

Historic Building Recording
Wester Croftintygan
Kenmore
PERTH & KINROSS

KZ06



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**HISTORIC BUILDING RECORDING
WESTER CROFTINTYGAN
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KZ06

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Illustration 1: Site location plan

Illustration 2: Floor plans of steading

Illustration 3: External elevations of steading

Photographs: 6, 8, 13, 14, 21, 32, 42, 79

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ABSTRACT

A disused steading was recorded prior to conversion to a dwelling house. The building comprised a stables or cowshed, garage and storerooms and was two-storey. It was solidly constructed of lime-bonded stone rubble with slate roof and had been well maintained and in use until recently. Map evidence suggested it was no older than the last quarter of the 19th Century and this was corroborated by its appearance and fabric. The survey was conducted on 15th February, 2021.

1 Background

1.1 Introduction

Robert Johnston of McKenzie Strickland Associates, on behalf of Sheridan Bale Developments, commissioned Alder Archaeology to undertake an Historic Building Recording of a former steading at Wester Croftintygan Farm near Lawers, Kenmore, in advance of conversion to a dwelling house. The proposed development site is a roofed standing building, centred on NGR NN 67496 38899. The work (site code KZ06) was undertaken on 15th February, 2021, in overcast and wet weather conditions. The requirement was to conduct a basic standing building survey.

The work was designed to satisfy the archaeological condition on development application reference 20/01280/FLL.

1.2 Aims and Objectives

The main aim of this investigation was to create a permanent photographic, illustrated and narrative record of the building in advance of development, taking account of current setting and condition, form, function and fabric and noting features of interest and any phases of construction and use.

1.3 Reporting

The present document has been prepared as the final report on this HBR. Copies will be sent to the client, The National Record of the Historic Environment at Historic Environment Scotland, and Perth & Kinross Historic Environment Record.

1.4 Planning and Curatorial Issues

This Historic Building Recording constitutes archaeological work designed to satisfy the outstanding archaeological condition on the planning consent for this development.

1.5 Acknowledgements

We wish to thank Robert Johnston for his assistance and guidance throughout this project. Sheridan Bale Developments funded this HBR.

2 Details of Work

2.1 The Site (Illus 1)

Wester Croftintygan stands on the NW shore of Loch Tay, to the SW of the hamlet of Lawers. The A827 road between Kenmore to the NE and Killin to the SW passes close to the NW of the development area. The land immediately around the steading, which occupies a small plateau, slopes fairly steeply down to the loch shore, several metres below the level of the road, on the opposite side of which is the steep S flank of Meall Odhar, a spur of Ben Lawers.

2.2 Archaeological Potential

The neighbouring farmstead of Easter Croftintygan (MPK9423/NN63NE 44) stands on the site of an extensive township depicted on John Farquharson's 1769 map of the N

side of Loch Tay. The modern farm stands amid twenty-seven buildings, many now ruined, six enclosures and the site of a limekiln. The First Edition Ordnance Survey map of the area (1867) shows no steading at Wester Croftintygan, but this has appeared by the time of the Second Edition (1900) and is depicted in its present configuration. The subject of the HBR is therefore of later 19th Century origin.



OS 2nd Edition (1900), the steading in its current configuration

2.3 Archaeological Method

A basic Historic Building Survey was carried out to create a permanent record. This comprised: a full photographic record of the building in its current setting, with all main external and internal elevations and features of interest; annotated measured plan and elevation drawings of the building, together with location maps at appropriate scales; a narrative account, taking in the form, fabric, condition and function of the building, together with features of interest, measurements of key features and details of any evidence of phases of construction and use.

2.4 Results of Investigations

Exterior

The steading in its present form was a rectangular block oriented NE-SW, with a small extension projecting from the SW end of the main NW elevation. This was as depicted on the 1900 OS map, although the extension was roofless and partially ruinous. The remainder of the building was well-maintained, with intact grey-slate roofing that had probably been refitted. The majority of the building fabric was lime-bonded rubble, mainly a hard, grey whin, with stugged quoins and casings. With the exception of the extension, which was lower than the main building, there were few indications of different phases of construction; however, two triangular gable dormer doors at the wallhead of the SE elevation were of slightly differing outline, suggesting they had been built at different times. Meanwhile, there was a noticeable join at the NE end of the same elevation, just NE of the centrally-positioned dormer, where a vehicle shed (now called a garage) appeared to have been added. The N corner of the block was occupied by a long NE-SW single-storey room, probably a sheepshed, with its own double-pitched roof; this had also probably been built onto the existing steading. The

most likely original layout was therefore an L-shape whose long arm was aligned NW-SE with a single gable dormer at the SE end. This was then extended to the NE with the addition of the vehicle shed and second dormer, with the long stable room added to the N and the smaller extension to the NW. Given that the First and Second Edition OS surveys were separated by less than forty years, this sequence clearly progressed quite rapidly to reach the present configuration, which would explain the uniformity of appearance of the fabric.

