

Case information

Case ID	300009319		
File Reference	HGH/B/TC/209		
Name of Site	Burrelton, Stevenson's Building, High Street		
Local Authority	Perth and Kinross		
National Grid Reference	NO 20028 37116		
Designation No. (if any)	LB5451		
Designation Type	Listed Building	Current Category of Listing	C
Case Type	Removal		
Received/Start Date	09/03/2015		
Decision Date	19/01/2016		

1. Decision

In our current state of knowledge, Stevenson's Building in Burrelton continues to meet the criteria for listing. The statutory listing address and the listed building record will be amended.

Current Statutory Address	Burrelton, Stevenson's Building, High Street
Proposed Statutory address	Stevenson's Building, excluding single storey and two storey extensions to east and south, High Street, Burrelton

2. Designation Background and Development Proposals

2.1 Designation Background

Listed at category C on 9 June 1981. No other review of this building is known. Proposed for delisting on 9 March 2015.

2.2 Development Proposals

No known development proposals.

3. Assessment

3.1 Assessment information

The Stevenson's Building was visited on 2 April 2015. The exterior and interior was seen.

3.2 Assessment against designation criteria

The building was found to meet the criteria for listing.

An assessment against the listing was carried out. Minor updates were made to the assessment following consultation. 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*

Stevenson’s Building, excluding single storey and two storey extensions to east and south, High Street, Burrelton

1. Description

Around 1812-1814; extended mid-20th century and in 2001. 2-storey and attic, symmetrical 3-bay town house, with central Venetian window (with blind centre window) and pedimented nepus gable with brick stack. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are proposed to be excluded from the listing: single storey and two storey extensions to east and south.

The building is constructed of coursed sandstone rubble, with raised window margins and cherry caulking. There is a pair of small square attic dormers in the outer bays above. There is an irregular glazing pattern throughout. There are windows in timber casements to the front elevation and non-traditional replacement windows to the rear. The roof is slated and pitched with flat stone skews and gable end chimneystacks.

The interior was seen in 2015. There are no surviving features of special architectural interest. The interior is divided into two flats, with one to each floor. The upper flat is accessed from an external stair to the rear.

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

Stevenson’s Building on Burrelton High Street dates to the early 19th century. It is named as such for its long tenure by J.R. Stevenson from 1948-1984. The footprint of the house is visible on the 1st Edition Ordnance Survey map (surveyed 1864, published 1867). The listed building record from 1981 notes that the building has been flatted.

The High Street of Burrelton was laid out as a planned town in 1812 by Peter Drummond-Burrell resulting from the need to rehouse crofters following the conversion of small crofts into larger farms. Drummond-Burrell provided feus at reduced rates and the uptake was rapid. Sources indicate that most feus were occupied and buildings erected by 1820. At the time of review in 2015-16, the number of houses in the village and feu division was observed to be relatively the

same as they appear on the 1st Edition Ordnance Survey map of 1867 (see Other Information).

Burrelton has a few early to mid-19th century houses remaining, of which this house is now one of the most intact and prominent elevations on the street. The Scottish Women's Rural Institutes (Scotland) – Burrelton and Woodside Branch, notes that most feus were occupied and buildings had been constructed by 1820. It is likely that the Stevenson's Building was constructed between 1812 and 1814. The earliest mention in the Sasines Register record for this property is an entry on 7 January 1814; the entry makes reference to a previous deed dated 25 September 1812. Many of the earliest houses from the planned village in Burrelton were rebuilt from mid or later 19th century. Much of the later development of the village dates from the mid-20th century.

The Stevenson's Building is a good surviving example of a domestic building which represents the elevated status of its original owner in an early planned village. It is a conspicuously stylish building of simple classical proportions and of some pretention. The material quality of the building is notable for its stonework, as is the classical style of the principal street elevation, typically Scottish with the inclusion of the nepus gable (see Architectural or Historic Interest below).

While there has been a degree of alteration to the interior, the building is relatively unaltered to the exterior street elevation.

2.2 Architectural or Historic Interest

Interior

The interior was seen in 2015. The interior has been incrementally and extensively altered, and no features of architectural or historical interest survive. There is some evidence that the attic level was once flatted; two openings provide indication of the location of former fireplaces.

Plan form

The plan form is predominantly rectangular which is typical for a town house of this date. There are several later extensions altering the plan form, including two-storey, single bay piended extensions to the south and west elevations, with a single storey 21st century extension to the rear.

Technological excellence or innovation, material or design quality

The building is of good quality construction, built of squared sandstone rubble, with some characteristic early 19th century classical architectural features such as the central Venetian window and pedimented nepus gable. In addition to these features, the building is distinctive in its symmetrical and classically proportioned design, indicating a building of some status.

The nepus gable is a type of wallhead chimney stack and is an architectural feature common to Scotland. Wallhead chimneys are a feature of Baronial building from the 14th century. The architectural feature may have been a response to the type of fuel used, marking a shift from wood to coal, and chimney sweeping methods. It also gave a way of using space in attics. It is seen used in urban buildings from the mid-17th century, and was the first type of wallhead chimney to become popular in the

construction traditional vernacular buildings in towns and villages from the mid to late 18th century. However by the early 19th century it became more of an aesthetic design feature rather than a technical and practical one. In the case of the Stevenson's Buildings, the nepean gable adds to the grandeur and interest of the front elevation.

The cherry-caulking in the stonework is a distinctive Scottish technique which minimised the need to dress the stone, and produced an aesthetically pleasing masonry pattern, adding decoration to the joints and beds, but also allowing the relatively undressed blocks to be aligned neatly into courses.

Setting

This building is located in a prominent and central position on the High Street within the village. The street is characterised by commercial and domestic buildings of various dates from the early 19th century to the present day. Many of the early 19th century structures have been incrementally altered and extended, and there are some post-war building interventions which have been built into the early 19th century planned town arrangement of the traditional street pattern of 1812. Stevenson's Buildings is one of few remaining classically proportioned 2-storey townhouses in the village from the early 19th century.

Regional variations

No known regional variations.

2.3 Close Historical Associations

No known direct associations of national importance.

It is known that Burrelton was established by 1812 by Peter Drummond-Burrell (Lord Willoughby D'Eresby and the laird of Stobhall).

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 Stevenson's Building has particular interest under a, b and d.

- a. This is a good and early example of a classically designed town house in a rural planned village.
- b. The house contributes to the early 19th century the planned village.
- d. The house is relatively unchanged to the principal elevation since the time of construction.

4. Summary of Assessment Against the Listing Criteria**

The Stevenson's Building is an important example, in a local context, of an early 19th century domestic building designed in the fashionable classical style, and located in a central position within the planned village of Burrelton. The building has a significant streetscape presence and retains a number of distinctive early 19th century details to the exterior principal elevation.

In our current state of knowledge it 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

As a good survival of a traditionally constructed domestic building with distinctly Scottish street frontage, the Stevenson's Building contributes to the historic architectural townscape of Burrelton. There are other regional examples of this building type and of similar design standard that are listed, and the Stevenson's Building compared well with them in listing terms.

It is proposed that Stevenson's Building on Burrelton High Street continues to meet the criteria for listing at category C as an example of a building that has been altered however retains a distinct frontage of elevated status in the town.

6. Other Information

The 3rd Statistical Account for Perthshire and Kinross-shire describes the origins of the village of Burrelton, noting that Clementina Sara Drummond, daughter of James Drummond, Lord Perth, Baron Drummond of Stobhall and the Honorable Clementina Elphinstone, took up residence at Drummond Castle in the parish of Muthill towards the end of the eighteenth century. She inherited the Drummond Estates, including Stobhall, on her father's death in 1800. She married Peter Drummond Burrell, who became Lord Willoughby D'Eresby and the laird of Stobhall.

A booklet from the Scottish Women's Rural Institutes (Scotland) – Burrelton and Woodside Branch, expands on the early history of the village. As a consequence of the need to produce home grown food during the Napoleonic Wars there was a steep rise in the value of land. Small crofts were being converted into large farms which meant potential for more food production. The laird offered feus at reduced rates to the crofters who took advantage of the opportunity. Young fruit trees and shrubs from the Drummond Estate were donated to the tenants, many of which are extant in the town. The construction of houses was noted as being of the 'simplest

plan and design'. The feu charter prohibited thatch roofs in their construction. Slates were sourced from Dunkeld and Birnam. By 1820 most feus were occupied and houses built.

7. References

Royal Commission on the Ancient and Historical Monuments of Scotland:
<http://www.rcahms.gov.uk/canmore.html> CANMORE ID 225087

Ordnance Survey. (Surveyed 1864, Published 1867) Perth and Clackmannan Perthshire Sheet LXXIV.4 (Combined). 25 inch to mile. 1st Edition. London: Ordnance Survey.

Scottish Women's Rural Institutes (Scotland) – Burrelton and Woodside Branch. (1967) *Historical sketch of the Parish of Cargill and villages of Burrelton and Woodside*. pp.7-11.

Hume, John R. (1992) 'Wallhead Chimneys, Nepus and Timpany Gables: A Neglected aspect of Scottish Urban Vernacular Building'. Scottish Vernacular Buildings Working Group. Volume 16. pp7-13.

Gifford, J. (2007) *Buildings of Scotland: Perth and Kinross*. London: Penguin Books. p.253.

The Peerage Online. "Lady Sarah Clementina Drummond " and "James Drummond, 11th Earl of Perth." <http://thepeerage.com/p2621.htm> [accessed July 2015]; "Peter Robert Drummond-Burrell, 21st Baron Willoughby de Eresby." <http://thepeerage.com/p2026.htm#i20260> [accessed July 2015]

Sasines Register, Stevenson's Building, Burrelton [accessed December 2015]

* 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