



Case information

Case ID	300017702
File Reference	HGH/B/SN/37
Name of Site	Lindores, 61 and 61a Newark Street, 158, 160, 162, 164 and 166 Finnart Street, Greenock

Local Authority	Inverclyde Council		
National Grid Reference	NS 26216 77439		
Designation No. (if any)	LB34135		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		

Received/Start Date	18/01/2016
Decision Date	13/06/2016

1. Decision

In our current state of knowledge, Lindores, 61 and 61a Newark Street and 158, 160, 162, 164 and 166 Finnart Street, Greenock continues to meet the criteria for listing. The statutory listing address and the listed building record have been amended. The category of listing has changed from B to C.

Previous Statutory Address	Lindores, 61 Newark Street
New Statutory Address	Lindores, 61 and 61a Newark Street, 158, 160, 162, 164 and 166 Finnart Street, Greenock

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 10/09/1979. The listed building is located within Greenock West End Conservation Area

2.2 Development Proposals

158 Finnart Street: Replacement windows, installation of new roof-lights and internal alterations. Ref No. 16/0001/LB, Status: Granted. 26 February 2016.

Replacement windows and installation of new roof-lights. Ref No. 16/0006/IC. Status: Granted. 26 February 2016.

164 Finnart Street: Installation of replacement windows. Ref No. 16/0100/IC. Status: Pending Consideration.

3. Assessment

3.1 Assessment information

Lindores, 61 and 61a Newark Street and 158, 160, 162, 164 and 166 Finnart Street, Greenock was visited on 01/02/2016. A further visit was made on 03/03/2016.

All the addresses at Lindores were seen from the exterior. The interiors of 61 Newark Street, 158 and 166 Finnart Street were seen.

3.2 Assessment against designation criteria

The buildings were found to meet the criteria for listing.

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

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

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

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ANNEX A – Assessment Against the Listing Criteria*

Lindores, 61 and 61a Newark Street and 158, 160, 162, 164 and 166 Finnart Street, Greenock

1. Description

This 2-storey and attic, 6-bay house, dating from 1880 by the Glasgow architect John Honeyman, is built in a quadrangular plan around a small central courtyard and has an attached 2-storey, L-plan former stable block, coach house and former garage to the southwest. The property has been divided into seven separate residential units. There are two distinctive 3-stage towers with pyramidal roofs, one at the far west of the coach house and the other incorporated into the north wing of the house. The building is of ashlar sandstone, channelled at ground floor level and with channelled corner quoins and has a base course, band courses and a cornice. The principal elevation to the south has steps, with flanking metal lions on pedestals, leading to an off-centre, 2-leaf timber entrance door. The door sits within a round-arched doorpiece. Round and square Ionic columns to the right and left support an advanced balustrade above which extends over the tripartite window to the left. There is an advanced, 2-bay section to the right (west) and a dormer with a round-arched pediment and flanking balustrades to the east. The west elevation of the property has some canted bay windows.

The windows are predominantly plate glass timber sash and case with some non-traditional windows to the rear and former stable block area of the property. The roof is pitched to the majority of sections and has grey slates and metal finials to its apices. There are a number of corniced and decorative chimney stacks.

The majority of the main house interior was seen in 2016. There has been some alteration to the room layout as a result of the division of the property into several residences, but a number of public rooms remain intact and a number of high quality 19th century decorative features remain. Sections of the property which were around the main staircase of the former house have timber panelling to picture rail height. Some sections of the main staircase remain, along with its timber balusters. There is some intricate decorative plasterwork to some of the public rooms and some carved chimney pieces. Other rooms have dado-height timber panelling and a number of the doors are part-glazed. Others are 6-panelled timber doors. One room has a pair of glazed, columned, round-arched features, looking to the internal courtyard, one of which has a French window and the other is a canted alcove with window seating. There are a number of stained glass panels including those in the internal part-glazed entrance door, and the former stairwell.

