

**Cambo Estate and its Buildings
Conservation Management Plan**

March 2013

CAMBO: A WINDOW ON THE PAST, A DOOR TO THE FUTURE

Executive Summary

The Cambo Institute has commissioned this Conservation Management Plan from Page \ Park Architects to provide a framework for the ongoing management and development of Cambo Estate. The document will be expanded in due course as additional areas of conservation and change are considered. At this stage, the focus is on building repair, conservation and adaptive re-use proposals which are the subject of funding applications, including a major application to The Heritage Lottery Fund. The principal focus is on the Stables buildings but also refers to the Walled Garden Glass Houses and the Coach House which are part of the overall project.

Following a broad overview of the history and significance of the Estate, the history of the evolution of the Stables buildings are researched in some detail and the qualities of what remains extant are established. Reference is also made to the Glass Houses and Coach House under this 'Understanding the Heritage' section.

The core of this document is the Statements and Assessments of Significance and these are set out in relation to the various building elements and settings under consideration, the relative significance of these elements being assessed against appropriate broad-ranging criteria. Flowing from this understanding and assessment process, risks and opportunities have been identified and policies established to guide consideration of future change. The need for change to ensure the long term integrity of the buildings and the wider conservation of and access to the Estate is acknowledged and parameters set for such change.

As the intention is that this document will be expanded in due course, the opportunity is taken to include as appendices various papers which relate to the gardens and designed landscape and the 'collection' of cast iron bridges as well as providing additional information on the buildings currently under consideration and the relevant Statutory List extracts



1. West elevation and stable block, 2011
2. Thomas Erskine, 9th Earl of Kellie

Index

4 Introduction

SECTION ONE

5 Understanding the Heritage

6-7 Understanding the Heritage – Cambo Estate Overview

8-9 Understanding the Heritage – The Stables Buildings

10-11 Understanding the Heritage – Description of Stable Buildings

12-17 Understanding the Heritage – Chronology and evidence of the development of the Stables Buildings

18-19 Understanding the Heritage – The ‘Spirit’ of the Stables

20-21 Understanding the Heritage – The Stables – Historical Records

22-25 Understanding the Heritage – Coach House

26-27 Understanding the Heritage – The Glass Houses

SECTION 2

28-29 Statement of Significance

30-37 Statement of Significance – Assessing Significance

38-39 Statement of Significance – Assessing Significance – A Comparator

SECTION 3

40-43 Risks and Opportunities

SECTION 4

44-45 Policies

SECTION 5

46-47 Adoption and Review

APPENDICES

48-50 Appendix 1 Cambo Inventory, Garden and Designed Landscape

52-53 Appendix 2 Cast Iron Bridges at Cambo Estate – Statement of Significance

54-55 Appendix 3 Supplementary Information on Cambo Stables, Coach House and Glasshouses Project

56-59 Appendix 4 Extracts from Statutory List for Cambo Estate



1



2

Introduction

This Conservation Management Plan has been prepared by Page \ Park Architects as part of the commission by The Cambo Institute to work closely with them leading a design team preparing proposals for the repair, conservation and adaptive re-use of buildings on Cambo Estate, Kingsbarns, Fife. This document has been prepared initially to support a Stage 2 submission to the Heritage Lottery Fund (HLF) for the 'CAMBO: A WINDOW ON THE PAST, A DOOR TO THE FUTURE' project. The project focuses on the Stables buildings in particular as the key Phase 1 element which will deliver the multi-faceted objectives of the Institute however it also touches on the Coach House and the Walled Garden Glasshouses as they are important elements of the wider project going forward.

The Cambo Institute and the professional team working with them (on activity, business and interpretive planning as well as in relation to building development) have engaged widely with the community of local people and organisations, current users of and visitors to Cambo Estate, prospective users and visitors and a range of organisations which already work in partnership with Cambo Estate, or may do so in future. Reference to the Activity Plan (Sections 6 to 10) provides more detail however these include:

- Garden Visitors
- Friends of Cambo
- Special Interest Groups (walkers, runners, ornithologists, wildlife enthusiasts)
- Those attending events (Snowdrop, Christmas Craft, etc), concerts and plays
- Those attending tours and open days
- Those attending courses and workshops
- Those on trainee placements
- Local and regional schools and colleges
- Those staying at Cambo House / cottages
- Volunteers

In the Activity Plan, consideration has been given and consultations held in relation to potential new audiences and these include families, community groups, teachers, horticultural students and trainees, conference and event attendees, lower socio-economic groups, teenagers (including skills seekers and volunteers), ethnic minorities, disabled visitors and volunteers and potential new partners. It is important to emphasise here that there is already a broad base of activity at Cambo Estate (refer Activity Plan section 2.2) providing an excellent foundation from which to widen awareness, access, learning and participation.

It is anticipated that this Conservation Management Plan (CMP) will continue to evolve and develop as other elements of Cambo Estate are considered in the context of ensuring their long term integrity and the sustainable future of the Estate as a whole. It is an important objective of The Cambo Institute that the estate evolves as a place of access, learning and participation based on the hugely diverse natural and built heritage which constitutes the estate, The aim is to continue the tradition of a place with a range of activities which work together to ensure a viable 21st century future for Cambo building on the very significant progress already achieved. In the meantime, this CMP does not cover the various other listed and non-listed buildings which are within the Estate.

In the context of HLF guidance, it is important that this CMP is read in conjunction with the following documents which provide complementary information for the purposes of the HLF Stage 2 submission:

- Activity Plan
- Interpretive Plan
- RIBA Stage D Report in relation to proposed repair, conservation and adaptive re-use of buildings
- Business Plan



1

Understanding the Heritage

This section provides a description of the heritage which is the focus of the current 'CAMBO: A WINDOW ON THE PAST, A DOOR TO THE FUTURE' project. The following pages include an overview of Cambo Estate and a focus on the Stables buildings as well as appropriate description and historical context information on the Coach House and Walled Garden Glasshouses.

Appendices have been incorporated at the end of this Conservation Management Plan which provide further information which will be relevant to the future development of this CMP. They are included as they provide context which assists in understanding the significance of Cambo Estate as a whole and specific elements within it. Information and assessment of the garden, the designed landscape and the cast iron bridges is included in these appendices as are all the Statutory List extract relative to Cambo Estate covering lodges and gates, the dovecot, the mausoleum and Cambo House itself.

Understanding the Heritage

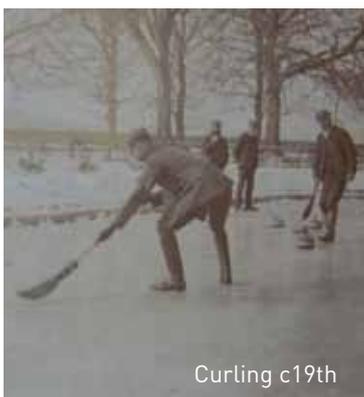
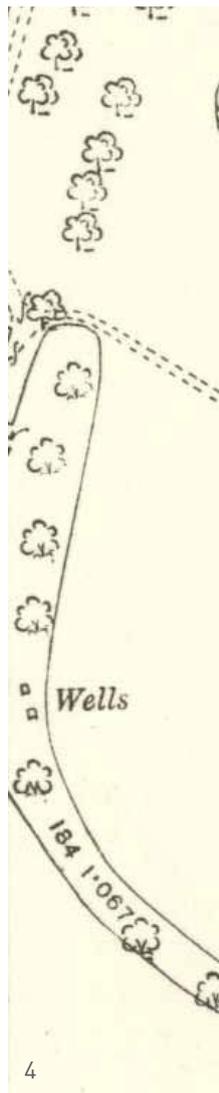
Cambo Estate Overview

The Cambo Estate has been in the Erskine family for over 300 years and each custodian has added to the charm of the built and natural beauty that characterises the setting of the Cambo experience. From the natural burn, to the family mausoleum, the world class snowdrops and aconites collection to the towering dovecote, the foraging pigs to the 'green gym' initiatives. Historic Scotland have recognised the significance of the designed landscape of the Cambo Estate by including it in their Inventory of Gardens and Designed Landscape and as such the strategy for the retention of the character of the existing buildings in their settings is imperative.

Cambo's formal 'picturesque' designed landscape largely derives from the initiative of Thomas Erskine, 9th Earl of Kellie (from 1799) who returned to Cambo in the 1790s after a successful career as a merchant and diplomat in Sweden, where he had also been influential in encouraging agricultural improvements. From the 1790s until his death in 1828 he extended the old Cambo House, laid out the policies in the fashionable informal Picturesque style, and introduced new 'improved' methods of enclosed farming. His work included additions to the stables buildings.

Cambo had been in the Erskine family since 1668 but for twenty four years from 1759 to 1783 was owned by Francis Charteris who assumed the title of 7th Earl of Wemyss in 1787 following the death of his Jacobite sympathiser brother Lord Elcho, and it is from Charteris' ownership that the original stable building dates, predating Kellie's work by thirty years.

Development of the estate, and more specifically around the stables and walled garden, can be tracked through the historical estate maps, opposite. Photos from the family archives also provide an insight into the way in which the love of the outdoors, be it curling, sailing, riding, cycling or the beautiful array of snowdrops in the Spring, have featured in the life of the Estate.



Curling c19th

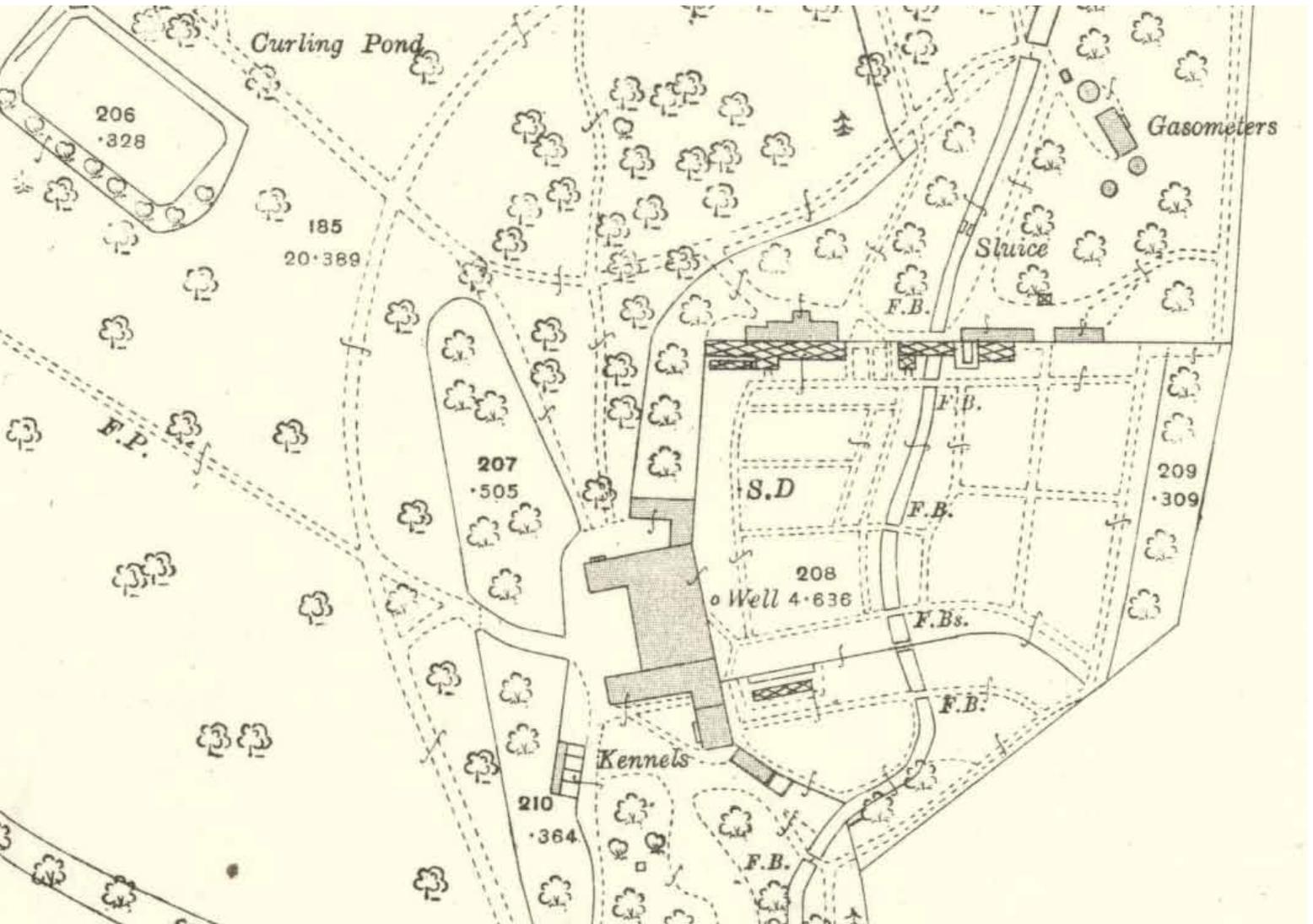


Cycling c19th



Snowdrops 1902

1. Roy map, 1747-55
2. OS Map, Six-inch 1st edition, 1854
3. OS Map Six-inch 2nd & later editions, 1919
4. OS Map 25inch 2nd & later editions, 1894



