

East Dunbartonshire Council

**Conservation Area
Appraisal
Cadder**

Final report
Prepared by LUC
January 2021



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East Dunbartonshire Council

Conservation Area Appraisal Cadder

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Chapter 1

Executive Summary

1.1 The special interest of Cadder and the desire to celebrate and preserve its historical importance has been recognised by its designation as an area of special interest. This conservation area appraisal has been produced to document the reasons for the area's designation, considering the character and appearance of the area as it stands today.

1.2 This appraisal is one of a suite of appraisals and documents that consider the importance of conservation. This appraisal is one of a suite of appraisals and documents that consider the importance of conservation areas in East Dunbartonshire and how their special interest should be managed.

- Each conservation area has its own appraisal that considers the historical development of that specific area, along with an analysis of its character based on an assessment of its function and form, spatial qualities, architectural detailing, trees and landscaping and views.
- Further information on why and how an area is designated as a conservation can be found in the accompanying document 'An Introduction to Conservation Areas' which can be found.
- For advice on how to retain, restore and reinforce the character of conservation areas, along with specific management issues, opportunities and recommendations identified for the Cadder Conservation Area, please refer to the separate 'Conservation Areas: Managing Change' document.

Location and context

1.3 Cadder is located 2.5km to the north of Bishopbriggs town centre, with its historic core – and the focus of the conservation area – located to its north-western extent. The majority of the land that makes up the conservation area is in the valley of the River Kelvin (which forms the northern boundary of the area) and the Bishopbriggs Burn, which passes through the area approximately north-west to south-east. The sides of the valleys rise steeply to the south and it

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is toward the top of them, as the landform starts to plateau, that the historic village of Cadder is located at the Forth and Clyde Canal. The Bishopbriggs Burn flows under the canal and into the Mill Plantation at the souther edge of the conservation area, beyond this the town's later development extending south of this point on the flatter terrain of the valley top. The conservation area measures approximately 121 hectares and centres on the Cawder House estate and the village of Cadder, built at the bridge crossing the Forth and Clyde Canal.

Historical development

1.4 Evidence of activity in the area starts with the Romans and the construction of one part of the Frontiers of the Roman Empire World heritage Site, the Antonine Wall (which runs through the centre of the area from east to west) and the site of the former Cadder fort (immediately to the east of the conservation area), but the creation of the conservation area as it appears today began in the 12th century when the Stirling family took charge of the land, and developed in earnest in the 16th century when the estate passed to the Stirling of Keirs. By the early-17th century the core of Cawder House was built, but was remodelled – along with the landscape and the parish church – in the early-19th century to designs by David Hamilton, before eventually, in the 20th century, being refashioned again as Cawder Golf Club.

1.5 Meanwhile, to the south of the estate, the Forth and Clyde Canal was being constructed in the late-18th century. With it came a collection of residential and public buildings focused round a crossing point of the canal. Despite this lucrative location, the village did not experience the same growth as other settlements along the canal and the village today remains much the small, quiet settlement that it has for the duration of its history.

Summary of defining characteristics of Cadder Conservation Area

1.6 The context and historical development of Cadder are unique to the village and the estate, and it is from this that the settlement draws its individual character. This strong sense of place comes from many facets and the way these elements combine to create a special place of architectural or historic interest – that is, the foremost criteria for conservation area designation. The following features are of particular importance to the character and appearance of Cadder:

- The organic layout and low density of buildings within the village of Cadder, loosely concentrated around a bridge of the Forth and Clyde Canal. The settlement's

relationship with the canal is absolutely fundamental to understanding its purpose and evolution, as well as providing important amenity space for residents and visitors.

- Buildings in the village core are predominantly small in scale, linear in footprint, modest in architectural detailing and domestic in character. They are either harled and whitewashed or exposed stone, with pitched slate roofs and low-level stone boundary walls. They are interspersed with the Cadder Parish Church, former inn at Cawdermill House and former school; these building tend to deviate from the form and scale of the residential buildings due to their landmark status and public-facing function, but their building materials of sandstone and slate roofs provide a visual connection,
- The B listed Cawder House, dating from the 17th to early 19th century, and its estate policies forms the majority of the space within the conservation area. Key features include the estate's stables, doocot and lodges, the avenue along the main east drive with its bridge over the Bishopbriggs Burn, an oxbow lake and many large, mature, deciduous trees. The parklands were converted into two golf courses in the 1930s, by the nationally important course designer James Braid.
- The contrast between the layout of the village – determined by function – and the form of the estate – determined by artistic intent – creates two strong, contrasting but complementary characters. They are unified, however, by the incorporation of open green spaces and mature woodland planting that permeates throughout the area, giving the whole conservation area a common character and feeling of rural seclusion and relaxing tranquillity.
- Walking, cycling, boating and golf activity associated with the canal, its towpath, golf course and path links to the River Kelvin add a sense of vitality and movement.
- The area is particularly enriched by a multitude of dynamic views that steadily reveal different aspects of the area's character by continually evolving as we experience them. The dynamic views along the drive to Cawder House and golf courses show the artistic intent of the estate's designed landscape. The dynamic view along the canal shows its function as a transport corridor, and impart Cadder with a strong identity and sense of place.

Chapter 2

Location and Context

The character of an area starts to form long before the human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. These literal foundations are what makes some places suitable for human habitation and others not, what makes some settlements flourish whilst others fade. This section considers what it is about the location and context of Cadder that made it ripe for successful occupation.

