# Historic Building Recording Cramflat Farm Luncarty PERTH & KINROSS LJ03



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# HISTORIC BUILDING RECORDING CRAMFLAT FARM PERTH & KINROSS

# LJ03

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## ABSTRACT

A disused former farm was surveyed in advance of demolition and the erection of a new dwellinghouse and agricultural building. The farm is depicted on an estate plan of 1844 and the 1st Edition OS map of the area (published 1867). However, the 2nd Edition map (1901) indicates the demolition and replacement of several earlier buildings. The farm comprised several buildings, some in severely ruinous condition; this included a farmhouse which could not be entered, and a steading, which had largely been demolished or had collapsed and been cleared. The survey was conducted on 13<sup>th</sup> October, 2021.

## 1 Background

## 1.1 Introduction

Val Smith commissioned Alder Archaeology to undertake an Historic Building Recording of a former farm at Cramflat, near Luncarty, in advance of demolition and the erection of a new dwellinghouse and agricultural building. The proposed development area was until recently a working farm, but is now largely abandoned, with several ruinous buildings, centred on NGR NO 08427 30248. The work (site code LJ03) was undertaken on 13<sup>th</sup> October, 2021, in clear weather conditions. The requirement was to conduct a detailed survey of the entire farm complex, with supporting desk-based research.

The work was designed to satisfy the archaeological condition on development application reference 21/00946/FLL.

### **1.2** Aims and Objectives

The main aim of this investigation was to create a full photographic record of the farm in its current setting with all external and main internal elevations together with features of interest. Annotated illustrations of location, floor plans and elevations, where possible, were to be included. A narrative account was to be compiled, noting details of fabric, form and function together with evidence of phases of construction and use. The details of the survey were specified by Perth & Kinross Heritage Trust in their consultee response to Planning Application 21/00946/FLL, dated 07/07/2021.

### 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 HBR constitutes archaeological work designed to satisfy the outstanding archaeological condition on the planning consent for this development.

### **1.5** Acknowledgements

We wish to thank Sophie Nicol of PKHT and Val Smith for their assistance and guidance throughout this project. Val Smith funded this HBR.

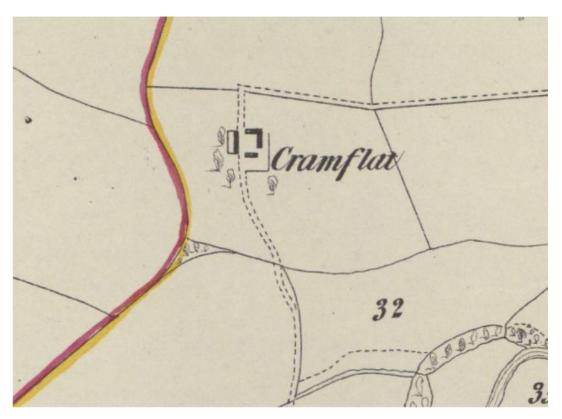
## 2 Details of Work

### 2.1 The Site (Illus 1)

Cramflat Farm occupies a small plateau, elevated above the surrounding, mostly flat farmland, to the W of Luncarty, which lies c.900m away on the far side of the A9. The River Tay lies 1.70m to the E, beyond Luncarty. Several other farms lie in the vicinity, within an area of rich arable land to the N of Perth. The farm's only access is via a track connecting with Luncarty in one direction and the B8063 Redgorton-Chapelhill road in the other.

