

# GUARD ARCHAEOLOGY



**Coldrach Farm Steading, Drymen:  
Historic Building Recording Survey  
Project 3646**

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## **Coldrach Farm Steading, Drymen: Historic Building Recording Survey**

**On behalf of:** Swilken Construction (Coldrach1) Ltd

**NGR:** NS 46931 90021

**Project Number:** 3646

**Report by:** Christine Rennie

**Illustrations:** Fiona Jackson

**Project Manager:** Ronan Toolis

**Approved by:**



**Date:**

28/03/2013

*This document has been prepared in accordance  
with GUARD Archaeology Limited standard operating procedures.*

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## Executive Summary

- 1.1 A Standing Building Survey of Coldrach Farm Steading was carried out on 13<sup>th</sup> March 2013 by GUARD Archaeology Limited, on behalf of Swilken Construction (Coldrach1) Ltd, in accordance with Condition 4 of listed building consent 2012/0264/LBC.
- 1.2 The eighteenth century steading has some exterior and interior alterations and, aside from the collapsed section of roof, is generally in quite a good condition. Two of the interior areas were inaccessible at the time of the survey.

## Introduction

- 2.1 This document presents the results of the level 2 Historic Building Recording Survey of Coldrach Farm Steading, undertaken by GUARD Archaeology Limited, on behalf of Swilken Construction (Coldrach1) Ltd. The client aims to sympathetically refurbish this eighteenth century steading (Planning Reference: 2012/0251/DET) and this Level 2 survey was required by the West of Scotland Archaeology Service (WoSAS), archaeological advisers to Loch Lomond and Trossachs National Park Authority, to satisfy Condition 4 of Listed Building consent 2012/0264/LBC.

## Site Location

- 3.1 Coldrach Farm Steading is located to the north-west of Drymen (centred at NGR: NS 46931 90021), within the Loch Lomond and Trossachs National Park, formerly within Stirlingshire; Figure 1).

## Archaeological Background

- 4.1 Coldrach Farm Steading is B Listed along with Coldrach Farmhouse (Historic Building No 4043; NMRS No. NS48NE 15.0). The associated Coldrach Farmhouse was built by Alexander Gowan, mason between 1763 and 1769, and although no specific date is known for the steading, it is likely to be contemporary with the construction of the dwelling. GUARD Archaeology undertook a previous building survey, of the farmhouse building only, in June 2012 (Bailie 2012).
- 4.2 Aside from the farmhouse, there are no known archaeological sites within close proximity to Coldrach steading.

## Aims and Objectives

- 5.1 The aim of the archaeological works was to:
  - undertake a building survey of the steading prior to building work commencing, to ensure that any items of archaeological interest that might be damaged or disturbed by the development are recorded and recovered as necessary for the benefit of the nation.
- 5.2 The objectives were therefore to:
  - conduct a level 2 building recording survey to record the interiors and exteriors of the steading;
  - submit a report to data structure level for agreement to WoSAS, and then approval to Loch Lomond and Trossachs National Park, on completion of the survey.

## Methodology

- 6.1 The level 2 building recording survey of the existing farmhouse and steading buildings was carried out in accordance with the Written Scheme of Investigation, agreed in advance by WoSAS (Appendix D).



- 6.2 The survey consisted of a written description of the building's location, age, type, materials and use. This includes, where appropriate, a description of changes in the structure and use of the steading.
- 6.3 The existing architectural drawings of the exterior elevations and interior floor plans were annotated.
- 6.4 Digital and monochrome chemical photography was used to record the exterior elevations, while the interiors were recorded by digital photography only. Detailed photographs were taken of significant fixtures/fittings within the steading buildings.
- 6.5 The written, photographic and drawing records produced during the building recording survey were incorporated to form a full building record of the interior and exterior of the steading.

## Results

- 7.1 The archaeological building recording was carried out by Christine Rennie on 13<sup>th</sup> March 2013. The results outlined below should be read in conjunction with Figures 1 - 8, Plates 1 – 22 (Appendices B and C). The building survey included the exterior and interior of the steading of Coldrach Farm which consists of a U-shaped range of farm buildings. The north and east ranges are single storey structures, while the west range has a small upper storey at its central section (Figure 2). A written description of each of the three ranges was made, with any notable features and corrections annotated to the existing architectural plans, and a comprehensive photographic record taken. The majority of the windows in the steading have seen some level of abuse from vandalism, and graffiti was noted on some of the interior walls.

### Listed Building Descriptions

- 7.2 The Listed Building Entry (HB No 4043) includes the following description of the steading:
- 7.3 Situated immediately to the NW of the house, the U-plan steading is rubble built with roughly squared quoins, some of which is harled, with piended roofs, mainly covered with graded slate. The outer elevation of the SW range has 3 cart-arches; there were probably originally 6, but the others have been altered to allow modern farm equipment to access the barn.

