



## Case information

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<b>Case ID</b>	300017831		
<b>File Reference</b>	HGH/B/LL/27		
<b>Name of Site</b>	Rockbank including coach house, Midge Lane, Strone		
<b>Local Authority</b>	Loch Lomond and Trossachs National Park		
<b>National Grid Reference</b>	NS 18379 80926		
<b>Designation No. (if any)</b>	LB50444		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	C
<b>Case Type</b>	Amendment		
<b>Received/Start Date</b>	10/03/2016		
<b>Decision Date</b>	02/11/2016		

## 1. Decision

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In our current state of knowledge, Rockbank including the coach house 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>	Strone, Midge Lane, Rockbank including Coach House and Boundary Walls
<b>Amended Statutory Address</b>	Rockbank including coach house and boundary walls, Midge Lane, Strone

## 2. Designation Background and Development Proposals

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### 2.1 Designation Background

Rockbank was listed at category C on 04/05/2006. It is situated within the Loch Lomond and Trossachs National Park.

### 2.2 Development Proposals

There are no known development proposals.

### 3. Assessment

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#### 3.1 Assessment information

The coach house at Rockbank was proposed to be removed from the list in March 2016.

Rockbank was visited on 29/06/2016. The exterior of Rockbank was seen and the exterior and interior of the coach house was also seen at this visit.

#### 3.2 Assessment against designation criteria

Rockbank including the coach house and boundary walls were 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 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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#### **Elizabeth McCrone**

Head of Designations  
Heritage Management  
Historic Environment Scotland

<b>Contact</b>	Rosanne Watts, Senior Designations Officer rosanne.watts@hes.scot, 0131 668 8091
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## **ANNEX A – Assessment Against the Listing Criteria\***

### **Rockbank including coach house and boundary walls, Midge Lane, Strone**

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#### **1. Description**

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Rockbank is an earlier/mid 19<sup>th</sup> century 2-storey, 3-bay gable-fronted villa, situated on the south side of Midge Lane and facing the Holy Loch, with a late 19<sup>th</sup> century single storey and attic, rectangular plan coach house to the rear. The house is constructed in harled rubble with sandstone dressings and has a slate roof and stone chimney stacks with polygonal clay cans at the gables. The windows are predominantly round-headed timber sash and case with lying-panes.

The principal (south) elevation has a gable to the left containing a hood-moulded window at the first floor and a framed window below. To the right is a pitch-roofed half-dormer and in the centre is a slated-cheek dormer. At the centre is a flat-roofed cast iron entrance porch with brattishing and fretwork arcades. The gables have decorative bargeboarding. Some of the details at the rear of the house may be later, for example the wide tripartite dormers. The interior of the house was not seen in 2004 or 2016.

The coach house has a central gable with a square-headed cart door and hayloft above. The rear (south) elevation of the coach house has a pair of gables. It is constructed in rubble stone with some brick repairs to the rear openings and it has a piended roof that is slated. The windows are timber sash and case frames with a 12-pane glazing pattern. The interior of the coach house was seen in 2016 and is divided into two sections and has a loft with a timber floor.

There is rubble boundary wall to the east, west and south of the house. That to the south has a central opening with a gate providing access to the shore of the Holy Loch.

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

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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**

Rockbank is one of a series of villas built to the south of Midge Lane and facing the Holy Loch. These villas were built as a continuation of the development of the Kilmun

shore after a long stretch of shoreline was feued from 1827 by the marine engineer David Napier from Campbell of Monzie. As a result of the establishment of a direct steamer route from Glasgow to Kilmun the area quickly became a popular resort for Glasgow merchants.

A newspaper notice in the Glasgow Herald of 4 December 1857 which advertises Rockbank for sale describes the accommodation as “consisting of dining room, parlour, six bedrooms, kitchen, scullery, two water closets and other conveniences...The garden is bounded by the beach, so that the premises afford every facility for sea bathing”. Rockbank was therefore likely to have been built between 1827 and 1857.

Rockbank is first shown on the 1<sup>st</sup> Edition Ordnance Survey Map (surveyed 1864) as a rectangular plan house with a rectangular plan coach house to the rear which is shown directly adjacent to the road. On the 2<sup>nd</sup> Edition Ordnance Survey map (surveyed 1898) the house is shown with its central porch additions at the front and rear elevations and an addition to the west gable. The coach house on this map is set back from the line of the road and there are two side wings projecting from the north elevation. Map evidence suggests that the coach house at Rockbank was built between 1864 and 1898.

Earlier to mid-19th villas of this scale and architectural quality are not rare in an area which was a holiday resort for wealthy Glasgow merchants. What marks Rockbank out is perhaps the best-preserved 19th century villa along the Kilmun/Strone shore.