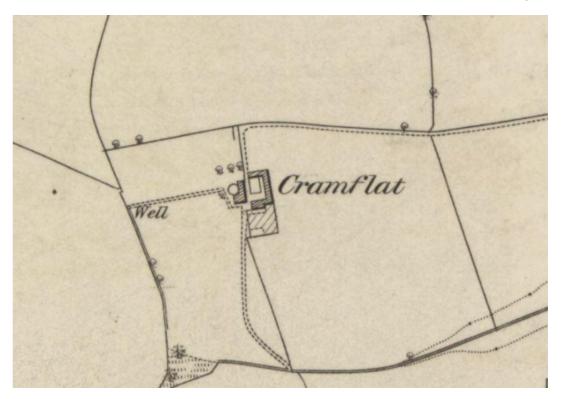
## 2.2 Desk-based research

The online databases of both the NRHE and Perth & Kinross HER were examined. Neither contained entries for the farm. The cartographical resources of the National Library of Scotland were also consulted. A plan of Moneydie Estate from 1844 is the first to depict the farm:



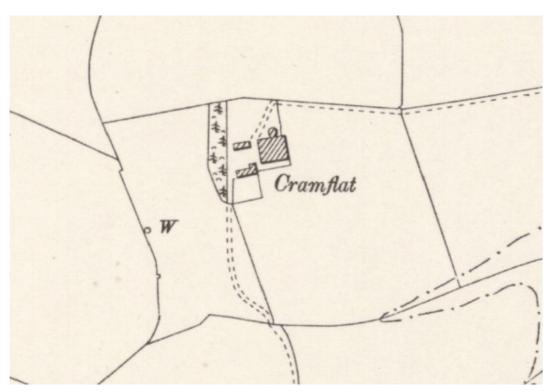
Plan of Lynedoch and adjoining estates, S. Leith's lithogy (1844)

A rectangular building with yard on the W side faces an L-shaped steading and smaller outbuilding across the track. The farm next appears on the OS 1<sup>st</sup> Edition map:



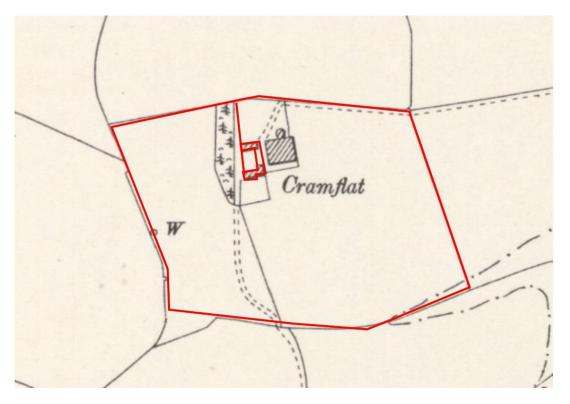
## OS 1<sup>st</sup> Edition (published 1867)

The farm is now shown as comprising a U-shaped steading on the E side, while the building to the W appears to have an unroofed (and therefore either derelict or unfinished) horse mill attached. A small cottage garden or paddock is also shown. The layout had changed again by the  $2^{nd}$  Edition:



OS 2<sup>nd</sup> Edition (published 1901)

The U-shaped steading has been replaced by a solid, but somewhat shortened rectangle, with horse mill or silo attached to the N side, while the building to the W has gone.



OS 2<sup>nd</sup> Edition, with outline of in-field and steading from 1<sup>st</sup> Edition

Comparison of the two OS maps demonstrates that the rectangular steading is not the original, filled-in, but a complete replacement built slightly further E, while the original steading has been directly replaced by the present farmhouse, on the S side, and smaller outbuilding to the N. It is possible that the latter is in fact a remnant stub of the steading itself. Meanwhile, the building to the W on the 1<sup>st</sup> Edition map has gone completely, replaced by woodland on the W side of the track.

### 2.3 Survey Method

The survey 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**

The farm consisted of seven buildings, including a farmhouse, outbuilding, brick sheds, steading and prefabricated corrugated metal shed. Buildings 6 and 7 (brick shed and prefab) were in fact conjoined. The steading (building 5) and outbuilding (building 3) had been partially demolished, while the farmhouse (building 1) had suffered fire damage and structural collapse. The buildings were ranged around a rough yard, expanding from the access track which ran through the complex. Mature deciduous trees stood along the W side, while much of the complex (particularly the ruined

steading) was densely overgrown. Rubble from the steading demolition was mounded within the yard, on the W side of the farmhouse.

