



**Stronvar Garden Cottage,
Stronvar, Balquhidder**

**Planning Application Reference:
2012/0239/DET**

**Report on Archaeological
Standing Building Recording**

Client: Mr & Mrs Bertram

19/12/12

CgMs Job: 14701

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Summary

A Level 2 historic building survey was undertaken at Stronvar Garden Cottage, near Balquhidder, prior to its demolition to fulfil a condition of planning consent attached by Loch Lomond & The Trossachs National Park. The scope of works was agreed in advance with their archaeological advisors (the West of Scotland Archaeology Service).

The primary building was constructed in the second half of the 19th century and consisted of a single-storey rectangular cottage with two south-facing windows, a west-facing entry and fireplace in the east wall. The cottage was part of the Stronvar estate and presumably housed an estate worker. It had some interesting external decorative features, including the use of quartz boulders on its most visible elevation (south); no internal features survived.

At some point in the first half of the 20th century an upper floor, accessed by wooden stair and extension to the rear, was added. This provided a separate dwelling and probably a shared external WC at ground level within the extension. Some original internal features, namely Bakelite fittings and timber doors, survived throughout the upper level. Latterly the two dwellings were unified by construction of a poorly-built extension enclosing the external stair. A corrugated iron out-house was also attached to the eastern elevation.

1 INTRODUCTION

- 1.1 An application for development (2012/0239/DET) by Mr R Bertram (the client), for demolition of existing and erection of replacement dwelling house and garage was granted by Loch Lomond & The Trossachs National Park. The decision was made with the following condition:
1. *Archaeology Standing Building Survey: Prior to development commencing, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the West of Scotland Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.*
- 1.2 The client commissioned CgMs Consulting Ltd to agree a programme of archaeological standing building survey with the West of Scotland Archaeology Service (WoSAS) on behalf of the Planning Authority. The agreed scope of the works was set out in a Written Scheme of Investigation (Appendix 2) submitted to the Planning Authority. The survey reported here was undertaken in accordance with the WSI on the 21/11/12 in good conditions.
- 1.3 CgMs is a Registered Organisation of the Institute for Archaeologists (IfA) and the work was undertaken in accordance with relevant *Standards and Guidance*. In particular, the work was undertaken in cognisance of *Standards for the archaeological investigation and recording of standing buildings or structures* (IfA 2008).

2 DESCRIPTION OF THE SITE

- 2.1 The building to be recorded was known as Stronvar Garden Cottage, located at NGR 25332 72027 (site centre; Figure 1). It sat within an irregular plot measuring roughly 50m N-S by 25m E-W. It was located on the south side of Loch Voil at its east end, around 200m southwest of Balquhiddy. Stronvar House lies around 500m to the west. The plot is bounded by tracks to the south and west; a nursery and open ground to north and east. The building is aligned along the track that forms the southern boundary of the plot with its long axis aligned northeast-southwest. It was unoccupied at the time of survey and consisted of a rectangular two-storey stone cottage with pitched slate roof (measuring approximately 8 x 4 m) and abutted by later extensions on all sides except the south; that to the east was built in corrugated iron and that to the rear and west in wood, breeze-block and brick. Two stone-built phases were clearly evident in the front elevation. Current ground level lies around 130 m OD.

3 DOCUMENTARY BACKGROUND

- 3.1 A single large, unnamed building is shown in the location of the current Stronvar House on Roy's military survey of 1747-55. The site of Stronvar Garden Cottage is shown as wooded.
- 3.2 Stronvar House was built for David Carnegie who bought the Glenbuckie estate in 1848. The estate was renamed at that time and the former Glenbuckie House (itself built in 1825-27) was extensively remodelled into Stronvar by the architect David Bryce in 1850 (Information supplementary to the statutory list HB Number 4188; Statistical Account 1834-45, vol.10, 347). It is noted that Carnegie made a number of improvements in the area and rebuilt several farms. By 1862 Stronvar House and Home Farm had been constructed (Ordnance Survey; Figure 2). To the east, and presumably also part of the Stronvar estate, were a limekiln, an unnamed structure, a kennel and a lodge.
- 3.3 Stronvar Garden Cottage is not depicted on the first edition Ordnance Survey, the site was occupied by woodland and a track running to the north-east, but is on the second edition (Figure 2). It must have been built sometime between 1862 and 1898, the two dates of survey.
- 3.4 Carnegie had helped his family develop business interests in Gothenburg, Sweden; namely banking, sugar refining and brewing (Information supplementary to the statutory list HB Number 4188). After buying the estate he apparently spent summers in Stronvar and winters near London (<http://sv.wikipedia.org>). He died in 1890 and so Stronvar Garden Cottage is most likely to have been built during his tenure and presumably as part of his improvements.
- 3.5 At the time of the Ordnance Survey revision in 1898 (Figure 2), the structure is shown with a simple rectangular footprint immediately fronting a track with no garden plot; the neighbouring structure to the north-east has been remodelled, the limekiln has been removed, a larger building has been constructed to the west and the kennels are no longer named as such.
- 3.6 Later Ordnance Survey mapping is not of sufficient scale to aid in phasing the building's later extensions until the 1980s, by which time the building footprint had assumed its current form.
- 3.7 Records held in the National Archives of Scotland clearly show the existence of an earlier residence at Stronvar, and probably dating to the medieval period; no early plans or material relating to Stronvar Garden Cottage are catalogued.

4 OBJECTIVES

- 4.1 In general, the purpose of the work was to mitigate and offset adverse effects on the archaeological resource. Specifically, it was to provide an appropriate level of record to mitigate the loss of a standing structure through demolition.
- 4.2 The resulting archive will be deposited in the National Monuments Record of Scotland (NMRS) and a copy of any relevant elements offered to the local Sites and Monuments Record.

5 STRATEGY

- 5.1 Stronvar Garden Cottage was subject to a Level 2 record (RCHME 1996); it included DSLR photographs of external elevations, which have been marked-up to illustrate the phased development of the building (Figures 3 & 4).

6 METHOD

- 6.1 In line with the requirements of a Level 2 record (RCHME 1996) the survey included:
- Plans (to scale) of all main floors as existing showing the form and location of structural features of historic significance (e.g. former fireplace). Modern parts are shown in outline.
 - General photographic views of the exterior of buildings.
 - Photographs that capture the overall appearance of principal rooms and circulation areas.
 - DSLR photographic coverage of the building's external appearance marked up to clearly illustrate phased development.
 - Photographs of relevant architectural details.
- 6.2 The written or descriptive record includes:
- The precise location of the buildings.
 - The date the record was made and the name of the recorder.
 - An expanded summary statement describing the building's type, purpose, materials and possible date (s). An outline account of the building's plan, form, function, age and development sequence.
 - A note of the building's past and present relationship to its setting: ie. its part in a larger functional group of buildings.

RECORDING

- 6.3 Recording followed IfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (IfA 2008). Recording was undertaken on *pro forma* record sheets. Digital images were taken; a graduated metric scale was clearly visible, where possible, and a register kept.
- 6.4 Floor plans have been created using an electronic distance measurer; accurately located with reference to existing site plans.

