Corseyard Farm ‘Coo Palace’

Borgue, Dumfries and Galloway

Historic Building Record February 2018

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DGC planning reference: 17/0533/LBC

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Castle Haven, Borgue, Dumfries and Galloway

NGR: NX 5910 4858
Listed Building: LB 3381
DGC HER: MDG 19503
Canmore ID: 63627
Buildings at Risk Register for Scotland ref: 2064

1 Background

1.1 The Corseyard Farm dairy and steading – popularly known as the 'Coo Palace' – is a Grade A Listed Building and on the Buildings at Risk Register for Scotland.

1.2 A proposal (17/0533/LBC) for alterations to the dairy and stable blocks to bring about a change of use to holiday accommodation was given Listed Building Consent subject to a number of conditions including one requiring 'that no works in respect of this Listed Building Consent shall take place unless and until details of a scheme for the recording of the listed buildings, undertaken in accordance with Appendix 2 of Supplementary Guidance - Historic Built Environment, has been submitted to and approved in writing by the Council as planning authority. The works shall thereafter be implemented in complete accordance with such details as may be so approved'.

2 Methodology

2.1 Following the submission and approval of a Written Statement of Investigation an Enhanced Survey of the buildings was carried out - as defined in the ALGAO Historic Building Recording Guidance. This included a fully catalogued photographic record (see Appendix 2).

2.2 The field work was carried out in February 2018. A photographic survey with accompanying notes was made of the buildings and an existing floor plan of the building (prepared by JMP Architects - drawing number 11) was used to aid fieldwork.

2.3 The two buildings were accessible but external groundworks, including large open trenches and excavations, prevented full photographic coverage of some of the buildings' external faces. At the time of the site visit the floor surfaces in both buildings had been removed as had the roof structure in the North Range and most of the roof tiles and sarking boards in the South Range. Scaffolding had also been erected within the water tower to support the ground, first, second and third floor ceilings. In addition some of the decorative features noted in the 2017 Conservation Plan – including the concrete water trough and iron rain water goods – had been removed for safe keeping elsewhere on site.

Fig 1. Location of Corseyard Farm and the Coo Palace *(©Crown copyright and Ordnance Survey 2017)*

3 Location (Fig. 1)

3.1 Corseyard is located approximately 4 km east of Borgue, on the north side of the unmarked road leading to Knockbrex and Carrick. The South Range dairy, North Range steading and an associated barn – unlisted and now demolished - to the west are on gently undulating ground that rises on the north towards Cairn Hill. To the south the buildings overlook Castle Haven Bay and the Solway Firth.

4 Historical evidence

4.1 'Corsyard' is marked on John Ainslie's 1797 map 'The Stewartry of Kirkcudbright' but the site is shown south of the Borgue to Knockbrex road and may be an earlier farmstead. The place-name 'Crosyd' is also marked on John Thomson's 1832 'Atlas of Scotland' but no buildings are depicted and the precise location is ambiguous. The first detailed depiction of buildings at Corseyard is on the Ordnance Survey First Edition six-inch map of 1854 (Kirkcudbrightshire, Sheet 29) which shows two buildings and an enclosed orchard or garden plot immediately south-east of the later Coo Palace complex. These two buildings, with some modifications, are also shown on the OS six-inch editions of 1896 and 1910; they probably formed steadings for Corseyard Farm and were been demolished when the Coo Palace was constructed.

4.2 The Corseyard 'Coo Palace' was built 1911-14 for James Brown, a wealthy Manchester industrialist who owned the Knockbrex estate. He built the adjacent Knockbrex House as his retirement home and was responsible for the construction of Kirkandrews Chapel and Cottages and Chapleton Row. He also excavated and restored the nearby Iron Age doon at Castle Haven and his antiquarian interest is reflected in the mixed Gothic and Arts and Crafts style of many of his estate buildings, including the Coo Palace. The Coo Palace architect is thought to have been G H Higginbottom who was based in Manchester. Higginbottom worked in the Arts and Crafts style and designed a number of Manchester buildings including Canada House and the Mancester and Salford Street Childrens' Mission, both of which made extensive use of glazed and faience bricks (Hartwell 2001: 151 & 249).

4.3 The Coo Palace operated as a functional dairy parlour and steading until the second half of the 20th century. Images in the National Record of the Historic Environment (NRHE) collection taken in 1967 by John Hume (eg SC 602288 and 602289) show the buildings complete but with some boarded windows. By the time the Royal Commission for the Ancient and Historical Monuments of Scotland (RCAHMS) photographed the site in 1988 the buildings were derelict and fittings within the dairy block had been removed (NRHE images SC747208 and 747210). The Coo Palace was designated a Listed Building in 1981. The poor condition of the buildings was first noted by the Buildings at Risk Register for Scotland in 1990 and a site visit was made by the Register the same year.

