



Case information

Case ID	300017971
File Reference	HGH/B/SG/100
Name of Site	Garden Cottage, Kelburn Castle Estate, Fairlie

Local Authority	North Ayrshire Council		
National Grid Reference	NS 21538, 56994		
Designation No. (if any)	LB52407		
Designation Type	Listed Building	Current Category of Listing	n/a
Case Type	Designation		

Received/Start Date	April 2016 [Kelburn Castle Estate Listing Review]
Decision Date	18/11/2016

1. Decision

In our current state of knowledge, the former Gardener's House, Kelburn Castle Estate is considered to meet the criteria for listing at category C. The building has been designated (listed).

Previous Statutory Address	n/a
New Statutory Address	Garden Cottage, Kelburn Castle Estate, Fairlie

2. Designation Background and Development Proposals

2.1 Designation Background

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

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

Garden Cottage was considered for listing as part of Kelburn Castle Estate Listing Review 2016.

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

3.2 Assessment against designation criteria

The building was found to meet the criteria for listing.

A full 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*

Garden Cottage, Kelburn Castle Estate, Fairlie

1. Description

Dated 1870. Single storey and attic, gabled former gardener's accommodation in a simple rustic gothic style with pointed-arch windows, pierced timber barge-boarding and tall shouldered wallhead stacks, located to the north of the former kitchen garden at Kelburn Castle estate. Bracketed, over-hanging eaves. The building is of squared and snecked sandstone rubble with ashlar margins. The building has a basket-arch moulded surround with a timber porch supported on stone corbels. The north gable has a carved quatrefoil plaque, dated 1870 with monogram. There is a timber and glazed singled pitched porch addition to the south elevation, and a harled addition to the northwest elevation. There is a grey slate roof with clay cans. Timber-framed, 4-pane glazing to windows.

The interior, partly seen in 2016, has a curved staircase with metal bannisters and scrolled timber handrail.

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

Located to the north of the former kitchen garden at Kelburn Castle estate, the footprint of this building is shown in the present location, with porch projection to the west elevation, on the 2nd Edition Ordnance Survey map, surveyed in 1908. This purpose-built gardener's house was added to the Kelburn Castle estate in 1870, as part of the early improvements made by the 6th Earl of Glasgow on his inheritance in 1869. The north gable has a carved quatrefoil plaque, dated 1870 and with the letter G denoting George Boyle (1825-1890) the 6th Earl of Glasgow.

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 for the then Laird of Kelburn, John Boyle incorporating fabric from earlier structures on the site. The later 17th century/early 18th century additions for David Boyle (1666-1733), 1st 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.

In 1869 George Boyle, who held the office of Lord Clerk Register of Scotland, inherited Kelburn along with a number of other estates in Scotland and succeeded to the title of 6th Earl of Glasgow. He was responsible for a significant phase of development and improvement across the Kelburn estate including the building of the new gardener's cottage, gamekeeper's cottage and kennels in 1870 and numerous later work including a large addition to the castle itself. The 6th Earl was an Episcopalian who contributed significant funds to the building of Episcopal churches across Scotland. By 1888 he was deeply in debt, leading to the sale of Kelburn estate at auction. His cousin, David Boyle of Stewarton, later the 7th Earl of Glasgow, sold his own lands to buy the Kelburn estate, retaining it within Boyle family ownership.

Landowners of large holdings were keen to improve their estates in the second half of the 19th century in response to the greater diversification of land use either for industry or leisure. Many estate buildings with a specialised use were put up during this period and were often given an architectural treatment that was repeated across the estate. The Garden Cottage, Gamekeeper's Cottage and Kennels at Kelburn Estate are typical of this type of en suite estate architecture of the period.

The Garden Cottage is a largely intact and well-detailed ancillary building found on larger estates of Scotland after 1850. The building forms part of a contemporary and similarly detailed group of buildings (the Kennels and the Gamekeeper's Cottage) which are distinctive ancillary components of the Kelburn Castle Estate.

2.2 Architectural or Historic Interest

Interior

The interior was partly seen in 2016. The curved staircase with metal bannisters and scrolled timber handrail are typical features of an estate workers cottage of this period.

Plan form

The L-plan arrangement is a typical arrangement for estate worker's housing of the mid to late 19th century.

Technological excellence or innovation, material or design quality

Garden Cottage is distinguished by its gothic details with bracketed overhanging eaves, tapering wall-head stacks, pointed-arch windows, timber porch overhang, and carved date panel to the north elevation.

Setting

Garden Cottage is located bedside the large former Kitchen Garden, with which it continues to have functional association.

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

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 this building has particular interest under a and b.

- a. Garden Cottage is a well-detailed example of a country estate workers cottage.
- b. The building contributes to the group of ancillary buildings and structures associated with Kelburn Castle which add collectively to the architectural and historic interest of the estate as a whole.
- d. Garden Cottage has been slightly altered with a flat roof addition to the rear (northwest) elevation and a glass and timber sun-room addition to the west elevation.

4. Summary of Assessment Against the Listing Criteria**

The Garden Cottage at Kelburn Estate is a largely intact and well-detailed example of later 19th century estate architecture. It is distinguished by its gothic architectural details with bracketed overhanging eaves, tapering wall-head stacks, pointed-arch windows, timber porch overhang, and carved date panel to the north elevation.

The building was constructed as part of the ongoing developments at the Kelburn estate, being one of a pair of near identical estate workers houses the other being the Gamekeeper's Cottage (at NGR NS21326, 57761).

In our current state of knowledge, the building may 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/>

As an example of a 19th century estate gardener's dwelling house, with good surviving architectural details that groups well with other ancillary buildings on the Kelburn estate, it is considered that category C is the appropriate category of listing.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID: 249738

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. (1992) *Ayrshire and Arran - An Illustrated Architectural Guide* RIAS

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

* 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/>