



## Case information

---

<b>Case ID</b>	300017923
<b>File Reference</b>	HGH/B/GD/92
<b>Name of Site</b>	Inchley, 11 Deebank Road, Ballater

<b>Local Authority</b>	Aberdeenshire Council		
<b>National Grid Reference</b>	NO 37063 95600		
<b>Designation No. (if any)</b>	LB21847		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	B
<b>Case Type</b>	Amendment		

<b>Received</b>	27/04/2016
<b>Decision Date</b>	20/09/2016

## 1. Proposed Decision

---

In our current state of knowledge, Inchley, 11 Deebank Road continues to meet the criteria for listing. The statutory listing address and the listed building record have been amended. The category of listing has changed from B to C.

<b>Previous Statutory Address</b>	Deebank Road, Inchley
<b>Amended Statutory Address</b>	Inchley, 11 Deebank Road, Ballater

## 2. Designation Background and Development Proposals

---

### 2.1 Designation Background

This building was listed at category B on 16/04/1971. The listing was reviewed in 2005 and the Listed Building Record was updated. The building is located within Ballater Conservation Area.

### 2.2 Development Proposals

There is a current planning application for the Installation of Replacement Doors and Internal Alterations (Ref: APP/2016/2127). The application is pending a decision.

### 3. Assessment

---

#### 3.1 Assessment information

Inchley was visited on 11/05/2016 and the interior and exterior were seen at this visit.

#### 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/>

---

### **Elizabeth McCrone**

Head of Designations  
Heritage Management  
Historic Environment Scotland

<b>Contact</b>	Joan Richardson, Designations Officer <a href="mailto:Joan.richardson@hes.scot">Joan.richardson@hes.scot</a> 0131 668 8911
----------------	---

# **ANNEX A – Assessment Against the Listing Criteria\***

## **Inchley, 11 Deebank Road, Ballater**

---

### **1. Description**

---

An early 19th century, 2-storey, 3-bay classical house, built in coursed pink and grey granite. The street (north) elevation is almost symmetrical and has a left, off-centre 4-panel timber door with narrow timber pilasters and a narrow 2-light fan light above. There is a narrow window to the right of the entrance door. The first floor windows are just below the eaves. To the left of this elevation is a harled outbuilding with a timber gate to the far left. To the right is a harled single storey 2-bay extension with granite margins.

The garden (south) elevation is symmetrical and has a central flat roofed entrance porch supported on rustic tree trunk columns. There is a timber 4-panel door set within a timber doorpiece with narrow part glazed sidelights.

The windows are predominantly a 12-pane glazing pattern in timber sash and case frames. There is a piended and platformed roof which has graded grey slates, with wallhead chimney stacks to the east and west and hexagonal chimney cans.

The interior was seen in 2016. Much of the ground floor fixtures and fittings have been removed following flood damage in 2015. The first floor has been refurbished.

### **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](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**

Inchley dates to the early part of the 19<sup>th</sup> century and is first depicted in outline on an 1808 map of Ballater. On this map, the house is shown situated immediately adjacent to Deebank road to the north and in plot of land extending down to the River Dee to the south of the property. The feus to the south on this map have the name Farquharson written on them. Local knowledge suggests that the house may have been built as a cottage for the local Invercauld Estate, which was owned by the Farquharson family, but this has not been confirmed.

By the 1<sup>st</sup> Edition Ordnance Survey map, published in 1869, Inchley is shown with a garden area to the south and a central path leading from the house down to the

River Dee. A photo dating from 1856 in Fraser's book 'The Old Deeside Road' (published in 1921) shows Inchley with this garden, and two single storey wings to the east and west of the house. The wings are marked on the 1<sup>st</sup> Edition Ordnance Survey map as uninhabited and were likely to have been stores. The west wing is now part of the interior of the house and the east wing is a garage. The house has retained this mid 19<sup>th</sup> century footprint. Inchley was damaged by flooding in 2015 much of the ground floor fixtures and fittings have been removed. Houses have been built on some of the former garden area and there is no longer a direct path from the house to the river (2016).

Ballater was a planned town, founded in the late 18<sup>th</sup> century by the local laird, Francis Farquharson of Monaltrie, to provide accommodation for the increasing number of tourists to the nearby Pannanich Wells. The town was designed on a grid pattern, with small 2 acre plots feued by the Farquharsons. It is described in the new Statistical Account of 1834-45 as being 'much frequented by strangers in the summer on account of the salubrity of the air and the beauty of its scenery. Its street or lanes cross the main street at right angles. Its houses are built on a regular plan.' This older section of the town, where Inchley is situated, was built near to Ballater Royal Bridge (listed at category B, LB21851) and the town in this area retains its grid pattern. Following Queen Victoria's purchase of the nearby Balmoral Castle in 1852 (listed at category A, LB51460) and the arrival of the railway in 1866, Ballater became an important tourist destination. The town expanded particularly to the west with the population rising from 362 in 1861 to 1,256 in 1901.

The core of the planned town dates to the early part of the 19<sup>th</sup> century and there are a number of key early 19<sup>th</sup> century houses which remain, including Ford House (listed at category C, LB21842), which was originally the local school and 11 Bridge Square (listed at category C, LB21839). Dating from the early part of the 19<sup>th</sup> century, Inchley is one of these key early buildings.

