



## Case information

<b>Case ID</b>	300017962
<b>File Reference</b>	HGH/B/SG/91
<b>Name of Site</b>	Cottages and Former Cartshed to Northwest, Kelburn Castle (North Offices)

<b>Local Authority</b>	North Ayrshire Council		
<b>National Grid Reference</b>	NS 21563, 56784		
<b>Designation No. (if any)</b>	LB7297		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	B
<b>Case Type</b>	Amendment		

<b>Received/Start Date</b>	April 2016 [Kelburn Castle Estate Listing Review]
<b>Decision Date</b>	17/11/2016

## 1. Decision

In our current state of knowledge, the Cottages and Former Cartshed to Northwest, Kelburn Castle continue to meet the criteria for listing. The category of listing has changed from B to C. The statutory listing address and the listed building record have been amended.

<b>Previous Statutory Address</b>	Kelburn Cottages and Former Cartshed to North West of Mansion House
<b>Amended Statutory Address</b>	North Offices (former Stables and Coach House) to North West of Kelburn Castle, Kelburn Castle Estate, Fairlie

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

This building was listed at category B on 29/08/1985.

The building is located within the Kelburn Castle Inventory Garden and Designed Landscape (GDL00233).

## 2.2 Development Proposals

There are no known development proposals.

## 3. Assessment

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### 3.1 Assessment information

This building was considered for amendment as part of Kelburn Castle Estate Listing Review 2016.

Kelburn Castle and its associated ancillary buildings and structures were visited on 06/04/2016.

### 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 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\***

## **North Offices (former Stables and Coach House) to North West of Kelburn Castle, Kelburn Castle Estate, Fairlie**

### **1. Description**

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Mid to late 18<sup>th</sup> century. Single storey and attic, L-plan stable and coach house with later additions, circa 1880, to northeast forming a U-plan around a small open court to the rear. The building is located to the northwest of Kelburn Castle on the north approach drive. It is predominantly harled with exposed, raised ashlar margins and projecting, rusticated quoins and eaves course. The south elevation is a broadly symmetrical 7 bays with segmental, keystone archways to outer bays. The arch to right has two-leaf timber panel doors and the arch to the left is infilled with windows. There are 3 gabled dormers set within the pitch of the roof. There are pedimented loft doors to the north and west courtyard elevations. The building has piended slate roofs, slightly swept towards the eaves, and ridge stacks. There are some replacement windows in uPVC plastic.

The interior, seen in 2016, retains timber horse stalls divided by cast iron columns and a timber panelled tack room. There is a cast iron fire place in the central room at attic level.

### **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**

This mid-18<sup>th</sup> century stable and coach house range is depicted as 'Stables' on the 1<sup>st</sup> Edition Ordnance Survey map, surveyed in 1856, showing the building occupying an L-plan footprint. An additional wing was added to the northwest end circa 1880 and this is depicted on the 2<sup>nd</sup> Edition Ordnance Survey map, surveyed in 1906.

Kelburn is among the oldest ancestral country seats in Scotland to have been continuously inhabited by successive generations of one family, having been in possession of the Boyle family (formerly 'de Boyville') since the 12th century. Kelburn has a prominent coastal setting to the south of the town of Largs, with views from the castle across the Firth of Clyde to the Isles of Cumbrae and Bute and southwest to the Isle of Arran. The Kel Burn runs through the estate, passing through a wooded ravine and over a 15 metre high waterfall into a naturally carved pool to the southwest of the castle.

Kelburn Castle, like Stair House in Ayrshire (LB14372) and Blair Castle in Perthshire (LB6074) is a multi-period building which demonstrates the transition from the medieval tower house tradition towards the new fashion during the Renaissance period for domestic, non-fortified buildings. The designs for these new buildings were classically inspired and often included a formal suite of rooms or apartments.

The medieval tower house section of the building, with stair towers at opposing corners forming the classic 'Z-plan' was remodelled circa 1580 by the then Laird of Kelburn, John Boyle incorporating fabric from earlier structures on the site. The later 17<sup>th</sup> century/early 18<sup>th</sup> century additions reflect the significant changes at large estates where remodelling along classical architectural lines followed the contemporary taste for formality and rationality, and catered to the owners' desire to improve their status by accommodating important guests and providing them opportunity for the conspicuous display of wealth and knowledge.

In 1869, the 6th Earl of Glasgow inherited Kelburn along with a number of other estates in Scotland and this coincided with a major phase of development and building improvement across the estate around this time including the building of new gate lodges and gatepiers, a new gardener's cottage, gamekeeper's house and kennels. Another significant extension to the castle was also added around this period.

The castle is the focal point within the Kelburn estate policies. The principal phases of addition are distinctly identifiable and the successive additions dating from the early Scottish Renaissance to the present day represent changing political and cultural values as well demonstrating a significant transition in Scottish domestic architecture at this time. Associated ancillary estate buildings and structures, including home farm offices, sundials, monuments, lodges, bridges and worker's cottages (some of which are listed separately) contribute to our understanding of this historically significant ancestral seat.

