

**DESIGN STATEMENT FOR
ALTERATIONS TO BLAIR CASTLE, DALRY**

CLIENT: THE HUNTER FOUNDATION

2222 / P01 – FEBRUARY 2024



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CONTENTS

1.0 PROJECT BRIEF

2.0 SITE DETAILS

3.0 HISTORICAL CONTEXT

4.0 PROPERTY DESCRIPTION

5.0 CULTURAL SIGNIFICANCE

6.0 DETAILED DESCRIPTIONS OF PROPOSALS

- 6.1 Fire
- 6.2 Accessibility
- 6.3 New Accessible Shower Room Serving Italian Room
- 6.4 New Shower Room Serving Rose Garden Room
- 6.5 Alterations Generally

APPENDICES

APPENDIX 1: LISTING DESCRIPTION

1.0 PROJECT BRIEF

- 1.1 The Castle was acquired by Sir Tom & Lady Marion Hunter and The Hunter Foundation in 2022, as the headquarters for their philanthropy and leadership programmes. Prior to this date the Castle had been used as a private residence, although limited commercial use had been undertaken.

The training courses are to be provided on a residential basis involving a maximum of two-night stays. There are a total of nineteen bedrooms, which are allocated on a single occupancy basis. Courses generally take place from Monday to Thursday; use of the Castle outwith these times is less intensive.

- 1.2 Planning Permission was granted on 27th January 2022 for a Change of Use from Class 9 (Houses) to Class 8 (Residential Institutions).

- 1.3 An application was submitted to North Ayrshire Council on 21st August 2023 for a Building Warrant for the proposed Change of Use from domestic to non-domestic building to permit the premises to be used as a residential training facility. The application for Building Warrant was submitted to North Ayrshire Council.

The current application for Listed Building Consent seeks to gain permission for the alterations required to comply with the Building Regulations.

- 1.4 The alterations can be broadly categorised as follows:

- a) upgrading of existing fabric and finishes to provide the required periods of fire resistance and reaction to fire classification;
- b) introduction of new fire-resistant doors to circulation areas to create additional protected zones and enhance the means of escape;
- c) installation of comprehensive fire detection and alarm system;
- d) installation of escape route and emergency lighting;
- e) installation of automatic fire suppression system to mezzanine and first floor levels of the East Wing to provide enhanced protection to the single escape stair;
- f) installation of firestopping;
- g) provision of a new accessible parking space and route to the main entrance;
- h) formation of a new accessible shower room serving the Italian Room;
- i) formation of a new shower room serving the Rose Garden Room;
- j) alterations to the external steps to the Rose Garden entrance.

A detailed description of the proposals is included in Section 6.0.

- 1.5 When the property was originally constructed it is unlikely that much consideration was given to fire safety. Historic buildings are often extremely vulnerable to fire due to a number of factors including the use of traditional, often combustible, materials, undivided roof spaces, hidden voids and a history of alterations and changes.

Introducing fire safety measures into heritage buildings to meet fire safety regulations or building regulations often represents a significant challenge. It is important to achieve a balance between retention of the historic value of the fabric and the fire safety measures introduced to protect the occupants and the building; however, life safety must always be the pre-eminent consideration.

- 1.6 The alterations must at all times respect the integrity and character of the house and provide appropriate design solutions.

2.0 SITE DETAILS

- 2.1 Blair Estate is situated south-west of the town of Dalry (GR NS3045348034). The house sits within a designed landscape centred on the Bombo Burn comprising formal gardens and parkland with mixed deciduous planting interspersed with coniferous plantations. The policies extend to 240 acres.

- 2.2 Blair Castle is entirely within the ownership of the applicant.

- 2.3 Blair Castle is category A-listed.

- 2.4 Blair Estate is included in Historic Scotland's Inventory of Gardens and Designed Landscapes.

3.0 HISTORICAL CONTEXT

- 3.2 Prior to March 2012 the castle had been in the care and ownership of the same family for over 800 years, giving rise to the claim that it was the oldest continually inhabited mansion house in Scotland, lived in by the same family and never rebuilt or sold.

The house is roughly T-shaped in plan with the crossbar aligned east-west on the line of the Bombo Burn. Evidence suggests that the core of the house comprises two Norman towers dating from c.1105 and c.1203. These are identified by their massive masonry walls, particularly evident in the Guard Room and Cellar. These were incorporated into the later additions carried out from the seventeenth century onwards.

