and flowers notably : fuchsia, rose, pelegonium, geranium, carnations, pansies, asters, marigolds, parsnips, carrots, leeks, German greens, parsley rhubarb and cabbage.</p>
13.9.1902	<p>Again there is a newspaper report about the Slamannan Horticultural show - 'The days preceding the show were so stormy as to be against outdoor produce but notwithstanding all the classes of produce appeared to be up to the usual standard of excellence. There was the usual large collection of decorative plants including palms and fuchsia etc kindly lent by Mr Preddie Waddell of Balquhatstone and which went a long way to increase the attractions of the exhibitions.'</p>

13.9.1902	<p>In the same edition of the Falkirk Herald as the annual Slamannan Horticultural report there is a report about the marriage of Margaret, the second daughter of Mr and Mrs Preddie Waddell of Balquhatstone to her cousin Mr Coventry Dick Preddie, advocate.</p> <p>Apparently 'Slamannan was agog with festive excitement on Thursday lastThe wedding was fixed for 2 o'clock at Balquhatstone. By half past one a railway saloon bought a bevy of guests from Edinburgh. The house was lavishly decorated with beautiful plants and cut flowers from Balquhatstone gardens and greenhouses and the entrance gateway was surmounted by an arch of heather and laurel with flags either side...The bridesmaid were her sisters. They wore black hats and beautiful gowns of pale green crepe de chine...They carried bouquets of pink carnations.'</p>
1910	The OS sheet surveyed this year shows a much reduced lily pond.
1930	The passenger railway service from Slamannan eastwards to Manuel was discontinued. This left two sections of the railway - the westerly section from Slamannan to Airdrie and the easterly most section from Manuel to Avonbridge. [wikipedia.org]
29.12.1933	A bathroom was added to the South Lodge in planning application [Falkirk archives ref A867/red/1933/8]. We have been unable to confirm the location of the South Lodge.
1930-mid 1950's	<p>The local church garden fete was regularly held in the grounds of Balquhatstone House.</p> <p>In 1955 the Falkirk Herald reported that the fete was in aid of repairs to the church and that ' in spite of the drought the grounds are in good condition though the lily ponds are quite dry.'</p> <p>In 1954 Binniegreen is occupied by a forrester according to the architectural description recorded at the time in the Stirlingshire: An Inventory of Ancient Monuments compiled by RCAHM wherein it is described as follows:-</p> <p>The house of Binniegreen, now converted into a forrester's cottage, stands within the Balquhatstone policies 70 yds. SSE. of the mansion. Though the building is greatly altered, enough of the original features remain on the NW. face to show that it originally possessed a central entrance with two windows on either side and five others set symmetrically at first-floor level. The masonry is rubble and there is a cavetto eaves-course. The doorway, now changed into a window, shows a lugged roll-and-hollow moulding interrupted by blocks, and is surmounted by a moulded pediment containing the date 1734. Apart, perhaps, from a small window with an unusual moulding, the SE. face is probably of somewhat later construction.</p> <p>858725 NS 87 SE 16 April 1954"</p> <p>[p. 383]</p>

1964	The remnants of the Slamannan railway are closed. [wikipedia.org]
2010	<p>Balquhatstone House was advertised for sale.</p> <p>The sales particulars provide plans for the main house, the stable courtyard, Lodge and greenhouse.</p> <p>The courtyard plan is interesting in that there is reference to a 'vase store' and 'cooks bedroom', probably indicative of earlier uses.</p> <p>The greenhouse plan shows three interconnecting greenhouses built against the wall of the walled garden. These are referred to as ; a Tomato house, [7.44mx3.15m], a Plant House [11.04x3.63m] and a Vine House [7.02x4.26].</p> <p>There is access from the most northerly greenhouses through the wall into a 'potting shed' [4.01x2.21m] and next to this is a 'boiler house'.[Savills sales particulars available at OrnaVerum.com]</p>

6.0 Components of the Designed Landscape

The following designed landscape components still exist at Balquhatstone.

Category	Name
Avenues, Drives & other approaches	Eastern Drive Service Drive Northern Drive
The House and Lodges	Balquhatston(e) House Binniegreen East Lodge West Lodge
Kitchen garden	The Walled garden
Pleasure gardens	Water garden/pond
Policy woodland	Shelter belt with Mixed woodland
Agricultural & industrial features	Stable courtyard

This section summarises the historical development of each component and describes its current character and condition.