Building 1, farmhouse



This stood at the SW corner of the farm complex and was aligned almost E-W (in fact, between E-W and ENE-WSW; for the purposes of the survey, elevations are designated "E", "W" etc). It had clearly suffered a fairly extensive fire, with the roof entirely collapsed in and much of the ground floor, visible from the outside, heavily charred. The interior appeared clogged with fallen rafters and the first floor structurally unsafe. In short, it could not be entered safely, making recording of the interior impossible.

The house measured 21.90m E-W, including an extension to the E, without which the main house building was 12.50m E-W x 7.90m N-S. The main building stood 5.00m tall to the wallhead, 6.75m to the (somewhat damaged) gable apexes, with the extension lower at 2.75m tall (wallhead). The main building was constructed of stone rubble with thickly applied render, with generally darker whin for the main fabric and lighter grey sandstone for the roughly-dressed casings and quoins. It appeared to have featured two main storeys, with no evidence of attic illumination and no external cellar access.

N elevation: This faced onto the yard and featured a groundfloor door to the E of the centre line, offset due to the presence of a central staircase, visible through a mezzanine/landing window set in the centre of the elevation. Paired ground and first floor windows were set at either end of the main building. The windows, in modern wooden frames, were glazed, but the glass had been shattered (possibly during the fire). The damaged wall of the low extension to the E, also of whin and cobble rubble with sandstone casings (and also some concrete rebuilding) featured the remains of a brick-rebuilt window at the W end, a central doorway and what appeared to have been a double-door entrance at the E end. The interior was choked with rubble and fallen roof material, but featured a brick partition to the E of the single doorway, creating a small

room at the E end of the building which appeared to have been accessible from the outside only.

E elevation: This included the extension, the interior W elevation of which showed a double-pitched roof gable ghost that cut across a blocked first floor window in the main building, further demonstrating the construction sequence of main building followed by extension. No other features were visible, apart from damage to the main gable that probably resulted from the removal or capping of a chimney.

S elevation: This was thickly overgrown, with young trees against the wall face, but the main building featured a central groundfloor entrance within a wooden lean-to porch entering a heavily charred hallway), with two groundfloor windows at either end and three first floor windows above, evenly spaced across the elevation. The extension was featureless.

W elevation: This featured two blocked first floor windows and a glazed groundfloor window that was, uniquely, square- all others being rectangular. The S of the ground floor also featured the ghost of a lean-to extension, as a rectangle of lighter-coloured, unrendered stonework measuring 2.30m tall x 2.80m wide; this had probably been an addition to the greenhouse (building 2) which was connected to the S of the extension by a wooden lintel.



Building 2, greenhouse

This stood immediately W of the farmhouse, to which it was tenuously attached by a wooden lintel above an external door. It was derelict and entirely overgrown, with much of the glass smashed and the interior clogged with plants to the extent that it, too, could not be entered. The N and W elevations were formed from mortared stone walls, solidly constructed and standing up to 2.00m tall, with the S and E of wooden framed glass panels. The building was 4.00m E-W x 2.60m N-S.

### Building 3, outbuilding



This lay to the N of the farmhouse and may have been the last surviving remnant of the original steading (see above). It was aligned in parallel with the farmhouse (ie, E-W for the purposes of the survey) and was a simple rectangle subdivided into at least two rooms. The roof had collapsed and the W end was densely overgrown and could not be entered. The E end room lay open, with roof beams collapsed into the interior, along with numerous slate and brick fragments. It appeared unsound and was photographed obliquely. Simple, but slightly sub-rectangular in plan, it measured 12.00m E-W x 6.00m N-S, and stood up to 2.30m tall at the wallhead, 2.60m at the damaged gable apex. It was constructed of unrendered, lime mortar bonded grey sandstone rubble, with walls up to 0.40m thick, and had been roofed with grey slate. The S elevation featured a glazed window into the W side room and a ruined former doorway in the E room. No other features were visible.