Location

2.1 The area of East Dunbartonshire lies to the north of the city of Glasgow in central Scotland. Bordered by Stirling to the north, West Dunbartonshire to the west and North Lanarkshire to the east, it covers an area of approximately 175 square kilometres and incorporates parts of the historic counties of Dunbartonshire, Stirlingshire and Lanarkshire.¹

2.2 Lying between the southern banks of the River Kelvin and along the Forth and Clyde Canal, Cadder is located 2.5km to the north of Bishopbriggs town centre. Historically, Cadder was situated in the large rural parish of the same name which spanned from the east of Bearsden to Mollinsburn near Cumbernauld and was once a separate village before being

¹ <https://www.qeni.com/projects/Dunbartonshire-Main-Page/16029> [accessed 7th July 2020]

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incorporated into the town of Bishopbriggs. It is accessed from the A803 Bishopbriggs to Kirkintilloch road, with a road crossing the canal bridge leading into the estate and to the parish church.

2.3 Throughout historical sources, a range of names have been used to describe the parish, estate and village including Cadder, Cawder and Calder. In this appraisal, Cadder will be used as the name of the conservation area alongside the village, having been the name historically attributed to the parish and village. The name Cawder will be used exclusively when discussing the house and estate to take into account its most common name, adopted by the current occupants in the earlier decades of the 20th century. The importance of the estate as an individual heritage asset in its own right (as well as being a fundamental part of the conservation area) is also recognised by its designation as a locally important garden and designed landscape (LGDL).

Geology & Topography

2.4 The landscape of the region varies in character, descending from the sparsely populated, rugged uplands of the Campsie Fells in the north-west, through smooth, undulating foothills into the broad, deep lowlands of the Kelvin Valley and on to the rolling, pastoral farmland of the south-east of the region. Punctuating this landscape are small towns and villages, with the largest settlements congregating along the corridor created by the valley lowlands that extend on a gentle incline from south west to west, allowing easy passage across the region. The further south and south-west you travel the more densely populated the region gets as it transitions from its rural hinterlands to become the urban fringes and overspill of the City of Glasgow.

2.5 The change in landscape character can largely be attributed to the geology that underlies this area. For the most part, this comprises sedimentary bedrock formed between 350 and 300 million years ago in the Carboniferous Period. Known as the Clackmannan Group, this layer of rock is made up of a sequence of sandstones, siltstone, mudstones, ironstones and coals overlaid by seams of clays, silts, sand and gravel that were deposited on top of them during the last Ice Age. Over millions of years this rock has eroded, and it is this action that has formed the gentle hills and lowland of the majority of the region.

2.6 This wide band of sedimentary rock that underlies most of the region sits alongside harder volcanic rocks in the north, and it is the nature of these different types of rock formation that directly accounts for the area's topography. Volcanic rock is more resistant to erosion and

wears away at a much slower rate than sandstone. The transition between the two – along a line known as the Campsie Fault – has endowed East Dunbartonshire with a beautiful, contrasting and at times dramatic landscape, a defining feature that makes for a strong identity and sense of place.

2.7 This fortune extends much further than just visual appeal, however, and has also gifted the region with a plentiful supply of tough and durable sandstones that make excellent building stone, as well as rich deposits of coal that brought landowners in the region much wealth. It is this comparatively easy access to quality stone that makes East Dunbartonshire a region of predominantly sandstone and slate buildings. By no means has this resulted in homogeneity, however: stones ranging in colour from brown, red and pink through to grey, cream and buffs recall the locality from which they were quarried, tying the buildings back to the landscape that they stand on and, indeed, are hewn from.

2.8 Cadder is situated in the middle of the band of Clackmannan Group bedrocks, on a layer known as the Upper Limestone Formation. The majority of the land that makes up the conservation area is set down in the River Kelvin (which forms the northern boundary of the area) and the Bishopbriggs Burn, which passes through the area approximately north-west to south-east. The sides of the valleys rise steeply to the south and it is toward the top of them, as the landform starts to plateau, that the historic village of Cadder is located along the Forth and Clyde Canal. The Bishopbriggs Burn passes under the canal and through the Mill plantation at the southern edge of the conservation area, the later development extending south of this point on the flatter terrain of the valley top.

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Figure 2.1: Topography of the area



View north toward Cawder House, stood in bottom of the valley, from the rising landform of the valley to the south.

