



Case information

Case ID	300018134		
File Reference	HGH/B/TA/117		
Name of Site	Balfour Mains Farmhouse and Castle, Balfour Mains, Kingoldrum		
Local Authority	Angus Council		
National Grid Reference	NO 33764 54611		
Designation No. (if any)	LB11416		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		
Received/Start Date	2013 [Angus Dual Designation]		
Decision Date	11/08/2016		

1. Decision

In our current state of knowledge, Balfour Mains Farmhouse continues to meet the criteria for listing. The statutory listing address and the listed building record has been amended. The category of listing remains at B.

Previous Statutory Address	Balfour Castle, Incorporating Mains Farm House
Amended Statutory Address	Balfour Mains Farmhouse incorporating remains of Balfour Castle, Balfour Mains, Kingoldrum

2. Designation Background and Development Proposals

2.1 Designation Background

Balfour Mains Farmhouse and the remains of Balfour Castle was listed as a building of special architectural or historic interest at category B on 11/06/1971. The remains of Balfour Castle was subsequently also designated as a scheduled monument on the 30/09/1997 and the building had two statutory designations. Following a review of sites which were both listed and scheduled, Balfour Castle was removed from the schedule (descheduled) on the 17/03/2015.

2.2 Development Proposals

There are no known development proposals

3. Assessment

3.1 Assessment information

The listing of Balfour Mains Farmhouse was considered for amendment as part of the Angus Dual Designations project. The farmhouse was visited on the 09/10/2013 when the exterior and the ground floor of the farmhouse was seen.

3.2 Assessment against designation criteria

The building was 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*

Balfour Mains Farmhouse incorporating remains of Balfour Castle, Balfour Mains, Kingoldrum

1. Description

A circa 1840 farmhouse with late 19th century additions to the rear and incorporating a fragment of an early 16th century castle to the south corner. The farmhouse is 3-storey with the upper floor breaking the eaves, 3-bay, symmetrical principal (southwest) elevation with a 2-storey wing to the rear to form an L-plan. There are single storey additions at the re-entrant angle. It is built with tooled red sandstone rubble and roughly squared quoins and has ashlar window margins. There are gablet dormerheads with a finial at the apex. There is a circa 1999, single storey, piended roof porch at the centre of the southwest elevation.

The windows are predominantly 12-pane glazing in timber sash and case timber frames. The farmhouse has a pitched roof with grey slates and chimney stacks at the gables, with that to the south gable heightened in brick and that to the north gable replaced in brick. There are coped, sandstone ridge chimney stacks to the rear addition.

The interior was partially seen in 2013 and consists of rooms flanking a central dog-leg staircase with a decorative cast iron balustrade. There are some window shutters and some panelled timber doors.

The fragment of Balfour Castle is an approximately 17m tall, tapering round tower with a later monopitch slate roof. It is rubble with dressed stone to a variety of openings including arrow slits and there are string courses stepped over the openings. There are oval gunloops at the base and a later entrance to a vaulted basement. There is a fragment of a return wall to the northeast side.

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

Balfour Mains farmhouse is described in the New Statistical Account, written in 1842, as a “lately” building. The farmhouse is depicted on the 1st Edition Ordnance Survey map (surveyed 1862) as an L-plan structure attached to the round tower. The

current footprint of the building is largely as that shown on the 2nd Edition Ordnance Survey map (surveyed 1900), which shows an earlier porch to the southwest elevation and the single storey additions to the rear. The stonework detailing and the roof arrangement of the later 19th-century additions to the rear indicate that they were constructed at different times.

The New Statistical Account also states that the farmhouse was built from the remains of Balfour Castle, which was once the seat of the Ogilvies, a branch of the Airlie family. The only upstanding part of this early 16th-century castle is a tower about 17m tall, which has been incorporated into the south corner of the farmhouse. This tower probably stood at the southwest corner of the castle's courtyard, its vaulted basement being accessed down steps from the courtyard. The present entrance to the basement is a later insertion. The tower's monopitch roof is depicted in a drawing by MacGibbon et al, who described the roof as "old, but undoubtedly not the original one" (1887-91, p337).

The listing criteria state that the older a building is and the fewer of its type survive the more likely it is to present special interest. All buildings erected before 1840 which are of notable quality and survive predominantly in their original form have a strong case for listing. Farmhouses are not a rare building type and their selection will depend on their date and architectural interest as well as their contextual character.

Mid 19th-century farmhouses are not a rare building type and can be found across Scotland. From the mid 18th-century, improvements in agriculture led to the creation of larger farms, with the construction of new farmhouses and associated buildings. Balfour Mains Farmhouse is not an early example of a post-improvement farmhouse however, it is remarkable because it incorporates a 16th castle tower into its plan and the result is a striking and highly unusual design for a farmhouse. The stonework detailing is also of good quality to match the stonework of the earlier tower. A good deal of 19th-century detailing to the interior also remains.

