



Case information

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| Case ID | 300017913 | | |
| File Reference | HGH/B/LA/515 | | |
| Name of Site | Craigiehall Doocot, Craigiehall, South Queensferry | | |
| Local Authority | City of Edinburgh Council | | |
| National Grid Reference | NT16589 75460 | | |
| Designation No. (if any) | LB5560 | | |
| Designation Type | Listed Building | Current Category of Listing | B |
| Case Type | Amendment | | |
| Received/Start Date | 2016 [Craigiehall Barracks Listing Review, 2016] | | |
| Decision Date | 12/12/2016 | | |

1. Decision

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

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| Previous Statutory Address | Craigiehall, Dovecot |
| Amended Statutory Address | Craigiehall Doocot, Craigiehall, South Queensferry |

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 30/01/1981.

The building is located within Craigiehall Inventory Garden and Designed Landscape (GDL00113)

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

Craigiehall Doocot was considered for amendment as part of the Craigiehall Barracks Listing Review Project, 2016. Only buildings which are in the current ownership of the Defence Infrastructure Organisation (DIO) were reviewed as part of this project.

Craigiehall Doocot was visited on 28/01/2016 and 30/03/2016.

The exterior and interior were seen.

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*

Craigiehall Doocot, Craigiehall, South Queensferry

1. Description

A single chamber, rectangular-plan lectern doocot (dovecot, or pigeon-house), dated 1672, which is currently roofless and with some loss of material at wallhead (2016). The building is of rubble sandstone and has a rat course running round all elevations. The south elevation has a central boarded door, a central flight ledge above the rat course and bracket skewputts. The west elevation has a central blocked oculus above the rat course.

The interior was seen in 2016. There are around 600 nesting boxes, extending from floor to ceiling on all sides of the chamber.

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

The doocot at Craigiehall is dated 1672 on the west skewputt. The doocot is one of a number of buildings which form Craigiehall estate, and it predates the current Craigiehall House, (erected by William Bruce in 1695-7, (LB45432)). Innes (1994) suggests that the doocot was most likely built by John Fairholm, who owned the estate between 1655 and 1690. It is one of only two structures on the site which predate the current house – the other is the 17th century obelisk sundial to the east of the house (LB5559).

The doocot is shown on the 1st Edition Ordnance Survey map, published in 1856.

The current Craigiehall estate dates mainly to the construction of Craigiehall House, completed in 1699, by Sir William Bruce for Sophia, Countess of Annandale and her husband, William, Earl of Annandale. There had been an earlier tower house on the estate which was replaced with the current house.

The Earl of Annandale’s son James took over the estate in 1715. In 1741, the estate was bought by the Hope-Weir family, who were connected to the estate through the marriage of the Earl of Annandale’s daughter, Lady Henrietta Johnstone to Charles Hope, 1st Earl of Hopetoun. The Hon Charles Hope (later Hope-Weir) had

completed a Grand Tour of France and Italy with Robert Adam. On his return in 1754-5, he had ideas for some improvement at Craigiehall, particularly in the grounds, gathered from this Grand Tour. He planted trees along the River Almond and constructed Craigiehall Temple (1759, LB26928), Craigiehall Bridge (1757, LB5563), the Grotto and Bath house (circa 1755-60, LB5562) and an ornamental lake, around 1760.

Craigiehall was sold in 1933 to the 5th Earl of Roseberry, who owned the neighbouring Dalmeny estate and who bought it for his son. His son was killed in 1917 and the estate was eventually let in 1926 to James Morton, who was a textile merchant in Edinburgh. The house became a hotel and country club in 1933. Following requisitioning by the Army in 1939 it was bought by them in 1951.

A sketch of 1913 by George Fothergill, shows the Craigiehall doocot as having a pyramidal roof with a lantern with flight holes for the birds at its centre. It is not clear if this pyramidal roof was original, or if the doocot had the more usual, sloping monopitch roof. Sloping roofs were generally facing south and this would be consistent with the south orientation of the structure. Robertson (1945) notes that the skewputts on the south elevation suggest crow-stepped gables, which would again imply that the doocot originally had a monopitch roof.

The earliest surviving doocots or pigeon-houses in Scotland date from the 16th century. Doocots provided shelter, protection from vermin and nesting facilities for pigeons. These distinctive structures, found principally on monastic establishments and estates with large households, provided a welcome and easily caught source of meat, particularly in the winter months, while the accumulated manure was a rich fertiliser for the land. They are most common in arable areas which could provide sufficient food for the pigeons and are therefore more prevalent in the east of Scotland.