However due to restriction on access the present day descriptions of the components are very limited.

6.1 Avenues, Drives and Approaches

North Drive

The sweeping North Drive is first shown on the OS sheet of 1899 though it is probable that it dates from the mid-19th century and is contemporaneous with the building of the West Lodge in 1863. Strictly speaking a short section near the house follows the route of an earlier drive shown on the OS sheet surveyed in 1865].

The North drive leads from the front of Balquhatstone house to Station Road [B8022]. Along its length the map indicates that sections are enclosed, possibly a wall, and ends in a wide semi-circular entrance next to which there is a lodge house, the West Lodge. In 1902 the Falkirk Herald reported that the gateway was surmounted by an arch of heather and laurel with flags to mark the occasion of a family wedding. [Falkirk Herald 13.9.1902].

Today the entrance retains its semi circular outline. There is a central main gateway which is flanked either side by two 2m high pillars and two personnel gates. The walls are about 0.5 m high and are harled and atop are 0.75 ornate iron railings.[Illustration 15]

The surface of the drive is laid to chipping and close to the entrance is bounded by a post and barbed wire fence.

East Drive

The East Drive runs in an E-W direction from Balquhatstone house and stable courtyard and emerges on the B8022 at Peatrigend where the entrance is marked by a semi circular entrance and lodge house [The East Lodge].

It is shown for the first time on the OS sheet of 1899.

Today the entrance retains the original curved 0.5 m wall with iron railing atop. The design is very similar if not identical to the entrance to the North Drive with a central gate flanked by two personal gates.

From our roadside inspection it is apparent that the drive is quite muddy though photographic evidence shows it to have a central grassed strip. The trees flanking the drive are mature and appear to be paired though we could not ascertain this for certain from our vantage point.

[Illustration 16]

Service Drive

The short Service drive leads from Balquhatstone house to the open side of the stable courtyard. It is marked on the 1865 OS sheet where it is delineated by a bold line, possibly indicating walls. It was presumably used to move horses from grazing to the stable courtyard.

Today the service drive is clearly visible and is still in use. At the date of our inspection the surface was rutted and muddy though other sourced photographs show it to be grassed in the summer.

It terminates in a 1.5 m wrought iron gate on the road side [B8022], flanked either side by 2m high stone pillars with pyramidal tops. The gate is serviceable though appears neglected.

[Illustrations 17 and 29]

6.2 The House and cottages

Balquhatstone House

The earliest record we have of the house is a date stone of 1632 and the initials GWEA that are believed to be those of George Wadell and his wife [Falkirk Archives SMR 495]. The first incontestable map evidence of a house is the two storey house icon that appears on John Grassom's map of 1817. A footprint of what is believed to be the adjacent stable block is shown on Roy's Military map of 1747-55.

The house was remodelled in 1871 in accordance with plans drawn up by John Dick Preddie, the brother of the owner at the time [RCHAMS DPM 1870/41 and 1870/42/1]. The alterations resulted in a house described in the SMR 495 [Falkirk Archives] as a T shaped house built around the earlier house that resulted in a 'composition now confused by a later three storey bay

window addition'. On the 1899 OS sheet [surveyed in 1896] the house is shown to be much more rectangular in outline than on the 1865 OS sheet.

Today the house is inhabited and appears to be in good repair though it is screened from public view by a rhododendron and tree covered bank. The sales particulars [approx. 2010] describe the house as *having 5-6 public rooms, 7 bedrooms, a kitchen, laundry, lawns, pond, walled garden, grazing land, a lodge [i.e the West Lodge], a ruined cottage [i.e Binnie green] and in total amounting to 16 acres.* [Illustrations 10,11,25]

The sales particulars show the house was well maintained and decorated at the date of the advert.

Binniegreen

Binniegreen bears a date stone of 1734 [Falkirk Archives SMR 1391]. According to the SMR it was originally a Doocot.

The 1865 OS sheet shows its rectangular footprint within the eastern lawn and accessible via various paths.

