

1. SUMMARY

- 1.1 This report discusses Historic Scotland's listing review of Castle Toward and the implication of their proposed changes.

2. RECOMMENDATION

It is recommended that the committee

- 2.1 Consider the contents of this report and;
- 2.2 Agree the attached (Appendix A) response subject to any amendments the Bute and Cowal Area Committee wish to make.

3. BACKGROUND

- 3.1 Following discussions and a site visit between Historic Scotland and A&BC (economic development and development policy). It became evident that the current listing for Castle Toward was 40 years out of date and, due to the lack of detail in the current list description, merited a review. An up-to-date listing of the castle and its grounds was considered by all parties to be an important factor in the marketing of the castle; providing prospective purchasers or developers with a clear understanding of the significance of the buildings and grounds.

- 3.2 The castle is currently listed as category B and the structures in the grounds are considered to be listed Category B as part of the curtilage of the property. The listing of a building applies to the statutory address: this is to say that the building and any associated structures built before 1948 belonging to that address are also listed; this is termed as the "curtilage" of the building.

It is current Historic Scotland listing policy to assess all the structures at an address, listing elements individually *rather* that grouping elements under the main listing as curtilage. The objective of this policy is to avoid any possibility of ambiguity and to insure that each element has had a thorough assessment alone and as part of a group. It also ensures that if in the future any part of an address is legally divided, elements with significant historic value remain protected by their listed status.

Any application for listed building consent either for alteration or

demolition requires the applicant to demonstrate a thorough understanding of the historic and architectural significance of the building. For the purposes of assessing an application for listed building consent or demolition, the same policies apply and the same justifications are required irrespective of the category of listing.

An up to date listing description is a key document for any prospective body, trust, or private individual considering taking on ownership, providing them with a thorough understanding of the estates significance both nationally and locally.

4. THE NEW LIST DESCRIPTION

4.1 The new list description is considerably more detailed than the current one and makes a valuable contribution to our understanding of the estate. It is very clear about the significance of the buildings and the grounds and will be a useful tool for anyone wishing to consider future developments on the estate.

4.2 *Extract from the proposed new list description:*

“Castle Toward is a large and impressive castellated Gothic-Revival mansion house characterised by its wealth of towers, turrets and good stonework detail. Among numerous architectural features adding to its interest are the port-cochere, corbelled balcony and tower and garden terrace to S elevation, round tower and courtyard entrance to E and the loggia to W elevation. The early 20th century additions and remodelling faithfully adhere to the Gothic-Revival style of the earlier building while collectively, the programme of aggrandisement at Toward works as an ensemble and is an excellent example of large-scale estate development in Scotland during the inter-war period.”

The full proposed list description is attached as [Appendix B](#)
Further details regarding “Listing” are attached as [Appendix C](#)

5. CONCLUSION

5.1 To be able to consider any future development on the Castle Toward estate it is essential to understand its historic and architectural significance.

This listing review will make an important contribution to any statement of significance which will be required to form part of any Listed Building Consent, Funding application or Demolition application.

There is no proposed change to the category of listing and no new elements of the estate have been affected by this listing review. All elements which have been designated individually would have been previously considered as listed under “curtilage”.

5.2 This review provides clarity and a better understanding of the site, there is no negative impact as a result of this review and I therefore recommend that the council support this proposal.

6. IMPLICATIONS

Policy: None

Financial: None

Personnel: None

Community: None

For further information contact: Fergus Murray

Telephone 01546 604293



Development and Infrastructure Services

Executive Director: Sandy Mactaggart

Planning and Regulatory Services

1a Manse Brae, Lochgilphead, Argyll, PA31 8RD

e mail: lynda.robertson@argyll-bute.gov.uk

www.argyll-bute.gov.uk

Direct Line: 01546 604277

Ask for: Lynda Robertson

Our Ref: LR/

Your Ref:

Date: 06 September 2011

Dear Ms Lusk

Thank you for your recent consultation regarding the "Castle Toward". I have read with interest the new list description and believe this makes a valuable contribution to our understanding of the significance of the Castle Toward estate.

Proposed changes:

1. Proposed 3 new listings:
 - a. walled gardens (east and north), the glass house and workshop range all grouped as category B
 - b. gate house and garage category B
 - c. Chinese lakes including bridges category B

2. Proposed delisting: the old castle toward will be delisted as it is a scheduled monument, current HS policy is to avoid dual designation.

Comment: We understand that the structures detailed above were already listed under the curtilage of the current Listing, we therefore support these proposals, equally we support the delisting and rescheduling of the old castle toward to avoid double designation.

This response has been made in consultation with the local members representing the Bute and Cowal area.

Yours Faithfully

Lynda Robertson
Built Heritage Conservation Officer
Argyll & Bute Council

pp
Fergus Murray
Development Policy Manager



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

STATUTORY LIST

HBNUM: 5069

ITEM NO: 2 -

Group with Items: B Group (see Notes)

CAT: B

CASTLE TOWARD

Map Ref: NS 11480
68165

Date of Listing: 28-AUG-80

David Hamilton, dated 1821 with significant later additions and alterations circa 1921 by Francis W Deas (see Notes). Large and impressive, 2-storey with attic and basement, asymmetric-plan, castellated Gothic Revival mansion house located at southerly point of the Cowal Peninsula. Stugged, pale sandstone ashlar with earlier sections of building slightly warmer in colour. Cill courses, hood mouldings. Turreted corner angles. Crenellated parapets. Raised terrace to S.

S (PRINCIPAL) ELEVATION: turreted porte-cochere to SE corner; square-plan tower behind with large pointed-arch window. Slightly advanced bay to centre with corbelled out stone balcony at 1st floor. Projecting wing to far left with canted windows at basement, ground and 1st floors.

E ELEVATION: pair of moulded shields with date and initials KF/JS. Rounded, castellated tower to NE corner angle with mullioned and transomed window. Small octagonal tower to segmental-arched entrance to rear courtyard. Tall, machicolated octagonal tower to centre of N (rear) elevation. W ELEVATION: bifurcated T-plan staircase with stone balustrade rising to large recessed loggia with 3 four-centre arches and crenellated parapet set between advanced square-plan towers.

Predominantly 2-pane glazing pattern to timber sash and case windows. Pointed-arch windows with octagonal leaded glass. Slated roofs behind crenellated parapets. Octagonal chimneystacks arranged in groups of six.

INTERIOR: remodelled with decorative work predominantly early 20th century in a variety of historicist classical styles – some original Gothic Revival elements intact. Plaster rib-vaulting to SE porch, hall and staircase is early 19th century. Ornate Louis XVI decorative plasterwork, fluted mouldings and brass fittings to former music/drawing room; Adamesque, segmental plasterwork ceiling to library, full-height timber bookcases; heavy and ornate timber Jacobean fireplace to ballroom. Curved timber staircase to E range and large stair with central well and upper loggia to W wing. Some marble fireplaces to ground floor; largely timber fireplaces to 1st and

No decision has been reached on this proposal. This is a provisional assessment.

2nd floors. Timber panelling; extensive use of parquet flooring. Stone flags to basement.

REFERENCES: 1st Edition Ordnance Survey Map (1862). Groome's Gazetteer. *New Statistical Account of Scotland* (1845), pp609, 610, 616. Frank A Walker, *Buildings of Scotland – Argyll and Bute* (2000) pp493-496.

NOTES: Part of a B-Group comprising – Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

Castle Toward is a large and impressive castellated Gothic-Revival mansion house characterised by its wealth of towers, turrets and good stonework detail. Among numerous architectural features adding to its interest are the port-cochere, corbelled balcony and tower and garden terrace to S elevation, round tower and courtyard entrance to E and the loggia to W elevation. The early 20th century additions and remodelling faithfully adhere to the Gothic-Revival style of the earlier building while collectively, the programme of aggrandisement at Toward works as an ensemble and is an excellent example of large-scale estate development in Scotland during the inter-war period.