Understanding the Heritage

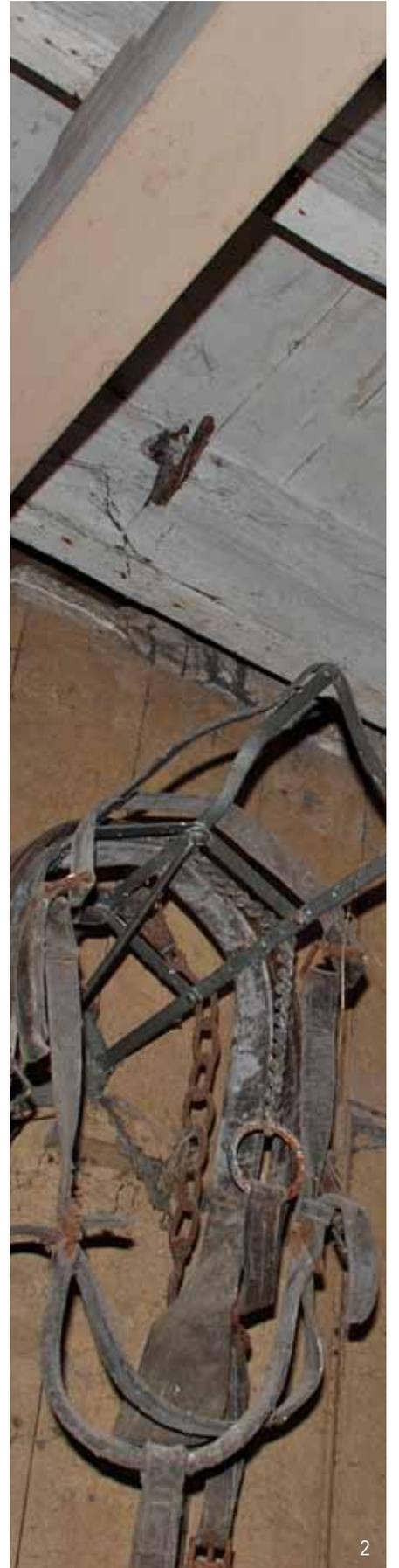
The Stable Buildings

The stable building at Cambo is one of a number of buildings ancillary to Cambo House that contribute to the collective architectural and historic importance of the policies and estate. The stable is category B-listed and is within the Cambo designed landscape included in the Inventory of Gardens and Designed Landscapes.

The original stable building was designed by George Paterson in the 1760s and the first floor added in 1870; the additional coach houses and the large walled garden which the stables adjoin is attributed to Robert Balfour, circa 1800; the north courtyard and the detached cartshed building known as the Coach House are likely to be early 19th century.



1. West elevation and stable block, 2011
2. Detail from Stables Building



Understanding the Heritage

Description of Stable Buildings

The original stable building was a single storey, U-plan, 6-bay lime-harled structure with slightly advanced 2-storey pyramidal pavilions with ashlar rusticated quoins. Two keystone round-headed doors with fanlights flanked by 12-pane sash and case windows mark the entrances to the stables, and there are keystone coach arches at the pavilions (one blocked, both masked by later additions). The central 6-bay block has been raised by a full storey. The stable was built on a north south axis off the main drive to Cambo House on a bluff overlooking the Cambo burn (the current walled garden) adjoining at the south east angle an area known as the old garden.

This area includes a cottage with a lower storey which probably predates the stables. The cottage has been raised and extended to abut the stable building. A further U-plan court has been created to the north by the addition on an ad hoc basis of single storey structures in a vernacular manner, which like the main building retains some of the unifying lime harl with a shell rich aggregate (probably from the nearby beach). Piend-roofed coach houses with rusticated quoins have been added to the pavilions at the front of the building, masking the original arched entrances.

These additions never appear to have been harled. The whole stables and cottage complex is currently roofed with Scotch slates laid to diminishing courses, although there is evidence that clay pantiles may previously have been used on the rear wings (the slates fall short of the closed skewes on the rear walls of the pavilions). The walls of the later walled garden to the east abut the rear wings and enclose the U-plan to form a courtyard. There is evidence that under the accumulated soil there are shivers and cobbles; the courtyard to the front (west) elevation is setted.

Internally the stables retain twelve stalls, divided by timber trevices (one is missing) and iron columns linked by timber arches to form a colonnade. There are two rounded timber hay/fodder chute cupboards, and the tackroom in the original north coach house retains tack brackets and fittings, and a fireplace with iron grate. The original south coach house has been divided to form loose boxes. The majority of the floors are laid with flagstones

1. View from the old garden
2. South elevation
3. The north range
4. The Cottage
5. Rear courtyard view of the Bothy
6. View of the villa porca



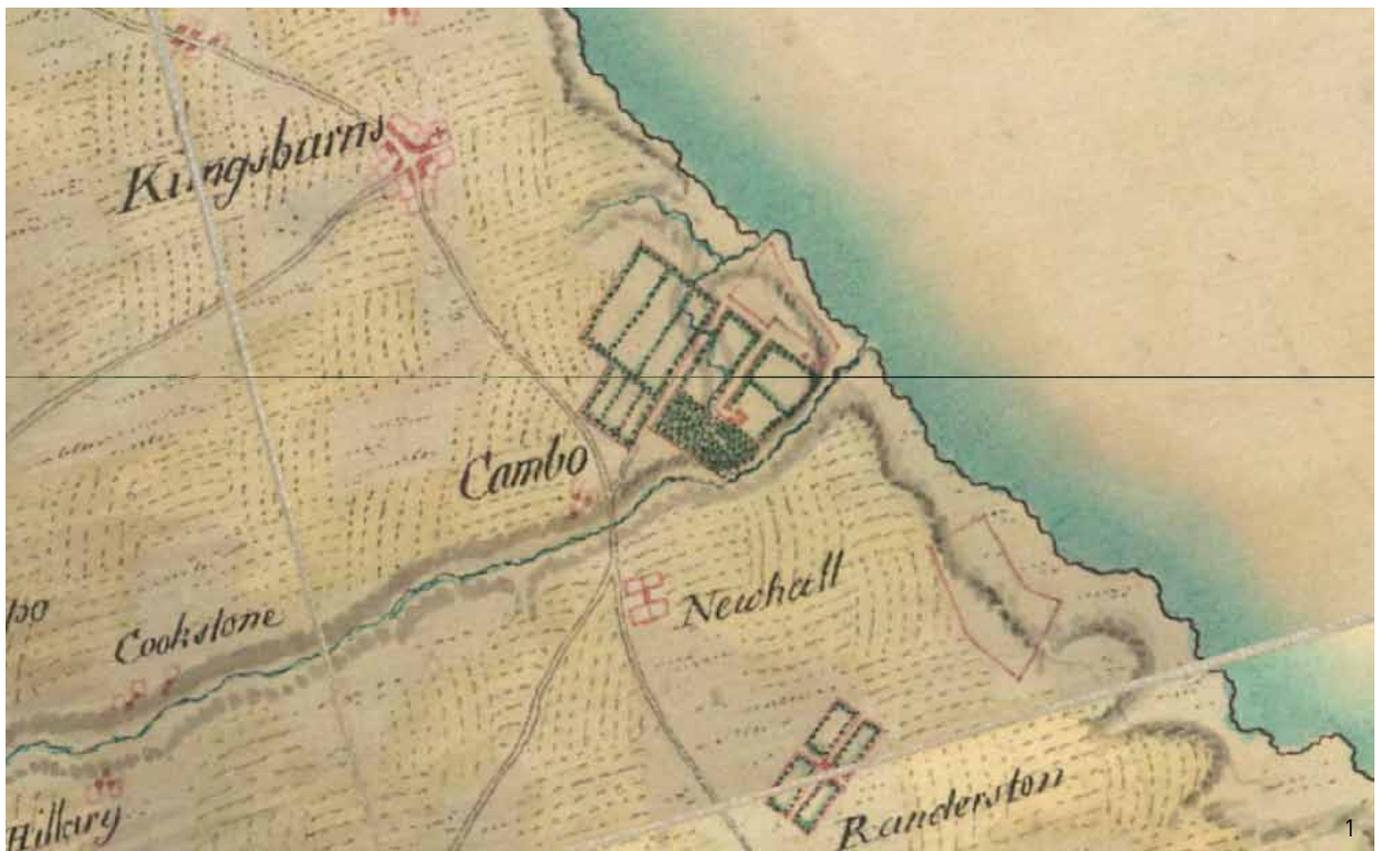
Understanding the Heritage

Chronology and evidence of the development of the Stable Buildings

The estate records of Cambo are incomplete because of the fire which largely destroyed the old house in 1878. This chronology has therefore been largely compiled from other archives. Some estate plans mentioned in the Inventory have been mislaid since it was compiled in 1996.

The Roy map of 1747-55 is the earliest to show Cambo in any detail. It is not to scale or comprehensive, but when compared to the Map of the Counties of Fife and Kinross (T Sharp, C Greenwood and W Fowler, 1828) and the OS first edition (surveyed in 1854) there are some marked differences. The rectangular parks and dense woodland adjoining the house, delineated by stone walls and tree planting have given way to an informally planned open parkland, a wooded den with decorative cast-iron bridges, and a large complex of stable buildings in an Italianate style adjoining an extensive walled garden straddling the Cambo burn, all in the manner of the late 18th century Picturesque landscape style.

The Roy map shows some evidence of what may be the old garden and cottage on the west of the burn in the corner of the woodland which was incorporated into the stables. The OS map shows the stables complex in its present form, the kennels (only one wall survives), and the coach house.



1. Roy map, 1747-55
2. Map of counties of Fife & Kinross, 1828
3. OS first edition, 1854



2



3

Understanding the Heritage

Chronology and evidence of the development of the Stable Buildings

There is documentary evidence for the original stable building in Francis Charteris' Cash Books in the Gosford House archives. Various entries between 1764 and 1766 refer to George Paterson, who appears to have been the contractor as well as the architect, being paid a total of £530 for 'the new offices at Cambo'.

