

**Former Andover School, Nursery Lane,  
Breachin, DD9 7DL  
Report on Level 1 Standing Building Survey**



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## SUMMARY

A Level 1 standing building survey was carried out on 21 February 2017. Architects plans and elevations were checked and annotated and a full photographic survey was carried out. At least 3 main phases of development of the buildings were recorded.

The building was originally constructed in 1859 and major additions added prior to 1901 and 1922 with other additions in the 20<sup>th</sup> century. The building is constructed in Gothic style from sandstone blocks with large windows and small fireplaces.

It is recommended that no further archaeological work is required during the current planning application.

# 1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the west side of Nursery Lane, Brechin. It is centred on NGR NO 60257 59718, at 33-38m OD (Illus 1) and in the parish of Brechin.
- 1.2 The work was commissioned by Phil Rowson for Andover Developments Ltd. A planning application 15/01061/LBC for conversion of the former school into residential units was approved on 16.8.16 with a requirement for a Level 1 standing building survey (condition 1e).
- 1.3 All the archaeological work was carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Scottish Historic Environment Scotland's Policy Statement (HESPS), which state that archaeological remains should be regarded as part of the environment to be protected and managed.



Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2017)

## **2 BACKGROUND**

Andover Primary School formerly Tenements School and Smith's School (NMRS ref no NO65NW 80) is Listed Category B. It was designed by architect John Henderson in 1859. (Black 1839; Coutts 1889, Edwards 1902). It was built in 1859 due to the generosity of the brothers John and Peter Smith, and of John Dove, all natives of Brechin who emigrated to America. There they settled in Andover, Massachusetts where they became successful businessmen and benefactors. The school, originally known as the Tenements School, was "devoted to the instruction of the children of the labouring poor in the parish of Brechin". A great celebration was held to mark the laying of the foundation stone on 11 May, 1859. In 1905 the name changed to Andover School in honour of the Smith brothers. The School moved to the new building in Drumachlie Park in September 1998 (Andover Primary School Document for Parents; Angus Council).

The building is Gothic in style with long low asymmetrical gabled composition, rubble-built with chamfered openings. Single storey school; school south elevation is 6-bay, second from west projecting gabled bay with 4-light window and roof swept down on west over arched porch, pointed bipartite others transomed 2-light lancets rising into gables, E gable 4 light window, all latticed above the transom. Schoolhouse has S gable front flush with tower 3-light window ground floor, 2-light at 1st. W front asymmetrical with projected centre gable with upper 2 light window corbelled chimney on right, 2-light windows in left-hand bay, that at 1st with gablet. Slated roof with broad eaves throughout (Historic Environment Scotland Listed Buildings online).

The First Edition OS (Illus 28) shows an H-shaped structure on the west side of the plot of land; the school is called 'Smith's School; and there is a small unroofed building north of the school in the NW corner of the playground and an unroofed enclosure on the centre of the north wall (see F17). There is a Bench Mark on the SE corner of the building (see F12).

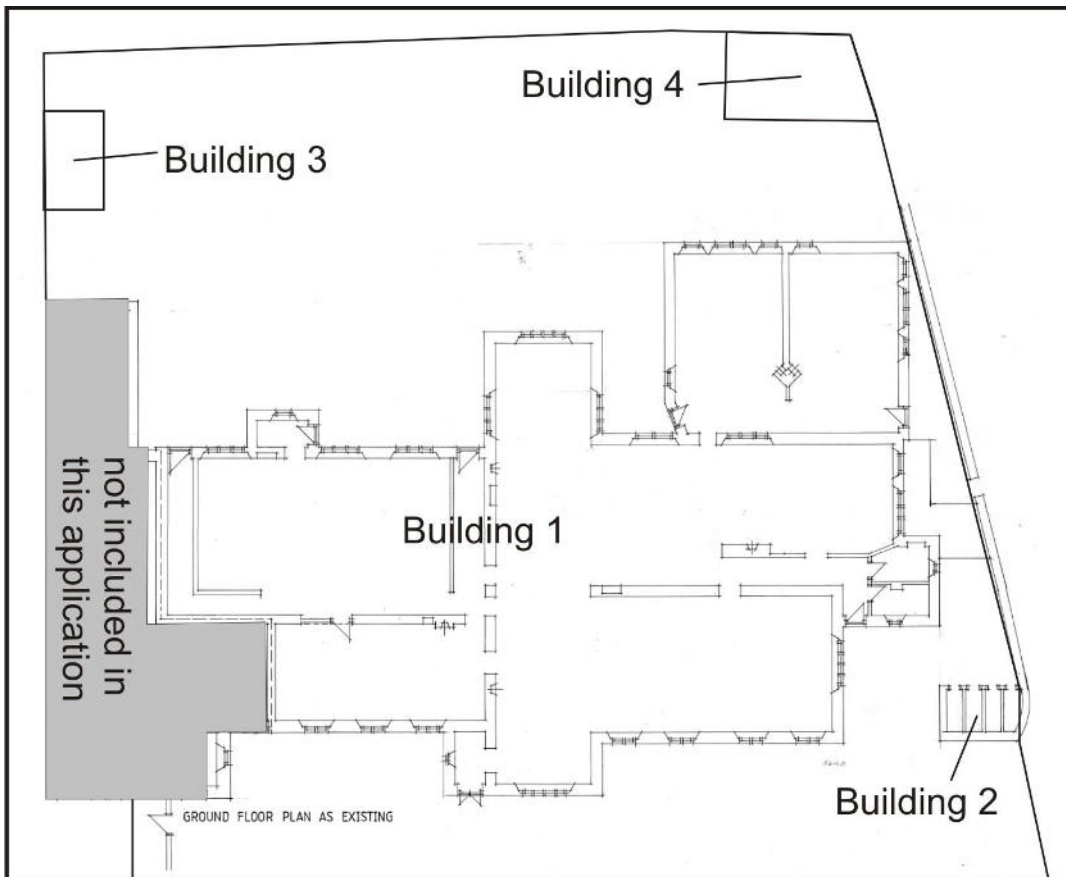
By the Second Edition OS map (Illus 29) there has been an extension on the east side of the building and small buildings along the inside of the west and north boundary walls (including Buildings 3 and 4) and Building 2 has been constructed as a separate building on the east wall.

By the Third Edition OS map (Illus 30) a further extension has been built on to the north side of the building.