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

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

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

2.1 Age and Rarity

Lindores House, Coach House, Gatehouse and Stable Block was built around 1880 by the architect John Honeyman for Mr Robert Mason, who took up residence in 1882. At this time the Greenock Post Office Directory records the property being called Nellieslee.

The property is located within a residential area of Greenock that was developed earlier in the 19th century and which is characterised by its large villas. In 1818 Greenock Town Council commissioned David Reid to plan a new town extension to the town and this resulted in the formation of the 'West End' grid of wide, straight streets.

Ship owners, merchants and manufacturers had favoured a move westwards from the town centre with several large mansions and villas with extensive grounds and gardens being built on Newark Street. John Wood's Town Plan of Greenock from actual survey, 1825, shows the beginning of the planned town with the early stages of Finnart Street. Newark Street and Finnart Street first appear in their current form on the 25 inch 2nd Edition Ordnance Survey map (revised 1896, published 1897). This is the first map to show Lindores (at this time called Nellieslee) with the same footprint that is seen today, including Coach House, Gatehouse, Stable Block and internal courtyard.

The first owner of the property, Robert Mason, was a partner with Messrs James Richardson & Co., sugar refiners, who operated in Greenock up until the early 1890s. On 14th April 1897 Robert Mason sold Nellieslee at a public roup in Glasgow. The property was described in the Glasgow Herald at the time as "large and commodious" and "finished in a most expensive and luxurious style" (1897). The property was bought by Alexander Park Lyle, owner of Lyle Shipping Company Limited and son of Abram Lyle of Tate and Lyle. It was Lyle who changed the villa's name from Nellieslee to Lindores. Lyle was an influential figure locally, serving as Lord Provost of Greenock for three years, chairman of the Greenock Chamber of Commerce, president of the Philosophical Society, and as a member of the Clyde Lighthouse Trust. It is probable that Lyle continued to own Lindores house until after the First World War when the building was used as Lindores Reception Hospital by the Red Cross. In 1919 Mr Peter McCallum Lang bought Lindores house. Lang was a prominent Greenock ship-owner and one of the best known and wealthiest businessmen in Greenock. During the Second World War the house was once again brought in to assist, becoming home to 80 Canadian Wrens. At this time the property transferred into the control of the Navy and remained in their ownership, being home to a Naval Picket until October 1946. This ceased with the purchase of Lindores by building contractors Messrs W. H. Kirkwood. Dean of Guild Records show that they

intended to divide the mansion into three smaller dwellings for sale and build other houses on the extensive grounds attached to the house.

The main house of Lindores is currently divided into four separate dwellings, with another three within the former coach house and stables.

Large, richly decorated villas were a feature of expanding towns and cities in the latter part of the 19th century, and this area of Greenock has a number of villas, built to high specifications and with richly ornamented exteriors.

Although not rare in building type, Lindores is a substantial suburban villa with external and internal decorative features, which are discussed in more detail below.

2.2 Architectural or Historic Interest

Interior

The property has some high quality internal decorative detailing, including timber panelling around the former main stair, intricate plasterwork to some of the former public rooms, columned round-arched niches and decorative stained glass. Whilst of a high quality, this is not exceptional for a villa of this size and status. The division of the property has compromised the overall integrity of the property as a single dwelling. The main staircase, for example, no longer forms a focal point for the house, and some of the rooms have been divided.

Plan form

The plan form of Lindores is unusual in that it includes a small internal courtyard, which may have been designed to provide an extra source of light for the surrounding rooms. This was a feature of a number of houses that John Honeyman designed, such as at Craigie Hall in Glasgow, for example (listed at category A).

The addition of an attached coach house and stables is not unusual for a large town house.

Technological excellence or innovation, material or design quality

The use of ashlar in large houses of this date was not uncommon, and the channelling detail is a device seen in other buildings of status. The house has a number of features which add to its grandeur and mark it out as being a house of some prestige. Its large size is one indication of this, and the attached former coach house and stable are of a substantial size in proportion to the house.

