

Case information

Case ID	30008918		
File Reference	HGH/B/DB/51		
Name of Site	2 Commercial Street, Former Commercial Hotel, Port William		
Local Authority	Dumfries and Galloway Council		
National Grid Reference	NX 33898 43524		
Designation No. (if any)	LB19575		
Designation Type	Listed Building	Current Category of Listing	C
Case Type	Amendment		
Received/Start Date	27/03/2015		
Decision Date	11/03/2016		

1. Decision

In our current state of knowledge, 2 Commercial Street continues to meet the criteria for listing at category C. The statutory listing address and the listed building record has been amended.

Previous Statutory Address	Port William, 2 Commercial Street, Commercial Hotel
Amended Statutory address	2 Commercial Street, excluding 20 th century extensions and detached outbuilding to rear, Port William

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category C on 17/12/1979. Mochrum Parish where this building is located was resurveyed in 1994.

The building is located within the Port William Conservation Area.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

The 2 Commercial Street was visited on 04/06/2015.

The exterior and interior was seen.

3.2 Assessment against designation criteria

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*

2 Commercial Street, excluding 20th century extensions and detached outbuilding to rear, Port William

1. Description

Late 18th century former inn; raised to 2-storeys after the mid-19th century. 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: the single storey 20th century extensions and the late 19th century detached outbuilding to the rear.

The roughly rectangular plan building has 3 wide bays (4-bays at ground floor) with asymmetrically arranged openings. The building is rendered (coursed rubble at the ground level and brick at the 1st floor) with painted margins to the door and windows. There are smaller, windows of varying size at the ground floor and projecting cills to the windows at the 1st floor.

The principal (north) elevation has a 2-leaf timber panelled door to the left of centre and a fanlight; there is a semicircular panel above the door (probably early 20th century).

The east elevation is gabled to the right, with a timber gate adjoined. There is a window to left at the 1st floor. The west elevation has the offset chimney breast and there is a rendered brick wall adjoined to the left. The rear (south) elevations has a full height gabled jamb to the right, and a single storey gabled jamb at centre; both are fronted by further lean-to additions to the south dating to the early and late 20th century.

Predominantly 12-pane glazing in timber sash and case windows throughout. Red sandstone coped skews. Slated roof with rendered gablehead stacks to the east, west and south, with ridge stacks to the west of centre of main roof, all with octagonal cans.

The interior was seen in 2015 and has some 19th century detailing including a tiled floor to the entrance vestibule, a decorative painted iron balustrade and a timber handrail to the stair, moulded timber architraves and some window shutters.

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 William is a village situated on the east shore of Luce Bay. It was founded in around 1770 by Sir William Maxwell of Monreith, to whom it owes its name. At the time of the first Statistical Account in 1791-99, the village consisted mostly of rows of single storey houses, 'well built, covered with slate, and fronting the sea.' (OSA, Vol XVII, p561). The harbour was constructed around this time, owing to the abundance and variety of fish in the bay, as well as kelp, which was carried and sold to the English market. As one of the largest landowners in Mochrum Parish in the late 18th century, Sir William Maxwell carried out extensive improvements on his estate in the late 18th and early 19th century. The population increase to the area at this time is largely due to these improvements. Port William was the principal village and the only sea port of the parish in the 19th century.

The building at 2 Commercial Street was constructed sometime between 1770 and 1800. The port of Port William appears on John Ainslie's map of 1789, however buildings are not evident due to the map scale. The street known today as Commercial Street is first depicted on John Ainslie's map of southern Scotland of 1821, however the building first appears on the 1st Edition Ordnance Survey map (surveyed 1848 and published 1850), labelled as the Ship Inn and Post Office. The Ordnance Survey name book (of 1845-49) notes that this building was one of four inns in the town, it was one storey high and slated. The building was therefore raised to a 2nd storey after this date. This change in height is also seen in the size of window openings when comparison is made between the openings to the ground and first floor.

The Ordnance Survey name book (of 1845-49) also states that one apartment in the Ship Inn was used as the village post office, kept by a Miss Ross, with the house being occupied by a James Ross, presumably the proprietor of the inn. In the 1851 census for the parish James Ross is listed a post master for Port William. In the same household, Susan Ross is listed as his mother, a widow, and retired Inn Keeper. His daughter Susanna is listed as Sub Post Mistress and Inn Keeper. By the 1861 census, James Ross is Inn Keeper and Farmer, and in the 1871 census he is a Public House Keeper is the proprietor of an inn on Clerk Street.

Late 18th and 19th century hotels or inns are not a rare building type and can be found across Scotland, however they are often among the more prominent buildings in villages and small towns due to their commercial use. Early examples that survive in predominantly their original form may be listed.