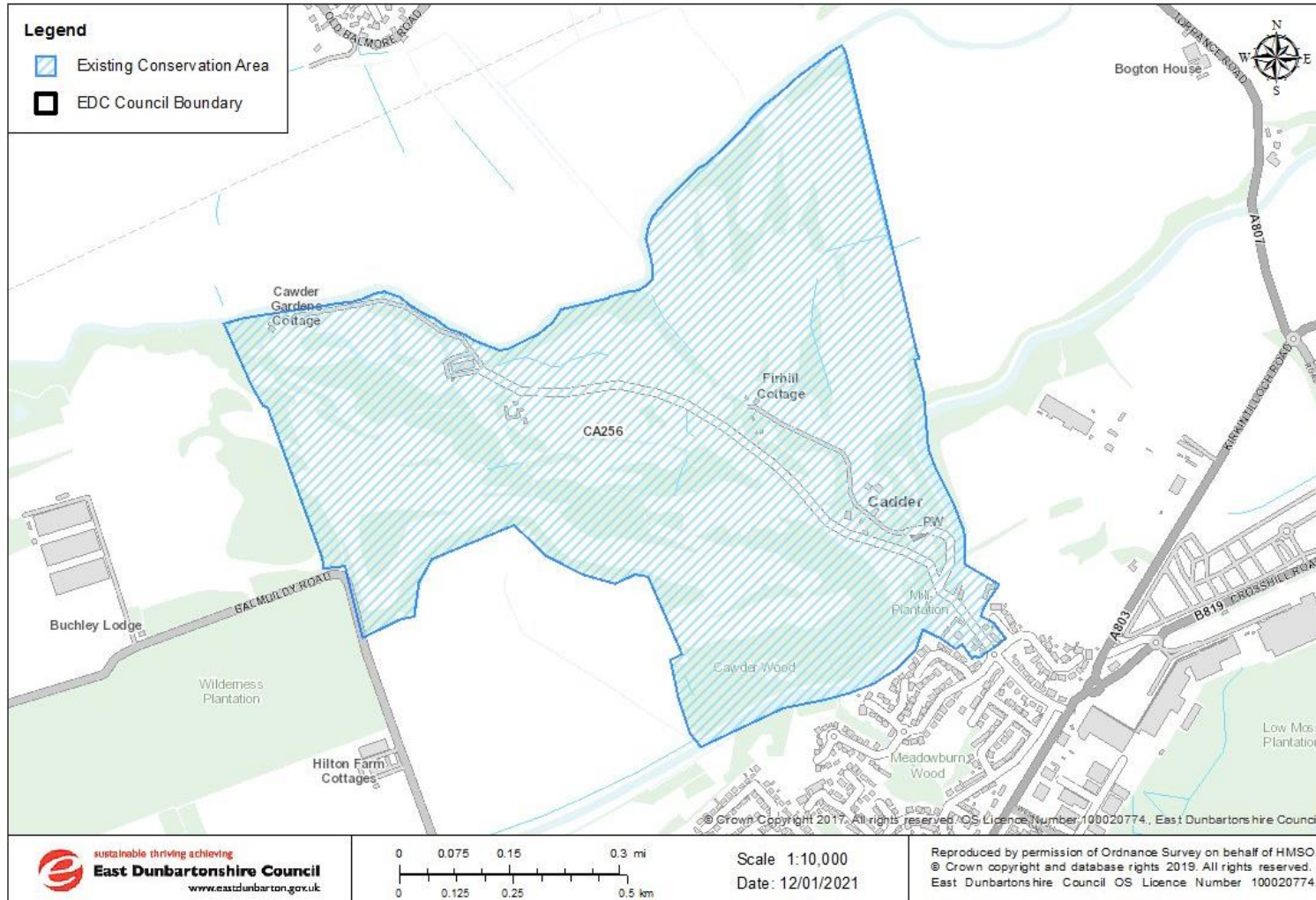
The Conservation Area Boundary

2.9 The conservation area measures approximately 121 hectares and centres on the Cawder House estate and the village of Cadder, built at the bridge crossing the Forth and Clyde Canal. The north, west and east boundaries follow historic field and woodland boundaries likely marking out the policies (the gardens and parklands surrounding the house) of the estate, with the River Kelvin defining the northern extent of the conservation area. The lands largely

consists of open parkland and surrounding tree belts, (in use as a golf course) and contains the laird's house, Cawder House, and its associated buildings including stables, dovecot, icehouse and lodges.

2.10 To the south, the boundary largely follows the route of the canal and incorporates a collection of buildings around Cadder Road. These buildings form the historic village of Cadder, clustered at the bridge over the canal, and include the school, former smithy, site of the former corn mill and former workers cottages. The parish church and its churchyard stand to the north on the opposite side of the canal, along with the historic buildings of the Cawder estate.

Figure 2.2: Map of CA boundary



Chapter 3

The Historical Development of Cadder

Conservation areas did not develop in isolation, and in order to understand what is included within the boundary and why we must look beyond to give the area context. This section considers how Cadder developed from its earliest origins into the settlement we see today.

Roman Origins

3.1 In AD 142, the Antonine Wall was constructed on the orders of the Roman emperor Antoninus Pius, stretching 60km from Old Kirkpatrick on the Clyde to Bo'ness on the Forth. Built by members of three Roman legions, it was constructed of a stone foundation with a banked rampart of turf to a height of 3m. The wall was flanked on the north by a large defensive ditch and outer mound. To the south lay the 'military way', a road linking the various forts and fortlets along the length of the wall providing easy movement of troops and supplies. 19 decorative inscribed tablets, known as distance slabs, were attached to the ramparts along the wall, created by legions to mark their construction achievements and communicate messages of triumph.

3.2 The wall was occupied for around 16 years before it was abandoned and its fort buildings dismantled or burnt, but the earthworks and rampart remaining intact. The wall represented the most northern extent of both the Roman occupation in Britain and frontier of the Roman Empire. It was a component part of a European-wide network of defensive features marking the northern limits of the Roman Empire, also comprising Hadrian's Wall and the German Limes. The Frontiers of the Roman Empire (Antonine Wall) was inscribed onto UNESCO's World

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Heritage Site list in 2008 and large sections are also nationally designated as scheduled monuments to recognise the wall as a major Roman frontier system.

3.3 A section of the Antonine Wall (SM7548 and SM7550) runs through the centre of the conservation area from east to west passing over the Bishopbriggs Burn and the main driveway. This connected to Cadder fort, one of the 17 principal forts of the wall, which lies to the immediate east out with the conservation area. There are no visible traces of the fort due to extensive sand quarrying in the 1940's but excavations have discovered it faced east and contained buildings typical of Roman forts – granaries, timber barrack blocks, bath houses and stone headquarters.

3.4 As a result of 19th century landscaping and 20th century golf course developments at Cadder, the ditch and rampart have been flattened (with some faint traces of a ditch in places) but substantial buried remains are likely to survive. Discoveries of various archaeological remains confirms the presence of the wall. A distance slab created by the Second Legion Augustus was discovered in the 16th century and was built into the wall of Cawder House and in 1813 a bronze coin depicting Roman emperor Antoninus Pius was discovered 100m north of the wall. A geophysical survey in 2017 confirmed the line and configuration of a section of wall south of Cawder House alongside a possible enclosure adjoining the wall and a possible post-Roman road to the south.