### Building 4, brick shed

This stood at the NE corner of the farm, aligned E-W, and was a clearly modern construction of red brick. However, its S elevation incorporated the N wall of the 19<sup>th</sup> Century steading, against which a raised concrete walkway had been built. The shed, a simple rectangle, measured 14.00m E-W x 9.50m N-S and stood 5.50m tall. It was open at either end and contained a run and gate for sheep.

Building 5, steading



This was completely roofless and had been largely demolished (or had collapsed and then been partially cleared), apart from a rectangular, standing ruin in the NE corner and the N, E and S external walls. The N and S walls now formed part of buildings 4 and 6, while the E wall was effectively the E boundary of the farm. The interior was almost impenetrably overgrown, while most of the W side was covered by mounds of demolition rubble. Map evidence indicated a later 19<sup>th</sup> Century origin for this steading, which replaced an earlier version (see above). The surviving wall fabric was of limemortared stone rubble, with elements of brick in places. Within the ruin, entrances had been inserted in the N and S long walls, with a brick arch above a steel joist in the latter. The W ends of both long walls, were severely damaged.



The general plan was of a roughly rectangular building, matching that of the OS  $2^{nd}$  Edition (see above). An interior wall, described on the architect's plan as a retaining wall, may actually have been the foundations of a dividing wall. Apart from a poured concrete floor, mainly surviving within the standing ruin, nothing else could be discerned of the interior features, which had been almost entirely obliterated.



Overall, the steading measured 29.00m E-W x 25.00m N-S, these measurements somewhat approximate due to the amount of rubble and vegetation. The ruin stood to 3.50m tall at the wallhead, the roof entirely absent.

Building 6, brick shed and 7, prefab

The brick shed incorporated a wall of the steading, in the same way as building 4 (see above), in this case as the N wall of the modern building. It was aligned E-W and was an open barn, against the S side of which the prefabricated corrugated metal barn had been attached as an extension. The shed, which prior to the attachment of the prefab had been open on the S side, measured 22.80m E-W x 9.00m N-S, standing 5.50m tall. The prefab was 14.00m E-W x 6.00m N-S, 4.40m tall.

## **3** Interpretation

Building 3, now a small, ruined outbuilding, may have represented the last remnant of a steading of earlier 19<sup>th</sup> Century date. With this exception, the present farm buildings dated from the later 19<sup>th</sup> Century or later (the two brick sheds and the prefab were obviously later 20<sup>th</sup> Century). The overgrown and dangerously ruinous nature of the remains made full recording difficult or impossible, but nothing was noted to suggest the presence above ground of earlier buildings; those shown on the earliest available map, from 1844 (see above) had been fairly thoroughly removed.

## 4 Conclusions and Recommendations

### 4.1 **Recommendations for Further Work**

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

# 5 Bibliography

Ordnance Survey, *Perthshire, Sheet LXXXV*, Survey date: 1864, Publication date: 1867 (six inches to a mile, First Edition)

Ordnance Survey, *Perth and Clackmannan, Sheet LXXXV.NE*, Date revised: 1899, Date Published: 1901 (six inches to a mile, Second Edition)

Estate plan, Plan of Lynedoch and adjoining estates, S. Leith's lithogy (1844)

Image No	Description	View
1-3	Location shots, from NW corner of farmyard	SE, E, NE
4-6	Location shots, from W side of farmhouse (building 1)	SE, E, NE
7-8	Location shots, farmhouse from SW	NE
9-12	Location shots, farm from SW	NE, N
13	Location shot, landscape to W of farm	NW
14	Location shot, landscape to NE of farm	NE
15-17	Location shot, farmhouse and yard from NE corner of site	SW
18-19	Exterior, building 1, N elevation	S
20-23	Exterior, building 1, N elevation (main building, minus extension)	S
24	Exterior, building 1, N elevation, detail of first floor window	S
25-26	Exterior, building 1, N elevation, detail of ground floor window	S
27-29	Interior, building 1, details of fire damage on ground floor	S
30-31	Exterior, building 1, N elevation, extension to E	S
32	Exterior, building 1, junction of main building and extension, oblique	SW
33-34	Interior, building 1, extension, W elevation/exterior, building 1, main building, E elevation	W
35-36	Interior, building 1, extension, E end	S
37-39	Exterior, building 1, extension, E elevation	W
40-42	Exterior, building 1, extension, S elevation (overgrown)	N
43-46	Exterior, building 1, S elevation	N
47-48	Exterior, building 1, S elevation, detail of ground and first floor windows	N
49-50	Exterior, building 1, S elevation, detail of porch and first floor window	N
51-53	Exterior, building 1, S elevation, detail of entrance doorway	N
54-55	Interior, building 1, entrance hall (fire damaged)	N
56	Interior, building 1, entrance hall, detail of fire damaged wall, oblique	NW

# Appendix 1 Photographic Register

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57-60	Exterior, building 1, W elevation	W
61-62	Exterior, building 2 (greenhouse), N elevation	S
63-64	Exterior, building 2, W elevation	Е
65-66	Exterior, building 2, W elevation, N end	Е
67-68	Exterior, building 2, S elevation (overgrown)	N
69-70	Exterior, building 2, S elevation, detail of door	N
71-74	Exterior, building 3 (ruin), S elevation	N
75	Exterior, building 3, S elevation, detail of window	N
76-79	Exterior, building 3, S elevation, overview of E end	NW
80-81	Interior, building 3, W elevation of E end room, oblique	NW
82-83	Interior, building 3, E elevation of E end room, oblique (obstructed with fallen roof material)	NE
84-85	Interior, building 3, N elevation of E end room	Ν
86-88	Exterior, building 3, E elevation	W
89-92	Exterior, building 3, N elevation	S
93-95	Exterior, building 3, W elevation	Е
96-97	Exterior, building 4 (modern brick shed), W elevation	Е
98-99	Exterior, building 4, N elevation, oblique	SE
100-102	Exterior, building 4, N elevation, E end	S
103-104	Exterior, building 4, N and E elevations, oblique	SW
105-106	Exterior, building 4, E elevation, oblique	SW
107-108	Exterior, building 4, E elevation, oblique	NW
109-110	Interior, building 4, N elevation, oblique	NW
111-114	Interior, building 4, S elevation, oblique	SE, SW
115-116	Interior, building 4, S elevation, E end, oblique	SE
117-120	Interior, building 4, S elevation, detail of doorway	S
121-126	Interior, building 5 (steading), E elevation of standing ruin (NE corner)	Е
127-128	Interior, building 5, N elevation, E end, oblique	NE
129-131	Interior, building 5, N elevation, W end	N

132-134	Interior, building 5, S elevation of standing ruin, oblique	SE
135-136	Interior, building 5, S elevation of standing ruin, detail of door	S
137-138	Interior, building 5, S elevation of standing ruin, detail of door and open arched entrance	S
139-141	Interior, building 5, demolition rubble along W side of standing ruin	W
142	Interior, building 5, S elevation of standing ruin, detail of arched entrance, oblique	SW
143-145	Interior, building 5, S elevation of standing ruin, detail of arched entrance and first floor window	S
146	Interior, building 5, S elevation of standing ruin, detail of first floor window	S
147	Interior, building 5, view across overgrown interior towards S elevation	S
148	Interior, building 5, detail of rotten wooden beam, remains of partition wall	W
149	Interior, building 5, dense undergrowth	S
150-151	Interior, building 5, detail of door in S wall of standing ruin, oblique	NW
152-154	Interior, building 5, demolition rubble mounds at W side	SW
155	Interior, building 5, detail of rotten wooden beam, remains of partition wall	Е
156-157	Interior, building 5, demolition rubble mounds at W side	SW
158-161	Exterior, building 5, N elevation, E end (junction with building 4)	S
162-163	Exterior, building 5, E elevation, detail of wooden gate	W
164-165	Exterior, building 5, E elevation, detail of metal bar gate	W
166-167	Exterior, building 5, E elevation, N end	W
168-169	Exterior, building 5, demolished wall in SW corner	Е
170-171	Exterior, building 5, overview of overgrown interior, from SW corner	Е
172-173	Interior, building 6, N elevation (S wall of steading), oblique	NE
174-175	Interior, building 6, N elevation, W end	N
176-177	Interior, building 6, N elevation, E end	Ν
178-179	Interior, building 6, N elevation, E end, oblique	NE
180-181	Interior, building 6, N elevation, oblique	NW
182	Interior, building 5, E elevation, S end, oblique	NE
183-184	Interior, building 5, E elevation, oblique	NE

185-186	Interior, building 5, overview of overgrown interior	N
187-190	Exterior, building 5, E elevation, S end (junction with building 6), oblique	NW
191-192	Exterior, building 6, E elevation (brick shed)	W
193-196	Interior, building 6, E elevation	Е
197-198	Interior, building 6, W elevation	W
199-201	Exterior, building 6, W elevation (brick shed)	Е
202-203	Exterior, building 7 (prefab corrugated shed), general view, oblique	NE

LOCAL AUTHORITY:	Perth & Kinross
PROJECT TITLE/SITE NAME:	Cramflat Farm
PROJECT CODE:	LJ03
PARISH:	Moneydie
NAME OF CONTRIBUTOR:	C Fyles
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	HBR
NMRS NO(S):	-
SITE/MONUMENT TYPE(S):	Farm
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NO 08427 30248
START DATE (this season)	13 <sup>th</sup> October 2021
END DATE (this season)	13th October 2021
<b>PREVIOUS WORK</b> (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A disused former farm was surveyed in advance of demolition and the erection of a new dwellinghouse and agricultural building. The farm is depicted on an estate plan of 1844 and the 1 <sup>st</sup> Edition OS map of the area (published 1867). However, the 2 <sup>nd</sup> Edition map (1901) indicates the demolition and replacement of several earlier buildings. The farm comprised several buildings, some in severely ruinous condition; this included a farmhouse which could not be entered, and a steading, which had largely been demolished or had collapsed and been cleared.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	Ms Val Smith
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)

# **Appendix 2 Discovery & Excavation in Scotland Entry**

# **Appendix 3 Standard Terms of Reference for all Fieldwork**

#### 3.1 Recording Methodology

Alder Archaeology employs a Single Context Recording System that allows full cross-referencing of stratigraphy, finds and environmental samples, as well as site-wide phasing. All features will be planned at scale 1:20, and sections drawn at scale 1:10. Sections and profiles will be drawn and all features will be photographed with metric scale included. Environmental samples will be taken from archaeologically significant contexts, if the analysis of these samples would aid significantly in the interpretation of any features identified.

#### 3.2 Human Remains

If human remains are encountered they will be left in situ and the local police will be informed. If removal is required this will take place in compliance with Historic Scotland's Policy Paper *The Treatment of Human Remains in Archaeology*.

#### 3.3 **Products and Reporting**

A Data Structure Report will normally be prepared within a period agreed within the Written Scheme of Investigation/ Project Design, after the completion of the fieldwork. This forms the basic level of reporting. Further reporting may be required on the basis of discoveries made during excavations.

A copy of the report and the project archive will be deposited in the NMRS. Further copies will be sent to the client, LAAO and others, as appropriate.

#### 3.4 Artefacts

Finds of objects will be subject to the Scots Laws of Treasure Trove and *Bona Vacantia*. We will report such finds, if recovered, with supporting documentation to the Secretariat of the Treasure Trove Panel for disposal to the appropriate museum.

#### 3.5 Discovery and Excavation in Scotland

A brief summary of the results will be submitted to Discovery and Excavation in Scotland.

#### 3.6 General Conditions and Health and Safety

We adhere to the Code of Conduct of the Institute for Archaeologists.

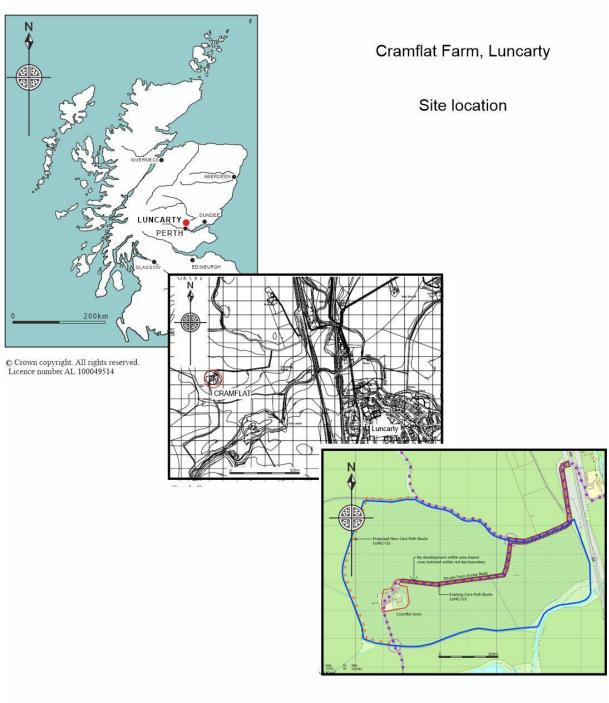
Alder Archaeology Ltd has public liability insurance of £2,000,000. Details of this can be provided on request.

We operate a strict health and safety policy that conforms to the Health and Safety at Work Act. We undertake Risk Assessments on all fieldwork carried out.

Alder Archaeology representatives will at all times wear protective footwear, high visibility clothing and other appropriate clothing. Hard hats will be worn if there is active plant on site or at all times if the site is deemed a hard hat area.

If lightly contaminated deposits are uncovered disposable boiler suits and gloves will be worn. A source of clean water will be made available for staff to clean hands with. If the health risk posed by site contamination is felt to be too high all further archaeological work will stop in that area.