The original mansion house, or 'marine villa' was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost of Glasgow, who bought the estate of Auchavoulin from the Campbell family in 1818 and renamed it Toward. The *New Statistical Account of Scotland* notes that there can be "few specimens of modern Gothic more happily conceived" than Hamilton's original design. Between 1919 and 1945, new owner Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money into the estate. The mansion house more than doubled in size with additional towers to the E and N and the creation of a large W wing including ballroom, billiard room, music room and numerous additional bedrooms. Following its use as a military outpost during WW2, during which the building was known as 'HMS Brontosaurus', a residential school was founded at Toward in the 1940s following its purchase by Strathclyde Regional Council and continues to be run as an outdoor education centre. Some of the nissan huts installed by the Navy remain and are used as stores.

Francis W Deas was a very close friend of renowned Scottish architect Robert Lorimer and favoured a similar Arts and Crafts approach to design as reflected in Deas's Lorimeresque garden

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STATUTORY LIST

ancillary buildings at Toward (see separate listings). Kellas House (see separate listing) in Moray is probably his finest work in the Scottish Art and Crafts manner.

The ruinous remains of the 15th century 'Toward Castle', (located on the estate at OS Map Ref: NS 1161, 6815) is a Scheduled Ancient Monument.

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HBNUM: 5069

ITEM NO: 2 -

Group with Items: B Group (see Notes)

CAT: B

Map Ref: NS 11480
68165

Date of Listing:

**CASTLE TOWARD,
GATEHOUSE
(COURT OF
OFFICES) AND
GARAGE**

David Hamilton, 1820-21 with later additions and alterations circa 1921 by Francis W Deas (see Notes). Long and imposing, 2-storey gatehouse with accommodation range to E, in castellated Gothic-Revival manner. Stugged, pale sandstone ashlar. Turreted corner angles to entrance tower. Battlemented parapets. Canted corner angles. Hood mouldings with distinctive carved figurative corbels.

S (PRINCIPAL) ELEVATION: double-leaf, timber gates to four-centre entrance archway with moulded surround in square-plan, octagonal-turreted entrance tower. Slightly lower, battlemented wing to W with tri-partite window to ground. Long 7-bay range to E terminating in square-plan pavilion block, returning to 7-bay range to E elevation with pedimented dormers breaking eaves; square bartizan to NE corner angle. Garden wall projects from E elevation with timber door and small tower to far E.

GARAGE RANGE: single-storey, rectangular-plan, red sandstone block with battlemented parapet and corner towers with buttressed corner angles. Canted stone cills. Large metal framed, multi-pane windows; pitched roof with grey slate. Pitched, half-timbered canopy over courtyard joining gatehouse and garage range.

REFERENCES: 1st Edition Ordnance Survey Map (1862). Groome's Gazetteer. *New Statistical Account of Scotland* (1845), pp609, 610, 616. Frank A Walker, *Buildings of Scotland – Argyll and Bute* (2000) pp493-496.

NOTES: Part of a B-Group comprising – Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

The Castle Toward Gatehouse is a distinctive, imposing and prominently sited example of ancillary estate architecture. Located at the southerly point of the Cowal Peninsula opposite Toward Quay, the building takes the form of a castle in miniature offering a wealth of figurative detail in the castellated Gothic Revival manner. It is notable for its carved details and its high quality, early 20th century additions

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to rear in a similar style. The single-storey red sandstone workshop range with covered motor garage component is in keeping with the Revival style of the earlier gatehouse and mansion house while functionally it illustrates changing attitudes to travel in the inter-war years.

Castle Toward was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost in Glasgow. Between 1919 and 1945, the new owner of Castle Toward, Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money into the estate. The mansion house doubled in size with additional towers to the E and N and the creation of a large West wing in the same castellated style. Following its use as a military outpost during WW2, a residential school was founded at Toward in the 1940s following its purchase by Strathclyde Regional Council and continues to be run as an outdoor education centre.

