

## Case information

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<b>Case ID</b>	300017613
<b>File Reference</b>	HGH/B/LC/72
<b>Name of Site</b>	Boghall Farmhouse, Biggar Road, Hillend, Edinburgh

<b>Local Authority</b>	Midlothian Council		
<b>National Grid Reference</b>	NT 24444 65133		
<b>Designation No. (if any)</b>	N/A		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	N/A
<b>Case Type</b>	Designation		

<b>Received/Start Date</b>	19/11/2015
<b>Decision Date</b>	29/04/2016

## 1. Decision

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In our current state of knowledge, Boghall Farmhouse is considered to meet the criteria for listing at category C. The building has been designated (listed).

<b>Previous Statutory Address</b>	N/A
<b>New Statutory Address</b>	Boghall Farmhouse, Biggar Road, Hillend, Edinburgh

## 2. Designation Background and Development Proposals

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### 2.1 Designation Background

Glencourse Parish, where this building is located, was resurveyed in 2001.

### 2.2 Development Proposals

There are no known development proposals. The building was advertised for sale in November 2015 and is currently in the process of conveyancing the sale.

## 3. Assessment

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### 3.1 Assessment information

The farmhouse and its related structures were visited on 01/12/2015 when the interior and exterior of the farmhouse were seen.

### 3.2 Assessment against designation criteria

Boghall Farmhouse was found to meet the criteria for listing.

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

*The designation criteria are found in the Scottish Historic Environment Policy (SHEP), pp. 71-85. <http://www.historic-scotland.gov.uk/shep-dec2011.pdf>*

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### **Elizabeth McCrone**

Head of Designations  
Heritage Management  
Historic Environment Scotland

<b>Contact</b>	Rohan Banyard, Designations Officer. <a href="mailto:rohan.banyard@hes.scot">rohan.banyard@hes.scot</a> 0131 668 8908
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# **ANNEX A – Assessment Against the Listing Criteria\***

## **Boghall Farmhouse, Biggar Road, Hillend, Midlothian**

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### **1. Description**

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Circa 1830 with later alterations, large farmhouse in Scots Baronial Style consisting of a 2-storey, T-plan, crowstepped gabled farmhouse linked to a single storey ancillary wing to the rear together forming a U-plan group around an open courtyard.

The east (entrance) elevation is 4 bays with an advanced gable to the right with a later canted bay window at the ground floor. The entrance has a decorative hoodmould. There are blind windows to the first floor of the advanced gabled bay and the centre window of the main block. The first floor windows have coped gablet-headed dormers with bird, thistle, and crescent moon and floriate finials. There is a deep base course to the principal elevation. The south gabled elevation is plain. There are corniced gable chimney stacks.

The windows are predominantly 12-pane glazing in timber sash and case frames and there are replacement windows to the ground floor of the east (entrance) elevation.

The interior was seen in 2015 and is largely unaltered, with some later partitions to the room layouts. There is a turned stair with plain cast iron bannisters. There are marble fire surrounds to the principal rooms with some later 19<sup>th</sup> century style fire surrounds to the first floor. There are 6-panel timber doors throughout with a decorative pen light over the front door. There is tongue and grooved panelling to a first floor room. The main room in the rear single storey ancillary wing has a flag stone floor.

### **2. Assessment Against the Listing Criteria (SHEP, 2011) pp74-75**

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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**

There is believed to have been a farm at Boghall from as early as 1773 as Boghall is noted on Armstrong’s map of that date. The current Boghall Farmhouse is thought to date from the around the 1830s and it first appears in its current form on the 1<sup>st</sup> Edition Ordnance Survey map of 1852. Boghall was one of three neighbouring farms called ‘Pentland Palaces’ which were improved by Sir John Gibson of Pentland around 1830, the others were Hillend (listed at category B) and Damhead. It is

possible that the well-known Scottish architect William Burn (1789-1870) was involved in the design of Boghall as he is noted as having been involved in the design of Hillend Farmhouse which is very similarly detailed. Burn also made alterations to Riccarton House in the 1820s for the client Sir William Gibson Craig whose family was connected through marriage to the Gibsons of Pentland, so this connection also means it is likely he had some involvement with Boghall.

The “Caledonian Mercury” of the 19 March 1810 carried an advertisement for the letting of Boghall and Damhead farms by ‘Mrs Gibsone of Pentland’, and the Berwickshire Advertiser of 14 July 1838 describes damage done by a flood which affected the stackyard, stables, byres and barns at Boghall. The Post-Office Annual Directory for 1837-38 notes James Stedman as the farmer at Boghall providing further evidence it was being farmed at the time and that the current house was in situ by then. Mr Stedman is still noted as resident in the 1841 Directory.

Boghall Farmhouse has crowstepped gables and stone gabled dormers with various styles of decorative stone finials, all of which are characteristics of the Scots Baronial architectural style. Almost all the decorative detail in the building is confined to the principal east and north elevations with the rear section of the building proportionately very plain in design and embellishment. The architect of the farmhouse is not documented, although it is possible there is some connection with William Burn. Burn was responsible for the reintroduction of the Scots Baronial style from its earlier 17<sup>th</sup> century incarnations, a movement which he is recognised as instigating around 1830.

As the building dates to around 1830 it is a very early example of a building to be designed in the Scots Baronial style. Burn was involved in remodelling one of the most well-known Scots Baronial houses, Abbotsford, in the Scottish Borders from 1850-55. However, Boghall Farmhouse predates this by two decades and if it is attributed to Burn it could be seen as an early study in the style.

