

Orwell Farm

Kinross, Perth and Kinross

Historic Building Recording: June 2020

for

Orwell Farm Limited

June 2020



View looking westwards along the access road along the south side of the south range; farmhouse beyond

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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Kinross, Perth and Kinross

Historic Building Recording: June 2020

Job number 2433.00

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by Tom Addyman and Jenni Morrison

Contents

Illustrations

Acknowledgements

Executive Summary

1.	<i>Introduction</i>	3
	<i>i. Background</i>	3
	<i>ii. Site location and setting</i>	3
2.	<i>Map Regression</i>	5
3.	<i>Methodology</i>	6
4.	<i>Results</i>	8
	<i>iii. General description</i>	8
	<i>iv. South range (stable and cart sheds)</i>	10
	<i>v. South-west compartment (milling area)</i>	12
	<i>vi. Machine house and chimney</i>	12
	<i>vii. Northern part of west range (byre)</i>	13
	<i>viii. Environs</i>	14
5.	<i>Discussion</i>	15
	<i>References</i>	15
Appendix A	<i>Photographic location plan</i>	16
Appendix C	<i>Contact Sheets</i>	17
Appendix C	<i>DES entry</i>	33

Illustrations

List of Figures

Figure 1 Site location	4
Figure 2 OS 6":mile - Fife, Sheet 22 (includes: Fossoway; Kinross; Orwell) 1854-57	5
Figure 3 OS, 25":mile, Kinross-shire XVIII.11 (Kinross; Orwell; Portmoak) 1894-5	5
Figure 4 OS, 25":mile Kinross-shire XVIII.11 (Kinross; Orwell; Portmoak) 1911-14	6
Figure 5 Annotated plan	7

List of Plates

Plate 1 Date stone on southern range	8
Plate 4 Surviving slates in place	9
Plate 5 Detail of fallen slates	9
Plate 6 Detail of coping	10
Plate 7 Interior of dairy showing milking pit	10
Plate 8 East gable showing former entrance to stable to left	11
Plate 9 North elevation of cart shed	11
Plate 10 Detail of cart entrance	11
Plate 11 Narrow vent opening	12
Plate 12 Axle and wheel from threshing machinery, west side	12
Plate 13 Wall recess in machine house	13
Plate 14 Stoke hole in base of chimney, looking east	13
Plate 15 East exterior elevation of west range; byre to right	13
Plate 16 Interior of Byre looking south west	14
Plate 17 Stone troughs within stall	14
Plate 18 Cast iron pier detail	14
Plate 19 Pier and cast iron beam	14
Plate 20 Exterior of Dutch Barn	15
Plate 21 Interior of Dutch Barn	15

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Acknowledgements

Addyman Archaeology would like to thank Jeff Manson for commissioning the historic building survey and for his assistance on site.

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Orwell Farm

Kinross, Perth and Kinross

Historic Building Recording

Executive Summary

Addyman Archaeology undertook Historic Building Recording at Orwell Farm, Kinross prior to its conversion to form offices and a workshop. The site is a good example of part of an historic farm steading complex of the mid-19th century and therefore is of archaeological and historical interest.

Historic maps were consulted in order to understand the development of the site. A detailed photographic survey was undertaken and plans were annotated to show phasing and any additional details. The surviving historic steading building at Orwell Farm, which lies to the east and north-east of the farmhouse, comprises the south and west ranges of a former farm court whose eastern and northern ranges were replaced by more modern structures in the 20th century. The combined range appears to have been of a single overall conception and integrated design typical of an improvement farming enterprise of the mid-19th century. There is a date stone of 1841 on a loft level window on the southern range.

1. Introduction

i. Background

Addyman Archaeology undertook Historic Building Recording at Orwell Farm, Kinross in advance of its conversion to form offices and a workshop. The site is not listed or entered on the CANMORE database but is a well-preserved example of a 19th century farm complex and is therefore of archaeological and historical value.