Cawder Estate

3.5 Branches of the Stirling family resided at Cawder for over 700 years, with a charter first attributing the lands to Sir Alexander Stirling in the 12th century during the reign of William the Lion. During the 16th century, the Stirling of Keirs acquired the Cawder estate after gaining wardship of the young heiress, Janet Stirling, before securing its ownership through marriage in 1534. The family were prominent local landowners, acquiring several other estates throughout the 15th to 20th centuries: in the middle of the 15th century, they acquired the Keir estate near Stirling where they built Keir House and occupied it until the 1970's, whilst in 1807, Charles Stirling of Keir purchased the Kenmure estate, located a kilometre to the south-west of Cawder, where a house and designed landscape were created.

3.6 The 18th and 19th centuries witnessed much change at the Cawder estate. The Stirling of Keirs almost lost it in 1715 due to the then laird's, "Jacobite" James, sympathies with the Jacobite Rising. However, friends of the family purchased it on behalf of his James' son, allowing the family seat at Cawder to continue. Notably, the family had involvement in sugar

plantations in Jamaica at the beginning of the 18th century through Sir James Stirling, the then head of the family. They had two plantations worked by slaves, Frontier and Hampden, that produced sugar and rum. Sir James had 22 children, with many of his sons and their descendants immigrating to Jamaica as merchants and planters to support themselves. The two Jamaican estates were never as profitable as envisioned, caused by severe working conditions and revolts, followed by the emancipation of slaves in 1833. Rapidly becoming unprofitable, the estates were sold in the 1850's by Cawder's incumbent laird, Sir William Stirling-Maxwell of Pollok.

Figure 3.1: Cawder House - principal south elevation



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David Hamilton renovations

3.7 Between 1813 and 1815, the incumbent laird Charles Stirling commissioned David Hamilton to alter and remodel Cawder House as part of a wider scheme of improvement and expansion works on the estate, paid by money from the family's Jamaican plantations. This work includes a collection of now listed buildings² and the surrounding landscape, now designated as Cawder locally important garden and designed landscape. At the time, Hamilton was one of Scotland's most popular and creative architects whose major works included Hamilton Palace, Hutcheson's Hospital and the Royal Exchange in Glasgow; Stirling was a patron of Hamilton's work, first employing him to build the mansion at his Kenmure estate before bringing him in to remodel Cawder.

3.8 The alterations to Cawder House focused on the body of the L-plan 1624 house by Sir Archibald Stirling. Hamilton formed new wings on the east and west elevations alongside additions to the north and introduced a range of architectural detailing. For instance, Hamilton kept the 17th century windows at ground and second floor levels but enlarged those on the first floor and added an entrance portico at the main door, as well as extensive remodelling of the interior decoration schemes. Hamilton also introduced brand new structures to the estate, including the gate lodge on the main drive and a bridge over the Bishopbriggs Burn, which carries the main drive.

3.9 Several existing structures within the grounds were also remodelled by Hamilton. For instance, the stable block to the south-east of the house, originally dating to the early to mid-18th century, had its east, south and west ranges added to form a courtyard, a development in the building's history that is still legible in the contrasting architectural styles between the two phases. To the east of the stables stands a dovecote dating from 1783; it is visible from the main driveway and would have been an important display of the wealth and status of the landowners – alongside providing meat and manure. During Hamilton's improvements the dovecot was extended and detailing added.

3.10 Improvements in the grounds around the house as part of landscaping works included the redirection of the River Kelvin to create an ox-bow lake for boating and a walled water garden. The icehouse was placed near the lake (at the junction where it would have returned to the original river course) to allow for easier access in winter when ice would be cut and removed

from the lake to store in the house. Stirling, with the assistance of his elder brother James, also planned out a number of woodland plantations in the grounds, probably including the Wilderness plantation to the west of Cawder, which was part of the estate

3.11 Hamilton's work provided another chapter in the occupation of the estate, standing alongside earlier buildings within the grounds such as the stables and dovecote, but also revealing evidence of earlier occupation, estate layouts and buildings since lost. During works to level the lawn in front of the house, foundation remains of an old tower were discovered (possibly utilising the defence earthworks of the Antonine Wall) alongside pottery containing over 350 gold coins depicting James I and II. To the south-east of the house, an oblong-shaped raised mound (Canmore ID: 45279) once existed (destroyed through quarrying) that contained medieval pottery. It was once believed to be a Roman castellum but is now recognised as a medieval motte that utilised the ditch of the wall as part of its defences

Figure 3.2: Cawder House ancillary buildings



The ice house



The dovecote

² Cawder House (category A), Cawder stables (category B), Cawder dovecote (category B), Cawder bridge (category C), Cawder icehouse (category B) and Cawder gate lodge (category C)

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Figure 3.3: Landscape features – the ox-bow lake



20th century golf courses

3.12 The estate continued to be privately occupied until the 1930s when golf courses were laid out in the grounds and Cawder House leased long term to the founders of Cawder Golf Club for use as their clubhouse. Nine holes were opened in 1933 before the full eighteen holes course opened the next year, followed by a second course (the Keir Course) in the northeast of the grounds in 1937. The courses were designed by James Braid, a highly successful golfer who

founded the world's first PGA and later became a pioneering course designer, credited with creating over 200 in the UK.

3.13 During the Second World War, Cawder House was occupied by the Royal Army Ordnance Corps (RAOC), responsible for the supply and repair of equipment. The golf courses in the grounds were also modified: Nissen huts were built; defensive slit trenches dug; a football pitch was created at the fourth tee for soldiers' recreation; and 50 acres of one course was ploughed and cows and sheep allowed to graze on the fairways. The house itself sustained munitions damage to its windows and plasterwork in 1942.