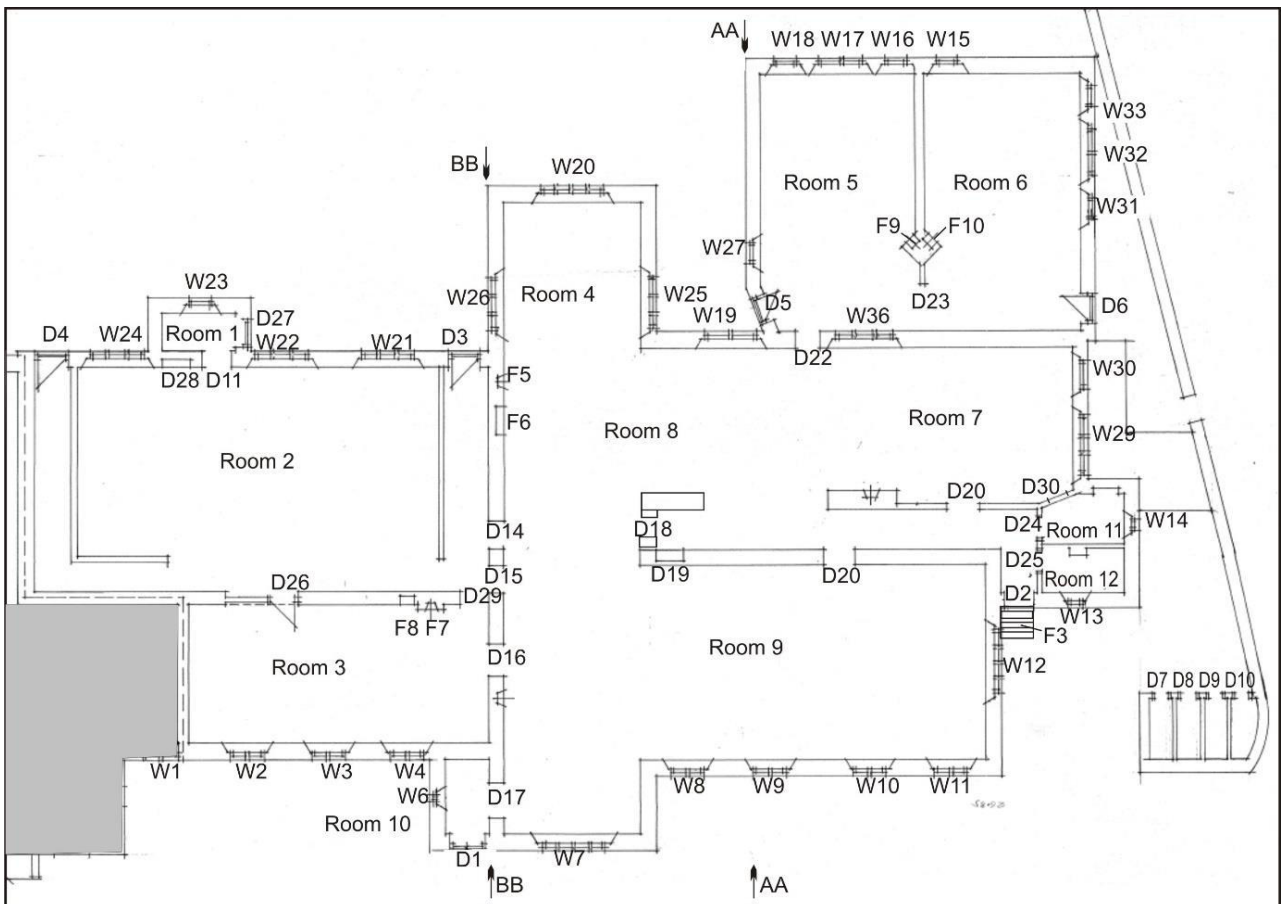
The school moved to new premises in 1998 and this building has been empty since.

## **3 THE LEVEL 1 STANDING BUILDING SURVEY**

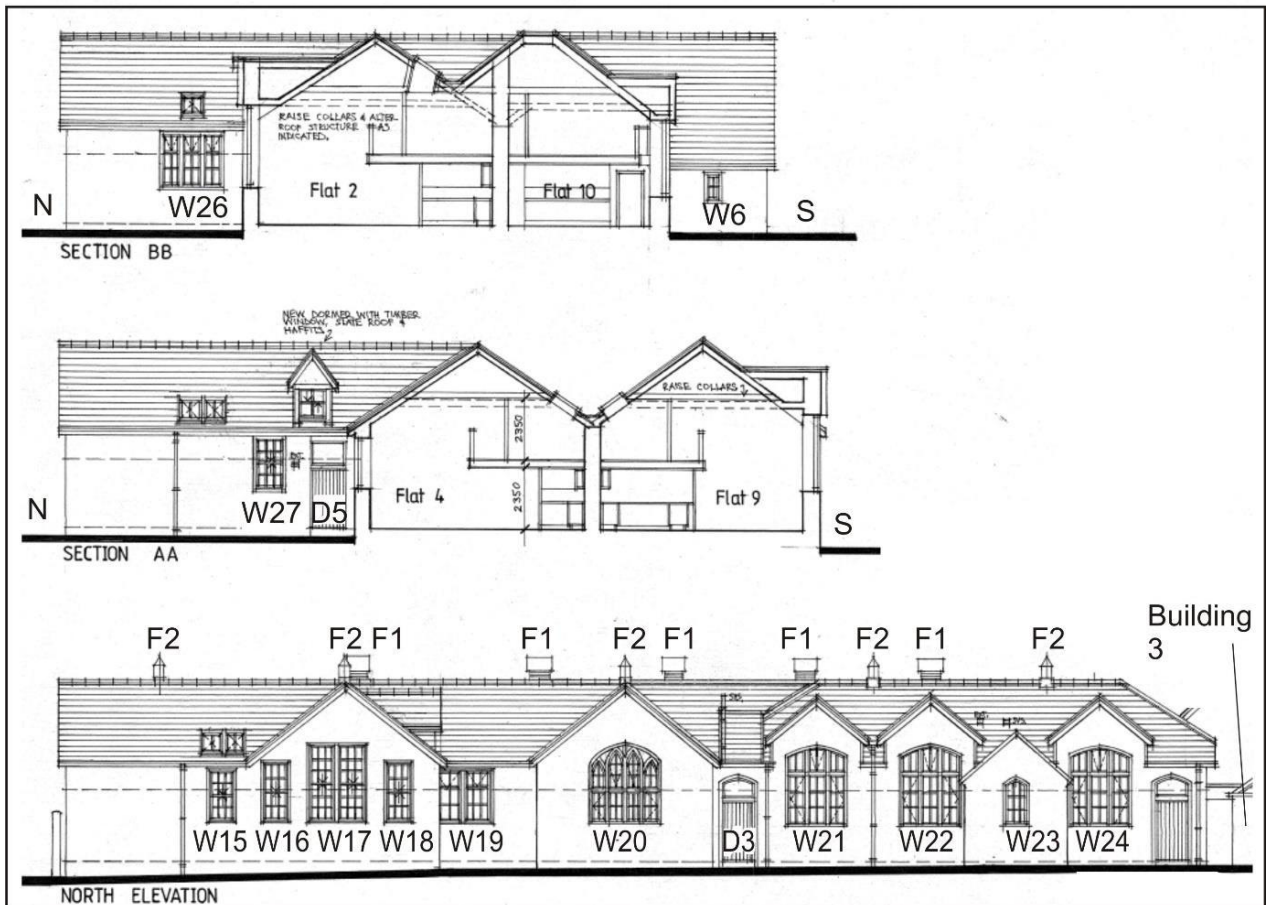
A Level 1 standing building survey was carried out on 21 February 2017. Architects plans and elevations were checked and annotated and a full photographic survey was carried out (Illus 3-5).