### Steading Building 1: exterior survey

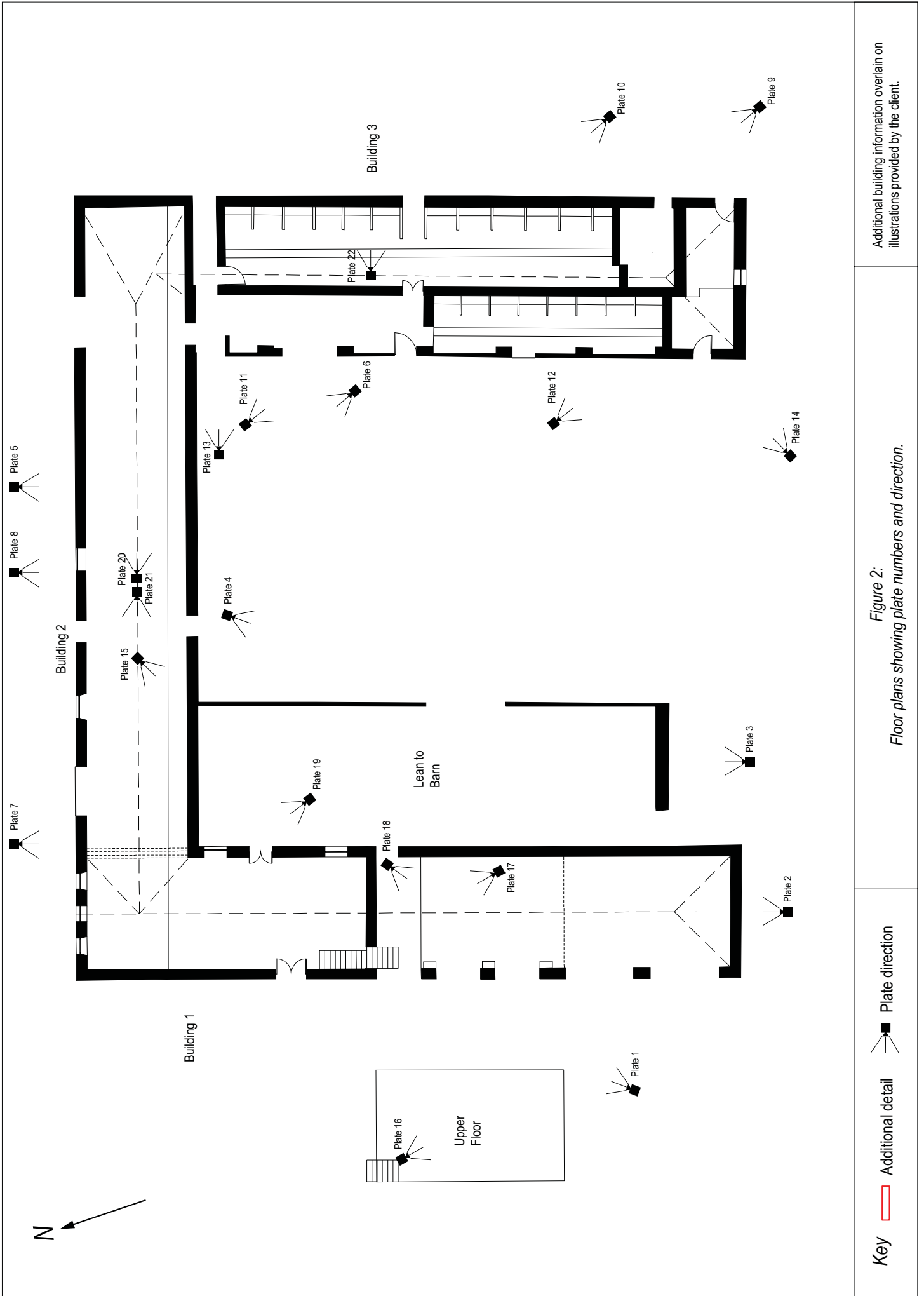
- 7.4 The west facing exterior of the building was bonded stone with six entrances to the interior. A timber double-door entrance provided access to the storage area at the north of the building. Three cart-arches are in the central section (Figure 4; Plate 1), and two further entrances at the south-west were also probably cart-arches, but had been enlarged to accommodate modern farm machinery; these were boarded-up, making the south interior inaccessible.
- 7.5 The harling on the south and east facing elevations was relatively intact, although patches were missing from both walls (Figures 3 & 8; Plate 2), and a vent had been created on the upper portion of the south-facing wall for the electricity supply.



Plate 1: West facing elevation of Building 1.



Plate 2: Harling and exposed stones on south facing elevation of Building 1.



Additional building information overlain on illustrations provided by the client.

Figure 2:  
Floor plans showing plate numbers and direction.

Key  Additional detail  Plate direction

- 7.6 A modern lean-to animal shed of breeze-block, timber and corrugated steel construction adjoined the eastern side of Building 1 (Figure 8; Plate 3), and incorporated an existing stone wall that formed its southern limit. A window or gap on this earlier wall had been blocked-up and capped with breeze-block (Figure 3; Plate 4). The lean-to shed has one gated entrance from the courtyard.
- 7.7 The roofs on the west side of the building and on the modern animal shed were of corrugated steel, and were in a good state of repair. Graded slate roofs on the east and south sides of the building were found to be in a reasonable condition, with slates missing only from the first few rows from the bottom edge.



Plate 3: Blocked-up window in lean-to component of Building 1.



Plate 4: East facing elevation of Building 1.

### Steading Building 2: exterior survey

- 7.8 The building is of bonded stone with five entrances from the north exterior, two of which are now blocked-up (Figure 5; Plate 5), and two from the courtyard, one of which is blocked-up (Figure 3; Plate 6). On the north elevation are two sliding-track barn doors with wooden lintels, one sliding-track door with a wooden lintel, one block-up sliding-track door with a wooden lintel and one blocked-up door with stone lintel and splayed stone headwork. From the courtyard, one entrance has a wooden lintel and the other, which is blocked-up, has a stone lintel and splayed stone headwork.
- 7.9 The north elevation has five windows in total; two small windows below a large shuttered window on the north gable-end (Figure 5; Plate 7), and two sash windows on the central section, both of which have stone lintels and splayed stone headwork. The easternmost of these windows has been partially blocked-up (Plate 8).
- 7.10 The roof of Building 2 is of graded slate, and is in a poor state of repair. The roof and supporting timbers are entirely missing at the eastern corner, having collapsed into the interior of the building.

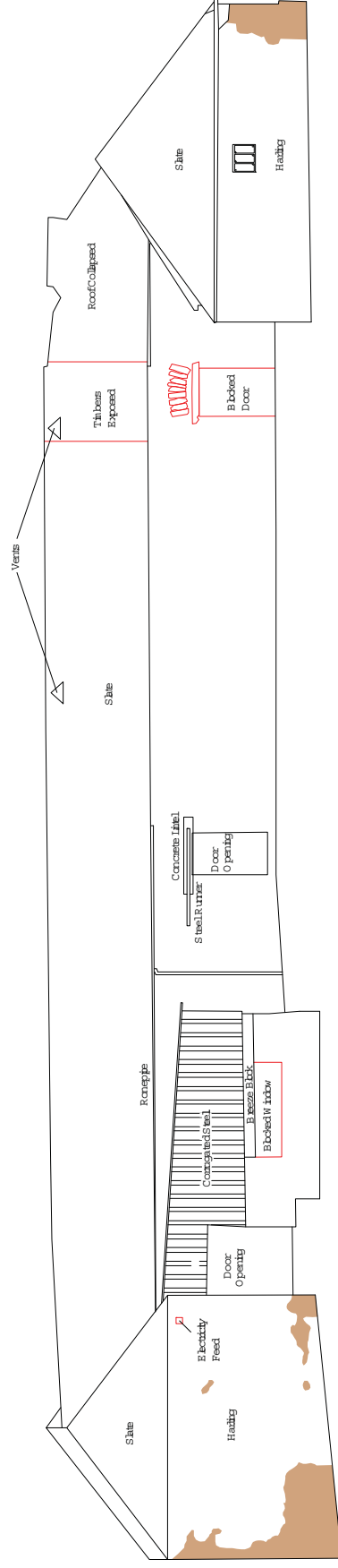


Plate 5: Blocked entrance with splayed stone headwork. Building 2, north elevation.



