



## Case information

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<b>Case ID</b>	300017963
<b>File Reference</b>	HGH/B/SG/92
<b>Name of Site</b>	Kelburn Former Stables and Cottages (Visitor Centre)

<b>Local Authority</b>	North Ayrshire Council		
<b>National Grid Reference</b>	NS 21608, 56545		
<b>Designation No. (if any)</b>	LB7296		
<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

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In our current state of knowledge, Kelburn Country Centre, Kelburn Castle Estate continues to meet the criteria for listing at category B. The statutory listing address and the listed building record has been amended.

<b>Previous Statutory Address</b>	Kelburn Former Stables and Cottages (Visitor Centre)
<b>Amended Statutory Address</b>	Kelburn Country Centre (former stables and home farm) including cottages to south block and excluding additions to north block and buildings to east of courtyard, Kelburn Castle Estate, Fairlie

## 2. Designation Background and Development Proposals

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### 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 that would affect the outcome of this assessment.

## 3. Assessment

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### 3.1 Assessment information

These buildings were 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 buildings 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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## **ANNEX A – Assessment Against the Listing Criteria\*** **Kelburn Country Centre (former stables and home farm) including cottages to south block and excluding additions to north block and buildings to east of courtyard, Kelburn Castle Estate, Fairlie**

### **1. Description**

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Circa 1760, single-storey former home farm complex located on the south approach drive to the southwest of Kelburn Castle. Comprising principally of three blocks in a U-plan arrangement with principal elevation to west. Formerly including steading, stables, dairy, byre and offices - remodelled 1979-80 to form the visitor centre for Kelburn Castle Estate.

The symmetrical west elevation has a 5-bay block to centre flanked by single-bay ends of the north and south blocks. All three blocks have channelled ashlar piers with ball finials at their corner angles, arched openings with keystones, raised margins and piended roofs. The rear (east) elevation of the central block has a forestair and pedimented loft door. The courtyard-facing elevations are mostly harled with the north and south ranges sloping up the site, with irregularly arranged openings and mostly small-paned glazing to timber framed windows facing the courtyard to centre. The piended roof cottage addition to the east of the south block was added circa 1880. The roofs are grey slate.

The interiors, partly seen in 2016, have been largely remodelled as part of the conversion to the Kelburn Castle visitor centre. Some internal fixtures and fittings survive within the outer ranges.

In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: additions to north block and buildings to east of courtyard.

### **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 home farm range is depicted on the 1<sup>st</sup> Edition Ordnance Survey map, surveyed in 1856, occupying largely the same footprint as at present. The complex retains a detached U-plan three block arrangement, typical of estate

stable offices or small scale 'home farm' complexes based on the model farms of the early Improvement era of farming after 1740.

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 for David Boyle (1666-1733) 1<sup>st</sup> Earl of Glasgow, 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 cottage 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.

The mid-18<sup>th</sup> century saw the beginning of widespread changes in farming methods and animal husbandry, leading to new approaches in the layout of farm buildings on an ordered plan. The planning of farm buildings was, like virtually every other major building type of the period, influenced by the 'the desire for classification and order stimulated by the Enlightenment'. (Glendinning, p.24). Some of the grandest 'model

farm' buildings put up during the early phase of drive towards improvement are found in the improving estates of Scotland, such as the Great Barn complex of circa 1750 at Inveraray Castle, Argyll (LB11535) and the Culzean Castle Home Farm of 1775 (LB51829). Regardless of estate size, the drive towards agricultural improvement led to wholesale change in the design of stable blocks and home farms, for both practical and aesthetic reasons. Economist Adam Smith, writing in 1759, did not generally regard owners of larger country estates to be great improvers, noting somewhat dismissively that many large estate landowners were 'cultivating small areas around their country seats and attending more to ornament than to profit' (Glendinning, p.22) meaning that much of their interest was focused on architectural design.

