



Case information

Case ID	300009272
File Reference	HGH/B/GA/75
Name of Site	Inchgarth House, Inchgarth Road, Aberdeen

Local Authority	City of Aberdeen Council		
National Grid Reference	NJ 90556 03016		
Designation No. (if any)	LB15711		
Designation Type	Listed Building	Current Category of Listing	C
Case Type	Amendment		

Start Date	2014 [Pitfodels Conservation Area Listing Review 2014-16]
Decision Date	31/08/2016

1. Decision

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

Previous Statutory Address	Inchgarth, Garthdee Road
Amended Statutory Address	Inchgarth House including garden terrace, Inchgarth Road, Aberdeen

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category C on 26/04/1971. The building is located within Pitfodels Conservation Area.

2.2 Development Proposals

There is a current planning application (reference 150524) for the removal of an existing block garage and single storey extension to the northeast elevation and the

conversion of the house and two flats back to one main house, erect new extensions to northeast and northwest elevations and refurbish all windows. This was approved on 07/07/2015.

3. Assessment

3.1 Assessment information

Inchgarth House was considered for amendment as part of the Pitfodels Conservation Area Listing Review 2014-16.

The house was visited on 03/12/2014. The exterior was seen and part of the interior was partially seen.

3.2 Assessment against designation criteria

The building was found to meet the criteria for listing.

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*

Inchgarth House including garden terrace, Inchgarth road, Aberdeen

1. Description

Built originally around 1862, Inchgarth House was extensively extended and internally altered by Alexander Marshall Mackenzie in 1897. The building is 2-storey, roughly rectangular-plan and with a curved single storey Ionic portico at the south (principal) elevation and several deep-set pediments at the wallhead. It is of Aberdeen bonded granite with a base course, quoined corners, cornice and raised cills. There is an advanced single-storey entrance porch to the east elevation with a 2-leaf timber entrance door. The west elevation has a single storey tripartite bay window to the right and a curved 2-storey bay to left.

The windows are predominantly 4-pane glazing in timber sash and case frames. The roof has grey slates, a coped ridge and tall wallhead chimney stacks with decorative panels.

The interior was partially seen in 2014. There is a large timber panelled hall with parquet flooring, a timber staircase with decorative balusters and newel posts and a round-arched screen with fluted Ionic timber columns. Sales particulars of 2014 show the other rooms with extensive timber panelling and there are some carved timber fire surrounds.

There is a curved, rubble retaining wall forming a garden terrace to the southwest of house, with a balustrade and a central set of steps.

2. Assessment Against the Listing Criteria (HES Policy Statement, 2016) Annex 2, pp. 51-52

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

Inchgarth House was constructed in two significant phases: 1862 and 1897. The 1st Edition Ordnance Survey Map, published in 1868, shows the property as L-plan, situated within its own, substantial wooded grounds. Alexander Marshall Mackenzie extended the property to the north in 1897 and added the Ionic portico to the south. The garden terrace is also likely to date to this period, and it is depicted on the 2nd Edition Ordnance Survey Map, published in 1901. Internally, the reception hall and the timberwork in the main rooms is most likely to date to this 1897 remodelling.

Inchgarth House is situated in the Pitfodels area of Aberdeen. The rural Pitfodels estate, which stretched from Cults to the Bridge of Dee, was owned by the Menzies family since the 15th century. From 1805 the last laird, John Menzies began to feu some of the estate and when he died in 1843, without any descendants the remaining estate was purchased by the Pitfodels Land Company. Brogden notes that the plots varied in size, but were as large as 8-10 acres along the side of the River Dee, where Inchgarth House is situated. An 1895 account describes it as follows "...The greater part of the lands of Pitfodels is now studded with beautiful mansions and villas, each of which stands amid well laid out and carefully kept grounds. They mostly belong to manufacturers and gentlemen engaged in business in Aberdeen, and retired gentlemen" (Mackintosh, p.29). Large villas surrounded by trees were erected in a number of the larger plots and these continue to be a feature of this area. Inchgarth House is one of only a few properties which have not been largely extended since the late 19th century and it retains its sense of privacy within its own grounds.

The period from 1870 -1905 was a boom time in the construction of domestic architecture in Scotland and villas were a popular building type, particularly in the suburbs of cities. Built during this time, Inchgarth House has good quality detailing and retains much of its 19th century setting (see Architectural or Historic Interest section below).

