



This designation consultation is open for comment until 25 August 2026

Give us your comments

Historic Environment Scotland consult with those who are directly affected by designation proposals – including owners, occupiers and tenants – and with the planning authority.

We also welcome comments from interested persons or groups.

When we consult about a designation case we will have carried out research and set this out in a **report of handling**. This report is an assessment produced for consultation and it sets out our view, including a proposed decision. The assessment is not intended to be a definitive account or description of the site or place. We consider the comments received before we take a final decision.

We consider comments and representations which are material to our decision-making, such as:

- Your understanding of the cultural significance of the site or place.
- Whether sites or places meet the criteria for designation.
- The purpose and implications of designating the site or place. We consider whether these are relevant to the case.
- Development proposals related to the site or place. Where there are development proposals, we consider whether to proceed with designation in line with our designation policy.
- The accuracy of our information.

You can find more guidance on providing comments and how we handle your information on our [website](#).

Information on how we treat your personal data is available on our [Privacy Notice](#).

How to make a comment

Please send your comments to designationconsultations@hes.scot and provide us with the case reference. You can also make comments through our [portal](#) by clicking on the link 'email your comments about this case'.

If you are the owner, occupier or tenant or the planning authority please email us at: designations@hes.scot.

If you are unable to email your comments please phone us on 0131 668 8914.



Report of Handling Case information

Case ID	300080301
Name of Site	Beauly Primary School and Schoolhouse, Croyard Road, Beauly
Postcode (if any)	IV4 7DJ

Local Authority	Highland Council
National Grid Reference	NH 52397 46481
Designation Type	Listed Building
Designation No. and category of listing (if any)	N/A
Case Type	Designation

Received/Start Date	21/05/2025
Decision Date	Pending

1. Proposed decision

Previous Statutory Listing Address	N/A	Previous category of listing	N/A
New Statutory Listing Address	Beauly Primary School and Schoolhouse (1875 building and the former schoolhouse only), Croyard Road, Beauly, excluding all later additions and all other structures (LB52683)	New category of listing	C

Our assessment using the selection guidance shows that the original school building dating from 1875 and the adjacent former schoolhouse meet the criteria of special architectural or historic interest. The proposed decision is to list the buildings at category C.

2. Designation and Development Proposals

2.1 Designation Background

Beauly Primary School has not previously been considered for listing.



The first listing surveys for Highland were undertaken and buildings were formally added to the lists in the early 1970s. There followed a national area resurvey, and in 1986, all the buildings in Kilmorack Parish were considered for listing and the list of buildings of special architectural or historic interest for that parish was updated. We do not have information about any previous detailed assessment of these buildings for listing.

2.2 Development Proposals

There are no development proposals currently affecting the site.

We understand that the council has agreed to recommend the relocation of Beauly Primary School to a new site west of Cnoc na Ràth, Beauly at their Education Committee meeting on 03/06/2026. This decision followed a statutory consultation held between December 2025 and January 2026. The recommendation will be considered by a future meeting of the full Highland Council for final approval. Subject to that decision, the project will then move to the detailed design, land acquisition and delivery stages. <https://www.highland.gov.uk/news/article/17299/next-step-agreed-for-new-beauly-primary-school>

3. Assessment

3.1 Assessment information

We received a request to designate Beauly Primary School on 21/05/2025 as a listed building. (Designations requests are published on our portal and will be available to view during the lifetime of the case and until 3 months after the case is closed.)

The proposer provided the following information and views in their request form:

- The history of the building
- Information about the architect/designer
- Their views on special architectural and historic interest
- Proposed future use of the building/site

We informed the planning department at The Highland Council about the request to assess the site for designation on 05/06/2025.

Our policy states that ‘our assessments may involve a site visit, and will aim to make use of the best available evidence.’ (See [Designation Policy and Selection Guidance](#), p.7.) We decide on a case by case basis whether a site visit is required to inform our assessments.

In this case we considered that a site visit was required to inform our assessment of the buildings’ special architectural or historic interest. We visited the school site on



13/08/2025. We found there were a number of phased additions to the original school as well as the original school master's house. We saw the exterior and interior of the original 1875 school building, the later stone-built school building with the 1930s rendered extension, the timber staff room and the portacabin classrooms. We saw the exterior only of the former schoolhouse.

3.2 Assessment of special architectural or historic interest

We have found that the original school building and the former schoolhouse meet the criteria for listing.

We carried out an assessment using the selection guidance to decide whether the site or place is of special architectural or historic interest. See **Annex A**.