The first major alterations date from 1668 when Sir William Blair built the south wing for his new bride, Lady Margaret Hamilton. Their initials and the date of construction are carved on the pedimented dormer hoods. This was followed by the building of the east wing in 1730.

The final phase of alterations was carried out from 1860 – 1892, culminating in the construction of the west wing and the remodelling of the east wing, designed by Thomas Leadbetter.

A programme of restoration and redecoration including the formation of a number of en-suite bathrooms has been carried out since 2001.

4.0 PROPERTY DESCRIPTION

- 4.1 The house is mainly 3-storey and attic, with a single storey service wing to the west. It is constructed mainly from sandstone rubble with ashlar dressings. The west wing is constructed from dressed stone (imported from Ireland). The gables are crowstepped with corbelled projections to the upper levels of the 1892 additions. The roofs are slated with a lead flat to the upper section of the west wing. There are numerous gable, ridge and wallhead chimneystacks. Doors and windows are timber throughout.

5.0 CULTURAL SIGNIFICANCE

- 5.1 In addition to containing built elements of considerable age and historical interest the different stages in the development of the house are clearly recognisable, from its Norman origins through the Jacobean development into an elegant and comfortable country house, to the sympathetic Victorian additions and alterations. This not only imbues the house with immense character, but also provides exceptional evidence of the architectural and social development of the Scottish country house.
- 5.2 The landscape within which the house sits is also of great quality and is recognised as being of national importance.

6.0 DETAILED DESCRIPTIONS OF PROPOSALS

6.1 FIRE

- 6.1.1 GENERAL: Refer to the proposed floor plans for the location of protected zones, travel distances, and doors affected by the works.
- 6.1.2 UPGRADING OF EXISTING DOORS: Upgrading of fire resistance of existing doors to be carried out in accordance with *Schedule 2222/SCH01 – Fire Upgrading Works to Existing Internal Doors* to provide either short duration or medium duration resistance. Works generally to comprise the following:
- adjustments to margins to doors to between 2 – 4mm (optimum 3mm) to ensure correct operation of fire and smoke seals;
 - installation of additional hinge(s) where specified;
 - installation of escutcheon(s) where specified;
 - application of intumescent coatings and card – specification relates to required duration, existing door finish, thickness of existing door sections, and type and thickness of existing panels;
 - replacement of panels where specified to achieve required duration;
 - installation of door closers;
 - installation of fire and smoke seals;
 - installation of fire-resistant glazing;
 - installation of fire-rated louvred grille(s) where specified.

6.1.3 REPLACEMENT OF EXISTING DOORS: Existing door leaves to be removed and new fire-resistant door leaves installed as follows:

- Basement (West Wing): Door D59 – Corridor - flush door leaf - medium duration
- Basement (West Wing): Door D60 – Workshop - flush door leaf - medium duration
- Basement (West Wing): Door D61 – Boiler Room - flush door leaf - medium duration

- Ground Floor (West Wing): Door D44 – Office – four panel (flat – recessed) – medium duration
- Ground Floor (West Wing): Door D45 – Italian Room – four panel (flat – recessed) – medium duration
- Ground Floor (West Wing): Door D46 – Rose Garden Room – four panel (flat – recessed) – medium duration
- Ground Floor (West Wing): Door D49 – Switch Room - four panel (flat) - medium duration
- Ground Floor (West Wing): Door D50 – Catering Kitchen - four panel (flat) - medium duration
- Ground Floor (East Wing): Door D54 – Staff Changing – flush door leaf – medium duration
- Ground Floor (West Wing): Door D62 – Store (off corridor) – four panel (flat) – short duration

- Mezzanine Floor (East Wing): Door D41 – Sam’s Bedroom – six panel (raised and fielded) – medium duration

- Second Floor: Door D19 – Charlie’s Bedroom – six panel (raised and fielded) - medium duration
- Second Floor: Door D22 – Jamie’s Bedroom – six panel (raised and fielded / flat) - medium duration

- Third Floor: Door D11 - Attic Corridor - flush door leaf – medium duration

Door leaves to be in accordance with drawing 2222/D02. Installation to be in accordance with schedule 2222/SCH01.

6.1.4 LOCKED STORE DOORS: Doors to be kept locked except when in use.

6.1.5 NEW DOORS: New medium duration fire-resistant self-closing doors to be installed as follows:

- Ground Floor: Door ND01 – Main Stair / Ingle Room – glazed doors as detailed
- Ground Floor: Door ND02 – Ingle Room / West Wing Corridor – part-glazed panelled door
- Ground Floor: Door ND03 – West Wing Corridor (adj. Still Room) - part-glazed panelled door

- First Floor: Door ND04 – West Wing Corridor (adj. Garnock Bedroom) - part-glazed panelled door
- First Floor: Door ND05 – Main Stair / Drawing Room Landing – glazed doors as detailed

- Second Floor: Door ND06 – South Wing Corridor (adj. Jamie’s Bedroom) - part-glazed panelled door
- Second Floor: Door ND07 – Main Stair / Landing (adj. Charlie’s Bedroom) – glazed doors as detailed
- Second Floor: Door ND08 – Main Stair / Landing (adjacent Clare’s Bedroom – glazed doors as detailed

- Third Floor: Door ND09 – Store – flush door
- Third Floor: Door ND10 - Store - flush door

Doors to be in accordance with drawing 2222/D02.

Doors to be hung in softwood frames set into new medium duration metal stud partitions comprising 1-layer 15mm Gyproc Fireline plasterboard screwed to both sides of 92mm metal studs. Partitions to have skim coat plaster finish. Skirtings and architraves to match existing adjacent.

6.1.6 FIRE / SMOKE DETECTION: Specialist contractor to design, supply, install, test and commission Category L1 accredited fire detection and fire alarm system in strict compliance with the requirements of BS 5839-1: 2017.

6.1.7 EMERGENCY LIGHTING: Emergency lighting serving protected or unprotected zone to basement storey in accordance with BS 5266: Part 1: 2016 as read in association with BS EN 1838: 2013.

- 6.1.8 ESCAPE ROUTE LIGHTING: Escape route lighting from protected circuit or self-contained emergency luminaires to be installed as drawings. Luminaires to provide a level of illumination not less than that recommended for emergency lighting.
- 6.1.9 HEAT AND SMOKE CONTROL: Ventilation to the escape stairs for use by the fire and rescue service is to be provided by the exiting sash and case windows located at each landing level.
- 6.1.10 AUTOMATIC FIRE SUPPRESSION TO MEZZANINE AND FIRST FLOOR LEVELS OF EAST WING: Specialist contractor to design, supply, install, test and commission a high-pressure water mist fire suppression system in strict compliance with the requirements of BS 8458: 2015. System to be based on Residential Category. System to comprise a pump connected to the existing cold-water supply, nozzles (located as drawings) and associated pipework, fittings and fixings. The existing water supply system is to be tested to ensure that sufficient pressure is available.

The system is to cover the following rooms:

- Mezzanine Floor: Sam's Bedroom and Lilac Bedroom
- First Floor: Cecily Blair Sitting Room and Wisteria Bedroom

- 6.1.11 FIRESTOPPING: Firestopping to be installed to services penetrating fire-resisting walls and ceilings. Fire rating of firestopping to match required rating of construction.

All recessed downlights installed within compartment floors are to have 60-minute rated fire hoods installed.

- 6.1.12 KITCHEN GOODS LIFT: Existing doors to goods lift serving Catering Kitchen (Ground Floor) and Kitchen (First Floor) to be removed and shaft clad with 2 layers 12.5mm *Gyproc Fireline Board* screwed to softwood framing. Infill to be finished with skim coat plaster finished fair flush with adjacent wall.

- 6.1.13 Kitchen and West Corridor to be infilled in blockwork with new plasterwork finished fair flush with existing to both sides.

- 6.1.14 UPGRADING OF FIRE RESISTANCE TO EXISTING CEILINGS AND STAIR SOFFITS: Existing lath and plaster / plasterboard / plastered ceilings to be upgraded to provide medium duration fire resistance by the application of *Envirograf EP/CP (Product 105) Fire Resistant Intumescent Coating System* as follows:

- clean ceilings and remove any loose paint and ceiling paper;
- make good any grooves or cracks in the ceiling with *Envirograf Intumescent Cement (Product 63)* or *AM Intumescent Mastic (Product 58)*;
- should it be found that the EP/CP coating will not adhere to existing background, then either apply a PVA adhesive coating at a ratio of 50 / 50 adhesive to water, or apply one coat of *Envirograf EP/CP/P Adhesive Primer* at 14m² per litre;
- apply two coats of EP/CP coating at the rate of 8m² per litre per coat (apply three coats to lath and plaster or if wallpaper is retained in position);
- apply top finish coat – either external smooth acrylic emulsion or *Envirograf HW / AEC* acrylic coating at 10m² per litre per coat;
- system to be applied to all cornices / plaster moulding with same top finish coat applied.

System to be applied in strict accordance with manufacturer's instructions.

Refer to drawing 2222/W18 for locations of ceilings to be coated.

- 6.1.15 UPGRADE TO EUROPEAN CLASSIFICATION FOR REACTION TO FIRE FOR WALL SURFACES WITHIN ROOMS, UNPROTECTED ZONES AND PROTETED ZONES: Classification of timber wall linings within the following areas is to be upgraded:

<u>Classification</u>	<u>Current classification</u>	<u>Required</u>
Undercroft	D/E	C
Dining Room	D/E	C
Ingle Room	D/E	C
North Passageway	D/E	B

Classification to be upgraded by the application of *Envirograf QVFR Fire Retardant Coating System* giving Class 0 and Class 1 En SBI/B/s1/do classification.

Coating to be applied as follows:

- remove any loose or flaking areas of previous finishes;
- apply one coat *Envirograf ES/VFR primer* at 10 – 12m² per litre;
- apply two coats *Envirograf QVFR coating (Product 92)* at 10m² per litre.

System to be applied in strict accordance with manufacturer's instructions.

Refer to drawing 2222/W18 for locations of areas to be coated.

- 6.1.16 UPGRADING OF FIRE RESISTANCE TO EXISTING PARTITIONS: Existing lath and plaster / plasterboard lined timber stud partitions to be upgraded to provide short or medium duration fire resistance by the application of *Envirograf EP/CP (Product 105) Fire Resistant Intumescent Coating System* as follows:

- clean walls and remove any loose paint and wallpaper;
- make good any grooves or cracks with *Envirograf Intumescent Cement (Product 63)* or *AM Intumescent Mastic (Product 58)*;
- should it be found that the EP/CP coating will not adhere to existing background, then either apply a PVA adhesive coating at a ratio of 50 / 50 adhesive to water, or apply one coat of *Envirograf EP/CP/P adhesive primer* at 14m² per litre;
- apply two coats of EP/CP coating at the rate of 8m² per litre per coat (apply three coats to lath and plaster or if wallpaper is retained in position);
- apply top finish coat – either external smooth acrylic emulsion or *Envirograf HW / AEC* acrylic coating at 10m² per litre per coat;
- system to be applied to all plaster mouldings with same top finish coat applied.

System to be applied in strict accordance with manufacturer's instructions.

Refer to drawing 2222/W18 for locations of walls to be coated.

- 6.1.17 INSTALLATION OF CAVITY BARRIERS TO ROOFSPACES ABOVE BEDROOMS: Cavity barriers providing medium duration fire resistance (60 minutes integrity and insulation) to be installed within roof voids over bedrooms on line of walls below. Barriers to be as follows:

- Openings in excess of 1000mm height:

Rockwool FirePro Fire Barrier System comprising 2 layers of 50mm barrier installed back-to-back, butt jointed with staggered joints using *Rockwool Fire Barrier Fixing System* incorporating angle support and clamping plate

or

non-loadbearing timber stud partition comprising 1-layer 15mm *Gyproc Fireline Board* to each side of ex. 100 x 50mm timber studs with mid-height dwangs. All board joints to be filled and perimeter to be sealed with intumescent mastic.

- Openings less than 1000mm height:

100mm *Rockwool Fire Barrier Slab* friction fitted to openings with board joints and perimeter sealed with either *Rockwool Acoustic Intumescent Sealant* or *Rockwool LUL intumescent sealant*

or

non-loadbearing timber stud partition comprising 1-layer 15mm *Gyproc Fireline Board* to each side of ex. 100 x 50mm timber studs with mid-height dwangs. All board joints to be filled and perimeter to be sealed with intumescent mastic.

Services passing through new partition to be fire-stopped to medium duration classification with intumescent sealant at points of entry on both sides.

All barriers to be constructed and installed in strict accordance with manufacturer's instructions.

Refer to drawing 2222/W18 for location of barriers.

6.1.19 (CLAUSE ADDED – REV. A) UPGRADING OF FIRE RESISTANCE TO EXISTING TIMBER STAIRS TO EAST WING: Timber elements to stair (stringers, treads and risers) to be upgraded to provide medium duration fire resistance by the application of *Envirograf HW Intumescent Paint System (Product 42)* as follows:

- ensure surfaces are thoroughly cleaned and free of grease or dust;
- lightly sand surfaces;
- apply one coat Envirograf HWAP/WB Clear Adhesion Primer at 10 – 12m² per litre;
- apply two coats Envirograf HW01 intumescent coating at 8m² per litre;
- apply protective topcoat

System to be applied in strict accordance with manufacturer's instructions.

6.2 ACCESSIBILITY

6.2.1 PROVISION OF NEW ACCESSIBLE PARKING SPACE, ACCESSIBLE ROUTE AND ALTERATIONS TO MAIN ENTRANCE:

- Refer to drawings 2222/W07D and D03.

6.2.2 NEW HANDRAILS TO WEST STAIR: New timber handrails on metal brackets to be installed as required.

6.3 NEW ACCESSIBLE SHOWER ROOM SERVING ITALIAN ROOM (REFER TO DRAWINGS 2222/W07F AND D04)

6.3.1 DOWNTAKINGS AND ASSOCIATED MAKING GOOD: Remove all sanitaryware and associated services pipework from bathroom and shower room. Lift floor coverings. Remove and lay aside doors for re-use. Carefully take down non-loadbearing brick and timber stud partitions. Carefully remove wall tiling from retained walls. Remove floor finishes. Make good ceiling and wall finishes as directed with two-coat lime plaster to align with and match in with adjoining plasterwork. Allow for making good and damage to the structure and finishes resulting from duntakings.

6.3.2 DOOR: Install new panelled door matching adjacent incorporating existing ironmongery.

6.3.3 WALL LININGS: Install new wall lining to shower area comprising 12.5mm moisture-resistant plasterboard on 9mm WBP plywood lining on softwood framing.

6.3.4 FLOOR: Remove existing sand: cement screed to shower area and make good concrete floor slabs as required. Make good screed where partitions removed.

6.3.5 NEW SANITARYWARE AND DRAINAGE CONNECTIONS: New sanitaryware as drawing 2222/D04 to client's choice. New 110mm / 40mm / 32mm connections to existing drainage pipework internally.

6.3.6 FLOOR AND WALL FINISHES: To client's choice.

6.3.7 POWER / LIGHTING: Existing power and lighting circuits altered and extended as required. Precise location and type of fittings to client's choice. A minimum of 100% of light fittings installed to be low energy.

- 6.3.8 CENTRAL HEATING: Existing flow and return pipework to be altered to suit new low-surface temperature radiator / towel warmer. Radiator / towel warmer to have TRV installed.
- 6.3.9 HOT AND COLD-WATER SUPPLY: Existing hot and cold-water supply pipework to be altered / extended to suit new sanitaryware. Supplies to be in copper with 25mm polyurethane insulation sleeve. In-line isolation valves at each appliance.
- 6.3.10 VENTILATION: Existing ceiling-mounted mechanical extract fan to be retained.

6.4 NEW SHOWER ROOM SERVING ROSE GARDEN ROOM (REFER TO DRAWINGS 2222/W07D AND D05)

- 6.4.1 DOWNTAKINGS AND ASSOCIATED MAKING GOOD: Lift floor coverings. Remove and lay aside door for re-use. Carefully remove concrete stairs. Remove floor finishes. Allow for making good and damage to the structure and finishes resulting from downtakings.
- 6.4.2 DOOR: Re-install retained door incorporating existing ironmongery – door to be reversed to open outwards.
- 6.4.3 PARTITIONS: Form new non-loadbearing timber stud partition between shower room and Still Room adjacent. Partition to comprise 12.5mm plasterboard (moisture-resistant to shower room) with skim coat plaster finish each side of ex. 100 x 50mm softwood studs. Partition to incorporate 50mm *British Gypsum Isowool APR 1200* sound insulation quilt within the cavity. Install new redwood moulded skirting to Still Room face to match existing adjacent.
- Form new bulkhead comprising 12.5mm moisture-resistant plasterboard with skim coat plaster finish to each side of ex. 50 x 50mm softwood framing.
- 6.4.4 NEW SANITARYWARE AND DRAINAGE CONNECTIONS: New sanitaryware to client's choice. New 110mm / 40mm / 32mm connections to existing drainage pipework internally.
- 6.4.5 FLOOR AND WALL FINISHES: To client's choice.
- 6.4.6 Precise location and type of fittings to client's choice. A minimum of 100% of light fittings installed to be low energy.
- 6.4.7 CENTRAL HEATING: Existing flow and return pipework to be altered to suit new radiator / towel warmer. Radiator / towel warmer to have TRV installed.
- 6.4.8 HOT AND COLD-WATER SUPPLY: Existing hot and cold-water supply pipework to be altered / extended to suit new sanitaryware. Supplies to be in copper with 25mm polyurethane insulation sleeve. In-line isolation valves at each appliance.
- 6.4.9 VENTILATION: to be provided by new wall-mounted fan providing 15 litres / second extract capacity connected with rigid ducting to galvanized steel louvred grille with gloss paint finish.