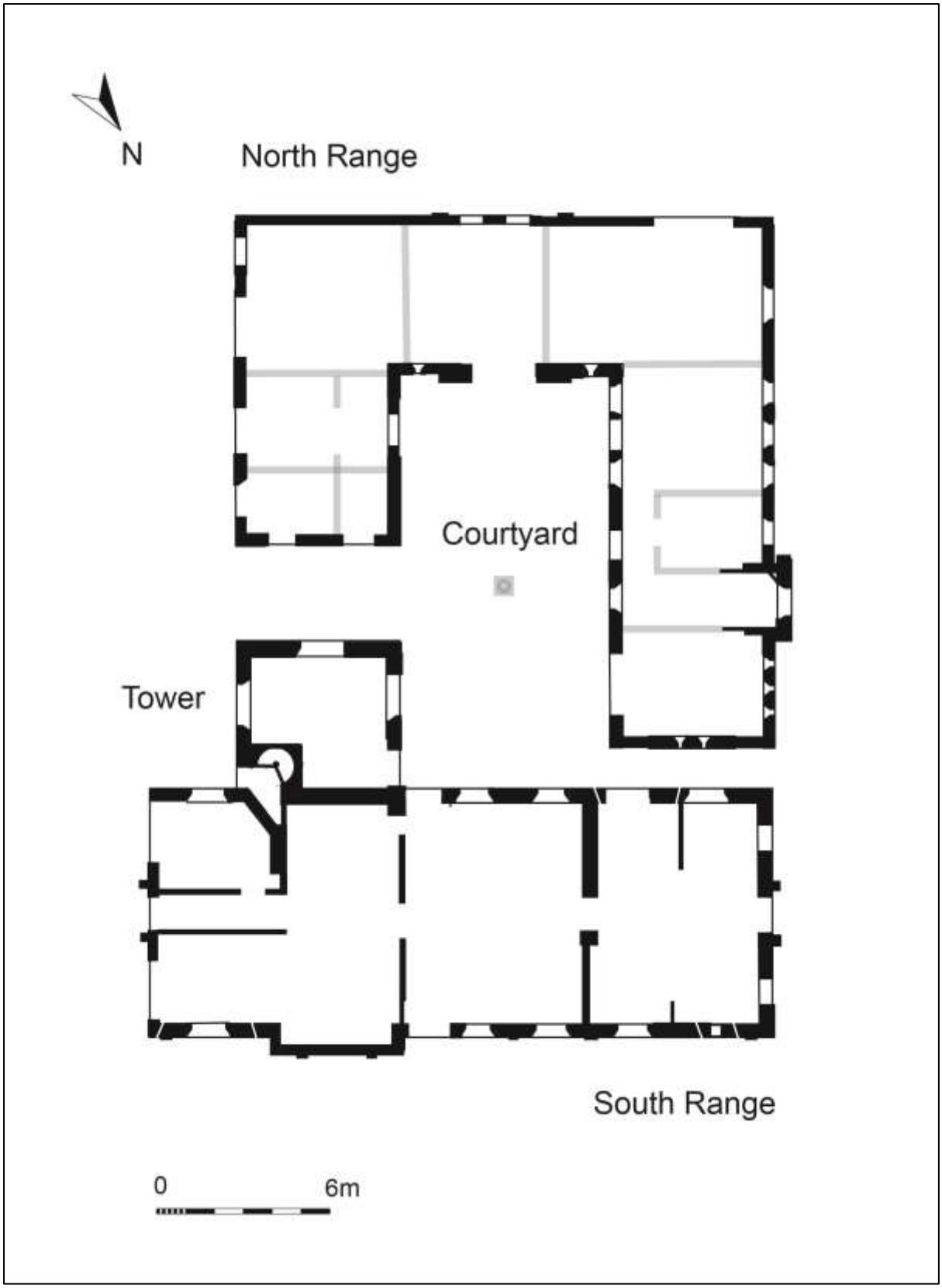

Fig.2. Plan of North and South Ranges

4.4 By the 1990s the Coo Palace was appearing in regional architectural surveys. To Gifford (1996: 86) it was a Brobdignagian fantasy' while Hume (2000:168) described it as a 'piece de resistance model dairy'.

5 Description (Fig. 2)

5.1 The Coo Palace comprises a north and south range constructed around a central courtyard. The North Range is an integrated steadings block with a cart shed, a barn and stables. The South Range is a dairy parlour with an attached water tower and grain store. The North Range is aligned SW-NE and the South Range has a NW-SE orientation but for narrative purposes the buildings are described below as if the principal orientations are N-S and E-W respectively.

5.2 *The North Range (Fig.3)*

5.2.1 The North Range has external walls of local, greywacke sandstone with an internal concrete leaf. The external masonry is tooled and set in random courses. The asbestos tiled roof was removed in 2017.

The Cart Shed (plates 2-4)

5.2.2 The cart shed forms the west wing of the North Range. The principal face is on the west side and comprises two centrally placed vehicle entrances (01, 02) with segmental arches flanked by an arched window to the right (03) and an arched doorway (04) to the left (both the window and doorway have depressed arches and this arch style is repeated throughout the North and South ranges). Positioned above the central entrances is a vertical extension and curved gable with extended timber purlins and a central loft-space window (05). Either side are short cut-stone cornices on square corbels which step down to corbelled stone eaves surmounted by double rows of decorative salt-glazed pantiles set in a mortar bedding (this combination of corbelled eaves with decorative tiles and corner finials is repeated on the other faces of the North Range). At the corners are cut-stone finials without their balls.

5.2.3 The south face has two symmetrically placed arched doorways (06, 07). An iron strip above entrance 07 plus a horizontal line of drilled holes suggest that one or both entrances once had an external sliding door.

5.2.4 The east face has a single arched vehicle entrance (08) which corresponds with entrance 02 in the west face. The entrance has been blocked with concrete into which an arched window (09) has been inserted. The surface of the concrete has been scored to replicate the random courses of the surrounding masonry.