The listing criteria and selection guidance for listed buildings are published in Designation Policy and Selection Guidance (2019), Annex 2, pp. 11-13, <https://www.historicenvironment.scot/designation-policy>.

3.3 Policy considerations

Further information about how we list and about development proposals and designation is found in Designation Policy and Selection Guidance, pp. 7-8. <https://www.historicenvironment.scot/designation-policy>. Our policy states:

“We normally avoid intervening unnecessarily in the planning process or other regulatory processes where there are development proposals by adding a new designation. This may also extend to reviewing existing designations.

“We consider the individual circumstances of each case. In deciding whether to designate a site or place or amend an existing designation while there are ongoing development proposals, we will consider:

- the implications of designation on development proposals;
- the effect of the proposed development on the significance of the site or place; and
- the extent to which plans have been developed for the site or place – where these are particularly advanced, we will not normally list or schedule.

While we are aware of the development of a new school, we are not aware of any development proposals affecting the current school site.

Further information about ‘how we list’ is found in Designation Policy and Selection Guidance, p. 12. <https://www.historicenvironment.scot/designation-policy>. Our policy states:



“The extent to which a building or structure survives is a consideration when assessing it for listing. However, the present condition of the surviving fabric is not a factor when deciding whether it is of special architectural or historic interest.

“Factors such as financial issues, proposed future use, or a building no longer being in its original use will not be taken into account.”

4. Consultation

4.1 Consultation information

Consultation period: 04/08/2026 to 25/08/2026.

We have consulted directly with the owners, occupiers and the planning authority.

The consultation report of handling is published on our portal for comment from interested parties.

4.2 Designation consultations

Comments we consider

We will consider comments and representations which are material to our decision-making, such as:

- Your understanding of the cultural significance of the site or place and whether it meets the criteria for designation.
- The purpose and implications of designating the site or place. We consider whether these are relevant to the case.
- Development proposals related to the site or place. Where there are development proposals, we consider whether to proceed with designation in line with our designation policy.
- The accuracy of our information.

Comments we don't consider

We do not consider comments and representations on non-relevant/non-material issues, such as:

- Economic considerations
- Abusive or offensive remarks
- Whether you personally like, or do not like, a proposal

Our video about consultations explains how you can comment on our designations decisions, and what we can and can't take into account when considering your views. <https://youtu.be/ZlqU51tRA6g>.



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ANNEX A

Assessment of special architectural or historic interest

1. Building or site name

Beauly Primary School and Schoolhouse (1875 building and the former schoolhouse only), Croyard Road, Beauly, excluding all later additions and all other structures

2. Description and historical development

2.1 Description

Beauly Primary School and the former schoolhouse were designed by Matthews and Lawrie in the 'school board gothic' style and built in 1875-6. The buildings are located at the northwestern edge of the village of Beauly, set back from the road within a larger school site.

Beauly Primary School is an irregular-plan, single-storey school, constructed in coursed and snecked red sandstone rubble with ashlar cills, mullioned windows and scrolled hoodmoulds. The principal southeast elevation is five bays wide and is largely symmetrical with a central bellcote with bell and fleur-de-lis finial. The outer bays have louvred openings in each gable apex with foliate hoodmould decoration above.

The northeast elevation has two window openings and a lower mono-pitched section abutting the rear, set-back, which forms an entrance into the building. The rear (northwest) elevation has a mono-pitched entrance abutting the right-hand bay and louvred openings without hoodmoulds in each gable. The southwest elevation has a centre gable with a louvred opening and a double entrance door in the right-hand bay.

The window openings are predominantly shallow arched with a mixture of multi-pane and plate glass glazing in timber frames. The gabled roof is covered in slates with overhanging eaves. There are two ridge chimneystacks to the rear of the building and there is a mixture of metal and plastic rainwater goods throughout.

Internally, the school retains its original classroom layout and some 19th century cornicing.

The detached, **former schoolhouse** is located to the southwest of the school. The two-storey, three-bay house is roughly L-shaped on plan with an advanced gable to the right, a pedimented entrance porch and pairs of pedimented dormers breaking the roof eaves to the front and rear. It is constructed in coursed and snecked red sandstone with ashlar cills, mullioned windows and scrolled hoodmoulds that match



those on the school. The windows are predominantly uPVC replacements in low-arched openings. The roof is covered in slates with overhanging eaves. There is a large wallhead chimneystack on the northeast elevation and two chimneystacks along the roof ridge.

Photographs (dating between 2019 and 2025) show the interior contained some features of the 19th century decorative scheme including moulded corning, fire surrounds, panelled doors and a curved staircase with timber handrail and decorative metal balusters.

