



## Case information

|                                 |  |                                    |   |
|---------------------------------|--|------------------------------------|---|
| <b>Case ID</b>                  | 300009233  |                                    |   |
| <b>File Reference</b>           | HGH/B/GA/72  |                                    |   |
| <b>Name of Site</b>             | West Lodge Guest House (formerly Norwood Lodge),<br>Garthdee Road, Cults, Aberdeen |                                    |   |
| <b>Local Authority</b>          | City of Aberdeen Council   |                                    |   |
| <b>National Grid Reference</b>  | NJ 90819 03156   |                                    |   |
| <b>Designation No. (if any)</b> | LB15781  |                                    |   |
| <b>Designation Type</b>         | Listed Building  | <b>Current Category of Listing</b> | C |
| <b>Case Type</b>                | Removal  |                                    |   |
| <b>Start Date</b>               | 2014 [Pitfodels Conservation Area Listing Review 2014-16]                          |                                    |   |
| <b>Decision Date</b>            | 12/07/2016   |                                    |   |

## 1. Decision

In our current state of knowledge, Norwood Lodge, no longer meets the criteria for listing. The building has been removed from the list (delisted).

|                                   |                              |
|-----------------------------------|------------------------------|
| <b>Previous Statutory Address</b> | Norwood Lodge, Garthdee Road |
|-----------------------------------|------------------------------|

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

Norwood Lodge was listed at category C in 26/01/1981. The building is situated within the Pitfodels Conservation Area.

### 2.2 Development Proposals

There are no known development proposals.

### 3. Assessment

---

#### 3.1 Assessment information

Norwood Lodge was considered for removal as part of the Pitfodels Conservation Area Listing Review, 2014-2016. Norwood Lodge was visited on 03/12/2014 and the exterior was seen at this visit. The interior has not been seen.

#### 3.2 Assessment against designation criteria

The building was found to no longer meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

*The designation criteria are published in the Historic Environment Scotland policy statement June 2016, Annex 2, pp. 51-53.*

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

---

#### **Elizabeth McCrone**

Head of Designations  
Heritage Management  
Historic Environment Scotland

|                |   |
|----------------|---|
| <b>Contact</b> | Joan Richardson, Designations Officer<br><a href="mailto:Joan.richardson@hes.scot">Joan.richardson@hes.scot</a> 0131 668 8911 |
|----------------|---|

# **ANNEX A – Assessment Against the Listing Criteria\***

## **West Lodge Guest House (formerly Norwood Lodge), Garthdee Road, Cults, Aberdeen**

---

### **1. Description**

---

Norwood Lodge is an irregular-plan, multi-gabled lodge, dating to around 1861 with various additions in the later 19<sup>th</sup> century and 20<sup>th</sup> century. It comprises a 2-storey, L-plan western section with decorative timber bargeboards and deep overhanging eaves, which is linked by a single-storey canopied middle section to a single-storey and later attic gabled section to the east. The lodge is mainly harled, with the eastern section in bare rubble. The western section has a timber porch with sloping roof in the re-entrant angle. The west elevation has a tripartite bay window at ground floor with a canted bay above and there is a first floor Venetian window on the north elevation. There is a later extension to the southwest.

The property has some plate glass in timber sash and case windows and some replacement non-traditional windows. There are grey slates to the roof and wallhead chimney stacks.

### **2. Assessment Against the Listing Criteria** (HES Policy Statement, 2016) Annex 2, pp. 51-52

---

Criteria for determining whether a building is of ‘special architectural or historic interest’ for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [[www.legislation.gov.uk/ukpga/1997/9/contents](http://www.legislation.gov.uk/ukpga/1997/9/contents)]

*To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.*

#### **2.1 Age and Rarity**

Norwood Lodge (now known as the West Lodge Guest House) was built around 1861 as the lodge to Norwood House (LB15780). The lodge appears on the 1<sup>st</sup> Edition Ordnance Survey map (published in 1868) as an L-plan building with two outbuildings to the east. By the 2<sup>nd</sup> Edition Ordnance Survey map (published in 1901) the building has been extended to the east in a more irregular shape. With the exception of the later southwest addition, the building currently has the same approximate footprint as shown on the 1901 map. The mid-19<sup>th</sup> century 2-storey building to the west is more decorative, with the sections to the east plainer in design. There are some later additions, including a flat-roofed section to the south and the lodge has undergone some alterations, particularly to the central and eastern sections, which are discussed in more detail below.

Norwood Lodge and the associated Norwood House are situated in the Pitfodels area of Aberdeen. The rural Pitfodels estate, which stretched from Cults to the

Bridge of Dee, was owned by the Menzies family since the 15th century. From 1805 the last laird, John Menzies began to feu some of the estate and when he died in 1843 without any descendants, the remaining estate was purchased by the Pitfodels Land Company. Brogden, in his book 'Aberdeen, An Illustrated Architectural Guide' (1998), notes that the plots varied in size, but were as large as 8-10 acres along the side of the River Dee, where Norwood House is situated. An 1895 account describes it as follows "...The greater part of the lands of Pitfodels is now studded with beautiful mansions and villas, each of which stands amid well laid out and carefully kept grounds. They mostly belong to manufacturers and gentlemen engaged in business in Aberdeen, and retired gentlemen." (Mackintosh, p.29). Large villas surrounded by trees were erected in a number of the larger plots and these continue to be a feature of this area.