7 RESULTS

- 7.1 A phased description of the building is given below. The rooms (of which there are five) have been incorporated into phases (of which there are four). It should be noted that there is no way of knowing, based on the evidence collected, whether Phase 3 or 4 came first. They are likely to have been constructed at different times, since they incorporate

different materials, but the materials do not aid in dating since those used for Phase 4 appear to have been recycled.

PHASE ONE

- 7.2 The primary building occupied a simple, rectangular footprint measuring 8 x 4m. The external wall survived to a height of 1.9m; and the horizontal, neat boundary between Phases 1 and 2 (Figure 3) suggests this was the height of the original wall-head. The long axis of the building was orientated south-west to north-east along a track and at a distance of only 4m.
- 7.3 The south elevation was of random rubble build and coursing using white quartz boulders bonded by an off-white lime mortar with grit. The use of quartz was rare in the other elevations and this appears to have been a deliberately decorative use of material along the building's most visible aspect. This is presumably the reason the lower part of the elevation was not covered in a later cement render. At the corners were large, unworked sandstone boulders used as quoins (six to east and seven to west). There were two original window openings set symmetrically and placed 2.3m from each corner with an external width of 0.8m and a height off current ground of 1.25m. Both had honey-coloured sandstone rybats (roughly hammer-dressed with flattened chiselled margins) to either side, roughly worked pinkish sandstone lintels and grey sandstone sills (Plate 1). The matching of colours in both windows appeared to be deliberate and presumably for decoration.
- 7.4 All the other Phase 1 elevations had been subject to cement rendering to at least some degree, but it remained possible to note where the Phase 2 upper storey had been added, by a variation in both the amount of render (it had been more liberally applied to the upper storey) and also the style of corner quoins (Figure 4; Plate 2 & 3). The doorway into the cottage was in the south end of the west elevation behind a later extension (Figure 5); 1.06m wide and 2m high. Roughly-faced sandstone lintel and rybats of various colours were visible through the render. No original door or frame survived and the replacement was plywood with glass. No other external features were apparent; and it seems likely there were none. There was some structural cracking and patching noted at several points in the north elevation. At one point, in the north-eastern corner this was with brick and concrete (Plate 2).
- 7.5 The interior consisted of a single room (Room 1; Figure 5); measuring 7m by 3m with a height to roof of 2.25m. All walls had modern plasterboard covering apart from the east, which was exposed stone (Plate 4). Here a scar where an original fireplace had been located was noted behind a modern stove and ceramic tile stance. The floor was concrete. The two window frames were pine and 2-pane (the bottom fixed, the upper opening outward); presumably they had replaced earlier sash and case windows. The embrasures were lined in plasterboard. The roof was covered with white painted timber cladding, which presumably had replaced original plaster.
- 7.6 The room had latterly been used as a kitchen, with a sink in the south-west corner and cooker opposite. It had two-tone painted walls, orange to base and white to ceiling separated by a pine dado and with pine skirting boards. A small indent in the north-east corner of the room may

have suggested the former location of a press; although this was coincident with patching on the exterior (see 7.4) and may be a repair.

PHASE TWO

- 7.7 An upper floor was added to the primary building (Figure 3). This was also of randomly coursed, mainly sandstone, rubble. It was mostly obscured by cement render but it was plain that the use of quartz in the Phase 1 south elevation had not been replicated. Again there were two symmetrically placed window openings, directly above those in the ground floor and original to this phase. These were surrounded by honey-coloured sandstone rybats and lintel, the hammer-dressing was again rough, but smoother than in Phase 1 and with no margin (Plate 5). The lintels were much larger than in Phase 1 and the sills were of concrete.
- 7.8 The corner quoins were dressed, in contrast to those of Phase 1 (Plate 3) and were a variety of stone types and dressings, some quite fine; presumably they were recycled from elsewhere. The pitched slate roof had wall dormers above each window (Figure 3) and a chimney slightly inset and centrally placed in the east and west elevation. The chimneys were square and of faced sandstone with a decorative projecting ledge near the top and ceramic pots (Plate 6). The roof had lead flashing and plastic drainpipes around the eaves. Three plastic outflows ran down the south elevation and two down the north.
- 7.9 The Phase 2 upper floor was presumably designed as a separate dwelling as it was accessed externally through a projecting extension built from horizontal planks with pitched slate roof set slightly off-centre to the east on the northern elevation (Figure 4). The extension was square in plan (1.9m x 1.9m; Figure 5) and the wall-heads were greater in height than the upper stone floor they adjoined. The pitched slate roof (set at right angles to the stone building) was slightly lower than the pitch of the stone building.
- 7.10 The upper floor was accessed by a timber stair leading to a vertical plank door at the extension's first floor level on its western side (Plate 7). A scar to the left of this door indicated that the stair in use latterly was not original. The lower part of the extension's western wall had been replaced and the whole side painted dark green (apart from the first floor door which was white). Elsewhere the extension was covered with weathered and peeling, originally green, paint (Figure 4).
- 7.11 The extension had two window openings, both original and with their timber surrounds bearing the same weathered green paint. The ground floor window (Plate 2) faced north and had a width of around 0.4m and a height of 0.7m. The 2-pane pine frame and patterned glass was not original. At the first floor was a 6-pane frame facing east, 0.6m wide by 0.8m high, which was original (Plate 8).
- 7.12 The door to the upper floor at the top of the stairs was original and all the Phase 2 doors were of this style, with widths of around 0.85m and heights of around 2m. All had iron hinges on the interior, iron dead-locks and round Bakelite handles on either side (Plate 9 & 10). All opened into the rooms they serviced (Figure 5; First Floor Plan).

7.13 Room 4 and the vestibule are described together. The vestibule measured 1.7 by 1.7m with a height to ceiling of around 2m. The east wall had the 6-pane east-facing window noted above and a modern cupboard with electricity meter. There was a round Bakelite light switch on the door frame to the right on entry and the door opened to the left; the entrance into the main body of Room 4 was on the right. The door into Room 4 opened to the right and there was another Bakelite light switch on the door frame to the left. Room 4 was almost square (3.1m by 3.2m). The walls and ceiling were lath and plaster throughout apart from an interior wall shared with Room 5, which was vertical timber planks (Figure 5; Plate 10). There were white painted wooden skirting boards with simple decorative beading, 0.1m high in Room 4. The skirting boards were slightly lower and without beading in the vestibule; the walls were cream throughout. The ceiling was coombed with a maximum height of 2.7m and central modern light pendant. The floor was timber board mostly obscured by grey carpet. The east wall had a projecting chimney breast (Figure 5), centrally-placed and extending out from the wall by around 0.1m with a width of 1.2m. It was plain from a mostly obscured cement base in the boards, extending out some 0.8m, that a fireplace had formerly been present here and there was a wooden shelf and mantel painted white about 1m above this base (Plate 11). The window frame (2-pane and pine) fitted into the southern wall was not original and the embrasure was lined with plasterboard; identical to those in Room 1 and Room 5 (Plate 12).