All buildings erected before 1840 which are of notable quality and survive predominantly in their original form have a strong case for listing. While farmhouses are not a rare building type, Boghall is a notable because it is an early use of the Scots Baronial style. This architectural style is more commonly found on larger country house designs and it enhances Boghall’s rarity and architectural interest in listing terms to find this style on a relatively common building type.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior of the house is largely unaltered from what appears to be a standard original house plan layout, which is readable even with some later 20<sup>th</sup> century stud wall subdivisions to the rooms. The off centre positions of the windows within some of the interior rooms appears to be determined by the placement of the windows on the exterior design. There are marble fire surrounds to the principal rooms on the ground floor with some later 19<sup>th</sup> century fire surrounds elsewhere. These surviving factors add interest to the building in listing terms.

### ***Plan form***

The farmhouse and its outbuildings remain in the same footprint as marked on the 1<sup>st</sup> Edition Ordnance Survey map of 1852, apart from what appears to be a small later alteration of a late 19<sup>th</sup> century canted bay window to the right of the principal entrance elevation. The building's plan form therefore is of interest in listing terms as an authentic plan form dating from pre 1840 with no significant alterations and this is rare for a building of this type and age.

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

The design of Boghall Farmhouse has some good stone detailing to the exterior including crowstepped gables and gabled dormers with various decorative stone carved finials. This Scots Baronial styling of the farmhouse is an architectural style that began to develop in Scotland from the 1830s largely pioneered by the architect William Burn, who went on to become one of the most significant architects practising in Scotland over the middle of the 19<sup>th</sup> century. The designed details of the farmhouse are mostly confined to the principal two elevations with the rear and ancillary elevations being left relative plain and almost windowless.

There are two blind windows designed into the principal elevation of the farmhouse and there is a noticeable lack of windows to the rear elevation and south gable. Window tax was levied on properties in Scotland in the period between 1748 and 1851 and from 1766 onwards it was for buildings with more than 7 windows. Boghall Farmhouse is thought to have been built towards the end of this period and the reduced number of windows in the design and the prioritising of the front elevation suggests the design of the building was clearly influenced by the window tax at the time.

The farmhouse is a very early example of the Scots Baronial style of architecture, a style that did not begin to see resurgence until around 1830 when the architect William Burn began to adopt it as his signature style. Burn had developed his business on the back of designing country houses for his contacts and by the 1830s his was the largest practice in Scotland; by 1840 he is thought to have designed or altered over 90 country houses. It is possible that Boghall is a very early example of work by the architect William Burn which adds to the interest of the building in listing terms.

### ***Setting***

The farmhouse is surrounded by trees in its own garden ground within a larger working farmyard site consisting of mainly mid to later 20<sup>th</sup> century farm buildings. The setting of the farmhouse has been altered by the demolition of the large early 19<sup>th</sup> century associated farm buildings, shown on the 1<sup>st</sup> edition Ordnance Survey map of dated 1852.

### ***Regional variations***

There are no known regional variations.

## **2.3 Close Historical Associations**

None known at present.

### 3. Working with the Principles of Listing (SHEP 2011, p76)

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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 Boghall Farmhouse has particular interest under a and d.

- a. The farmhouse is an early example of a small rural farmhouse to have been built in a Scots Baronial style, which may have been designed by William Burn, a prominent Scottish Architect early in his career.
- d. Internally and externally the farmhouse is largely unaltered from the form in which it was built which is rare for a building of this type.

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

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Boghall Farmhouse is an early example of a rural farmhouse and associated ancillary wing to have been designed and built in a Scots Baronial style. The farmhouse has some good stone detailing to the exterior including crowstepped gables and gabled dormers with various decorative stone carved finials. The building is largely unaltered in plan form and retains some early 19<sup>th</sup> century interior details. Because of his association with the farm owner, it is possible that this building is an early work of the prominent Scottish architect William Burn.

In our current state of knowledge it meets the criteria for listing.

### 5. Category of Listing

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**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: [www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing](http://www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing)

Category C is for buildings of local importance; lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. Boghall Farmhouse is a notable example of its prolific building type because of its early use of the Scots Baronial style and it remains in a largely unaltered state from which it was built. Category C is considered to be the most appropriate for this building.

## 6. Other Information

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N/A

## 7. References

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### Maps

Armstrong, A and M. (1773) *Map of Three Lothians*, Edinburgh S.N.

Knox, J (1816) *Map of the Shire of Edinburgh*, Edinburgh S.N.

Thompson, J. (1821) *John Thomson's Atlas of Scotland, 1832 -Edinburghshire*.  
Edinburgh: J Thomson & Co.

Ordnance Survey (surveyed 1852, published 1854) Edinburghshire Sheet 12  
(includes Glencourse; Lasswade; Penicuik). 1<sup>st</sup> Edition. 25 inches to the mile.  
London: Ordnance Survey.

### Printed Sources

Post-Office Annual Directory and Calendar for 1837-38, p158.

### Online Sources

The Dictionary of Scottish Architects. *William Burn* at  
[http://www.scottisharchitects.org.uk/architect\\_full.php?id=200136](http://www.scottisharchitects.org.uk/architect_full.php?id=200136) [accessed  
20/01/2016]

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\* 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 [www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist](http://www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist)