



Case information

Case ID	300017975
File Reference	HGH/B/SG/102
Name of Site	Kennels, Kelburn Castle Estate, Fairlie

Local Authority	North Ayrshire Council		
National Grid Reference	NS 21331 57681		
Designation No. (if any)	LB52406		
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, Kennels, 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	Kennels, Kelburn Castle Estate, Fairlie

2. Designation Background and Development Proposals

2.1 Designation Background

This buildings 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 Kennels were 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/>

Elizabeth McCrone

Head of Designations
Heritage Management
Historic Environment Scotland

Contact	Laurence Parkerson, Designations Officer Laurence.parkerson@hes.scot, 0131 668 8093
----------------	--

ANNEX A – Assessment Against the Listing Criteria*

Kennels, Kelburn Castle Estate, Fairlie

1. Description

Dated 1870. Single storey, gabled, roughly Y-plan, kennel block in the gothic style with pointed-arch windows, bracketed over-hanging eaves and timber barge-boarding, located on high ground at the northern end of the Kelburn Castle estate with views over the Firth of Clyde. The building is of squared and snecked sandstone rubble with ashlar margins. The projecting north gable has twinned pointed-arch openings with cast iron railings, a carved quatrefoil plaque, dated 1870 with 'G' monogram and a timber pedant at the gable apex. It has timber panel doors, timber-framed, 4-pane glazing to windows, and a grey slate roof with clay cans. To the west is a segregated rectangular-plan exercise yard or run enclosed by a low boundary wall and gothic arch shaped cast iron railings. There is a small enclosure with railings within the re-entrant angle to the south elevation.

The interior was not seen in 2016.

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

This purpose-built kennel block was added to the Kelburn Castle estate in 1870, as an early part of the extensive improvements made by the 6th Earl of Glasgow on his inheritance in 1869. The south gable has a carved quatrefoil plaque, dated 1870 with the letter G denoting George Boyle (1825-1890) the 6th Earl of Glasgow. Located on the long northern drive approach to Kelburn Castle, the L-plan footprint of this building is shown in its present location, with a small L-plan projection to the rear (north) elevation, on the 2nd Edition Ordnance Survey map, surveyed in 1908.

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 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. 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 garden cottage, the gamekeeper's cottage and nearby kennels in 1870 and numerous later works including large additions 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.

There are around 60 purpose-built, detached kennels associated with country estates in Scotland that are included on the statutory list. They are evidence of the uptake of shooting and other recreational pursuits that were increasingly fashionable towards the end of the 19th century. Other examples include those at Balmoral Castle, Aberdeenshire (1851, LB1467) and the kennels at Moy Hall estate, Highlands (1880, LB19218). The kennel block at the Mount Stuart estate on the Isle of Bute (1876, LB45023) is a well-detailed example with a paired window to the

projecting gable similar to Kelburn, and which has recently been converted to a dwelling house.

The Kennel block at Kelburn Estate is a relatively rare survival of a largely intact, medium to large scale, estate kennels. It forms part of a distinctive and similarly detailed group of ancillary buildings including the inter-visible Gamekeeper's Cottage at NGR21326, 57761 and the Garden Cottage at NGR21538, 56994 to the south.

2.2 Architectural or Historic Interest

Interior

The interior was not seen (2016).

Plan form

The Y-plan arrangement is a practical layout for kennel design, with walled enclosure runs to the west and within the re-entrant angle to the south. This is a relatively large example of an estate kennels complex.

Technological excellence or innovation, material or design quality

The majority of estate kennel buildings in Scotland are architecturally plain, constructed for a functional purpose as part of the ongoing estate development during the latter years of the 19th century. The Kelburn kennels is relatively large and designed with functionality, yet is also architecturally distinctive. It 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 west elevation.

Setting

The Kennels are located halfway up a steep hill overlooking the Firth of Clyde with the Isles of Great Cumbrae and Bute to the west. It is purposely located near the Gamekeeper's Cottage as its management was part of the gamekeeper's responsibilities. It is part of a wider group of associated contemporary estate buildings which reflect the 19th century development elsewhere on the Kelburn estate.

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, b and d.

- a. This building is a well-detailed example of a kennel range on a large country estate in Scotland.
- b. The building contributes to the group of ancillary buildings and structures associated with Kelburn Castle and enhances the interest of its near neighbour, the Gamekeeper's Cottage to which it is functionally related.
- d. The exterior form and profile of the building survives largely unaltered.

4. Summary of Assessment Against the Listing Criteria**

The kennels at Kelburn Estate is a large and well-detailed example of its now rare surviving building type which were added to a number of larger country estates across Scotland after 1850. It survives largely as first constructed, retaining its Y-plan arrangement with runs to the west, and 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 west elevation. The Kennels at Kelburn Estate are a relatively rare survival of a medium to large scale kennel range. The Kennels form part of a distinctive and similarly detailed group of ancillary buildings including the inter-visible Gamekeeper's Cottage at NGR21326, 57761 and the Garden Cottage at NGR21538, 56994 to the south.

In our current state of knowledge, the kennel block at Kelburn 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 19th century estate kennels, with neighbouring gamekeeper's cottage component (see separate listing) and with good surviving architectural details, it is considered that category C may be the most 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/>