The later classroom block was built after 1904 with a rendered 1930s section to the rear. This later classroom block and all other structures on the site are proposed to be excluded from the listing (see section 6 below).

2.2 Historical development

The school and schoolhouse were built in 1875-6. The buildings are first shown on the 2nd Edition Ordnance Survey map of 1902. The school is shown as an irregular plan building with a projecting gable along the southeast elevation and the schoolhouse is shown as a detached L-plan building to the southwest of the school, largely as seen today. This map shows a defined boundary dividing the school and schoolhouse with some small ancillary structures to the rear of the school.

A separate T-plan classroom building was built to the northeast of the original school some time after 1904 (and is first shown on the Ordnance Survey map of 1966). It is constructed in red sandstone with similarly arched window openings, timber bargeboards and overhanging eaves with a large, rendered extension to the rear, dating to around 1933 (Highland News). This building is proposed to be excluded from the listing.

The footprint of the school and schoolhouse buildings remain largely unchanged on the Ordnance Survey map of 1966. This map also shows the expansion of the school site in the first half of the 20th century. By 1966 the school comprised roughly five separate blocks, including new classroom ranges to the northeast and south of the original school and a canteen building built between the 1875 school and its schoolhouse (since demolished) as well as other structures within the playground.

The site today (2026) comprises the 1875 school building, the early-20th century classroom with its 1930s extension, some post-1966 timber structures including staff room, some modular classroom and canteen units dating to 2023-4, and the former schoolhouse which is now in private ownership.

3. Assessment of special architectural or historic interest

To be listed a building must be of 'special architectural or historic interest' as set out in the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#). To decide if a building is of special interest for listing we assess its cultural significance using selection guidance which has two main headings – architectural interest and

historic interest (see Designation Policy and Selection Guidance, 2019, Annex 2, pp. 11-13).

The selection guidance provides a framework within which judgement is exercised in reaching individual decisions. The special architectural or historic interest of a building can be demonstrated in one or more of the following ways.

3.1 Architectural interest

The architectural interest of a building may include its design, designer, interior, plan form, materials, regional traditions, and setting and the extent to which these characteristics survive. These factors are grouped under two headings:

3.1.1 Design

Hundreds of board schools were built after the 1872 Education (Scotland) Act. Many were designed by leading local or national architects, resulting in a proliferation of notable school buildings in the last quarter of the 19th century designed in a variety of styles, from classical to gothic.

Beaully Primary School is an early and architecturally well-detailed example of a rural board school with a detached contemporary schoolhouse of similar quality of design. The school and former schoolhouse are constructed in coursed red sandstone with overhanging eaves, and demonstrate distinctive gothic detailing, including low-arched window openings, scrolled hoodmoulds and cartouche decoration. The school also features gothic detailing in the bellcote and louvred openings. The design quality, including similar decorative gothic detailing on the exteriors of both the school and the former schoolhouse further reinforces the buildings' special architectural interest as a good surviving group within the building type, which are clearly identifiable through their design and by their close proximity to one another.

The tall windows of the school building are typical design features for schools of this date, designed to allow the maximum amount of light into the rooms used for teaching. Likewise, ventilators were common features on public buildings, such as schools and libraries, to ensure clean air circulated throughout and their survival is of interest. As well as their functionality, the louvred ventilators in the gable apexes in this building are more decorative than the more common roof-type ventilators seen on the early-20th century school building. This detailing reflects the overall design quality of the school and the flourishes and expertise of the architectural practice.

Matthews and Lawrie designed the school and the schoolhouse in 1875-6 (Gifford, p.154). The successful Highland architectural partnership of James Matthews and William Lawrie ran from 1864 until 1887, with offices in Aberdeen and Inverness. Matthews and Lawrie worked on a variety of building forms in the surrounding area, including schools, commercial buildings, churches and houses. In Beaully itself, Matthews and Lawrie designed the French Renaissance-style Lovat Arms Hotel (built 1871-2, listed at category B, LB7130), the Italianate former Bank of Scotland building (built 1871-2, listed at category B, LB7106), the former Free Church (now



Beauly Church) on Croyard Road (unlisted) as well as some private houses in the area.

Internally, the decorative scheme of the school largely dates from the early 21st century, however some standard features, dating to the late-19th and early-20th century are retained including the tall, recessed windows and simple corning in some of the rooms. The interior plan form of the school appears largely retained, comprising two large teaching rooms with smaller ancillary spaces off those. The schoolhouse contains some interior fabric and decorative features dating to the late-19th century, including moulded corning in the principal rooms, panelled doors and a curved staircase with timber handrail and decorative metal balusters. These are typical features for a schoolhouse of this date however their survival is of interest.