There are various other entries which refer to payments for the carriage of building materials, and for 'trevises to Cambo stables'. James Begby of North Berwick was paid £13 and 13 shillings for 'thirteen thousand clinkers for Cambo stables', presumably hard stone for surfacing, and in January 1766 a new coach and harness was purchased in London for £113, perhaps for the new facilities at Cambo. The full storey addition to the central 6-bay block was apparently added in 1870. A dated Erskine family photograph shows the harling fresh and new compared to the ground floor, and there are as yet no roof vents.



Dairy Maid 1870

Understanding the Heritage

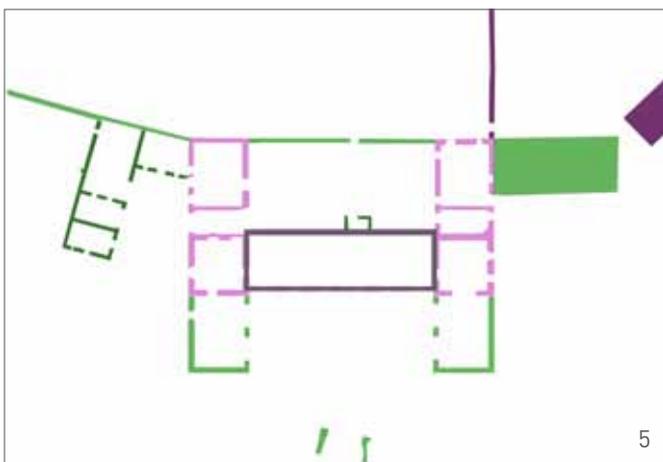
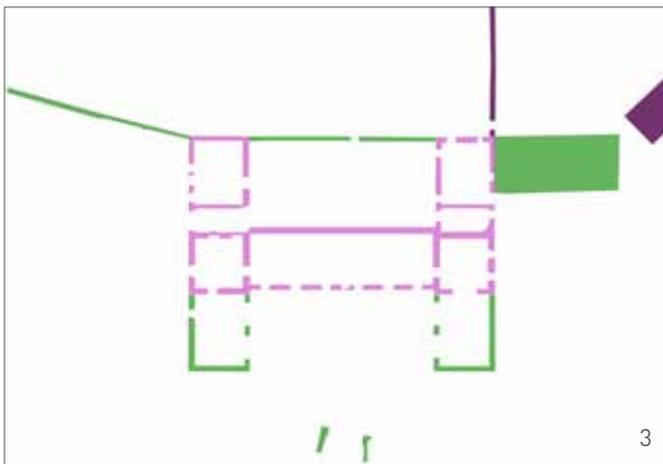
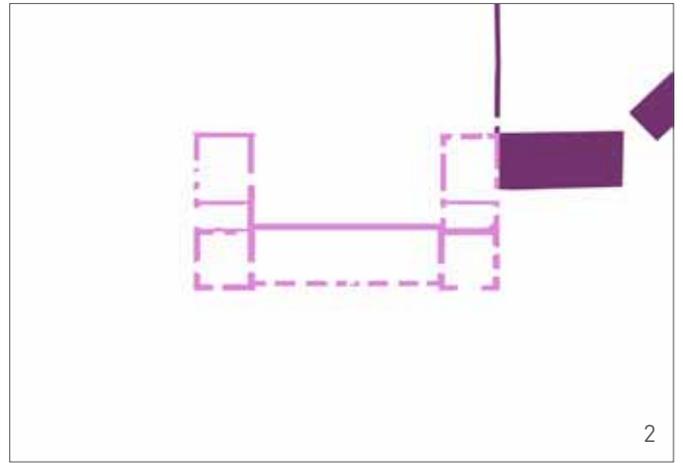
Chronology and evidence of the development of the Stable Buildings

Robert Balfour is attributed with the coach house additions of circa 1800 because he had designed additions and alterations to Cambo House for Thomas Erskine in 1795. It is likely that additional stabling and coach houses would be required to service the extended house. (University of St Andrews Special Collections, Erskine of Cambo ms 97, B45, contract for additions to house). The work on the house was in co-operation with John Corstorphine of Kingsbarns, an architect/builder/wright with whom Balfour was also to work at Crail and Kingsbarns churches.

Both men were likely to have been responsible for the other additions to the stable, the walled garden, and the detached coach house. The addition to Cambo House is Balfour's earliest recorded work, the first of much in St Andrews and East Fife.

He initiated the fashion for neo-classical town houses in St Andrews in the manner of the Edinburgh New Town, designed new manses and was responsible for designing or altering classical country houses such as Strathtyrum, Pitmilley and Gilston. He was also a timber merchant in St Andrews, probably in conjunction with Erskine who continued his business interests in Sweden after returning to Cambo.

1. 1747
2. 1760
3. 1800s
4. 1828
5. Pre 1870
6. Post 1870



Understanding the Heritage

The 'Spirit' of the Stables

Simply put the spirit of the existing stables is to be retained by leaving the main stalls alone with as little intervention as possible to other key spaces, such as the tack room and learning loft. Whilst there is a requirement to improve the thermal environment of a number of the spaces identified in the proposals, namely the café and the education facilities of the 'learning loft' and administrative facilities of the 'admin attic', there is a desire to keep the visual impact of the necessary fittings and pipework to a minimum.

The original 1800s interior still remains within the central section of the stables, with 12 stalls divided by timber trevices and iron columns. Timber feed chutes feature in the corners along with the original 'clinkers' that make up the floor to the stalls. Today the function of this space is predominantly for art and sculpture workshops as well as a gathering space for the Green Gym volunteers. At present these spaces are not heated and it is the intention that this will remain the case.

The first floor hay loft is where the vernacular charm of the building is fully experienced in the exposed roof trusses and sarking boards. In order to retain this quality we propose to enhance the roof build up from the outside, rather than line out the ceilings internally and lose the history of the structure under layers of insulation and timber panelling or plasterboard.

The 'Villa Porca' has not been occupied for many years and the internal finishes have slowly deteriorated. Whilst the spaces will be retained there is a requirement to introduce heating and insulation, as well as improved air tightness, to these spaces to bring them in line with current building regulation standards in order to create a healthy, comfortable and cost effective working environment for administrative staff.



1. loose boxes
2. The hayloft
3. Saddle holders
4. Tack room
5. South stalls
6. North stalls



Understanding the Heritage

The Stables - historical records

Valuation of Sir David Erskine - carried out by John Brown of Crail in 1841

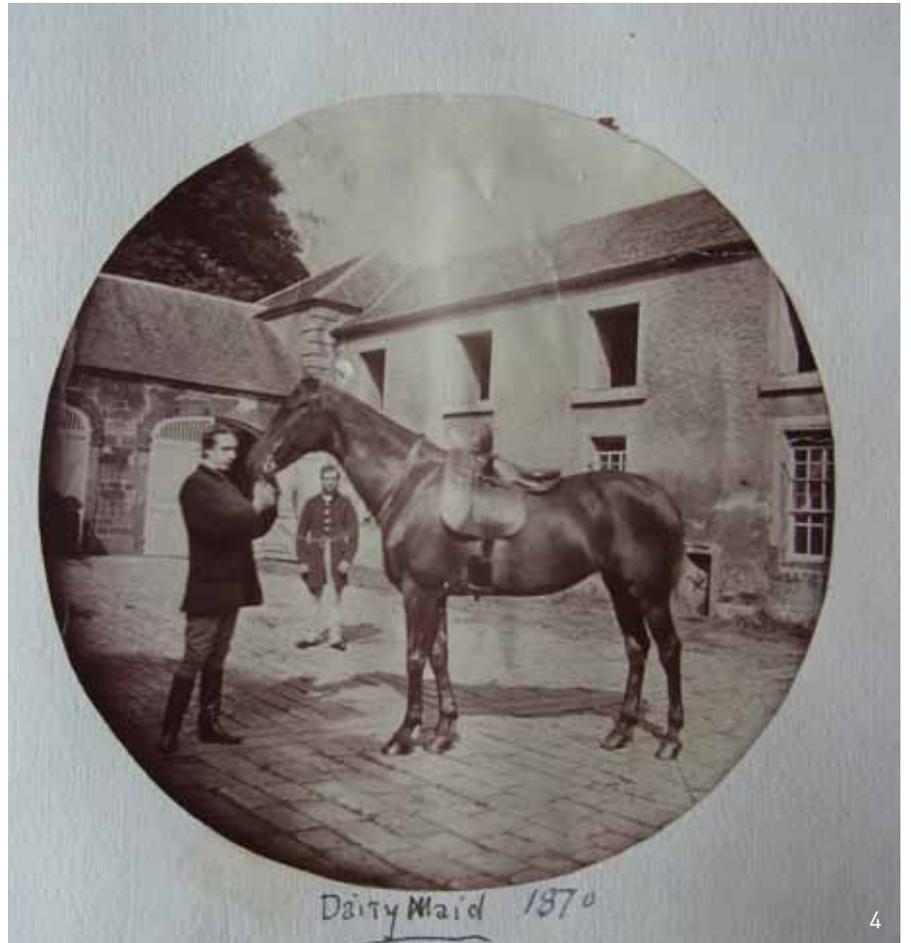
	£	s	d
2 chests of drawers		1	1
1 small mahogany table		5	0
2 old basin stands		5	6
4 chairs		4	0
1 carpet		10	0
2 feather beds, bolster, pillows	3	0	0
4 pairs blankets		0	16
1 dressing glass		2	6
grate fender and fire irons		10	0
bedstead and curtains		3	6
2 elbow chairs		3	0
2 basin stands		4	0
1 chest of fir drawers		10	6
2 feather beds, bolster, pillows	3	5	6
6 pairs blankets		1	4
4 bed covers		10	0
bedstead and curtains		15	0

Also contained within the documents was the valuation of the animals at the stables

	£	s	d
9 work horses	145	10	0
10 two year old cattle	100	0	0
9 one year old cattle	36	0	0
3 cows	33	0	0
110 sheep	115	10	0
12 young swine	7	4	0



- 1 Erskine family archive photo
- 2 Erskine family archive photo
- 3 Erskine family archive photo
- 4 Dairymaid, 1870 ??
- 5 In-filled arch and dormers of coach house, post 1870



Understanding the Heritage

Coach House

The detached building to the south of the stables close to the burn is known as the coach house, but is of classic cart shed and granary type design and construction. Rubble built, and in some places resembling the tooled and coursed squared rubble of the c1800 coach houses, there is a piended roof with Scotch slate laid to diminishing courses. The two segmental arched openings for vehicles are flanked by the doors and windows of a stable at either end of the building, and there are openings to the upper hayloft floor.

The walled garden and the coach house building appear on the 1828 map and the OS map surveyed in 1854.



1. Coach house
2. Francis Charteris, 7th Earl of Wemyss

Francis Charteris, 7th Earl of Wemyss, and his architects

Francis Charteris, known as the golfing Earl changed his birth surname of Wemyss to Charteris in 1732 on inheriting a fortune from his maternal grandfather, Colonel Francis Charteris, a noted if not notorious rake, gambler, and founder member of the Hellfire Club; he is caricatured in Hogarth's satirical painting *A Harlot's Progress* as one who escaped the full force of the law because of his social position.

Part of Francis' inheritance was his grandfather's estate of Amisfield near Haddington, where in 1755 he built a new house in the Palladian style designed by Isaac Ware (demolished 1928). Ware was an influential London architect and architectural theorist, and member of Lord Burlington's circle. His publications include a translation of Palladio's *Four Books of Architecture* (1738), and *A Complete Body of Architecture Adorned with Plans and Elevations from Original Designs* (1756-7), which includes plates of the principal elevation and plan of Amisfield.

