

## Case information

|                                 |                                     |                                    |   |
|---------------------------------|-------------------------------------|------------------------------------|---|
| <b>Case ID</b>                  | 300016543                           |                                    |   |
| <b>File Reference</b>           | HGH/B/LB/136                        |                                    |   |
| <b>Name of Site</b>             | East Bearford Farmhouse, Haddington |                                    |   |
| <b>Local Authority</b>          | East Lothian Council                |                                    |   |
| <b>National Grid Reference</b>  | NT 55550 74574                      |                                    |   |
| <b>Designation No. (if any)</b> | LB 43542                            |                                    |   |
| <b>Designation Type</b>         | Listed Building                     | <b>Current Category of Listing</b> | C |
| <b>Case Type</b>                | Amendment                           |                                    |   |
| <b>Received/Start Date</b>      | 16/04/2015                          |                                    |   |
| <b>Decision Date</b>            | 18/05/2016                          |                                    |   |

## 1. Decision

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

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b>Previous Statutory Address</b> | East Bearford Farmhouse             |
| <b>Amended Statutory address</b>  | East Bearford Farmhouse, Haddington |

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

East Bearford Farmhouse was listed at category C on 12/08/1996.

### 2.2 Development Proposals

A planning application for a conservatory addition was refused in May 2014 (14/00435/LBC).

### 3. Assessment

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#### 3.1 Assessment information

East Bearford was visited on 09/06/2015 and the interior and exterior of the building was seen.

The neighbouring unlisted steading was not assessed as part of this listing review.

#### 3.2 Assessment against designation criteria

The building was found to continue 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\***

### **East Bearford Farmhouse, Haddington**

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#### **1. Description**

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A circa 1840, 2-storey, 3-bay, L-plan farmhouse sited on level farmland to the east of Haddington. The entrance (north) elevation is symmetrical and has a gabled entrance porch with decorative stone skewputts and margins, bi-fold timber entrance doors and a penlight. There are ashlar dressings, margins and window surrounds with 20<sup>th</sup> century pebble dashed rendering. The rear section was raised to 2 storeys in the earlier 20<sup>th</sup> century and is slightly lower than the main square plan section of the house.

There is a rubble wall enclosing the garden to the south and west (broken section to the south side, 2015).

There is 12-pane glazing in timber sash and case windows. The first floor windows of the rear section are later and bipartite. There is a piended grey slate roof with corniced ashlar and rendered chimney stacks.

The interior was seen in 2015 and the internal 19<sup>th</sup> century plan form remains largely intact with some early 20<sup>th</sup> century remodelling to the rear wing. There is a central entrance hall with a turned stone main stair with cast iron bannisters and a timber handrail. There are timber and cast iron fire surrounds to most of the principal rooms contemporary with the building as well as some plaster cornicing, timber panelled shutters, doors and moulded architraves. The interior of the rear ancillary wing was altered when it was raised to 2 storeys, and has a secondary timber service stair to a single room to the upper floor with timber detailing from that date.

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

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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](http://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**

East Bearford Farmhouse is situated 3 miles to the east of Haddington. The house (and its neighbouring steading) was built in the earlier 19<sup>th</sup> century and appears on the 1<sup>st</sup> Edition Ordnance Survey Map (surveyed 1853, published 1854) as an L-plan building. It was altered circa 1900 to raise the single storey ancillary accommodation to the rear section to 2-storeys including a secondary timber service stair. The style

of the farmhouse and mapping evidence indicates the building dates it to around 1840.

The Lothians were recognised as the foremost agricultural area in Scotland from as early as the 16<sup>th</sup> century. In the 18<sup>th</sup> century, they were at the forefront of Improvement Farming and agriculture remained an important part of East Lothian's economy during the 18<sup>th</sup> and 19<sup>th</sup> centuries up to the present day. Glendinning et al in their book '*Buildings of the Land*' states that the period from 1730 to 1790 demonstrated the development in enclosure farming in East Lothian and the years that followed saw an increase in the average size of farms. The *New Statistical Account* notes various improvements in farming in the area since the first account of 1791-99, particularly in the increases in the size of farms due to better drainage, crop rotation and newer farm implements. In 1805 the average farm size was 80 hectares rising to 151 hectares by the 1850s, a growth that was ahead of the rest of Scotland and fuelled in the local area by the invention of the threshing machine by Andrew Meikle in East Linton in 1787. This invention marked the beginning of an industrial phase in Scottish farming which peaked in large scale development by 1830. It is likely that East Bearford Farm was developed around this time of peak industrialisation as it is noted in the New Statistical Account that the area between Haddington and Dunbar in particular was at the forefront of improvement farming in East Lothian and therefore Scotland as a whole.

