

**Steading 60 Metres North East Of Islabank House,  
Coupar Angus  
Data Structure Report, Historic Building Survey**

**Perth and Kinross Council 20/00282/FLL**



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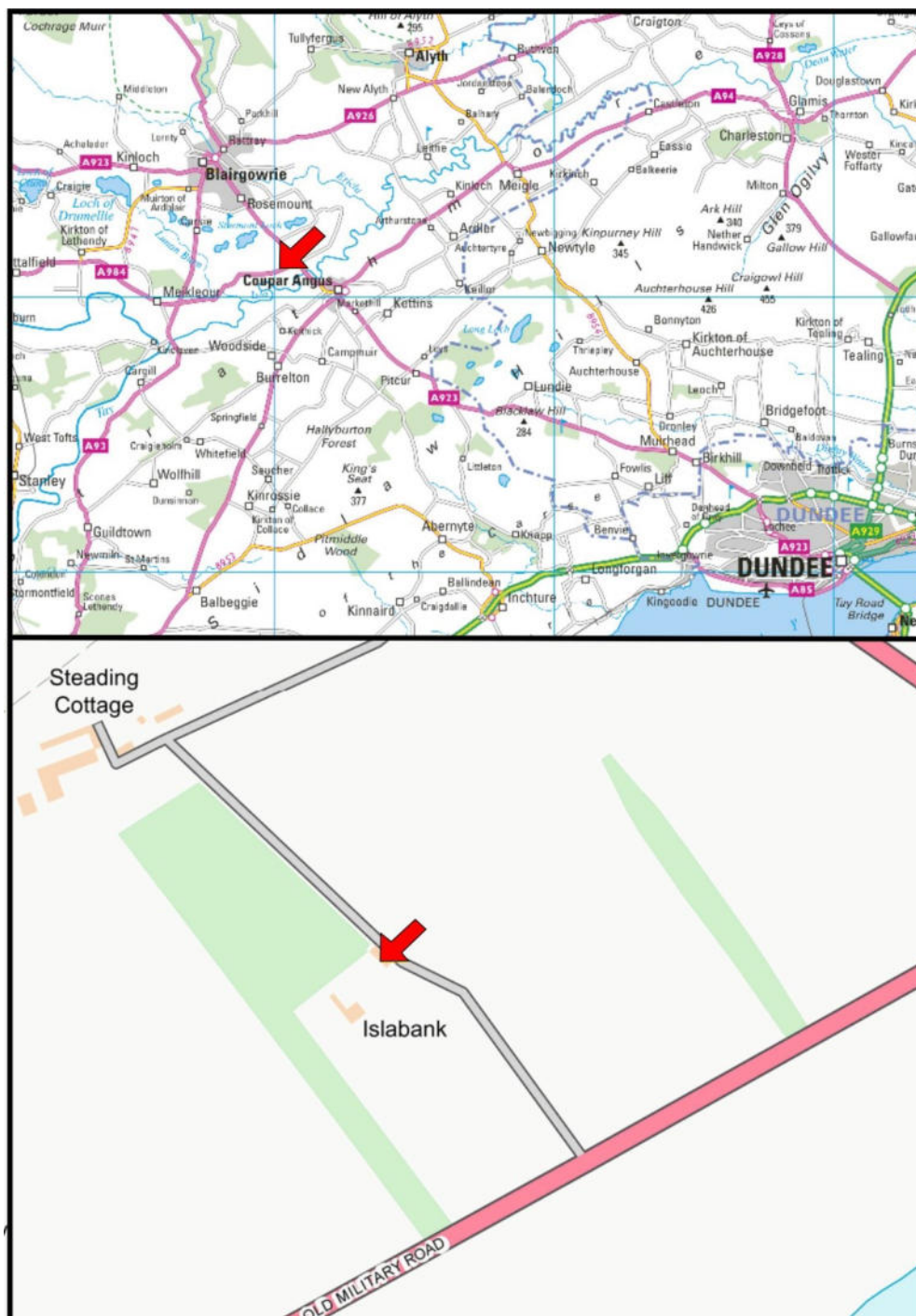
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## SUMMARY

A historic building survey was carried out on 18 September 2020. The main two-storey steading building was constructed in one phase between 1862/3 and 1899 of red sandstone. Later alterations have adapted the building which was still in agricultural use. It is recommended that no further archaeological work is required during the current planning application but this is subject to the advice of Perth and Kinross Council.