The historic building recording was undertaken in response to a condition placed on the granting of planning consent (20/00498/FLL) to restore and convert the buildings. Perth and Kinross Heritage Trust specified that a *basic level* historic building survey be undertaken prior to any site works.

A record of the building recording (*OASIS ID: addyman1-396957*) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland.

ii. Site location and setting

The farmhouse and steading of Orwell Farm, formerly a Kinross Estate farm, is located just off the south side of the Milnathort-Leven road (A911) [NGR 314973 704106] and occupies farming land that slopes gently down to the side of Loch Leven some 500m to the south. The remaining historic steading building at Orwell Farm, which lies to the east and north-east of the farmhouse, comprises the south and west ranges of a former farm court whose eastern and northern ranges were replaced by more modern structures in the 20th century. The remaining south and west ranges form an L-shaped structure of a principal story with and upper half-story comprising loft space above, *Figure 1*.

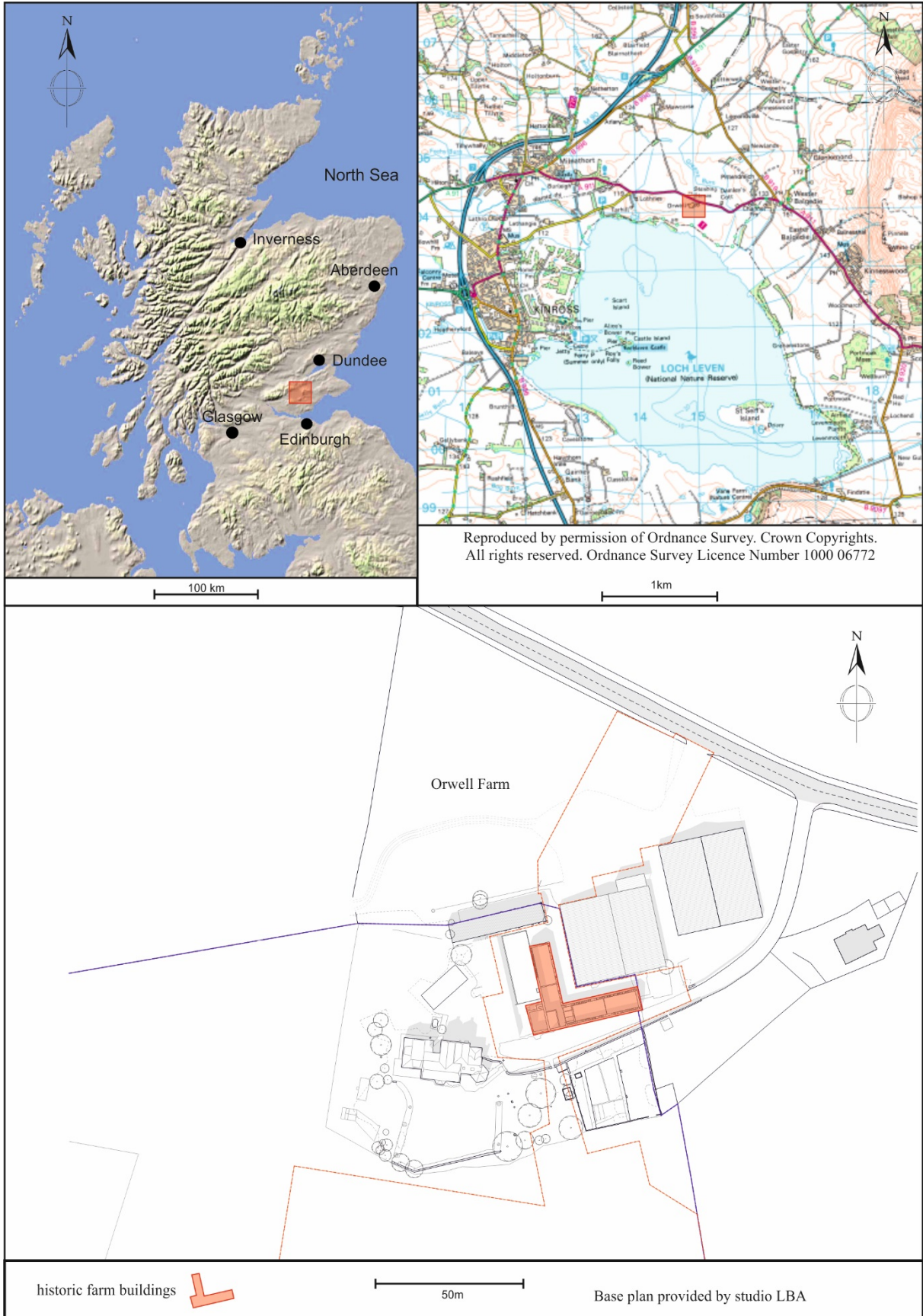


Figure 1 Site location

2. Map Regression

The first edition Ordnance Survey shows that the farmhouse and steading at Orwell were complete by the mid-1850s, *Figure 2*. This is in agreement with date-stone which indicated that the farm was built in c.1841. In its original layout the steading formed a rectangular complex with an additional building projecting into the courtyard. A further projection can be seen at the west end of the south range, this appears to be longer than the current building which stands in this area.

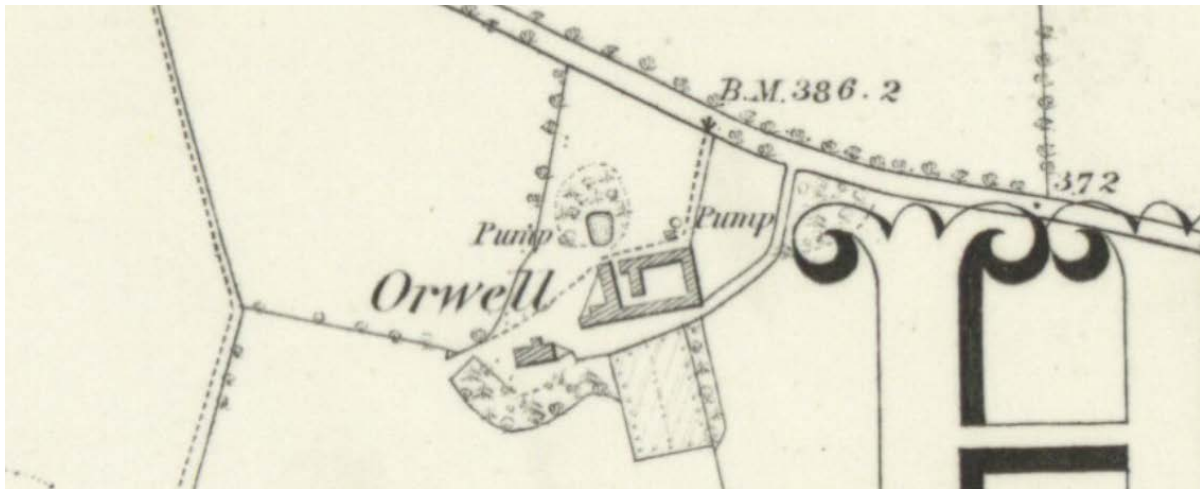


Figure 2 OS 6":mile - Fife, Sheet 22 (includes: Fossoway; Kinross; Orwell) 1854-57

By the late 19th century when the more detailed second edition survey was undertaken the farm complex had developed considerably, *Figure 3*. The farmhouse and steading had been substantially extended and the steading courtyard has largely been infilled. It is probable that the infill represents a covered cattle court. Subdivisions within the buildings are now shown. In the surviving south and west ranges these internal walls are either still upstanding or some form of evidence for their location is present.