Plate 6: South facing elevation of Building 2 with blocked-up entrance on right.



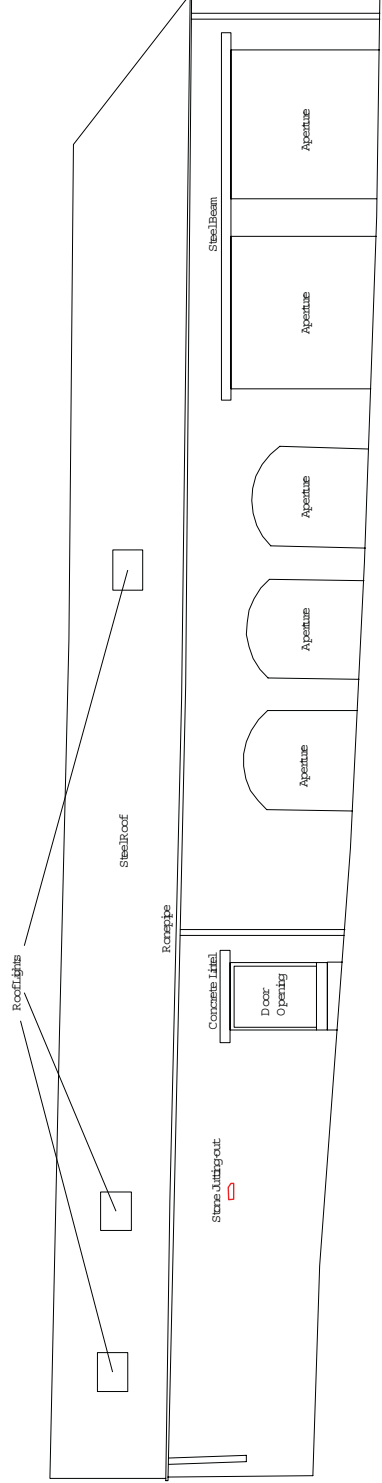


Key  Additional Detail  Exposed stone

Figure 3:  
South Facing Elevation

0  5 m

Additional building information available on  
illustrations provided by the client.

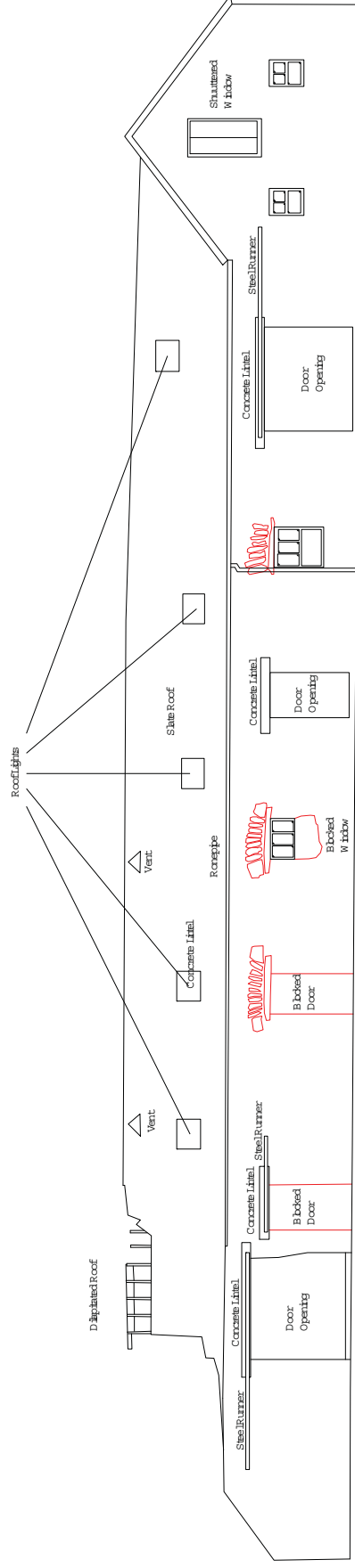


Key  Additional detail  Exposed stone

Figure 4:  
West-facing elevation of Building 1.



Additional building information available on illustrations provided by the client.



Key

Additional detail

Exposed stone

Figure 5:  
North facade elevation of Building 2

0 5 m

Additional building information overlain on illustrations provided by the client.



Plate 7: Arrangement of windows on Building 2, north gable end.



Plate 8: Partially blocked window on Building 2, north elevation.

### Steading Building 3: exterior survey

7.11 The building is of bonded stone and breeze-block, and has six entrances from the east exterior, two of which are blocked-up, and five on the courtyard side. On the east-facing elevation (Figure 6; Plate 9), are three wooden single-width doors and one wider wooden door at the east end of the building. Two further single-width doors have been block-up (Plate 10). The two southernmost doors have stone lintels, while the remainder appear to have wooden lintels. The entrances on the courtyard side (Plate 11) comprise two gated entrance gaps at the northern end, one wooden single-width door and one sliding-track door in the central section and one wooden door at the southern end; the latter was inaccessible during the survey.



Plate 9: View of east side of Building 3.



Plate 10: Block-up doors and window on Building 3.

7.12 There are six windows on the east elevation, all of which are blocked-up.

7.13 On the courtyard side, the frontage of the building has been altered. Gaps between the stonework have been in-filled by half-height breeze-block walls with timber slats above (Plate 12).

7.14 The roof of Building 3 is in a very bad state of repair and the graded slates are only extant in the central section. Structural timbers are visible on the northern and southern sections (Plates 13 & 14).



Plate 11: View of courtyard side of Building 3.



Plate 12: Breeze-block and timber slat wall.



Plate 13: Roof timbers visible at north of Building 3.



Plate 14: Roof timbers visible at south of Building 3.

### Steading Building 1: interior survey

- 7.15 This building has concrete floors throughout and is sub-divided into three areas, the southernmost of which was boarded-up on the interior and exterior and was inaccessible (Figure 2). The northern area had, at one time, been partitioned-off from Building 2 but, at the time of the survey, was open (Plate 15). All of the interior stone walls, with the exception of that within the lean-to animal shed, are whitewashed/limewashed.
- 7.16 Concrete stairs at the south-west of the northern area lead to a storage room located above the central section of the building (Plate 16). This room had temporary wooden partitioning at the southern end, but was not fully surveyed as the wooden floor was considered to be unsafe.
- 7.17 Below the upper store was further storage accessed from the lean-to animal shed and from the exterior cart-arches. Three wooden posts (Plate 17) and breeze-block columns constructed to the rear of the cart-arches (Plate 18) provide additional support for the upper store.
- 7.18 The lean-to animal shed is built out from the original east wall of the building and has two access points to the exterior, one to the courtyard and one to the road (Figure 8). On the original wall are two wooden doors with stone lintels, one leading to the northern area of Building 1 and the other to the central cart-arches. The southernmost of the two windows on this wall is just below roof height, has stone lintel and sill and is barred on the exterior with vertical and horizontal iron bars. The other window has stone framing, sill and lintel with splayed stone headwork (Plate 19).