In 1954 the Inventory of Ancient Monuments compiled by RCHAMS noted that Binniegreen had been converted to a foresters cottage. The property was described as having been greatly altered though we are told that the NW face bears a date stone of 1734 and has evidence of a central door and symmetrically arranged windows on the first floor level. The walls are described as being of rubble construction. A photograph in the Falkirk Archives taken in 1980 shows a single storey cottage with slate roof. There are the remains of a crow stepped gable indicating an original upper storey. At the southern end of the house is a small lean to store of more modern construction.

At the date of our inspection it was not possible to see Binniegreen though the 2010 sales particulars show the single storey house to be derelict and without a roof. The sales photograph shows that the rear NW wall has filled in windows at the first floor level and there is a small more modern lean-to on the southern gable end.[Illustration 12 and 13]

East Lodge

The East Lodge is first shown on the 1865 OS sheet. It is located at the entrance to the Eastern Drive. It is a rectangular building. No written records of the the Lodge were found in the archives searched.

The 2010 Sales Particulars do not include the Lodge and so we conclude that it no longer forms part of the Balquhatstone estate.

Today the East Lodge can be seen from the public highway. It is a single storey white rendered property with a pitched tile roof. It is inhabited and appears to be in good condition. [Illustration 14]

West Lodge

The West Lodge bears a date stone of 1863 and first appears at the new entrance on the 1899 OS sheet [surveyed in 1896]. Indeed neither it nor the new North Drive are shown on the OS sheet of 1865 [surveyed 1860].

The 2010 sales particulars describe it as having 3 apartments and an attic room along with a private garden. Today little appears to have changed since 2010. The property is a one and a half storey traditionally built house of dressed stone walls with pitched slate roof and single glazed sash windows. It is inhabited and is in a good condition. [Illustration 15]

6.4 Kitchen Garden

The unusual trapezium shaped walled garden appears on the 1865 OS sheet where it is shown to be divided by what appear to be four concentric arrangements of paths. The outermost runs around the external and the next one around the inner perimeter. . The external path is enclosed to the NW and the NE by regularly spaced deciduous trees.

Within the inner path there is a second diamond pattern of paths and in turn these are crossed by four short paths that meet in the centre of the garden. Two small buildings are shown in the N and SW corners.

A well is marked outside the southern most corner of the walled garden. The 1899 OS sheet no longer shows the divisions within the walled garden since the decision had been taken not to survey the layouts for the second edition maps. The northern building is now shown clearly as a large glasshouse. The path around the external perimeter of the walled garden is no longer shown and by 1922 the well is no longer shown on the relevant OS map either.

We have some evidence of the plants that were being cultivated at Balquhatstone from the Falkirk Herald reports about annual Slamannan Horticultural shows of the late 19th century. In 1896 the Falkirk Herald report that one of the principle prize winners was James Chalmers of Balquhatstone who won a prize for pot plants. In 1900 Mr Preddie Waddell lent plants to the show and in 1902 though the days preceding the show were stormy this did not appear to have effected the quality of the 'outdoor produce' and 'all the classes of produces appeared to be up to the usual standard of excellence'. Interestingly there was 'the usual large collection of decorative plants including palms and fuchsia etc kindly lent by Mr Preddie Waddell of Balquhatstone'. These 'went a long way to increase the attractions of the exhibitions.'

The palms and fuchsia and possibly other pot plants may have been grown in the large greenhouse in the walled garden. The 2010 sales particulars are again useful in providing some indication of uses to which the greenhouses were being put. A plan of the green houses are annotated with Tomato house [7.44m x 3.15m], a Plant house [11.04x3.63m] and a Vine house [7.02x4.26 m]. The plan also shows access through the wall to an external 'Potting shed' [4.01x2.21m] and next to this a 'Boiler house'. [Illustration 23]

Photographs from the 2010 sales particulars also show that the walled garden is a south facing slope enclosed by a stone [?] wall approximately 2m high on at least two sides [W and N] and a wrought iron fence on the southern side. At the time of the sale the garden was being intensively cultivated and there is at least one tree within the enclosed garden area. [Illustration 26]

We ourselves were unable to inspect the walled garden due to restrictions on access.

6.5 Pleasure Garden

Watergarden/pond

The land around Balquhatstone is very exposed and poorly drained and map evidence indicates that, as would be expected, this has always been the case. Patches of sedges grow in many of the fields around the house and gardens. Consequently it is of little surprise to see that by 1865 land drains/ditches cross parts of the estate and two in particular discharge into a rectangular pond/reservoir to the east of Binniegreen. One drain leads from a marshy area alongside the East drive. Presumably the pond had a purely practical function at that time.