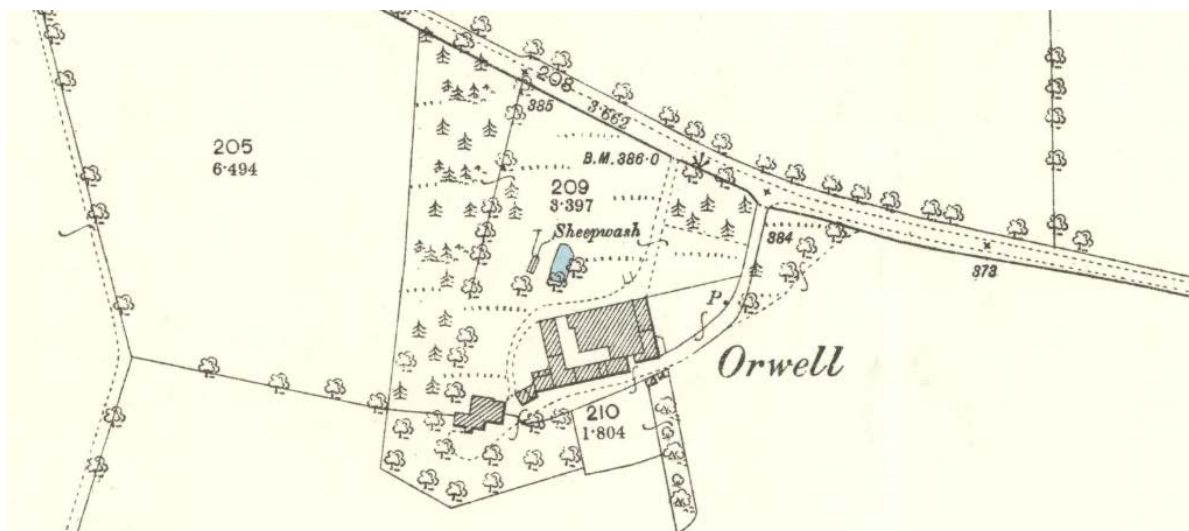


Figure 3 OS, 25":mile, Kinross-shire XVIII.11 (Kinross; Orwell; Portmoak) 1894-5

There is very little change in evidence between the 1894 and 1911-14 surveys. An additional structure had been built on the west side of the west range at its north end, *Figure 4*. It would seem likely that this is the large steel shed, the remains of which are still upstanding.