# 1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the NW of Coupar Angus on the N side of the A984. It is centred on NGR NO2020841002, at 40-45m OD (Illus 1) and in the parish of Bendochty.
- 1.2 The work was commissioned by Rosemary Scrimgeour, The Building Workshop. A planning application 20/00282/FLL was approved by Perth and Kinross Council and there is a requirement for this historic building survey.
- 1.3 All the archaeological work was carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Historic Environment Policy Scotland Statement (HEPS), which state that archaeological remains should be regarded as part of the environment to be protected and managed. Nicol 2020 and ALGAO Historic building Guidance were followed for this survey.



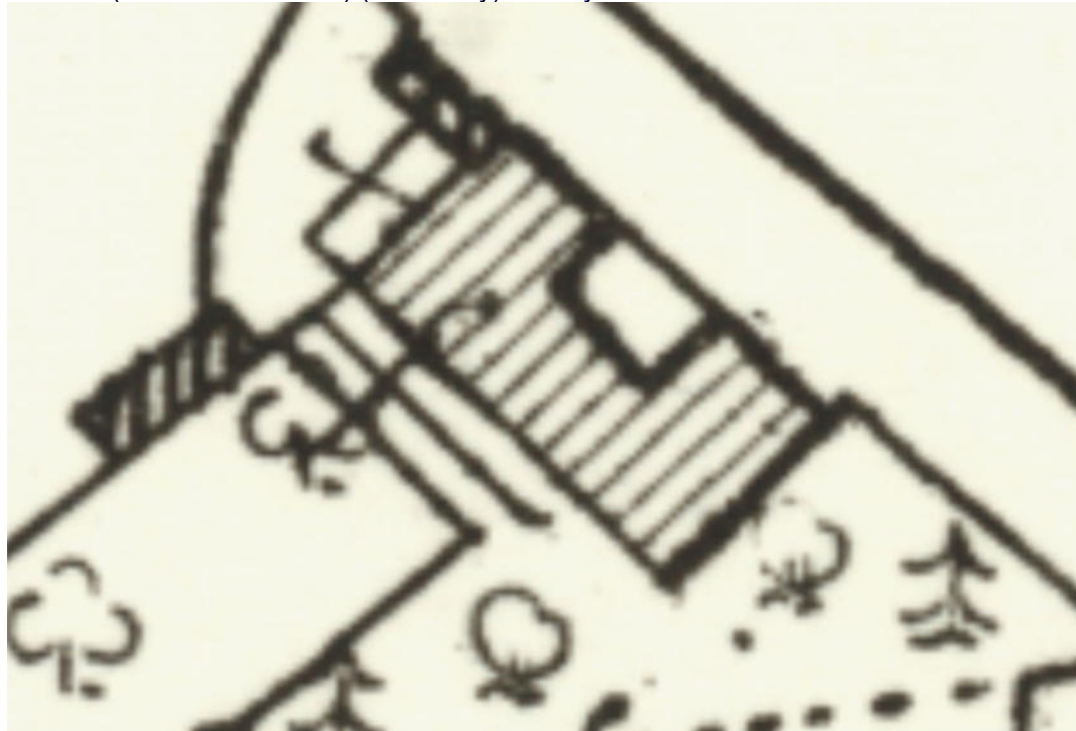
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2020)

## 2 BACKGROUND

Islabank (house and steading) is not on the Perth and Kinross HER but is on HES database Canmore NO24SW 120 as a House (Period Unassigned). The steading is not constructed by the date of the First Edition OS map (Illus 2) but is on the Second Edition OS map (Illus 3) so was built between 1862/3 and 1899. The Second Edition shows the U-shaped steading with courtyard open to the NE, extension (Rooms 5 and 6) to the NW and a walled area adjacent.



Illus 2 First Edition map showing future location of the steading. Perth and Clackmannanshire LXIII.12 (with inset LXIV.13) (Bendochy) Survey date: 1862 to 1863 Publication date: 1865



Illus 3 Second Edition Ordnance Survey map showing the steading. Perth and Clackmannanshire LXIII.12 (Bendochy; Blairgowrie; Coupar Angus) Publication date: 1901 Revised: 1899 (copyright National Library of Scotland)

### 3 HISTORIC BUILDING SURVEY

A historic building survey was carried out on 18 September 2020. Architects plans and elevations were checked and annotated, corrections made (Illus 4-7) and a full photographic survey of the building carried out. There are no upper floors so the architecture was recorded from the ground floor only. Rooms 5 and 6 are a little overgrown but all architectural details were inspected and photographed.

#### 3.1 PHASE 1

The two storey U-shaped steading is 20.5m NW-SE and 11m NE-SW is constructed of red sandstone blocks which have been pecked and tooled with red sandstone rubble and fieldstones. The window and door jambs, lintels, sills and the quoins are red sandstone blocks with the exception of those which have been replaced (see below). The steading has been built in one phase with modifications (see Phase 2, below). The building has a modern metal roof.

