



Case information

Case ID	300017626		
File Reference	HGH/B/Z/36		
Name of Site	Haa of Bayhall and Bayhall House, including Pier, Outbuilding, Slipway and Garden Wall, Walls, Shetland		
Local Authority	Shetland Islands Council		
National Grid Reference	HU 24297 49346		
Designation No. (if any)	LB18609		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		
Received	22/11/2015		
Decision Date	30/06/2016		

1. Decision

In our current state of knowledge, the Haa of Bayhall, Bayhall House and the garden wall continue to meet the criteria for listing. The pier, outbuilding and slipway are excluded from the listing. The statutory listing address and the listed building record have been amended.

Previous Statutory Address	Walls, Haa of Bayhall, Including Garden Wall, Outbuilding, Pier and Slipway
Amended Statutory Address	Haa of Bayhall and Bayhall House including garden wall and excluding pier, outbuilding and slipway, Walls, Shetland

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 08/11/1974. The listed building record was updated in 1998.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

The Haa of Bayhall site was visited on 10/03/2016. The exterior was seen and the interior of Bayhall House and the outbuilding were seen. The interior of the Haa of Bayhall was partially seen.

3.2 Assessment against designation criteria

The Haa of Bayhall, Bayhall House and the garden wall were found to meet the criteria for listing. The pier, outbuilding and slipway were found to not meet the listing criteria.

An assessment against the listing criteria was carried out. See **Annex A**.

The designation criteria are published in the Historic Environment Scotland policy statement June 2016, Annex 2, pp. 51-53.

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

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ANNEX A – Assessment Against the Listing Criteria*

Haa of Bayhall and Bayhall House including garden wall and excluding pier, outbuilding and slipway, Walls, Shetland

1. Description

The Haa of Bayhall is a 3-storey, 3-bay, symmetrical mid-18th century former laird's house, converted into 3 flats in 1978, with a 2-storey, 3-bay wing to the southeast gable, which is called Bayhall House. The building is harled rubble with ashlar margins and the House of Bayhall is painted white. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: the pier, slipway and outbuilding to the southwest.

Both buildings have grey slated roofs, raised skews and gable chimney stacks. Both buildings have single-storey porches to the rear (northeast) and there are two window openings to the first floor of the northwest elevation.

The windows to the Haa of Bayhall are predominantly 12-pane replacement timber sash and case windows. Bayhall House has timber sash and case windows with various glazing patterns, including plate glass and 2-over 2-pane windows.

The interior was partially seen in 2016. The Haa of Bayhall has been converted to flats and the interior has been refurbished. There is an internal stairway with one rounded wall to the northwest. The interior of Bayhall House has a substantial amount of timber lining and there is a straight internal stair to the upper storey.

There are rubble garden walls to the north.

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

Haa of Bayhall and Bayhall House

The Haa of Bayhall dates to the mid 18th century and is described in *Shetland* (1990) as having been built for John Hendry (who lived 1709-1751). It is not known if the House of Bayhall to the southeast is contemporary with the Haa or if it was added later, maybe in the 19th century. There is no current internal connection between the

two buildings. By the time of the 1st Edition Ordnance Survey Map (surveyed 1878), both the Haa and adjoining house are shown. The Haa was converted into flats in 1978 by the architect Richard Gibson for Shetland Islands Council.

Haa houses were traditionally built in Shetland as lairds' houses from the 17th century onwards. They are distinctive because of their tall, narrow form, and were usually only one room deep. The scarcity of timber on Shetland meant that most had to be imported and to economise on its use, the floor span between the front and back walls was kept as short as possible, and the houses expanded upwards. The style is not unique to Shetland, and tall, narrow houses of this date are found in other areas of Scotland, for example at Newton House, Inch in Aberdeenshire, which dates to the late 17th century and is listed at category B. The Haa houses in Shetland form a distinctive building type in the area, partly because of their contrast with the lower, smaller, more standard farms and dwellings of the islands.

Few Haa houses from the 17th century survive in Shetland, although there are some ruinous examples and some which have been extended, such as at the Haa of Vaila, where the property comprises a 17th century building and later 19th century one. The peak period for the construction of Haa houses was the mid 18th century, and several houses from this period survive, including the Haa of Bayhall, 2-storey houses at West Sandwick on Yell, which are listed at category A, and at Ollaberry, which is listed at category B. Others, however, survive only as ruins.

As a mid 18th century Haa house, the Haa at Bayhall and the adjoining Bayhall House has intrinsic interest because of its age and its historic interest for the area. These distinctive buildings are becoming increasingly rare and Bayhall is an important survivor

Pier, slipway and outbuilding

Many lairds' houses were positioned near the sea to take advantage of the principal trading and communication routes for the islands. As such, a number had associated piers and other outbuildings, which served as stores, or trading premises, with the Haa providing the residential accommodation.