The circa 1760 home farm at Kelburn is a relatively modest example in terms of scale, built by an unknown architect in a simplified classical style with a symmetrical pavilion-flanked U-plan layout with pyramidal roofs emphasising a uniform sense of architectural order, built for practical use while at the same time showing the intentions of a modernising landowner. The flanking ranges contained stabling, a coach house, a dairy and possibly a laundry and servants accommodation, arranged around a central courtyard area. The principle west-facing elevation with channelled corner piers and ball finials was expressly designed to complement the setting of the castle recently extended in the early 18<sup>th</sup> century, and for example, the channelled corner pilasters with ball finials are in keeping with the style of the gatepiers elsewhere on the Kelburn estate.

The Kelburn Castle former home farm complex is a good surviving example of farm buildings developed during the early phase of agricultural improvement. These buildings are laid out in a typical symmetrical, U-plan arrangement, are of simple classical proportions and include some refined classical detailing to the principal elevation such as classical impostes, keystones and corner pilasters with ball-finials.

## **2.2 Architectural or Historic Interest**

### ***Interior***

Some internal fixtures and fittings associated with the former use and a stable and home farm survive. However the interiors have been largely remodelled as part of the conversion to the Kelburn Castle visitor centre and are not of interest in listing terms.

### ***Plan form***

The U-plan arrangement of three detached blocks is a typical arrangement for home farms of this period. The plan form has been altered with later additions to the east but the 18<sup>th</sup> century core remains visible.

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

Located on the main south approach drive to the castle, the classically detailed former home farm U-plan range was designed to impress as well as being practical. The building has a symmetrical arrangement, typical of the classical design ideals of the period, with flanking pavilions and whinstone frontage with round-arched

windows, keystones and slightly swept, pitched roofs. The form of the piers is consistent with the style of the gatepiers to the north of the Castle courtyard and the south entrance gatepiers (see separate listings LB7294 and LB7302) and add to the interest of the former home farm range.

### **Setting**

The home farm range continues to occupy a prominent location within the Kelburn Castle policies on the principal 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 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 and b.

- a. The U-plan arrangement with flanking cartshed and stable 'pavilions' in the simplified classical style is an early example of a classical 'model farm' associated a large country house estate.
- b. The former home farm stable offices at Kelburn Castle are a key component of the mid-18<sup>th</sup> century development of the Kelburn Castle policies. They are prominently located on the route of the principal south approach drive to Kelburn Castle which was established in the later 18<sup>th</sup> or early 19<sup>th</sup> century.
- d. Changes to the former home farm at Kelburn castle in the later 20<sup>th</sup> century and other remodelling to form a visitors' centre including the addition of non-traditional doors and windows, and large non-traditional rooflights to the principal west facing elevation have affected the architectural authenticity of the building to some extent.

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

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The Kelburn Castle former home farm complex is a good surviving example of farm buildings developed during the early phase of agricultural improvement. The unified classical form of the building range survives largely intact, with the channelled ashlar pilaster quoins and large ball finials at the corner angles adding to its architectural interest. The building is also of interest in the context of mid-18<sup>th</sup> century improvement farming and the contemporary redevelopment of large country estates.

In our current state of knowledge, the Kelburn Country Centre (former stables and home farm) continues to meet the criteria for listing. Some later additions to the building are not considered special in listing terms and are excluded from the 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/>

In view of the changes to the former home farm at Kelburn castle in the later 20<sup>th</sup> century and other remodelling to form a visitors' centre including the addition of large rooflights to the piended roofs of the principal west facing elevation, the current category B is considered to be the appropriate category of listing.

## 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/206526>

### 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*. Edinburgh: Royal Incorporation of Architects in Scotland, p.82

Davis, Michael C. (1991) *The Castles and Mansions of Ayrshire*. Ardrishaig: Privately published, pp. 27-28, 289-291.

Glendinning M. and Wade Martins S. (2008) *Buildings of the Land – Scotland's Farms 1750-2000*. Edinburgh: Royal Commission on the Ancient and Historical Monuments of Scotland, pp.23-25.

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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/>