The early doocots were in a circular, or 'beehive' design, and this was superseded by the lectern form as seen here, so named on account of its characteristic sloping monopitch roof. This shape was first introduced in the late 16th century and became the dominant form of doocot in the 17th and 18th centuries. The shape allowed more nesting chambers to be accommodated and the lean-to roof faced south so that the birds could sit in the sun, whilst being protected from the north wind by the high back wall. The design is very uncommon outside of Scotland. The rat course prevented rats and other predators from accessing the flight holes and also served as a preening ledge for the birds.

Notable 17th century lectern doocots that survive in Scotland include those at the Hermitage, Edinburgh (LB27413) and Gilmerton Road, Edinburgh, (LB28140). The majority of surviving examples, however, date to the 18th century.

Doocots largely ceased to be built after the mid-19th century when the need for them diminished, although a few decorative examples were constructed in the Edwardian period.

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. Doocots are an important building type as they tell us much about our agricultural and domestic history and they are often prominent landscape features. Craigiehall doocot is an early, surviving example of its building type which has retained a number of features characteristic of its 17th century date.

2.2 Architectural or Historic Interest

Interior

The retention of the majority of the internal nesting boxes is of interest, as these often do not survive. Robertson (1945) describes a stone flue around the floor of the doocot, and perhaps the doocot was used as a forcing house for plants in the past. This stone flue was not seen at the time of the visit in 2016.

Plan form

The rectangular-plan form of a lectern type doocot was the most common plan-form in the 17th and 18th centuries and is typical of Scottish doocots of this date.

Technological excellence or innovation, material or design quality

Rubble sandstone was a typical material used for doocots as they most usually used local stone. The loss of the roof and part of the stonework to wallhead of the Craigiehall doocot has affected its appearance and we cannot be certain of its original form, as discussed above. It retains a number of typical features including the rat courses and flight ledge.

Setting

The doocot stands on an open grassy area to the northwest of Craigiehall House. It is visible from the house and is part of a group of associated estate structures which, although affected by later development, still visually conforms to innovative late 17th and 18th century ideals in landscape design. The building is one of a number of estate buildings associated with the house including the walled garden, the former stable court, two sundials, and a grotto and is an important part of this wider estate.

The majority of the estate to the north and northeast has been taken up by the various additional buildings constructed for the military headquarters since the 1950s.

Regional variations

Doocots are typically found in estate landscapes and predominate in the east of Scotland because of their association with arable farming.

2.3 Close Historical Associations

None known at present.

The 2nd Earl of Annandale, and later the Hope-Weir family are closely associated with Craigiehall.

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 Craigiehall Doocot has particular interest under a, b, c and d.

- a. The doocot at Craigiehall is a rare surviving example of its building type.
- b. This doocot forms part of a wider estate group of buildings around Craigiehall House and makes an important contribution to this architecturally significant group.
- c. Other contemporary and near-contemporary estate buildings which are also listed and are located within the former policies add to the special interest of the doocot. These include Craigiehall (LB45432), Grotto (LB5562), Grotto Bridge (LB5562), Stable Court (LB5561), Sundials (LB5559) and the Walled Garden (LB45433).
- d. The doocot has lost some of its 17th century fabric, but retains the majority of its internal nesting boxes and some characteristic external features, such as its rat course.

4. Summary of Assessment Against the Listing Criteria**

The 17th century doocot at Craigiehall is a rare surviving and early example of its building type and retains many of the characteristics of the classic lectern doocot type and still includes a number of nesting boxes. Surviving and intact examples of doocots dating before the 18th century are rare. The building still forms an integral part of 17th and 18th century designed landscape and is one of the earliest remaining components of the Craigiehall estate as it predates the current house.

In our current state of knowledge it is considered 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 doocot at Craigiehall dates to 1672, but no longer has a roof and the original form is uncertain. While it is an early and rare surviving building, category B is considered to be the most appropriate category in view of its later alterations.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 50407

Maps

Ordnance Survey, (Surveyed 1854-5, Published 1856) Linlithgowshire Sheet 7. 6 Inches to the Mile map. 1st Edition. Southampton: Ordnance Survey.

Printed Sources

Gifford, J. et al. (1988) *The Buildings of Scotland: Edinburgh*. London: Penguin Books. p.592.

Innes, C.B. (1996) *Craigiehall: the story of a fine Scots country house*. Typescript.

Robertson, A.N. (1945) Dovecotes in and around Edinburgh. *Book of the Old Edinburgh Club*, Vol XXV, p.192.

* 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/>