



Case information

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| Case ID | 300009273 |
| File Reference | HGH/B/GA/82 |
| Name of Site | Pitfodels Station House, Pitfodels Station Road, Aberdeen |

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|---------------------------------|--------------------------|------------------------------------|---|
| Local Authority | City of Aberdeen Council | | |
| National Grid Reference | NJ 90650 03311 | | |
| Designation No. (if any) | LB51183 | | |
| Designation Type | Listed Building | Current Category of Listing | C |
| Case Type | Amendment | | |

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| Start Date | 2014 [Pitfodels Conservation Area Listing Review 2014-16] |
| Decision Date | 17/11/2016 |

1. Decision

In our current state of knowledge, Pitfodels Station 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.

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| Previous Statutory Address | Cults, Pitfodels Station Road, Former Station Building |
| Amended Statutory Address | Pitfodels Station House excluding 2012-13 extension to northwest, Pitfodels Station Road, Aberdeen |

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category C on 28/10/2008. The building is located within the Pitfodels Conservation Area.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

The listing of Pitfodels Station House was reviewed as part of the Pitfodels Conservation Area Listing Review, 2014-2016. Pitfodels Station House was visited on 03/12/2016 and the exterior of the building was seen from the public road.

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

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| Contact | Joan Richardson, Designations Officer Joan.richardson@hes.scot 0131 668 8911 |
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ANNEX A – Assessment Against the Listing Criteria*

Pitfodels Station House excluding 2012-13 extension to northwest, Pitfodels Station Road, Aberdeen

1. Description

A single-storey, rectangular-plan, piend-roofed, timber former station building dating to 1894 and which was converted to residential use in 2012. It has lower outer returns and deep overhanging eaves with decorative brackets. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: the 2012-13 extension to the northwest.

The symmetrical south elevation overlooks the former Deeside railway line (now a cycle path) and has a slightly recessed central bay with a part glazed door and flanking tripartite windows. There are similar tripartite windows to the right and left. The lower outer returns are slightly set back with flat-roofs. The north elevation has two pairs of large bipartite windows.

The glazing is predominantly a multi-pane glazing pattern in top-hopper opening windows over plate glass. The roof has grey slates with decorative terracotta ridge tiles and finials and there are 3 chimney stacks piercing the roof at the northwest pitch.

The interior was not seen in 2015.

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 former Pitfodels station was opened on 2 July 1894 as a suburban station on the Aberdeen to Banchory line, known as the Deeside line. This line opened in September 1853 as a single track line from Ferryhill in Aberdeen to Banchory in Aberdeenshire. The line was gradually extended, first to Aboyne in 1859 and then to Ballater in 1866. It became part of the Great North of Scotland Railway (GNSR) in 1875. Suburban trains to the residential areas near Aberdeen were added to the line in 1894 as the population grew and there were 8 stations on a 7 mile stretch between Aberdeen and Culter (a short distance to the west of Pitfodels). These suburban trains were known as ‘subbie’ trains.

This local suburban service between Aberdeen and Culter was withdrawn on 5 April 1937 due to the increasing popularity of bus services. The whole line finally closed in 1966. Since its closure the line has become a foot and cycle path. Pitfodels station was converted into a residential dwelling in 2012 and an extension was added. In our current state of knowledge, this later addition is not considered to be of special architectural interest and is proposed to be excluded from the listing.

GNSR was situated in the northeast of Scotland and it mainly linked Aberdeen to smaller, northeast towns and villages. Few of the railway lines survive and a relatively small number of the former timber stations remain. In our current state of knowledge none are thought to still serve as railway stations.

Pitfodels Station House is situated in the Pitfodels area of Aberdeen. The rural Pitfodels estate, which stretched from Cults to the Bridge of Dee, was owned by the Menzies family since the 15th century. From 1805 the last laird, John Menzies began to feu some of the estate and when he died in 1843, without any descendants the remaining estate was purchased by the Pitfodels Land Company. Brogden notes that the plots varied in size, but were as large as 8-10 acres along the side of the River Dee. An 1895 account describes it as follows "...The greater part of the lands of Pitfodels is now studded with beautiful mansions and villas, each of which stands amid well laid out and carefully kept grounds. They mostly belong to manufacturers and gentlemen engaged in business in Aberdeen, and retired gentlemen." (Mackintosh, p.29). Large villas surrounded by trees were erected in a number of the larger plots and these continue to be a feature of this area.

Dating from the late 19th century Pitfodels Station House is not early in date for a station building. It is, however, one of only a handful of surviving former stations of this once prolific building type built by GNSR and has retained some decorative features.

