



## Case information

|                                 |                                    |                                    |   |
|---------------------------------|------------------------------------|------------------------------------|---|
| <b>Case ID</b>                  | 300018597                          |                                    |   |
| <b>File Reference</b>           | HGH/B/TA/183                       |                                    |   |
| <b>Name of Site</b>             | Kirkton Farm Building, Inverkeilor |                                    |   |
| <b>Local Authority</b>          | Angus Council                      |                                    |   |
| <b>National Grid Reference</b>  | NO 66572 49487                     |                                    |   |
| <b>Designation No. (if any)</b> | 11300                              |                                    |   |
| <b>Designation Type</b>         | Listed Building                    | <b>Current Category of Listing</b> | C |
| <b>Case Type</b>                | Removal                            |                                    |   |
| <b>Received/Start Date</b>      | 17/10/2016                         |                                    |   |
| <b>Decision Date</b>            | 22/02/2017                         |                                    |   |

## 1. Decision

In our current state of knowledge, Kirkton Farm Building no longer meets the criteria for listing. The building has been removed from the list (delisted).

|                                   |                       |
|-----------------------------------|-----------------------|
| <b>Previous Statutory Address</b> | Kirkton Farm Building |
|-----------------------------------|-----------------------|

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

This building was listed at category C on 15/01/1980. There is no other known review of this building.

### 2.2 Development Proposals

There are known planning applications and consents associated with this site: 14/00491/FUL Conversion, Change of Use & Alterations to Existing Derelict Unused Steading Building to form 5 Dwelling houses (application approved on 15/08/2014)

14/00493/LBC Alterations to form a dwelling house (application approved on 13/08/2014).

### 3. Assessment

---

#### 3.1 Assessment information

Kirkton Farm Building was visited on 21/12/2016.

The exterior and interior were seen. The rest of the Kirkton Farm steading complex was seen but not reviewed as part of this assessment.

#### 3.2 Assessment against designation criteria

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

The building was found to no longer meet the criteria for listing.

*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/>

#### 3.3 Other considerations

Angus Council has not objected to the consideration of this delisting proposal. In this case, we will proceed with the review of the building while there are active planning issues.

---

### Elizabeth McCrone

Head of Designations  
Heritage Directorate  
Historic Environment Scotland

|                |  |
|----------------|--|
| <b>Contact</b> | Devon DeCelles<br>devon.decelles@hes.scot, 0131 668 0320 |
|----------------|--|

## **ANNEX A – Assessment Against the Listing Criteria\***

### **Kirkton Farm Building, Inverkeilor**

---

## **1. Description**

---

A single-storey rectangular plan steading range, with skewputt dated to 1771 at the northwest gable, extending down a slightly sloping site and directly abutting the road at the lower, northwest end.

The building is constructed of roughly coursed sandstone rubble and is in two parts. The lower section to the northwest is roofless, and is attached to a smaller gabled and slated section upslope to the southeast with stone copes to the ridge. There are straight skews and scrolled skewputts to the gables. There are some blocked openings evident to the northwest and southwest elevations.

## **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](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**

The farm building was probably built in 1771, as indicated by the inscription on the skewputt to the northeast gable. This was a period of significant improvement in farming practices across Scotland, when many farmhouses and associated agricultural buildings were constructed. It lies in Inverkeilor, a small village occupied predominantly by weavers and agricultural workers in the late 18<sup>th</sup> century (Statistical Account of 1791-99). The Ordnance Survey Name Book for the parish of Forfar indicates that in the mid-19<sup>th</sup> century Kirkton was a ‘good farm steading the property of the Earl of Dalhousie’.

All buildings erected before 1840 which are of notable quality and survive predominantly in their original form have a strong case for consideration for listing. While farmhouses and associated steadings are a prolific building type, those associated with the introduction of early and improving farming practice (from roughly mid-18<sup>th</sup> to the mid-19<sup>th</sup> centuries), which demonstrate quality of design and construction and which remain to a greater or lesser degree in their original form, including their setting, may have interest in listing terms.

Kirkton Farm Building is a relatively early example, but there has been incremental change and a significant loss of fabric. The longer northwest part of the building is roofless and its northeast wall is incomplete. There is a wide, full-height aperture edged mostly in brick at the northwest end of this wall, and another wide gap in the same wall to the southeast with unfinished margins. The lack of interest to the interior of the building, and the extent of the loss of fabric means that the building cannot be considered of interest in listing terms when assessing 'age and rarity'.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior was seen in 2016. There is little remaining fabric apart from the external walls of the building. A trough in the northwest section appears to have been propped against the wall at a relatively late date.

### ***Plan form***

The building is rectangular in plan form, a typical shape for an agricultural building.

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

The design and construction of Kirkton Farm Building was typical for its late-18<sup>th</sup> date and building type. The building has now lost its roof and most internal fabric and wide apertures have been knocked through the northeast wall. This has had an impact on the historic character of this simple, traditional building type, and in turn has affected its architectural authenticity.

### ***Setting***

The building is on the east of the small rural village of Inverkeilor. It had a semi-rural setting when it was first constructed. This setting has changed in recent years with the construction of modern housing in close proximity to the building to the south and southwest.

### ***Regional variations***

There are no known regional variations.

## **2.3 Close Historical Associations**

There are no known associations with a person or event of national importance at present (2017).

## **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 Kirkton Farm Building has no particular interest under a, b, c, or d.

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

Kirkton Farm building is an example of a prolific building type in Scotland. Although it is of relatively early date, there has been extensive loss of fabric, particularly to the roof, northeast wall, and interior. This has had a significant impact on the character and appearance of the building and it is no longer considered to be of special interest in listing terms.

In our current state of knowledge it is not 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/>

N/A

## 6. Other Information

N/A

## 7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 35417

### Maps

Ordnance Survey (surveyed 1859, published 1865). Forfar Sheet XL.8 (Inverkeilor). 1<sup>st</sup> Edition. 25 inch to the mile. Southampton: Ordnance Survey.

### Printed Sources

Statistical Account of 1791-99 vol.3 p280-286: Inverkeilor, County of Forfar. Rev John Carnegie.

New Statistical Account of 1834-45 vol.11 pp239-244: Parish of Inverkeilor, County of Forfar. Rev. Alexander Carnegie.

Ordnance Survey Name Book, Forfarshire (Angus), 1857-1861, Volume 51. OS1/14/51/11

\* 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/>