6.5 ALTERATIONS GENERALLY

- 6.5.1 NEW EXTERNAL STEPS TO ROSE GARDEN ENTRANCE (REFER TO DRAWING 2222/W07D):

Carefully remove existing timber plat and steps. Construct new plat and steps using natural sandstone. Geometry to be as follows:

- Minimum size of plat: 1200 x 1200mm
- Going of steps: 250mm
- Maximum rise of steps: 170mm
- Width of steps: 1200mm

Steps to incorporate cast-iron handrail to both sides.

- 6.5.2 CORRIDOR DOOR ADJACENT TO BASEMENT STAIR: Carefully remove door and set aside for re-use. Remove timber stud partition and make good adjoining finishes.
- 6.5.3 RELOCATION OF DOORWAY TO NORTH CORRIDOR (ADJACENT TO COLD STORE): Carefully remove door (including ironmongery) and set aside for re-use. Remove partition and make good adjoining finishes. Form new non-loadbearing timber stud partition comprising

12.5mm plasterboard with skim coat plaster finish each side of ex. 100 x 50mm softwood studs. Re-hang existing door in new softwood frame. Install new redwood moulded skirtings and architraves to match existing adjacent.

- 6.5.4 RELOCATION OF DOORWAY TO NORTH CORRIDOR (ADJACENT TO WINE CELLAR): Carefully remove door (including ironmongery) and set aside for re-use. Remove partition and make good adjoining finishes. Form new non-loadbearing medium duration fire-resistant timber stud partition comprising 1-layer 15mm *Gyproc Fireline Board* screwed to both sides of ex. 100 x 50mm softwood studs. Partition to have skim coat plaster finish. Re-hang existing door in new softwood frame. Door to be upgraded to short duration fire-resistance in accordance with *Schedule 2222/SCH01 – Fire Upgrading Works to Existing Internal Doors*. Install new redwood moulded skirtings and architraves to match existing adjacent.
- 6.5.5 INSTALLATION OF FIRE-RESISTANT GLAZING TO EXISTING GLAZED OPENINGS TO GUARDS' ROOM: Install new fire-resistant glazing to openings comprising 8mm thick *Pilkington 'Pyroclear 60-002'* fire-resistant glass set into *Envirograf 'Product 116'* protector glazing rail (complete with recommended intumescent strips). Rail to be secured to hardwood frame screwed to existing masonry and bedded on intumescent mastic. All as drawing 2222/D06.

APPENDIX 1: LISTING DESCRIPTION

HISTORIC SCOTLAND

DALRY PARISH

NORTH AYRSHIRE COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 1196	Item Number: 2 -	BLAIR HOUSE
Group with Items:		
Map sheet:	Category: A	
	Group Category:	
	Date of Listing 14-APR-1971	

Description:

Composite building whose dates range from 16-19th centuries. Scottish Jacobean. Originally a 16th century tower house, altered at different periods. Now roughly 'T'-plan. A reset lintel dated 1617 suggests some building then; the substantial south wing is dated 1668 on the pedimented dormer heads; 18th century east wing; 1893 north wing and re-fronting of east range by Thomas Leadbetter. 3 and 4 storeys. Rubble built, with ashlar dressings throughout. Principal doorway in square tower in south re-entrant angle with decorative pilastered doorcase and Blair arms above, supported by elaborate scrolls; small turret, also with doorway, to right. East wing is on 2 levels, that nearer central tower raised by Leadbetter, and corbelled 2-storey crow-stepped gabled projection added to right. Leadbetter's west is in similar style to the 17th century south wing, but with corbel tables included below gables. Crow-stepped gables, corniced end, ridge and wallhead stacks and slate roof throughout. Good turnpike stair and some late 18th/early 19th century interiors in south wing. Further interior work by Leadbetter.

References:

MacGibbon & Ross, "Castellated and Domestic Architecture" vol IV pp.240-243 and figs. 816-821.

Notes:

MacGibbon & Ross, "Castellated and Domestic Architecture" vol IV pp.240-243 and figs. 816-821.

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