7.14 The door to Room 5 was set in the south of the plank interior wall, which had reinforcing planks and door frame visible from the interior of Room 5 (Plate 13; Figure 5). The horizontal planks here had some simple decorative beading. The door opened to the left and another matching round Bakelite light switch was present to the right on entry. The room was slightly longer than Room 4 (3.8m by 3.1m) and with the same roof height. It had the same decoration as Room 4 with the exception of a deep red carpet and the west wall, which had been left as exposed stonework (Plate 13). The stonework was repointed and the fireplace was modern with artificial stone, wooden mantel, cement base and metal grate. Presumably the wall was exposed and repointed when this fireplace was fitted. The original chimney breast behind was narrower than that in Room 4 (around 0.8m wide). As noted above, the window frame fitted into the south wall, like all those in the stone structure, was not original and the embrasure was lined in plasterboard (Plate 12; Figure 5).

7.15 There was no obvious entry into attic space; but the lath and plaster roof had been removed in places. The roof was timber rafters and boards beneath the slate.

7.16 The stone fireplace and exposed wall in Room 5 suggested that it may have been used latterly as a living room. A dressing mirror affixed to the wall in Room 4 (Plate 10) suggested it may have been a bedroom. In its original design it seems more likely that these uses would have been reversed; with the living space adjacent to the entrance and the bedroom in Room 5 (Figure 5).

7.17 The ground floor of the extension (Room 3; Figure 5) was accessed from a door in the west wall and had been used latterly as a bathroom. As noted above, the lower part of this west wall had been replaced with a section of timber board and with a crudely-sawn doorway fitted with a

door of the same design as that seen throughout the Phase 2 upper floor (Plate 7). In the absence of any evidence otherwise, it is assumed that this small room had always been accessed through its western wall; perhaps as an external WC shared between the two properties. The room is described fully as part of Phase 3 entailed its conversion into an internal WC.

PHASE THREE

- 7.18 An extension of mixed construction (concrete or brick at base, timber above and plastic corrugated roofing) was built around the north-western corner of the stone cottage and abutting the Phase 2 wooden extension (Figure 4 & 5). Described here as Room 2 it provided an internal link that effectively unified the Phase 1 and 2 dwellings. It also appears to have involved the insertion of a new timber section into the bottom half of the west wall of the Phase 2 wooden extension.
- 7.19 Externally, the timber of this extension had been treated with red-brown sealant. The brick or concrete was left exposed. There was one 2-pane window, 1.5m wide and 0.8m high, in the west elevation (Plate 14) and two similar in the north (Figure 4). Also in the west elevation was the current door (Plate 14); painted white plywood with central letterbox and plastic handle. In the north elevation, between the two windows, was a former door opening. The extension was built to cover the stair up to the 1st floor so rose in height from 2.2m in the west to above the eaves of the Phase 2 stone building (Figure 4).
- 7.20 Room 2 was in effect a utilitarian corridor and not a living space (Plate 15). Surfaces were bare and exposed; the floor cement. The only decoration seems to have been the painting of the former external western wall of the Phase 2 extension dark green (Plate 7). There was a laminate work-surface placed under the wooden stairs to the 1st floor. As noted above, the wooden stairs were not original and had presumably been replaced some time after the erection of the Phase 3 extension as the dark green paint noted above did not extend over the attachment scar left by the original stair.
- 7.21 Room 3 was a small (1.7m by 1.7m) bathroom with a ceiling height of 1.9m. There was a small window in the north wall (Figure 5); described as part of Phase 2 (see 7.11). There was an electric shower cubicle with white ceramic tiles in the north-east corner; a white ceramic toilet in the south-east. The walls were cream plasterboard with insulating foam exposed behind (through an inspection hole). The floor was red-painted cement. The door appeared to be of the same design as those of the Phase 2 upper floor and had been turned to open the other way (hinge scars could be seen on its western exterior face; Plate 7). This must have been some time after the erection of the Phase 3 extension as it post-dated the application of the dark green paint, noted in section 7.20, and was probably to ease access after the shower cubicle was fitted.

PHASE 4

- 7.22 At some point between 1901 and 1982 (map coverage between these dates is of too small scale to allow resolution exactly when) a corrugated iron outhouse with a timber frame measuring 6m by 4m was added to the east elevation of the cottage (Figure 5). The structure had a pitched

roof about 1 m lower and mirroring the Phase 2 roof-line (Plate 16). There was a wooden plank gable above double wooden doors to the east; the double doors had been latterly barred. The roof itself, and the remaining sides, were patched haphazardly in corrugated iron, which was presumably re-used from elsewhere. A single door allowed access to the interior on the northern side. There was a concrete floor. The walls were of vertical planks with some horizontal supports. The roof was supported on a timber A-frame.

8 DISCUSSION OF THE BUILDING'S DEVELOPMENT

- 8.1 In its primary phase Stronvar Garden Cottage comprised a relatively simple, single-storey domestic structure with some unusual decorative touches that imply some thoughtful design. The use of only quartz boulders in the south elevation and the symmetrical window surrounds, with their coordinated use of differently coloured stone, imply interest in the appearance of the cottage from the south. This is the side visible from a track that leads to Stronvar House and presumably the appearance of the cottage to visitors or residents of the main house, rather than the cottage's residents, who were presumably employees of the estate, was the principal concern.
- 8.2 The survey and desk-based research have not established a precise date of construction for the primary building; presumably this may survive elsewhere, perhaps within title deeds or estate records. Readily accessible material indicates a date of construction between 1862 and 1898. It is likely that the cottage was built during the ownership of the estate by David Carnegie, who bought it in 1848 and died in 1890. Carnegie is noted as commissioning the extensive remodelling of the former Glenbuckie House into Stronvar using the prominent Scottish Baronial architect David Bryce, perhaps best known for Fettes College in Edinburgh. Carnegie is also known to have commissioned improvements to farms around Stronvar during his tenure.
- 8.3 No internal features of this primary phase survived later alterations.
- 8.4 At some point an upper storey was added; map evidence does not aid in dating this (or any other alteration because of the scales involved). The first floor had its own entrance; to the north and accessed by an external wooden stair attached to a small wooden extension. Presumably this provided separate accommodation for another estate employee. The extension possibly included an external WC, shared with the ground floor property, and at the ground floor of the wooden extension.
- 8.5 Features original to this Phase 2 extension did survive and included Bakelite 'dolly' light switches and door handles. Bakelite was patented in 1909 (American Chemical Society; <http://portal.acs.org>) and was used for the manufacture of copious products through the first half of the 20th century. A Bakelite factory opened in Tyseley, Birmingham, around 1928 and the use of Bakelite in the UK was common from the late 1920s to the 1950s. This second phase of the cottage did not have the unusual external decorative touches that the original cottage did; although it did maintain the symmetry of the southern elevation with the placement of windows and use of similar sandstone surrounds. Dressed quoins were used at the corners and some simple internal decoration was used (such as beading on skirting boards and other timber). Both rooms in the

upstairs property had fireplaces; it is presumed that the western was a bedroom and the eastern living quarters.