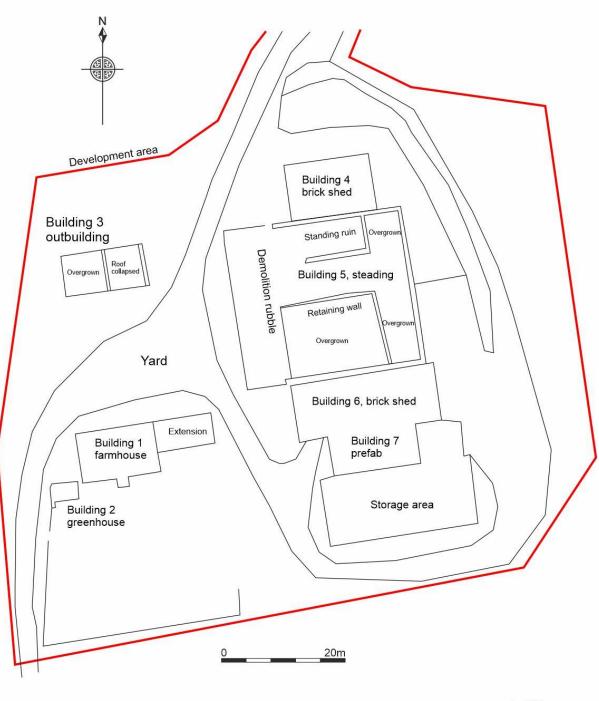






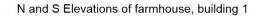


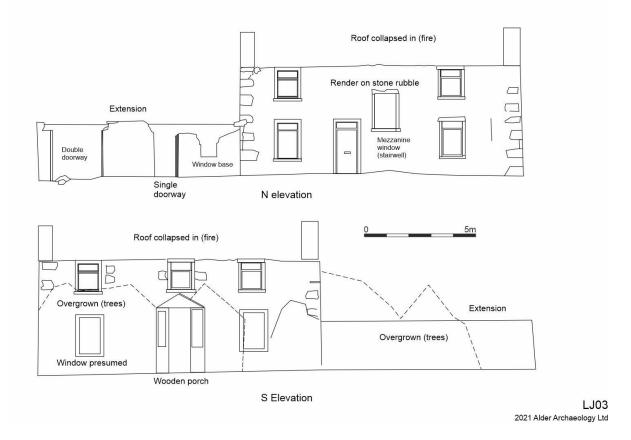
Plan of Cramflat Farm





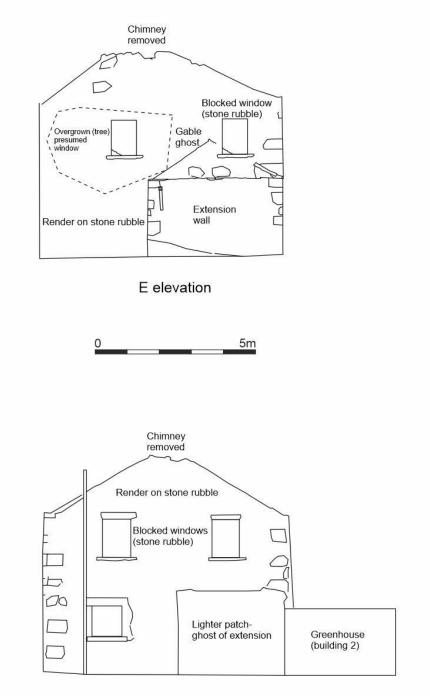
2021 Alder Archaeology Ltd





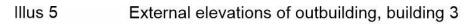
# E and W Elevations of farmhouse, building 1

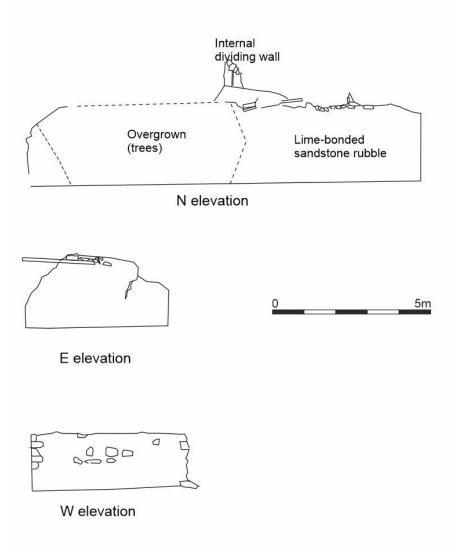
Illus 4



W elevation

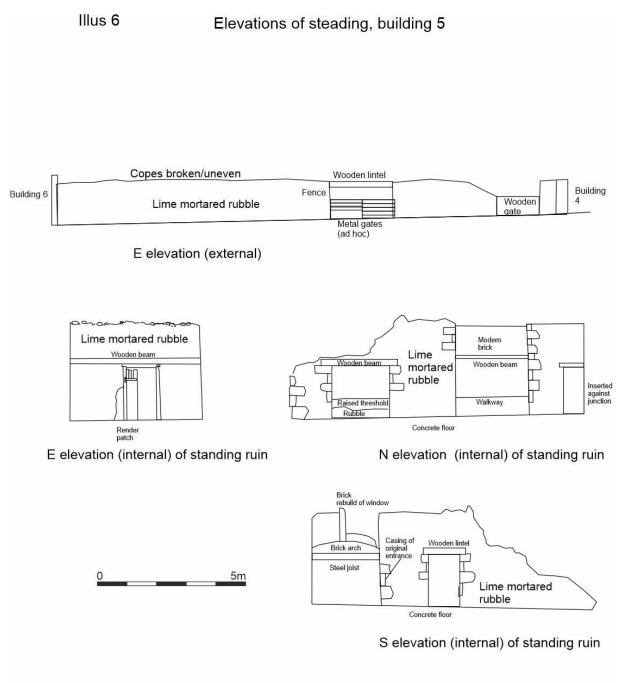
LJ03 2021 Alder Archaeology Ltd

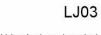




NB- S elevation obscured by trees

LJ03





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