The SE elevation featured two ground floor windows, both 1.07m wide x 1.38m tall, set within embrasures. The SW example was blocked with corrugated metal at the time of the survey, while immediately to the SW was a hole, loosely blocked with stone rubble. Of irregular outline, this measured 0.90m tall x 0.50m wide and may simply have resulted from damage to the wall- however, the room beyond had been used to house agricultural machinery (a conveyor and some form of chipping or pulping machine), so it is possible the hole was deliberately created to permit the insertion of a feed or pipe for this equipment. The elevation also featured two single doorways, each 1.20m wide x 2.10m high, with old wooden doors that were possibly original. At the NE end of the elevation, the vehicle shed featured double slide doors across an entrance 2.90m wide x 2.30m tall. Again, these may have been original fixtures.

The NE elevation featured a door at the NW end, accessing the sheepshed. This measured 1.20m wide x 2.07m tall. The only other feature was an iron drainpipe at the junction between the SE and NW rooms, below the opposing roof pitches of each.

The NW elevation featured no entrances or windows, apart from a blocked vent (0.40m wide x 0.25m tall) in the extension. This was at first floor level and offset to the SE from the centre line. It had been loosely blocked with cobbles, but solidly cased with stone and slab lintel and sill. Apart from three skylights in the roof above the stables/cowshed, the only other feature was a row of seven ceramic pipe vents in the stable wall, allowing fresh air circulation for the livestock formerly kept within.

The wall face of the SW elevation was entirely blank, although four more skylights in the roof were positioned to illuminate the main building; the extension was, of course, roofless. Running along the SW, SE and NW sides of the steading was a drystone retaining dyke, which partly edged a track cut into the hillside.

Interior

Much of the interior wall surface was white painted. The vehicle shed (or garage) featured a cobbled floor (damaged near the entrance) and wooden ceiling, with a wooden plank-encased staircase along the SW elevation accessing the rooms above. This may have been a later addition which had the effect of closing off the vehicle shed from the stables beyond (see below). The room measured 5.80m SE-NW x 5.220m SW-NE and was 2.59m tall. It did not directly communicate with the rest of the ground floor. Above was a small, wood-panelled room at the NE end of the steading, measuring 4.24m SE-NW x 4.19m SW-NE. Across a landing the width of the stairs was a much longer room taking up the majority of the SE part of the first floor; this was 7.92m SW-NE and ended in a stone wall topped with wooden boarding that suggested that the roof had been extended upwards and that, perhaps, the steading had originally been single storey. The room was same height as the smaller panelled room.

The central ground floor room was subdivided by a wooden stall partition and had probably been a stables next door to the vehicle shed. It was 5.17m SE-NW x 7.80m SW-NE and was the same height as the vehicle shed. As in the shed, the floor was cobbled and here featured a rectangular drainage channel running along the front of both stalls. Connecting with this room from the SW was a long NW-SE room with poured concrete floor, the same height as the two storey range alongside but single storey with a wooden mezzanine platform supporting the conveyor mentioned above. The room was partially partitioned by a wooden screen, against which the platform stairs were built, but it otherwise occupied the whole of the original NW-SE arm of the steading, 11.20m long x 5.00m wide. Via a doorway at the NW end of the NE elevation, it connected with the sheepshed, which took up the remaining 13.10m (interior) of the NE-SW range. This featured the remains of wooden stalls along both long sides, with a double drainage channel in the cobbled floor, either side of a central walkway. Its identification as a “sheepshed” is based on the narrowness of both the external doorway in the NE elevation (1.20m wide) and the internal stalls (c.1.00m), neither of which appeared large enough to comfortably accommodate cows or horses.

The roofless extension to the NW was entered via a doorway (0.90m wide x 1.80m tall) in its NE elevation, with an interior wooden beam lintel still in place. A truncated window to the NW measured 0.60m wide x 0.70m tall, terminating at the wallhead with its lintel absent (presumably removed along with the roof). There were no other architectural features, although a metal trough against the SW elevation indicated the most recent use of the room (possibly even after the roof had gone).