- 8.6 At some point a crudely built extension was added to unify the two properties, enclose the external stair and provide an internal WC. The extension used various materials in a relatively *ad hoc* manner. There was also an extension of (probably re-used) corrugated iron to the east. It is not possible to say based on the available evidence which of these was erected first but they were both built by the 1980s.
- 8.7 The archive will be deposited with NMRS, as per standard conditions. Deposition will be undertaken within 6 months of the completion of the project. Metadata forms will accompany all digital archives. A summary of the work will be supplied to the online OASIS database and *Discovery and Excavation in Scotland*.

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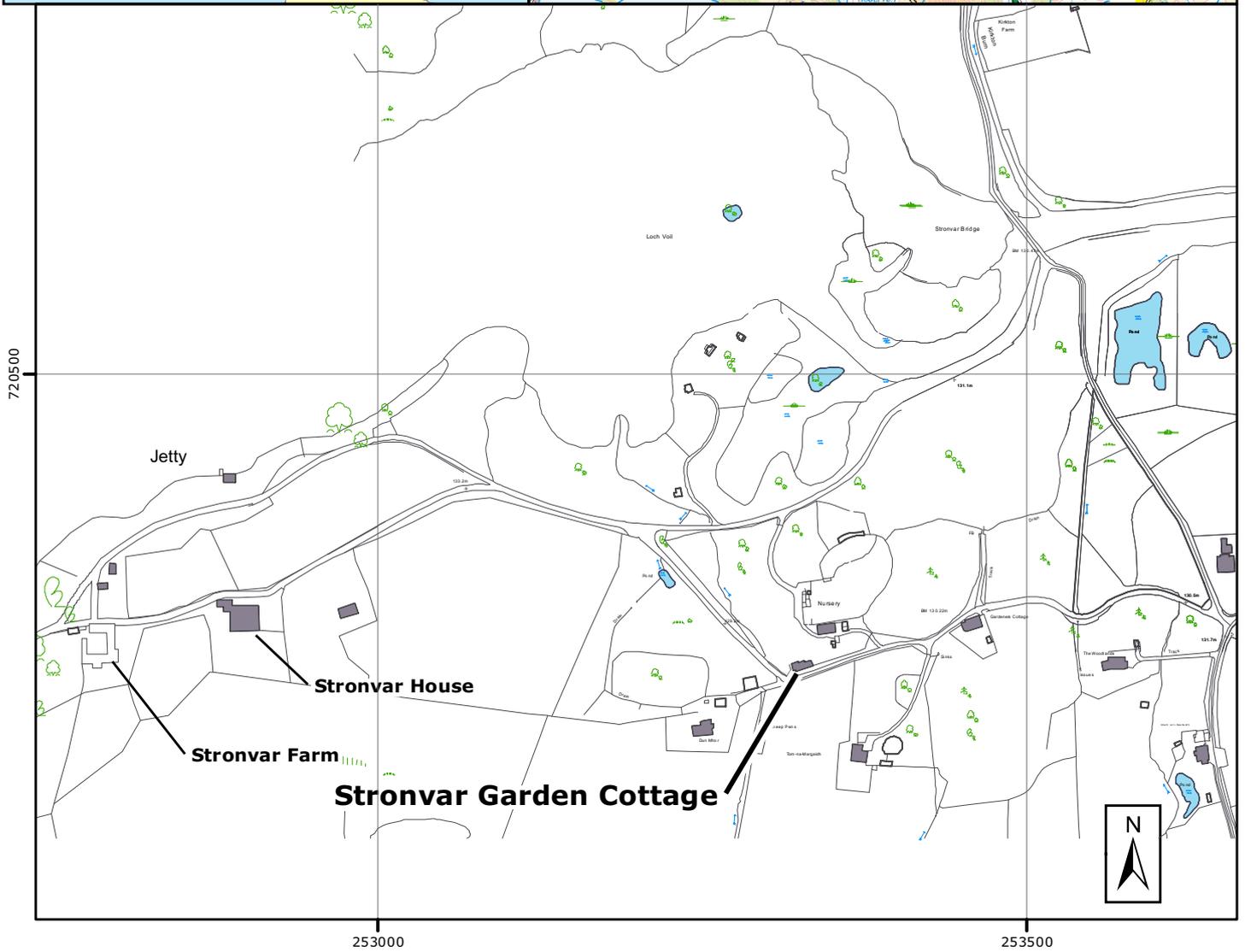
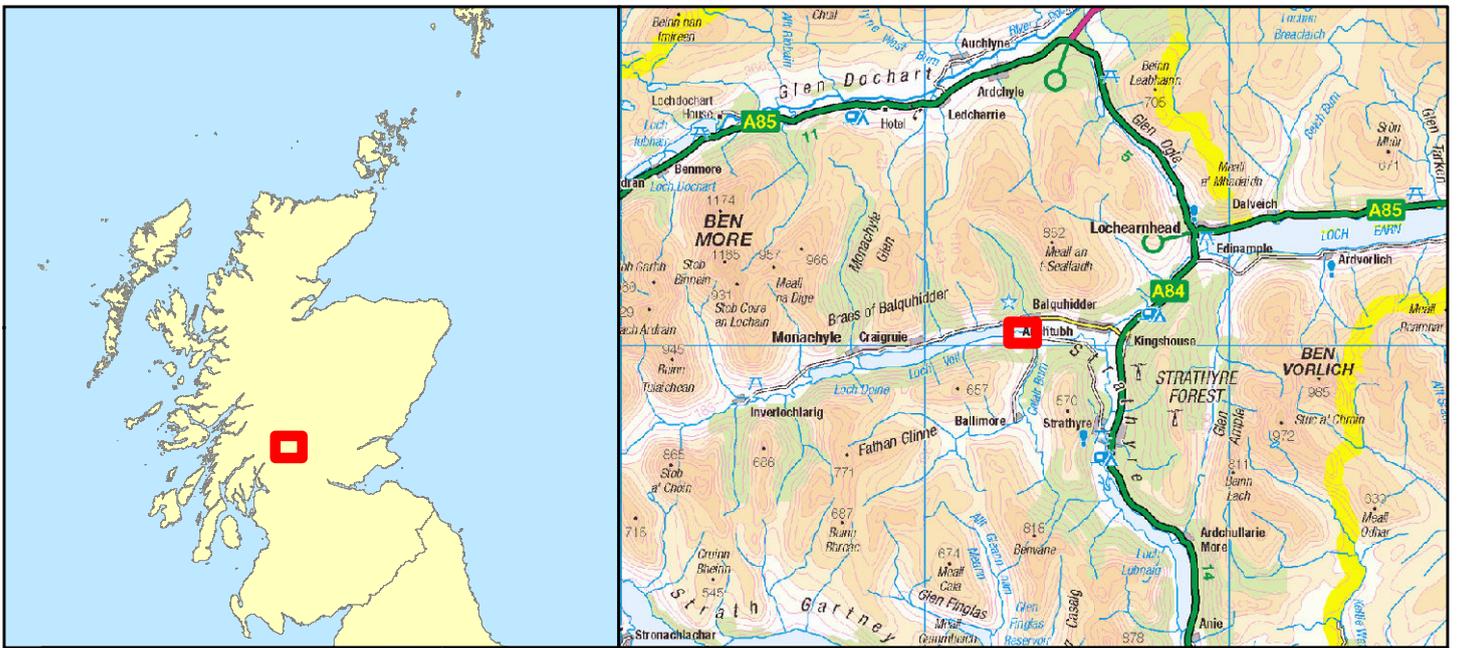
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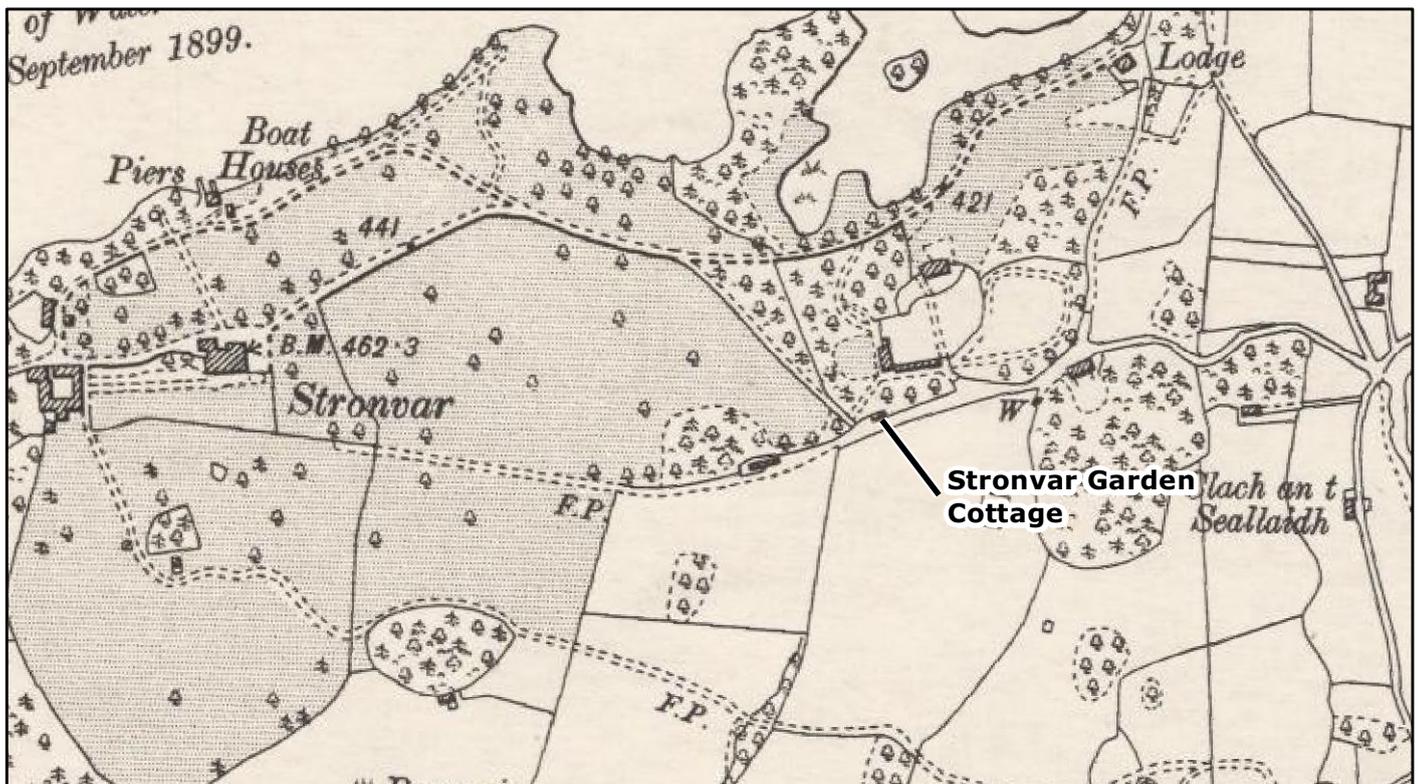
Stronvar Garden Cottage
 Scale at A4 - 1:5,000

