



Case information

Case ID	300017912
File Reference	HGH/B/LA/514
Name of Site	Stable Court, including walls and gatepiers, Craigiehall, South Queensferry

Local Authority	City of Edinburgh Council		
National Grid Reference	NT16686 75611		
Designation No. (if any)	LB5561		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		

Received/Start Date	2016 [Craigiehall Barracks Listing Review, 2016]
Decision Date	12/12/2016

1. Decision

In our current state of knowledge, the Stable Court, including walls and gatepiers, continues to meet the criteria for listing. The statutory listing address and the listed building record have been amended. The category of listing remains at B.

Previous Statutory Address	Craigiehall, Stable Court, including walls and gatepiers
Amended Statutory Address	Stable court, including walls and gatepiers, Craigiehall, South Queensferry

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 30/01/1981

The building is located within Craigiehall Inventory Garden and Designed Landscape (GDL00113)

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

Craigiehall Stable Court was considered for amendment as part of the Craigiehall Barracks Listing Review Project, 2016. Only buildings which are in the current ownership of the Defence Infrastructure Organisation (DIO) were reviewed as part of this project.

Craigiehall Stable Court was visited on 28/01/2016 and 30/03/2016.

The exterior and parts of the interior were seen.

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/>

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ANNEX A – Assessment Against the Listing Criteria*

Stable Court, including walls and gatepiers, Craigiehall, South Queensferry

1. Description

This near-symmetrical U-plan former stable court dates predominantly from around the 1860s and is mostly enclosed on the east side with a screen wall with gatepiers dated 1749. The complex comprises a principal 2-storey and attic, 5-bay west range, which has flanking, lower, 3-bay wings to the sides and there are projecting single storey wings to the north and south which forms a U-plan. A coped rubble wall is situated to the east side of the courtyard. The building incorporates some 18th century fabric and there is a late 20th century single-storey lean-to to the southwest and an upper storey extension to the northwest. The building is of random rubble with stugged ashlar margins and there are projecting cills to the windows.

The courtyard elevation of the west section has a slightly advanced central gabled bay with a round-arched entrance door at the centre with an armorial panel above, and a clock at attic level. There is an octagonal belfry at the gable apex. There are four segmental-arched cart-arches at the ground floor which have been filled in with entrance doors and windows. One arch is dated 1757. The attic dormers break the eaves and are mostly gabled, with one cat-slide dormer. The rear elevation has an advanced central 5-bay section and a mixture of single and bipartite windows. The block has triangular skews with bracketted skewputts and coped, gablehead and ridge chimney stacks.

The gabled north and south wings have an irregular window pattern to the elevations with irregularly spaced timber entrance doors. The south wing has a finial at the gablehead.

The windows are predominantly 12-pane timber sash and case windows with some 8-pane, and some hopped windows to the north range. The roofs have graded grey slates.

The east side of the courtyard is partly enclosed by a stugged, squared and snecked sandstone wall with ogee ashlar coping which sweeps up to a pair of central gatepiers at the centre. The coped gatepiers are square-plan with deep fluted, banded pilasters. They are dated 'ANNO 1749' and have the inscription 'CAR H W'.

The interior was partially seen in 2016. The west section has been converted into separate office rooms and there is a winding stone stair in the centre of the section. The south wing has been converted into a chapel.

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 stable court at Craigiehall is described by Innes (1996) as being a former 18th century stables extended and developed in the mid 19th century when Craigiehall was owned by William Edward Hope-Weir, after his marriage to Lady Mary Emily Boyle in 1857. A coat-of-arms of these two families is shown on the clock tower. William died in 1872, which likely dates the stable block to between 1857 and 1872.

Both Innes (1996) and the description of the building in Canmore (Ref 50440), note that an older stable block was built at Craigiehall in the 18th century. One of the arches to the west section of the current building has the date 1757 carved on it, and this may be the date of the former stable block. Innes describes the the stables in the 19th century as including barns, cart sheds, plough sheds, a forge, byres for oxen, cows and calves, a pony shed and stables. These would have require extensive development of the buildings and the current building is therefore primarily 19th century in date, although it is likely to have some 18th century fabric.

The gatepiers are dated ANNO 1749 and inscribed CAR H W (Carolus Hope-Weir). Canmore (Ref 50440) suggest that they were moved from the east drive. Map evidence suggests that they were moved into their present position around 1896. The stables first appear on the Ordnance Survey Map, published in 1856, as a simple U-plan structure and are identified on the map as stables. This same footprint is evident on the 1895 Ordnance Survey Map. By the Ordnance Survey map of 1897, the walls had been added to the east and it is presumed the gatepiers were added at this time.

The 20th century developments include the raising of the north end of the central block by one storey and internal alterations to office and storage space. The south wing has been converted into a chapel.

The current Craigiehall estate dates mainly to the construction of Craigiehall house, completed in 1699, by Sir William Bruce for Sophia, Countess of Annandale and her husband, William, Earl of Annandale. There had been an earlier tower house on the estate which was replaced with the current house.

The Earl of Annandale's son James took over the estate in 1715. In 1741, the estate was bought by the Hope-Weir family, who were connected to the estate through the marriage of the Earl of Annandale's daughter, Lady Henrietta Johnstone to Charles Hope, 1st Earl of Hopetoun. The Hon Charles Hope (later Hope-Weir) had completed a Grand Tour of France and Italy with Robert Adam and on his return in 1754-5, had ideas for some improvement at Craigiehall, particularly in the grounds, gathered from his tour. He planted trees along the River Almond and constructed

Craigiehall Temple (1759, LB26928), Craigiehall Bridge (1757, LB5563), the Grotto and Bathhouse (circa 1755-60, LB5562) and an ornamental lake, around 1760.