3.14 Cawder estate was bought by Caledonian Estates in 1960 with the aim of extracting minerals from the grounds of the house. The golf courses were again altered by quarrying, tree clearing and earthworks, although some areas remained untouched in order to preserve sections of the Antonine Wall. To compensate, the golf club was granted new farmland which they used to expand the current courses north of the Cadder Road, forming the northern part of the conservation area.

Ecclesiastical Centre

3.15 The lands of Cadder were granted to the Bishopric of Glasgow in the 12th century by Malcolm IV (who continued his grandfather's, David I, Church and State reforms) with a church being at its present site since at least 1150 but possible earlier. The church had a strong connection with Glasgow Cathedral and subsequently the University of Glasgow, founded in 1451. The University held the teinds (an income derived from the produce of the land for the maintenance of the clergy) of the parish until 1821, and also had the right of patronage to appoint a minister at Cadder church until 1695.

3.16 For around 700 years, the parish stretched from Bearsden to Mollinsburn near Cumbernauld, with the church at Cadder serving a large, rural area – including Bishopbriggs – before it expanded and became a burgh. By the start of the 20th century, Cadder church continued to serve a wide area of farming, mining and quarrying communities. The church itself had to adapt and at least three churches have been built on or near the present site: in 1750, the pre-Reformation church was replaced, which itself was subsequently replaced in 1825.

3.17 The 1825 church was the work of David Hamilton and can be seen as the final part of the improvement works to the Cawder estate. It stands within the estate grounds and the Stirling of Keirs were one of the major benefactors of the church. The church was completed in 1829 with

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the construction of the tower funded directly by the family. The building remained in its original design until the start of the 20th century when the church underwent various internal alterations and improvements, including: a new chancel constructed and works to the heating, pews and the pulpit in 1905; shortening of the balcony, new stained-glass windows and opening of the east end of the nave in 1914; and movement of pews, enlargement of the vestibule and the creation of a raised platform in front of the chancel as part of the Chancel Project in 1980.

Figure 3.4: Cadder church



Churchyard

3.18 Just as the church has been used over the centuries, so has the churchyard around it has for burials, with the earliest dated gravestone from 1636. The reverend in 1836 documented in the Second Statistical Account that it was common for members of reputable families to be buried in the aisle of the church or under their own seats.

3.19 Within the churchyard lies a watch house and mort-safe, common reminders in churchyards across Scotland of the period of “Resurrectionists” in the first half of the 19th century. Body snatchers, the most infamous being Burke and Hare in Edinburgh, would rob recent burials and sell the bodies for dissection at the growing medical schools; the proximity of the church at Cadder to the Forth and Clyde canal would have allowed for easier transport of bodies to Edinburgh and Glasgow. To combat grave robbing, watchhouses were constructed for family members to guard new graves and mort-safes were placed over coffins for several days then re-used.

Figure 3.5: The watch house



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Forth and Clyde Canal

3.20 An original section of the Forth and Clyde canal runs through the bottom of the conservation area. Constructed between 1768 and 1790 under the direction of engineer John Smeaton, the canal ran from the River Forth at Grangemouth in the east to the River Clyde at Bowling and is an exceptional example of Georgian engineering. It was the first of four inland waterways to be constructed in Scotland, which was of national importance for boosting the production of goods and facilitating new trade networks.

3.21 In Cadder, a public road crosses the canal connecting the Cawder estate and parish church with the village. The current structure replaced an earlier bridge but retains the ashlar abutments and retaining walls of its predecessor. On the south side of the canal bridge is a row of cottages (category B listed) dating from around the late-18th century, which would probably have housed workers from the nearby mill (sadly now demolished).

3.22 One of the first combined stables and inn buildings on the Forth and Clyde canal was also located at Cadder, Cawdermill House (category C listed), and is likely to have been in operation from the canal opening in 1775. The inn occupied an existing building, which may have been the overseer's house for the now demolished Cadder Mill, and was extended to incorporate stables to the rear. The inn was in use until around 1830 when a new inn opened to the east, and a cornmill was present on the site by the 1850's, supplied by a mill plantation.

3.23 It is not known if there was an embarkation point at this section of the canal but it is unlikely; the growth of Cadder village was slow compared to other settlements with an embarkment such as Kirkintilloch, which experienced rapid growth as a result. The six mooring and storage huts at Cadder Wharf were built in 2013 by Scottish Canals as moorings for residential boats and adds to the vitality of the area. The village remained small, with just two rows of cottages present until the start of the 20th century when an Edwardian villa was constructed opposite the school. A smithy located next to the schoolhouse was operational between 1864 and 1896.

3.24 The church was responsible for the parish school (category B listed), however, it is unknown when exactly it was established. Records indicate that the school master in 1803 resigned from his post due to the poor condition of the schoolhouse and around 1830 a new two-storey building was constructed to the south of the canal – the extant building that we see today. The cost of the new building was not to exceed £100 and part of the ground floor accommodation in the house contained the schoolroom. The expanding population in the area

in the 19th century led to the construction of an extension on the south gable of the existing house to hold more school rooms. The capacity by 1873 is described as three rooms with 149 pupils; however, just over a century later in 1980 the school closed due to a decrease in demand, and the church arranged a long-term lease of the house as a residence.

Figure 3.6: Cawdermill House



Figure 3.7: The Forth and Clyde Canal – Cadder Wharf



Figure 3.8: The historical development of Cadder



A word cloud created using the above text to illustrate the key factors and defining influences on the development of Cadder.

Chapter 4

Conservation Area Character Analysis

This section considers how the historical development of the area, as outlined above, is evidenced in the historic environment that is included within the boundary of the conservation area.