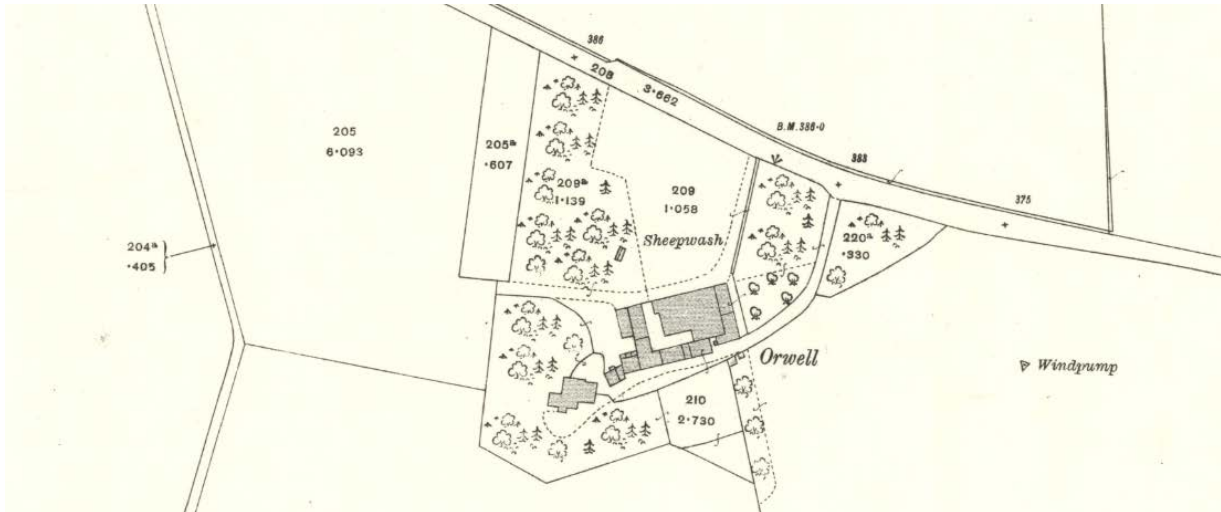


Figure 4 OS, 25":mile Kinross-shire XVIII.11 (Kinross; Orwell; Portmoak) 1911-14

3. Methodology

Perth and Kinross Heritage Trust (PKHT) stipulated that a basic level historic building survey be carried out prior to the redevelopment of the site. In consultation with Sophie Nicol of PKHT it was agreed that a Written Scheme of Investigation or other brief was not required. The following methodology was agreed upon in order to produce a basic level survey in line with ALGAO Scotland Historic Building Recording Guidance.

The basic level survey was to include:

- A comprehensive photographic survey; both the stone-built range and some contextual coverage of surrounding structures
- Marking up of the existing plans with additional detail, phasing information and analytical observations;
- A general narrative report with a general description, reference to early cartographic sources, photo-catalogue

Survey was carried out by Tom Addyman on 8 June 2020.