When he purchased Cambo in 1759 therefore, Charteris was well used to working on a big building project with a famous architect, and it is tempting to look for Ware's influence on the stable building. But it was an Edinburgh architect and laird of Connoquhie in Fife, George Paterson who in the 1760s designed the original stable building. While Ware was concerned with the principles of Palladianism and grand county houses, Paterson was a 'jobbing' architect and although he undertook alterations to Amisfield House in 1766, any influence of Ware on the Cambo stables appear only to extend to the classical principle of symmetry and pared down neo-classical detail.

Paterson was nevertheless a significant architect, and worked on such high status buildings as Dunfermline Abbey, St Salvator's Chapel St Andrews, Bothwell Castle, Mount Stuart in Bute, Dalhousie Castle, and Scone Palace, in addition to superintending the construction of St Cecilia's Hall in Edinburgh in 1761-3 for its architect Robert Mylne. In 1790, seven years after Charteris sold Cambo back to the Erskines and now the de jure 7th Earl of Wemyss, he commissioned Robert Adam to design a new Gosford House, near the links overlooking the Forth in East Lothian. Concurrently, John Paterson who was probably the son of George, was helping to manage Adam's practice in Edinburgh, and after that architect's death in 1792 worked on many large Scottish country houses continuing the Adam brothers' late castellated style.



Understanding the Heritage

Existing Building - The Coach House

The coach house was originally built as a granary, with farm machinery / cart storage in the ground floor and a grain store over. The building sits in an idyllic woodland setting in a valley to the east of the main drive with the burn adjacent.

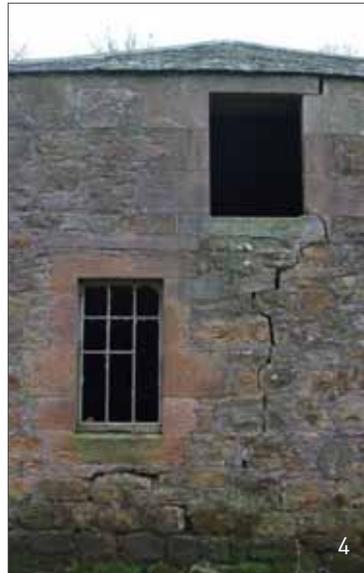
The topography of the site results in very waterlogged ground, particularly to the north side of the building, and this has resulted in some structural movement to the gables and internal cross walls (for further information refer to the Structural Engineers Report). There is a need to control the ground water and the re-opening of surrounding ditches is being suggested to improve the ground conditions.

Despite the structural issues, the building is very handsome stone building, and since a re-roofing exercise approximately 30 years ago, the interior timbers are in comparatively good condition. The intention is to retain as much as possible and work with the existing fabric. The building however has no gutter or downpipes and these will need to be added to ensure longevity. This will necessitate an alteration to the eaves detail of the building in order to accommodate gutters, however the building is not listed and therefore a sympathetic eaves detail should be permissible.



view south towards coach house

- 1-2. Arched openings
3. Damp issues
4. East elevation
5. View upwards into loft
6. Rear south elevation



Understanding the Heritage

The Glass Houses

The walled garden and the coach house building appear on the 1828 map and the OS map surveyed in 1854. The garden was clearly well established by 1834 when an account of a visit by William Smith, gardener at the Priory in St Andrews refers to the cast-iron bridges, hot houses with grapes, peaches and nectarines, and melon pits. (Loudon's Gardener's Magazine, November 1834).

As part of the analysis of the chronology of the stables and the walled garden the glass houses have been scrutinised to assess their significance. It is evident that they have evolved to become an important part of the designed landscape within the walled garden, however, the full compliment of glasshouses, as seen in historical photographs, no longer exists. The unusual glass house 5, which spans the burn, was originally nearly double the size and the wall still remains, showing the full extent of the footprint, with the garden wall to the rear still white washed. The glasshouses themselves are of little architectural merit as by their very nature the frames and glass of the glass houses are likely to have been replaced several times, whilst retaining the original footprint. The current glass houses are typical of their time and probably date from the 1930's and would most likely have been constructed by an Estate worker.

In addition to the relevance of the glass houses as part of the historical designed landscape, one of the key motivations for the restoration of the glass houses is that they are integral to the current function of the gardens and learning facilities that the Cambo Estate offers. However, they are currently in a very poor state of repair with running repairs having been carried out on an ad-hoc basis either to splice rotten timber framing or replace broken glass. At present the glass houses are closed due to their condition making the houses unsafe for occupation, resulting in the loss of a vital educational resource. Key ventilation mechanisms have been altered historically and are no longer fit for purpose; serving to promote spread of disease rather than promote convected air movement through the houses. The heating system is no longer working so it is proposed to reintroduce heating to 2 of the 5 glass houses. This will provide the different climatic environments necessary - and expected - in ranges of this size, thus maximising the varieties of plants that can be grown year-round.



1. View of former glasshouses, 1880
2. View of $\frac{3}{4}$ glasshouse
3. Northern bridge over burn
4. Glasshouse, 1916
5. View of glasshouse range
6. View of glasshouses, 1970
7. detail of rotten timber
8. detail of old repair



Statement of Significance

The foregoing section incorporates statements of significance covering the buildings which are the focus of this Conservation Management Plan. The following is a summarised and tabulated assessment of the relative significance of elements of the Estate and buildings in relation to which works of repair, conservation and adaptive re-use are proposed.

In undertaking these assessments, a number of criteria have been used which cover not only the architectural importance but historic connections, relationships to people, the evolution of working practices on the estate, community value and the integrity of the estate as a whole, conceived as a designed landscape within which functional and aesthetic considerations come together as generators of the built forms. The statutory listing of a number of the buildings on Cambo Estate highlights their significance in architectural and/or historic terms however there are wider issues to be considered.

The purpose of this section is to provide an initial assessment of the significance of the site and buildings which are the subject of this CMP and to summarise the relative significance of the buildings and elements thereof in their context thereby providing a framework for consideration of the requirement for change for practical and legislative reasons.

The separate elements identified in the following tables are graded to indicate their level or degree of significance. The condition and integrity of each part contributes to the grading of significance, though for the most part significance is not downgraded where the element is capable of repair and restoration. The following definitions indicate the different degrees of significance:

EXCEPTIONAL SIGNIFICANCE – An element of national or international importance either architectural or historic, or fine little-altered examples of particular period, style or building type

CONSIDERABLE SIGNIFICANCE – An element of regional or more than local importance, style or building type, or elements of national importance which may have been altered

MODERATE SIGNIFICANCE – Elements of local significance or of regional importance, which have been compromised by alteration

LITTLE / NEUTRAL SIGNIFICANCE – Elements of relatively little significance, which may include additions or elements made to accommodate changing requirements. Some of these elements may be expedient and ephemeral. In some cases, their impact on the significance of the building(s) can range from neutral to moderately intrusive

INTRUSIVE – Intrusive items which, in their present form, have an adverse effect on the significance of the building.

There should be an underlying conservation approach to all works undertaken in relation to buildings which are regarded as having positive significance. Intrusive elements should be removed as far as practicable.

A conservation-orientated approach does NOT imply that there should be 'no change'. Indeed, long term conservation of historic buildings often requires change to facilitate their ongoing use, compliance with statutory legislation and fitness for purpose. In many cases such change will involve adaptation and extension to facilitate the servicing of the original building(s) while minimising the impact on their original historic fabric and architectural integrity.

It is also important to understand that virtually all buildings do evolve and change to suit the technical, social and legislative requirements of each generation. There are virtually no historic buildings, even in the category 'A' listed grouping, which remain unaltered. What is important is that here is a thorough understanding of the original building fabric, design intent and previous change in order that new proposals are in the context of maintaining a continuum which is a 'natural' part of the evolutionary process which is an element of conservation, despite the interpretation of some that all change is detrimental to conservation philosophy.

The following tables provide an assessment of significance in relation to the various elements of the site and buildings.

In the context above and using Historical, Architectural, Landscape, Aesthetic, Social, Cultural and Artistic significance as criteria, the following assessments are relevant:

Cambo Estate as Overall Setting	Considerable
Landscape Setting of Stables	Considerable
Landscape Setting of Walled Garden	Considerable
Setting of Glasshouses	Considerable
Landscape Setting of Coach House	Moderate (but picturesque)
Stables Buildings plan form	Considerable (as record of evolution)
Stables West Elevation	Considerable
Stables North Elevation	Moderate
Stables East Elevation	Moderate (and largely unseen)
Stables South Elevation	Moderate
Stables Interiors	Considerable
Glasshouses	Little / Neutral (as not original)
Coach House Building	Moderate (though not listed)