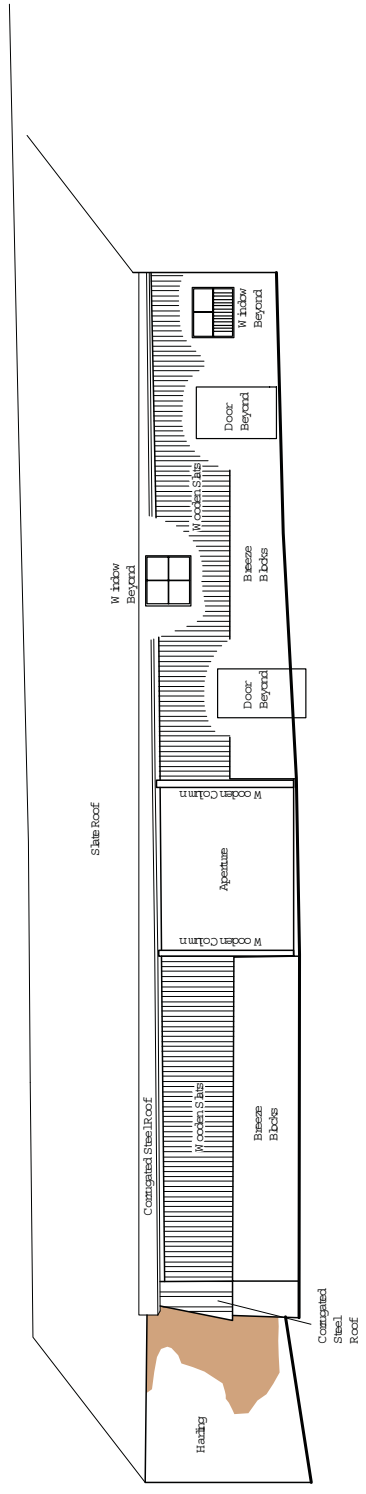
### Steading Building 2: interior survey

- 7.19 All interior walls are stone-built and whitewashed/limewashed, and the floor throughout is concrete. A metal gate could be used to subdivide the interior space of the building, which appears to have been used as an animal shed. The collapsed roof timbers occupy the eastern section of the building (Plates 20 & 21). The building can be accessed directly from Building 1 and via a passage and entrance door from Building 3.









Key  Additional detail  Exposed stone

Figure 8:  
East Facbg elevation of Building 1



Additional building information overlain on illustrations provided by the client.



Plate 15: Former partition between Buildings 1 and 2.



Plate 16: Upper storage space in Building 1.



Plate 17: Wooden support posts in Building 1.



Plate 18: Breeze-block support columns in Building 1.



Plate 19: Door and window on original exterior wall of Building 1.



Plate 20: West end of Building 2 showing collapsed roofing.



Plate 21: East end of Building 2.



Plate 22: Animal stalls in Building 3.

### Steading Building 3: interior survey

- 7.20 Building 3 is stone-built with whitewashed/limewashed walls and concrete floors throughout. It is sub-divided on its long axis and has a separate room at its southern end. The long eastern room contains 12 concrete-built animal stalls with water bowls and feeding troughs (Plate 22), and a drainage channel runs for almost the full length of the building. At the southern end of this room is a larger animal byre, with access to the exterior and steps at the west wall leading up to the main room.
- 7.21 The western area of this building is divided into two, with a further eight animal stalls on the south and a byre with access to the courtyard on the north. The animal stalls here also have water bowls and feeding troughs, and a drainage channel runs for the length of the southern half of this area. There is no direct access to the exterior from the animal stalls.

### Discussion

- 8.1 The exterior walls were found to be intact, with the exception of a missing upper quoin on the south-east corner of Building 3. While the stone-work was visible on most of the walls, those on the south elevations of Buildings 1 and 3 and on the southern part of the eastern elevation of Building 1 were harled, the render being missing in places. The exposed stone-work was constructed of regularly coursed squared blocks of stone and smaller flat stones, and was of fairly good quality. The application of harling on only three surfaces is of note, and may indicate measures taken to prevent water penetration.
- 8.2 Alterations to the original structure include the concrete flooring found throughout the interior of all ground-level buildings. As the buildings were used for storage and for housing livestock, this would have been done for practical and hygiene reasons, concrete being easier to clean than stone floors. The use of concrete indicates that these alterations are of recent date, and it is possible that the original stone floors lie below the concrete.
- 8.3 Other alterations are the blocking-up of doors and windows, visible on Buildings 2 and 3. In all cases, the in-fill material comprised mortared stone rather than brick or breeze-block, and this similarity in construction technique and material suggests that these alterations may be broadly contemporary with the original structure.
- 8.4 Modern additions to the exterior of the eighteenth century steading are the lean-to animal shed abutting Building 1 and the in-filling of access points to the courtyard on the west-facing elevation of Building 3. Given the materials used for these alterations, they have probably been carried out within the last 20 years.

### Conclusions

- 9.1 The building recording survey recorded the interior and exterior of the steading as it currently exists, prior to the commencement of any development works related to the conversion of the building into a residence, in accordance with condition 4 of planning consent 2012/0264/LBC.
- 9.2 A summary of the results of the standing building survey will be submitted to Discovery and Excavation in Scotland. A copy of the summary is included in Appendix C. The archive for the project, including a copy of the report, will be submitted to the National Monuments Record for Scotland within six months.
- 9.3 The online OASIS form at <http://ads.ahds.ac.uk/project/oasis/> (OASIS Reference: guardarc1-145609) has been completed, and this report will be uploaded on its approval by WoSAS. Once the Data Structure Report has become a public document by submission or incorporation into the local Sites and Monuments Record, WoSAS will validate the OASIS form thus placing the information into the public domain in the OASIS website.



## Acknowledgements

- 10.1 GUARD Archaeology would like to thank Campbell for his assistance during the survey. Technical support was provided by Aileen Maule, John Kiely and Jen Cochrane. The Building Recording was conducted by Christine Rennie. The illustrations were produced by Fiona Jackson and the report was desk top published by Gillian McSwan. The project was managed for GUARD Archaeology by Ronan Toolis.