The improvement in road communications and travel infrastructure in Scotland from the mid-18th century gradually increased the number of available inns. For Port William this, and the construction of the new harbour, certainly increased the travel trade from labourers visiting the area and would have necessitated the establishment of inns for their accommodation. Many inns around this time were recorded to have included a commercial room, a parlour, bedrooms and stabling. It is unclear whether the commercial room was a requirement for the inns of the time, however according to David Walker this feature was present in 'nearly all nineteenth and earlier twentieth century hotels, enabling coachmen and travelling servants to dine

separately. It also catered for commercial travellers, tradesmen and passing trade, the title 'Commercial Hotel' becoming a common indicator of premises specialising exclusively in that type of business at moderate charges by the mid nineteenth century.' (Walker, p133) Walker also notes that in the countryside, the inn-keeper was often also the farmer, blacksmith and postmaster (see p139), and this is the case for the inn-keeper of the former Commercial Inn in Port William.

While there were previously 4 inns in Port William, the Monreith Arms is the only other hotel in Port William (listed at category C - LB19592). The building at 2 Commercial Street was in use as a public house and hotel up until circa 2004, and was formerly called the Commercial Hotel. While there has been a degree of alteration to the interior, the building is relatively unaltered to the exterior street elevation, largely retaining its 19th century form.

There is a piended single storey rectangular-plan detached outbuilding to the rear, dating to the late 19th century. It is constructed of coursed rubble, has stone skewes and slated roof, and has been rendered. It was found not to meet the criteria for listing and it is proposed to be excluded from the listing.

2.2 Architectural or Historic Interest

Interior

The property has been incrementally altered internally over the past two centuries, reflecting its continued use as an inn and public house until around 2004, when it was converted into a private dwelling. Some later 18th and 19th century detailing has been retained, such as the timber sash and case windows (which are later replacements), simple cornices to principal rooms, and some timber panelling.

Plan form

The rectangular plan form of the early hotel, as evident on the 1st Edition Ordnance Survey map (surveyed 1848), and which is still partly seen today, is typical for this building type. It is common to find later alterations in a commercial building of this type however the 18th century plan form is still evident.

The internal arrangement of the building is likely to be of mid-19th century date but includes some later subdivision.

Technological excellence or innovation, material or design quality

The building is of good quality construction, built of coursed rubble at the ground and predominantly brick at the first floor. There are some architectural features which are typical of the late 18th and early 19th century such as the widely spaced, smaller window openings at the ground floor. The building's 19th century profile is well preserved, particularly to its principal elevations and is typical for an inn of this date.

Setting

The building is prominently situated on a corner site, and adjacent to a run of buildings predominantly dating to the mid-19th century. The street has been incrementally redeveloped, but overall, the buildings are of similar scale, date and character.

The building is located within the Port William Conservation Area.

Regional variations

There is no apparent regional variation to the design of this building.

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 2 Commercial Street has particular interest under a and b:

- a. This is a good and early example of a former inn in a rural planned village.
- c. The building is a significant building within a group of buildings of similar date and scale and contributes to architectural and historical interest of the planned village.

4. Summary of Assessment Against the Listing Criteria**

The former Commercial Hotel dating to the late 18th and 19th century is a good surviving example of a commercial inn and groups well with buildings of similar date within the context of a rural planned village.

The plan form is typical for its building type. While the property has been incrementally altered from its previous use as an inn and public house to become a private dwelling, its principal elevations are largely intact.

In our current state of knowledge it continues to meet the criteria for listing.

The circa 1970s additions to the inn are not considered of special interest in listing terms.

There is a pieced single storey rectangular-plan detached outbuilding to the rear, dating to the late 19th century. It is constructed of coursed rubble, has stone skewes and slated roof, and has been rendered. It was found not 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

2 Commercial is a good example of its building type that has been moderately altered and category C is the appropriate level of listing in view of its local importance.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 62837

Old Statistical Account (1791-99) Number XLI, Parish of Mochrum. Rev John Steven. Vol XVII. pp559-573

Ainsley, J. (1789) Scotland, drawn from a series of angles and astronomical observations. Edinburgh: J. & J. Ainslie & W Faden.

Ainsley, J. (1821) Map of the Southern Part of Scotland. Edinburgh: Macreadie Skelly & Co., 1821.

Ordnance Survey (Surveyed 1848, Published 1850) Wigtownshire, Sheet 29 (includes: Glasserton; Kirkinner; Mochrum). 6 inches to the mile. 1st Edition. London: Ordnance Survey.

New Statistical Account (1839) Parish of Mochrum. Rev Alexander Young. Vol IV. p60-65.

Ordnance Survey (Surveyed 1894, Published 1895) Wigtownshire 030.11 (includes Mochrum). 25 inch to the mile. 2nd Edition. London: Ordnance Survey.

Innes Watt J.H., Patterson A. (1994) Mochrum: A Parish History, 1794-1994. Wigtown: GC Book Publishers Ltd. p187.

Walker, D. Inns, Hotels and Related Building Types in Stell, Shaw and Storrier *Scottish Life and Society: A compendium of Scottish Ethnology* (2003) Volume 3. pp127-190.

* 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