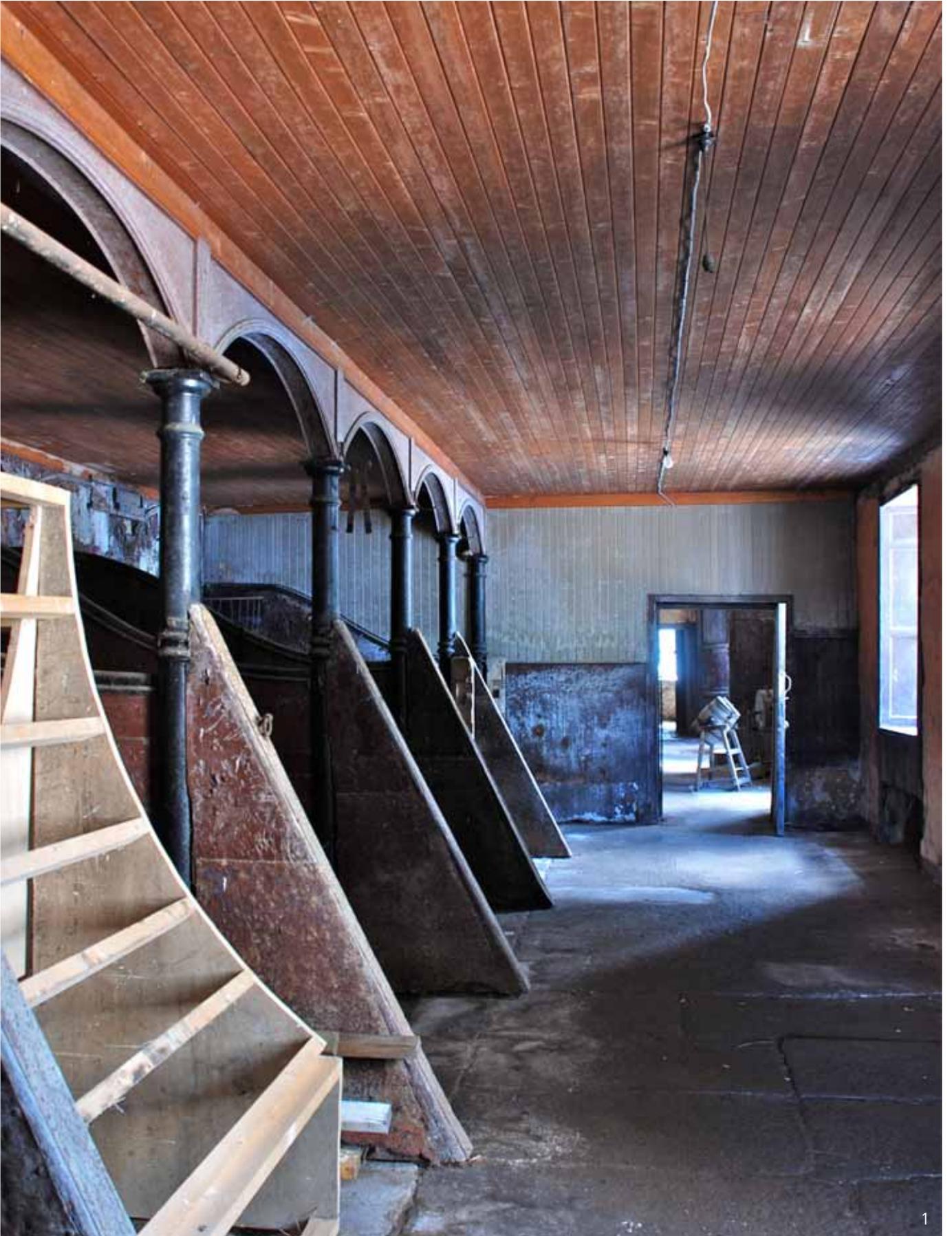


Statement of Significance - Assessing Significance

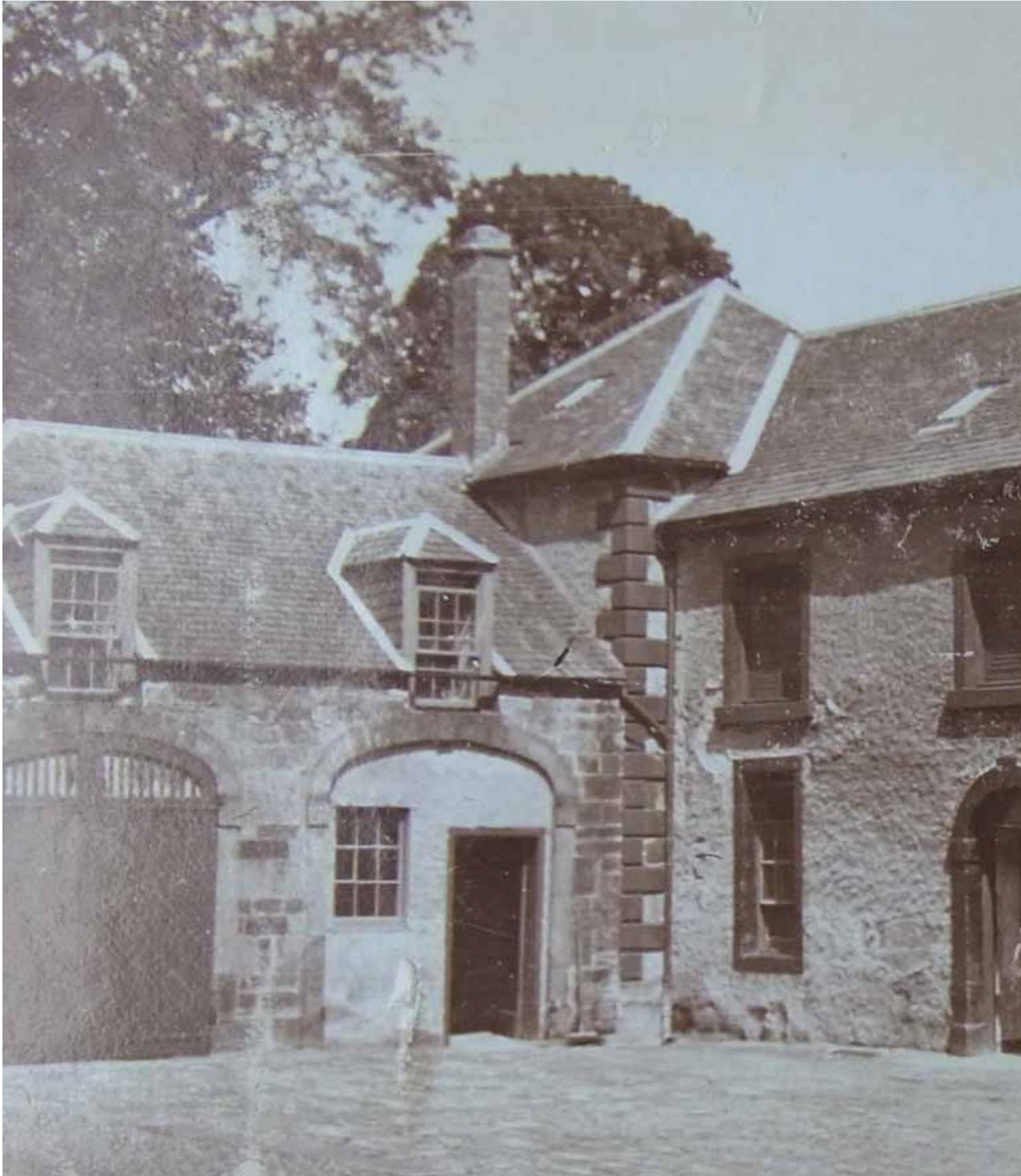
The original design of the stable building might be described as Italianate, the kind of structure which appears in the 17th century landscape paintings of Claude Lorraine and Nicholas and Gaspard Poussin, which influenced the emergence of Picturesque landscape design in Britain during the 18th century. When it was built at Cambo in the 1760s the policies had yet to be redesigned on Picturesque lines. It is not known if Charteris had such plans for Cambo but the building and its setting, conspicuous and picturesque in the landscape enhancing the approach to the house (which he may have been planning to rebuild on Palladian lines like Amisfield) might be seen as the beginning of an ambitious and fashionable scheme.

Charteris' background, work at Amisfield and later work at Gosford show him as a typical aristocratic patron of fashionable architects and design. This in itself gives the stable building significance, even though its original form has been somewhat compromised by later additions, and that its original architect George Paterson and Robert Balfour were not architects of national standing.

The central stalls section survives apparently unaltered since the 1760s. Elsewhere there has been no apparent alteration since the addition of the coach houses in circa 1800 except for the dormers added to the north coach house and one of the arches infilled after 1870 (arch since re-opened). Such survival is remarkable, and adds to the significance of the building.



Statement of Significance - Assessing Significance



1. Stables, showing infilled arch and dormers

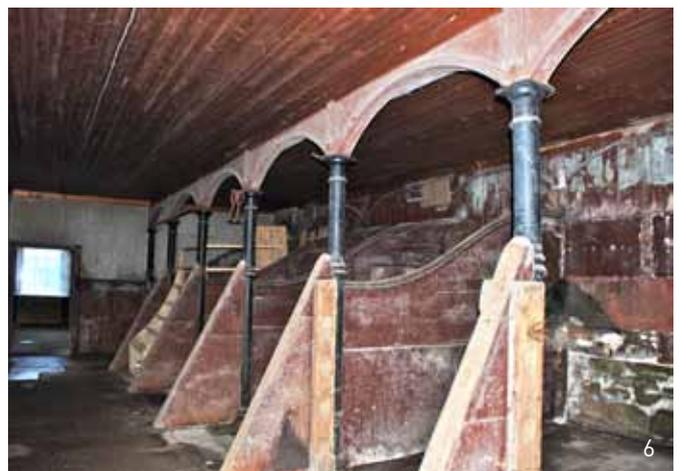
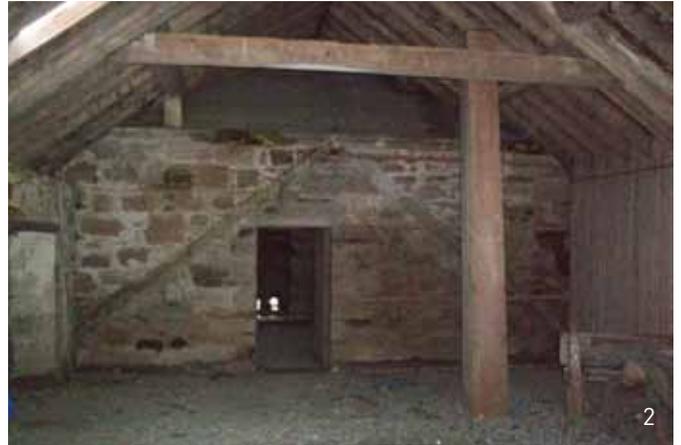


Statement of Significance - Assessing Significance

Stable blocks are an essential component of the set of ancillary buildings which complement a country house and its policies. There is a comparable mid 18th century B-listed stable block at Pitlour in Fife set in a Picturesque landscape, but both the stable and landscape differ in design from Cambo. Later examples exist at Balcarres, Balcaskie, Strathtyrum and elsewhere. A smaller stable exists at Melville House (1690s) in one of the wings which we presume to be original but this should be read as part of the composition of the house rather than a separate building in the landscape. On a national level examples of a similar age are likely to survive, but we have not undertaken a comparative study for this exercise.

The stables are significant therefore because of the aristocratic patronage and association with nationally significant architects; because of the survival practically intact of the two periods of construction, internally and externally; because they are rare on a regional and probably national basis; because other than the dovecote the stable building is the oldest on the estate which other than the years 1759-83 has been in the Erskine family ownership since 1668; and because the stables, together with the walled garden, cast-iron bridges, dovecote, mausoleum, dairy, model farms and lodges make a major contribution to the collective architectural and historic importance of Cambo House and its policies.

1. The 'villa porca'
2. The hayloft
3. Saddle holders
4. Tack room
5. South stalls
6. North stalls



Statement of Significance - Assessing Significance

Effect of proposed works on the character of the building

The approach to the adaptive re-use of the stables complex has been one of minimal intervention and conservation as will be seen from the proposal drawings. The addition to the rear is necessary to achieve stair and lift access to the first floor without compromising the interior. This will be designed to be as discrete and inconspicuous as possible. Elsewhere repairs will be undertaken using appropriate traditional materials and methods, and the introduction of modern services will be as inconspicuous and respecting of original fabric as possible. The coach house will be similarly repaired and the existing internal spaces retained, although will have modern internal finishes.

Benefits of proposed scheme

The benefits of repairing the buildings and bringing them back into use will prolong their life and contribute to the ongoing and evolving life of the estate. It will enable the volunteer programme to develop with more satisfactory accommodation, provide improved facilities for visitors, and free up space in Cambo House for other perhaps more suitable uses. As a result of discussion in relation to the current project, The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) have assisted by recording the stable building and other buildings on the estate for

1. Lady and horse at stables, date unknown
2. Pony and cart at stables, date unknown



1



2

Statement of Significance

Assessing Significance - A Comparator

the public record and archive.

Current work at Amisfield

Although Francis Charteris's Amisfield House was demolished in 1928, the structure of the walled garden and coach house has survived. Haddington has encroached upon part of the estate, but the walled garden has now been cleared of trees and a formal planting plan reinstated by the Amisfield Preservation Trust, with similar educational and horticultural interests to the Cambo Institute. East Lothian Council has commissioned a feasibility study into the possibility of restoring the stable block and have asked for the views of local residents on possible new uses for the building. It served as a golf club house until 2005, when a new club house was built on the site of Amisfield House.

Compiled by Robin Evetts

Sources:

- Burke's Peerage
- Oxford Dictionary of National Biography
- Howard Colvin, Biographical Dictionary of British Architects (1995)
- Hugh Montgomery Massingberd and Christopher Simon Sykes, Great Houses of Scotland (1997)
- Loudon's Gardener's Magazine (1834)
- Inventory of Gardens and Designed Landscapes in Scotland (nd, surveyed 1996)
- Cambo House Archives
- Gosford House Archives
- University of St Andrews Special Collections
- National Library of Scotland website
- Amisfield website



Risks and Opportunities

For many years the ancillary buildings at Cambo Estate which are the main focus of this Conservation Management Plan have been used just as they are without any significant alteration or investment. As a result, they remain largely unaltered in recent years and at the Stables buildings in particular, this has allowed the inherent character of the buildings and the various spaces within to remain largely intact, including interior fittings and equipment remaining in-situ.

