



## Case information

<b>Case ID</b>	300009251		
<b>File Reference</b>	HGH/B/GA/69		
<b>Name of Site</b>	Fairview, Inchgarth Road, Aberdeen,		
<b>Local Authority</b>	City of Aberdeen Council		
<b>National Grid Reference</b>	NJ 89773 02704		
<b>Designation No. (if any)</b>	LB15732		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	B
<b>Case Type</b>	Amendment		
<b>Received/Start Date</b>	2014 [Pitfodels Conservation Area Listing Review 2014-16]		
<b>Decision Date</b>	17/11/2016		

## 1. Decision

In our current state of knowledge, Fairview, Inchgarth Road, Aberdeen 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.

<b>Previous Statutory Address</b>	Fairview, Inchgarth Road [sic]
<b>Amended Statutory Address</b>	Fairview, including boundary wall and gatepiers and excluding single-storey and attic cottage to rear, Inchgarth Road, Aberdeen

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

This building was listed at category B on 16/04/1971. The building is located within the Pitfodels Conservation Area.

### 2.2 Development Proposals

There are no known development proposals.

### 3. Assessment

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#### 3.1 Assessment information

The listing of Fairview was reviewed as part of the Pitfodels Conservation Area Listing Review, 2014-2016. Fairview was visited on 03/12/2016 and the exterior of the building was seen from the public road.

#### 3.2 Assessment against designation criteria

The building was 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\***

**Fairview, including boundary wall and gatepiers and excluding single-storey and attic cottage to rear, Inchgarth Road, Aberdeen**

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### **1. Description**

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A single-storey, classical former Engine House by William Smith, built in 1864 for Aberdeen Water Works and now converted to residential use. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: the single-storey and attic cottage to the rear.

The former engine house is single storey and symmetrical with a full width pedimented gable on the entrance elevation. It is built of coursed, Aberdeen-bonded granite and has bull-faced quoins and a moulded cornice in the pediment. It has a base course, a band course and a cornice. The entrance elevation to the southeast has a central 2-leaf timber door with a 3-light fanlight and a consoled cornice above. The door is flanked by windows and there are two window openings in each side elevation.

The windows are predominantly a 4-pane glazing pattern in timber sash and case frames. The roof has grey slates, a tall central roof vent and gable chimney stacks.

A rubble boundary wall with triangular coping surrounds the property with pair of bull-faced, capped gatepiers to the east.

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

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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](http://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**

Fairview is marked on the 1<sup>st</sup> Edition Ordnance Survey Map, published in 1868, as the Engine House for Aberdeen Water Works. By the 2<sup>nd</sup> Edition Ordnance Survey Map, published in 1901, the building has increased in size and is marked as both St Devenick Cottage and Engine House (Aberdeen Water Works). It is probable that a cottage was added to the engine house as residential accommodation. In our current state of knowledge, this cottage addition to the rear of the former Engine House is not considered to be of special architectural interest because for its date it is of a standard design and it is proposed to be excluded from the listing. The former engine

house has been converted into residential accommodation, although the date of this work is currently unknown.

During the first half of the 19<sup>th</sup> century the population in Aberdeen increased, as was the case in other Scottish cities. In response to the demand for more clean water, engineers looked to provide new and better water supplies. The most ambitious at the time was the Loch Katrine scheme which provided 230 million gallons of water a day for the city of Glasgow and was opened in 1859. Edinburgh also increased its supply during the 19<sup>th</sup> century with a network of reservoirs in the south of the city, including Glencorse dating from the 1820s and the Moorfoot reservoirs dating from the 1870s. The Aberdeen scheme was smaller than both of these.

Around 1855, James Simpson, a civil engineer from London, was asked to advise on a new water system for Aberdeen. In 1864, work began on the new system which took water to the city from Cairnton, near Banchory and which ended at a reservoir at Mannofield, close to the city centre. Aberdeen Water Works were formally opened in 1866 by Queen Victoria. It included the treatment plant at Invercannie to the west of the city which is described by Paxton in his book 'Civil Engineering Heritage. Scotland Highland and Islands' as having been '....hailed as the jewel in the crown of engineering success.' The system was expanded during the remainder of the 19<sup>th</sup> century and into the 20<sup>th</sup>, as the population of the city increased and adaptations had to be made.

Dating from 1864, this former engine house on Inchgarth Road is one of the first buildings to be built for Aberdeen Water Works and in our current state of knowledge, is one of only a few buildings surviving from this early period of the water works development. A later pumping station was built in Cults, to the north of this one in the 1920s. The classical detailing at Fairview is particularly good and it is a distinctive building in the street. This is described in more detail below.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior has not been seen and has not been taken into account in this assessment. As the building has been converted into a residential property it is likely that any machinery used in the original engine house no longer exists.

### ***Plan form***

The rectangular plan form is standard for an engine house at a water works.

