

1. SUMMARY

- 1.1** This report discusses Historic Scotland's proposal to relist Dunoon Pier from a Category B Listed Building to a Category A Listed Building and the implication of this change.

2. RECOMMENDATION

It is recommended that the committee

- 2.1** Consider the contents of this report and;
- 2.2** Agree the attached response ([Appendix A](#)) subject to any amendments the Bute and Cowal area committee wish to make.

3. BACKGROUND

- 3.1** Any application for listed building consent, whether 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 whether a building is listed as category A or B. An up to date listing review is an essential element in allowing an applicant to understand the significance of their building, and to produce a statement of significance (which is expected as part of an application).

During a public workshop held in Dunoon in April 2011 and subsequent meetings between AECOM, Historic Scotland and A&BC's Conservation Officer, the possibility of a transfer of ownership or sale of the Pier was discussed. The possibility of a review of the listing was discussed at the subsequent meetings and, because the current listing description for Dunoon Pier is out of date by approximately 31 years and is now inaccurate, all parties thought it was appropriate to review the listing.

- 3.2** 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 piers significance nationally and locally. The proposed relisting to Category A (signifying that it is, of national or international importance) would have the added positive effect of enabling the pier to attract more funding from

more sources than if it was listed category B. This makes the pier more attractive to prospective owners.

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 pier. It is very clear about the buildings historic significance both socially and industrially, it's rarity and its special qualities, (e.g. its pioneering signalling system).

4.2 *Extract from the proposed new list description:*

“Dunoon Pier is the best surviving example of a timber ferry/steamer pier in Scotland. Now extremely rare, these piers played a key role in the economic and social development of coastal and island communities in the west of Scotland in the 19th and 20th centuries. Substantially retaining its character following its late 19th century programme of enlargement, the pier and its key buildings contribute significantly to the architectural and historic interest of Dunoon and to the wider maritime heritage of the West Coast”.

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 the future of the Pier it is important to fully understand its local and national significance, this has an important bearing on future use and future funding. Being Category A increases the possibilities for funding from HS and HLF (amongst others), it also makes it a more interesting asset for any future owner (trust or private). The listing review will also 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, from this council or any other party.

5.2 There is no negative impact as a result of the proposed change in listing from category B to A and I therefore recommend that the council support this proposal.

6. IMPLICATIONS

Policy: None

Financial: None

Personnel: None

Community: None

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Your Ref:

Date: 06 September 2011

Dear Ms Lusk

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

Proposed changes:

1: Dunoon Pier; change from Category B to Category A

Comment: We support the relisting of Dunoon Pier from category B to A.

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

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Fergus Murray

Development Policy Manager



HBNUM: 26450

ITEM NO: 25

Group with Items:

CAT: A

Map Ref: NS 1759
7648

Date of Listing: 13-OCT-80

**DUNOON PIER WITH
WAITING ROOMS
AND PIER MASTER'S
OFFICE, SIGNAL
TOWER AND
ADJOINING
TEAROOM, TICKET
LODGE, PIER
RAILINGS**

Clarke and Bell with Sir William Copland in collaboration with R A Brydon and C J M Mackintosh, 1896-98; incorporating earlier pier to N by Campbell Douglas, 1867-68; later 20th century alterations (see Notes). Rare and exceptional 19th century timber-pile ferry/steamer pier. Large, T-plan pedestrian pier adjoining earlier pier to N (currently used for vehicles - 2011). To pier-head: ornamental Victorian waiting room and pier master's office to centre; rare signal tower incorporating later tearoom to S arm of pier-head. Entrance ticket lodge located at slightly wider foot of pedestrian section.

WAITING ROOMS AND PIER MASTER'S OFFICE: single-storey, rectangular-plan, gable-ended, timber pavilion waiting-rooms including harbour master's office. Round-arched windows to ground floor. S Elevation: 2-storey octagonal tower to centre with crowning, ogee-roofed clock cupola and weather vane; flat-roofed verandas flanking with elaborate timber doorpieces to waiting rooms. N Elevation: 3 half-timbered gables with canted window bays and timber details including timber shingles to exterior walls. Red pantiled roofs with cupola ventilators.