While this lack of 'intervention' has preserved their integrity and spirit, it is clear that there now needs to be a level of intervention which addresses the physical condition of the building fabric, otherwise the slow deterioration which has resulted in delightfully 'characterful' buildings and spaces will move increasingly rapidly to dereliction and loss of historic fabric.

The extent to which the Estate is a focus of interest over a wide range of activities encouraged by The Cambo Institute gives opportunity to address the threats posed to the buildings while using them sensitively to enhance what is on offer to the visitor, volunteer, educational group, conference attendee or placement trainee. The adaptation of the buildings to give much needed facilities and the opportunity to considerably enhance learning is a significant opportunity which will improve the sustainability of the Estate as a whole as a broad community of existing and new users interacting with the Estate in traditional and new ways.

By undertaking repair, conservation and adaptive re-use of the Stables buildings, their long term physical integrity is assured however this is proposed in tandem with providing significant benefits for people and society. While it has been possible for events and exhibitions to make use of some areas within and around the Stables over recent years, this is very restricted due to lack of security, services, toilets or indeed any basic provisions such as heating. Areas of the building are also unsafe for public access and therefore use is extremely limited.

The proposals are to safeguard the inherent qualities of the existing spaces by doing everything possible to retain the 'spirit' of the spaces while making them accessible and functional. To ensure that the provision of access to upper levels, toilets, etc. does not occupy and compromise these spaces, the plan is to add a new building element to the (least significant) east elevation, enclosed within the courtyard flanking the walled Garden. This element continues the evolution of the Stables buildings responding to functional need and will unlock the potential of the Stables to provide access, learning and engagement opportunities as set out comprehensively in the Activity Plan and the Interpretive Plan.

In due course the intention is to repair, conserve and adapt the Coach House as accommodation for volunteers thus further broadening the base of activity at Cambo Estate and bringing the building back into meaningful and sustainable use without compromising its architectural qualities in the landscape. While the Coach House is unlisted, it sits within the context of listed buildings and is likely to be considered as curtilage listed by the planning authority so it is important that it is afforded the same level of sensitivity as the Stables buildings. Ongoing disuse of the Coach House would be a threat as there are structural issues with part of the building and no positive rainwater disposal from the building or site.

The Glass Houses located traditionally against the inner stone walls of the Walled Garden are not original and in some cases are in poor condition. Replacement with new structures sympathetic to the traditional patterns will provide added opportunity for access, learning and participation through training, volunteering and teaching.

1. East Elevation of Stables - area of least significance
2. The Coach House in its woodland setting
3. Glass Houses within Walled Garden



Risks and Opportunities

Looking ahead, it is important that the relationship between opportunity and risk is understood and the following should be considered as part of the ongoing life and activity of the Estate:

- New opportunities to develop activities can bring about the need for change to facilitate those activities. Alteration and extension of buildings or parts of buildings should always be considered in the context of their statutory listing (requiring Listed Building Consent) and their significance as set out in this Conservation Management Plan.
- Visitor demand and expectation can exert pressures for unplanned change. It is important that such pressures are considered in a balanced and holistic manner and that reaction is not ad hoc.
- Statutory requirements can have an adverse effect on historic buildings in public use and again it is important that any legislative requirements are considered together with likely impacts and, if necessary, alternative means of achieving compliance investigated.
- The proper demands of access and compliance with the Disability Discrimination Act can force change and in these circumstances it is critical that there is a careful balancing of DDA and listed building legislation with lateral thinking being applied as appropriate to generate solutions which respect the architectural and historic integrity of the buildings.
- Climate change and higher levels of rainfall are a particular challenge for historic buildings and it is therefore appropriate that when repair and conservation works are undertaken, there is an assessment of the capacity of existing rainwater discharge systems and adjustments made as required.
- Resources are an issue for any building owner and it will be important that appropriate budgets are set for ongoing maintenance and repair, most of which should be within the capabilities of estates staff once capital works are complete.

1. South Elevation of Stables - detail
2. Cambo life



Policies

The development of policies and guidelines provides a tool to be used in the future management of Cambo Estate, those incorporated here being specific to the buildings which are the focus of this Conservation Management Plan. It is important that the national and regional significance of the estate and its buildings is acknowledged and understood but also that the significance of the heritage is seen as an opportunity for enhanced access, learning and participation rather than something to be simply preserved as a reflection of the past.

It is important, therefore, to achieve a balance between increased access to and use of the buildings and the implementation of conservation-led policies which seek to ensure long term integrity of the building fabric and contents. Conservation policies should not be a constraint on the management of the estate but should be recognised as providing a framework for successful management of the heritage for the benefit of all who use it, for those who derive their livelihood from the estate and for future generations.

A conservation philosophy which is in line with the general principles of conservation as set out in the Burra Charter should be adopted. These principles are intended to ensure the retention of cultural significance and the balancing, reduction or removal of threats to that significance.

The following is a summary of principles and appropriate policies applicable to Cambo Estate in the context of the elements covered by this Conservation Management Plan:

- There should be a professional understanding of the heritage assets which constitute Cambo Estate on the part of those responsible for the management of the estate and its buildings, both in terms of use and physical condition
- The continued and renewed use of buildings to serve estate functions and to provide enhanced access for all is important to the cultural significance of the place
- The observation of local and national cultural and heritage policies and local planning requirements is essential
- The buildings as a primary heritage asset must not sustain intrusions, alterations or other changes which would adversely affect the appreciation of the Estate as a whole
- Defined and necessary interventions must be reversible, must not unduly damage the original building fabric and should be carefully recorded.
- Positive maintenance programmes should be utilised on a continuing basis to ensure the preservation of existing historic fabric and these should be related to regular programmes of recorded inspection primarily by estates staff but also by external professionals as may be required from time to time
- Repair and conservation works as required must be on the basis of retention of original materials wherever possible and where these have deteriorated or are damaged beyond reasonable retention, replacement must be with the same materials undertaken to the same details in line with original workmanship
- Specialist conservation advice should be drawn upon (internally or externally) as required
- Ensure adequate allocation of funds for building fabric maintenance having regard to the nature of the building construction and exposure to the elements as well as wear and tear as a result of enhanced access and use
- Optimise all opportunities for energy efficiencies and savings

1. Cambo Horse
2. Cambo Carriages



Adoption and Review

This Conservation Management Plan and these Policies are in the process of being adopted by the Board of The Cambo Institute and will be reviewed by them on an annual basis. The Board represents a broad range of professional expertise including historic building and conservation skills as appropriate to the buildings at Cambo Estate. The Cambo Institute is managed by the Trustees who meet quarterly including:

- Peter Erskine, Chair of Cambo Institute (Owner of Cambo Estate)
- Fay Smith, Secretary (local resident with particular interest in providing opportunities for people with special needs, the arts and environment – has been employed by Cambo Estate for 23 years and has been closely involved in the development of the Gardens)
- Andrew Wright, Treasurer - (local resident with particular interest in Kingsbarns and the local area)
- Jo Roger, Trustee (local resident and retired teacher of Kingsbarns Primary School)
- Robin Evetts, Trustee (local resident with particular interest in heritage buildings)
- Frederick Craig, Trustee (local resident with particular interest in providing opportunities for young people with special needs)
- James Murray, Trustee (local resident and retired lawyer)
- Catherine Erskine, Trustee. Responsible for the day to day management of Cambo Institute and fund raising. Particular interest in horticulture, environmental learning and the arts (Owner of Cambo Estate)

Responsibility for day to day maintenance and management of the buildings will lie with the estate maintenance staff and the Stables Building Manager as directed by Catherine and Peter Erskine as Trustees representing the Board.



APPENDIX 1

Cambo Inventory, Garden and Designed Landscape

Introduction

The Cambo Inventory landscape is included in Supplementary volume 3, Fife (not dated, surveyed 1996), of *An Inventory of Gardens and Designed Landscapes in Scotland*, originally published in 1987. Cambo was purchased by Sir Charles Erskine (or Arskine), Lord Lyon King at Arms in 1668, and successive members of the Erskine family have lived here almost continuously from that time. The present incumbents, Sir Peter and Lady Catherine Erskine continue to run the 1200 acre agricultural estate, and since the 1990s have developed the country house bed and breakfast, and self catering accommodation business, as well as expanding the design and horticultural diversity of the garden and policies. This has included the participation of educational and voluntary groups, and there is now permanent public access, a café, shop and plant sales area.

Landscape and planting

The design, structural planting plan and most of the buildings in the designed landscape date from the late 18th and early nineteenth centuries, and were initiated by Thomas Erskine, 9th Earl of Kellie (1745-1828), and continued by his natural daughter's son David Engelhart (1792-1841) upon whom the estate was entailed in 1820, when he took the name Erskine and became first baronet of Cambo in the second creation. The 9th Earl had been a successful merchant and diplomat in Sweden and on returning to Scotland and Cambo in the 1790s set about 'improving' the estate by extending the house, building model farms and other estate buildings, enclosing the farmland with drystone dykes and shelter belts, creating pleasure walks and gardens, and installing drainage. To date, no landscape designer has been identified with the design.

The Cambo landscape is situated on a coastal terrace which slopes gently towards the North Sea coast. At its heart is Cambo House, set in a tree girt parkland hollow with large specimen trees, adjacent to the thickly wooded Cambo den and burn which extends along the drive from the entrance gates and lodges, encompasses the walled garden and continues to the shore. Shelter belts define the boundary of the designed landscape at its outer limit. The site includes structures normally associated with the policies of a country house, such as a mausoleum, stables, the remains of kennels, walled garden, dovecote and lodges, and also an unusual sequence of six (originally at least eight) cast-iron bridges which span the burn in the den and walled garden, and two model farms, Cambo Farm and East Newhall Farm. There were two curling ponds (one curling hut survives), and even more unusual in a country house Inventory landscape is the inclusion of a links golf course. The course was established in 1793 by the Kingsbarns Golfing Society, ploughed up in 1850 and reinstated in 1922 with the encouragement of Lady Magdalen Erskine, and designed by Willie Auchterlonie of St Andrews. During the Second World War it was mined for coastal defences, and reinstated again in 2000 to the design of Kyle Philips and Mark Parsimen.

The parkland has significant mature specimen trees such as sycamore, beech, oak and chestnut, with some particularly magnificent spreading forms. The wooded den and shelter belts are of traditional mixed broadleaf planting with some conifers, and evergreens of box and holly. Rocky cascades and bridges enhance the den which burgeons with spring flowering bulbs, particularly snowdrops, encouraged first by Magdalen Erskine in the earlier 20th century and from the 1980s by Catherine Erskine who has built up a specialist collection of over 300 varieties, the largest in Scotland.

The walled garden is a particular feature of Cambo. The path layout and broad configuration survives as shown on an estate map of 1831, and it is distinguished by many fruit trees, including older varieties of apple. Elsewhere new planning schemes have been introduced under the guidance of Elliott Forsyth the head gardener, and these are complemented by bespoke statues by Alan Biggs.