However the OS sheet of 1899 shows a much larger second pond with two small islands, indicating perhaps that the water is being put to an ornamental use. By 1922 the ponds appear to have reduced in size.

In 1955 the Falkirk Herald reports that a fete was held in the grounds of Balquhatstone house to raise funds for the repair of the local church. The report confirms that at the time the ponds were part of the designed landscape and notes that 'in spite of the drought the grounds are in good condition though the lily ponds are quite dry'.

The 2010 sales particulars make reference to the fact that 'One lawn has been levelled for use as a bowling green. Beyond it are a rockery and a pond with a waterfall fed by a small stream.' Photographs from the sale particulars appear to show the slope above the ponds and the main lawn/levelled bowling green at the rear of the house with a view to the walled garden.[Illustrations 11 and 24]

Again due to restrictions of access we were unable to inspect the lily ponds at the present time.

6.6 Policy Woodland and Shelter belt

Predominately deciduous trees along the western roadside walled boundary of the estate provided both shelter and privacy. The shelter belt is shown on the OS 1865 sheet but is clearly confined to a narrow roadside strip. On later maps the trees have encroached onto some of the open grassed areas/lawns to the west of the house.

Today's trees still shield the house from public view. They are a mix of deciduous [Beech, Ash, birch and Hazel] and mature conifers.

The roadside boundary wall has at least 4 different types of construction. Close to the main North entrance the stones are dressed and the coping stones curved. The wall stands at approximately 1.5 m high. Further along, to the south, the wall is built of rubble stone with rubble coping stones. And further along still the wall is perhaps up to 2m high and there is a section which appears to have been rebuilt in harled brick with curved concrete coping. Towards the very end of the boundary wall are two unusual sections constructed of large roughly hewn rectangular stone blocks [say each 0.5-0.75 m long x 0.25 m high] with rubble coping stones.[Illustrations 27, 28, 29 and 30]

We could not locate the position of the very first rectangular entrance along the western boundary wall [shown on the 1865 map], though the entrance to the North Drive and Service Drive are both still in use and are described under the descriptions of the respective drives.

6.7 Agricultural and industrial features

The U-shaped footprint of the stable courtyard appears to make an early appearance on William Roy's 1745-55 Military survey of Scotland map where it is outlined in red and surrounded by a rig field system.

The OS sheet of 1865 shows that the open side of the courtyard building aligns with the so called Service drive - so we presume that horses were being brought to the courtyard along the service drive.

Though this is the current arrangement it is also apparent from archive and photographic evidence that there was a second entrance on the front elevation [facing N] with a Doocot at the first floor level. This section adjoins a two storey service wing of the house and from annotations made on the plan in the 2010 sales particulars the service wing appears to have been used and occupied in the past by some of the household staff [i.e 'vase store', 'cooks bedroom' and 'laundry']. [Illustrations 18, 19 and 21]

The 2010 sales particulars are particularly useful in providing detail about other uses in the courtyard. The courtyard wings were divided up into rooms that opened onto the central yard. These rooms were annotated with various descriptions of their uses [presumably some past and some present] and include 'log store', 'workshop' and 'wash house'. Some had fireplaces. The 'wash house' is a smaller building than the other courtyard buildings and has smaller window panes - indicating perhaps an older date. [Illustration 21]

The southern most wing has the appearance of a cottage and we speculate whether this, though currently comprising individual rooms, was at one time the 'South Lodge' referred to in the 1933 planning application though we could find no photographic evidence of a later bathroom addition. [?][Illustration 22]

The surface of the central courtyard is laid to hardstanding [concrete?] and is crossed by two parallel lines of cobbles that appear to lead from the courtyard entrance to the 'wash house' building [the route of an original drain gulley?]. [Illustration 20]

The sales particulars also provide some information about the construction of the courtyard buildings. They are clearly built of stone with pitched slate roofs. The windows appear to be the original case and sash.

Again limitations of our vantage point meant that we could only glimpse the courtyard. It appears to be in good repair.