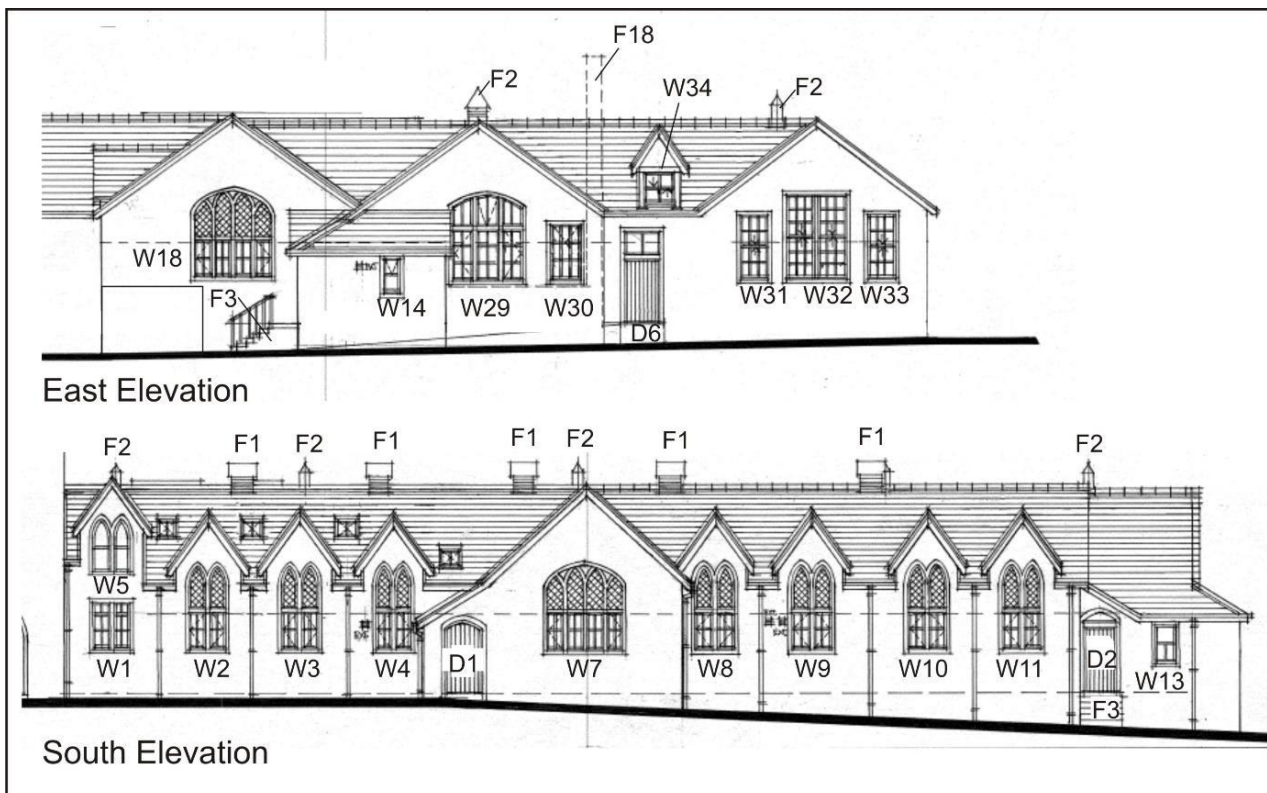
Illus 2 Plan showing Buildings 1, 2, 3 and 4 recorded during this survey (copyright A.D. Architecture and Design).



Illus 3 Plan showing building, window and feature numbers used in this survey and location of elevations AA and BB (copyright A.D. Architecture and Design).



Illus 4 Section AA and BB and north elevation annotated with feature numbers used in this survey (copyright A.D. Architecture and Design).



Illus 5 East and South elevations annotated with feature numbers used in this survey (copyright A.D. Architecture and Design).

### 3.1 BUILDING 1

This building was built in 3 three main phases. All are constructed of sandstone blocks with sandstone lintels, sills and quoins. Much of the sandstone has delaminated and some has been repaired with a skim of cement, stippled to blend in with the pockmarked tooled sandstone blocks. The Phase 1 and 2 structures are more badly affected by delamination than the Phase 3 structure (Phil Rowson, pers comm).

The building had been stripped of metalwork and pipes and the floorboards had been removed. There are narrow stone sleeper walls under all the floors and cast iron vents into each room through the external walls.

#### 3.1.1 Phase 1

Phase 1 is 29.4m W-E and formed an H-shaped block (Illus 6). The S wall (see cover illus, top) and part of the E wall survive and the tower and Headmasters House (not included in this application) were attached to the W wall. The N wall was rebuilt when the Phase 2 structure added on to the N (Illus 7) but the features on that wall including alcove F8 and fireplace F7 (Illus 8) may be original to Phase 1. A large arched opening (later reduced in size D11) may also be original to Phase 1.



Illus 6 Phase 1 D1 and W7 on S façade; facing N





Illus 7 Phase 1 Room 3; the S wall and windows (left) is original and the N wall (right) was rebuilt in Phase 2; facing W



Illus 8 Room 3 N wall fireplace F7 with concrete surround; the tiles have been removed; facing N

### 3.1.2 Phase 2

In Phase 2 a sandstone extension was added to the E end of the building and the N wall of the Phase 1 structure was rebuilt. The S façade has four tall windows under gablets (Illus 9) and is constructed of sandstone blocks similar to Phase 1. The south wall of Rooms 5 and 6 was originally an outside wall and has a large window (W36; Illus 13) which was originally the N wall of the building prior to the Phase 3 extension being built. A new N façade was built with new entrance doors in sandstone (Illus 10, 11). Fireplaces F6 and F7 may have been added in this phase or incorporated from the Phase 1 building. They have concrete surrounds with sandstone rubble infill with tile (Illus 12). Large arched and pointed windows brought much light into the Phase 2 rebuilding including W29 and W30 on the E wall of Room 7 (Illus 14) and W12 on the E wall of Room 9 (Illus 16).

A toilet block (Rooms 11 and 12) was added on to the E of the building, probably in Phase 2 or 3. It replaced the outside toilet block (Building 2).



Illus 9 Phase 2 S façade W8, W9, W10, W11 (l-r); facing N



Illus 10 Sandstone doorway into Phase 2 school from N D4; facing S



Illus 11 Phase 2 Room 4 N wall W20 (left); facing SE



Illus 12 Room 8 Phase 2 fireplace F5; facing W



Illus 13 Room 5 south wall which was originally an outside wall with W36 (centre) with fireplace F9 (left) and D5 (right)



Illus 14 Room 7 E wall windows W30 (left) W29 (right) with sleeper walls and vent; facing E



Illus 15 S wall Room 9 D20 (left) D19 (right) showing brick corridor inserted between rooms; facing S



Illus 16 Room 9 E wall Phase 2 window W12; facing E



Illus 17 Phase 2 or 3 toilet block extension on E side of school to replace outside toilets (Building 2) D2 (left) W13 (right) and steps (left); facing N

### 3.1.3 Phase 3

A sandstone extension of two classrooms (Rooms 5 and 6; Illus 18, 19) was built on to the north of the building in Phase 3. It was 13.4m wide and each of the two rooms had an external door to the playground (D5 and D6) and a small fireplace with concrete surround (F9 and F10; Illus 20).



Illus 18 Phase 3 N extension W15, W16, W17, W18 (l-r); facing SSE



Illus 19 Room 5 N wall windows W18, W17, W16 (l-r) showing sleeper wall in centre for supporting wooden flooring and vent (above sleeper wall); facing N



Illus 20 Room 5 corner fireplace F9; facing SE

### 3.2 BUILDING 2

Building 2 is 2 x 4m in size and was a block of four outside toilets built by the 2<sup>nd</sup> Edition OS map (Phase 2). It has a sandstone rubble W and S walls and is built into the E school boundary wall. The N wall has four narrow doors with brick infill in between with concrete walls and floors (Illus 20).



Illus 21 Building 2 N wall stone walls with brick partitions between four cubicle doors; facing S





Illus 22 Building 2 W wall showing scar (F11; right) where wall has been removed; facing E

### 3.3 BUILDING 3

Building 3 is a sandstone blocks and rubble structure in the NW side of the school grounds (Illus 23). It has sandstone quoins and lintel and is 2.1m W0E and 4.4m N-S. It had one door on the E wall which has been infilled and formed into a smaller window. It appears on the maps on the 2<sup>nd</sup> edition OS map (Phase 2).