 Date printed: 31/11/2012
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Figure 1: Location of building



1866 Ordnance Survey map



1901 Ordnance Survey map

 <p>London Cheltenham Newark Kettering Birmingham Edinburgh www.cgms.co.uk Planning & Development Archaeology & Historic Buildings</p>	<p>Stronvar Garden Cottage</p>	
	<p>Scale at A4 - 1:5,000</p>	
	<p>0 150 Metres</p> 	
	<p>Date printed: 31/11/2012</p>	<p>Drawn by: SS Checked by: RJC</p>

Figure 2: Map regression



Phase 3

Phase 2

Phase 1

Phase 4

Additional information:

Project title:
Stronvar Garden Cottage



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Figure 3: South elevation showing phases



Phase 4

Phase 1

Phase 2

Phase 3

Additional information:

Project title:

Stronvar Garden Cottage



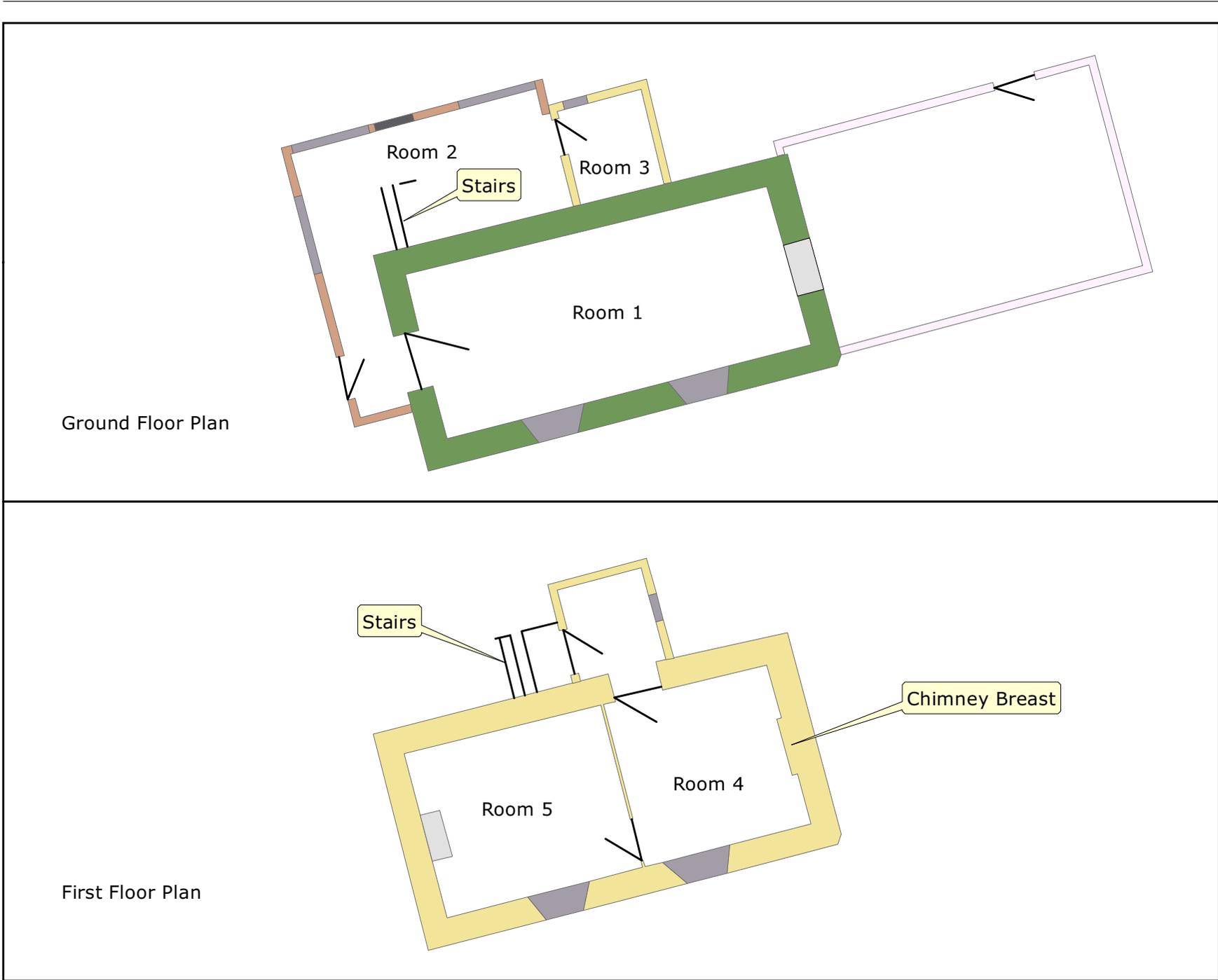
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Figure 4: North elevation showing phases



