

Case information

Case ID	300009298
File Reference	HGH/B/DB/50
Name of Site	The Old Rectory (former All Saints Episcopal Church rectory) including boundary walls and gatepiers, and excluding single storey shed to external service court wall, Challoch, Newton Stewart

Local Authority	Dumfries and Galloway Council		
National Grid Reference	NX 38517 67429		
Designation No. (if any)	LB19191		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Removal		

Received/Start Date	12/01/2015
Decision Date	12/01/2016

1. Decision

In our current state of knowledge, the Old Rectory at Challoch continues to meet the criteria for listing. The statutory listing address and the listed building record has been amended. The category of listing has changed from B to C.

Current Statutory Address	Challoch, All Saints Church Manse with retaining walls and gatepiers
Proposed Statutory Address	The Old Rectory (former All Saints Episcopal Church rectory) including boundary walls and gatepiers, and excluding single storey shed to external service court wall, Challoch, Newton Stewart

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 30 January 1991. Penninghame Parish where this building is located was resurveyed in 1991. There is no known review of this building since the resurvey of the parish in 1991. No other review of this building is known.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

The Old Rectory at Challoch was visited and the exterior and interior of buildings were seen on 27 February 2015.

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*

The Old Rectory (former All Saints Episcopal Church rectory) including boundary walls and gatepiers, and excluding single storey shed to external service court wall, Challoch, Newton Stewart

1. Description

1874. Simple 2-storey gabled rectory with 2-storey wing at rear and lower single storey outbuildings at right angles, forming service court. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following is proposed to be excluded from the listing: the circa 1900-1920 lean-to brick shed with corrugated iron roof, located to the exterior of southwest wall of service court.

Squared and snecked whinstone, with buff sandstone ashlar dressings. Base course, chamfered reveals; stone mullions; segmental lintels at 1st floor. Stone finials. 3-bay entrance elevation with segmentally arched door at centre, flanked with capitalled nook-shafts. Plate glass fanlight above 2-leaf door; bipartite windows at ground to left and in advanced gabled outer bay to right, at ground and 1st floor. Gabled dormerheads to 1st floor windows breaking eaves at centre and to left, with trefoil motif at apex in gabled bays. 2-bay side elevations, each with slightly advanced gabled bay; canted window at ground to advanced bay of the south elevation. Predominantly modern glazing. Grey slated roof, with ashlar coped skews and corniced ashlar stacks.

The interior was seen in 2015 and has some decorative mantelpieces and corncicing comprising floral, leaves and grapes motifs. This detailing is predominantly to the principal rooms and includes a marble mantelpiece to the drawing room. Dentilled cornice to entrance hall and some plain cornices to other rooms at ground floor. Ceilings coombed and plain corniced at first floor. Fireplace openings, some now boarded up, are predominantly intact. Most window shutters are intact. Panelled doors. Timber dog-leg principal stair with decorative twisted barley timber balustrade and timber handrail. Simple timber dog-leg stair to rear hall provides access to a two room flat in service wing.

The boundary walls are made of coursed whinstone rubble with gablet coping. Ashlar gatepiers have gablet caps and trefoil motifs.

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

The former rectory, dating to 1874, is located approximately 4 miles north of Newton Stewart in the hamlet of Challoch. It previously served as the residence for the rector at the adjacent All Saints Episcopal church (see separate listing), which was constructed as a private chapel for Edward James Stopford-Blair of nearby Penninghame House, with the rectory constructed soon after. The church dates to 1871-2, and the rectory dates to 1874.

The previous list description indicated the date for the rectory as circa 1885, however a date inscription of 1874 with a signature was recently found on the roof structure providing evidence of an earlier date of construction. Further evidence suggests that the roof pitch was significantly altered to the rear of the building at some point in the early history of the rectory but the building predominantly dates from the 1870s.

The parish of Penninghame was settled in the 900s and was centred on the old clachan of Penninghame, however eventually focus moved to present day Newton Stewart, which was laid out as a planned village in 1677.

There is a U-plan building shown on the 1st Edition Ordnance Survey map surveyed in 1846 and published 1847, and it is marked as Challoch School. The rectory and church appear on the 2nd Edition Ordnance Survey map surveyed in 1894 and published 1895, and are sited to the north of the school. The school would become associated with the nearby church, to be known as the Challoch Episcopal School.

The later Ordnance Survey maps show that the plot of land within which Challoch rectory sits has remained unchanged since the time of construction.

Mid to late 19th century residences for clergy are not a rare building type (especially after the Disruption of 1843) however they are an integral part of Scotland's ecclesiastical built heritage.

While Episcopal churches are commonly found in Scotland, the relative number of churches of this denomination is smaller and Episcopalian rectories including listed examples are more unusual. There was a very small number of Episcopalian recorded in the parish of Penninghame at the time of the Second Statistical Account (1834-45) but it is notable that by the later 19th century the number had grown sufficiently to warrant a new church and rectory. (See *Close Historical Association*)

While a good majority of manse/rectory buildings are modestly detailed and constructed, what sets the old rectory at Challoch apart from its contemporaries is its quality of construction, which has been little altered in plan form from the time it was first built, and its relationship, in terms of setting and design, with the adjacent A-listed church of similar date. The old rectory at Challoch is therefore a good example for its date and building type (see *Architectural or Historic Interest*).

The rectory and the A-listed church, constructed largely of the same building material, are intervisible and form part of the same historic setting (see *Setting* below).

2.2 Architectural or Historic Interest

Interior

The interior decorative scheme retains a number of mid to late 19th century architectural details, such as decorative cornices and fire surrounds to principal rooms, and a timber dog-leg staircase with decorative railings. These surviving architectural features add to the building's special interest in listing terms.

Plan form

The plan form of the main living space is typical for its building type and has been little altered. The rear of the building is somewhat unusual for a rectory dwelling as there is a small self-contained 2 room flat (accessed via the rear staircase) and service court yard, which is likely to have been for a maid or servant at the rectory. The plan form clearly shows the division between the service quarters and the rector's living area.

Technological excellence or innovation, material or design quality

Overall the architectural detailing of the property is good for its late 19th century date and building type, and it retains features of definite quality. The external elevations are largely unaltered since the mid to late 19th century, however the traditional glazing has not been retained. The building was listed in 1991 after the window alterations had occurred.

Whilst the building has a relatively simple and unadorned design, it sensitively echoes the materials and design of the church to the north and it is an important component of the setting of the A-listed church and churchyard. It is intervisible with the church and is built in the same materials.

An architect has not been identified with this building, however it is thought that the design was likely to be by the hand of an architect or master mason of some ability and standing. Since the church was commissioned as a private chapel for Edward J Stopford Blair of Penninghame House and estate, the laird would have also been responsible for providing suitable accommodation for the rector, and possibly at some expense.

Setting

The original setting of the rectory is largely unchanged. The surrounding buildings were present at the time of construction of both rectory and church, which are intervisible. The setting of the rectory and church is rural, and both set back from the road, standing within their own grounds and surrounded by a shared boundary wall. There is path connection from the rectory to the church, accessed by a break in the boundary wall to the north. The functional association with the church is also significant in listing terms and it is an important component of the setting of the A-listed church and churchyard.

Regional variations

The use of whinstone in building is common to this region of Scotland and in particular to this parish.

2.3 Close Historical Associations

The southwest of Scotland has traditional associations with St Ninian who was responsible for establishing the early Christian church and is regarded as one of the founding saints of Scottish Episcopalianism. While there is no close historical association with a national event or person, Penninghame parish is known as the usual residence of the Bishops of Galloway, and therefore is strongly associated with the Episcopal Church in Scotland.

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 the Old Rectory at Challoch has particular interest under b and d.

- b. It forms a good group with the neighbouring buildings of similar date, in particular the fine category A listed church.
- d. The building has been little altered since 1874, and its setting and plan form are relatively unchanged.

4. Summary of Assessment Against the Listing Criteria**

The old rectory at Challoch is a good example of church house which is largely unaltered and importantly maintains a strong visual connection to the neighbouring A-listed church of similar date. The building retains much of its rural setting and forms a set piece with the church and churchyard, built in similar materials and contemporary in date.

In our current state of knowledge, it is considered that the building 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: www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing

It is proposed that category C, denoting local importance, is the most appropriate category of listing for the old rectory at Challoch. While simple in design, it echoes the style and materials of the surrounding area, and it retains its intended plan and setting. This and its association with adjacent category A listed church to the north of similar age make its interest, in listing terms, locally significant.

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 215894

Ordnance Survey. (Surveyed 1846, Published 1847) Wigtownshire, Sheet XIII. 6 inch to mile. 1st Edition. London: Ordnance Survey.

Ordnance Survey. (Surveyed 1894, Published 1895) Kirkcudbrightshire, 032.13. 6 inch to mile. 2nd Edition. London: Ordnance Survey.

Statistical Account (1791-99) *Penninghame, County of Wigton*, Vol.3. pp.339-343.

New Statistical Account (1834-45) *Penninghame, County of Wigton*, Vol.4. pp.168-195.

Gifford, J. (1996) *The Buildings of Scotland: Dumfries and Galloway*. London: Penguin Books Ltd. pp.179-180.

www.allsaintschalloch.wordpress.com/about-all-saints/history

* 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