Buildings

With the exception of Cambo House, which was built in 1879-84 after a fire largely destroyed the earlier house, all the buildings within the designed landscape date from the mid to late 18th and early 19th centuries. The 9th Earl had extended the existing house from 1795, and some of the ancillary buildings share some stylistic similarities. Round-headed arches, pediments, coursed squared rubble construction and slate roofs laid to diminishing courses are common themes. The additions to the house were designed by the architect Robert Balfour, a Fife man who practiced (and it is assumed trained) in Edinburgh before

establishing himself in St Andrews as a timber merchant as well as architect. The contract for the additions to the house (1795) is his earliest identifiable work in Fife, and in this as in other projects he worked in conjunction with James Corstorphine, an architect/builder from Kingsbarns. Although no documentary evidence has been found, it is likely they were also responsible for some of the ancillary buildings and perhaps the farm steadings.

The late Georgian character of the estate is heralded at the main entrance by a neo-Classical ensemble of four square-plan ashlar gatepiers, two with (replacement) cast-iron urns, and decorative (replacement) gates, flanked by a pair of single storey lodges. This character is enlivened by the gothick and crenellated details of the gamekeeper's lodge, East Newhall Farm, and the dovecote, the crenellations reflecting details on the earlier Cambo House. The stable building, later extended to include carriage houses and accommodation for associated staff, is particularly fine. The original principle part of the building dates from the 1760s and was designed by George Paterson for Francis Charteris, later 7th Earl of Wemyss during his ownership of Cambo between 1759-83. Paterson was the laird of Cunnochie in Fife while also practicing as an architect in Edinburgh. Externally the stables have rusticated quoins, and some old lime harling, and inside twelve stalls integrated into a distinguished timber and cast-iron colonnade, loose boxes and tack room, with many original fittings intact. An enclosed yard to the rear backs onto the walled garden, the north and south walls of which span the canalised Cambo burn, where at the north wall it passes under a greenhouse. There is a large fruit store (which retains all its racks), and several other lean-to garden ancillary buildings on the outside of the north wall. Slightly to the north of this is a building known as the gas works, which produced 'oil gas' for the house. Two of the unusual group of six surviving cast-iron bridges (in varying states of completeness) which span the burn are in the walled garden. Some distance to the west of the garden on the edge of the park, discretely out of sight of the house is the mausoleum. A suitably sombre structure with a massive round-arched pedimented entrance, it was erected by the 9th Earl in 1821. The former dairy to the north (latterly a sawmill) survives from a much larger steading, and also has a pedimented central bay, and eight stalls with a timber colonnade similar in design to that at the stables. Like the nearby dovecote it was designed to be a feature in views from the house. Cambo and East Newhall Farms are on the periphery of the Inventory landscape, and are typical improvement farms. Cambo has a large underground water wheel, and East Newhall a horse mill and crenellated elevation visible from the public road, and in winter from the main entrance drive; both are pantiled, reflecting their status and distinguishing them from the slate roofed buildings within the immediate policies of the house.

The current Cambo House is a large, late nineteenth century, U-plan house designed by the Edinburgh architectural practice of Wardrop and Reid, and built on the site and probably incorporating parts of the earlier house. It is an essay in the late Georgian style from a practice normally associated with the Baronial and Gothic Revival styles, and is contemporary with their smaller, but similarly late Georgian design of Barskimming in Ayrshire. The design ethos of Cambo House conforms to the period of the development of the designed landscape and ancillary buildings, and fits seemingly into its setting. Internally however, the plan takes account of the nineteenth century requirement for extensive service areas, gender segregated and separated from public, family and guest areas by service staircases and corridors. The principal public rooms are on the first floor as in the former house ensuring they enjoy maximum light and the finest views. The campanile wing adjoining the service court is dated 1884, and this slightly later addition 'anchors' the composition in the landscape in the style of a large Italianate villa. There is an apocryphal story that the factor at the time was instructed by Sir Thomas Erskine to engage an architect to design the largest house in Fife, and this aspiration is reflected to some extent in *The Proper Place*, a novel by O Douglas (Anna Buchan, brother of John Buchan), first published in 1926, where Cambo appears as Queensbarns, and the Erskines are referred to as 'very smart sort of people...certainly dress well...keep up a lot of style-a butler and all that, and go to London for the season' (p192).

All the buildings within the Inventory landscape are category B-listed, with the exception of the cart shed near the stables, the gas works near the walled garden, the dairy/sawmill, and the former curling pond hut adjacent to the tennis court. The latter structures are not specifically listed, but are likely to be regarded by the planning authority as listed because they fall within the curtilage of listed buildings. The unlisted structures are of architectural and historic interest in their own right, and their function relates to the buildings which are listed.

Conclusion

The cultural importance of Cambo is nationally recognised by inclusion in the Inventory, and by the B-listed status (more than local importance) of most of its buildings. The Inventory states that the site is included because it is a good example of late 18th/early 19th century coastal policies embracing model farms, picturesque estate layout, golf course and gardens of botanical and horticultural interest. Its horticultural significance is rated as Outstanding, and all other categories including Work of Art, Historical, Architectural, Scenic, Nature Conservation and Archaeological are rated as High. The site is also important because of its continuing association with the Erskine family after more than three centuries, and their current positive stewardship and development of its horticultural interest. Moreover, most of the buildings remain in near original condition and are in good repair. Notwithstanding the loss of the earlier house, its association with Robert Balfour, the principal architect of late Georgian St Andrews, is significant, while the current house is a notable work by major Edinburgh architects which responds to the 'genius of the place'. The short period of ownership of the estate in the 18th century by Francis Charteris and the construction of the stables is also significant for ushering in the major works undertaken later by the 9th Earl of Kellie. Where new uses for buildings are required, these are being actively sought, and planning permission and listed building consent is in place for the conversion of East Newhall to a micro distillery. Plans are also developing for the conversion of the stables to a visitor facility, and Cambo farm steading to craft workshops on the WASPS model. These proposals will complement, and follow the reinstatement in 2000 of the links golf course, one of the original and most unusual features of the late eighteenth century Inventory landscape, which not only reinstates an historic use, but also contributes to its character and authenticity.

Compiled by Robin D A Evetts with reference to:

An Inventory of Gardens and Designed Landscapes, Supplementary Volume 3, Fife (surveyed 1996).

J Duncan, 'Scottish Trading Links with Sweden', in Scottish Local History, (March 1991).

Marianne Gilchrist 'Thomas Erskine, ninth Earl of Kellie', in Oxford Dictionary of National Biography (2004).

Patricia Elizabeth Simpson, Robert Balfour, Architect, St Andrews, unpublished MA dissertation, School of Art History, University of St Andrews, 1981.

Scottish Ministers' Statutory List of Buildings of Architectural or Historic Interest.

Erskine of Cambo papers, St Andrews University Special Collections, MS 97.

General Roy's Military Survey, 1747-55.

Ordnance Survey map, six inch first edition, surveyed 1854.

Cambo website.

Kingsbarns Golf Club website.

Cash Books, Gosford House archives.

Howard Colvin, Biographical Dictionary of British Architects (1995)

8th February 2012



APPENDIX 2

Cast Iron Bridges at Cambo Estate - Statement of Significance

The set of six decorative, single-span, segmental-arched, cast-iron footbridges which cross the Cambo burn are a distinguishing feature of the Cambo House Inventory Designed Landscape. The landscape in its present form was initiated by Thomas Erskine, 9th Earl of Kellie in the late 18th and early 19th centuries, which in addition to the unusual set of bridges also includes a links golf course. Kellie was a noted 'improver' in Scotland, and he also influenced new farming methods in Sweden where he had long been a diplomat and shipping merchant. His zeal for the new method of 'enclosed' farming extended to the fashion for 'informal' parkland and pleasure grounds in the so-called Picturesque manner, and also the use of the emerging new material, decorative cast-iron.

No documentary evidence has yet been found to date the bridges precisely, but a comparative exercise comparing other early iron bridges by Industrial Heritage Consulting Ltd (Historic Scotland Listing Team, 2011) date the bridges to between 1800 and 1815, making them early in iron bridge terms, and very early in Scottish terms. This assessment has been corroborated by Professor Roland Paxton of Heriot Watt University, Chair of the Institute of Civil Engineers Panel for Historical Engineering Works, following his visit, with Willie Johnston, in 2012.

This dating coincides with Kellie's tenureship of Cambo from the 1790s, when in addition to redesigning the landscape he also extended the old Cambo House in 1795 (Robert Balfour, architect; destroyed by fire 1878, rebuilt 1879-81 by Wardrop and Reid, architects). The bridges were evidently well established and of such significance that they were referred to in an account of gardens in the East Neuk of Fife which appeared in Louden's Gardener's Magazine in 1834. (W Smith, 'Observations made during a Horticultural Tour through the Eastern part of the County of Fife', vol 10, 1834).

The surviving six bridges (a further two are shown on the 1855 OS map) are in varying states of repair and there are some components missing. One of the two bridges in the walled garden and one just without have particularly fine decorative ornamental balusters, while the bridges in the den appear to have had plain balusters appropriate to their less formal setting. The survival of six of the original complement of eight iron bridges, albeit in varying states of completeness, including two in the walled garden is remarkable, a rare if not unique feature in a Scottish country house designed landscape.

The cast iron bridges have high architectural and historic importance because of the extent of the original scheme and the number that survive, their early date, the opportunity they present for research into the castings which may help to identify their origin and extend the knowledge of the development of iron bridges in Scotland, their rarity as an element within the wider designed landscape which includes house, stables, walled garden, dovecote and mausoleum, and their aesthetic contribution to it. The bridges are a significant part of a wider scheme that included the modernisation of Cambo House, the redesign of its policies and the introduction of new 'improved' methods of farming on its estate; a fusion of the effects of the Agrarian and Industrial Revolutions on the landscape and aesthetic sensibilities of a Scottish Earl who had himself embraced and profited from these Revolutions.



APPENDIX 3

Supplementary Information on Cambo Stables, Coach House and Glasshouses Project

The proposed project includes the stables, coach house and walled garden. These are at the very heart of the designed landscape of Cambo Estate. Described in the Inventory of Designed Landscapes: Cambo is a prime example of a picturesque, model estate sensitively designed. It has been in the Erskine family for 300 years and the surviving historical records add high historical value to the site.

With the exception of Cambo House, which was built in 1879-84 after a fire largely destroyed the earlier house, all the buildings within the designed landscape date from the late 18th and early 19th centuries. The 9th Earl had extended the original house from 1795, and the majority of the ancillary buildings appear to date from this time and share some stylistic similarities. Round-headed arches, pediments, coursed squared rubble construction and slate roofs laid to diminishing courses are common themes.

The Stables building, later extended to include carriage houses and accommodation for associated staff, is particularly fine. Externally there are rusticated quoins, and some old lime harling, and inside twelve stalls integrated into a distinguished timber and cast-iron colonnade, loose boxes and tack room, with many original fittings intact. An enclosed yard to the rear backs onto the walled garden. This building is not used and is in need of urgent restoration if it is to survive.

The Coach House This is a typical late eighteenth/early 19th century improvement cart shed and granary type building, and although now known as the coach house, was probably used for work-a-day vehicles in conjunction with the nearby stables and carriage house proper. The rectangular plan structure appears to be of a single build, and unaltered. Unlike the stables and carriage house, there is no evidence of lime harl, but some interior lime plaster remains. This building is not now used and is in need of urgent restoration if it is to survive.

The plan to renovate the Stables and Coach House and use these buildings for the work of Cambo Institute is part of a long term plan to restore all the elements of the designed landscape at Cambo and provide interpretation on this for visitors.

The Walled Garden – Rated as outstanding by Historic Scotland, the 2.5 acre traditional walled kitchen garden retains many original features. The range of 5 glasshouses includes a very fine peach and vine house with the original vine still growing. A most unusual greenhouse spans the burn which bisects the garden – it is also most unusual to have a walled garden with a burn running through. The presence of the burn has been emphasised with a 'Willow pattern' effect of hump backed bridge, tea house and weeping willow sited beside a small waterfall.