2.2 Architectural or Historic Interest

Interior

The entrance hall is a major feature of the interior of Inchgarth House, and was created at a time when an entrance hall space was a significant feature of domestic properties, as they provided a welcoming space which could also be used for relaxing. With its dominant, highly decorative timber staircase, extensive timber panelling and parquet flooring, the hall at Inchgarth House is particularly fine.

The remainder of the interior has not been seen and has not been taken into account in the assessment. However, sales particulars produced by Simpson and Marwick when the property was for sale in 2014 show extensive, decorative timber work in the large, public rooms. As interior access was not possible at the time of the site visit we have not been able to determine if these features remain.

Plan form

Inchgarth House has a long, rectangular plan form, which is not exceptional. Information from the sales particulars of 2014 indicate that the house has been divided into 3 separate apartments.

Technological excellence or innovation, material or design quality

Inchgarth House is constructed from granite, which is the predominant building material in Aberdeen and is standard for houses in the city. The Aberdeen bonding used for the stonework is a particular feature of the northeast of Scotland and adds a specific regional aspect to the property. Inchgarth House was constructed at a time when it was possible to achieve high quality, intricate detailing in granite, however

such detailing was more common on public and commercial buildings. There is some external decoration at Inchgarth House, such as the deep-set pediments and decorative stacks. The Ionic portico is a distinctive addition to this property which was added to increase the grandeur of the residence.

Alexander Marshall Mackenzie (1848-1933) was one of Aberdeen's most prestigious and prolific architects, whose output extended over private commissions and large public works. His work was mainly concentrated in the northeast of Scotland, and includes the frontage of Marischal College in Aberdeen (1893-1905 (LB20096) and Aberdeen Art Gallery (1885) (LB19978). Both buildings are listed at category A. He was also responsible for Australia House in London (1913-1918).

Setting

Inchgarth House is situated within its own wooded grounds and is not visible from the public road. The house retains much of its 19th century sense of privacy, and the rubble terrace garden wall adds to the impression of it being a grand country house. Large houses which retain their setting within large wooded spaces are a feature of the Pitfodells Conservation Area.

Regional variations

The building is constructed from granite in an Aberdeen bonding pattern, which is a distinctive bonding pattern particular to the northeast of Scotland.

2.3 Close Historical Associations

There are no known associations with a nationally important person or event (2016).

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 a grouping of buildings*
- d. authenticity*

When working with the principles of listing Inchgarth House has particular interest under a and d.

a. Inchgarth House has a distinctive portico and restrained classical decoration, particularly in its prominent stacks and deep-set pediments. Internally the house has fine decorative timberwork to the reception hall.

d. The house has few additions after 1897, which is unusual in residential properties in this area.

4. Summary of Assessment Against the Listing Criteria**

Designed largely by Alexander Marshall Mackenzie, one of Aberdeen's most prestigious architects, Inchgarth House mostly dates to 1897, with some earlier

fabric. The house has a number of distinguishing architectural features, in particular the deep-set pediments, decorative stacks and the Ionic portico to the south elevation. It also has fine timberwork to its entrance hall. The house is set in extensive grounds and retains its 19th century sense of privacy.

In our current state of knowledge, the building continues to meet the listing criteria.

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/>

In comparison to other, late 19th century villas, the decorative features that are particular to Inchgarth House are of considered to be of local significance and Category C is considered to be the most appropriate category.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID173884

Maps:

Ordnance Survey Map (Surveyed 1865, Published 1868) Kincardine, Sheet IV.5. 25 Inches to the Mile. 1st Edition. Southampton: Ordnance Survey.

Ordnance Survey Map (Surveyed 1899, Published 1901) Aberdeenshire, Sheet 086.02. 25 Inches to the Mile. 2nd Edition. Southampton: Ordnance Survey.

Printed Sources:

Brogden W. A. (1998) *Aberdeen, An Illustrated Architectural Guide*. Edinburgh: The Rutland Press p.167-8.

Sharples, J., Walker, D.W., and Woodworth, M. (2015) *The Buildings of Scotland: Aberdeenshire: South and Aberdeen*. New Haven and London: Yale University Press. p.298.

Simpson and Marwick Solicitors (2014) Sales Particulars.

Online Sources:

Dictionary of Scottish Architects. *Inchgarth* at http://www.scottisharchitects.org.uk/building_full.php?id=209883 (accessed 11/02/2015).

* 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 'What is listing?' at <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>