

Case information

Case ID	300009143
File Reference	HGH/B/TC/199
Name of Site	Port An Eilean including garden wall and terracing, excluding former laundry and stable building to the northwest, Strathtummel, Pitlochry

Local Authority	Perth and Kinross		
National Grid Reference	NN 81102 59163		
Designation No. (if any)	N/A		
Designation Type	Listed Building	Current Category of Listing	N/A
Case Type	Designation		

Received/Start Date	09/12/2014
Decision Date	19/10/2015

1. Proposed Decision/Decision [delete as appropriate]

In our current state of knowledge, Port An Eilean is considered to meet the criteria for listing at category C.

Proposed Statutory address	Port An Eilean including garden wall and terracing, excluding former laundry and stable building to the northwest, Strathtummel, Pitlochry
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2. Designation Background and Development Proposals

2.1 Designation Background

The parish of Blair Atholl, where this building is located, has not been resurveyed. There is no known previous review of this building.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

Port An Eilean was visited on 25 February 2015. The former laundry and stables were also visited. The interiors were seen and a photographic survey of both the exterior and the interior of the buildings was undertaken.

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 found in the Scottish Historic Environment Policy (SHEP), pp. 71-85. <http://www.historic-scotland.gov.uk/shep-dec2011.pdf>

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ANNEX A – Assessment Against the Listing Criteria*

Port An Eilean including garden wall and terracing, excluding former laundry and stable building to the northwest, Strathtummel, Pitlochry

1. Description

Andrew Heiton Junior and Thomas Arthur Heiton, 1868; service wing extension to northwest (rear) before 1898. 2-storey and attic, 7-bay irregular plan Italianate multi-gabled former sporting lodge (used for fishing) situated on an elevated position in extensive grounds overlooking a terraced garden to the south with Loch Tummel beyond. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: former laundry and stable building to the northwest.

The lodge has a prominent square-plan and pitched roof tower, arched entrance porch and a variety of decorative features including a metal window balcony and columned mullions. The house is constructed of coursed sandstone rubble with ashlar dressings and quoins and has moulded architraves. There are decorative solum vents, a ground floor cill course, and a string course to the first floor. There are blind bull's eye windows to projecting gables.

There are timber sash and case windows, those at the first floor are predominantly round-arched with 4-pane glazing. The gabled slate roofs have timber bargeboarding and decorative purlins and paired bracketed eaves. There are timber eaves with the Duke of Atholl insignia in a round crest interspersed along the eaves course. There are multiple corniced and shouldered end and ridge stacks with lead flashings, and cast iron decorative hoppers and downpipes.

The interior was seen in 2015. There is a mid-19th century decorative interior with a timber imperial staircase to the central hall. There is well detailed timber and plaster work throughout the building, with particularly fine treatment to the public rooms at the ground floor. The entrance hall has a decorative encaustic tile floor and timber panelling. There are decorative chimneypieces, some of marble and some with overmantels throughout the house. There is a dogleg, curved service stair to the west, with decorative metal railings. There is a small barrel vaulted cellar.

There is a U-plan coped coursed rubble garden wall to the south of the house dating to 1868 partially enclosing a terraced garden from the north with open views towards loch. There is a single storey, rectangular-plan, coursed rubble, gabled roof with stone coping former store attached to the west. The terraced garden is the remnant of a larger garden that existed before the 1950s, prior to the introduction of a hydro-electric power scheme to Loch Tummel.

2. Assessment Against the Listing Criteria (SHEP, 2011) pp74-75

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

Port An Eilean house is known to have been built around 1868 as a fishing lodge for the 7th Duke of Atholl by brother architects Andrew Heiton Junior and Thomas Arthur Heiton. Historically, the Dukes of Atholl owned the estate holdings at the western end of Loch Tummel.

The earliest reference to a building on this site dates to the late 18th century. A smallholding, known as 'Portnellan', is shown on James Stobie's 1783 map of the Counties of Perth and Clackmannan. John Thompson's map of 1827, the Atlas of Scotland, also features 'Portnellan' as a smallholding along Loch Tummel. The former laundry and stable building, located separately, to the northwest of the house, may possibly be the earlier farmhouse referred to in this map; it was converted to ancillary accommodation for the fishing lodge in around 1868.

The present lodge building has the same footprint as first appeared on the 1st Edition Ordnance Survey map (surveyed in 1861, published in 1867, and known as Portnellain House) and is shown, as extended, on the 2nd Edition Ordnance Survey map (surveyed in 1898, published 1900).

In the 20th century, Port An Eilean house was sold and converted to a hotel and eventually converted back to a private residence as it used is today.

The former laundry and stable building has been converted to holiday accommodation.

In the 1950s, the Loch Tummel hydro-electric power scheme was introduced at the west end of the loch, and the shore line was flooded as a result. The gardens and terracing at Port An Eilean were partially submerged, however the north terrace and remaining U-plan shape of the walled garden survive. The full extent of the garden is visible on the 1st Edition Ordnance Survey map (surveyed 1861, published 1867).

Sporting lodges are a building type characteristic of mid to late 19th century Scotland and in particular the Highlands. The construction of sporting lodges on Highland estates became more common following improved road links and after the arrival of the railway from the 1840s onward. This increased the viability of travel to Scotland, and later, by rail to the north of Scotland made the Highlands a fashionable place to holiday and hunting sports in particular were popular. The influence of Queen Victoria in making Scotland a desirable place to holiday was also a major influence on the construction of sporting lodges. Queen Victoria first holidayed on the Balmoral Estate in 1848 and Balmoral itself was reconstructed between 1852-56. (See close historical association).

The first sporting lodges began to appear immediately after Balmoral was reconstructed in 1852-56. Examples include Lochmore Lodge (1851-52) on the Reay Forest Estate in Sutherland, listed at category C; and Gobernuisgach Lodge (dated

1845-46), also on the Reay Forest Estate, listed at category B (see separate listings).

The building of sporting lodges (for shooting and fishing) in Scotland became more common towards the end of the 19th century, other contemporary lodges constructed in Perth and Kinross can be seen on the Kippen Estate at Kippen House, also by Andrew Heiton Jr, and listed at category B. The Dukes of Atholl had constructed a shooting lodge, Riechip, near Blair Atholl at Dunkeld and it was constructed before 1861.

Sporting lodges continued to be built until the end of the 19th century and the early 20th century across the north of Scotland to cater to the ever increasing interest in fishing and shooting. In design terms, these buildings were typically plain, often lacking architectural detailing and built on a large scale to accommodate significant parties of guests. Those which are considered special in listing terms will demonstrate some degree of special architectural interest in elevational composition, detailing and in plan form and which may also have an interior scheme of notable quality. Listed examples include Forest Lodge at Nethy Bridge; Hope Lodge, Durness; Balnacoil Lodge and Lochdu Lodge (all currently listed at category B).

While Port An Eilean is not among the earliest sporting estate lodges, it appears within the first wave of lodges being built, and is a building type strongly associated with the Highlands. Built for the 7th Duke of Atholl, it stands out for its architectural detailing and combines fashionable country house architecture with a large and practical plan form. It is a good example of this building type for its 1868 date. It has good architectural and decorative features, including the unusual addition of an Italianate tower, in keeping with contemporary suburban architectural design, (see below) and it has been little altered internally and externally.

2.2 Architectural or Historic Interest

Interior

Port An Eilean has good 19th century decorative interior incorporating a high quality ornate carved fireplace to the entrance hall which is dated 1868.

The interior was remodelled circa 2008, when some rooms were partially altered to form en-suite bathrooms. Many existing 19th century architectural features have been retained and the mid-19th century scheme is largely intact.

Plan form

The irregular plan form made up of rectangular blocks is typical of large 19th century sporting lodges. Internally, the plan-form is typical for its date with principal rooms to the ground floor, a central staircase flanked by rooms, and a smaller staircase to the attic.

Technological excellence or innovation, material or design quality

Port An Eilean is a good example of a house with definite architectural distinction not only because of its material quality but for its prominent and distinct tower. The tower is a less common architectural detail in the context of sporting lodge buildings – a feature more common to villa architecture – and it adds to the architectural and

design interest in listing terms. There is the influence of suburban and small country house architecture here and Andrew Heiton Jr was aware of this type of design as can be seen from his near contemporary Seggie House (category C).

The material quality of the house is of high standard, with the use of local stone and including good stone detailing throughout adding further interest in listing terms.

Thomas Arthur Heiton was the son of Perth architect Andrew Heiton Senior and the younger brother of Andrew Heiton Junior who was the pupil of William Burn and David Bryce. Thomas Arthur joined his brother in his father's practice after 1848 and was trained by him. By the 1850s, the Heitons had developed a large country house and suburban house practice, and by 1865 there was so much work in hand in Dundee that a branch office was established there. Andrew Heiton Junior died on 3 March 1894 and his brother Thomas died in Perth on 19 June 1881.

Examples of the Heiton brothers' previous ambitious design work can be seen at Cloan House (1855) designed by father and son, A & A Heiton, and listed at category B, in the Franco-Scottish chateau style. The Italianate tower seen at Port An Eilean is a suburban flourish appearing around this date in other work by the Heitons: Seggie House of 1860-70 (listed at category C) or Westwood House in Fife (listed at category B) of 1865. These houses were also designed as Italianate mansions and give the impression of a suburban merchant's villa that has been transported to the Scottish countryside.

Setting

This former fishing lodge is situated within its own grounds and its lochside setting is typical for its intended sporting function. The lodge therefore retains much of its secluded setting.

Regional variations

There are no apparent regional variations in the style and design of the property here, however shooting and fishing lodges are a building type typical of the north of Scotland for access to hunting, fishing and shooting on extensive private estates. This building type became an increasingly important part of the area's economy from the mid-19th century.

2.3 Close Historical Associations

There are no direct nationally important associations with Port An Eilean.

The building was constructed for the 7th Duke of Atholl as his fishing lodge. Historically the Dukes of Atholl had some connections to Queen Victoria and Loch Tummel was said to have been her favourite spot on the route to Balmoral. When she visited Blair Castle in 1844 the Queen was so impressed with the guard provided by the Atholl Highlanders regiment that she granted them the right to bear arms. The Atholl Highlanders are not part of the British Army, so therefore have no official military role, but they remain the only private army in the UK recognised by law.

3. Working with the Principles of Listing (SHEP 2011, p76)

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 Port An Eilean has particular interest under a and d.

- a. It is a good and distinct example of a former sporting lodge which is now in use as a private house.
- d. The building is largely unchanged since the time of construction, with most 19th architectural features intact.

4. Summary of Assessment Against the Listing Criteria**

Port An Eilean was designed by Andrew Heiton Junior and Thomas Arthur Heiton. Dating from 1868 it is a good example of a fishing lodge, constructed during the first wave of sporting lodge building across the Highlands following Queen Victoria's rebuilding of Balmoral into her Highland estate. It is a by a prominent local architectural practice in the Italianate style which largely retains its intended design, including its interior. The building also retains a number of the distinguishing architectural features such as its distinctive tower and entrance.

In our current state of knowledge Port An Eilean 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: www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing

Port An Eilean has been altered by a later addition to the northwest, and the interior has been partly modernised, however on balance the building appears largely as it has done since the late 19th century. Port An Eilean's interest in listing terms is considered to be a good example of its building type and of local significance.

It is proposed to add this building to the list at category C.

6. Other Information

N/A

7. References

Royal Commission on the Ancient and Historical Monuments of Scotland:
<http://www.rcahms.gov.uk/canmore.html> CANMORE ID 345623

Dictionary of Scottish Architects
http://www.scottisharchitects.org.uk/building_full.php?id=205805

Stobie, James (1783) Map of the Counties of Perth and Clackmannan. London.

John Thomson (1827) Atlas of Scotland. Edinburgh

Ordnance Survey (surveyed 1861, published 1857) Perthshire, Sheet XXIX. 6 inches to the mile. 1st Edition. London: Ordnance Survey.

Ordnance Survey (surveyed 1898, published 1900) Perth and Clackmannanshire, Sheet XXIXSE. 6 inches to the mile. 2nd Edition. London: Ordnance Survey.

Date of Assessment	18/08/2015
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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 www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist