

Case information

Case ID	300016500
File Reference	HGH/B/DB/52
Name of Site	Wigtown Bay Sailing Club, Harbour House and single storey link, Harbour Row, Isle of Whithorn

Local Authority	Dumfries and Galloway		
National Grid Reference	NX 47882 36358		
Designation No. (if any)	LB16754		
Designation Type	Listed Building	Current Category of Listing	C
Case Type	Removal		

Received/Start Date	13/04/2015
Decision Date	08/03/2016

1. Decision

In our current state of knowledge, the Wigtown Bay Sailing Club building (former harbour warehouse) continues to meet the criteria for listing at category C. In our current state of knowledge, the single storey store to southwest and the 'Harbour House' are not considered to continue to meet the criteria for listing. The statutory listing address and the listed building record have been amended to retain the former warehouse however the store is excluded (and removed) from the listing and the house has been removed from the listing (delisted).

Previous Statutory Address	Isle of Whithorn, Harbour Row, Harbour House, The Wigtown Bay Sailing Club
New Statutory address	Wigtown Bay Sailing Club, excluding lean-to extension to rear of warehouse and single storey store to southwest, Harbour Row, Isle of Whithorn

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category C on 20/07/1972. Whithorn Parish where this building is located was resurveyed in 1993.

The building is located within the Isle of Whithorn Conservation Area, designated in 1977.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

The Wigtown Bay Sailing Club (former harbour warehouse), single storey store building to southwest and Harbour House on Harbour Row were visited on 04/06/2015.

The exterior and interior of the sailing club were seen. The exterior only of Harbour House and the single storey link were seen.

The present assessment is partially desk-based, using available information and including reference to recent photographs of the interior of Harbour House.

3.2 Assessment against designation criteria

The Wigtown Bay Sailing Club building was found to meet the criteria for listing.

The single storey store to southwest and Harbour House were not found to meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**. Minor amendments made to this following consultation.

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

Elizabeth McCrone

Head of Designations
Heritage Management
Historic Environment Scotland

Contact

Devon DeCelles, Designations Officer
devon.decelles@hes.scot, 0131 668 0320

ANNEX A – Assessment Against the Listing Criteria*

Wigtown Bay Sailing Club, excluding lean-to extension to rear and linked single storey store to southwest, Harbour Row, Isle of Whithorn

1. Description

Early 19th century, 2-storey and asymmetrical 5-bay, roughly rectangular plan former harbour warehouse building (now used as sailing club premises, 2016). In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: lean-to extension to rear of the sailing club and the linked store to the southwest.

Painted coursed whinstone rubble, with fixed 8-pane replacement timber casement windows with top hopper openings. To the left of centre are loading door openings to the ground and 1st floor (with modern timber balcony). Additional door to far right. Slate roof (re-slatted in 1994), pitched to right and gabled to left, with straight skewes and coping.

The interior, seen in 2015, has been altered to provide accommodation for the sailing club. There is no fabric remaining which is related to the use of the warehouse.

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 harbour warehouse in Harbour Row, now in use as the Wigtown Bay Sailing Club (2016), is sited on the main harbour thoroughfare on the Isle of Whithorn, situated next to the Isle of Whithorn Bay on the southernmost tip of the Machars peninsula in southwest Scotland.

The row of warehouse and other buildings on Harbour Row and the L-plan harbour (as they appear in 2015) are evident on John Ainsley’s map of the County of Wigton (1782). The plan form of the buildings surrounding the harbour appear in detail on the Admiralty chart of the Harbour of Whithorn, surveyed by John Shepherd in 1818. The buildings in this row also appear on the first Edition Ordnance Survey map, surveyed 1849.

The development of the harbour at the Isle of Whithorn dates from 16th century onwards, established for trade and the passage of pilgrims on their route to St Ninian’s Church at Whithorn. The L-plan harbour was modified substantially in 1790 and in around 1900 with the addition of a boat building yard. The range of

warehouses in the village along Harbour Row predominantly date from the improvements of the late 18th and early 19th century and would have been used for the short-term storage of incoming and outgoing goods or used as rent houses. The peak period of shipping to the Isle was in the mid-19th century with steam passenger and cargo vessels.

Maritime trading was important to Scotland's economy from an early date, and warehouse buildings to store goods are typically found set close to harbours, large working docks and harbours, with the majority of the warehouses being one or 2-storey sheds used as temporary storage for goods on their way to or from the vessels.