Function and Form

Activity and Movement

4.1 Cadder Conservation Area is accessed off the A803 by a single, no-through road. As such, activity in the area stems principally from residents, visitors to the golf course, the church, and those pursuing leisure activities along the Forth and Clyde Canal and linking paths—whether walking, cycling or by narrow boat. Although much of this activity is weather dependent and seasonal, the dwellings within the area, its proximity to surrounding residential areas, and the quality and quantity of path networks make it an important amenity and popular destination for locals all year round. This gives the area much life and activity but, due to the nature of it, at a relatively relaxed pace.

Scale

4.2 Buildings in the area are predominantly residential in use and, therefore, overwhelmingly domestic in scale. In Cadder village, this means, for the most part, single to 1½ storey buildings on a modest, linear footprint; this remains predominantly the case to the north of the canal too, into the Cawder estate, bar Cawder House itself, which is an exception to the rule on almost all fronts, architecturally.

4.3 Any other buildings that noticeably deviate from this form are, or were, a civic or commercial in function rather than domestic – that is, public buildings, or buildings with a public facing element: the church, Cawdermill House (the old inn and stables), and the former schoolhouse. Such buildings distinguish themselves and their functions principally through their size but also through slightly more refined architectural detailing.

4.4 Notably, some residential properties built in the 20th century have begun to blur the distinction by employing a greater height and / or footprint, creating an grander scale and design which is contrary to the overriding character of the older residential buildings in the area.

Hierarchy

4.5 Cadder, more than most, is a conservation area of two halves. To the north, the vast, enclosed grounds of Cawder House tell of a wealthy, high-status and private estate: to the south, a more humble collection of everyday buildings gathered around a crossing point and the source of their more middling income. This is reflected in the architectural treatment of buildings but also their configuration – those to the north being architect designed and part of a wider, planned landscape composition, those to the south being more vernacular in style and tightly but organically grouped, their layout influenced by functional necessity rather than aesthetic affectations.

4.6 Being able to read the differences in this hierarchy helps tell the story of the development of Cadder with two different, but equally appealing, aesthetic results – one serendipitous, one planned, but both unified through the abundance of natural elements that give them a shared, common character. As such, the relationship between the two and the transition from one to the other makes a significant contribution to the area's character and appearance.

Figure 4.1: Scale and hierarchy – domestic buildings



Spatial Qualities

Development Pattern, Layout and Density

4.7 The focus of the conservation is around the canal and the crossing point, which broadly separates the village from the estate. Houses along the canal are orientated southwest - northeast, with their principal elevations facing toward the canal. From this point, the village extends southeast from the bridge, with buildings loosely lining Cadder Road in a relatively

informal, organic layout, set back from the pavement edge. Houses here are orientated on a northwest – southeast alignment with their principal elevations facing toward Cadder Road. The area to the north of the canal is principally formed of the grounds of Cawder House and stand in marked contrast with the development pattern of the village core.

4.8 The Cawder estate accounts for over 95% of the conservation area but contains only a handful of buildings. These buildings are broadly concentrated into two areas: a cluster around the entrance to the estate adjacent to the canal comprising the church, lodge, and three other dwellings, and another around the principal house (now club house) at the very northern edge of the conservation area, which are all estate-related buildings.

4.9 The arrangement of those around the entrance is mixed and is strictly determined by function: the church is broadly orientated east west as is typical of Christian places of worship and, although technically a dwelling, the principal purpose of the lodge is as a checkpoint into the estate and so it has a deliberate and historically functional relationship with the historic drive leading to the Cawder House; but otherwise the pattern and orientation of the remaining dwellings is informal and unconstrained. The house and estate buildings to the north are partly influenced by function – the icehouse being near the lake, the stables just off the main drive – but their relationships with each other and the landscape is principally influenced by aesthetic considerations. Despite the comparatively large footprint of buildings within the estate compared with those in the village, overall the area is mainly given over to green space and so density is extremely low.

Figure 4.2: Layout and density



Roads and plot sizes are relatively generous and well-spaced out, giving a low-density, open feel. This is the historic approach to the canal and the core of the village, contained by natural topography.

Public and Private Space

4.10 The towpaths which lies north of the canal and associated trails, footpaths and cycle routes running through the area in the vicinity of the canal to the south and River Kelvin to the north are an important feature of the conservation area and account for most of its public space. The churchyard too makes a small but valuable contribution and, set back from the main thoroughfares, provides an alternative, enclosed, quieter space.

4.11 The majority of the space, however, is private. The historic grounds of the Cawder estate are private golf courses, and in the village any open space aside from the canal is all within the domestic curtilage of residential properties.

Setting

4.12 The area's proximity to Kirkintilloch, Bishopbriggs and Glasgow – or, more specifically, the road network that connects them – has, in many ways, been a blessing for the conservation area. Unsurprisingly, it has made the wider area popular for housing developments, which have enclosed the historic core of the village settlement to the south, east and west. This has changed the settlement's historically undeveloped, rural setting in this area beyond recognition, although intervisibility is limited due to topography and so it has little influence over the character and appearance of the conservation area, save for increasing human activity within it.

4.13 However, the switch in the 19th and 20th centuries from reliance on the canal as the principal means of trade (and to some extent, passenger) transportation to the rail and road networks has drawn modern development south towards and beyond the A803, rather than it spreading to the north of the canal. Alongside this, Cadder is on a quiet byway leading to the Cawder estate. Collectively, this has ensured that its historic character as a modest, quiet backwater settlement has remained relatively intact as has its rural environs to the north of the canal, and so our experience of it is not so far removed from how it has been for centuries. This influence is not just visual – in fact, the shelterbelts and tree cover generally limit intervisibility between the estate and its rural surroundings – but audible and spatial, and adds to the sense of seclusion and privacy of the area. In short, the setting of the conservation area has much to contribute to our appreciation and understanding of the settlement's evolution and distinctive character, as well as enhancing its aesthetic appeal.

Figure 4.3: Setting



View across the Keir Course and onto the area's rural surroundings, and the Campsie Fells in the distance beyond.

Architectural Detailing

Types, form and materials

4.14 Regardless of original function, most of the buildings in Cadder now are in domestic use and overwhelmingly of domestic character. The simplest of buildings – the humbler, single-storey, linear cottages adjacent to the bridge – tend to be rendered, but otherwise historic

buildings in the area are constructed of coursed and squared, but irregularly sized, stone. Most are 1½ storeys in height with pitched roofs incorporating gabled dormers (to gain extra room and height within the roof space) and chimney stacks to the gable ends. Although a couple of later buildings have introduced hipped or asymmetrically pitched red clay tile roofs, these go against the overriding character of the area, which is for simple, dual-pitched forms covered with slate.

4.15 There are two notable departures from this character in terms of form: Cadder Church and Cawder House. The scale, planform and proportions of the church are driven by its altogether different function as a place of worship and its role as a landmark building providing a public service. Cawder House, although no longer in residential use, retains the appearance and form of a dwelling but on a monumental scale. Their building materials of sandstone and slate roofs however provide a visual connection to their more modest neighbours, and so despite their differences they appear very much as part of the fabric of the area.

Figure 4.4: The vernacular form of the canal cottages



Styles and decoration

4.16 In the village there are no lavish statements of architectural endeavour, but from the old schoolhouse down to the single-storey cottages there is an attention to detail and simple but cleanly executed architectural detailing that subtly influences the character of the area. Common detailing across buildings includes moulded, projecting stone door and window surrounds, vertical sliding sash-windows (usually of 12 panes, six over six) and stone detailing such as skews and skewputts to gable ends and projecting stringcourses or plinths. These last details serve a functional purpose as they are devices to help shed water from the building and keep it dry, but they also have an aesthetic value by animating building elevations and adding visual interest and distinction. Other buildings in the area deal with water management by incorporating overhanging eaves with barge boards, illustrating that the choice of functional

detailing is also subject to fashion and aesthetic preference, even in a village as small as Cadder – otherwise all buildings would deal with such practical necessities in the same way.

4.17 The principal architectural statement in the conservation area comes from Cawder House and its associated estate buildings, most of which are recognised for their architectural interest through their designation as listed buildings. Despite the early origins of the estate and of the principal house, the character and appearance of buildings in this part of the conservation area is overwhelmingly the early-19th century Neo-classical architectural stylings of David Hamilton. Whilst the scale and application of more sophisticated, classical architectural decoration may set the principal estate buildings apart from their village counterparts, there is a coherence in their form and materiality – the use of stone, slate and timber sash windows – so that the basic components are the same, just exaggerated and embellished to greater artistic effect. This is true of Hamilton’s church, too, although here he opted for a plainer, Early-English Gothic Revival design, which was a more conventional architectural style for places of worship in the 19th century.

Figure 4.5: The old schoolhouse



The early-19th century old schoolhouse with its moulded window surrounds, sash windows, gable end chimneys and coursed and squared stonework. To the left, the gable end of its later 19th century extension with overhanging eaves and bargeboards.

Boundary treatments

4.18 There are few hard boundaries within the area and, where they do exist, they mostly take the visually unimposing form of modest, low-level, random-rubble stone walls. They are often backed with hedges or trees, used to reinforce the demarcation and to offer more privacy to the space within, and topped variously with pointed, curved or flat coping stones. Notably, those to the old schoolhouse and adjacent hall are inset with slender, unadorned iron railings and gates – a feature reminiscent of the buildings' historically more public function and repeated only at the village's other remaining public building, the church.

4.19 Perhaps the most striking feature of boundary treatments in the area is the lack of them. The majority of the conservation area is made up of the Cawder estate, and such a high-status residence usually brings with it a strict delineation of its private space. Here, however, the use of low-level boundary walls is continued, but even these peter out past the church and on the approach to the lodge. The threshold to the estate is now marked by particularly unassuming estate railings and gates, and its perimeter, on the whole, clearly but gently denoted by trees and vegetation.

Public realm and floorscape

4.20 Aside from the canal, there is limited public space within the conservation area. The informal character of the environs of the canal, and the fact that most visitors are passing through, means that street furniture is limited and the area has largely avoided the accumulation of street furniture. The most prominent features of this type are fingerposts and street lights which are all of standard designs. These are few in number, modest and utilitarian in appearance.

4.21 The exception to the rule are the railings across the bridge. Their standard design and the double rows on each side of the bridge are visually intrusive, distracting, and dominant. The railings are conspicuous for their unsympathetic design that is completely out of character of the area. As the principal reason for the village's existence and a key orientation point, this bridge and crossing point on the canal should be celebrated as a major component of the settlement's history.

Figure 4.6: Boundary treatments – low stone walls and planting



Chapter 4

Conservation Area Character Analysis

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Figure 4.7: Public realm



The historic crossing point of the canal and the core of the core, with later inserted railings. Behind it, contemporary cottages face toward the canal but are set back from it and the road.

Trees and Landscaping

4.22 A dominant feature within and surrounding the conservation area is the presence of mature planting and green spaces – some designed, some fortuitous – including several impressive veteran trees, planted within private gardens and the grounds of Cawder House but widely visible. Roy's map of c.1750 shows extensive shelterbelts around the church and Cawder estate (as well as avenues and formal planting long since replaced by the golf

courses), the legacy of which survives to this day and continues to define the characteristics of the area. As such, natural features – whether deliberately planned or not – are an integral part of the infrastructure and quality of the area.