2.2 Architectural or Historic Interest

Interior

The interior was not seen in 2015 and has not been taken into account in this assessment. However, sales particulars produced by Stronachs when the building was for sale in 2012 show boarded timber lining, fire surrounds and timber panelled doors. As interior access was not possible at the time of the visit we have not been able to determine if these features remain.

Plan form

Pitfodels Station House follows the pattern of smaller GNSR station with a rectangular main block and flat-roofed outshots at both ends, which were often used for stores and toilets. Whilst the plan form is standard, the majority of these buildings have either been demolished or greatly altered. The station at Pitfodels, has been converted into residential use and has been extended. The extension is a distinct section attached to the building at the northwest corner and extending diagonally. The plan form of the Pitfodels Station House has remained discernible because the extension is distinct in form and style.

Technological excellence or innovation, material or design quality

Timber was not an unusual building material for stations in the north of Scotland and its use here is not exceptional. Other timber stations that survive include at Boat-of-Garten (listed at category B, LB258) and Aviemore (listed at category A, LB257).

In terms of design quality, whilst the basic design at Pitfodels was used at other stations by the railway company around the region, the detailing here is of a higher specification than at the few other remaining stations. The former stations at Murtle and Cults, the only other known surviving stations on this line, do not have the red ridge tiling or bracketed eaves that can be seen at Pitfodels. John Thomas & David Turnock note in their 1989 Regional History that ‘very smart station work was always a feature of the ‘subbies’’. Piended roofs and single flue-stacks, and tall narrow windows with decoratively-astragalled top lights are all representative of the building type. These details are consistent with the station servicing the affluent, western suburbs of Aberdeen..

Setting

Pitfodels Station House is situated on the north side of the former Aberdeen to Banchory railway line. This line is now used as a public foot and cycle path. The linear form of the path, which echoes the rail line, and the banks of the former platform that lie close to the house, preserve a sense of association of the building with the former railway. The building is located within the Pitfodels Conservation Area.

Regional variations

The design used at Pitfodels railway station seems to have been used only by GNSR in the northeast of Scotland. The railway company used other designs, for example at Ballater Station which was built in 1866 (listed at category B, LB21854), where the station is gabled with bay windows. The rectangular, piended roof form of Pitfodels does not seem to appear in other areas of Scotland.

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 Pitfodels Station has particular interest under a and d.

- a. it is one of the few surviving examples of this once prolific station design in the northeast of Scotland.

d. Pitfodels station has been converted into residential accommodation, but has retained some of its distinguishing features.

4. Summary of Assessment Against the Listing Criteria**

The former Pitfodels Railway station is one of only a handful of surviving stations of this once prolific design built by the Great North of Scotland Railway. Built to a higher specification than other stations of this type, the building still has a number of distinguishing decorative features such as the piended roof, red ridge tiling, single flue-stacks and tall narrow windows with top lights.

In our current state of knowledge it continues to meet the criteria for listing.

The extension to the northeast was built in 2012-13 and is not considered to be of special interest at the time of this review. It is proposed to be excluded from the 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 Pitfodels Station House is as a surviving example of a typical design used for smaller stations in this area. The building has been converted into residential use and the railway line is no longer used. Its interest is considered to be local in its importance and category C is thought to be the most appropriate category.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 241206

Maps

Ordnance Survey (Surveyed 1899, Published 1901) Aberdeenshire Sheet 086.02 Map. 25 Inches to the mile. 2nd Edition. Southampton: Ordnance Survey.

Printed Sources

Butt, R. V. J. (1995) *The Directory of Railway Stations*. Sparkford: Patrick Stephens. p.186.

Jones, K. G. (1987) *The 'Subbies'. The Story of Aberdeen's Suburban Trains, 1887-1987*. Aberdeen: Great North of Scotland Railway Association.

Thomas, J. & Turnock, D. (1989) *A Regional History of the Railways of Great Britain, Vol 15, North of Scotland*. Newton Abbot: David St John Thomas. p.180.

Online Sources

SCRAN. *Former Pitfodels Station, Aberdeen* at, <http://www.scran.ac.uk/database/record.php?usi=000-000-577-864-C&scache=1kl0gdxlil&searchdb=scran> (accessed 29/04/2015).

Railbrit. *Deeside Railway* at http://www.railbrit.co.uk/Deeside_Railway/index.php (accessed 29/04/2015)

Mackintosh, J. (1895) History of the valley of the Dee, from the earliest times to the present day at http://www.archive.org/stream/historyvalleyde00mackgoog/historyvalleyde00mackgoog_djvu.txt [accessed 21/04/2016].

Pitfodels Conservation Area Character Appraisal and Management Plan, (2015). Aberdeen City Council at <http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=61706&SID=17172> [accessed 13/09/2016].

* 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/>