Illus 23 Building 3 showing D26 (blocked and reopened as window); facing NW

### 3.4 BUILDING 4



Illus 24 Cast iron pillar construction with slated wooden roof; facing N

### 3.5 F17 small brick and stone enclosure

A small enclosure appears on the 2<sup>nd</sup> Edition OS map and this survives as a small triangular brick structure topped with a concrete cap.



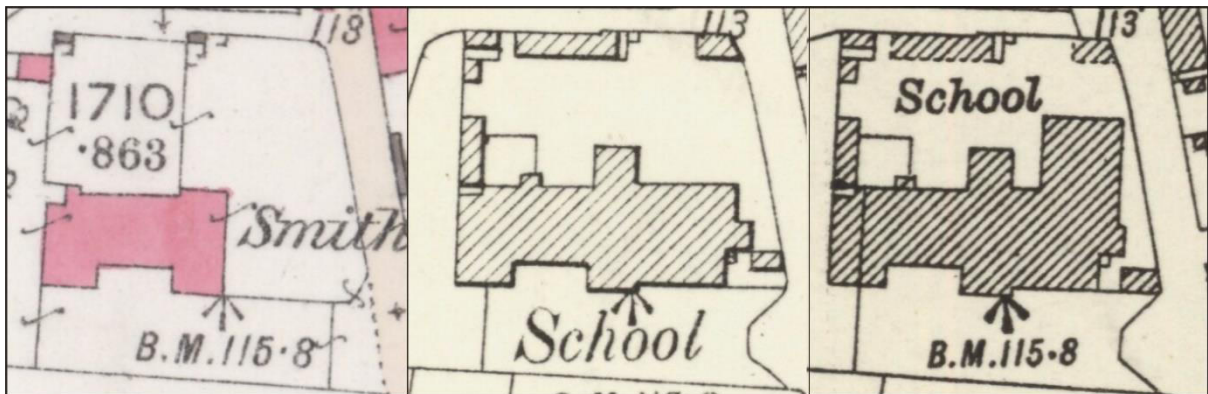
Illus 25 F17; facing SE

#### 4 CONCLUSIONS AND RECOMMENDATIONS

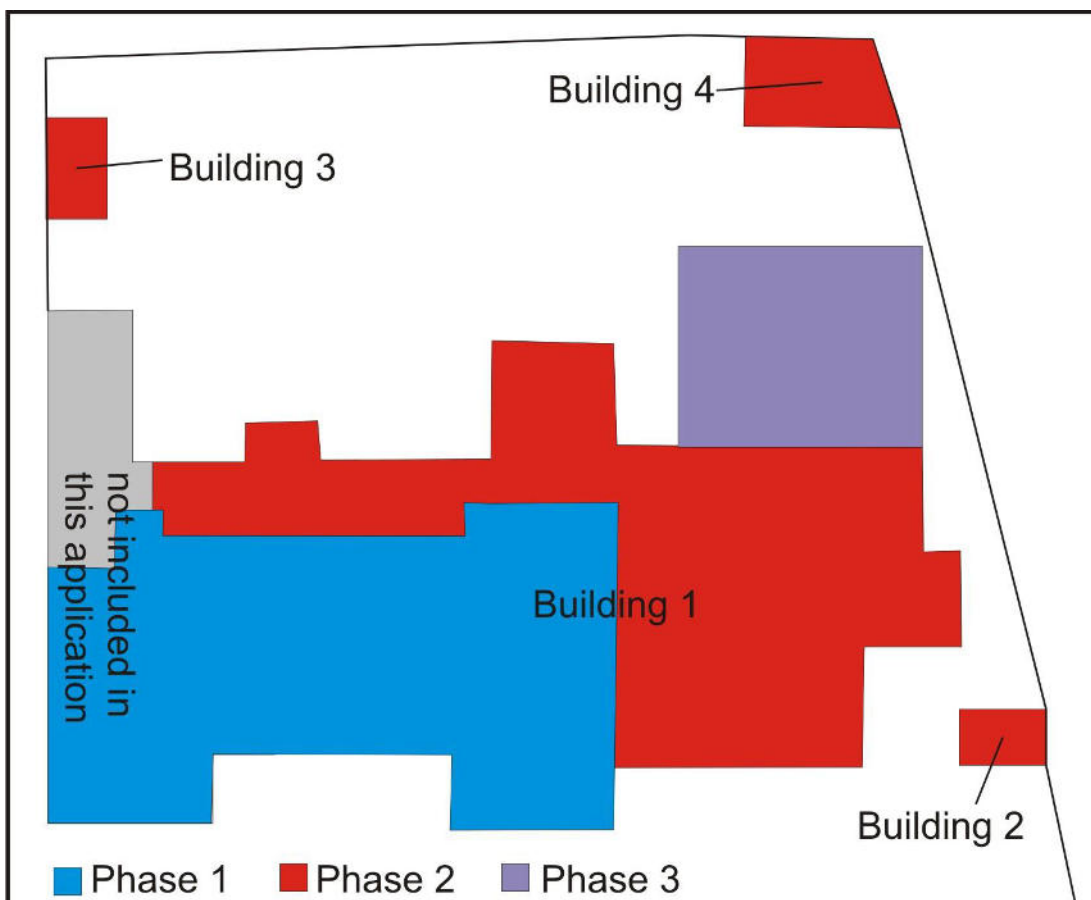
A Level 1 standing building survey was carried out on 21 February 2017. Architects plans and elevations were checked and annotated and a full photographic survey was carried out. At least 3 main phases of development of the buildings were recorded.

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It is recommended that no further archaeological work is required during the current planning application.



Illus 26 First (left), Second (middle) and Third (right) Edition OS maps showing development of main school buildings (copyright National Library of Scotland)



Illus 27 Phases of building based on survey and OS mapping (based on copyright A.D. Architecture and Design).

## 5 REFERENCES

**Angus Council** (2017) Andover Primary School Document for Parents.

**Black, D D.** (1839) *The history of Brechin*. Brechin.

**Coutts, W.** (1889) *Historical guide to Brechin and neighbourhood*. Brechin.

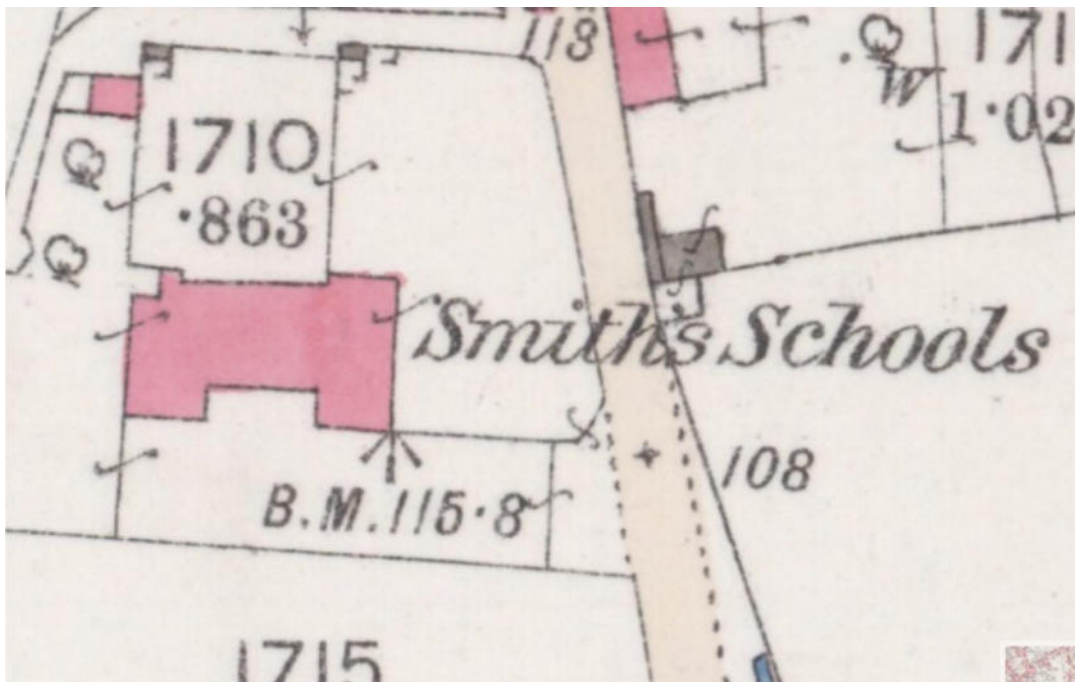
**Edwards, D H.** (post-1902) *Historical guide to Brechin: with notes on the scenery*. 4th.