The tower is of interest in its own right as a rare and well-preserved fragment of a late medieval castle, representing tangible evidence of the site's early origins.

Balfour Mains Farmhouse and Castle has particular interest as a very rare example of a 19th century farmhouse built onto the side of a 16th-century tower. This highly unusual approach has resulted in a structure with a development sequence spanning at least 450 years, combining two diverse architectural forms.

2.2 Architectural or Historic Interest

Interior

Although some traditional detailing is evident in the farmhouse interior, such as the stair balustrade, such detailing is typical for a building from the mid 19th-century.

Plan form

The footprint of the building is largely unaltered to that shown on the 2nd Edition Ordnance Survey map (surveyed 1900). In the farmhouse, the internal arrangement of rooms flanking a central staircase is not unusual for a building of this date and type and some subdivision has occurred. However, the incorporation of an earlier tower is extremely unusual.

Technological excellence or innovation, material or design quality

The farmhouse has some good stonework detailing, in particular the gablet dormerheads with finials and the squared and tooled quoins. This detailing is of a higher quality than standard farmhouses of this period which are typically 2-storey and harled rubble in construction. The stone is understood to have been salvaged from the ruinous castle which adds to the building's interest.

Setting

The farmhouse and tower has significant presence in the landscape because of its scale. The setting of the building has not changed significantly from that shown on the 2nd Edition Ordnance Survey map (surveyed 1900). The farmhouse retains garden ground to the southwest and a collection of farm buildings to the east, however these have been altered and extended. This setting adds to the interest of the farmhouse, which remains part of a coherent and readable agricultural complex. Balfour Mains is within the rural parish of Kingoldrum, an undulating landscape with farmland surrounding the village Kirkton of Kingoldrum.

Regional variations

Angus is predominantly a farming region and its rural landscape is characterised by agricultural holdings. 18th and 19th century farm buildings are a typical building type for the area. Not including Balfour Mains farmhouse, there are two purpose built farmhouses in the parish which are listed: Meikle Kenny Farmhouse (listed at B, LB11420) and Barnton Farmhouse (listed at C, LB11421).

The use of red sandstone in the construction of the farmhouse is also characteristic of Angus.

2.3 Close Historical Associations

There are no known associations with a person or event of national importance at present (2016).

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 a grouping of buildings*
- d. authenticity*

When working with the principles of listing Balfour Mains Farmhouse and Balfour Castle has particular interest under a and d.

a. Balfour Mains Farmhouse unusually incorporates a substantial fragment of an 16th century castle, representing the site's early origins.

d. The various phases of construction are clearly discernible from the fabric of the building and its plan form. The openings to the southwest (principal) elevation and the roofline are unaltered and the only notable change here is the replacement of the gabled porch with a larger addition.

4. Summary of Assessment Against the Listing Criteria**

Balfour farmhouse is a rare example of 3-storey farmhouse which unusually incorporates a substantial and well-preserved fragment of an early 16th-century castle, and the result is a striking and highly unusual design for a farmhouse. The stonework detailing of the farmhouse is also of good quality to match the stonework of the earlier tower and a good deal of 19th-century detailing to the interior also remains. It is a significant feature in the undulating agricultural landscape of rural Angus.

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/>

The 16th century tower is a well-preserved fragment of an early castle and is now a striking but subsidiary component of the farmhouse building. Category B denoting regional significance is considered to be the most appropriate category of listing.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 32359

Maps

Ordnance Survey (surveyed 1862, published 1865) Forfar Sheet XXXI.10 (Kingoldrum). 25 inch to the mile, 1st Edition. Southampton: Ordnance Survey.

Ordnance Survey (surveyed 1900, published 1902) Forfarshire, Sheet 031.10. 25 inch to the mile, 2nd Edition. Southampton: Ordnance Survey.

Printed Sources

Gifford, J. (2012) *The Buildings of Scotland: Dundee and Angus*. Yale University Press: London. p.578.

Jervise, A. (1861) *Memorials of Angus and the Mearns*. Edinburgh: Adam and Charles Black p.18-19.

MacGibbon D. and Ross, T (1887-92) *The Castellated and Domestic Architecture Of Scotland From The Twelfth To The Eighteenth Centuries*. Vol. 3 Edinburgh : David Douglas. pp. 337-8.

New Statistical Account (1842) Kingoldrum, County of Forfar. Vol.11. p.615.

Old Statistical Account (1791-99). *Kingoldrum, County of Forfar*. Vol.9. p.134.

Tranter, N (1962-70) *The Fortified House in Scotland*. Vol.4. Aberdeenshire, Angus & Kincardineshire. Edinburgh: Oliver & Boyd. pp.98-9.

Warden, A. J. (1880-5) *Angus or Forfarshire: the land and people, descriptive and historical*. Vol 4. Dundee. pp: 34-5.

* 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/what-is-listing/>