The gardens regularly feature in national and international publications, are considered to be the most exciting and innovative garden in Scotland and are open to the public daily throughout the year.

Two of the unusual group of six cast-iron bridges (in varying states of completeness) which span the burn are in the walled garden; their listed status is currently under review by Historic Scotland.

What will this Project Achieve?

- It will be the first step of a project towards the conservation of the significant but redundant buildings which form a central part of an intact and clearly identifiable designed landscape. The designed landscape at Cambo is unusual. It is intact with all the elements still in place and unaltered. It is most unusual in that the walled garden is still cultivated, kept to a very high standard and in a state of continued development.
- It will revive the Stables building and the Coach House into fully operational buildings, providing a sustainable and sympathetic conversion.

- The Walled Garden, glasshouses and ancillary buildings will be improved and developed to allow more students and volunteers to learn from practical training, the heritage of a unique walled will be conserved for the future.
- It will provide a gateway to the Cambo Estate and Cambo House and through interpretation will give visitors a greater understanding of the surrounding natural and built heritage (interpreting the history of the House and the Estate). It will also provide information regarding current activities which they can participate in including work placements, volunteering etc.
- These historic buildings which are an intrinsic part of much loved gardens and grounds visited by thousands of visitors annually. By bringing these buildings to life, the visitors experience will be much enhanced, requested interpretation and learning opportunities will be provided. It will ensure that these buildings are secure for future generations to enjoy and learn from.
- It will conserve important buildings of historic importance for visitors, volunteers, trainees and the community to enjoy, learn from and appreciate.
- Build on and grow the estimated 47,000 visitors who benefit from and enjoy the facilities at Cambo each year by providing better facilities and a staff dedicated to the management and co-ordination of all the activities currently offered by Cambo Institute and proposed in the future.
- It will enable Cambo Institute to continue to provide and expand and enhance provision of therapeutic environmental volunteering. The present Green Gym has been shown as an effective tool to combat stress, loneliness and depression, giving a feeling of pride ownership and achievement to those taking part and a strong tool for bringing the community together in a common goal.
- It will enable Cambo Institute to provide more practical training places for student gardeners. At present 9-10 per year benefit annually. This number is only limited by lack of space for students, work space for practical work and deficient glass house and propagation facilities. With better facilities and accommodation, more people can benefit and find the experience they seek to help them chose their next step.
- It will enable young people through Fife Council Employability Service to benefit from work experience in practical skills to help them gain employment. The present lack of staff and facilities greatly restricts the numbers who can take part. An estimated 4 young people at any one time can be offered this opportunity in the future.

Visitors to Cambo often comment that it is like 'living history'. They relish the heritage, family involvement, and feeling of continuity created by the steady improvements and development over the last 35 years.

Cambo is now important to so many people and the potential is there to make it an exciting and vibrant opportunity for many more people to share in the heritage of an ever-evolving estate carefully stewarded but with the heritage conserved.

In Summary, **The Stables** will provide a 'learning loft' for larger groups, school groups, allow for more talks, learning events and courses to take place. The demand already exists at present and exceeds what Cambo Institute is able to supply. The only restriction at the present time is a large enough room, facilities for catering and toilets. The interior of the stables is largely intact and unaltered and provides a unique opportunity for interpretation of a 'perfect' designed landscape – the stables building lies at the centre of the designed landscape with the mansion house, old dairy, curling pond, dovecote, coach house and walled garden in sight and within a few minutes walk. The stables will also allow space for development of the present very basic tearoom which will provide an income for the project and make it sustainable. **The Coach House** will provide living, study and recreation accommodation for garden students, volunteers and people seeking work experience. This will help to satisfy the unmet demand for horticultural and environmental work placements and volunteering within Cambo Estate. **The Walled Gardens**, ancillary buildings and glasshouses will provide space for practical training and learning. Improved propagation and potting shed facilities would dramatically improve the learning experience for students, volunteers and work experience candidates and enable Cambo Gardens to fulfil the potential that is so clearly there and meet the demand for places.

APPENDIX 4

Extracts from Statutory List for Cambo Estate

HISTORIC SCOTLAND

FIFE COUNCIL

Information Supplementary to the Statutory List
(This information has no legal significance)

KINGSBARN PARISH

STATUTORY LIST

HB Number 13195

Item Number: 68 A

CAMBO ESTATE, CAMBO
HOUSE, RUN OF SIX IRON
FOOTBRIDGES OVER BURN

Group with Items:

Map sheet:

Category: B

Group Category:

Date of Listing 15-DEC-1992

Description:

Circa 1800-30. Run of 6 decorative single-span segmental-arched cast iron footbridges crossing burn, set within designed landscape of Cambo House. Some with cast-iron balusters and stone abutments. Pierced arch ring, with series of rings in spandrels and with moulded band at top. Some bridges in poor condition.

BRIDGES 1, 2 & 3 (from S to N): (NO 60366 11221, NO 60359 11241 & NO 60370 11301). Bridges 1 & 2 form a pair both with elaborate cast-iron balusters with curvilinear and geometric patterns floral detail and with open splayed ends. Bridges 2 & 3 are situated within the walled garden (see separate listing) and have timber decking. Bridge 3 has later timber railing.

BRIDGES 4, 5 & 6 (from S to N): (NO 60424 11480, NO 60622 11593 & NO 60776 11657). Run of 3 bridges in woodland. Bridge 4 with slender cast-iron balusters and railing with curved ends. Others with modern timber railings.

References:

1st Edition Ordnance Survey Map, 1852-5. Other information courtesy of owner.

Notes:

This run of six decorative cast-iron footbridges form an important part of the designed landscape at Cambo House (see separate listing). They are likely to date from the early part of the 19th century which makes them important survivors from this period, when cast iron was being developed as a structural material. Two of the bridges have particularly fine ornamental balusters and these sit one within and one just outside the walled garden. It is likely that the other bridge within the walled garden shared these decorative balusters. Bridges within walled gardens are not common features in Scotland which makes this set particularly notable, and especially since they date from this early period. The three bridges on the woodland walk seem to have had simpler railings, which would have been appropriate to their less formal setting.

It is possible that the balusters may be later in date than the arches.

4 of the bridges previously listed separately; one at category A and 3 at category B.

HISTORIC SCOTLAND

KINGSBARN PARISH

FIFE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 8792	Item Number: 69 -	CAMBO STABLES AND WALLED GARDEN
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 23-NOV-1971	

Description:

Late 18th century, shallow U-plan front of 2 storeys (low 1st) 6-window centre section with arched and keyblocked doorways. Harled, quoin angles, low pitched slate roofs. Later extensions to wings, single-storey and loft, keyblocked semi-elliptical arches. Loft dovecot. Rubble-built garden wall attached, bricklined.

HISTORIC SCOTLAND

KINGSBARN PARISH

FIFE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 8793	Item Number: 70 -	CAMBO DOVECOT
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 23-NOV-1971	

Description:

Late 18th century. Octagonal, rubble-built, arched and keyblocked doorway, arched recesses at upper level. Crenellated parapet with finials, slated roof.

HISTORIC SCOTLAND

KINGSBARN PARISH

FIFE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 8759	Item Number: 68 -	CAMBO HOUSE
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 23-NOV-1971	

Description:

Wardrop & Reid 1879-81, tower 1884. Large late classic mansion house. Main block 110' x 140', 3-storey. Entrance (W) front 5-window, centre bay advanced with pediment, coupled doric column porch, Roman Ionic tripartite above. Lower 3-storey N wing, 2-storey section with pend to court and 3-storey isolation wing with tall clock tower. S front advanced ends with 2-storey bay windows and central bay window. Pedimented E elevation with single storey N wing. Stugged ashlar, quoined angles, low-pitched pitched roofs, slated. Simple interior with some good plaster work in drawing room, elaborately carved wooden chimney pieces.

References:

A H Millar, Fife v I p 365 (it). East of Fife Record June 27 1879 "the result will be what may be called a substantial palatial building, the useless ornaments which so frequently disfigure houses of a smaller size having been wisely dispensed with." Built of Polmaise stone.

Notes:

Built for Sir Thomas Erskine. The old house was burnt in July 1878. The conservative near-Georgian treatment is remarkable for its date.

HISTORIC SCOTLAND

FIFE COUNCIL

Information Supplementary to the Statutory List
(This information has no legal significance)

CRAIL PARISH
STATUTORY LIST

HB Number 51	Item Number: 8 -	CAMBO, GAMEKEEPERS LODGE
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 24-NOV-1972	

Description:

Circa 1800. Single-storey and attic, tall single-storey (really single-storey and attic) to front with 2 gothick windows and pedimented 2-storey centre piece with tripartite doorpiece, 1st floor window and pediment with blind circlet. Drove rubble with margins, piended slated roof. Heads of gothick windows are blind, concealing attic floor.

HISTORIC SCOTLAND

FIFE COUNCIL

Information Supplementary to the Statutory List
(This information has no legal significance)

KINGSBARN PARISH
STATUTORY LIST

HB Number 8758	Item Number: 67 -	CAMBO LODGES AND GATES
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 23-NOV-1971	

Description:

Circa 1800. 4 large square gatepiers, centre pair have cast-iron unrs; quadrant screen walls to small square single-storey piend-roofed ashlar lodges with pedimented fronts and single centre chimneys: ashlar and slate, gothick cast-iron gates.

HISTORIC SCOTLAND

FIFE COUNCIL

Information Supplementary to the Statutory List
(This information has no legal significance)

KINGSBARN PARISH

STATUTORY LIST

HB Number 8794	Item Number: 71 -	CAMBO MAUSOLEUM
Group with Items:		
Map sheet:	Category: B	
	Group Category:	
	Date of Listing 23-NOV-1971	

Description:

1821. Stone-slabbed-vaulted chamber flanked by columbaria, ashlar front, advanced centre bay with arched entrance and pediment.

References:**Notes:**

Inscription:- Erected/by/Thomas IX Earl of Kellie/and consecrated/by/ The Right Reverend/David Low LLD/Bishop of Ross and Argyle/The 20th of July 1821.

© Crown copyright, Historic Scotland. All rights reserved. Mapping information derived from Ordnance Survey digital mapping products under Licence No. 100017509 2012. Data extracted from Scottish Ministers' Statutory List on 30 January 2012. Listing applies equally to the whole building or structure at the address set out in bold at the top of the list entry. This includes both the exterior and the interior, whether or not they are mentioned in the 'Information Supplementary to the Statutory List'. Listed building consent is required for all internal and external works affecting the character of the building. The local planning authority is responsible for determining where listed building consent will be required and can also advise on issues of extent or "curtilage" of the listing, which may cover items remote from the main subject of the listing such as boundary walls, gates, gatepiers, ancillary buildings etc. or interior fixtures. All enquiries relating to proposed works to a listed building or its setting should be addressed to the local planning authority in the first instance. All other enquiries should be addressed to: Listing Team, Historic Scotland, Room 2.20, Longmore House, Salisbury Place, EDINBURGH, EH9 1SH. Tel: +44 (0)131 668 8701 / 8705. Fax: +44 (0)131 668 8765. e-mail: hs.inspectorate@scotland.gsi.gov.uk. Web: www.historic-scotland.gov.uk.

PAGE \ PARK

Page \ Park Architects, 20 James Morrison Street, Glasgow G1 5PE, UK

T 0141 553 5440 F 0141 553 5441 mail@pagepark.co.uk www.pagepark.co.uk