## 6 ACKNOWLEDGEMENTS

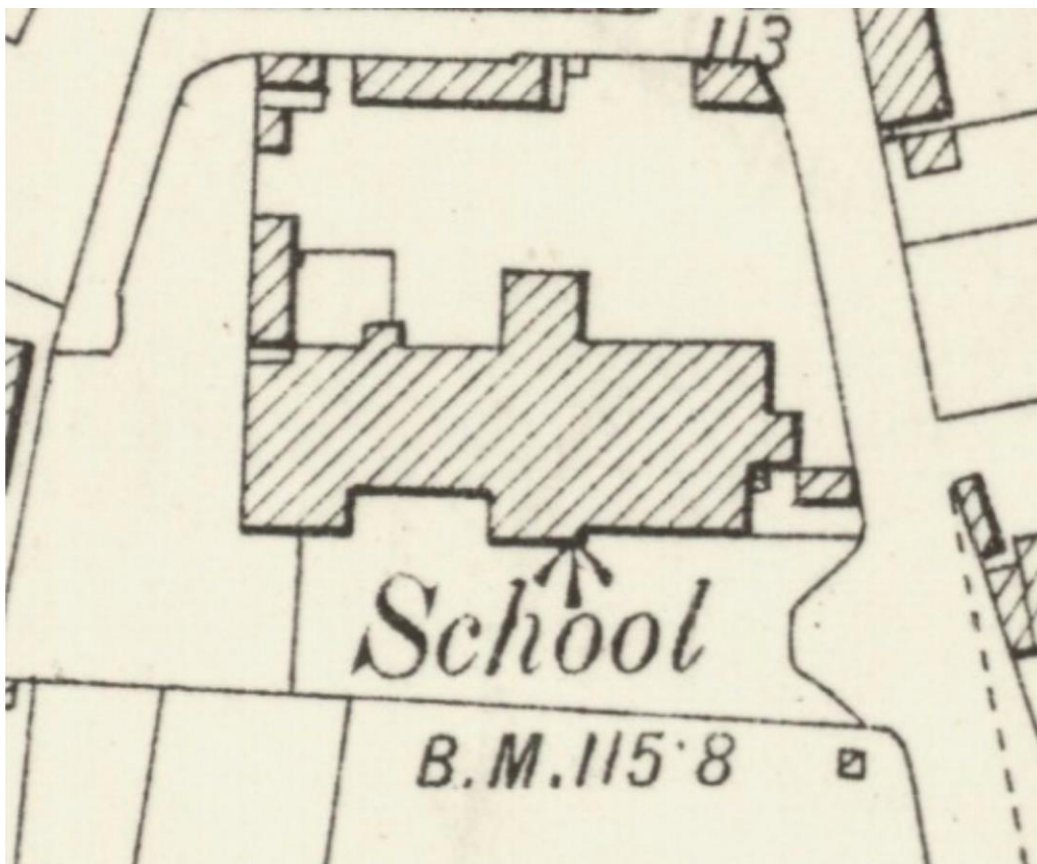
Thanks to Phil Rowson, Andover Development Company for commissioning this project and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

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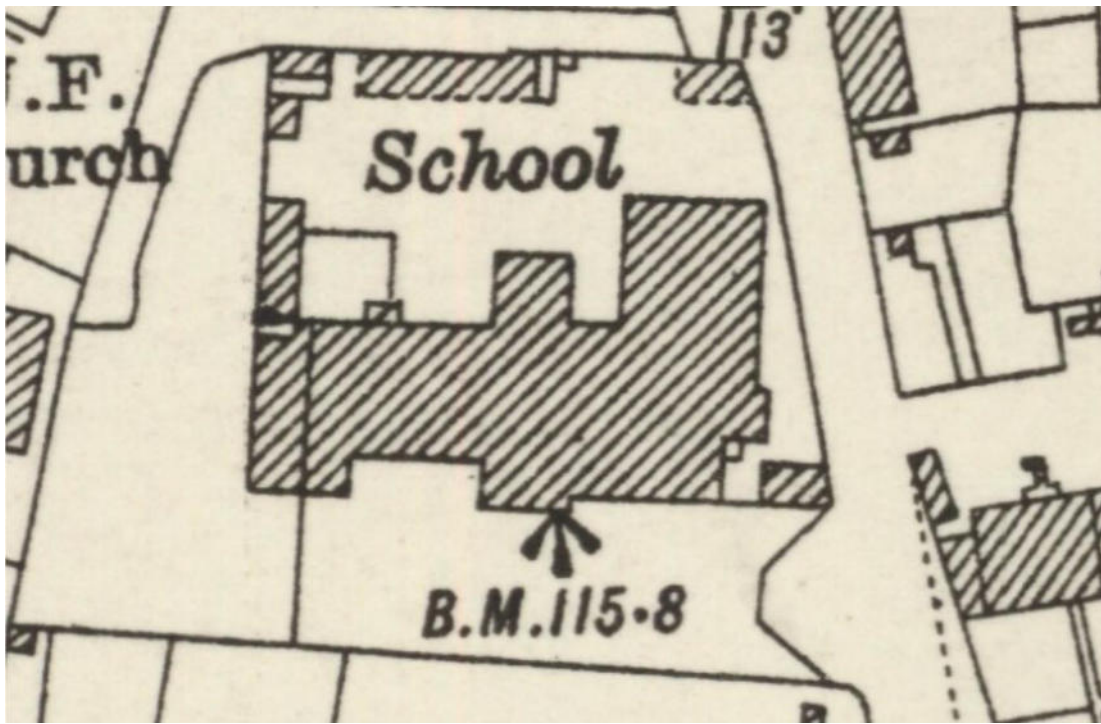
**APPENDIX 1 MAPS**



Illus 28 First Edition Ordnance Survey map Forfar Sheet XXVII.13 (Combined) Survey date: 1862 Publication date: 1865 (copyright National Library of Scotland)