SIGNAL TOWER AND ADJOINING TEAROOM: ornate 4-stage, square-plan, timber signal tower (circa 1896-8); pantiled skirt and ogee-roof to 3rd stage; pierced, ogee-roofed cupola and ornamental cast-iron weathervane finial.

Tower adjoins SE corner of single-storey, flat-roofed former waiting room and tearoom building (built 1937).

TICKET LODGE: Single-storey, cruciform-plan ticket lodge (circa 1896-8 with late 20th century alterations – see Notes) at foot of pier. Bowed to E and W elevations with conical, pantiled roof.

PIER AND RAILINGS: greenheart timber piles braced in pairs and further cross-braced by diagonal timbers. Outward facing piers are battered. Rod-iron connections with external bolts. Timber decking, rails and balustrade.

REFERENCES: 1st Edition Ordnance Survey Map (1862). Evident on 2nd Edition Ordnance Survey Map (1898). John Hume, *The Industrial Archaeology of Scotland Vol 2* (1978) pp149-150. Ian McCrorie,

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

Dunoon Pier – A Celebration (1997). Frank Arnell Walker, *The Buildings of Scotland: Argyll and Bute* (2000).

NOTES: Dunoon Pier is the best surviving example of a timber ferry/steamer pier in Scotland. Now extremely rare, these piers played a key role in the economic and social development of coastal and island communities in the west of Scotland in the 19th and 20th centuries. Substantially retaining its character following its late 19th century programme of enlargement, the pier and its key buildings contribute significantly to the architectural and historic interest of Dunoon and to the wider maritime heritage of the West Coast.

The timber waiting room and pier master's office, located at the centre of the pierhead, is of key significance to the character of the pier and an iconic building on the Firth of Clyde coast line. Largely retaining its original form and distinctive detailing, it is the finest Victorian pier building of its type in the country. At the height of its popularity, access to the pier to non-passengers became ticketed which reflects its concurrent function as a 'pleasure pier' more commonly associated with resort towns in England. In 1937 a 220 ft long, timber and steel viewing gallery platform was built to connect the buildings on the pierhead assembly area. This structure was removed in the 1980s.

The pioneering signalling system was first installed at the pier in 1888. The tower was an early and forward thinking safety mechanism using a system of coloured discs to avoid collision of approaching steamers and to guide the operators to their designated berthing positions on each side of the pier. The signal tower was re-configured in a more decorative form as part of the 1896 rebuilding programme. It became electronically operated in later years and now, no longer in use, forms part of the 1937 tearoom addition to the S arm of the pierhead. Elements of the earlier signalling system mechanism survive inside the tower, adding significantly to the architectural and historic interest.

The 1890s entrance ticket lodge was originally an open turnstile building with covered, timber detailed walkways to either side. The building was reworked in the 1980s using a mix of traditional and non-traditional materials and broadly retaining its original cruciform plan and massing.

Dunoon was first established in the middle of the eighteenth century, with the earliest stone jetty built around 1767. The first timber pier was constructed by a joint stock company in 1835. The rail link from Glasgow to Gourock opened in 1841 leading to population swell and

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increasing tourism in and around the Clyde Estuary. A more substantial pier was built at Dunoon in 1845 although this was destroyed by a storm in 1848, rebuilt the following year and extended in 1867 by Douglas Campbell. In 1896, the pier was significantly enlarged to its present, inverted F-plan form.

The use of timber piling to form marine structures has a long and significant history in Scotland and on the west coast in particular. Once commonplace, they are now a rare building type. The timber piles of Dunoon Pier are braced in pairs and further braced by diagonal timbers with the outer piers battered to resist the forces of berthing ships. Structurally, the pier was purposefully ‘over-engineered’ to account for the severity of the storms along this particular stretch of coast and the large amount of steamers and other vessels it served.

Change of category from B to A and list description revised, 2011.

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