5.2.5 The north face of the cart shed has no distinguishing features.

5.2.6 The interior walls of the cart shed have a cement render which has been lime washed in places. The render has been applied to a cement leaf with the exception of the space above the central loft window, (5), where the original shuttered concrete

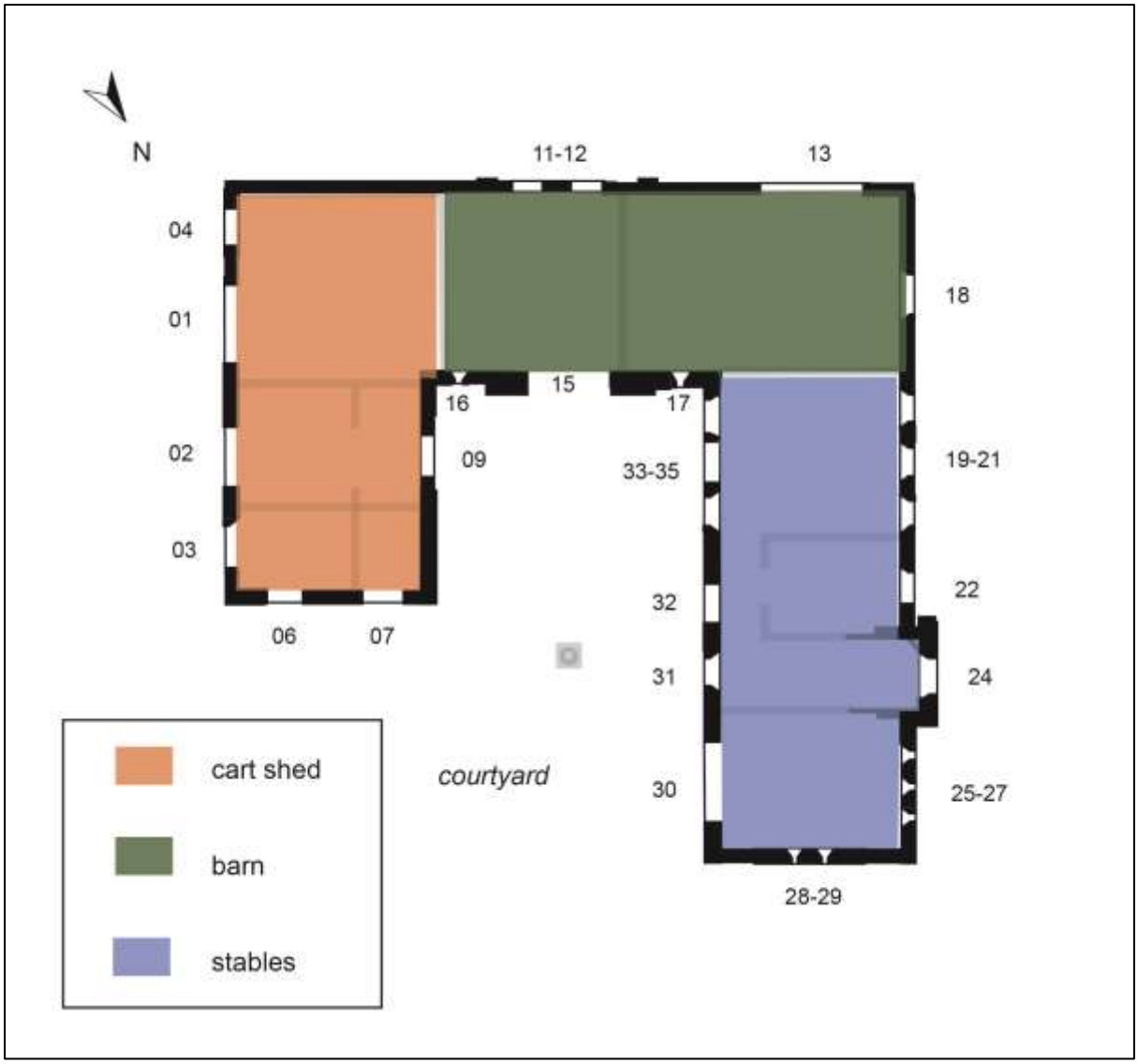

Fig. 3. Plan of North Range with ID numbers of windows and openings

surface survives. All internal walls have been demolished but concrete sub-floor foundations indicate that the cart shed was divided into five spaces (corresponding to and accessed via entrances 01, 02, 04, 06 and 07). The eastern division was effectively the internal wall between the cart shed and barn.

The Barn (plates 5-6)

5.2.7 The north face of the North Range incorporates the principal face of the barn and, as described above, the north face of the cart shed. The dominant feature is a centrally placed domed gable with a single loft window (10) which complements the domed gable in the west face of the cart shed. The wall either side of the gable is defined by plain, corniced pilasters and there are two centrally placed vertical slit windows (11, 12). At the east end is a large, square vehicle entrance (13) with an iron lintel that has been disguised by covering the surface with cement render painted to replicate stone courses. The external sides of the entrance are defined by tooled hollow moulding.

5.2.8 The south face has the same central gable and loft window (14) as the north face and a large square vehicle entrance below (15) leads directly into the northern end of the courtyard. The entrance has a recessed iron lintel that is partly concealed by set masonry blocks. The entrance is formed by broad pillars which reduce to square pilasters at eaves height and form a recess or cill below window 13. The narrow lengths of wall either side of the entrance pillars have single slit windows (16, 17).