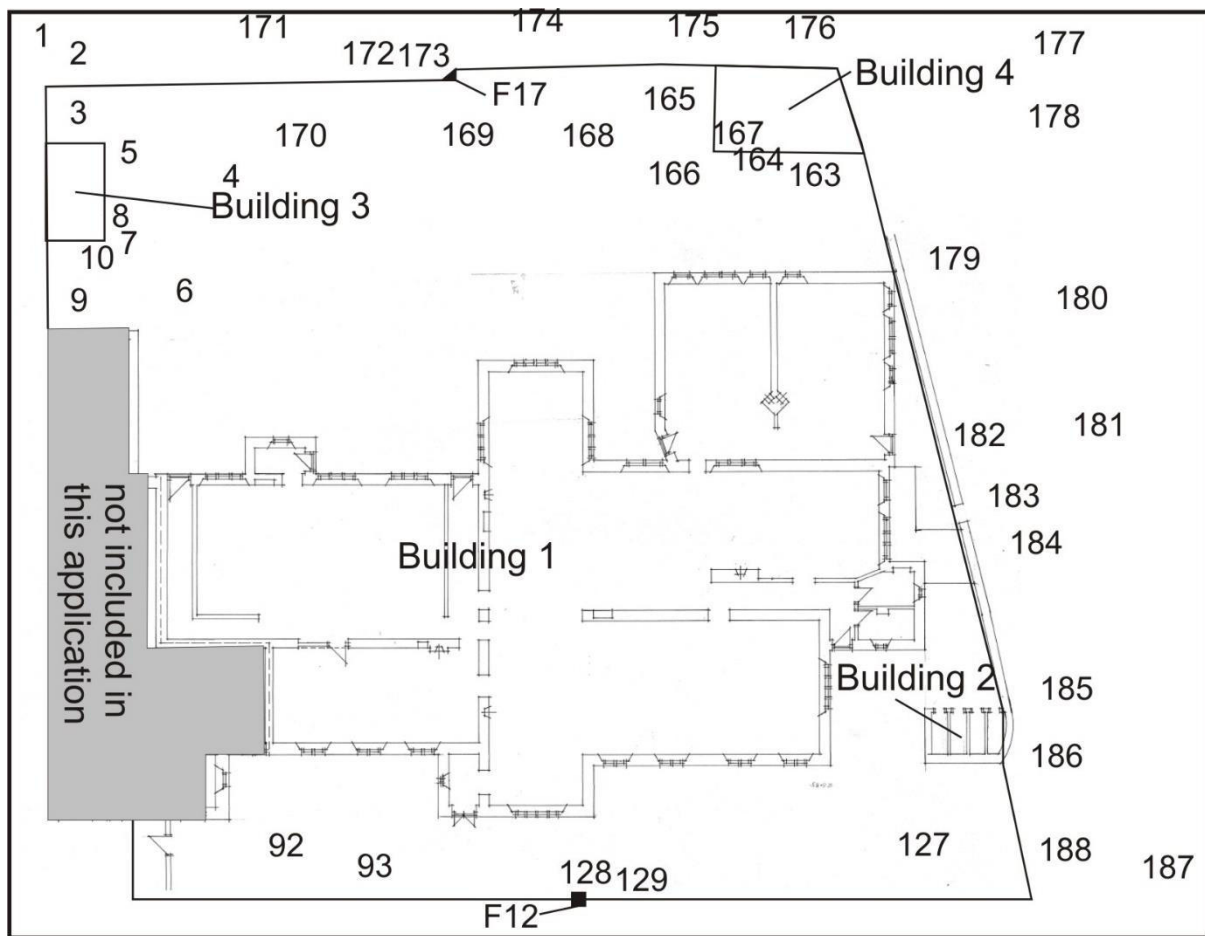


Illus 29 Second Edition Ordnance Survey map Forfarshire 027.13 (includes: Brechin) Publication date: 1903 Revised: 1901 (copyright National Library of Scotland)

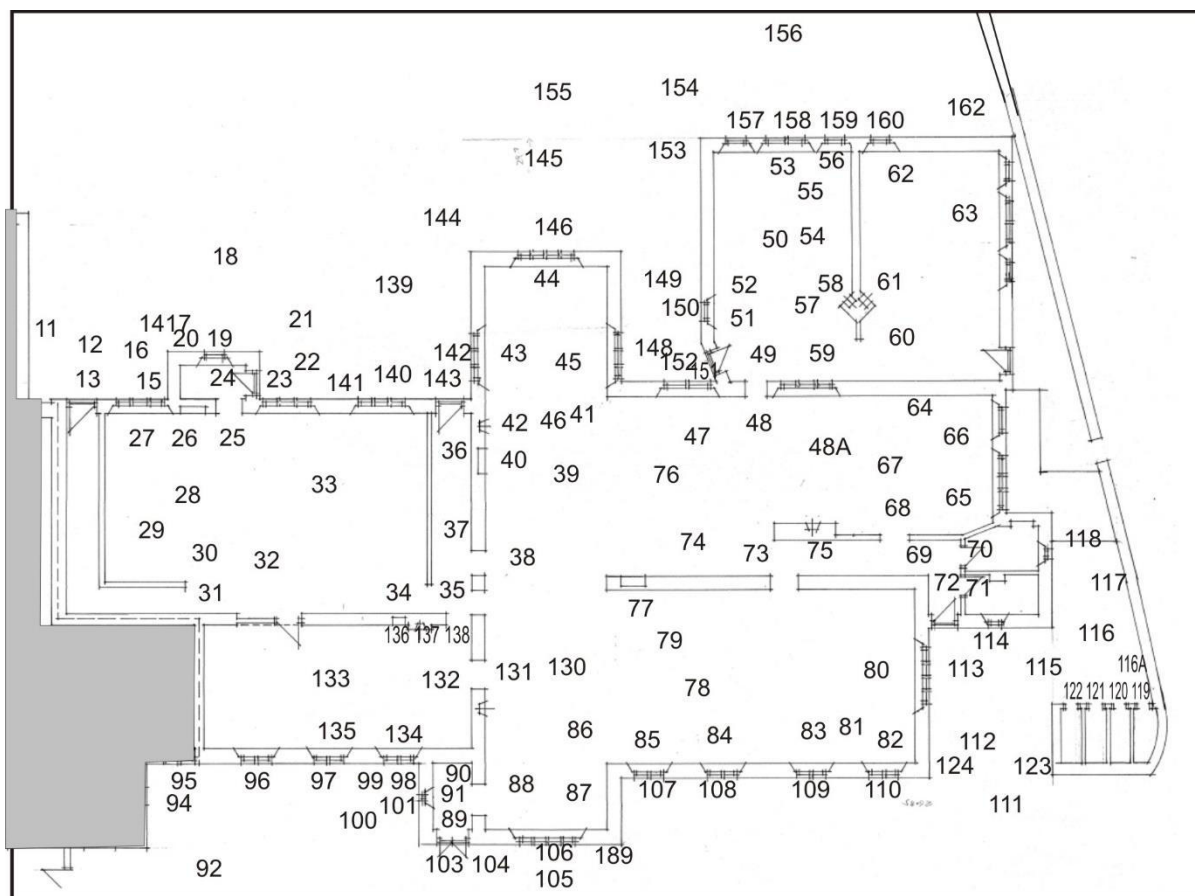


Illus 30 Third Edition Ordnance Survey map (copyright National Library of Scotland) Forfarshire 027.13 (includes: Brechin) Publication date: 1924 Revised: 1922 Levelled: 1901

**APPENDIX 2 PHOTOGRAPHS**



Illus 31 External camera points used in this survey (copyright A.D. Architecture and Design).



Illus 32 Internal camera points used in this survey (copyright A.D. Architecture and Design).