Largely intact examples of warehouse buildings related to commercial and fishing trade at Scotland's harbours from period of the late 18th and early 19th century are not rare, and there are a number of listed examples. The warehouse on Port Street in Annan dating to the early 19th century (LB 21119, listed at category B) and the warehouse on Mill Street, in Drummore of similar date (LB 10098, listed at category C), both in the Dumfries and Galloway region, are some good comparisons. The fish house (1896) and store (circa 1827-1837) at Gourdon Harbour in Aberdeenshire (LB 52247, listed at category C) is a good survival of this type of modest harbourside industrial building and makes a significant contribution to this fishing village by its prominent harbourside location. The late 18th century former canal workshops along the Forth and Clyde Canal (LB 44020, listed at category B) are another example of an industrial building type with long and important historic association with Scottish waterways, and they remain in use as workshops (2013) and the survival of their canal context is an important part of their interest.

The former warehouse building that is currently in use as the Wigtown Bay Sailing Club compares well with listed examples. The building contributes to our understanding of maritime and industrial history in Dumfries and Galloway. In plan-form and profile the building is largely unaltered externally since the early 19th century, and appears largely as it was first constructed, forming an important association with the harbour front at the Isle of Whithorn.

Harbour House is a 2 storey, 3 bay early 19th century house with deeply projecting 3-light canted windows at the first floor, which date from 1972. The previous listed building record notes that this house was altered significantly after 1970 and now is in use as holiday accommodation (2016).

There is a single store set between Harbour House and the harbour warehouse. It is a simple store building with later openings to the harbour elevation and has been considerably extended to the rear.

Both the house and the store are standard examples of a common building type which in addition have been extensively altered. These buildings were not considered to be special in listing terms.

2.2 Architectural or Historic Interest

Interior

The interior of the warehouse building has been altered to form accommodation for the sailing club. There is no fabric remaining which is related to the use of the warehouse, such as cargo handling devices, however this does not affect the interest of the building in listing terms as mechanical devices for cargo handling were introduced relatively late in Scotland and are relatively rare.

Plan form

The warehouse building is predominantly rectangular in plan; the northeast corner is at an acute angle following the form of the adjacent road. This large open plan form is typical for a building of this type. Internally the warehouse building has been subdivided to form 2 floors however the large space of the former warehouse use is evident.

Technological excellence or innovation, material or design quality

Wigtown Bay Sailing Club is a typical example of an early 19th century warehouse building and largely retains its early 19th century form to the exterior including its large loading bay openings to the street elevation.

Setting

The former warehouse forms part of a group of historic buildings which are among the earliest surviving in the village. It is prominently sited in a row, predominantly dating to the 19th century, on the main thoroughfare through the village to the harbour, with its main elevation orientated northwest to face the harbour with open views to the sea. The buildings are all located within the Isle of Whithorn Conservation Area.

Regional variations

There are no known regional variations.

2.3 Close Historical Associations

None known at present.

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 Wigtown Bay Sailing Club has particular interest under a and b:

- a. The warehouse building is a good surviving example of an industrial harbourside building which is largely unaltered externally, and it contributes to our understanding

of maritime and industrial history in Dumfries and Galloway, forming an important association with the harbour front at the Isle of Whithorn.

b. The building forms part of a group of historic buildings which are among the earliest surviving in the village.

4. Summary of Assessment Against the Listing Criteria**

The former warehouse at Wigtown harbour (now the Wigtown Bay Sailing Club) is a good and relatively unaltered example of a harbourside warehouse building and is an important component of historic harbour setting.

In our current state of knowledge Wigtown Bay Sailing Club is considered to continue to meet the criteria for listing.

Harbour House dating to the early 19th century has been altered and remodelled incrementally over the years, and more recently following its change of use to holiday let accommodation. There are no distinguishing features to set it apart as an example of early 19th century domestic building in Scotland.

The linked store is an early 19th century example of a functional harbour building. It has been moderately altered since the time of construction and there are no distinguishing features that set it apart from other buildings similar in type.

In our current state of knowledge, Harbour House and the linked store building are not considered to meet the criteria for listing and should be excluded (removed) from the listing of the Wigtown Bay Sailing Club.

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

Category C denotes buildings of local importance. As a good and relatively unaltered example (to the exterior) of its early industrial building type, The Wigtown Bay Sailing Club is considered to continue to meet the criteria for listing at category C.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 63089 and 241445

Ainsley, J. (1782) Map of the County of Wigton. Edinburgh: Ainsley.

Ordnance Survey (Surveyed 1849, Published 1850) Wigtownshire, Sheet 34 (includes: Glasserton; Sorbie; Whithorn). 1st Edition. 6 inch to the mile. London: Ordnance Survey.

Hume, J. (2000) Dumfries and Galloway: An Architectural Guide. Edinburgh: Rutland Press. pp.196-197.

Hume, J. (2003) Harbours, Docks and Fisheries in Stell, Shaw and Storrier (ed.) *Scotland's Buildings*. Vol. 3. East Linton: Tuckwell Press. pp571-593.

www.isleofwhithorn.com [accessed 05-01-2016]

* 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