### ***Technological excellence or innovation, material or design quality***

In terms of design quality, the classical form used for the building is not unique, but the stonework details are of a good quality and demonstrates the thought that has gone into the designing of this small industrial building. The consoled cornice above the door is a particularly prominent feature of the property and together with the pediment and the simple band course, it gives a sense of status and gravitas to the building. This would have added to the perceived importance of the new water system when the building was built. The entrance (southwest) elevation is largely unaltered

Decorative architectural features for water works buildings is not unusual, as water works companies in other parts of Scotland often used decorative techniques in their buildings. At the former Glasgow Corporation Water Works, which brought water from Loch Katrine in Stirlingshire to Glasgow, and which dates from 1856 onwards, even simple rural valve houses had bull-faced stonework, pedimented roofs and overhanging eaves. (See Blane Valley Valve House, listed at category B, LB51146 and Duchray Valley Valve House, listed at category B, LB4154.) In Edinburgh, the pump house at Fairmilehead (listed at category B, LB45834) although later in date at 1910, is pedimented with decorative details around the doors and windows. Other decorative features can be seen in the castellated features of the Dundee Water Company's reservoir at Stobsmuir (listed at category B, LB25141). Whilst the classical details on Fairview are typical of decorative techniques used at water works' buildings, they are of a good quality.

William Smith (1817-1891) was an Aberdeen architect who went into partnership with his father, John Smith in 1845 and succeeded him in the post of Superintendent of the Town's Works in 1852. William was responsible for a number of prominent buildings in and around Aberdeen, including churches, schools, private houses and the new castle at Balmoral, (listed at category A, LB51460). A number of his buildings are listed, including Trinity Hall on Union Street in Aberdeen (listed at category B, LB20527)

### ***Setting***

Fairview is set slightly back from the public road on a corner site, surrounded by its boundary wall and overlooking the River Dee to the south. Its classical details set it apart from other, later buildings on the road, the majority of which are purpose-built residential dwellings.

### ***Regional variations***

The Aberdeen-banded granite is a distinctive building technique seen in many buildings in the northeast of Scotland.

## **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

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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 Fairview has particular interest under a and d.

- a. Fairview is a former engine house that was one of the first buildings to be built for Aberdeen Water Works and has good classical detailing.
- d. the original rectangular plan engine house retains its roofline and a largely unaltered entrance elevation.

## **4. Summary of Assessment Against the Listing Criteria\*\***

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This 1864 former Engine House is one of the first buildings to be built for Aberdeen Water Works and is one of only a few buildings surviving from this early period of the water works development. Designed by the Aberdeen architect William Smith this small industrial building is distinguished by its good classical decorative features and the entrance (southwest) elevation is largely unaltered. The building is situated on a prominent corner site and it is an unusual and significant building on a street that is characterised by 20<sup>th</sup> century houses.

Fairview is considered to meet the listing criteria.

The single-storey and attic cottage attached to the northeast is not considered to be of special interest in listing terms at the time of the review (2016) and is proposed to be excluded from the listing.

## **5. Category of Listing**

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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/>

Category C is for buildings of local importance; lesser examples of any period, style or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. The interest of Fairview is as a surviving example of an early building associated with Aberdeen Water Works. The building has been converted into residential accommodation with the likely resultant loss of its internal machinery. It has also been extended with the addition of a single-storey and attic cottage. In comparison to other waterworks structures in other parts of Scotland, there are no associated water works buildings or structures at Fairview. On balance its interest in listing terms is considered to be of local importance and therefore category C is the most appropriate category of listing.

## **6. Other Information**

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N/A

## **7. References**

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Canmore: <http://canmore.org.uk/> CANMORE ID 134436

## Maps

Ordnance Survey (Surveyed 1865, Published 1868) Kincardine Sheet III.8. 25 Inches to the Mile. 1<sup>st</sup> Edition. Southampton: Ordnance Survey.

Ordnance Survey (Surveyed 1899, Published 1901) Aberdeenshire Sheet 086.01. 25 Inches to the Mile. 2<sup>nd</sup> Edition. Southampton: Ordnance Survey.

## Printed Sources

Brogden, W. A. (1998) *Aberdeen, An Illustrated Architectural Guide*. Edinburgh: The Rutland Press. p.171.

Fraser, G.M. (1921) *The Old Deeside Road*. Aberdeen: The University Press. p.37.

Fraser, W. H. and Lee, C.H. (eds) (2000) *Aberdeen 1800-2000, A New History*. East Linton: Tuckwell Press. p.240-1.

Paxton, R. and Shipway, J (2007) *Civil Engineering Heritage. Scotland Highland and Islands*. London: Thomas Telford. p.80-81.

Sharples, J., Walker, D. and Woodworth, A. (2015) *The Buildings of Scotland: Aberdeenshire: South and Aberdeen*. New Haven and London: Yale University Press. p.281.

## Online Sources

Dictionary of Scottish Architects. William Smith II at [http://www.scottisharchitects.org.uk/architect\\_full.php?id=201859](http://www.scottisharchitects.org.uk/architect_full.php?id=201859) (accessed 01/04/2015).

Reservoirs of Edinburgh  
<https://www.capitalcollections.org.uk/index.php?a=ViewItem&i=30601&WINID=1475763840135> (accessed 06/10/2016).

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\* 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/>