5.2.9 The east face forms the northern end of the North Range's east wall. The only defining feature is a single arched window (18).

5.2.10 The internal walls of the barn are cement render over cement leaf and the original concrete shuttering is exposed on the gables above windows 10 and 14. A sub floor concrete foundation immediately east of the vehicle entrance indicates the position of an internal wall division and is matched by another demolished wall to the west that marks the internal division between the cart shed and barn (5.2.6 above).

The Stables (plates 7-9)

5.2.11 The northern section of the east face is marked by the single barn window (18) described above, a run of three higher level arched windows (19-21) and a single high level window (22). There are two angled, half-height buttresses, one below window 19 and the other between windows 21 and 22. East of window 22 is a square projecting two-storey tower with a corbelled and castellated top which incorporates a tall decorative chimney head on its north face. The tower's first floor is lit by a single slit window (23) and the ground floor has a large rectangular window (24) with a cruciform stone mullion and transom; there are no window openings on the north or south faces. The southern end of the east face is defined by a set of three slit widows (25-27).

5.2.12 The south face has two centrally placed slot windows which complement windows 25-27 on the east face.

5.2.13 The west side of the stables faces the courtyard. It has seven bays defined (south to north) by a large arched vehicle entrance (30), an arched window and doorway (31, 32) and a doorway with flanking windows (33-35). The west side exhibits the same combination of corbelled cornices, pan tiles and corner finials used elsewhere on the exterior of the North Range.

5.2.14 Wall lines and sub-floor foundations show that the interior of the stables block was divided into three separate areas. The principal surviving internal feature in the northern part of the stables is a panel of green glazed tiling on the east wall. The panel comprises three conjoining sections, each 1.05m high x 1.80m long, constructed of hexagonal tiles within a ceramic glazed border. The panels mark the position of three horse stalls and on the exposed cement face below are the negative outlines of the trochs and hay hecks. The position of the trevises or stall divisions is marked by the vertical removal lines between and at the end of the panels. Above the tile panels are windows 19-21. These still retain their original single mullioned cast iron window frames which are hinged at the base and open out; the manufacturer's name, very corroded, survives on the outside of window 19 and appears to read – S CRAW—PATENT BELFAST & LONDON. The opposite wall in this area contains

windows 33 and 35 and door 45. The upper part of the wall is white washed cement render on concrete leaf but a wall covering – probably wood panelling – on the lower section has been removed to expose the concrete surface beneath.

5.2.15 The central area, probably the harness room, is defined to the west by doorway 31 and window 32 in the west wall and the square tower to the east. The tower projects internally at the ground floor and comprises a rectangular room with the remains of a brick built fireplace with a stone lintel in the north-east corner and the imprint of panelling on the lower section of the cement rendered walls. A 15-light iron window frame survives within window 24. The room has a concrete ceiling with a loft space above.

5.2.16 The southern part of the stables, probably used as a loose box, is a rectangular space accessed by vehicle entrance 30 and lit by slit windows 25-29. The internal walls are cement render on cement leaf.

5.3 ***The South Range (Fig. 4; plates 1 and 10-16)***

5.3.1 The South Range – the dairy - is a long block with end gables to the east and west. There is a shallow transept on the south face which matches a campanile-like water tower on the north. These features, together with the internal nave-and aisle plan, give the range an ecclesiastical appearance.

5.3.2 The west face of the range has a raised, curved central gable above a pitched roof. At ground level is a centrally placed tall, round arched entrance (36) flanked by taller round arched vehicle entrances (37, 38). Angled buttresses with corbelled tops positioned either side of the central entrance supported a now-demolished hood moulding. Above is a circular window (39) with prominent keystones and set in the gable is a tooled opening (40) in the form of a Maltese cross. The roof purlins extend beyond the wall face to form an overhanging eave faced with partly decorated barge boards.

5.3.3 The six-bay south face is the longest continuous face in the Coo Palace complex. At the west end is a single arched window (41) set between two half-height buttresses and immediately east is a shallow transept with a low, curved gable containing a high level arched window (42) with a round opening above (42). At ground level is a centrally placed half-height buttress. The south face of the transept reflects the form of the building's larger east and west faces as well as the gables in the North Block. On the east side of the transept is a round headed doorway (44) beyond which is a run of four, symmetrically set arched windows (45-48) with half-height buttresses in between. Windows 46 and 48 are infilled with decorative panels of pebbles set in concrete and which incorporate central iron ventilation grilles. Pebble-impregnated concrete has also been used to form a decorative ground level border at the south-east corner of the building and forms the surround to a number of the down pipe drain heads. Along the whole of the south face at window cill height are 11 ventilation openings of which three still retain part of their original iron grilles.