Illus 10: Balquhatstone house – front elevation [source Savills 2010 sales particulars]



Illus 11: Balquhatstone house - rear elevation [source Savills 2010 sales particulars]



Illus 12: Binniegreen in 1980 [source Falkirk Community Trust Archives - Accession No 10977]



Illus 13: Binniegreen [source Savills 2010 sales particulars]



Illus 14: East Lodge and entrance to East Drive [source Google images]



Illus 15: West Lodge and entrance to North Drive [source Savills 2010 sales particulars]



Illus 16: East drive entrance [Author]



Illus 17: Service drive - looking east towards the stable courtyard [source Google maps]



Illus 18: Blocked up entrance on NW wing of the stable courtyard [Falkirk Community Trust Archives SMR]

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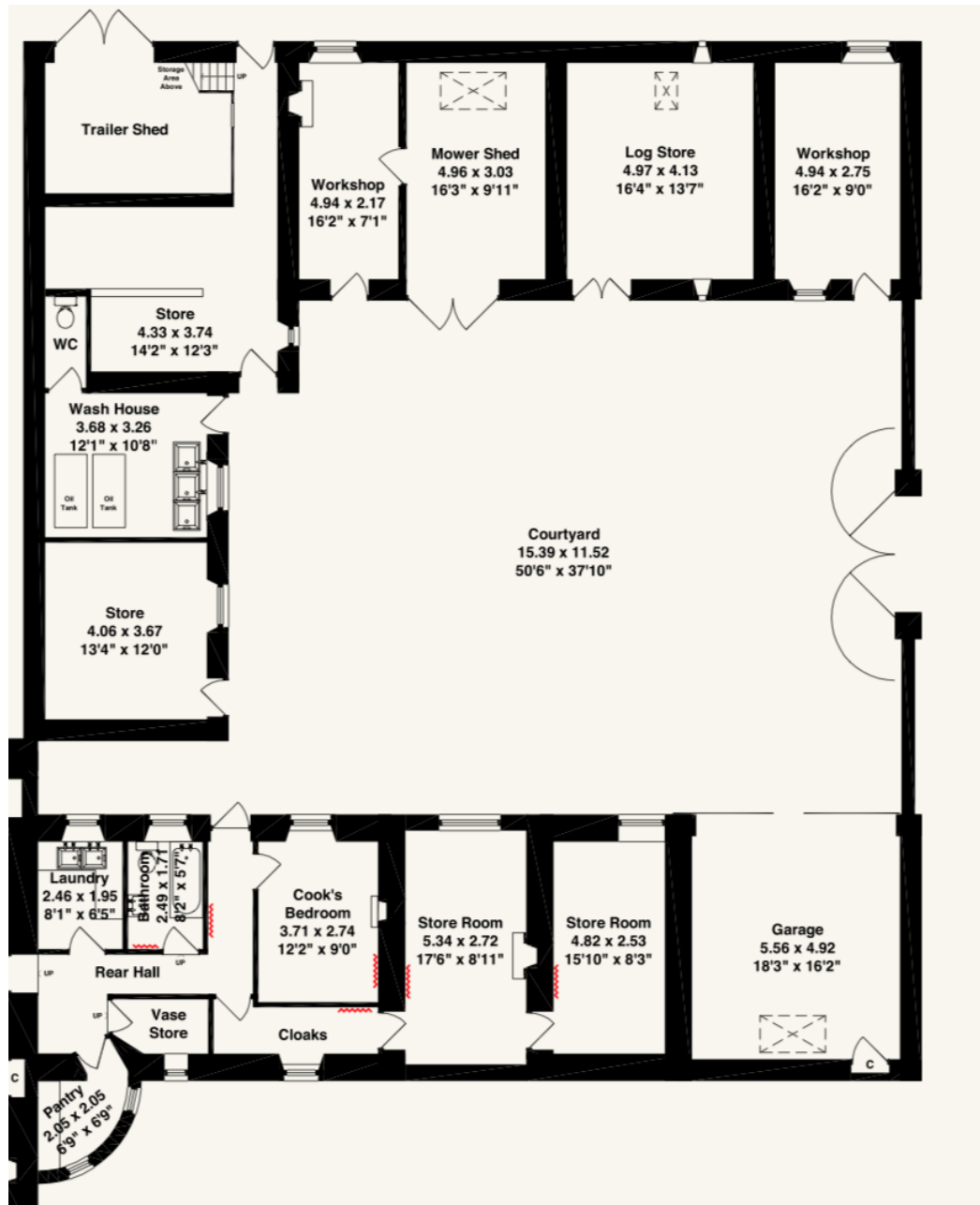