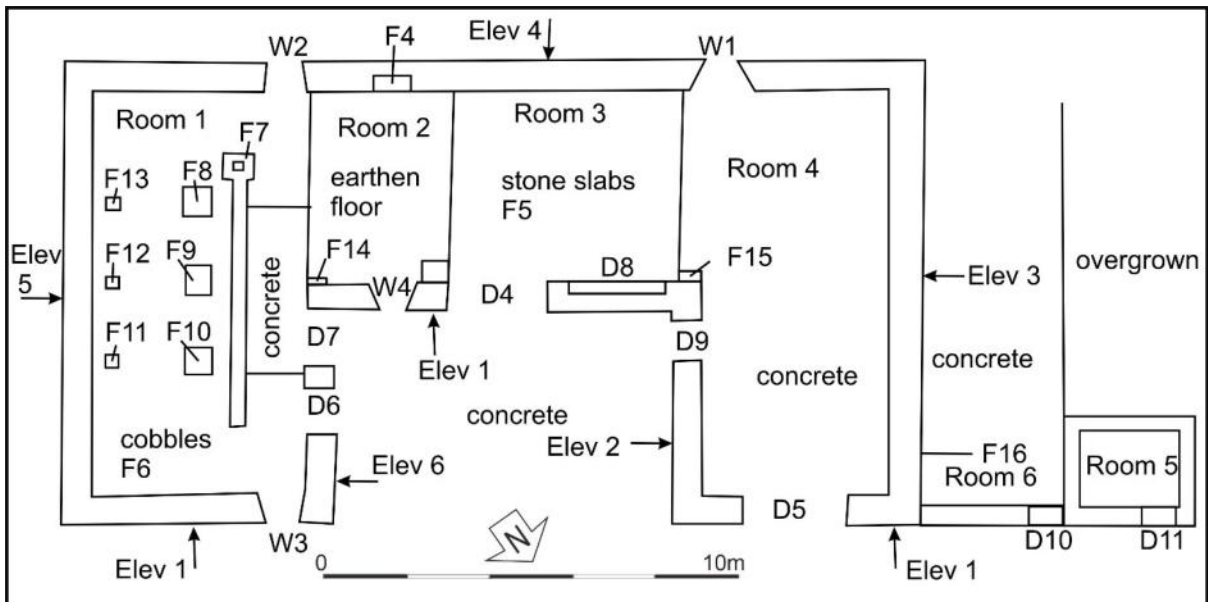
The steading consists of 6 rooms: Room 1 was stabling for animals. There is a window on the SW wall (W2) and one on the NE wall (W3) and two doors (D6, D7) on the NW wall to access the building from the courtyard. It has plastered walls and a waterwashed cobble floor (F6; Illus 9, 10) with a concrete drain F7 and stone blocks with post-holes for the uprights for stalls (F8-F13) in two lines of three. F8, 9 and 10 are 0.65x0.67m in size with a hole c0.25m diameter. F11, 12 and 13 are 0.4x0.4m in size with a hole 0.15m diameter. There are scars on the SE wall where the stalls have been removed (Illus 8). There is a concrete floor on the NW side of the room inside door D7.

The walls of Room 2 have been removed but it was a small wood-paneled room with fireplace (F4) on the SW wall (Illus 11); F4 has a sandstone surround and is 0.92mx0.92m in size and 0.42m deep. There is a window on the NE wall of Room 2 and there is now an earthen floor; the room was presumably used as a bothy for staff. Room 3 has also had the walls removed and has stone slabs (max 0.5 x 0.8m in size) on the floor (Illus 12) and originally had two cart doors on the NE wall. D4 is still open but the lintel has been replaced with a steel beam covered with concrete to mimic the tooled sandstone and the jambs replaced so its original width cannot be determined. D8 has been infilled with concrete blocks which have also been covered with textured concrete to mimic tooled sandstone. These two large doors suggest that Room 3 was a garage for vehicles. Room 4 has a concrete floor and plastered wall and has a window W1 on the SW wall, large door D5 on the NE wall and smaller door on the SE wall. The room may have been divided but has been in general agricultural use.