Photo no	Description	Facing	Camera point
DSC_6154	Gate F14 (left) in N wall and gate into tower property (not included in this application)	S	1
DSC_6155	Gate F14 (right) and N wall	ESE	1
DSC_6156	Gate F14 concrete gatepost (W)	SW	2
DSC_6157	Gate F14 concrete gatepost (W)	WNW	2A
DSC_6158	N wall W side of F14	N	3
DSC_6159	N wall Building 3	S	3
DSC_6160	E wall Building 2 with D26 (later converted to window)	W	4
DSC_6161	D26 (later converted to window)	W	5
DSC_6162	Building 2	NW	6
DSC_6163	Building 2 SE corner quoins	NW	7
DSC_6164	Sandstone block with pecking	W	8
DSC_6165	S wall Building 2	N	9
DSC_6166	Sandstone block with pecking	N	10
DSC_6167	N wall	S	9
DSC_6170	Junction of Headmasters House (right; not included in this application) where it joins main school (left; this application)		11
DSC_6171	D4	S	12
DSC_6172	Building 2 (left) and N wall	N	12
DSC_6173	Building 4 (right) and N wall	NE	12



DSC_6174	Building 1 (right), Building 4 (centre)	E	12
DSC_6175	D4	S	12
DSC_6176	D4 arched lintel detail	S	13
DSC_6177	D4 sandstone details	SW	13
DSC_6178	D4 sandstone details	SW	13
DSC_6179-80	W24 showing porch (Room 1) added on partly covering this window)	S	14
DSC_6181	Cast iron vent and grate	S	15
DSC_6182	Top of W24	S	16
DSC_6183	Bottom of W24	S	16
DSC_6184	Junction of porch (Room 1) and Room 2	SE	16
DSC_6185	Porch Room 1 W wall	E	16
DSC_6186	Porch Room 1 W wall	SE	17
DSC_6187-8	Junction of porch (Room 1) and Room 2	SE	16
DSC_6189	Corbel NW corner porch Room 1	SE	16
DSC_6190	Corbel NW corner porch Room 1	S	17
DSC_6191-2	Porch Room 1 N wall with W23	S	18
DSC_6193	W23	S	19
DSC_6194-5	W23	S	19
DSC_6196	Sandstone block with pecking	S	20
DSC_6197-8	Porch Room 1 N wall with W23	SW	21
DSC_6199	Porch Room 1 N wall with W23	WSW	21
DSC_6200	D27	W	22
DSC_6201-2	D27 details	W	23
DSC_6203	Junction of porch (Room 1) and Room 2	SW	23
DSC_6204	W23 interior Room 1	NNW	24
DSC_6205	Wood panelling under W23	NNW	24
DSC_6206	Wood panelling under W23	N	24
DSC_6207	Room 1 W wall	W	24
DSC_6208	D11 interior	N	25
DSC_6209-10	D28 (blocked when porch Room 1 constructed)	N	26
DSC_6211-2	W24 interior	N	27
DSC_6213	Room 2 W wall	W	28
DSC_6214	Room 2 S wall brick partition and corridor beyond	S	28
DSC_6215	Room 2 sleeper walls under floor with floorboards removed	S	28
DSC_6216	Room 2 sleeper walls under floor with floorboards removed	SE	29
DSC_6217	Room 2 S wall brick partition and corridor beyond	SW	30
DSC_6218	Room 2 S wall brick partition and corridor (centre)	W	31
DSC_6219-21	Room 2 S wall D26 in larger partially blocked archway	S	25
DSC_6222	Room 2 s wall with D26 (right)	S	33
DSC_6223	Room 2 E wall with D13 (right)	E	33
DSC_6224	Room 2 N wall W21 (right) W22 (left)	N	33
DSC_6225	D13	W	35
DSC_6226	D3	N	35
DSC_6227	D3	N	36
DSC_6228	Corridor inside D3	S	36

DSC_6229	Corridor inside D3	S	36
DSC_6230-1	D14 (left) D15 (centre) D29 (right)	SE	37
DSC_6232	D14	W	38
DSC_6233-4	D14 (left) alcove F6 (right)	W	39
DSC_6235	Alcove F6	W	40
DSC_6237	D14 (left) alcove F6 (right)	WSW	41
DSC_6238	Fireplace F42 (concrete surround with brick and tile infill)	W	41
DSC_6239	Fireplace F42 (concrete surround with brick and tile infill)	W	42
DSC_6240	Sleeper walls under Room 4	N	42
DSC_6241	Sleeper walls under Room 4	E	42
DSC_6242	S wall Room 7/8	SE	42
DSC_6243	W26	W	43
DSC_6244	W20	N	44
DSC_6245	Wall under W20	N	44
DSC_6246	W25	E	45
DSC_6247	Wall under W25	E	45
DSC_6248	Room 4 N wall W20	N	46
DSC_6249	Room 4 W wall	NNW	46
DSC_6250	Room 4 W wall	NNW	46
DSC_6251	Room 4 E wall	NNE	46
DSC_6252	Room 8 N wall W19	NE	39
DSC_6253	Roof details	NE	39
DSC_6254	W19	N	47
DSC_6255	W19	N	47
DSC_6256-8	Metal fittings discarded on floor		
DSC_6259-60	D22	N	48
DSC_6261-3	D5	WSW	49
DSC_6264	Room 5 E wall	NNE	49
DSC_6265	Room 5 N wall	N	49
DSC_6266	Room 5 sleeper wall	N	49
DSC_6267	Room 5 W27	W	51
DSC_6268	Room 5 W27 and wall below	W	51
DSC_6269	Room 5 W wall	NNW	51
DSC_6273	Room 5 vent under W27	W	52
DSC_6274	Room 5 S wall F9 (left) W36 (centre) D5 (right)	S	53
DSC_6275	Room 5 W wall	SSW	53
DSC_6276	Room 5 E wall	SE	53
DSC_6277	Room 5 sleeper wall	S	53
DSC_6278	Room 5 N wall W18, W17, W16	N	54
DSC_6279	Room 5 W18	N	50
DSC_6280	Room 5 W17	N	54
DSC_6281-2	Room 5 vent	N	55
DSC_6283-4	Room 5 N wall	N	57
DSC_6285	Room 5 E wall	NNE	57
DSC_6286-8	Room 5 fireplace F9	SE	58
DSC_6289	Room 5 W36	S	59