3 Interpretation

The steading was a large, handsome and robustly-constructed example of late 19th Century local vernacular. Although not built entirely in one phase, its sequence of construction had been rapid, without much evidence of significant subsequent alteration. It may have been extended upwards as well as outwards to arrive at its present form, but this was probably essentially complete by 1900.

4 Conclusions and Recommendations

4.1 Recommendations for Further Work

Alder Archaeology consider the HBR to have been conducted correctly and do not recommend further work in connection with the present development. However, the final decision ultimately rests Perth & Kinross Heritage Trust.

5 Bibliography

Ordnance Survey, *Perthshire, Sheet LXIX (includes: Kenmore) Survey date: 1862, Publication date: 1867 (six inches to one mile, First Edition)*

Ordnance Survey, *Perth and Clackmannan, Sheet LXIX.NE (includes: Kenmore) Date revised: 1898, Publication date: 1900 (six inches to one mile, Second Edition)*

Appendix 1 Photographic Register

<i>Image No</i>	<i>Description</i>	<i>View</i>
1-7	Location shots, Wester Croftintygan steading, with surrounding buildings and ruins	N, NE, NW, SW
8-9	Exterior, SE elevation, oblique	W
10-11	Exterior, SE elevation	NW
12-13	Exterior, SW end of SE elevation	NW
14	Exterior, NE end of SE elevation	NW
15-17	Exterior, NE elevation	SW
18-20	Exterior, NE elevation of NW extension	SW
21-22	Exterior, NW elevation	SE
23-24	Exterior, NW elevation of NW extension	SE
25-26	Exterior, detail, blocked window in NW extension	SE
27	Exterior, SW elevation of NW extension	NE
28	Exterior, SW elevation, oblique	E
29	Exterior, SW elevation of NW extension	NE
30-31	Exterior, SW elevation, oblique	N
32	Interior, NW elevation of garage	NW
33	Interior, NE elevation of garage	NE
34	Interior, SE elevation of garage	SE
35-36	Interior, SW elevation of garage	SW
37	Interior, stairs from garage	NW
38	Interior, NE elevation of NE end room, first floor	NE
39	Interior, SE elevation of NE end room, first floor, oblique	E
40	Interior, NW elevation of NE end room, first floor, oblique	N
41	Interior, SW elevation of NE end room, first floor	SW
42-43	Interior, SW elevation of middle room, first floor	SW

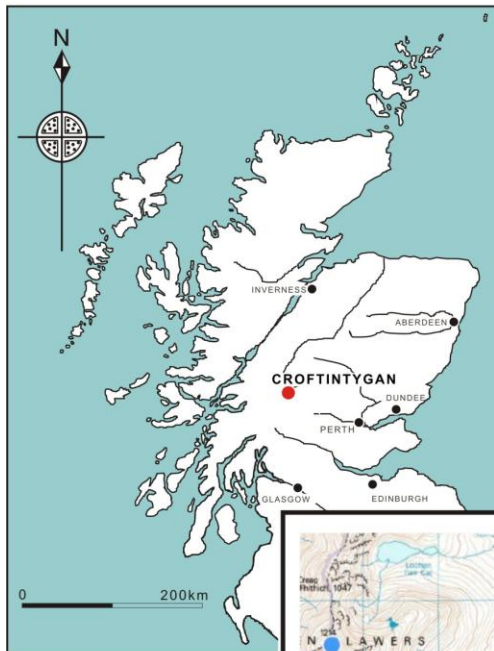
44	Interior, SE elevation of middle room, first floor, oblique	S
45	Interior, NW elevation of middle room, first floor, oblique	W
46	Interior, SE elevation of middle room, first floor, oblique	S
47-48	Interior, NE elevation of middle room, first floor	NE
49	Interior, detail, ceiling beams in middle room, first floor	-
50	Interior, NE end of NW elevation of middle room, ground floor	NW
51-52	Interior, detail, wooden stall divider in middle room, ground floor	W, SW
53-55	Interior, detail, drain in floor of middle room, ground floor	NE
56	Interior, NE elevation of middle room, ground floor	NE
57-58	Interior, SW end of NW elevation of middle room, ground floor	NW
59-60	Interior, SW elevation of middle room, ground floor	SW
61	Interior, SW end of SE elevation of middle room, ground floor	SE
62	Interior, NE end of SE elevation of middle room, ground floor	SE
63	Interior, general view of SW end room, ground floor	W
64	Interior, wooden partition, SW end room, ground floor	NW
65-66	Interior, SE elevation of SW end room, ground floor	SE
67-68	Interior, SW elevation of SW end room, ground floor, oblique	W
69-70	Interior, NE elevation of SW end room, ground floor, oblique	N
71-72	Interior, detail, doorway between SW and middle rooms, ground floor	NE
73	Interior, detail, ceiling beams over SW end room	SE
74-75	Interior, NW elevation of SW end room, oblique	WNW
76	Interior, detail between SW end room and long shed room, ground floor	NE
77	Interior, NW end of NE elevation of SW end room, oblique	N
78-79	Interior, NE elevation of long shed room	NE
80-81	Interior, SW elevation of long shed room	SW
82-84	Interior, SE elevation of long shed room, oblique	S, E
84	Interior, NW elevation of long shed room, oblique	W
85	Interior, SE elevation of SW room, first floor	SE