Coats's architect was Frank W Deas, a very close friend of renowned Scottish architect Robert Lorimer whose Arts and Crafts approach to design influenced Deas' garden ancillary buildings at Toward. Collectively, the early 20th century programme of aggrandisement at Toward's designed landscape provides an excellent and rare example of large-scale estate development during the inter-war period in Scotland.

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

STATUTORY LIST

HBNUM: ITEM NO:

Group with Items: B Group (see Notes)

CAT: B

**CASTLE TOWARD,
CHINESE LAKES
INCLUDING
BRIDGES**

Map Ref: NS 11777, 68987
 11794, 69018

Date of Listing:

Circa 1930. Pair of man-made, crescent-plan, stone-lined reservoir ponds in picturesque style, each with its own island. Pond to S with pair of ornamental round-arched pedestrian bridges and stone-lined boat mooring cut. Bridge arches are of shuttered concrete construction overlaid with grey schist stone steps and rubble voussoirs.

REFERENCES: 1st Edition Ordnance Survey Map (1862). Groome's Gazetteer. *New Statistical Account of Scotland* (1845), pp609, 610, 616. Frank A Walker, *Buildings of Scotland – Argyll and Bute* (2000) pp493-496.

NOTES: Part of a B-Group comprising – Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

This pair of man-made ponds, each with its own small island reached by ornamental round-arched pedestrian bridges occupy a secluded, wooded location on high ground to the N of Toward estate and are an interesting element of the early 20th century designed landscape. They are commonly referred to as the 'Chinese Lakes' due to the island/bridge design being reminiscent of oriental forms. Toward Estate is notable for its innovative use of stone-lined channels for water courses supplying water throughout the estate. The spring that feeds the two ponds runs down to the house and provides its water supply.

Collectively, the early 20th century programme of aggrandisement at Toward Estate, including the ancillary additions within the designed landscape, provide an excellent and rare example of estate building on a significant scale in Scotland during the inter-war period.

Castle Toward was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost in Glasgow. Between 1919 and 1945 new owner Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money

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enlarging the estate at Toward. The large castellated Gothic mansion house (see separate listing) doubled in size and new buildings, additions and alterations to the existing estate and grounds were carried out by Coats's architect, Frank W Deas.

Deas was a very close friend of renowned Scottish architect Robert Lorimer and whose Arts and Crafts approach to design was much akin as demonstrated in Deas' garden ancillary buildings at Toward which are notable for their distinctive use of grey schist stone, layered in thin courses, providing a distinctive character to the 20th century re-modelling at Toward and clearly distinguishing them from the earlier 19th century fabric.

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STATUTORY LIST

HBNUM: ITEM NO:

Group with Items: B Group (see Notes)

CAT: B

Map Ref: NS 11616, 68153
 11609, 68366
 11474, 68357

Date of Listing:

**CASTLE TOWARD,
WALLED GARDEN
TO EAST, WALLED
GARDEN TO NORTH
AND GLASSHOUSE
AND WORKSHOP
RANGE**

WALLED GARDEN TO EAST: 1820s (probably David Hamilton); remodelled circa 1921 by F W Deas. Earlier E, W and S walls are rubble with stepped pediments and round-arched pedestrian gate with ornamental wrought-iron work to S wall.

N wall re-modelled circa 1921: bowed section of layered dark grey schist with engaged pillars at corner angles; glazed, garden loggia breaching wall to centre with bellcast roof and wolf and lamb sculpture to ridge. Glazed link between loggia and octagonal glasshouse to N.

Formal water garden with associated hard and soft landscaping to S of walled garden. Remnants of earlier 18th century building (possibly old Auchavoulin House) at NE corner of walled garden with various carved stonework fragments incorporated into round-arched opening to E.

WALLED GARDEN TO NORTH: circa 1920s by F W Deas. Large, square-plan walled garden. Dark grey schist stone. Double-staircase with decorative carving in the style of Robert Lorimer rising to pedestrian entrance in W wall; carved panel above doorway depicting Greek god Pan surrounded by grape vines; elaborate fruit and flower carving to rounded pier caps; carved lions flanking doorway. Simple doorway to S wall. Single-storey lean-to range to N wall with multi-pane glazing to timber frame windows and grey slate to roof.