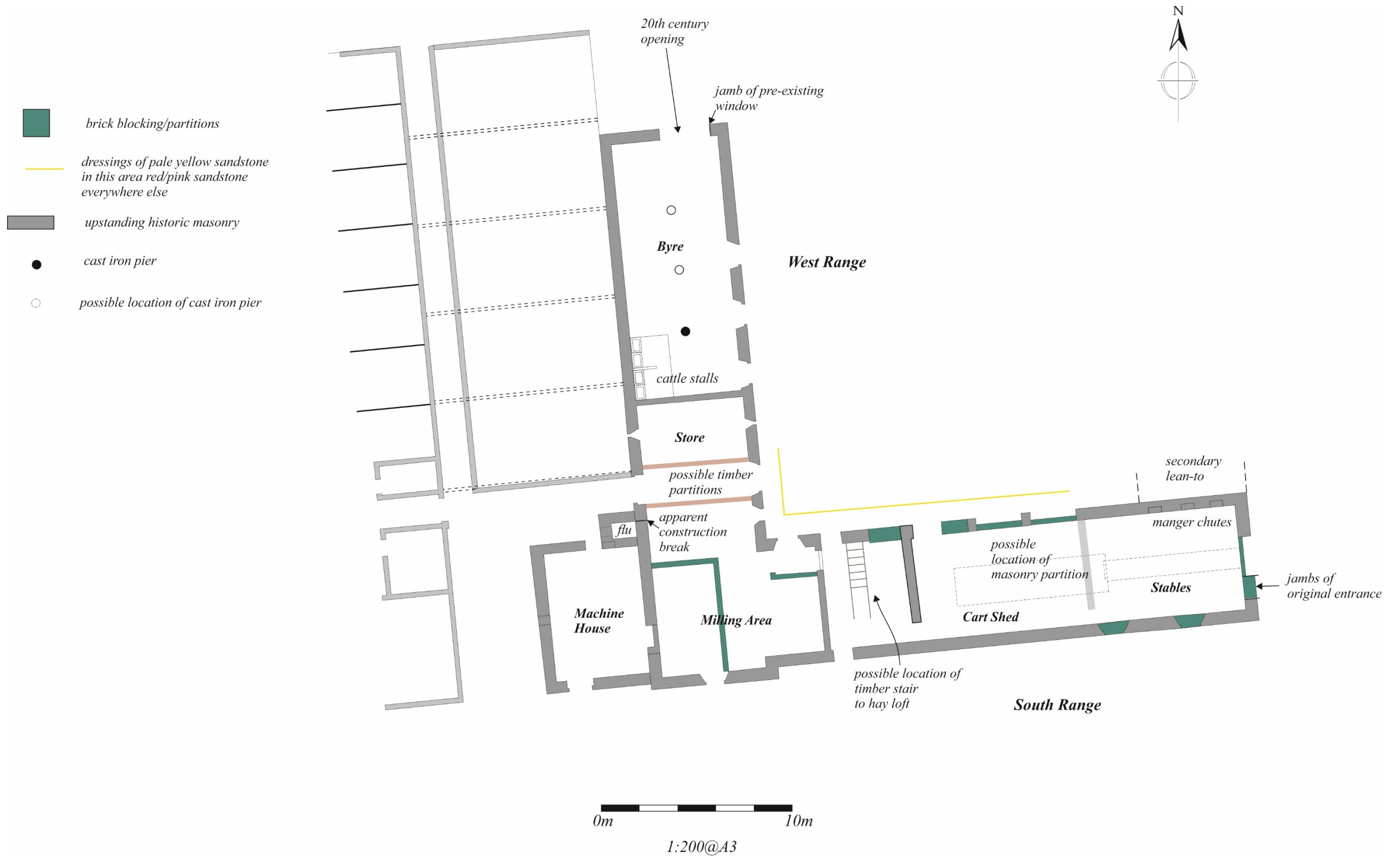


Figure 5 Annotated plan

4. Results

iii. General description

Externally the surviving building is well preserved in spite of the loss of its roof structures. The latter had been in a state of advanced decay before the recent clearance of their mostly collapsed remains. Externally the principal secondary interventions were the formation of broad vehicle entrances within the two gable walls, respectively the east end of the south range and the north end of the west range – in each case there is evidence of a pre-existing opening – an entrance in the former and a window in the latter. Otherwise early entrances, windows, cart entrances, vents etc. are all intact though some had subsequently been part-infilled or blocked.

The combined range appears to have been of a single overall conception and integrated design typical of an improvement farming enterprise of the mid-19th century. There exists a date stone of 1841 upon a loft level window lintel towards the west end of the south side of the southern range, *Plate 1*. It is probable that the construction of the entire range dates to about this period in spite of the fact that there is some variation in sandstone employed.



Plate 1 Date stone on southern range

Overall the two ranges are of sandstone rubble construction with dressings that are crisply detailed with raised margins and narrow chamfers that are dove-tooled and tails that are broached. In most areas of the complex a sandstone of medium pink hue was employed for both the rubble walling and the dressings. However the northwards-facing openings in the south range, comprising four broad arched openings in the centre part of the range and ground floor entrances to the west up to the re-entrant are all of pale yellow stone. The loft openings within the western part of the south range's north wall start as constructions of the yellow stone, however these then employ the pink sandstone further east, within work of the same build. Also the rubblework of the south end of the east wall of the west range also employs pale yellow stone for the rubble walling at ground floor level.

In the absence of any obvious phasing or build breaks it must be concluded that construction work likely began with a limited supply of the yellow stone before supply of the stone of pink hue superseded.

In some areas external pointing detail survived, this generally flushed and horizontally struck; however it is not clear whether this particular detail extended to all areas.



Plate 2 Tooling detail, vent opening on east wall of west range



Plate 3 Pointing detail, W wall of machine house

It was possible to determine details of the roof structure from the remaining evidence. The roof was of sawn pine construction throughout and slated on to sarking with slightly iridescent dark grey slates of west highland character, these evidently laid to slightly diminishing courses, *Plate 4* and *Plate 5*. Coping details survive to the gable to the east and that at the south end of the west range; in each case these are formed of long flat stones detailed with interlocking overlaps *Plate 6*.