Key

-  Blocked door
-  Fireplace
-  Window

Phase

-  1
-  2
-  3
-  4

N

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Figure 5: Phased floor plans



Plate 1: Phase 1 western window exterior (Shot 41)



Plate 2: North-east corner showing variation in quoins between Phase 1 & 2; Phase 2 window exterior in Room 3 (Shot 47)



Plate 3: South-west corner showing difference in Phase 1 & 2 quoins (Shot 49)



Plate 4: Room 1 showing east wall and scar (Shot 71)



Plate 5: Phase 2 (upper floor), eastern window exterior (Shot 36)



Plate 6: Phase 2 roof and chimney (Shot 40)



Plate 7: Entrance door (exterior) into Phase 2 upper floor and timber stair (Shot 107)



Plate 8: Phase 2 extension window in east wall (Shot 90)



Plate 9: Room 4 door to vestibule and entrance into Phase 2 extension beyond (Shot 69)



Plate 10: Room 4 door to vestibule and door to Room 5 beyond in Phase 2 upper floor (Shot 75)



Plate 11: Chimney breast and white mantel in Room 4 (Shot 120)



Plate 12: Room 5 window and door to Room 4 (Shot 70)



Plate 13: Room 5 western wall (Shot 122)



Plate 14: West elevation (Shot 23)

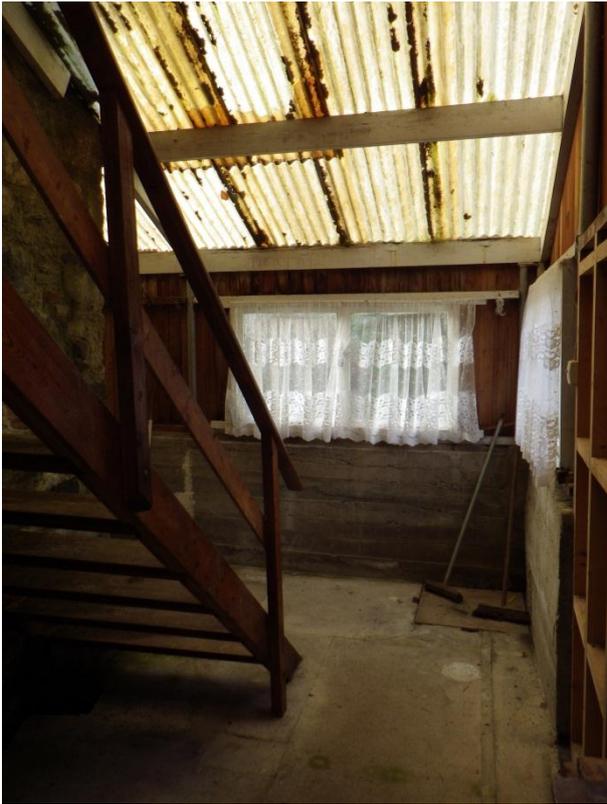


Plate 15: Room 2 general view (Shot 102)



Plate 16: Phase 4 extension (Shot 28)

Shot No	Camera	Direction facing	Description
1	Nikon D7000	NE	South elevation
2	Nikon D7000	N	South elevation
3	Nikon D7000	N	South elevation
4	Nikon D7000	N	South elevation
5	Nikon D7000	N	South elevation
6	Nikon D7000	N	South elevation
7	Nikon D7000	N	South elevation
8	Nikon D7000	N	South elevation
9	Nikon D7000	N	South elevation
10	Nikon D7000	N	South elevation showing setting
11	Nikon D7000	N	South elevation showing setting
12	Nikon D7000	N	South elevation
13	Nikon D7000	N	South elevation showing adjacent building
14	Nikon D7000	N	South elevation
15	Nikon D7000	N	South elevation showing only stone building
16	Nikon D7000	N	South elevation showing only stone building
17	Nikon D7000	N	South elevation
18	Nikon D7000	N	South elevation showing only stone building
19	Nikon D7000	N	South elevation showing only stone building
20	Nikon D7000	N	South elevation close up showing windows and stonework
21	Nikon D7000	E	West elevation
22	Nikon D7000	E	West elevation
23	Nikon D7000	E	West elevation
24	Nikon D7000	E	West elevation
25	Nikon D7000	S	North elevation
26	Nikon D7000	S	North elevation
27	Nikon D7000	S	North elevation
28	Nikon D7000	W	East elevation
29	Nikon D7000	W	East elevation
30	Nikon D7000	W	East elevation
31	Nikon D7000	W	East elevation
32	Nikon D7000	W	South elevation showing track and adjacent building
33	Nikon D7000	N	Detail of western ground floor window, S elevation
34	Nikon D7000	N	Detail of western upper floor window, S elevation
35	Nikon D7000	N	Detail of eastern ground floor window, S elevation
36	Nikon D7000	N	Detail of eastern upper floor window, S elevation
37	Nikon D7000	N	Detail of eastern chimney
38	Nikon D7000	NE	Detail of eastern corner quoins, S elevation
39	Nikon D7000	NW	Detail of western corner quoins, S elevation
40	Nikon D7000	NW	Detail of western chimney
41	Nikon D7000	N	Detail of western ground floor window, S elevation
42	Nikon D7000	N	Detail of eastern ground floor window, S elevation
43	Nikon D7000	E	Detail showing 2 phases of quoins south corner, W elevation
44	Nikon D7000	E	Detail of Phase 3 window, W elevation
45	Nikon D7000	E	Detail showing roof styles Phase 2 (slate) and Phase 3 (plastic)
46	Nikon D7000	S	Phase 3 extension with blocked door
47	Nikon D7000	S	Detail showing repairs & Phase 2 window (Room 3), N elevation
48	Nikon D7000	S	Visible Phase 1 & 2 stonework, N elevation