Surviving contemporary or near contemporary ancillary buildings can enhance the interest of the principal listed building and their impact as a group may also be significant. It is typical for coastal villas in the West of Scotland, and in particular in this part of Argyll, to have been built with service buildings such as an ancillary coach house and these are important for the understanding of the status of these former holiday homes. Therefore where ancillary buildings survive they are also of interest in listing terms as they reflect the social status of the villas' owners and occupants and are important in aiding our understanding of the social history of the area. Nearby examples of listed villas with listed ancillary buildings include Choillie Bheag (listed at category B, LB50440) and Dulselma (listed at A, LB5075). The surviving coach house is not original to the Rockbank but is not significantly later in date and is an important ancillary component to this house.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior of the house has not been seen and therefore has not been assessed. Photographs of the interior of the house taken in 2016 show fire surrounds in ground floor principal rooms, panelled timber window architraves, panelled timber doors and an entrance hall with an egg and dart cornice.

In the coach house no fixtures and fittings that directly evidence its original function, such as horse stalls or hay troughs were seen at the visit in 2016.

### ***Plan form***

The footprint of Rockbank villa is largely unaltered from that shown on the 2<sup>nd</sup> Edition Ordnance Survey map, whilst the coach house has been altered by the loss of the two side wings. The villas are designed with the principal elevation facing the loch in order to maximise the view from the key public rooms.

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

Rockbank is a well-preserved example of an earlier 19<sup>th</sup> century villa, which is indicative of the style and design quality of the villas in the area which were built to accommodate wealthy holiday makers. It largely retains all of its 19<sup>th</sup> century exterior features, including the round-headed lying-pane windows, decorative bargeboarding and the cast iron porch to the front.

The surviving coach house is not original to the house but is not significantly later in date and it indicates that in the late 19<sup>th</sup> century Rockbank was a house of some status because it required a larger coach house. It is an important ancillary component of the property and its survival aids our understanding of the social history and development of Rockbank. The coach house has been altered by the loss of the side wings, which are shown on the 2<sup>nd</sup> Edition Ordnance Survey Map, however, in its present form the original function of the building remains clearly discernible because of the wide flat-arched opening and the door to the hay loft above. In design terms the coach house does not overtly reference the architecture of Rockbank and the coach house is relatively plain.

### ***Setting***

Rockbank is part of a pattern of adjacent villas that in plan form and setting are distinctive to this part of Midge Lane. Each house has a coach house to the rear overlooking Midge Lane representing the formal entrance to the property. Villas to the west in the village of Kilmun and those further along the peninsula to the west in the villages of Strone and Blairmore are all separated from the loch by the road and the principal elevations of these villas overlook and can be seen from the road with the ancillary building behind the villas.

As noted above ancillary buildings are relatively uncommon for villas of this date and the presence of a coach house indicates the social status of these villas in this area. With the exception of the loss of the side wings on the coach house, the setting of Rockbank House with its coach house to the rear has not changed significantly since the late 19<sup>th</sup> century and that shown on the 2<sup>nd</sup> Edition Ordnance Survey Map.

### ***Regional variations***

The shoreline of the peninsulas in Argyll and Bute are dominated by 19<sup>th</sup> century villas that were built as holiday homes for Glasgow merchants. This concentration of 'second homes' in this part of Scotland is of some regional interest.

## **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

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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 a grouping of buildings*
- d. authenticity*

When working with the principles of listing Rockbank including coach house and boundary walls has particular interest under c and d.

c. The coach house is an important 19<sup>th</sup> century ancillary component of Rockbank and their interest is enhanced by their grouping.

d. Rockbank is perhaps the best-preserved 19<sup>th</sup> century villa along the Kilmun/Strone shore, and it is indicative of the style and design quality of the villas in the area.

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

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Rockbank is a well-preserved example of an earlier 19<sup>th</sup> century villa, which is indicative of the style and design quality of the villas in the area. The design and setting of the building with the principal elevation facing the loch and a coach house to the rear facing the road is distinctive to the villas in this part of Midge Lane. The surviving coach house is not original to the house but is not significantly later in date and is an important ancillary component that aids our understanding of the social history of Rockbank.

In our current state of knowledge Rockbank, including its coach house and ancillary building 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: <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. Rockbank and its coach house remains appropriately listed at category C.

### **6. Other Information**

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The 1871 census records Margaret Forbes, the wife of a draper, with her son Robert Smith and daughter Margaret Smith as living in Rockbank, Shore Road. The 1901 census records Mary M Gray a widow, with her daughter Violet and a servant as living in Rockbank, Shore Road.

The references of the previous listed building record written in 2006 records the list of Benmore Feuers (circa 1915) and further information courtesy of the Benmore Trust. These sources have not been consulted as part of the 2016 review.

## 7. References

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### Archives

List of Benmore Feuers (circa 1915) [from previous listed building record].

### Maps

Ordnance Survey (surveyed 1864, published 1869) Argyll and Bute Sheet CLXXIV.10 (Kilmun). 1<sup>st</sup> Edition. 25 inches to one mile. Southampton: Ordnance Survey.

Ordnance Survey (surveyed 1898, published 1900) Argyll 174.10 (includes: Dunoon and Kilmun). 2<sup>nd</sup> Edition. 25 inches to one mile. Southampton: Ordnance Survey.

### Printed Sources

Glasgow Herald (4 December 1857) *Desirable Summer Residence*. p.2.

### Other Information

Further information courtesy of Benmore Trust (2006) [from previous listed building record].

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