**Coldrach Farm Steading, Drymen:  
Historic Building Recording Survey**

**Section 2: Appendices**



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## Appendices

### Appendix A: References

Bailie, W 2012 *Coldrach Farm, Drymen Standing Building Survey*, unpublished GUARD Archaeology Data Structure Report.

### Appendix B: Photographic List

#### Black & White

Frame	Area	Subject	Taken from
1	-	ID shot	-
2	Building 3	View of south exterior wall	S
3	Building 3	View of south exterior wall	SW
4	Building 3	Exposed stonework on south exterior wall	S
5	Building 3	Southern end of east exterior wall	S
6	Building 3	Southern end of east exterior wall	SE
7	Building 3	Two blocked windows on east exterior wall	S
8	Building 3	Blocked door and window on east exterior wall	S
9	Building 3	Blocked doors and windows on east exterior wall	SE
10	Building 3	Blocked doors and windows on east exterior wall	S
11	Building 3	Existing door and blocked window on east exterior wall	SE
12	Building 3	Existing door on east exterior wall	S
13	Building 3	Northern end of east exterior wall	E
14	Building 3	Northern end of east exterior wall	E
15	Building 2	View of north exterior wall	ESE
16	Building 2	Existing entrance and blocked door on north exterior wall	E
17	Building 2	Blocked door and partially blocked window on north exterior wall	E
18	Building 2	Splayed stone headwork above blocked door; north exterior wall	E
19	Building 2	Blocked window on north exterior wall	E
20	Building 2	Splayed stone headwork above blocked window; north exterior wall	E
21	Building 2	Existing door and window at northern end of north exterior wall	N
22	Building 2	Existing door at northern end of north exterior wall	N
23	Building 1	North end of west exterior wall	NNW
24	Building 1	South end of west exterior wall	WSW
25	Building 1	South exterior wall	SW
26	Building 1	South exterior wall	S
27	Building 1	South end of east exterior wall	S
28	Building 1	South end of east exterior wall	W
29	Building 2	South exterior wall	W
30	Building 2	South exterior wall	E
31	Building 3	West exterior wall	W
32	Building 3	West exterior wall	NE
33	Building 1	Western end of east exterior wall	E
34	Building 1	Eastern end of east exterior wall	SE
35	-	General view of courtyard	N
36	-	General view of courtyard	W

#### Digital

Frame	Area	Subject	Taken from
1	-	ID shot	-
2	Building 3	View of south exterior wall	S
3	Building 3	View of south exterior wall	SW
4	Building 3	Slate roof at south end of building	SW
5	Building 3	Exposed stonework at south-east corner of south exterior wall	S

Frame	Area	Subject	Taken from
6	Building 3	Detail of missing quoin	S
7	Building 3	Southern end of east exterior wall	S
8	Building 3	Southern end of east exterior wall	SE
9	Building 3	Two blocked windows on east exterior wall	S
10	Building 3	Detail of window	S
11	Building 3	Blocked door and window on east exterior wall	S
12	Building 3	Unroofed section of building 3	S
13	Building 3	Blocked doors and windows on east exterior wall	SE
14	Building 3	Blocked doors and windows on east exterior wall	S
15	Building 3	Unroofed section of building 3	NE
16	Building 3	Existing door and blocked window on east exterior wall	S
17	Building 3	Existing door on east exterior wall	SE
18	Building 3	Slate roof and unroofed section	SE
19	Building 3	Slate roof	SE
20	Building 3	Eastern end of east exterior wall	E
21	Building 3	Eastern end of east exterior wall	E
22	Building 3	Unroofed section of building 3	E
23	Building 3	Unroofed section of building 3	E
24	Building 3	Eastern end of east exterior wall	E
25	Building 3	Eastern end of east exterior wall	E
26	Building 2	View of north exterior wall	ESE
27	Building 2 & 3	Corner of north and east exterior walls	ESE
28	Building 2	Eastern section of north exterior wall	E
29	Building 2	Existing entrance and blocked door on north exterior wall	E
30	Building 2	Fallen roof timbers	N
31	Building 2	Fallen roof timbers	SE
32	Building 2	West interior wall	NW
33	Building 2	Doorway on north interior wall	E
34	Building 2	Blocked door and partially blocked window on north exterior wall	SSE
35	Building 2	Blocked door on north exterior wall	E
36	Building 2	Splayed stone headwork above blocked door; north exterior wall	E
37	Building 2	Blocked window on north exterior wall	E
38	Building 2	Splayed stone headwork above blocked window; north exterior wall	E
39	Building 2	Existing door and window at northern end of north exterior wall	N
40	Building 2	Existing door at northern end of north exterior wall	N
41	Building 2	Existing door and window at northern end of north exterior wall	E
42	Building 2	Two storey gable on north exterior wall	N
43	Building 2	Two storey gable on north exterior wall	N
44	Building 2	Two storey gable on north exterior wall	N
45	Building 2	Two storey gable on north exterior wall	SE
46	Building 1	Northern end of west exterior wall	N
47	Building 1	Jutting stone on west exterior wall	NNW
48	Building 1	Door at northern end of north exterior wall	NNW
49	Building 1	Cart-arches on west exterior wall	WNW
50	Building 1	Cart-arches on west exterior wall	NNE
51	Building 1	Stonework with modern breeze-block; cart-arches	NE
52	Building 1	Boarded-up south entrances on west exterior wall	WNW
53	Building 1	Boarded-up south entrances on west exterior wall	NNE
54	Building 1	Metal detail above cart-arches	NW
55	Building 1	Metal detail above cart-arches	NW
56	Building 1	South exterior wall	WSW
57	Building 1	Exposed stone on south exterior wall	S
58	Building 1	Exposed stone on south exterior wall	S
59	Building 1	Missing harling on south exterior wall	S
60	Building 1	Missing harling on south exterior wall	S