49	Nikon D7000	N	Detail showing Phase 1 & 2 quoins, SW corner
50	Nikon D7000	N	Detail showing dressing on Phase 1 window rybat
51	Nikon D7000	N	Detail showing dressing on Phase 1 window rybat
52	Nikon D7000	N	Showing difference in Phase 1 & 2 build SW corner
53	Nikon D7000	E	Detail showing dressing on Phase 2 quoins, SW corner, W elevation
54	Nikon D7000	E	Detail showing dressing on Phase 2 quoins, SW corner, W elevation
55	Nikon D7000	N	Detail showing difference in Phase 1 & 2 buildg SE corner, S elevation
56	Nikon D7000	N	Western ground floor (Phase 1) window detail, S elevation
57	Nikon D7000	N	Eastern ground floor (Phase 1) window detail, S elevation
58	Nikon D7000	E	Room 1 E wall and stove (former fireplace scar visible in stonework)
59	Nikon D7000	E	Room 1 general view
60	Nikon D7000	E	Room 1 E wall and stove (former fireplace scar visible in stonework)
61	Nikon D7000	E	Room 1 showing interior view of windows
62	Nikon D7000	W	Room 1 general view
63	Nikon D7000	W	Room 1 general view
64	Nikon D7000	E	Staircase to upper floor (Room 2)
65	Nikon D7000	E	Door at top of staircase (from Room 2 to 4)
66	Nikon D7000	E	Door at top of staircase (from Room 2 to 4)
67	Nikon D7000	W	View from top of staircase of Room 2
68	Nikon D7000	W	Interior of door to Room 4 from Room 2
69	Nikon D7000	N	Door from vestibule to interior Room 4
70	Nikon D7000	E	Room 5 showing door to Room 4 and interior of window
71	Nikon D7000	E	Room 1 view of eastern wall
72	Nikon D7000	E	Room 5 showing door to Room 4 and interior of window
73	Nikon D7000	E	Room 5 showing door to Room 4
74	Nikon D7000	NW	Room 4 showing door to vestibule and door to Room 2 beyond
75	Nikon D7000	W	Room 4 showing western wall and door to Room 5
76	Pentax Optio W	N	South elevation in setting
77	Pentax Optio W	N	South elevation
78	Pentax Optio W	N	South elevation
79	Pentax Optio W	N	South elevation of stone structure close up
80	Pentax Optio W	E	West elevation
81	Pentax Optio W	S	North elevation
82	Pentax Optio W	W	East elevation
83	Pentax Optio W	W	South elevation showing relationship to track
84	Pentax Optio W	N	Ground floor window (eastern) detail
85	Pentax Optio W	NW	South elevation showing corrugated iron extension
86	Pentax Optio W	E	View into Room 1 through original doorway
87	Pentax Optio W	E	View into Room 1 through Phase 3 doorway
88	Pentax Optio W	E	Detail of Phase 3 extension, west elevation
89	Pentax Optio W	S	Detail showing repair in Phase 1 wall between Phase 2 & 4 extensions
90	Pentax Optio W	SW	Detail showing 1st floor window in Phase 2 extension
91	Pentax Optio W	W	East elevation of Phase 1 & 2 stone building within Phase 4 extension
92	Pentax Optio W	E	Interior view of Phase 4 extension showing blocked double doors to east
93	Pentax Optio W	NE	Interior view of Phase 4 extension showing single door to north
94	Pentax Optio W	E	Room 1 from door looking east
95	Pentax Optio W	E	Room 1 detail of stone wall, stove and fireplace scar
96	Pentax Optio W	SE	Room 1 interior view of windows
97	Pentax Optio W	E	Room 1 close up of stove
98	Pentax Optio W	SW	Room 1 view of windows and looking west

99	Pentax Optio W	W	Room 1 looking west with plywood and glass door
100	Pentax Optio W	W	Room 2 external door interior
101	Pentax Optio W	N	Room 2 corridor
102	Pentax Optio W	W	Room 2 looking west to base of stairs
103	Pentax Optio W	S	Base of stairs showing damage to Phase 1 wall
104	Pentax Optio W	S	Room 2 looking south down corridor to external door
105	Pentax Optio W	N	Room 2 showing blocked door
106	Pentax Optio W	E	Room 2 looking east toward Phase 2 extension and from stair base
107	Pentax Optio W	E	Room 2 looking east toward Phase 2 extension and from stair base Room 2 detail showing later timber in lower Phase 2 extension
108	Pentax Optio W	SE	(western wall of Room 3)
109	Pentax Optio W	E	Room 3 (WC)
110	Pentax Optio W	NW	Room 3 showing interior of window and door interior
111	Pentax Optio W	S	Room 3 detail of window exterior (north elevation)
112	Pentax Optio W	S	Detail showing Phase 2 & 3 windows
113	Pentax Optio W	E	Phase 2 extension upper floor exterior door detail
114	Pentax Optio W	E	Phase 2 extension staircase top; detail of scar indicating stair replacement
115	Pentax Optio W	E	Room 4 vestibule interior of Phase 2 window Room 4 vestibule exterior door showing detail of bakelite handle, switch and iron deadlock
116	Pentax Optio W	W	
117	Pentax Optio W	SW	Room 4 vestibule exterior door
118	Pentax Optio W	NW	Room 4 looking to vestibule
119	Pentax Optio W	SW	Room 4 looking to door to Room 5 and interior wall
120	Pentax Optio W	SE	Room 4 chimney breast with wooden shelf over
121	Pentax Optio W	S	Room 4 interior view of south-facing window
122	Pentax Optio W	SW	Room 5 stone western wall and modern fireplace
123	Pentax Optio W	SE	Door to Room 4 interior and south-facing window
124	Pentax Optio W	E	Room 5 interior of door to Room 4
125	Pentax Optio W	SE	Detail of bakelite switch, door handle and iron deadlock Room 5 door interior
126	Pentax Optio W	Up	Roof space
127	Pentax Optio W	S	Detail of adjoining roof between Phase 2 and Phase 3 extensions; showing poor build



**Stronvar Garden Cottage,
Stronvar, Balquhidder**

**Planning Application Reference:
2012/0239/DET**

**Written Scheme of
Investigation for Standing
Building Recording**

Client: Mr & Mrs Bertram

9/11/12

CgMs Job: 14701

1 INTRODUCTION

- 1.1 An application for development (2012/0239/DET) by Mr R Bertram (the client), for demolition of existing and erection of replacement dwellinghouse and garage was granted by Loch Lomond & The Trossachs National Park. The decision was made with the following condition:
1. *Archaeology Standing Building Survey: Prior to development commencing, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the West of Scotland Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.*
- 1.2 The client is currently ensuring that all planning conditions are taken into account ahead of demolition works and has commissioned CgMs Consulting Ltd to agree a programme of archaeological standing building survey with the West of Scotland Archaeology Service (WoSAS) on behalf of the Planning Authority. The scope of the works has been discussed with WoSAS and is set out within this document, or Written Scheme of Investigation (WSI), to be submitted to the Planning Authority.
- 1.3 The condition is consistent with advice contained in *PAN 2/2011: Planning and Archaeology* (Section 25-26). CgMs is a Registered Organisation of the Institute of Archaeologist (IfA) and this WSI takes into account relevant *Standards and Guidance*. In particular, the work will be undertaken in cognisance of *Standards for the archaeological investigation and recording of standing buildings or structures* (IfA 2008).