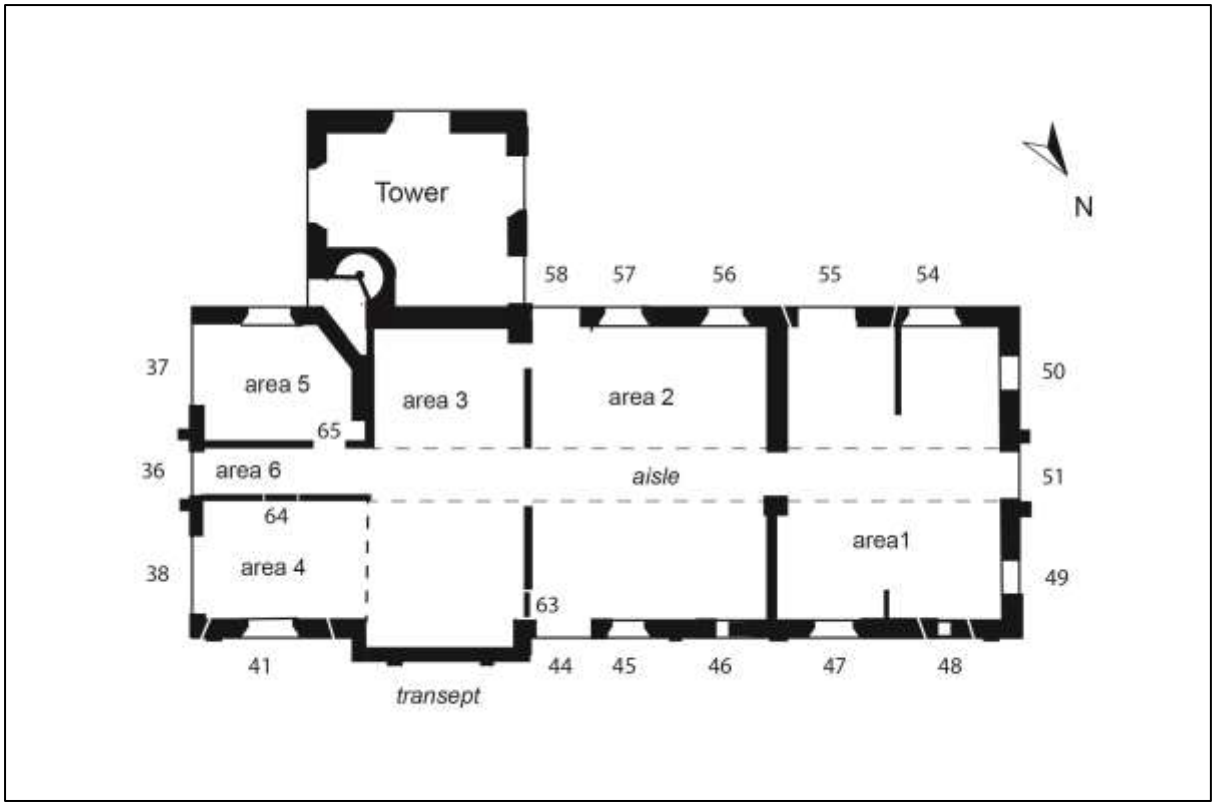

Fig. 4. Plan of South Range with ID numbers of windows and openings

5.4.4 The east face replicates the general form of the west face. The central vehicle entrance (52) has corbelled side buttresses for a lost hood moulding and above are a round window (52) and a cruciform opening (53). Either side are flanking round headed windows (49, 50) which replace the entrances seen in the west face.

5.4.5 The north face repeats the opening pattern of the south face. Windows 54, 56, 57 and 59 replicate windows 48, 46, 45 and 41 respectively and the north face doorway (58) is directly opposite opening 44 in the south face. There is a second doorway (55) in the north face which corresponds with window 47 and provides access into the dairy from the south part of the courtyard. Opposite the south face transept is the water tower.

5.4.6 The basic structure of the roof has survived and comprises a standard rafter and purlin construction with a cross rafter. The rafters are set in concrete above the masonry wall head and supported by timber braces on internal stone corbels. The roof structure is also supported on the gables of the building's three internal cross walls. Above the cross rafter is a timber clearstorey with a curved roof; the complete clearstorey structure survives in the north-west section of the roof and includes lead-paned windows in timber frames with hung slates and a decorative barge board at the corner. There are indications of a secondary structure beneath the ridge at the west end, possibly part of the dairy's ventilation system.

5.4.7 Internally, the South Range had a central corridor that ran through the building between gable entrances 36 and 51 but only the western section remains intact. The interior forms six discrete areas.

5.4.8 At the east end is a rectangular area (area 1) defined by entrance 51 and windows 47, 48 and 54 with a door opening (55) in the north-west corner. There is part of a single skin brick partition wall between window 54 and opening 55 and to the west is a substantial cross wall with a tall, central round-headed opening (60). The partition wall is thicker on the north side of the arch and may have carried a flue connected with a square stone chimney (part of the ventilation system?) above. Eaves level joist holes survive on the east face of the cross wall and on the inner face of the east wall, indicating that this area had a loft space. All the interior walls are covered with glazed, polychrome refractory bricks. These form a green/blue (faience) panel below the level of the window cills, horizontal bands of brown white and brown against the lower sections of the windows and white above. The same pattern of glazed bricks is used throughout the South Range (with the exception of spaces 4 and 5) and in the ground flower of the tower. Some of the loose bricks are marked PLACE DARWEN (Joseph Place and Sons was a brick and sanitary products in Darwen, Lancashire and was operating during the time the Coo Palace was constructed).[1]

5.4.9 The second area (area 2) is east of the transept and tower and accessed from entrances 44 and 58. With the exception of a cast iron fitting (a stall divider support?) against the north-east corner and two iron brackets on the wall above, this space is devoid of features. To the west is a cross wall with a central round headed opening (61), a narrow square headed doorway in the north-west corner (62) and a matching blocked doorway (63) in the south-west corner.