86	Interior, NW elevation of SW room, first floor	NW
87	Interior, detail, stairs down to ground floor of SW end room	-
88	Interior, NE elevation of elevation of SW room, first floor, oblique	E
89	Interior, SW elevation of elevation of SW room, first floor, oblique	S
90-93	Interior, detail, machinery on first floor of SW room	SW
94	Interior, general view of NW extension	WNW
95-96	Interior, NW elevation of NW extension	NW
97-101	Interior, SE elevation of NW extension	SE
102	Interior, doorway in NE elevation of NW extension	NE
103	Interior, NE elevation of NW extension, oblique	N
104-105	Interior, window in NE elevation of NW extension	NE
106-111	Interior, SW elevation of NW extension, oblique	W, S

Appendix 2 Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth & Kinross
PROJECT TITLE/SITE NAME:	Wester Croftintygan
PROJECT CODE:	KZ06
PARISH:	Kenmore
NAME OF CONTRIBUTOR:	C Fyles
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	HBR
NMRS NO(S):	NN63NE 44
SITE/MONUMENT TYPE(S):	Steading
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NN 67496 38899
START DATE (this season)	15/02/2021
END DATE (this season)	15/02/2021
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A disused steading was recorded prior to conversion to a dwelling house. The building comprised a stables or cowshed, garage and storerooms and was two-storey. It was solidly constructed of lime-bonded stone rubble with slate roof and had been well maintained and in use until recently. Map evidence suggested it was no older than the last quarter of the 19 th Century and this was corroborated by its appearance and fabric.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	Sheridan Bale Developments
ADDRESS OF MAIN CONTRIBUTOR:	Alder Archaeology Ltd, 55 South Methven Street, Perth PH1 5NX
EMAIL ADDRESS:	director@alderarchaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	HES (intended)