While farmhouses are not a rare building type, those associated with the introduction of early and improving farming practice (from roughly mid-18<sup>th</sup> to the mid-19<sup>th</sup> centuries), which demonstrate quality of design and construction and largely remain in their original form may have interest in listing terms. Setting is also a factor in assessing its interest. East Bearford Farmhouse was built towards the end of the farming improvement period and is located in a region that was influential in the development of farming practices across Scotland. The farmhouse itself is a well-proportioned building which is in its original footprint and with only minor changes to its earlier 19<sup>th</sup> century design (Architectural or Historic Interest).

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior details are typical of a farmhouse of this period. However, with the exception of the raising of the rear wing the interior has not been significantly altered which is increasingly uncommon for farmhouses of this date.

### ***Plan form***

The footprint of the building remains in the form of that shown on the 1<sup>st</sup> Edition Ordnance Survey Map of 1853, and the corresponding internal 19<sup>th</sup> century plan form remains largely intact. The plan is typical for a building of this type and age however the rear section has been raised to form additional accommodation consisting of a secondary timber stair leading to a single room. This later development was presumably to accommodate farm workers or office accommodation and adds some interest as an illustration of how the farm may have been expanding at the time.

### ***Technological excellence or innovation, material or design quality***

East Bearford Farmhouse is built in a well-proportioned, classical style and retains the symmetry of its principal elevation, including original openings and uninterrupted roofline. With the exception of the rendering it is largely unaltered. The gabled porch with stone margined detailing is relatively unusual for a farmhouse of the period giving it some status over the majority of farmhouses of that time which usually have simpler moulded doorpieces.

### **Setting**

The setting of the farmhouse remains largely unchanged since from that shown on the 1<sup>st</sup> Edition Ordnance Survey Map. The farmhouse is bordered to the south and west with various rough rubble stone garden walls and then to the wider field system beyond. There is a large square plan stone steading complex to the southeast and the visual link between the farmhouse and steading remains unchanged. The farmhouse remains part of a coherent and readable agricultural complex which adds to its interest in listing terms.

### **Regional variations**

The farmhouse is in a historically important farming region of Scotland, as noted in the Age and Rarity section above.

### **2.3 Close Historical Associations**

None known at present

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

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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 East Bearford has particular interest under a and d.

a. The farmhouse is a good example of an earlier 19<sup>th</sup> century farmhouse with a central porch and good stone detailing. It sits within a rural area which is significant in the development of improvement farming in Scotland.

d. The farmhouse is largely in its earlier 19<sup>th</sup> century form apart from alterations to the rear dating to around 1900.

## **4. Summary of Assessment Against the Listing Criteria\*\***

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Built around 1840, East Bearford farmhouse is associated with an area which was significant in the introduction of early and improving farming practice in Scotland. It demonstrates quality of design and construction, remaining largely in its original form and its rural farm setting has been largely retained.

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

## 5. Category of Listing

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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](http://www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing)

Category C denotes buildings of local importance; lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. East Bearford Farmhouse continues to meet the criteria at category C for its contribution to the character of local landscape and for its interest as a good example of an improvement period farmhouse in East Lothian.

## 6. Other Information

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N/A

## 7. References

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Canmore: <http://canmore.org.uk/> CANMORE ID 209218

### Maps

Ordnance Survey (surveyed 1853, published 1854). Haddingtonshire, Sheet 5, 6 inch to the mile. 1st Edition. Southampton: Ordnance Survey.

### Printed sources

Glendinning, M. and Wade Martins, S. (2008) *Buildings of the Land, Scotland's Farms 1750-2000* Edinburgh, RCAHMS. pp 33-35.

New Statistical Account (1834-45) Haddington, County of Haddington. Volume.II p.9

### Online sources

Scottish Engineering Hall of Fame. Alexander Meikle at <http://www.engineeringhalloffame.org/profile-meikle.html> [accessed 27/08/2015]

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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](http://www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist)