

Cairngorms National Park Authority

Cairngorms National Park
Historic Designed Landscapes Project

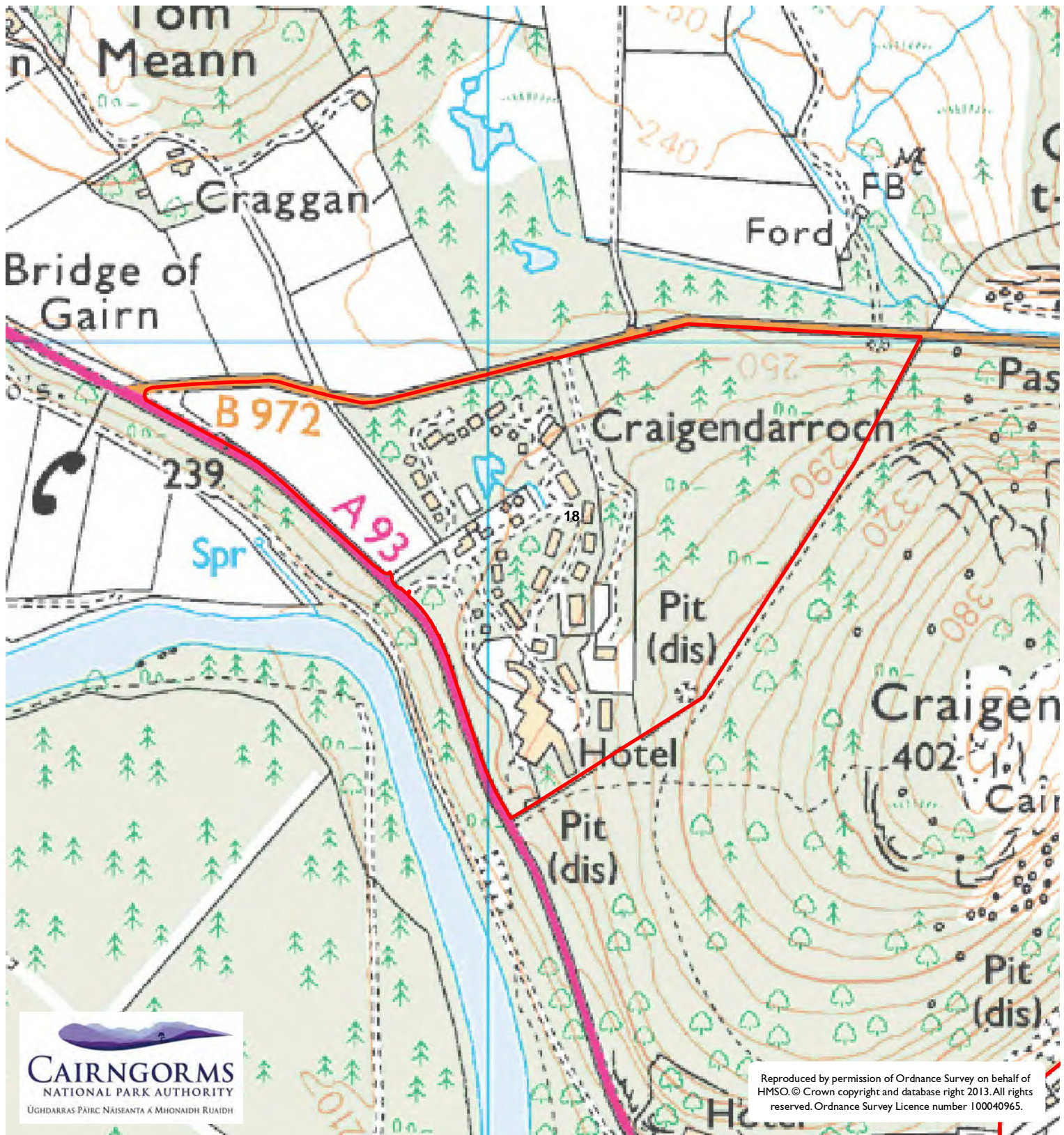
Site Research Report
18 Craighdarroch House