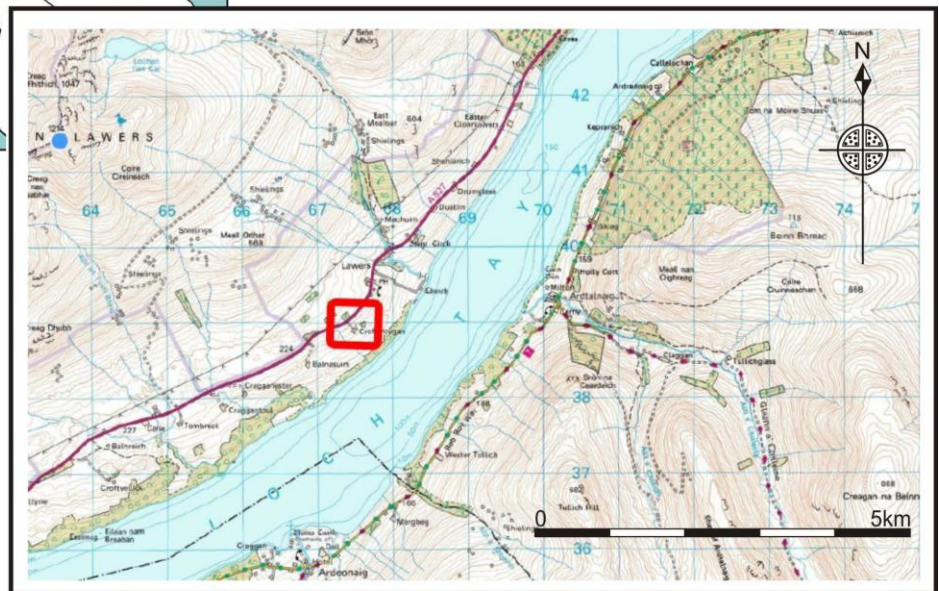
Illus 1



Wester Croftintygan, Kenmore

Site Location

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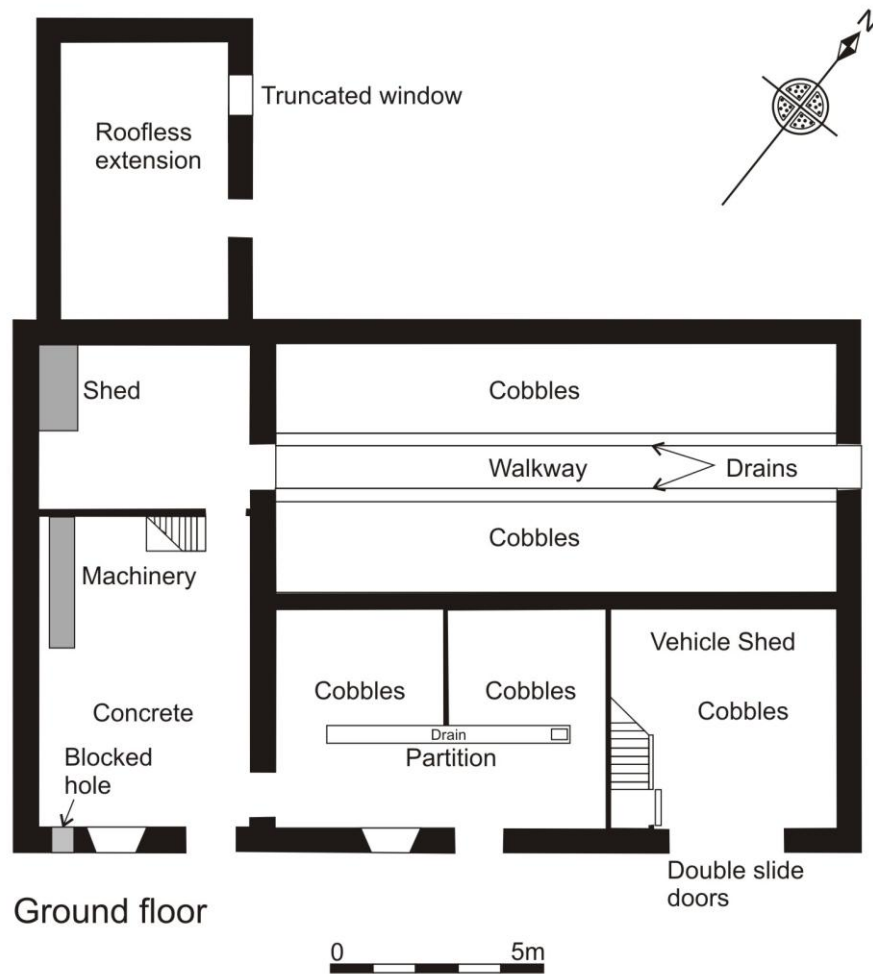


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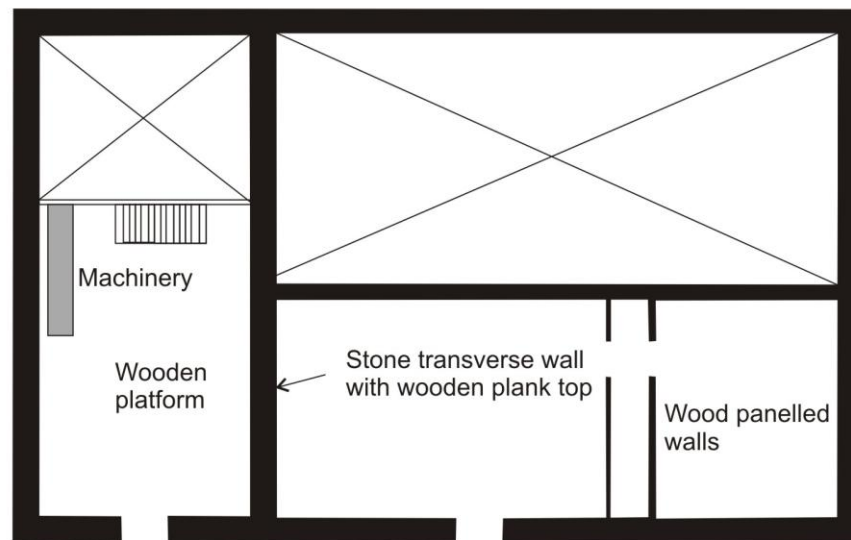
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Illus 2