The land for Norwood House was bought by Mrs Helen Morisson, who was the wife of Bailie William Adamson, a London Stockbroker and the house was built in 1861, and it is assumed the older part of the lodge dates to this period. Norwood House was sold in 1868 to John Taylor of Regents Park in London and in 1872, it was sold to Colonel James Ogston, known locally as 'Soapy', who was a local soap manufacturer. He extended the house in 1881, using the Aberdeen architect John Russell Mackenzie and the extensions to the lodge may also date from this time.

Although now in separate ownership, the lodge remains at the entrance to Norwood House (currently a hotel) and visually retains its connection with it.

Gate lodges are standard buildings at entrances to large houses in Scotland. They are widespread in country estates and some large city houses and there are many surviving 19<sup>th</sup> century examples. The lodges were usually designed by the architects of the main house, and were sometimes highly detailed to provide a taster to the wealth and grandeur of the main house and were often in a similar style. The architect for the 1861 Norwood House and this associated lodge is not known and as the house was remodelled in 1881, it is not known whether Norwood Lodge reflected the original house details at the time. The two buildings are now in differing styles.

It is common for gate lodge buildings to be extended, usually with kitchens and bathrooms to facilitate modern living. Norwood Lodge has a number of incremental and multiphase additions and the current building is more than double its original size. Whilst the 19<sup>th</sup> century exterior form of the gate lodge is discernible and there is some detailing on the western section of the lodge, it can no longer be considered a special example of a building of its type for its date.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior was not seen and has not been taken into account in the assessment.

### ***Plan form***

The plan form has been significantly altered by the various later additions.

### ***Technological excellence or innovation, material or design quality***

The western section of the lodge, which lies closest to the entrance drive to Norwood House, has some good details that adds visual interest to the property, including the timber bargeboarding to its gables and the porch, the canted bay window and the Venetian window. Decorative bargeboarding is a typical ornamental feature in 19<sup>th</sup> century houses in Aberdeenshire and the other decorative features, are not exceptional in terms of lodge decoration. The other sections of the building have little decoration and have also undergone alteration, including the addition of flat-roofed dormers to the east and a gabled section to the south. These alterations lessen the special interest of the property in listing terms.

### **Setting**

The lodge is situated at the main entrance to the house it is associated with and is positioned on a main road. The house and lodge buildings are now in separate ownership, but the relationship between the two buildings has been retained as the main entrance drive to Norwood House still passes the lodge. As one of a number of lodges in an area characterised by large houses with associated lodges, the building helps to form the character of the area. However the alterations and additions to the lodge, which are part of the prominent roadside (north) elevation have had a significant impact on the building's setting

### **Regional variations**

There are no known regional variations.

## **2.3 Close Historical Associations**

None known at present.

## **3. Working with the Principles of Listing** (HES Policy Statement, 2016) Annex 2, pp. 53

---

In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of vernacular buildings*
- d. authenticity*

When working with the principles of listing Norwood Lodge (now known as the West Lodge Guest House) has no particular interest under a, b, c or d.

The lodge dates to 1861 and has some decorative features. However, these are not exceptional for its building type and the lodge has undergone a degree of alteration which has lessened its interest in listing terms.

## **4. Summary of Assessment Against the Listing Criteria\*\***

---

Norwood Lodge (now known as the West Lodge Guest House) dates to 1861 and lies at the entrance to Norwood Hall Hotel, the house it was built to serve. There are some decorative details to the western section of the building, but these are not

exceptional for a common building type in an estate context in Scotland, and of which there are many surviving examples of a similar date. The building has been altered and extended in several phases and on balance it is no longer considered to be a special example of a gate lodge of the period.

In our current state of knowledge it is not considered to meet the criteria for listing.

## 5. Category of Listing

---

**Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according** to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

N/A

## 6. Other Information

---

N/A

## 7. References

---

Canmore: <http://canmore.org.uk/> CANMORE ID 150031

### Maps:

Ordnance Survey Map (Surveyed 1865, Published 1868) Kincardine Sheet IV.4. 25 Inches to the Mile Map. 1<sup>st</sup> Edition. Southampton: Ordnance Survey.

Ordnance Survey Map (Surveyed 1899, Published 1902) Aberdeenshire Sheet 086.02. 25 Inches to the Mile Map 2<sup>nd</sup> Edition. Southampton: Ordnance Survey.

### Printed Sources:

Brogden, W. A. (1998), *Aberdeen, An Illustrated Architectural Guide*, Edinburgh, The Rutland Press. p168.

Norwood House Hotel Brochure (no date, current for 2015).

### Online Sources:

Mackintosh, J. (1895) History of the valley of the Dee, from the earliest times to the present day at [http://www.archive.org/stream/historyvalleyde00mackgoog/historyvalleyde00mackgoog\\_djvu.txt](http://www.archive.org/stream/historyvalleyde00mackgoog/historyvalleyde00mackgoog_djvu.txt) (accessed 21/04/2016).

---

\* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

\*\* A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>