The pair of pyramidal roofed towers are an unusual and very distinctive addition to a property, and the decorative, columned balustrade to the principal elevation is notable. Other decorative features include the metal lions at the entrance, the round-arched dormer window and the substantial chimney stacks.

John Honeyman (1831-1914) was a highly regarded Glasgow architect, practising in the latter part of the 19th and early part of the 20th century. His output included churches, public buildings, schools and a wide range of domestic and residential properties. Lindores shares some features with other houses by Honeyman, including Craigie Hall in Glasgow, (1872) which is listed at category A. Both Lindores

and Craigie Hall feature some external detailing and an internal courtyard. Lindores was built at a cost of £11,041, which was a significant amount of money at the time and suggests that the house was built to high specifications.

Setting

The setting of Lindores has changed considerably from when it was first built. The 1st Edition Ordnance Survey map (1857) shows the landscape as rural with fields interspersed with several villas set in large grounds. By the time of the 2nd Edition Ordnance Survey map (1897) this development pattern had intensified with Newark Street and Finnart Street fully formed together with surrounding roads. The map displays the move westwards from Greenock town centre, which was favoured by ship owners, merchants and manufacturers in the 19th century, with large mansions and villas constructed with extensive grounds and gardens. In the second half of the 20th century substantial demolition of many of the larger villas took place, with replacement in the form of housing estates. Lindores remains one of the largest villas in the area. It now has four dwellings within its 1880s plot.

Regional variations

There are no known regional variations.

2.3 Close Historical Associations

Alexander Park Lyle was the second occupier of Lindores. He was the son of Abram Lyle of Tate and Lyle Sugar and he changed the name of the building to Lindores from Nellieslee.

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

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

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

When working with the principles of listing, Lindores, 61 and 61a Newark Street and 158, 160, 162, 164 and 166 Finnart Street, Greenock has particular interest under a and d:

- a. This is a large Victorian suburban villa with Coach House and Stable Block that has undergone successive changes, but with a substantial amount of decorative detail remaining.
- d. The building has retained a significant amount of internal detailing, although there has been some alteration due to its division into separate flats.

4. Summary of Assessment Against the Listing Criteria**

Dating from the early 1880s and designed by the highly regarded architect John Honeyman, Lindores is a large Victorian villa of some pretension. It has an accompanying former Coach House and Stable Block, and has good internal and external decorative detailing. Built for Robert Mason of James Richardson & Co, the villa is tangible evidence of the wealth that arose from the sugar and shipbuilding industries based on the Clyde in Greenock from the 18th century onwards.

In our current state of knowledge it continues to meet the criteria for listing.

5. Category of Listing

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

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

Lindores, 61 and 61a Newark Street and 158, 160, 162, 164 and 166 Finnart Street, Greenock is a large Victorian villa with fine exterior decoration. It has some internal features, but these are not exceptional for a villa of this status. The successive subdivision and subsequent partial loss of these features has affected the cohesion of the interior of the building. Category C is considered the most appropriate category in view of its local importance.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 201163

Maps

Ordnance Survey (Surveyed 1857, Published 1864) Renfrew Sheet II.1. 25 Inches to the Mile, 1st Edition. Southampton. Ordnance Survey.

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Wood, J. (1825). *Plan of the Town of Greenock from Actual Survey*. Edinburgh: W. Murphy.

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Greenock Watt Library, Dean of Guild Plans, 17/10/1946.

Printed sources

Courier and Advertiser, 12 December 1933, p 3

Glasgow Herald, 17 April 1897, p 2

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Greenock Telegraph, Former Greenock Sugar Refiner, 26 September 1912, p.2.

Monteith, J. (2004). *Old Greenock*. Ayrshire: Stenlake Publishing Limited.

Post Office Greenock Directory (1882-3). Greenock: Blair, Cathcart Street. p.147.

Online sources

Dictionary of Scottish Architects, John Honeyman

http://www.scottisharchitects.org.uk/architect_full.php?id=200245 (accessed 31/03/2016)

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

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