5.4.10 Area 3 lies between the tower and transept. The glazed tiles on the north wall - and possibly those on the north side of the west wall – appear to have been reset in places and may incorporate blocked openings. The north wall also forms the lower section of the water tower and is spanned at eaves level by a large horizontal iron beam, presumably part of the tower's support structure. Below the beam is a square opening in the bricks, possibly for a water pipe or part of the dairy's ventilation system.

5.4.11 The fourth area (Area 4), accessed from vehicle opening 38, is in the south-west section of the dairy and connected to the rest of the building by a large square headed opening with an iron lintel. The walls are cement render and a line of eaves level joist holes indicates the presence of a former loft space. There is a blocked doorway (64) in the north wall.

5.4.12 Area 5 is a rectangular room with cement render surfaces and a short angled wall in the north-east corner close to the tower stair well. There is a narrow doorway (65) in the south-east corner leading to the corridor (Area 6) and to the west is vehicle entrance 37. As with the fourth space, eaves level joist holes indicate a former loft space. It could not be established if Areas 4 and 5 had a single, joined loft or .....

[1] http://www.solwaypast.co.uk/index.php/bricks/14-brick/104-lanc-b (accessed 04.03.18)

whether there were separate loft spaces flanking the central corridor.

5.4.13 Accessed from entrance 36 is a short length of corridor (Area 6) faced with the same glazed bricks as used elsewhere in the dairy. The corridor is aligned with internal openings 60 and 61 and originally would have run the full length of the building.

5.5 ***The Water Tower (plates 17-21)***

5.5.1 The square, six-stage water tower is an integral and functional part of the South Range but forms a separate architectural feature. Like the other parts of the Coo Palace it is constructed with tooled, random coursed greywacke sandstone. There is considerable use of concrete, both as an internal leaf and for flooring.

5.5.2 The entrance to the tower is on the south side of the west face. A ground level arched doorway leads to a spiral stair lit by arched windows on the first, second and third floors. Externally the west face has off-centre arched windows on the first, second and third floors (the third floor window is slightly larger), the fourth floor has a matching pair of round-arched lunette windows (the south window is infilled with brick) with a blind arched window above on the level of the water tank. A plain string course marks the first, second and fourth floors and there is a final string course at the level of the blind lunette windows. The sixth stage, the open yard at the top of the tower, has a crenellated face above a corbelled eave and string course and the central curved merlon on the wall head echoes the curved gables in the North and South Ranges. Above the ground floor window is a remnant pitched roof line indicating the presence of a former structure constructed against the tower's exterior.

5.5.3 The north face repeats the same basic layout as the west face but with central rather than offset windows. The principal difference is on the fourth-stage where there is a tall doorway-like opening – which has been bricked up – that probably held a sack hoist. Associated evidence for some form of haulage equipment on this face includes two angled rods and an iron support joist at the second-stage and supports for a probable machine bed built into the cill of the ground floor window. On the west side of the ground floor window is a large ventilation grille.

5.5.4 The east face also repeats the tower's basic window layout although here the ground floor window is offset to the north to allow space for an arched doorway which provides access from the courtyard to the tower's ground floor room.

5.5.5 To the south, the ground floor wall of the tower is incorporated with the north wall of the dairy block and, as noted above (5.4.10), appears to be partly supported on a substantial iron beam. The face above follows the design used elsewhere on the tower. The merlon carries a sandstone panel carved with the date '1913' and the west window on the fourth floor has been partially filled with brick.

5.5.6 The ground floor room is accessed from the courtyard and has no internal connection with the rest of the tower. The floor surface is made from red ceramic quarry tiles set in a diamond pattern and the interior walls use the same covering of polychrome glazed brick as the adjacent dairy block. At one time there was an electrical generator in the room (Glendinning & Wade Martin 2008: 118) and the engine

mounting built into the north window cill (see 5.5.3 above) is probably part of the generator's support structure.

5.5.7 The ground floor entrance on the west face leads into a narrow lobby separated from the dairy block by an angled, brick-built wall and the base of the stair well is on the north side. The plain timber door surround with a bolt lock survives but the door has been removed. The stairs and newel post are concrete and there is a decorative concrete balustrade at the top of the flight. The walls are coated with unpainted plaster which appears to be comparatively recent but the covering does not continue beyond the third floor.

5.5.8 The first floor room has damaged lath, steel mesh and plaster wall coverings against a refractory brick skin; the wall plaster appears to be comparatively recent. The ceiling is concrete supported on (or possibly reinforced with) narrow iron beams and had a lath and plaster surface that has now been removed. The floor covering is blue ceramic quarry tiles laid in a diamond pattern. The doorway to the stairs is in the south-west corner and retains its wooden doorframe.

5.5.9 The second floor has the same (recent?) plaster wall covering as the first floor room and there appears to have been some repair work to the west window using roughly coursed bricks in a thick cement matrix; the bricks are stamped DICO (Dalmellington Iron Company). In the north-west corner is a blocked, brick-built fireplace and the entrance to the stair well is in the south-west corner. The floor covering appears to be wooden parquet laid in a herringbone pattern. The fireplace suggests this floor had a domestic use.

5.5.10 The third floor room has rendered walls and a concrete floor surface. The principal feature is a rectangular brick-filled opening on the north wall which probably contained a sack hoist. Attached to either side of the entrance is a pair of hook-and eye rods, presumably a safety device for when the hoist was operating. The doorway in the south-west corner retains its finely moulded door surround. This room was probably used as a grain store.