Frame	Area	Subject	Taken from
61	Building 1	Slate roof on Building 1	SW
62	Building 1	Electricity feed into building 1	S
63	Building 1	Southern section of east exterior wall	SW
64	Building 1	Exposed stones on east exterior wall	SW
65	Building 1	View of east exterior wall	SW
66	Building 1	View of south exterior wall at lean-to shed	S
67	Building 1	Blocked window on south exterior wall of lean-to shed	S
68	Building 1	Detail of blocked window on south exterior wall	S
69	Building 2	South exterior wall	S
70	Building 2	South exterior wall	SW
71	Building 2	Blocked door on south exterior wall	SW
72	Building 2	Collapsed section of roof	SW
73	Building 3	West exterior wall	SW
74	Building 3	West exterior wall	NE
75	Building 3	Missing roof at eastern end of west wall	NW
76	Building 3	Entrance at eastern end of west wall	NW
77	Building 3	Missing roof at western end of west wall	SW
78	Building 3	Modern breeze-block infill on west wall	N
79	Building 3	Modern breeze-block infill on west wall	SW
80	Building 3	Modern breeze-block infill on west wall	SW
81	Building 1	East wall of lean-to shed	E
82	Building 1	East wall of lean-to shed	SE
83	Building 1	East wall of lean-to shed	E
84	Building 3	Interior view of byre with animal stalls	NE
85	Building 3	Interior view of byre with animal stalls	NE
86	Building 3	Stall at south end of byre	N
87	Building 3	Stall at south end of byre	S
88	Building 3	Location of former gate to stall	SE
89	Building 3	Interior view of byre with animal stalls	S
90	Building 3	Door from east room to west room	SE
91	Building 3	Door from east room to exterior	NW
92	Building 3	Concrete stall in byre	W
93	Building 3	Byre in west room	N
94	Building 3	Byre in west room with door to courtyard	S
95	Building 3	Open byre in west room	SW
96	Building 3	Open byre in west room	NE
97	Building 2	Interior view towards area of roof collapse	W
98	Building 2	Interior view towards area of roof collapse	W
99	Building 2	Door to courtyard on south interior wall	N
100	Building 2	View of collapsed timbers	W
101	Building 2	North corner of Building 1/Building 2	E
102	Building 2	Entrance and window to north exterior	SE
103	Building 2	Former partition on south interior wall	NE
104	Building 1 & 2	North corner of Building 1/Building 2	SSW
105	Building 1	East interior wall	SW
106	Building 1	East interior wall	NW
107	Building 1 & 2	Interior view of junction of two buildings	SW
108	Building 1	Entrance from Building 1 to lean-to shed	W
109	Building 1	Window in east interior wall	NW
110	Building 1	South end of northern room	NNE
111	Building 1	Interior of lean-to animal shed	N
112	Building 1	Original east exterior wall	NE
113	Building 1	Interior of lean-to animal shed	NE
114	Building 1	Interior of lean-to animal shed	SW
115	Building 1	Barred window on original east exterior wall	SE



Frame	Area	Subject	Taken from
116	Building 1	Door and window on original east exterior wall	SE
117	Building 1	Stairs to upper storey	NE
118	Building 1	Interior of upper storey	N
119	Building 1	Interior of upper storey	NW
120	Building 1	Interior of upper storey	NE
121	Building 1	Area to rear of cart-arches	E
122	Building 1	Timber post in area to rear of cart-arches	S
123	Building 1	Timber posts in area to rear of cart-arches	S

## Appendix C: DES Entry

LOCAL AUTHORITY:	Loch Lomond and Trossachs National Park (formerly Stirling)
PROJECT TITLE/SITE NAME:	Coldrach Steading, Drymen
PROJECT CODE:	3646
PARISH:	Buchanan
NAME OF CONTRIBUTOR(S):	Christine Rennie
NAME OF ORGANISATION:	GUARD Archaeology Ltd
TYPE(S) OF PROJECT:	Level 2 Building Recording Survey
NMRS NO(S):	NMRS No NS48NE 15
SITE/MONUMENT TYPE(S):	B Listed 18th century farm steading (HB No 4043)
SIGNIFICANT FINDS:	none
NGR (2 letters, 6 figures)	NS 46931 90021
START DATE (this season)	13/3/13
END DATE (this season)	13/3/13
PREVIOUS WORK (incl. DES ref.)	Level 2 Building Recording Survey of Coldrach Farmhouse
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>A Level 2 Historic Building Recording was conducted by GUARD Archaeology Ltd at Coldrach Farm Steading, prior to the conversion of this mid-eighteenth century farmhouse to a residence by the current owner. The building has suffered from vandalism in recent years and will benefit from this proposed refurbishment which aims to retain much of the original architectural detail.</p> <p>The steading comprises three buildings forming a U-shape around a courtyard. At the time of survey, the stone walls were mostly intact, and three exterior walls were harled. The building interiors had been altered during the 20<sup>th</sup> century, with concrete floors in all buildings, and concrete animal stalls in one building. Earlier alterations include blocked-up windows and doors.</p>
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	Swilken Construction (Coldrach1) Ltd
CAPTION(S) FOR ILLUSTRS:	N/A
ADDRESS OF MAIN CONTRIBUTOR:	52 Elderpark Workspace, 100 Elderpark Street, Glasgow, G51 3TR
EMAIL ADDRESS:	bob.will@guard-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS

**Appendix D: Written Scheme of Investigation**

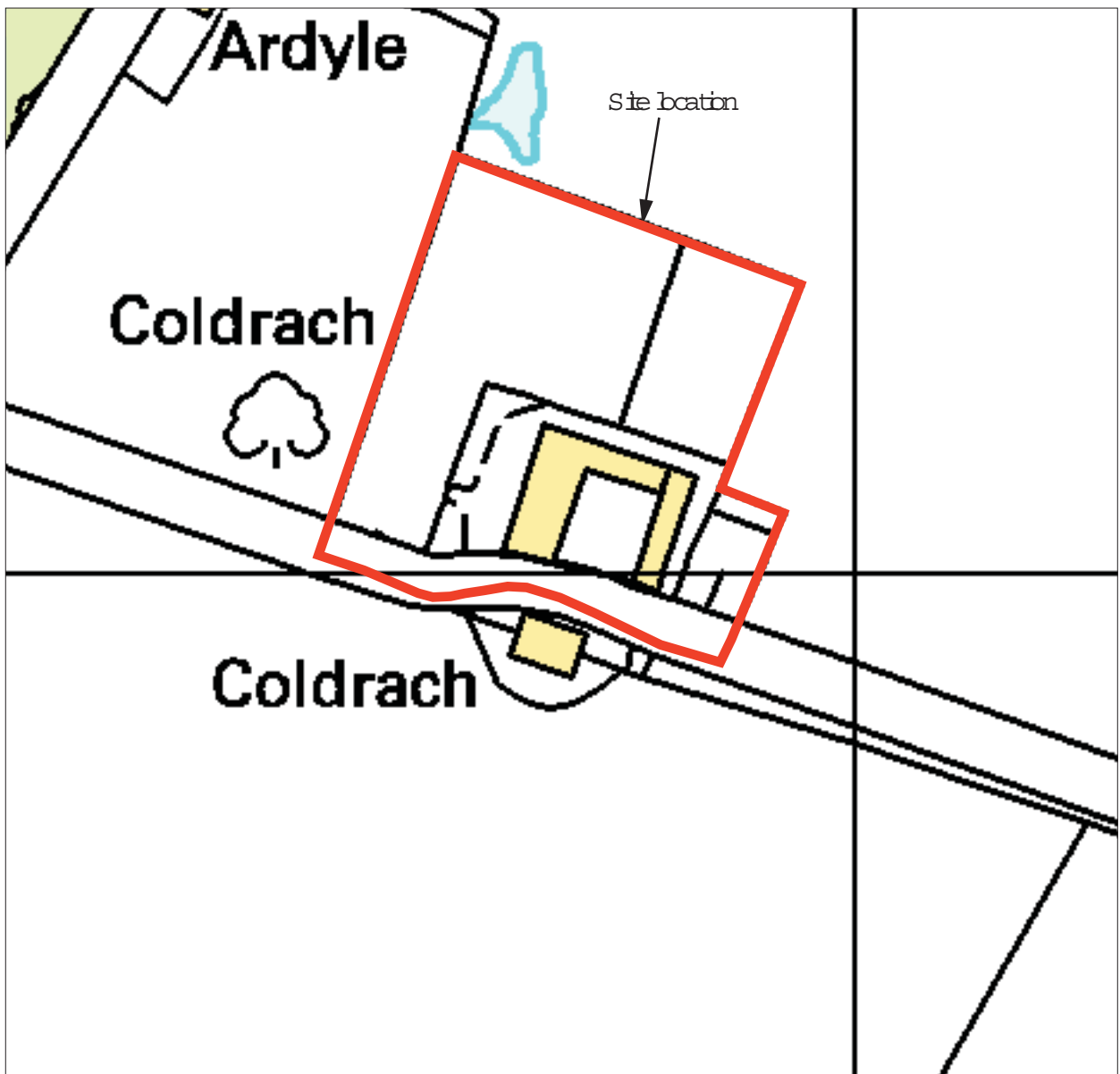
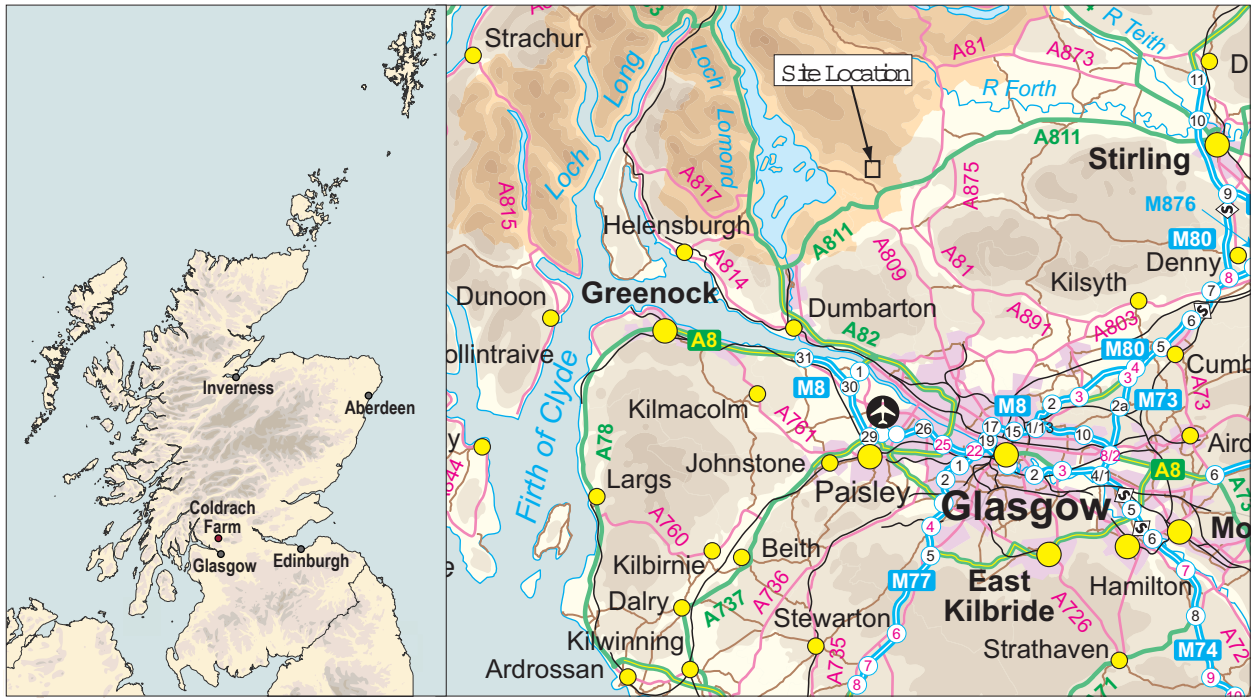
# COLDRACH FARM STEADINGS, DRYMEN

WRITTEN SCHEME OF INVESTIGATION

PROJECT 3646

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## Executive Summary

- 1.1 This Written Scheme of Investigation forms the archaeological method statement for the Coldrach Farm Steadings development. This Written Scheme of Investigation will require to be approved by the local authority prior to the commencement of archaeological fieldwork.

## Introduction

- 2.1 This Written Scheme of Investigation (WSI) sets out the methodology for the archaeological mitigation works required for the Coldrach Farm Steadings development in accordance with Condition 4 of listed building consent 2012/0264/LBC. A Level 2 building recording survey of the extant structures is required to ensure that any items of archaeological interest that might be damaged or disturbed by the development are recorded and recovered as necessary for the benefit of the nation.
- 2.2 This WSI outlines the programme of archaeological works that may be needed to mitigate the effects of the proposed development. It details the methodology to be employed in implementing the archaeological works. This mitigation methodology will require to be submitted for the agreement of the West of Scotland Archaeology Service (WoSAS), archaeological advisers to Loch Lomond and Trossachs National Park, prior to the commencement of any archaeological work. All archaeological work will be funded by the developer as required by the Planning Authority.

## Site Location

- 3.1 The development area is located to the north-west of Drymen, within the Loch Lomond and Trossachs National Park (formerly within Stirlingshire) (centred at NGR: NS 46917 89978; Figure 1).