Map evidence shows that the pier at Bayhall is not early in date and it is not depicted on the 1st Edition Ordnance Survey map. There are other piers to the north on this map, but a pier positioned directly in front of the Haa is not shown until the 2nd Edition Ordnance Survey map (published 1901). There are a number of other 18th century houses in Shetland with associated early piers, including Gardie House in Bressay and Brae House (listed at category B). The slipway is late 20th century in date and is of a standard form.

The outbuilding to the south is a standard gable single storey building, which is partly modern breezeblock in construction and is not considered to be special in listing terms.

The pier, slipway and outbuilding are standard in form and are not special in terms of age and are proposed to be excluded from the listing.

2.2 Architectural or Historic Interest

Interior

The refurbished interior of the former Haa has no apparent features of special architectural interest. The straight internal stair and timber panelling in the House of Bayhall is typical for rural buildings. The extent of the timber panelling is of some interest here.

Plan form

The rectangular plan form of the Haa is typical for this building type. Internally, the Haa has been comprehensively altered, but the room layout of the House of Bayhall is largely 19th century in its layout. The straight internal stair to the upper storey is a typical feature in both smaller and larger rural properties.

Technological excellence or innovation, material or design quality

Haa of Bayhall and Bayhall House

The harled rubble with minimal decoration, limited to the ashlar margins around the windows, is typical of this building type in Shetland. In her book *Scotland's Traditional Houses* (1997), Beaton notes that a 'moulded and possible corniced doorway.....is often the sole decorative feature in an otherwise plain front'. At Bayhall, even this decoration is not apparent and the severe external form is a particular feature of the building type.

The design of the Haa as a tall, narrow, gabled building with small window openings is typical and a distinctive feature of this building type. The larger first floor window openings are an indication of the main floor of the house and this is confirmed by the addition of windows only to the first floor level of the side elevation of the property. The closeness of the upper storey windows to the roofline is a feature of these buildings and add to its distinctive appearance.

The property has been reroofed and the skews and chimney stacks have been renewed as part of the refurbishment work in the 1970s and also around 2014. This has not, however, altered the basic external form of the building.

Pier, Slipway and Outbuilding

The pier is of rubble construction, topped with concrete. Rubble is a standard construction material for piers in Shetland. The addition of concrete compromises the early 20th century form of the structure. The use of breezeblock for the construction of part of the outbuilding has lessened its interest in listing terms. The slipway is modern in its construction.

Setting

The Haa has a harbour setting, which is consistent with its former importance as a trading post, at a time when trade in Shetland was done mainly by sea. The Haa

faces the sea, which again is a feature of these buildings. The 1st and 2nd edition Ordnance Survey maps of the area show several other houses around the Haa and the Haa has retained this village setting.

Regional variations

The unadorned external form of the Haa house is distinctive to Shetland, but is not thought to be unique. Piers and outbuildings are standard associated structures with the Haa houses, due to their original, mainly trading, function.

2.3 Close Historical Associations

None known at present.

3. Working with the Principles of Listing (HES Policy Statement, 2016) Annex 2, pp. 53)

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 Haa of Bayhall and Bayhall House has particular interest under a and d

- a. The Haa of Bayhall and Bayhall House is a good surviving example of a typical mid 18th century Shetland laird's house, which retains its harbour setting.
- d. The building has been altered internally, but retains much of its distinctive, unadorned external form.

4. Summary of Assessment Against the Listing Criteria**

The Haa of Bayhall and Bayhall House is an important, surviving mid 18th century laird's house that retains its distinctive unadorned exterior, which was typical for houses of this date and type in Shetland. These distinctive buildings are becoming increasingly rare and Bayhall is an important survivor. It remains in its harbour setting, facing the sea and is testament to the importance of the sea as the main trading and communication route in the past.

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

The pier, outbuilding and slipway are standard in form and not early in date. They are not considered to meet the criteria for listing and are excluded from the 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: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

The Haa of Bayhall and Bayhall House is an important survivor of a distinctive 18th century building type, which has retained its unadorned external form. This unadorned exterior with small window openings is particularly associated with Shetland and the building is considered to have regional importance. Category B is the most appropriate category.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 323.

Maps

Ordnance Survey (Surveyed 1878, Published 1882) Shetland Sheet XLVI.12. 25 Inches to the Mile map. 1st Edition. Southampton: Ordnance Survey.

Ordnance Survey (Surveyed 1900, Published 1901) Zetland Sheet 046.12. 25 Inches to the Mile map. 2nd Edition. Southampton: Ordnance Survey.

Printed Sources

Beaton, E. (1997) *Scotland's Traditional Houses*. Edinburgh: Historic Scotland. p.69.

Finnie, M. (1990) *Shetland*. Edinburgh: RIAS. p.55.

Gifford, J. (1992) *Buildings of Scotland: Highland and Islands*. London: Penguin Books. p.515.

Online Sources

The Shetland Haa House
<http://haas.redhouss.co.uk/Haahouses/West%20Mainland%20&%20Papa%20Stour%20list.htm> (accessed 12/04/2016).

Other information

Other information courtesy of owners, 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 <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>