FORMER GLASSHOUSE AND WORKSHOP RANGE: circa 1930 by F W Deas with heated glasshouses by engineers, Mackenzie and Moncur. U-plan arrangement of garden offices, workshops and former heated glasshouses. Predominantly dark grey schist stonework. SOUTH WALL: 3 large, fan-lit, round-arched windows to central section; stepped gables to N (formerly glazed roof); flanked by half-piend slate roofed stores. Former greenhouse foundations and remnants of heating system to S. Tall chimney stack to right. Further workshops and office wings advancing to E and W, forming U-plan. Timber windows and grey slate.

REFERENCES: 1st Edition Ordnance Survey Map (1862). Groome's Gazetteer. *New Statistical Account of Scotland* (1845), pp609, 610,

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616. Frank A Walker, *Buildings of Scotland – Argyll and Bute* (2000) pp493-496.

NOTES: Part of a B-Group comprising – Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

Collectively, the early 20th century re-modelling and extension of Toward's designed landscape provides an excellent and rare example of large scale estate development during the inter-war period in Scotland.

The walled gardens and former glasshouse and office range form an intervisible group of related garden structures, each with its own features of particular interest. The Lorimeresque loggia at the East walled garden and the staircase at the N walled garden are of particular architectural quality. The early 20th century work is also notable for its distinctive use of grey schist stone, layered in thin courses, providing a homogenous character to the 20th century ancillaries at Toward, distinguishing them from the earlier 19th century work. The U-plan range retains some elements of its heated glasshouses and the workshop buildings are constructed of the same quality schist.

Castle Toward was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost in Glasgow. Between 1919 and 1945, new owner Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money into enlarging the estate at Toward. The house doubled in size and new buildings, additions and re-modelling of the existing estate and grounds were carried out by Coats's architect, Frank W Deas. Deas was a close friend of renowned Scottish architect Robert Lorimer whose Arts and Crafts approach had many similarities as seen in Deas ancillary garden buildings at Toward. Kellas House (see separate listing) in Moray is probably his finest work in the Scottish Art and Crafts manner.

The Listing process

Historic Scotland is currently carrying out a comprehensive resurvey of the existing lists, an ongoing programme to maintain them and separate surveys of key building types or themes. Individual buildings out with resurvey or thematic areas can be proposed for listing at any time, anyone can propose a building for listing, de-listing or a change of category.

Assessment for Listing

Historic Scotland carries out research to assess the asset against the listing criteria which include: age and rarity, architectural and historic interest, and close historical association. Full information on their selection criteria can be found on pages 66-68 of the Scottish Historic Environment Policy document at www.historic-scotland.gov.uk/shep

Consultation

Following research, Historic Scotland considers the merit of the building. If they find that the building may be of interest (or no longer of interest in the case of de-listing requests) they reach an interim decision on the proposal. The local planning authority is then consulted along with the owner.

Completion

Following consultation Historic Scotland will consider the responses and make a final recommendation which is put forward as a formal listing, de-listing or a change of category. If listed, the building is added to the Scottish Ministers' Lists of Buildings of Special Architectural or Historic Interest.

Categories of listing

CATEGORY A

Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

CATEGORY B

Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

CATEGORY C(S)

Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings which group well with others in categories A and B or are part of a planned group such as an estate or an industrial complex.

Listing covers both the interior and the exterior of a building regardless of category.

Appeals

There is no statutory right of appeal against listing. However, the Scottish Ministers are prepared to consider representations that a building is not (or, following alterations, is no longer) of sufficient architectural or historic interest to merit listing.

Relief from VAT

Alterations to a listed building for domestic purposes may be eligible for retrospective relief from Value Added Tax (VAT). This relief requires that the works have received listed building consent and that they have been carried out by a VAT registered building contractor.

Grants

Listing has the added value of making a property more eligible for funding from various heritage bodies.

The booklet *Scotland's Listed Buildings – A Guide for Owners and Occupiers* provides more information on listing and is available at www.historic-scotland.gov.uk/publications