The footprints of both the school and the schoolhouse survive largely as that shown on the 2nd Edition Ordnance Survey map of 1902 with the exception of a small extension to the rear of the former schoolhouse.

The use of red sandstone is characteristic of the area and is typical of much of Beauly's buildings. The stone used in the school and schoolhouse may have been locally quarried from nearby Ruilick, which is part of the Sarclet sandstone formation (McMillan, p.4).

Many schools from this period survive, therefore particular attention is paid to the level of architectural interest within its building type as well as overall level of survival of features and character. Schools are often, along with churches, notable landmarks and were designed as such. The school and schoolhouse at Beauly survive largely as they were constructed, particularly to their exterior elevations. The high quality of the stonework and the attention to detail is evident in its mirrored gothic-style features. Together they are a good group of post-1872 Education Act school buildings.

There are a number of substantial later additions to the original school site as the age of school leavers was raised and the local population increased. These buildings, although well-constructed, are later in date and show standard architectural detailing for each of their successive periods. See Section 6 for more information about proposed legal exclusions.

3.1.2 Setting

Beauly Primary School is located on Croyard Road at the northwestern end of the village of Beauly in the Highlands. The original school and its contemporary former schoolhouse are set back from the road within a larger bounded school site, and they form a distinctive group of educational buildings that are intervisible with one another. The demolition of the pre-1966 canteen building between the 1875 school and schoolhouse has reinstated the immediate historic setting of the two earlier school buildings which are both now clearly visible from the public road. The

buildings form a good group of historic school buildings that are a prominent part of the streetscape.

The wider setting has changed since the school was first built due to an increase in the number of school buildings and related structures across the wider site over time. For the first thirty years or so after construction, the school was the last building along Croyard Road before leaving the village. Since the early-20th century some housing has been built to the north and northeast of the school, but this has not adversely affected the historic setting of the group of buildings dating to around 1875.

3.2 Historic interest

Historic interest is in such things as a building's age, rarity, social historical interest and associations with people or events that have had a significant impact on Scotland's cultural heritage. Historic interest is assessed under three headings:

3.2.1 Age and rarity

The 1872 Education (Scotland) Act made education compulsory for all children aged 5 to 13 and placed responsibility for education in the hands of locally elected school boards. The school boards were also responsible for providing adequate school buildings. As a result of this legislation, many new buildings were built from 1872 onwards and this unprecedented, publicly funded building programme continued until the early-20th century.

Many board schools were built in Scotland following this Act and there are a large number surviving across Scotland today. Whilst 19th century schools and schoolhouses are not rare building types, those dating from the early years following the 1872 Act and surviving close to their original form are increasingly rare.

Purpose-built schoolmaster's houses were often built within sight of or adjoining the school. The example at Beaulieu survives well within its historic setting and contains a number of matching decorative architectural features in keeping with the school building, including the window openings, the scrolled hoodmoulds and the cartouche detailing.

Dating from 1875-6, Beaulieu School is amongst the first phase of board schools constructed and it contains both good quality architectural detailing and a significant amount of its early plan form and exterior fabric. The survival of the school and schoolhouse as a group adds to their historic interest and together they a good representative example of their building type.

3.2.2 Social historical interest

Social historical interest is the way a building contributes to our understanding of how people lived in the past, and how our social and economic history is shown in a building and/or in its setting.

All school buildings have a level of interest because they are found in every community and they are a prolific building type. Prior to the construction of Beaulieu School, there were two other schools along Croyard Road, a Free Church school and a Roman Catholic school. The construction of the Board school superseded this earlier provision and indicates the development and formalisation of public education in the 1870s following the Education Act. In 1879, the public school had an average attendance of 170 pupils and the Roman Catholic school had 24 pupils (Gazetteer for Scotland).

The Education Act of 1872 covered the provision for housing for the schoolmaster. With the consent of the Board of Education, a school board was required to pay for the construction of a new schoolhouse or the significant enlargement of an existing schoolhouse. Money could be borrowed on the security of the school for this purpose and ensured a resident schoolmaster was onsite. This type of integrated housing provision was common in the late-19th century and was available to other public roles such as librarians and policemen.

3.2.3 Association with people or events of national importance

There is no association with a person or event of national importance.