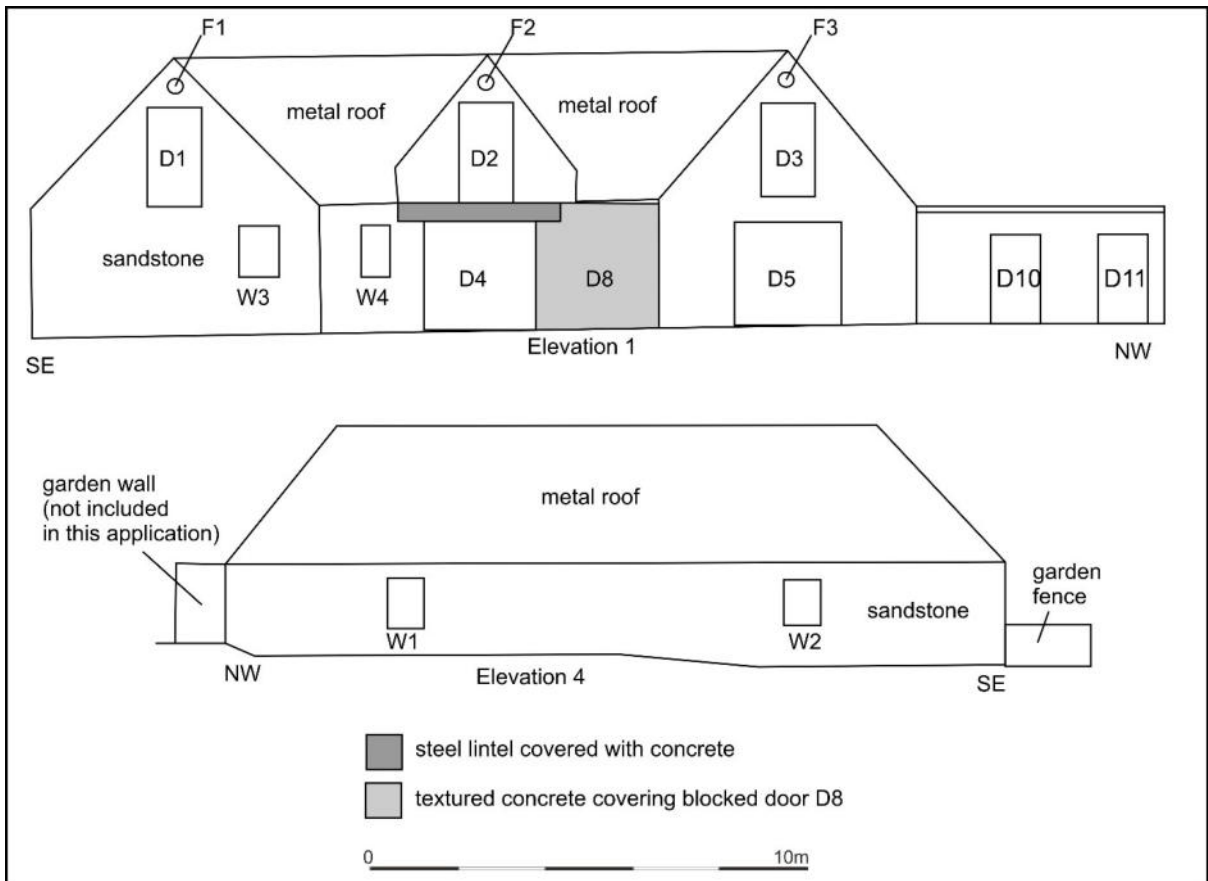
The courtyard is surfaced with concrete with a drain.

The upper floors are not present but there are joists where the floor has been removed. On the first floor there are 3 doors on the NE elevation (D1-3) each with a small circular ventilation hole above (F1-3; Illus 7).