2 DESCRIPTION OF THE SITE

- 2.1 The proposed development site is located at National Grid Ref. 25332 72027 (site centre) and covers an irregular plot measuring roughly 50m N-S by 25m E-W.. It is located on the south side of Loch Voil at its east end, around 200m southwest of Balquhidder. Stronvar House lies around 500m to the west. The plot is bounded by tracks to the south and west; a nursery and open ground to north and east. The building is aligned along the track that forms the southern boundary of the plot with its long axis aligned northeast-southwest. It is currently unoccupied and consists of a rectangular two-storey stone cottage with pitched slate roof (measuring approximately 8 x 4 m) and abutted by later extensions on all sides except the front; to the east corrugated iron and to the rear and west wood and brick. Two stone-built phases are clearly evident in the front elevation. The site lies around 130 m OD.

3 ARCHAEOLOGICAL BACKGROUND

- 3.1 A Desk Based Assessment will form part of the building survey. The building is not depicted on the first edition Ordnance Survey but is on the second; suggesting a date of construction between 1866 and 1899 (WoSAS email 17/9/12).

4 OBJECTIVES

- 4.1 In general, the purpose of the work is to mitigate and offset adverse effects on the archaeological resource. Specifically, it is to provide an appropriate level of record to mitigate the loss of a standing structure through demolition.
- 4.2 The resulting archive will be organised and deposited in the National Monuments Record of Scotland (NMRS) and a copy of any relevant elements will be offered to the local Sites and Monuments Record; to facilitate access for future research and interpretation for public benefit.

5 SCHEDULE

- 5.1 Subject to receipt of the necessary approval from the WoSAS and the Planning Authority the historic building recording will be completed within 1 day (on-site). Within one month of the completion of fieldwork a draft report will be delivered to the client and, on approval, to WoSAS for comment. Following approval all final products will be delivered and the archive deposited within 6 months.

6 PROJECT TEAM

- 6.1 The project will be undertaken by Simon Stronach (MIfA). *Curricula vitae* of key personnel can be supplied on request. He will be familiar with the background to the site and the project's aims and methodologies.
- 6.2 CgMs Consulting Ltd. is a Registered Organisation and abides by the Codes of Conduct and Approved Practice and Standards of the IfA. The company has all the necessary technical and personnel resources for the satisfactory completion of the recording.

7 INSURANCE & COPYRIGHT

- 7.1 CgMs Consulting Ltd is fully indemnified and all necessary insurances can be presented on request.
- 7.2 Copyright will be retained by CgMs Consulting Ltd. CgMs will licence the client, WoSAS and other bodies as necessary for use in matters relating to the project and for use of the project archive. This licence will also extend to non-commercial use.

8 HEALTH & SAFETY

- 8.1 All of CgMs work is undertaken in accordance with current H&S legislation. A risk assessment and method statement will be prepared prior to the commencement of fieldwork. All staff will wear appropriate PPE and this will include safety footwear.

9 ACCESS

- 9.1 This WSI is submitted on the understanding that there will be unhindered access to all relevant areas of the site.

10 STRATEGY

- 10.1 Stronvar Garden Cottage will be subject to a Level 2 record (RCHME 1996); it will also include DSLR photographs of external elevations clearly marked to illustrate the phased development of the building.

11 METHOD

- 11.1 The building survey will be preceded by a desk-based assessment that will collate information relating to the site from historic maps. The site is not included on archaeological databases but relevant information relating to the Stronvar Estate will be included. The assessment will also include a search for relevant plans and other records held by the National Archives of Scotland. The results of the assessment will be included in the written report.

FIELDWORK

- 11.2 In line with the requirements of a Level 2 record (RCHME 1996) the survey will include:
- Plans (to scale) of all main floors as existing. Plans will show the form and location of structural features of historic significance (e.g. blocked doors & windows, former fireplace openings, masonry joints, changes in internal level). Where only a façade or limited historic fabric survives the modern parts will only be shown in outline.
 - General photographic view or views of the exterior of buildings.
 - Photographs that capture the overall appearance of principal rooms and circulation areas.
 - DSLR photographic coverage of the building's external appearance marked up to clearly illustrate phased development.
 - Photographs of any relevant architectural details.
- 11.3 The written or descriptive record will include:
- The precise location of the buildings.
 - The date the record was made and the name of the recorder.
 - An expanded summary statement describing the building's type, purpose, materials and possible date (s). An outline account of the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners if known.
 - A note of each building's past and present relationship to its setting: for example, its part in a larger functional group of buildings.

RECORDING

- 11.4 Recording will follow IfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (IfA 2008). Recording will be undertaken on *pro forma* record sheets. Digital images will be taken; a graduated metric scale will be clearly visible and a register kept.
- 11.5 Floor plans will be created using an electronic distance measurer. These will be accurately located with reference to existing site plans.

12 MONITORING

- 12.1 Access to the site will be afforded to WoSAS for monitoring purposes.

13 REPORTING AND ARCHIVE

- 13.1 An archive report describing the background, method and results of the survey, with accompanying analysis of the structure's current form, development and nature will be produced. This will include: a scale plan of the whole site showing the location of the recorded building and a scale plan of each floor of the building (where only a façade or limited historic fabric survive the modern parts will only be shown in outline). It will also include a broad selection of photographs, including DSLR coverage of the exterior elevations clearly marked up to illustrate phasing.
- 13.2 Final report contents and format will be in line the minimum set out in the IfA 2008 guidance (Section 3.4.12). Copies of the report will be sent to the client for onward transmission to the Planning Authority; copies (paper & electronic) will also be submitted to the local SMR. An electronic copy will be sent to WoSAS. All reports will be submitted within one month of the completion of fieldwork.
- 13.3 All aspects of archiving will be undertaken in accordance with guidelines published by the IfA on behalf of the Archaeological Archives Forum (July 2007). On completion of the work CgMs will produce a site archive. An online OASIS report will be completed and will be accompanied by a pdf report; an entry will be submitted to *Discovery and Excavation Scotland*.
- 13.4 The archive will be deposited with NMRS, as per standard conditions. Deposition will be undertaken within 6 months of the completion of the project. Metadata forms will accompany all digital archives.

14 BIBLIOGRAPHY

Archaeological Archives Forum Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation (published by the IfA 2007).

IfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (revised October 2008).

PAN 2/2011: Planning and Archaeology (2011)

RCHME 1996 Recording Historic Buildings: A Descriptive Specification.
Third Edition.