Balquhatston

Illus 19 : Artist's impression of the second entrance to the stable courtyard as it would have been originally [Falkirk Community Trust Archives]



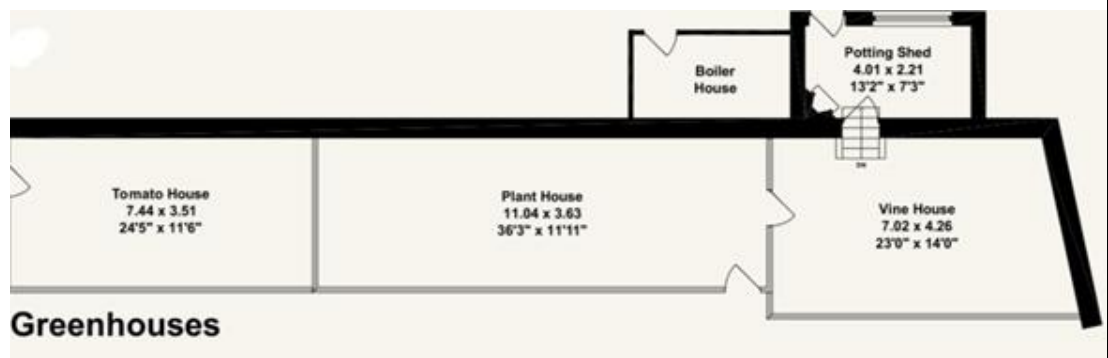
Illus 20: Interior of the courtyard showing the 'wash house' at the far end with parallel cobble tracks
[source Savills 2010 sales particulars]



Illus 21 : Plan annotated with past and present uses [source Savills 2010 sales particulars]



Illus 22 : Southern wing of the stable courtyard - possibly the 'South Lodge' [source Savills 2010 sales particulars]



Illus 23: Plan of the internal division of glasshouse and buildings on the other side of the Walled garden wall [Source Savills 2010 sale particulars]



Illus 24 : Unidentified section of the garden - probably slope above the ponds [Source Savills 2010 sale particulars]



Illus 25 : View across rear lawn towards walled garden [Source Savills 2010 sale particulars]



Illus 26: View of walled garden looking north (Author)



Illus 27: W Boundary wall near the North entrance [white pillar just visible] showing the curved coping stones. (Author)



Illus 28 : Further south along the W boundary wall showing a rubble section (Author)



Illus 29: W boundary wall showing the harled brick and concrete coping construction. Note the service drive gate (Author)



Illus 30 : W boundary wall showing the large rectangular stone infill block at the southern section of the wall (Author)



Illus 31: Balquhatstone estate outlined in red as advertised for sale in 2010 [source Savills sales particulars]

7.0 Assessment of significance

7.1 The concept of significance

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

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

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

1. **Intrinsic** - those inherent in the landscape and/or its constituent parts, including:

- its condition
- its research potential
- the length and legibility of its apparent developmental sequence
- its original or subsequent functions

2. **Contextual** - those relating to its place in the wider landscape or body of existing knowledge, including:

- the rarity of the designed landscape or any part of it, assessed against its regional and national context
- its relationship to other, similar landscapes in the vicinity
- the relationship of the designed landscape and its constituent parts to the wider landscape setting

3. **Associative** - the historic, cultural and social influences that have affected the form and fabric of the designed landscape, and vice versa, including:

- its aesthetic attributes

- its significance in the national consciousness or to people who use or have used it, or their descendants
- its associations with historical, traditional or artistic characters or events

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

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

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

7.2 The significance of the designed landscape at Balquhatstone House

In its prime during the nineteenth and early 20th centuries Balquhatstone house was at the centre of a small estate. The estate comprised a mansion house dating from 1632 and restyled in the Victorian era, two lodges, a cottage (formerly a doocot), a stable courtyard and doocot, walled garden, bowling green, shrubbery, two small ornamental ponds, parkland and agricultural land.

Physically we know that the residential properties have survived (excepting Binniegreen cottage which is now derelict) although the East Lodge is at the present time in separate ownership.

We have been unable to definitively ascertain the condition of the walled garden, bowling green or parkland though fairly recent details of these have been provided by a set of 2010 sales particulars.