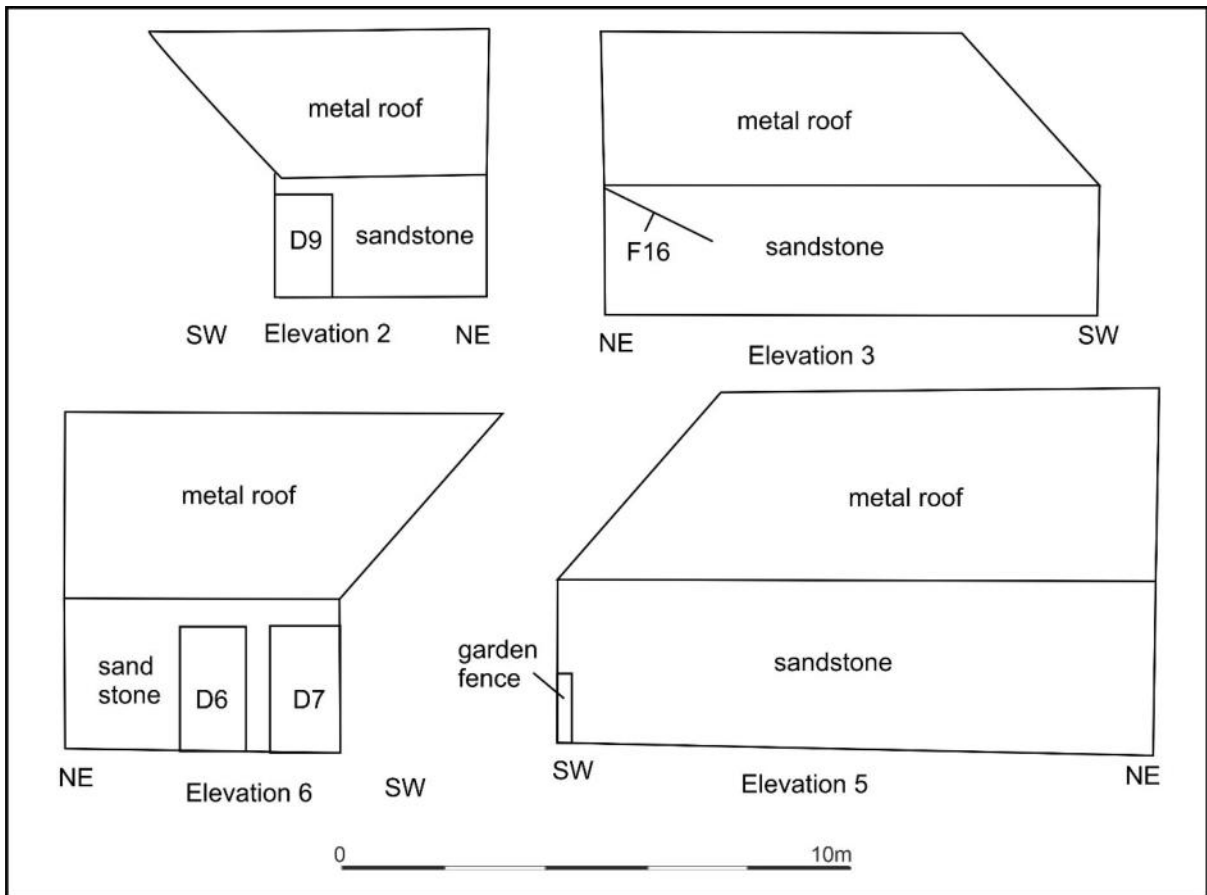
Rooms 5 and 6 form a small building 6.3x2.7m in size with walls 0.6m thick which is attached to the NW wall of the steading and appears to have been built at the same time. There are two small rooms each with a door (D10, D11; Illus 13) and the building has had a sloping roof which has been removed; the scar, F16, from the roof can be seen on Elevation 3 (Illus 6, 14). The walls of these rooms have been reduced and the area is overgrown so no internal fittings were recorded. The SW wall of Room 7 has been removed and the area concreted to form an exterior yard where the modern oil tank is sited.



Illus 4 Plan of steading annotated with numbers used in this survey (redrawn from copyright The Building Workshop)



Illus 5 Elevations of steading annotated with numbers used in this survey (redrawn from copyright The Building Workshop)



Illus 6 Elevations of steading annotated with numbers used in this survey (redrawn from copyright The Building Workshop)



Illus 7 D4 (centre) with W4 (left) and infilled D8 (right); facing SW



Illus 8 Room 1 SE wall scars from removal of stalls; facing SE



Illus 9 Detail of waterwashed cobbles F6





Illus 10 Room 1 cobbled floor F6 with postholes for stalls F11-f13 (left), F10-F8 (centre right) and concrete channel F7 (right)