Plate 4 Surviving slates in place



Plate 5 Detail of fallen slates



Plate 6 Detail of coping

iv. South range (stable and cart sheds)

Internally the south range had seen extensive modern remodelling; all pre-existing interior arrangements were removed, the walls were cement plastered and tiled in places and concrete flooring installed. The building had been converted to form a dairy and a milking pit installed at the east end *Plate 7*. The original floor structure that ran the length of the compartment is largely removed, except to the west. The chamber is now of notable length though formerly sub-divided by a masonry cross-wall. This wall together with other masonry internal walls are shown on the Second Edition Ordnance Survey Figure 3.



Plate 7 Interior of dairy showing milking pit

The chamber to the east of this wall seems likely to have been a stable, this entered by an entrance at the south end of the east gable wall, *Plate 8*, and lit by two windows in the south wall – the position of the entrance and windows suggest the stalls were located against the north wall. At the east end of the north wall there is evidence for a recess that seems to have had secondary infill, this possibly relating to a manger arrangement and possibly indicating a feed chute from the floor above.



Plate 8 East gable showing former entrance to stable to left

The western part of the existing eastern chamber had evidently functioned as a 3-bay three cart shed, this on the basis of three corresponding broad arched openings in the north wall (each now with secondary infill of brick) *Plate 9* and *Plate 10*.



Plate 9 North elevation of cart shed



Plate 10 Detail of cart entrance

The next compartment west had connected through by an entrance at the south end of the masonry party wall. This may itself have formerly been sub-divided however any such evidence is now obscured by the existing tile-work that has been applied to all wall surfaces. The east part of the chamber corresponds to a broad arched opening to the north, a further cart/carriage access, whereas the western contained opposed entrances this likely corresponding to a former cross-passage and, perhaps an area for tack and a timber stair to the loft area (hay-loft, etc). At the north end of the west wall is an entrance, now blocked, into the south-west compartment.

v. South-west compartment (milling area)

The area occupying the corner between the south and the west range is a single overall space. Other than the evidence for and part survival of the first floor floor structure the former internal arrangements of this area have largely been removed. The space has been part sub-divided in the later 20th century with brick partitions and a chamber thereby cordoned off to the south-west. The northern part of this area – corresponding to the southern end of the west range – features substantial opposed entrances that evidently provided through-access, perhaps a cross-passage possibly defined by timber partitions. The remaining space on the north side of this access only features narrow vent openings, one each to the east and west, thus presumably indicating a store, *Plate 11*. To the south of the through-access there seems to have been an area dedicated to milling infrastructure. In the upper west wall some of the machinery mechanism remains in the form of an axle running through the wall with a cast-iron wheel to either side to accommodate belt-drives *Plate 12*.



Plate 11 Narrow vent opening



Plate 12 Axle and wheel from threshing machinery, west side

vi. Machine house and chimney

The machine house and associated chimney were located in a separate building abutting the west gable of the south range. This chamber which seems to have been open to the roof structure rather than floored had evidently contained the mechanical apparatus to drive the milling machinery within the main range to the east; the above-mentioned belt-drive mechanism remains in the upper east wall, located above a former entrance through. Though the lower parts are presently mostly rubbish-choked, the walls of this interior feature a central timber-framed opening to the west wall (subsequently blocked), a narrow hatch opening to the north and a wall recess in its east side *Plate 13*.



Plate 13 Wall recess in machine house



Plate 14 Stoke hole in base of chimney, looking east

Against the exterior north wall of this structure had been a lean-to, possibly open or timber-walled and, at the east angle with the main steading range, a chimney arrangement only the masonry lower stage of which now remains. The latter preserves a stoke-hole or ash-pit access on its west side (*Plate 14*) that was accessible from within the lean-to; the interior of the flue was in part lined with pale refractory bricks. The chimney would have been built from brick and would have been a highly visible feature of the steading and the surrounding landscape.

vii. *Northern part of west range (byre)*



Plate 15 East exterior elevation of west range; byre to right

The northern part of the west range now comprises a single chamber. Joist sockets and upper windows demonstrate this area to have been fully floored above, *Plate 15*. The existing concrete flooring is of 20th century date, as are the remains of byre subdivisions surviving as silhouettes in the west wall, *Plate 16*; the southernmost still exists as do paired ceramic troughs to either side, *Plate 17*.