4. Summary of assessment

The primary school and schoolhouse meet the criteria of special architectural or historic interest for the following reasons:

- The buildings have high quality stonework and gothic-style detailing, particularly to their exterior elevations. They are a good surviving and distinctive example of their 'board school' building type.
- The designers, Matthews and Lawrie have had a significant impact on the built heritage of the local area.
- They are largely unaltered in terms of their plan forms, footprints and much of their exterior fabric.
- Whilst not rare, the school and schoolhouse form a good functional and historic group and, in terms of their design, they are a notable surviving example within their building type.
- They are of historic interest as part of the first phase of board schools built in the Highlands following the 1872 Education Act.



In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: all later additions and all other structures.

5. Category of listing

Once a building is found to be of special architectural or historic interest, it is then classified under one of three categories (A, B or C) according to its relative importance. While the listing itself has legal weight and gives statutory protection, the categories have no legal status and are advisory. They affect how a building is managed in the planning system.

Category definitions are found at Annex 2 of Designation Policy and Selection Guidance (2019) <https://www.historicenvironment.scot/designation-policy>.

5.1 Level of importance

Beaulieu Primary School's level of importance is category C.

Buildings listed at category C are defined as 'buildings of special architectural or historic interest which are representative examples of a period, style or type.'

Taking into account the prolific building type, category C is considered to be the most appropriate level of listing.

6. Legal exclusions

In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: all later additions and all other structures.

The detached, single-storey, T-plan classroom building to the northeast of the 1875 school was added sometime after 1902 (it is not shown on the 1902 Ordnance Survey map). It is also of sandstone rubble construction in the gothic-style with overhanging eaves and timber bargeboards. The rendered extension to the rear dates from 1933 and contains separate girls' and boys' entrance porches (Highland News).

Other structures within the school grounds include a timber-clad staff room and shed/store (both added after 1966) and modular classroom/canteen portacabin units dating from 2023-24. There are also some surviving sections of boundary wall and gatepiers along the rear (northwest) and the northeast boundaries of the site, however these are plain and now fragmentary.

All of these later additions and all other structures are not considered to be of special architectural or historic interest and are proposed to be excluded from the listing. In



design terms, they are standard examples for each of their successive periods. They were incrementally added to the site as the number of pupils increased and the needs of the school changed over time. As such, the positioning of these later additions and structures is randomly planned and they do not make a significant contribution to the historic grouping overall and our understanding of the site.

7. References

Maps

Ordnance Survey (surveyed 1871-2, published 1899) Invernessshire - Mainland II.16 (Combined). 25 inches to the mile. 1st Edition. Southampton: Ordnance Survey.

Ordnance Survey (revised 1902, published 1905) Invernessshire - Mainland II.16. 25 inches to the mile. 2nd Edition. Southampton: Ordnance Survey.

Ordnance Survey (revised 1966, published 1967) National Grid maps: NH5246-NH5346-AA. 25 inches to the mile. Southampton: Ordnance Survey.

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Gifford, J. (1992) *The Buildings of Scotland: Highlands and Islands*. London: Penguin, p.149, 154-55.

Highland News (15 July 1933) Beaully School Extension, p.3.

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Dictionary of Scottish Architects. Matthews and Lawrie, at https://www.scottisharchitects.org.uk/apex/r/dsa/dsa/architects?p8_id=100130&session=5658013227040 [accessed 04/03/2026].

Education (Scotland) Act 1872, at <https://www.legislation.gov.uk/ukpga/Vict/35-36/62/enacted> [accessed 30/07/2026].

Gazetteer for Scotland. Beaully, at <https://www.scottish-places.info/towns/townhistory570.html> [accessed 30/03/2026].

McMillan, A. Geology and building stones in the Highlands and Islands. Originally in *The Edinburgh Geologist*, Nos. 61 and 62, at https://edinburghgeolsoc.org/eg_pdfs/edinburgh-geologist-62-supp-mcmillan-building-stones.pdf, pp.1-22 [accessed 20/03/2026].

The Highland Council. Beaully Primary School public consultation approved, at <https://www.highland.gov.uk/news/article/16914/beaully-primary-school-public-consultation-approved> [accessed 04/03/2026].



The Highland Council. School consultations and closure proposals, at <https://www.highland.gov.uk/consultations-complaints-compliments/school-consultations-closure-proposals> [accessed 04/03/2026].

The Highland Council. Next step agreed for new Beaulieu Primary School, at <https://www.highland.gov.uk/news/article/17299/next-step-agreed-for-new-beaulieu-primary-school> [accessed 24/07/2026].

8. Indicative Map

A map of the proposed listed building is attached separately.