Illus 11 Room 2 SW wall W2 (left) fireplace F4 (centre) with wooden paneling



Illus 12 Stone slab floor of Room 2; facing SE



Illus 13 Rooms 6 and 7 with D10 (left) and D11 (right); facing SW



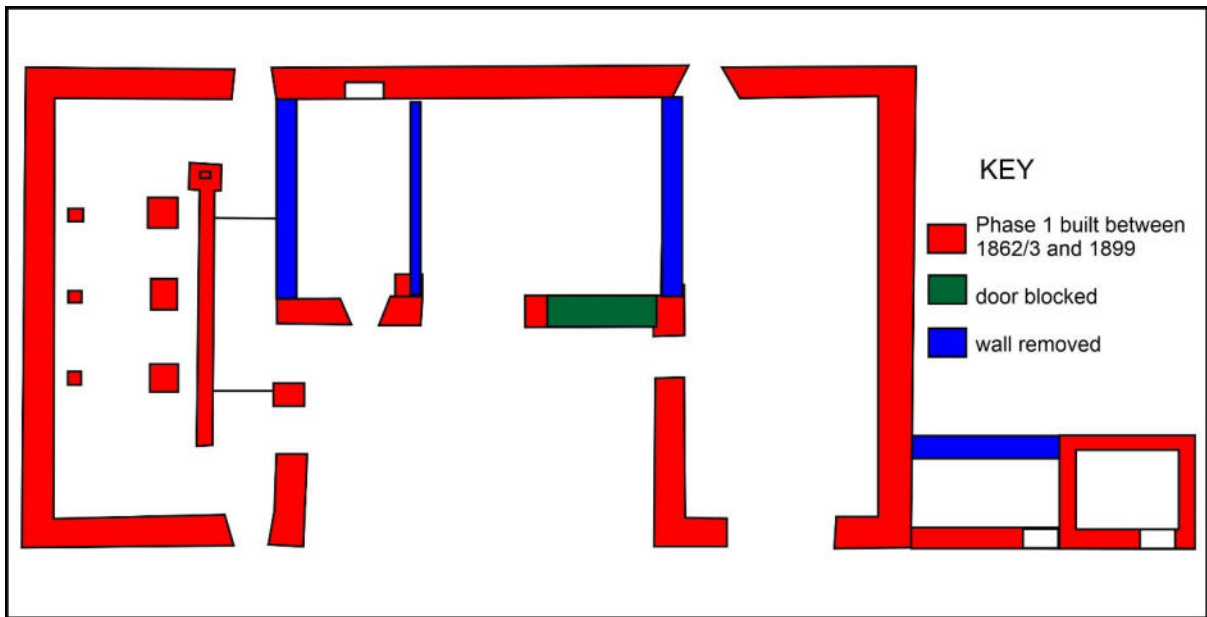
Illus 14 Elevation 3 scar after removal of Room 6 F16; facing SE

### **3.2 PHASE 2**

As mentioned above the main building was constructed in one phase but in a later phase Rooms 1-4 were joined by removal of internal walls and D8 one of the cart doors was blocked and D4 was rebuilt with steel lintel and brick jambs. The upper floors were removed. The walls of Room 5 were partially demolished, and the SW wall of Room 7 was demolished, and the area concreted to form a yard.

## **4 CONCLUSIONS AND RECOMMENDATIONS**

A historic building survey was carried out on 18 September 2020. The main two-storey steading building was constructed in one phase between 1862/3 and 1899 of red sandstone. Later alterations have adapted the building which was still in agricultural use. It is recommended that no further archaeological work is required during the current planning application.



Illus 15 Phase plan (redrawn from copyright The Building Workshop)

## 5 REFERENCES

ALGAO Scotland Historic Building Guidance

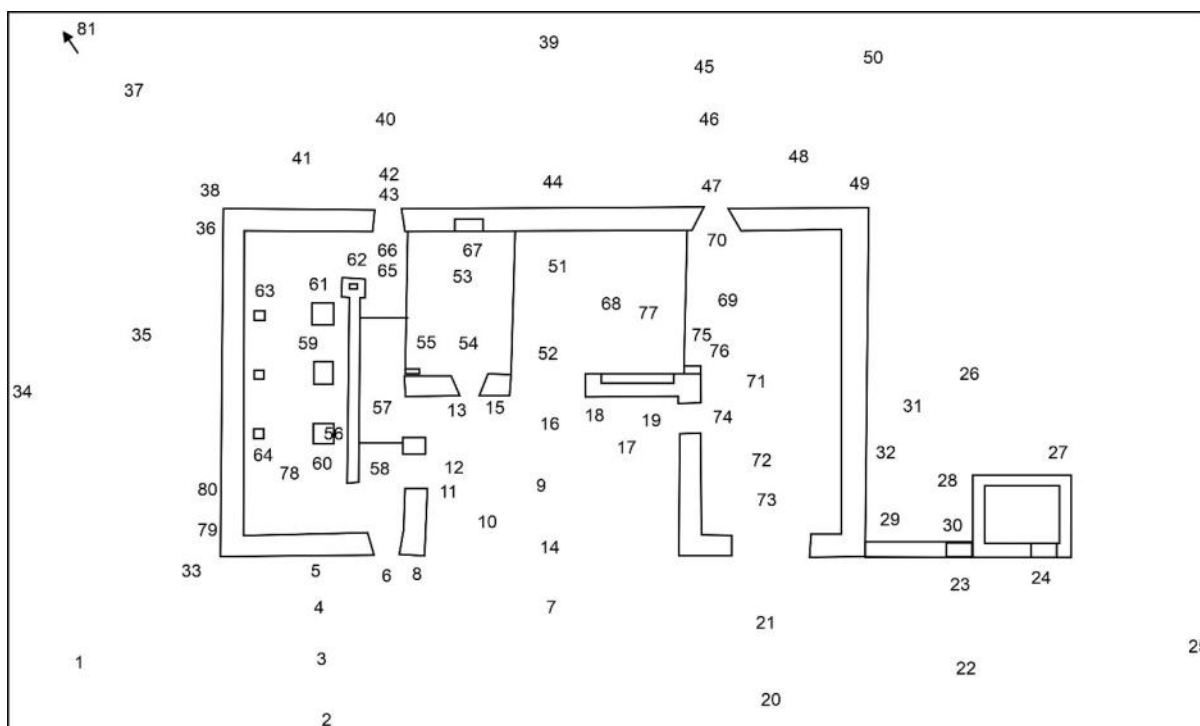
Nicol, S 2020 Terms of Reference for Historic Building Recording.