Floor plans of steading



Ground floor



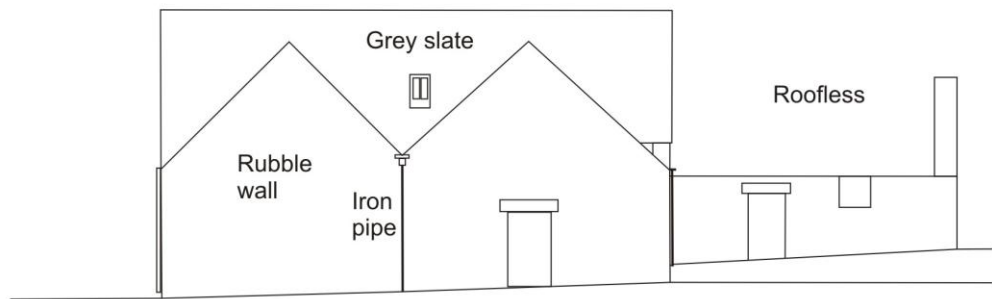
First floor

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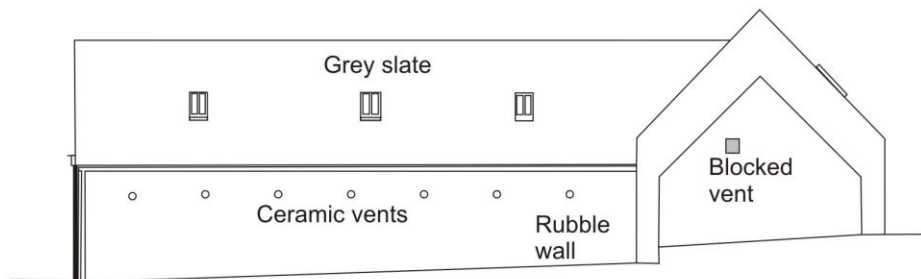
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Illus 3

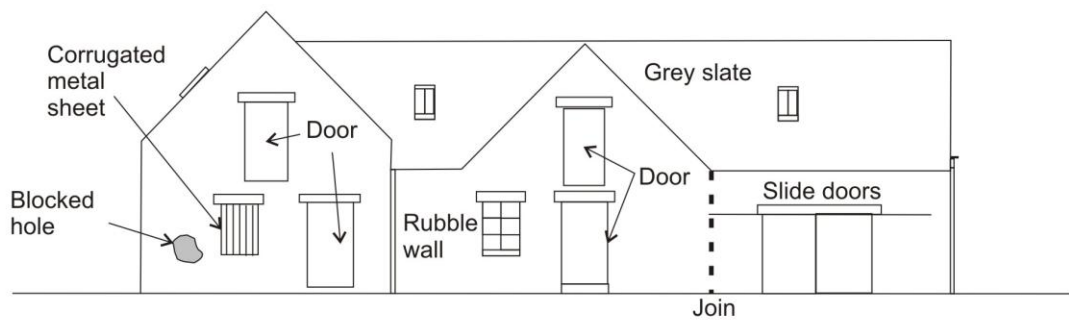
External elevations of steading



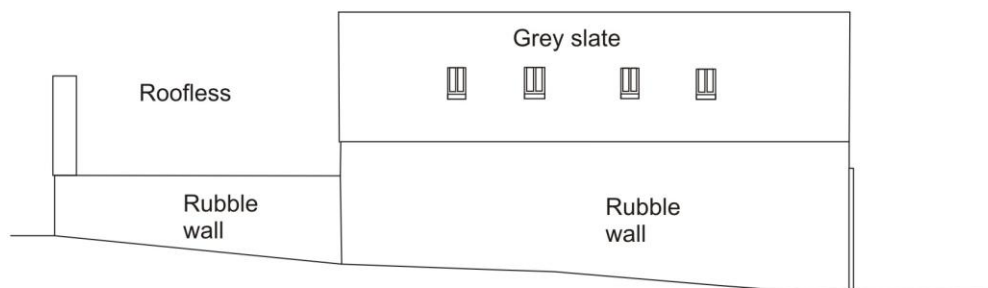
Northeast



Northwest



Southeast



Southwest

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Location, Easter Croftintygan and steading; Wester Croftintygan house and steading



SW end of SE elevation

NE end



NW elevation

Garage/vehicle shed



Central room, first floor

“Sheep shed”