Greenspace character

Cawder Estate

4.23 Although much altered by the introduction of the golf courses – part of the character of the area in its own right now – the estate has largely retained its open parkland character. The golf courses designed by James Braid, a nationally important course designer, are a key feature of the CA in their own right. Plantations, clumps and belts of trees provide the infrastructure for the designed landscape – demarcating, connecting and framing the space – interspersed with standard mature trees, a serpentine network of vehicular and pedestrian routes, and built features that punctuate and decorate the landscape.

4.24 Trees are diverse in both age and species, including oak, ash, sycamore, sweet chestnut, horse chestnut, lime, Norway maple, birch, yews, cedars and some localised areas of conifers in the form of Scots pine and larch, whilst rhododendron forms a major component of understory shrub layers. Some of the more mature trees are in excess of 200 years old, but are interspersed with significant new planting especially to the southern half of the estate where it meets the village, with most added as part of the design of the golf course.

Forth and Clyde Canal

4.25 The mature, deciduous trees that form the perimeter of the estate are just as important beyond its boundary as within it and contribute greatly to the other major green space within the conservation area, that of the environs of the canal. They are complemented by informal grass banks and, on the south side, by an almost equally dense and eclectic line of trees. This continues along the whole stretch of the canal that is within the boundary of the conservation area, creating a semi-natural environment that frames and contains views along the canal.

Figure 4.8: Greenspace character



The parkland character of the Cawder Estate



The environs of the Forth and Clyde Canal

Views

Types of Views

4.26 Whilst all senses are engaged in our experience of place, human reliance on the visual does mean that views play a major role in our understanding and perception of character, and Cadder is no exception. Views tend to come in different shapes and forms depending on whether they are designed or fortuitous; framed, contained or open; fleeting or enduring. Broadly, however, they tend to belong to one of three categories:

- **Static views** – these types of views tend to be – although not always – designed or intentional, or at least self-aware. They are a specific, fixed point from which a particular aspect of the area's character can be best appreciated.
- **Glimpsed views** – these types of views are often enclosed and fleeting, and principally incite intrigue or surprise in those that notice them that add to the experience of an area.
- **Dynamic views** – these are views that steadily reveal different aspects of a place's character and continually evolve as we experience them. These may be panoramic views from a fixed point or kinetic views that are revealed as the observer moves through the area. These views are influenced by both constant features (not necessarily dominant features but those that remain present throughout) and transient features (accents in the view that come in and pass out of views at different points)

Examples of views in Cadder Conservation Area

4.27 Cadder is enriched with a variety of interesting and at times beautiful views, but the seemingly mundane have their role to play too in conveying the character of the place. Below are some examples of the more obvious and noteworthy views in the area – in that they are the ones that clearly embody important characteristics of the conservation area – but it is important to remember that experience is entirely personal and the value placed on views subjective; as such, there will be many more that are not noted here that portray the sense of place equally well.

Static

4.28 The view from Cadder Road on the approach to the church. This view shows the eastern end of the building, the chancel. This is the most sacred part of the building where the communion table and pulpit is, and this importance is reflected in the large eastern window and the subservient scale of the aisles and vestries. This view was not only supposed to inspire reverence in the observer but also had a practical function, as the tower at the far end indicates where worshippers should go to enter the building.

Figure 4.9: Static View – Cadder church



"Cadder parish church 01" by byronv2 is licensed under CC BY-NC 2.0

Glimpsed

4.29 Another view of the church, this time from the drive towards Cawder House. The heavy planting along the drives controls views, containing them in places and suddenly revealing them in others, but also allows for fleeting views of the surrounding landscape and assets. Whether this particular view was intentional or has fortuitously developed as the planting has matured and altered is immaterial in this instance, as the value is in the intrigue it inspires.

Figure 4.10: Glimpsed view – Cadder church



Dynamic

4.30 Cadder is extremely well endowed with this type of view because of the way the Cawder landscape was laid out to be experienced as a journey through a set piece of design, and because of the function – indeed, the very nature and purpose – of the canal as a kinetic and active transport corridor. In particular the journey along the canal towpath reveals the Cadder village, wooded boundaries of the Cawder estate then the Cadder Parish Church.

4.31 When laying out the grounds to Cawder House in the 19th century, Sir William Stirling-Maxwell (the laird until 1878) deliberately intended for aspects to be very gradually revealed with the eye being attracted to a different feature at every turn. Consequently, the approach to the house along the sinuous drive involves a combination of dynamic and glimpsed views after arriving at the gates and gate lodge. The most obvious, orchestrated and striking example occurs once within the estate: first the view open out to the wider landscape as one emerges from the cover of the tree belt at the southern edge; then, moving north along the drive along the Cadder Bridge over the Bishopbriggs Burn, various landscape features and the dovecote pass in and out of view until the house itself is eventually revealed. However, these types of views are not just found within the estate and are dotted throughout the conservation area.

4.32 The example below is a brief extract of the transition from village to the estate grounds, and takes in multiple features of the area that influence its character and appearance.

Figure 4.11: Dynamic view – the approach to the Cawder estate



The open environs of public space around the canal and village and the beginning of the approach to the estate. Again, Cadder church can just be glimpsed in the distance.



A fairly modest drive but with a more formal planting structure and appearance than at the entrance. The planting lining its edges also contain the view and directs it along the drive, rather than out to the sides.



Estate railings are the first indication the boundary proper of the estate is being reached, and the view starts to open up to reveal a parkland character.



The entrance lodge is revealed, illustrating not only the boundary of the estate but revealing the first of Hamilton's architectural statements – a hint of what is to come.

Chapter 5

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