## 6 ACKNOWLEDGEMENTS

Thanks to Rosemary Scrimgeour, Building Workshop for commissioning this project and to Sophie Nicol, Historic Environment Manager, Perth and Kinross Heritage Trust for her advice during the work.

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## APPENDIX 1 PHOTOGRAPHS



Illus 16 Camera points used in this survey

Photo no	Description	Camera point	Facing
4147	NE elevation	1	W
4148	NE elevation D1 (top) W3 (bottom)	2	SW
4149	NE elevation D1 (top) W3 (bottom)	3	SW
4150	NE elevation D1 (top) W3 (bottom)	4	SW
4151	NE elevation D1 (top) W3 (bottom)	4	SW
4152	D1	5	SW
4153	W3	6	SW
4154	NE elevation D1, W3 (left) D6, D7 (centre) W4, D4 (right)	7	S
4155	Tooling detail	8	SW
4156	D6 (left) D7 (right)	9	SE
4157	Sandstone blocks NE of door D6	10	SE
4158	Detail of sandstone block jamb D6	11	SE
4159	D6	12	SE
4160	D7	13	SE
4161	W4(left) D2 (centre top) with D4 below and blocked D8 (right)	14	SW
4162	W4	15	SW
4163	D4	9	SW
4164	D4 steel lintel with concrete layer mimicing sandstone	16	SW
4165	D2	9	SW
4166	F2 detail	9	SW
4167	Concrete wall treatment textured to mimic tooled sandstone	17	SW

4168	Detail of above	18	SW
4169	D9	9	NW
4170	D9	19	NW
4171	D3 (above) D5 (below) F3 top	20	SW
4172	D5	21	SW
4173	D3 with F3 top	21	SW
4174	D10 (left) D11 (right)	22	SW
4175	D10	23	SW
4176	D11	24	SW
4177	Steading from N	25	S
4178	D10 (right) D11 (left)	26	NE
4179	NW wall Room 5	27	NE
4180	D10 (right) D11 (left)	28	N
4181	SE wall Room 5 demolished and overgrown	29	NW
4182	D10	28	NE
4183	D10 lintel	30	NE
4184-5	D10 (right) D11 (left)	31	NE
4186	Junction extension including Room 5 with main steading	29	E
4187	Steading Room 4 NW wall	28	SE
4188	Steading Room 4 NW wall	26	SE
4189	Detail of sandstone NW wall	32	SE
4190	W corner of steading showing gas tank and garden wall attached to steading (not included in this application)	31	S
4191	Gate and E corner of steading	33	SW
4192	SE wall of steading	34	NW
4193	detail of sandstone SE wall	35	NW
4194	detail of sandstone SE wall	36	NW
4195-6	Steading from S	37	N
4197	S corner of steading showing quoins	38	N
4198-99	SW wall with W1 (left) W2 (right)	39	NE
4200	W2	40	NE
4201	W2	41	NE
4202	W2	42	NE
4203	W2 lintel	43	NE
4204	W2 sill	43	NE
4205	large blocks in centre of SW wall (not a blocked aperture)	44	NE
4206	W1	45	NE
4207	W1	46	NE
4208	W1	47	NE
4209	W corner of steading with main garden wall attached	50	NE
4210	W corner of steading with main garden wall attached	49	NE
4211	W1	50	E
4212	D4	9	SW
4213	D4	51	NE
4214-15	D2	51	NE

