



## Case information

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<b>Case ID</b>	300017970
<b>File Reference</b>	HGH/B/SG/101
<b>Name of Site</b>	Gamekeeper's Cottage, Kelburn Castle Estate, Fairlie

<b>Local Authority</b>	North Ayrshire Council		
<b>National Grid Reference</b>	NS 21326, 57761		
<b>Designation No. (if any)</b>	LB52408		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	n/a
<b>Case Type</b>	Designation		

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

## 1. Decision

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

<b>Previous Statutory Address</b>	n/a
<b>New Statutory Address</b>	Gamekeeper's Cottage, Kelburn Castle Estate, Fairlie

## 2. Designation Background and Development Proposals

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### 2.1 Designation Background

This 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

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#### 3.1 Assessment information

The Gamekeeper's 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\*** **Gamekeeper’s Cottage, Kelburn Castle Estate, Fairlie**

### **1. Description**

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Dated 1870. Single storey and attic, gabled gamekeeper’s or ghillie’s house in the gothic style with, pointed-arch windows, timber barge-boarding and tall shouldered wallhead stacks, located to the northern end of the Kelburn Castle estate. Bracketed, over-hanging eaves. The building is of squared and snecked sandstone rubble with ashlar margins. The doorway 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. Grey slate roof with clay cans. Timber-framed, 4-pane glazing to windows.

The interior was not seen in 2016.

### **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 estate gamekeeper’s or ‘ghillie’s’ house was added to the Kelburn Castle estate in 1870, as an early part of the extensive improvements made by the 6<sup>th</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> 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 12<sup>th</sup> 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 17<sup>th</sup> century/early 18<sup>th</sup> century additions for David Boyle, 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. 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 6<sup>th</sup> 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, the gamekeeper's cottage and kennels in 1870 and numerous later work including a large addition to the castle itself. The 6<sup>th</sup> 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 7<sup>th</sup> 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 19<sup>th</sup> 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 Gamekeeper's 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 Garden Cottage) which are distinctive ancillary components of the Kelburn Castle Estate.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior was not seen (2016).

### ***Plan form***

The broadly L-plan footprint is a typical arrangement for estate worker's housing of the mid to late 19<sup>th</sup> century.

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

The Gamekeeper's 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 west elevation.

### ***Setting***

The Gamekeeper's Cottage is situated on a levelled area on steeply rising ground to the north of Kelburn Castle, overlooking the Firth of Clyde and the Isles of Great Cumbrae and Bute to the west. It is located near to the 1860 Kennel range (see separate listing) as its management was part of the gamekeeper's responsibilities. The cottage is part of a wider group of associated contemporary estate buildings which reflect 19<sup>th</sup> 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

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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 this building has particular interest under a, b and d.

- a. The building is a well-detailed example of an estate workers cottage.
- 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 kennels to which it is functionally related.
- d. The building is a largely unaltered example of its type.

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

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The Gamekeeper's Cottage at Kelburn Estate is a largely intact and well-detailed example of later 19<sup>th</sup> 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 west elevation. The building's interest is enhanced by the neighbouring kennels building to which it is functionally related.

The building was constructed as part of the ongoing developments at the Kelburn estate, and is one of a pair of near identical estate workers houses, the other being the Garden Cottage (at NGR21538, 56994).

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

As a good example of 19<sup>th</sup> century estate worker's house and with notable surviving architectural details, it is considered that category C may be the most 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: 249738

### Map Resources

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

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

### Written Resources

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

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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/>