## Archaeological Background

- 4.1 Coldrach House and Steading are B listed buildings (HB No 4043; NMRS No NS48NE 15). Built in 1763-1769 by Alexander Gowan, mason, Coldrach is a tall 2-storey and attic farmhouse situated on an elevated site facing south-west, with a U-plan single storey range of offices adjoining the rear (north-west) elevation. GUARD Archaeology undertook a previous building survey, of the farmhouse building only, in June 2012.
- 4.2 The U-plan steading is rubble built with roughly squared quoins, some of which is harled, with piended roofs, mainly covered with graded slate. The outer elevation of the south-west range has 3 cart-arches; there were probably originally 6, but the others have been altered to allow modern farm equipment to access the barn.
- 4.3 Coldrach is a relatively little-altered example of a mid-18th century Buchanan Estate farmhouse with associated offices. There are no other known archaeological sites within close proximity to Coldrach Farmhouse.

## Aims and Objectives

- 5.1 The aim of the archaeological works is to:
  - undertake a building survey of the farm steading prior to the building work commencing, to ensure that any items of archaeological interest that might be damaged or disturbed by the development are recorded and recovered as necessary for the benefit of the nation;
- 5.2 The objectives are therefore to:
  - conduct a level 2 building recording survey to record the interiors and exteriors of the farm steading;
  - submit a report to data structure level for agreement to WoSAS, and then approval to Loch Lomond and Trossachs National Park, on completion of the survey.

## Methodology

- 6.1 A level 2 building recording survey of the existing steading buildings is required.
- 6.2 The survey will include a written description of the building's location, age, type, materials and use. The written description will also make conclusions regarding the building's development and use.
- 6.3 The existing architectural drawings of the exterior elevations, cross-sections and interior floor plans will be annotated. However, care will be taken to ensure the accuracy of the existing architectural drawings before annotating them.
- 6.4 General photographs of the exterior elevations and the interior of the buildings will be taken and will include digital and black and white photographs. Detailed photographs will also be taken of significant fixtures/fittings within the steading buildings.
- 6.5 The written, photographic and drawing records produced during the building recording survey will be incorporated together to form a full building record of the interior and exterior of the steading.

## Report Preparation and Contents

- 7.1 A report detailing the results of survey will be submitted to the client within two weeks of completion of fieldwork and, subject to client approval, then submitted to WoSAS. The report will take the form of a Data Structure Report and will contain an analysis of the results of the survey. The report will include a full descriptive text that will characterise the farm steading buildings. It will also include plans and elevations at an appropriate scale showing the farm steading and archiving lists of all drawings and photographs.
- 7.2 The report will include the following:
  - executive summary
  - a site location plan to at least 1:10,000 scale with at least an 8 figure central grid reference
  - OASIS reference number; unique site code
  - Planning application number
  - contractor's details including date work carried out
  - nature and extent of the proposed development, including developer/client details
  - description of the site history, location and geology
  - a site plan to a suitable scale and tied into the national grid so that features can be correctly orientated
  - discussion of the results of the building recording survey
  - feature descriptions
  - plans and elevation drawings of the features drawn at a suitable scale
  - bibliography
- 7.3 At least two copies of the report will be prepared for the client and a further one including a digital PDF copy sent to WoSAS.
- 7.4 The report will be presented in an ordered state and contained within a protective cover/sleeve or bound in some fashion. The report will be page numbered and supplemented with section numbering for ease of reference.

## Copyright

- 8.1 Unless otherwise agreed copyright for any report resulting from the archaeological work undertaken as part of the project will be deemed the intellectual property of GUARD Archaeology Ltd.



## Publication

- 9.1 A summary of the project results will be submitted to *Discovery and Excavation in Scotland*. In the event of minor archaeological remains being encountered during the work, it is proposed that a comprehensive report submitted to *Discovery and Excavation in Scotland*, will form the final publication of the site. A copy of this will be included in the Data Structure Report.

## Archive

- 10.1 The archive for the project, including a copy of the report, will be submitted to the National Monuments Records for Scotland within three months of completion of all relevant work.
- 10.2 The online OASIS form at <http://ads.ahds.ac.uk/project/oasis/> will be completed within 3 months of completion of the work. Once the Data Structure Report has become a public document by submission to or incorporation into the SMR, WoSAS will validate the OASIS form thus placing the information into the public domain on the OASIS website.

## Finds Disposal

- 11.1 The arrangement for the final disposal of any finds made in connection with the archaeological work, will be deposited in keeping with Scottish legal requirements as set out in the Treasure Trove Code of Practice published by the Scottish Government in December 2008. The laws relating to Treasure Trove and *Bona Vacantia* in Scotland apply to all finds where the original owner cannot be identified. This includes all material recovered during archaeological fieldwork. Accordingly, all assemblages recovered from archaeological fieldwork are claimed automatically by the Crown and must be reported to the Scottish Archaeological Finds Allocation Panel through its secretariat, the Treasure Trove Unit. In the event of the discovery of small finds, a filled-out copy of the form "Declaration of an Archaeological Assemblage from Fieldwork" and two copies of the pertinent Data Structure Report will be submitted to the Panel at the conclusion of the fieldwork. The Panel will then be responsible for recommending to the Queen's and Lord Treasurer's Remembrancer which museum should be allocated the finds. All artefacts will be temporarily stored by GUARD Archaeology until a decision has been made by the panel.

## Personnel and Liaison

- 12.1 The GUARD Archaeology team will comprise the following qualified and experienced GUARD archaeologists:
- Project Director (on-site Archaeologist): Ms Christine Rennie
  - Technical Support: Ms Aileen Maule
  - Illustrator: Ms Fiona Jackson
  - Project Manager: Mr Ronan Toolis
- 12.2 The GUARD Archaeology Project Manager, Mr Ronan Toolis, will be the point of contact for the archaeological works. A full CV for individuals concerned can be made available on request.

## Monitoring

- 13.1 The proposed start date for the archaeological works is Wednesday 13 March 2013. WoSAS will be informed of the site mobile phone number prior to the start date so that monitoring visits can be arranged. It is envisaged that the building recording survey will take one day to complete.

## Health & Safety and Insurance

- 14.1 GUARD Archaeology Ltd adheres to the guidelines and standards prescribed for archaeological fieldwork set down in the Institute for Archaeologists approved Health and Safety in Field

Archaeology document. It is standard GUARD Archaeology policy, prior to any fieldwork project commencing, to conduct a risk assessment and to prepare a project safety plan, the prescriptions of which will be strictly followed for the duration of all archaeological fieldwork. Copies of the resultant project safety plan and of GUARD Archaeology Ltd's Fieldwork Safety Policy Statement may be viewed upon request.

- 14.2 GUARD Archaeology Ltd also possesses all necessary insurance cover, proofs of which may be supplied upon request.

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