Stables and coach houses are important ancillary buildings of large estates while also being relatively common buildings within that context. The Kelburn estate has two 18<sup>th</sup> century stable ranges, one set on each approach drive to the castle from the north and from the south. The mid to late 18<sup>th</sup> century date of this former stable and coach house building is related to the estate improvements carried out at Kelburn during that period. Many large estate-built stables and/or coach houses are situated in relative close proximity to the main house. This particular example retains its largely symmetrical arrangement and classical form, built on an L-plan layout with pedimented loft doorways to the inner courtyard elevations to north and west, and rusticated quoins. The ground floor of the west wing contains 8 timber horse stalls, some with feeders. The upper level has been converted to form accommodation, possibly around 1880, and may have formerly housed a groom or coachman. The pedimented loft doors and swept piended roof are similar in form to the design of the Kelburn Castle Visitor Centre (former stable offices to the south) of around 1750. The two buildings form part of an 18<sup>th</sup> century group of estate buildings, both of which have principle elevations that were designed to impress any visitor passing on his or her way to the castle.

The former coach house and stable block at Kelburn Castle Estate is an important component of the estate landscape, prominently located on the main approach drive to the castle from the north. There have been some alterations dating to the later 20<sup>th</sup> century including window replacements.

## **2.2 Architectural or Historic Interest**

### ***Interior***

Some internal fixtures and fittings survive within the outer ranges. There is some survival of fabric including eight timber horse stalls divided by cast iron columns to the ground floor, adding to the interest in listing terms.

### ***Plan form***

The internal plan-form is typical of its building type and date. The plan has been altered with the addition of a further cart or coach arch recess in 1880. The west arch has also been altered to allow additional accommodation to the ground floor. The plan form survives little altered from circa 1880.

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

The north office stables at Kelburn Castle follows a simplified classical design with paired-back detailing to the principal, west-facing elevation including keystones, projecting quoins and moulded pediments to the loft doorways. It is consistent with the design of other improvements made to the estate during the mid to late 18<sup>th</sup> century which also show the contemporary taste for classical architecture.

The ashlar margins and basket-arch former carriage openings and slightly swept, piended roofs are stylistically characteristic of classically-influenced steading and stable buildings of mid- to late-18<sup>th</sup> date in Scotland. Examples on a larger scale can be found at early improvement home farms and steading across the country estates. Following additions to the building in around 1880 there has been a number of changes to openings. The 1880 addition appears to be of mass concrete construction, and is an early use of this material in an estate ancillary building. Similar work can be seen at the recessed arch porch to the rear of the circa 1880 additions to Kelburn Castle and may be the work of the same hand, possibly William Little.

### ***Setting***

Prominently visible on the north approach drive to the castle, the classically detailed building was designed to impress as well as being practical. The broadly symmetrical frontage with keystone arches and slightly swept, piended roofs provides a counterpoint to the similar but more architecturally elaborate former stables and offices (now the Kelburn Castle Visitor Centre) on the south approach drive to the castle.

### ***Regional variations***

There are no known regional variations.

## **2.3 Close Historical Associations**

None known at present.

Kelburn is among the oldest country seats in Scotland to have been continuously inhabited by successive generations of one family, the Boyles. People of significant social standing commissioned houses and the developed their estates and the association with these people is not a significant factor in this assessment for listing.

### **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 the monument has interest under a, b and c.

- b. The classical form with low swept and piended roofs and pedimented loft doorways is a good surviving example of an estate ancillary. It was likely specifically designed to complement the other offices for Kelburn Castle to the south approach drive, which is now the Visitor Centre.
- c. The former stable and coach house accommodation at Kelburn Castle is an important component of the mid-18<sup>th</sup> century development of the Kelburn estate. It is prominently located on the route of the principal north approach drive to Kelburn Castle which was established in the later 18<sup>th</sup> or early 19<sup>th</sup> century.
- d. The alterations to openings and the introduction of non-traditional windows have reduced the special interest of the building to some extent. These changes are not considered to reduce its ability to convey its intended function as a country estate ancillary stable and offices.

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

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The former coach house and stable block at Kelburn Castle estate is an important component of the estate landscape. Prominently visible on the north approach drive to the castle, it was likely specifically designed to complement the other offices for Kelburn Castle to the south approach drive, which is now the Visitor Centre.

The largely symmetrical U-plan arrangement in a simplified classical style with framing eaves margins and quoins and slightly swept, piended roofs, with classically pedimented loft doors is consistent with the design of other improvements made to the estate during the mid to late 18<sup>th</sup> century which also show the contemporary taste for classical architecture.

In our current state of knowledge, the former stable and coach house block at Kelburn 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/>

This 18<sup>th</sup> century stable and coach house range is a notable example of its building type that has been altered, including internal remodelling and external reconfiguring of openings. It is proposed that category C rather than the current category B may best represent the interest of the building within the context of the wider Kelburn estate, and taking into consideration the later alterations.

## 6. Other Information

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N/A

## 7. References

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Canmore: <http://canmore.org.uk/> CANMORE ID: <https://canmore.org.uk/site/206527>

### Maps

Ordnance Survey (surveyed 1855; published 1857) Ayrshire, Sheet VI (includes: Cumbrae; West Kilbride) 6 inch to 1 mile, 1<sup>st</sup> Edition. Southampton: Ordnance Survey

### Printed Sources

Close R. and Riches A. (2012) *Buildings of Scotland – Ayrshire and Arran*. London: Yale University Press. pp.392-399

Close R. (1992) *Ayrshire and Arran - An Illustrated Architectural Guide* RIAS, Edinburgh: Rutland Press, p.62

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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/>