5.5.11 Access to the fourth floor is via a small square opening from the stairwell. This area, with cement rendered walls and exposed concrete floor and ceiling, is essentially an inspection space beneath the water tank. Unlike the lower floors it does not seem to have been re-plastered or modified. The round headed arches were probably designed in part as support arches for the water tank above.

5.5.12 The top of the tower is an open yard with a concrete floor. The embrasures at the angles each carry a splayed copper lightning conductor and in the north-east corner of the yard a hinged metal plate covers the inspection pit for the water tank. In the south-west corner, above the stair well, is a circular turret with a crenellated top supported on stepped, double corbels. There is a cruciform opening on the south face of the turret and two copper alloy (?) ventilator grilles (one marked ROBINSONS PATENT RAIN PROOF VENTILATOR. It might be expected that the embrasure at the north-west corner incorporates the flue form the second floor fireplace but this could not be confirmed during the survey.

5.6 **The Courtyard**

5.6.1 The courtyard lies between the North and South Ranges and is accessed on the west side via a space between the tower and the south wall of the cart shed.

5.6.2 The yard has a paved surface formed with rectangular stone sets. Shallow surface drains run diagonally from the corners of the courtyard to a central cut-stone drain head. Close to the south-east corner of the cart shed a large horse-shoe has been set vertically between the sets, presumably to act as a boot scraper. The area immediately outside courtyard entrance 58 in the dairy block has a covering of blue, square-checked ceramic pavers and a strip of these continues along the north wall of the building.

6 ALTERATIONS AND PHASING

6.1 Some small scale alterations were noted in the North and South ranges. These include the blocking of courtyard opening 08 in the cart shed and the two blocked doorways in the dairy (64, 65). The relative age of these alterations is unknown but the degree of craftsmanship involved in blocking opening 08, in incising a masonry pattern into the surrounding concrete surface and in forming the arched window (09) suggests a concern with replicating architectural detail that might be expected at an earlier rather than later date.

6.3 The tower appears to have seen more alterations and reuse than other parts of the Coo Palace. The pitched roof structure built against the west face of the tower may be a late feature as it encloses the ground floor window and affects the building's architectural integrity; it is not known when this structure was removed but one of the record photographs taken in 1988 and now in the NRHE collection (SC 708919) shows a heap of concrete and masonry close to the tower's north-west corner, perhaps from recent (?) demolition. The modern-looking wall plaster in the first and second floor rooms of the tower and in the lower section of the stair well indicate reuse of this part of the tower at a comparatively recent date. Interestingly, the HES Listed Building account describes the concrete stairs as 'timber encased' which suggests that the plaster surface n the stair well and the lower rooms post-dates the 1980s Listing visit. The Listed Building description also says that the tower was disused soon after erection and so the blocking-up of the third floor sack hoist opening may have been contemporary with the abandonment of the tower.

6.1 The alterations mentioned above are comparatively insignificant. There is no evidence for any major changes at the North and South ranges and the core structures remain much as they were when built in 1911-14.

7 REFERENCES

Gifford, J 1996. *The Buildings of Scotland: Dumfries and Galloway*. London.
Hartwell, C. 2001. *Manchester (Pevsner Architectural Guides).* London.
Hume, J R 2000. *Dumfries and Galloway: an illustrated architectural guide.* Edinburgh.
Glendining, M and Wade Martin, S 2008. *Buildings of the Land: Scotland's farms 1750-2000*. Edinburgh.

8 Appendix 1 – SELECTED SITE PHOTOGRAPHS

Plate 1. South Range from the south-east.

Plate 2. North Range cart shed from south-east..

Plate 3. North Range cart shed, west face.

Plate 4. North Range cart shed interior, view south.

Plate 5. North Range barn, view north from courtyard

Plate 6. North Range. Interior of stables (left) and barn (right)

Plate 7. North Rage, east face tower.

Plate8. North Range stables, harness room fireplace.

Plate 9. North Range stables, stalls and decorative tiles.

Plate 10. South Range, west face.

Plate 11. South Range, south face from south-east.

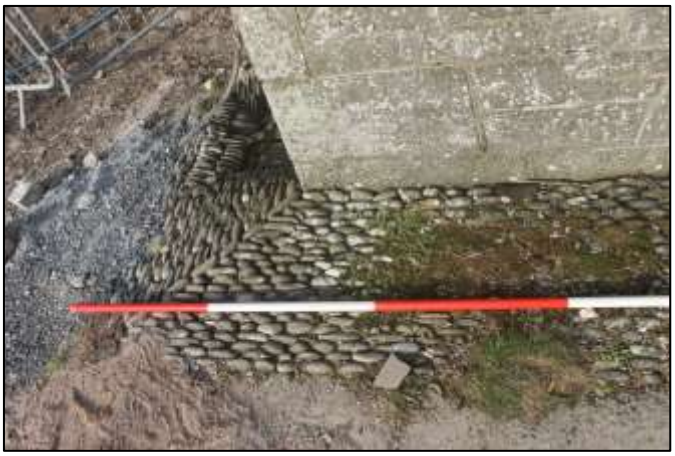

Plate 12. South Range, decorative pebble surface.

Plate 13. South Range north face viewed from courtyard.

Plate 14. South Range roof.

Plate 15. South Range (area 1), view from south-west.