Overall we believe that the parts we did observe have intrinsic, contextual and associative significance.

Intrinsic Value

Intrinsically the largely complete boundary walls and entrances to the estate, driveways, entrance lodges, courtyard, doocot and semi derelict cottage/former doocot, the walls and entrances of the walled garden are of local merit. Given the long-term integrity of the estate and its long association with one family, the site has a little local intrinsic value.

Contextual Value

Slamannan was a pit village and the lands directly to the south of the house were mined for coal in the 19th century.

Balquhatstone House appears to have been an important part of pit village life in the 19th and early 20th centuries. Plants from the estate's glasshouses were a prime attraction at the village annual horticultural show at the time. In addition, when a Waddell family marriage was reported in the Falkirk Herald of 13th September 1902 it was reported that the village was 'agog with festive excitement' at the occasion of the wedding.

It is understood that in the early part of the 19th century the then owner of Balquhatstone House, James Waddell, dabbled in mineral extraction though we do not know exactly where he sunk exploratory bores. Unfortunately the venture was not successful and that failure combined with the 'year without summer' of 1816 resulted in him being forced to sell the house and estate to a third cousin, Mr George Waddell, in 1818.

George Waddell appears to have been luckier in business than his cousin and, annoyingly for James, he was paid £275 for the rights to extract minerals from beneath the estate in 1841. The site of the Slamannan station and railway lie a short walk, along a purpose built footpath, from the southern boundary of the estate. The family were probably regular rail passengers, and certainly guests attending the wedding in 1902 travelled to Balquhatstone by train from Edinburgh.

The Slamannan railway transported coal and people down to the Union canal close to Muiravonside and then onto the mainline railway line between Glasgow and Edinburgh. The railway was authorised by Parliament in 1835 and was completed around 1840. The middle section of the railway between Slamannan and Causewayend at Muiravonside closed in 1930 and the remaining sections from Slamannan to Airdrie and from Causewayend to Avonbridge on the main line closed in 1964.

With its close physical association with mineral extraction and proximity to the means of transporting coal to major markets, Balquhatstone is typical of the smaller estates in the Falkirk area in the 19th century and, as such, has a little local contextual value.

Associative Value

In November 1536 the first charter to the Waddell's of Balquhatstone was recorded in the Register of the Great Seal by King James V to George Waddell and his wife Janet Russell. A branch of the Waddell family remained in the occupation of the estate right up to around 2010/12 when the property was sold out of the family. In terms of its associative value with reference to the criteria above, the site has little despite its long term ownership by one family.

Cultural Significance

Based on the assessment of its intrinsic, contextual and associative value, Balquhatstone is considered to have local significance.

8.0 Sources consulted

8.1 Historic maps

<i>Cartographer</i>	<i>Date</i>	<i>Title</i>	<i>Sheet</i>
Timothy Pont	1593-96	East Central Lowlands	
Blaeu	1654	Atlas of Scotland	
General William Roy	1747-55	Military Survey of Scotland	
John Grassom	1817	To the Noblemen and Gentlemen of the County of Stirling	
Ordnance Survey	Surveyed 1860 published 1865	6 inch [1sr Edition] Stirlingshire sheet	XXXV
Ordnance Survey	Surveyed 1896 published 1899	6 inch [2nd Edition] Stirlingshire	XXXV.NW
Ordnance Survey	Surveyed 1910 published 1922	Lanarkshire, 25-inch / 6-inch [3rd Edition]	IV
Ordnance Survey	Published 1956	1 : 25,000 1937-1961	

Source: <http://maps.nls.uk>

8.2 Aerial photographs

No aerial photographs were found in the archives.

Source: www.ncap.org.uk

8.3 Other sources

8.3.1 Websites

<http://www.pastmap.org.uk/>
<http://www.scotlandsplaces.gov.uk/>
<http://www.scottisharchitects.org.uk/>
<http://www.britishnewspaperarchive.co.uk>
<http://scottishminning.co.uk>
<http://falkirklocalhistorysociety.co.uk>
<http://collections.falkirk.gov.uk>

<http://ornaverum.org>

8.3.2 Books, articles and grey literature

Davidson (1841) in *The (New) Statistical Account of Scotland*

McNair (1795) in *The (old) Statistical Account of Scotland* under the direction of Sir John Sinclair

9.0 Acknowledgements

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