Craigiehall was sold in 1933 to the 5th Earl of Roseberry, who owned the neighbouring Dalmeny estate and who bought it for his son. His son was killed in action in 1917 and the estate was eventually let in 1926 to James Morton, who was a textile merchant in Edinburgh. The house became a hotel and country club in 1933. Following requisitioning by the Army in 1939 it was bought by them in 1951.

At a time when transportation was reliant on horses and carriages, stables were an integral part of a country house estate in the 18th and 19th centuries. With the exception of the house itself, they were often the most architecturally elaborate building on an estate, and were built to be seen and to reflect the wealth of the owner and were often situated, as here, on the main drive into the house. They provided accommodation for horses, for carriages, for several grooms and stable hands, and storage for feed and tack. They also, as here, were sometimes used to provide more general farming accommodation.

The courtyard plan was common, as the wings and the screen wall could hide some of the utilitarian aspects of the building, allowing architectural detailing to still be seen. Good examples of stable blocks include the stables for Penicuik House, built in 1766 (LB146325), the circular plan former stables at Prestonfield House, Edinburgh, from 1816 (LB28108) and the classical stables at Dalkeith Park, Midlothian 1740, (LB1442).

Surviving stable blocks can be found in all areas of the country. In considering ones for listing, their selection depends on their date and architectural interest as well as their contextual character, particularly in relation to an estate landscape or an associated house.

Whilst not an early example of its building type, the circa 1860s stable court at Craigiehall retains its distinct plan form with few additions and has some notable architectural features. It forms an important component of the former Craigiehall estate.

2.2 Architectural or Historic Interest

Interior

The interior of the west block has largely been modified to provide office accommodation. The south wing has been converted into a church with no fixed furniture or fittings. Whilst the winding staircase to the centre of the west block is likely to date from the 1860s, this is a standard feature in a building of this type. Information from a building survey of 2007 recorded in Canmore (ref 50440) describes a clock in the tower, made by Charles N Brown in 1862 and its surviving mechanism. This was not seen at the time of the visit (2016).

Plan form

The U-plan shape of the stable court with a screen wall is a standard plan-form for this building type. There is a small, late 20th century, lean-to addition to the external southwest corner of the building, but otherwise, the plan-form is intact.

Technological excellence or innovation, material or design quality

Stable blocks were built in a variety of styles and with varied materials, reflecting the taste and wealth of the owner. Although sometimes built in fine, sandstone ashlar, the random rubble used here is not unusual and perhaps reflects the more rustic and agricultural purpose of the building. The building has a number of features which are also often associated with rural estate buildings, including the triangular and the gabled dormers. The western section of the building is significantly higher than the flanking single storey wings and is visible from around the estate, especially the octagonal belfry.

The segmental-arched cart-arches to the courtyard have been infilled and some other openings have been inserted or changed to the courtyard elevation. The majority of the window openings, have, however, been retained.

Setting

The stable court lies to the northeast of the house. It is visible from the house and is part of a group of associated estate structures which, although affected by later development, still visually conforms to 18th century ideals in landscape design. The 1st Edition Ordnance Survey Map of 1856 shows the wings of the stable block lying adjacent to an avenue of trees on the main north drive into Craigiehall house. The trees are no longer *in situ*, but this drive still forms the main access to Craigiehall house. The stable court forms part of an important group of estate buildings associated with the house including Craigiehall house (LB45432) the doocot (LB5560), the walled garden (LB45433), two sundials (LB5559), and a grotto (LB5562).

The majority of the estate to the north has been taken up by the various additional buildings constructed for the military headquarters since the 1950s.

Regional variations

There are no known regional variations.

2.3 Close Historical Associations

There are no known associations with a person or event of national importance at present (2016).

The 2nd Earl of Annandale, and later the Hope-Weir family are closely associated with Craigiehall.

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 Stable Court has particular interest under a, b, c and d.

- a. The stable court has some decorative architectural detailing.
- b. The stable court with its gatepiers forms parts of a wider estate group of buildings around Craigiehall House and make an important contribution to this architecturally significant group.
- c. Other contemporary and near-contemporary estate buildings which are also listed and are located within the former policies add to the special interest of the stable court. These include Craigiehall (LB45432), Grotto (LB5562), Grotto Bridge (LB5562), Walled Garden (LB45433), Doocot (LB5560) and Sundials (LB5559).
- d. The 1860s plan-form of the stable court is largely intact and there are relatively few external alterations.

4. Summary of Assessment Against the Listing Criteria**

The stable court at Craigiehall dates to around the 1860s and forms a U-plan courtyard with a screen wall to the east which includes a pair of gatepiers, dated 1749. It is situated to the northeast of Craigiehall house on the main driveway and retains its close visual relationship with its associated country house. It has some notable decorative architectural detailing including skews and it has relatively few external alterations. It is largely intact in its form and is an important part of the wider estate.

In our current state of knowledge it continues 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/>

This stable court is a good and relatively little externally altered example of its type with some good detailing. As it retains its close association with its country house and is one of a number of associated estate buildings, category B is considered to be the most appropriate category.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 50440

Maps, Plans and Archives

Ordnance Survey (Surveyed 1854, Published 1856) Linlithgow Sheet VII.6. 25 Inches to the Mile map. Southampton: Ordnance Survey.

Ordnance Survey (Surveyed 1893, Published 1895) Edinburghshire Sheet 002.04. 25 Inches to the Mile map. Southampton: Ordnance Survey.

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Ordnance Survey (Surveyed 1905, Published 1908) Edinburghshire Sheet 002.04. 25 inches to the mile map. Southampton: Ordnance Survey.

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Glendinning, M. et.al. (1996) *A History of Scottish Architecture from the Renaissance to the present day*. Edinburgh: Edinburgh University Press.

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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/>