



Case information

Case ID	300017969
File Reference	HGH/B/SG/99
Name of Site	North Lodge (formerly listed as West Lodge) and Gatepiers

Local Authority	North Ayrshire Council		
National Grid Reference	NS 21165 57187		
Designation No. (if any)	LB7304		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		

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

1. Decision

In our current state of knowledge, the Kelburn North Lodge and Gatepiers continue to meet the criteria for listing. The statutory listing address has been changed and the listed building record has been amended. The category of listing has changed from B to C.

Previous Statutory Address	Kelburn West Lodge and Gatepiers
Amended Statutory Address	North Lodge and Gatepiers, excluding flat roof additions to north and east, 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

3.1 Assessment information

The North Lodge (formerly listed as West Lodge) and its associated gatepiers at Kelburn estate were considered for review 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/>

Elizabeth McCrone

Head of Designations
Heritage Management
Historic Environment Scotland

Contact	Laurence Parkerson, Designations Officer Laurence.parkerson@hes.scot, 0131 668 8093
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ANNEX A – Assessment Against the Listing Criteria*

North Lodge and Gatepiers, excluding flat roof additions to north and east, Kelburn Castle Estate, Fairlie

1. Description

Circa 1885. A single-storey, 3-bay, broadly L-plan gate lodge in the Scots Baronial style with conical turret and crowstepped gables. Built of pale, snecked and stugged ashlar with polished dressings. There is a turret in the re-entrant angle with a segmental-headed door, a blank rectangular panel and a hood-moulded arrow slit above. The conical roof is corniced with banded fish-scale slating and a metal finial. There is a single window to the left of the door, and a canted window in the gable end to the right. The building has corniced stacks and a slate roof. The windows are non-traditional, uPVC replacements. Later, single-storey flat-roof additions to the east and north elevations are excluded from the listing.

To the south of the building are four square-plan, panelled and corniced gatepiers of polished ashlar, marking the entrance to the north approach drive to Kelburn Castle. There are simple cast-iron gates with spear-head rails.

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

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

The north approach drive to Kelburn Castle is shown on the 1st Edition Ordnance Survey Map, surveyed 1855, but no buildings are shown at the entrance until the 2nd Edition Ordnance Survey in 1895, which shows this lodge identified as ‘North Lodge’. Confusingly, this present North Lodge was listed in 1985 as ‘Kelburn West Lodge’. This is likely because earlier pavilion lodges at NGR: NS 20995 56727 were located at the former north approach drive which is now separated from the estate by the main road and is now in separate ownership.

The North Lodge and north drive gatepiers and gates were built as part of extensive improvement works carried out the estate by the 6th Earl of Glasgow after he inherited in 1869, and the coming of the railway and the associated changes to the

estate in 1885 with the realigning of the road to accommodate the Ardrossan and Largs branch railway line skirting the coastline to the west of the Kelburn estate.

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 17th century/early 18th 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, ghillie'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 sundials, monuments, stable offices, lodges, bridges and worker's cottages (some of which are listed separately) contribute to our understanding of this historically significant ancestral seat.

This gate lodge and gatepiers are good surviving examples of their estate building type, built in the Scots Baronial style popular in the second half of 19th century. The lodge and gates are of interest in the context of the estate and the improvements made to the estate during the second half of the 19th century. They mark the principal public and private entrance to the grounds and are an important component of the Kelburn Castle estate.

2.2 Architectural or Historic Interest

Interior

The interior was not seen at the time of the review in 2016.

Plan form

The slightly asymmetrical, L-plan form of this gate lodge is typical of lodges built in the Baronial style between 1850 and 1900 across Scotland. There is no particular special interest under this heading.

Technological excellence or innovation, material or design quality

The North Lodge is well detailed with crowstepped gables and a conical tower typical of gate lodge building in Scotland during the mid to late 19th century. The four square-plan gatepiers at the north approach drive are of a standard, corniced cap design and are probably of a similar date to the gatepiers at the south drive entrance (LB7302) with ball-finialled caps and ornate wrought iron gates with thistle finials.

Setting

This formal gateway marks the entrance to the principal north approach drive to the castle, probably first established in the late 18th century however the castle is not visible from the gates. The gates and the gate lodge are prominently located and are a notable part of the setting and context of the Kelburn Castle estate, marking the principal public and private entrance to the policies.

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

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 Baronial-style lodge house is a simple, well-detailed example of a gate lodge building which survives largely as it was first built. It is in a style that became widespread in this building type in the second half of the 19th century in Scotland.
- b. This lodge and gatepier grouping are notable ancillary structures associated with improvements made to the estate during the second half of the 19th century, contributing to an architecturally and historically interesting group of estate buildings.

4. Summary of Assessment Against the Listing Criteria**

This associated gate lodge and gatepiers are typical examples of their estate building type, built in the Scots Baronial style popularised in the second half of the late 19th century. While the lodge and gates are of a prolific building type within a country estate context, they are of interest in the context of the estate and the improvements made to the estate during the second half of the 19th century. The lodge and gatepiers contribute to the context of the Kelburn Castle estate, marking the principal public and private entrance to the grounds.

In our current state of knowledge, the lodge and gatepiers continue 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/>

In view of the relatively late date of construction and taking account of later alterations using non-traditional materials, when comparing it to other similar lodges and gateways more widely, category C, is considered to be the more appropriate category than the current category B.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID: <https://canmore.org.uk/site/206532>

Maps

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

Ordnance Survey (surveyed 1895; published 1897) Ayrshire 006.04 (includes: Largs) 6 inch to 1 mile, 2nd 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

* 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/>