There also survives a single cast iron post, the southernmost of a series of posts on the centre-line of the chamber; this rises to a longitudinal steel joist that in turn supported the floor structure above, *Plate 18* and *Plate 19*. The west side of the post features a vertical slot-seating for the timberwork of an original byre sub-division.



Plate 16 Interior of Byre looking south west



Plate 17 Stone troughs within stall



Plate 18 Cast iron pier detail



Plate 19 Pier and cast iron beam

viii. Environs

Other than the farmhouse itself and associated walls there is little else remaining that relates to the mid-19th century complex. Sheds were erected in the mid-later 20th century to the north-east, within the former steading court to the north and against the west side of the west range. To the north-west exists a somewhat earlier red-painted Dutch barn that remains in good condition but falls out-with the scope of the present survey, *Plate 20* and *Plate 21*.



Plate 20 Exterior of Dutch Barn



Plate 21 Interior of Dutch Barn

5. Discussion

The remaining steading building at Orwell Farm is a good example of an improvement period construction of the mid-19th century which in external appearance remains notably well preserved, the principal losses being the roof structures and a chimney attached to the machine-house. Internally it has lost most of its original interior features and floor structures though there is much evidence for the former disposition of these.

Running clockwise from the east end of the south range the surviving structures seem to have accommodated a stable, cart-houses, a through-access and probable loft-stair, a milling area and store, an associated machine-house with chimney, and a byre. Though there was access to the complex from the farm track to the south the principal focus of farming activity lay within the steading court to the north, this originally fully enclosed by ranges with the exception of a principal yard entrance to the north-west. The other parts of the original complex were successively removed to permit construction of more modern farm buildings.

References

ALGAO Scotland Historic Building Recording Guidance

Historic Mapping

Ordnance Survey (1854-57) Six-Inch Fife, Sheet 22 (includes: Fossoway; Kinross; Orwell)
Ordnance Survey (1894-5) Twenty-five-Inch Kinross-shire XVIII.II (Kinross; Orwell; Portmoak)
Ordnance Survey (1911-14) Twenty-five-Inch Kinross-shire XVIII.II (Kinross; Orwell; Portmoak)

Appendix A Photographic location plan



Appendix C Contact Sheets



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Appendix C DES entry

LOCAL AUTHORITY:	Perth and Kinross
PROJECT TITLE/SITE NAME:	Orwell Farm
PROJECT CODE:	2433
PARISH:	Kinross
NAME OF CONTRIBUTOR:	Jenni Morrison
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Building Recording
NMRS NO(S):	
SITE/MONUMENT TYPE(S):	19th century farm steading
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NO 14973 04106
START DATE (this season)	08.07.2020
END DATE (this season)	08.07.2020
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Addyman Archaeology undertook Historic Building Recording at Orwell Farm, Kinross prior to its conversion to form offices and a workshop. The site is a good example of an historic farm steading and therefore is of archaeological and historical interest.</p> <p>Historic maps were consulted in order to understand the development of the site. A detailed photographic survey was undertaken and plans were annotated to show phasing and any additional details. The surviving historic steading building at Orwell Farm, which lies to the east and north-east of the farmhouse, comprises the south and west ranges of a former farm court whose eastern and northern ranges were replaced by more modern structures in the 20th century. The combined range appears to have been of a single overall conception and integrated design typical of an improvement farming enterprise of the mid-19th century. There is a date stone of 1841 on a loft level window on the southern range.</p>
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EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
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