The listing criteria state that the older a building is and the fewer of its type survive the more likely it is to present special interest. All buildings erected before 1840 which are of notable quality and survive predominantly in their original form have a strong case for listing. Inchley is not a rare building type, as many houses from the early 19<sup>th</sup> century and earlier survive in Scotland. It is, however, one of the earliest houses in the planned town of Ballater and the house has retained much of its early 19<sup>th</sup> century exterior design.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The ground floor interior was damaged by flooding in 2015 and much of the fixtures and fittings have been removed including the lath and plaster walls being stripped back to the stone. There are two surviving fire surrounds. That to the west wall appears to date from the 20<sup>th</sup> century and that to the east wall is of a standard type.

### ***Plan form***

The symmetrical rectangular plan form of the house with wings to the east and west, and an interior arranged around a central staircase is not unusual for a domestic property of this date.

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

The house is built of pink and grey granite, which is the predominant building material in the northeast of Scotland. As granite is such a hard material decorative stonework is not to be expected on a house of this date.

The main elevations of the house are little altered and retains the standard design features of an early 19<sup>th</sup> century domestic property. They are well proportioned, symmetrical elevations with upper storey windows lying close to the roofline. The majority of the neighbouring properties are gabled so Inchley's piended and platformed roof is distinctive in the area and has not been altered by the addition of dormers.

The rustic tree trunk porch is an unusual feature of the house and adds to its interest. It is likely that the porch was added later in the 19<sup>th</sup> century and it is apparent on the 2<sup>nd</sup> Edition Ordnance Survey Map, published in 1901. It provides a formal entrance to the garden elevation of the property which had a clear view to the river and was probably designed to be seen. Rustic tree trunk columns are an architectural feature of some rural buildings in northeast Scotland, particularly of larger estates and can be found at estate cottages and ancillary buildings on the Invercauld, Balmoral and Forglen estates in Aberdeenshire.

### ***Setting***

The building is situated on a narrow road within the Ballater Conservation Area. Like the other properties in the surrounding area, which are mainly 19<sup>th</sup> and 20<sup>th</sup> century housing, Inchley sits directly onto the pavement. The other properties on Deebank Road are either flats, or single storey and attic houses and Inchley is a distinctive building in the streetscape because of its 2 storeys and piended roof.

The 1<sup>st</sup> Edition Ordnance Survey Map of 1869 shows the house with a large rear garden and direct access and vista to the River Dee. This garden now has other residential properties on it and the former vista and access from the house to the river has been compromised. This loss of the original relationship between the house and the river has affected the setting of the house.

### ***Regional variations***

There are no known regional variations.

## **2.3 Close Historical Associations**

There are no known associations with a person or event of national importance at present (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 Inchley has particular interest under a, b and d

a. This is an early example of a classically designed town house in a planned village with two principal elevations and with some distinctive detailing.

b. The house one of the earliest houses in the planned town of Ballater and contributes to the early 19th century the planned village.

d. The house is relatively unchanged to the external elevations and roofline.

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

---

Inchley is a well-proportioned early 19th century house built with local granite and is one of the earliest buildings in the planned town of Ballater. The exterior of the building is little altered since the late 19<sup>th</sup> century and is distinguished by its uninterrupted pitched roof and timber porch. Inchley originally had a large rear garden which extended down to the River Dee and consequently the garden elevation of the house is as well detailed as the principal elevation.

In our current state of knowledge it continues 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: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

Category C is for 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. The interest of Inchley is as an early 19<sup>th</sup> century house, which, although little altered externally, is typical in its classical composition, and has lost most of its 19<sup>th</sup> century interior. Category C is considered to be the most appropriate category of listing.

#### **6. Other Information**

---

N/A

#### **7. References**

---

Canmore: <http://canmore.org.uk/> CANMORE ID 181925

## Maps

Ordnance Survey (Surveyed 1866, Published 1869) Aberdeenshire Sheet XC1.7. 25 Inches to the Mile map. 1<sup>st</sup> Edition. Southampton: Ordnance Survey.

Ordnance Survey (Surveyed 1900, Published 1901) Aberdeenshire Sheet 091.07. 25 Inches to the Mile map. 2<sup>nd</sup> Edition Southampton: Ordnance Survey.

## Archives

National Archives of Scotland. Map of Ballater Village, 1808. RHP 327.

## Printed Sources

Fraser, G. M. (1921) *The Old Deeside Road*. Aberdeen: The University Press. p.186-187.

Geddes, J. (2001) *Deeside and the Mearns*. Edinburgh: RIAS. p.143.

New Statistical Account (1834-45) *Glenmuick, Tullich and Glengairn, County of Aberdeenshire*. Volume 12. p.786.

Sedgwick, S. (2005) *The Story of Ballater*. Sheila Sedgwick: Ballater.

Sharples, J., Walker, D. and Woodworth, A. (2015) *The Buildings of Scotland: Aberdeenshire: South and Aberdeen*. New Haven and London: Yale University Press. p.348.

---

\* 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/>