Consultants

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May 2013

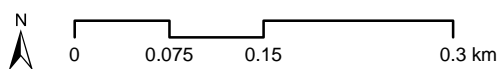


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- Legend**
- Cairngorms National Park Boundary
 - Designed landscape provisional boundary

Site 18

Craigendarroch



May 2013

18 Craigendarroch House

County Aberdeenshire
Parish Glenmuick
NGR NO 360 965; OS 1:25,000 Sheet 405 (West)

DESIGNATIONS

Listing Craigendarroch House & boundary wall (36 Braemar Road), HB Number 50642 – Category C (2006)

The site is adjacent to extensive woods on Craigendarroch designated as Ancient Woodland, much of which is the subject of a WGS Mark 3 Agreement.

The woodland on Craigendarroch to the east, though not in the immediate vicinity of the house, is designated as an SSSI (SNH Site Ref. 429).

LOCATION AND EXTENT

Craigendarroch House (Hotel) is situated on the western flank of the hill of Craigendarroch, close to the A93, approximately 1km north-west of the town of Ballater. Access is by former carriage drives, one from the A93 Braemar Road to the west, the other from the B972 pass of Ballater road to the north. The landscape sits at the western end of the well-wooded hill of Craigendarroch.

LANDSCAPE DEVELOPMENT

Map and documentary evidence

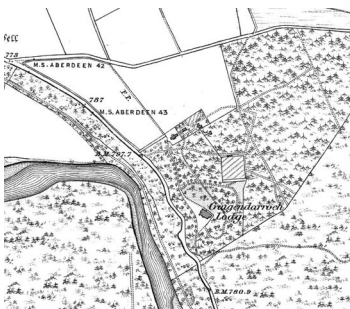
There is no indication of a high status house at this location on early maps, though Roy (c1750) does show a small farmstead in approximately the same location, on the western edge of Craigendarroch (Craig of Balater) – with the name ‘Balater’ being applied to a separate township on the eastern flank of the hill. The present house first appears on the OS First Edition (1870) as ‘Craigendarroch Cottage’ with a single drive approach from the Braemar Road, curving sharply uphill and approaching the house from the north. There is little indication of deliberate landscape design to provide a setting for this earlier house. The OS Second Edition (1900) and OS Third Edition (1938) show what appears to be a larger house as ‘Craigendarroch Lodge’, and point to a progressive elaboration and expansion of the landscape, with the addition of a walled garden, other outbuildings, and the northern approach. The most recent maps and aerial photographs show extensive built development within the bounds of the designed landscape.

Building history and ownership

According to Historic Scotland (2006) the house was built by George Hall for his own family in 1869 (DSA), and was later altered and extended in the 1940s. However, a local website seem to indicate, instead, that the house was associated with the Keiller family of Dundee. The original ownership of the land around Ballater is somewhat confusing, though some was possessed by the Marquis of Huntly, who may have built the original house known as Craigendarroch Cottage. The local website speaks of the house having been sold in 1886 to the Keillers, who are said to have used it as a summer residence or shooting lodge. After serving as a home for evacuees and as an army training centre during the Second World War, the house was then re-sold, passing through several hands during the remainder of the 20th century. The house was converted to a hotel in the 1950s, and has continued as such until now, most recently under the



Roy's Military Survey c1750



Ordnance Survey 1:10,560
2nd edition 1899



Craigendarroch Lodge
Hotel recently converted to
apartments

ownership of Hilton Hotels, who have now converted the building to time-share apartments. With 99 lodges built through the landscaped grounds, the estate is now being advertised as the Craighendarroch Resort, operated by Hilton Grand Vacations.

APPENDIX

Historical notes

OS Name Book 1870 (Glenmuick, Tullich & Glengairn, Aberdeenshire Book 39, p37) described Craighendarroch Cottage as “a large and tastefully built dwelling house, two storeys high, with offices attached, slated and in excellent repair. The Marquis of Huntly proprietor.”

Further research is recommended, as it has proved impossible to resolve the confusion over ownership as part of the present study.



*Charles Gordon 11th Marquis
of Huntly 1847-1937*