DSC_6290	Room 5 SW corner D5 (right) D22 (left)	SW	59
DSC_6291	Room 5 S end D22 (left) D5 (centre) W 27 (right)	W	60
DSC_6292	Room 6 SW corner	NW	60
DSC_6293	Room 6 W wall	NNW	60
DSC_6294	Room 6 N wall W15	N	60
DSC_6295-6	Room 6 fireplace F10	SW	61
DSC_6297	Room 6 W wall	W	61
DSC_6298	Room 6 W wall	NNW	61
DSC_6299-300	Room 6 N wall W15	N	62
DSC_6301	Room 6 E wall W33, W32, W32	E	63
DSC_6302	Room 6 E wall W33, W32, W32	E	63
DSC_6303	Room 6 E wall W33, W32, W32	E	63
DSC_6304	Room 6 D6	E	60
DSC_6305	Room 6 sleeper wall	NNE	60
DSC_6306	Room 6 S wall	S	62
DSC_6307	Room 6 S wall; and concrete base under F10	SSW	62
DSC_6308	Room 6 S wall and sleeper walls	S	62
DSC_6309	D6 centre	E	59
DSC_6310-1	Room 7 N wall W 36	N	48A
DSC_6312	Room 7 E wall W30, W29	E	48A
DSC_6313	Room 7 N wall vent	N	64
DSC_6314	Room 7 E wall W30, W29	E	67
DSC_6315	Room 7 E wall below W30, W29	E	67
DSC_6316	Room 7 S wall D21 (centre)	SW	64
DSC_6317	Room 7	WSW	64
DSC_6318	Room 7 D30	S	66
DSC_6319	Room 7 W30	E	66
DSC_6320	Room 7 E wall	E	67
DSC_6321	Room 7 W29	E	65
DSC_6322	Room 7 D30 brick wall above	SE	65
DSC_6323	Room 7 N wall	NNW	65
DSC_6324	Room 7 N wall W36	NW	65
DSC_6325	Room 7	WNW	65
DSC_6326-7	Room 7 D21 and sewer pipe underneath	S	68
DSC_6328	Room 7 sewer pipe underneath D21	S	68
DSC_6329	D24	E	69
DSC_6330	D25	SE	69
DSC_6331	Room 11 W14	E	70
DSC_6332	Room 11	NE	70
DSC_6333	D30	NW	70
DSC_6334	D30	NW	70
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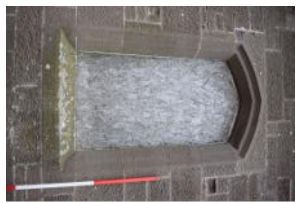
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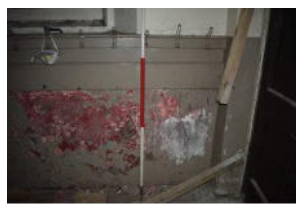
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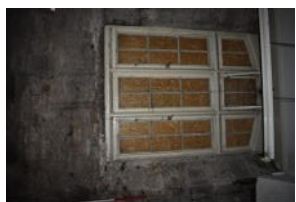
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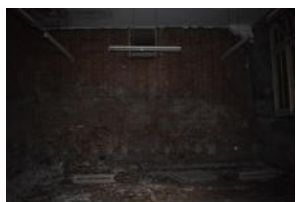
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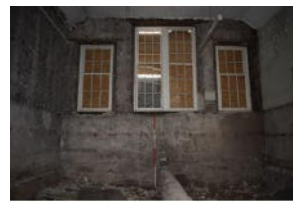
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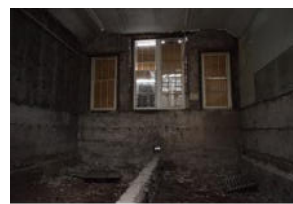
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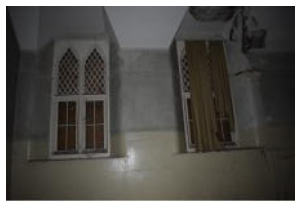
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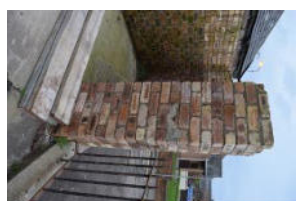
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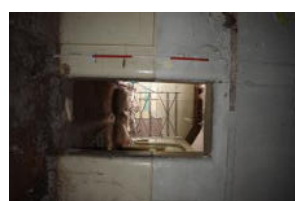
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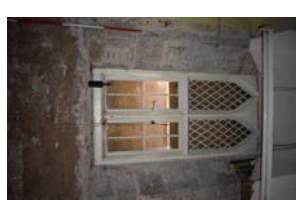
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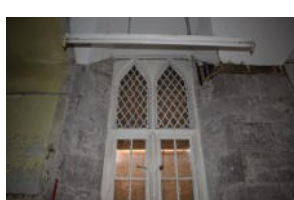
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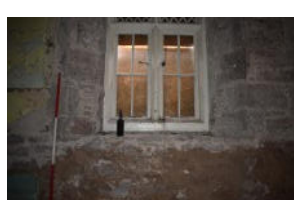
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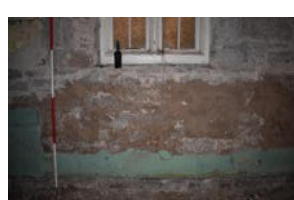
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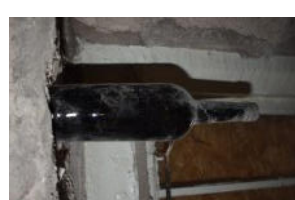
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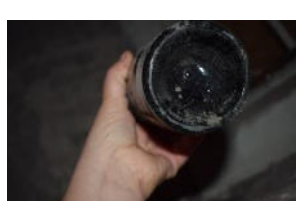
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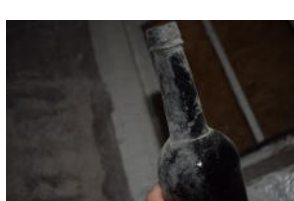
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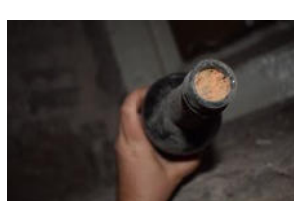
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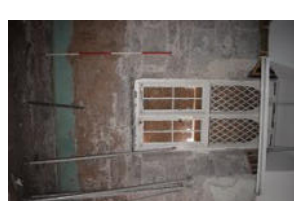
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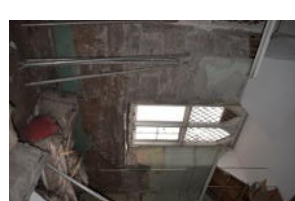
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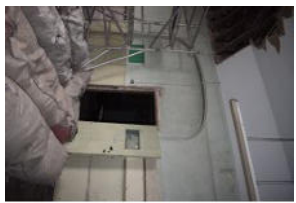
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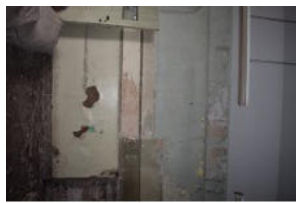
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DSC\_6481.JPG



DSC\_6482.JPG



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DSC\_6484.JPG



DSC\_6485.JPG



DSC\_6486.JPG



DSC\_6487.JPG



DSC\_6488.JPG



DSC\_6489.JPG



DSC\_6490.JPG



DSC\_6491.JPG



DSC\_6492.JPG



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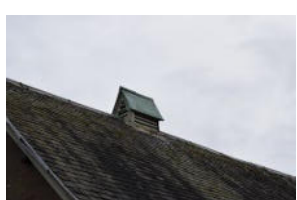
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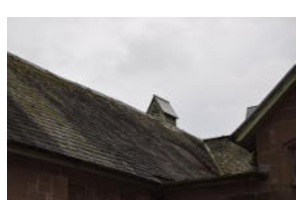
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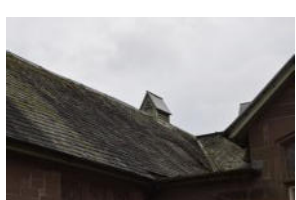
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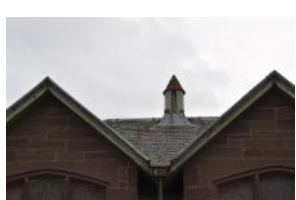
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DSC\_6508.JPG



DSC\_6509.JPG



DSC\_6510.JPG



DSC\_6511.JPG



DSC\_6512.JPG



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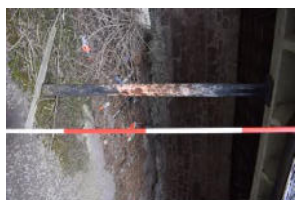
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DSC\_6543.JPG



DSC\_6544.JPG



DSC\_6545.JPG



DSC\_6546.JPG





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