4216-17	Stone and brick buttress SE side D4	52	SE
4218	W4 with wooden panelling	53	NE
4219	W4 with wooden panelling	54	NE
4220	W4 with wooden panelling	54	E
4221	Wall stub F14	55	NE
4222	D7 (left) D6 (right)	56	NW
4223	Roof above D6/D7	56	NW
4224	D7	57	NW
4225	D6	58	NW
4226-8	Room 1 NE wall D1 (above) W3 (below)	59	NE
4229	W3	58	NE
4230	D1	60	NE
4231	Room 1 SE wall showing scars of horse stalls	60	SE
4232	roof above	60	SE
4233	Cobbled floor F6	60	SE
4234	Room 1 SE wall showing scars of horse stalls	61	SE
4235	roof above	61	SE
4236	Cobbled floor F6	61	SE
4237	Painted decoration above horse stalls	63	SE
4238	Room 1 SW wall W2 (right)	59	SW
4239	Cobbled floor F6	59	SW
4240	roof above	59	SW
4241	Cobbled floor F6 with F7 (left)	61	NE
4242	Cobbled floor F6 F7 (centre)	62	NE
4243	Cobbled floor F6 line of post-holes F8, F9, F10	61	NE
4244	Cobbled floor F6 F8	61	NE
4245	Cobbled floor F6 line of post-holes F13, F12 ,F11	63	NE
4246-7	Cobbled floor F6 F13	63	NE
4248	F8	61	NE
4249-50	Detail of waterwashed cobbles F6	63A	NE
4251	W2	65	SW
4252	roof above	65	SW
4253	W2	66	SW
4254	W2 stone sill	66	SW
4255	Room 2 SW wall fireplace F4 and wood panelling	54	SW
4256	F4	67	SW
4257	Room 2 SW wall fireplace F4 and wood panelling	51	S
4258	Room 3 SW wall	51	SW
4259	Room 3 SW wall	68	SW
4260	Room 4 SW wall W1	69	SW
4261	roof above	69	SW
4262	W1	70	SW
4263	Room 4 NW wall	69	NW
4267	Room 4 NW wall	74	NW
4268	roof above	74	NW
4269	Room 4 NE wall D5	72	NE
4270-1	D3	73	NE



4272	Room 4 SE wall D9 (right)	72	SE
4273	D9	74	SE
4274	Wall stub F15	75	NE
4275	Wall stub F15	76	E
4276-77	Blocked door D8	77	NE
4278	roof above	77	NE
4279	Blocked door D8	77	NE
4280	roof above	77	NE
4283	Stone floor F3 Room 3	52	SW
4284	Stone floor F3 Room 3	52	NE
4285	Stone floor F3 Room 3	52	SW
4286	F10, F9	60	SW
4287	F10, F9 (right) F11, F12 (left)	78	SW
4288	F10, F9	61	NE
4289-90	F10	61	SW
4291	F11, F12, F13	64	SW
4292-3	F11	64	SW
4294-5	F6 detail	78	SW
4296-7	Room 5 (left) D11 (left) D10 (right)	26	NE
4298	Concrete scar F16 for Rooms 5/6	29	SE
4299	Elevation 3	27	SE
4300	Elevation 5	34	NW
4301-2	Elevation 5 stone details	79/80	NW
4302	Steading from the end of the drive	81	NW





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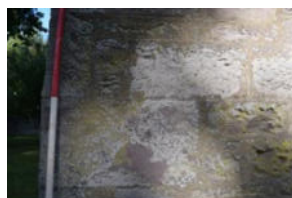
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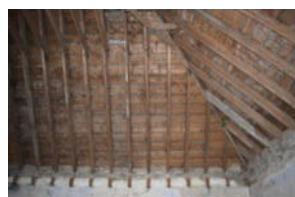
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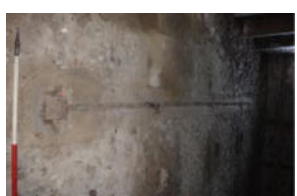
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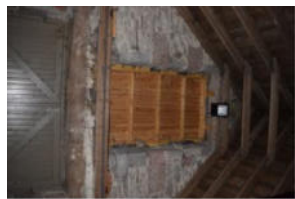
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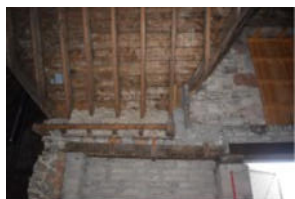
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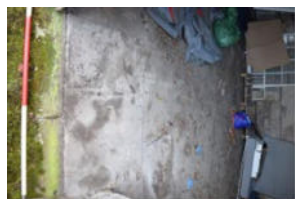
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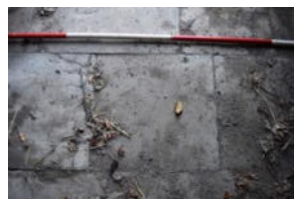
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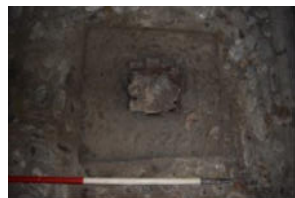
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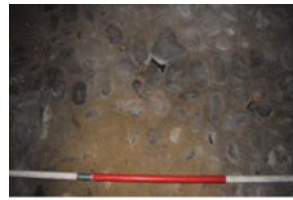
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