Plate 16. South Range (area 2), view of transept from north.

Plate 17. Tower, east and north faces.

Plate 18. Tower, ground floor west face showing entrance to stairs and roofline of former building.

Plate 19. Tower second floor, view from south-west.

Plate 20. Tower yard showing crenellation and access to water tank.

Plate 21. Stair turret, from north-east.

9 Appendix 2 - DIGITAL PHOTOGRAPHS (on disc)

Photo No	Description	View from
CP1	Dairy – S elevation	S
CP2	Dairy – S elevation	S
CP3	Dairy – W end of S elevation	S
CP4	Dairy – S elevation	S
CP5	Dairy – S elevation and boundary wall	SE
CP6	Dairy – S and E elevations	SE
CP7	Dairy – W elevation	W
CP8	Dairy – W elevation	W
CP9	Dairy – W elevation	W
CP10	Dairy – W elevation and roof detail	NW
CP11	Dairy – W elevation central entrance	W
CP12	Dairy – W elevation gable detail	W
CP13	Dairy – S and E elevations	SE
CP14	Dairy –E elevation	SE
CP15	Dairy – S and E elevations	SE
CP16	Dairy – decorative pebble surface, SE corner of block	/
CP17	Dairy – decorative pebble drain head, NE corner of block	/
CP18	Dairy – N elevation from courtyard	N
CP19	Dairy – N elevation, entrance by tower	N
CP20	Dairy – N elevation, E door	NE
CP21	Dairy – N elevation, E door	NW
CP22	Dairy –N elevation, E window	NE
CP23	Dairy – N elevation, W end	N
CP24	Diary – N elevation, central section and roof	N
CP25	Dairy – S elevation, W end	SE
CP26	Dairy – Se elevation, W end, buttress detail	SW
CP27	Dairy – S elevation, buttress and ventilator detail	SW
CP28	Dairy – S elevation, W section	SE
CP29	Dairy – S elevation, W section	SE
CP30	Dairy – S elevation window and ventilator detail	SW
CP31	Dairy - S elevation, central entrance	SW
CP32	Dairy – S elevation,. Window with pebble infill decoration	SW
CP33	Dairy – S elevation window and ventilator detail	SW
CP34	Dairy – S elevation, E end	W
CP35	Dairy –S elevation, general view	W
CP36	Dairy – N side of roof showing sarking in place	N
CP37	Dairy – chimney head	N
CP38	Dairy – N side of roof showing clearstorey	E
CP39	Dairy – internal view showing roof construction	SE
CP40	Dairy – internal view showing clearstorey	SW
CP41	Dairy – NW corner showing roof and wallhead	E
CP42	Dairy – NW corner showing roof and clearstorey	E
CP43	Dairy – SE corner showing roof construction	SW
CP44	Dairy – tower, E face	SE

CP45	Dairy – tower, E and N faces	E
CP46	Dairy – tower, N face	NE
CP47	Dairy – tower, W face	NW
CP48	Dairy – tower, W face ground floor	NW
CP49	Dairy – tower, E face, ground floor	NE
CP50	Dairy block and tower – W faces	N
CP51	Dairy – tower, N face ground floor window detail	NE
CP52	Dairy – tower, N face ground floor window detail	NE
CP53	Dairy – tower, N face ground floor showing metal fixtures	N
CP54	Dairy – tower, N face ground floor showing iron support	N
CP55	Dairy – tower, ground floor interior	S
CP56	Dairy – ground floor interior N window showing fixtures	SW
CP57	Dairy – ground floor entrance to wheel stair	S
CP58	Dairy – first floor of tower	SW
CP59	Dairy – tower, first floor entrance to wheel stair	E
CP60	Diary – tower first floor concrete ceiling	/
CP61	Dairy – tower first floor W window	SE
CP62	Dairy – tower second floor corner chimney	S
CP63	Dairy – tower, second floor entrance to wheel stair	E
CP64	Dairy - tower, third floor brick-filled opening on N wall	SW
CP65	Dairy – tower, third floor entrance to wheel stair	E
CP66	Dairy- tower, fourth floor space below water tank	W
CP67	Dairy – top of tower	S
CP68	Dairy – top of tower and water tank inspection hatch	W
CP69	Dairy – tower, top entrance to wheel stair	E
CP70	Dairy – tower, concrete balustrade at top of wheel stair	E
CP71	Dairy – tower head above wheel stair	E
CP72	Dairy – tower, detail of ventilator grille on tower head	S
CP73	Dairy – tower, detail of copper lightning conductor at NE corner	W
CP74	Dairy – area 1, NE section	W
CP75	Dairy – area 1, E wall entrance	NW
CP76	Dairy – area 1, SE section	N
CP77	Dairy – area 1, SW section showing joists	SE
CP78	Dairy – area 1, NW section with N wall door	SW
CP79	Dairy – area 1, detail of corbel	/
CP80	Dairy – area 1, central aisle arch	SE
CP81	Dairy – area 1, central aisle arch	SE
CP82	Dairy – area 2, NE section	W
CP83	Dairy – area 2, NE section	W
CP84	Dairy – area 2, NW section	S
CP85	Dairy – area 2, W wall	SE
CP86	Dairy – area 2, N wall door and window	S
CP87	Dairy – area 2, S wall	NE
CP88	Dairy – area 2, N wall door, window and roof	SE
CP89	Dairy – area 3, NW corner	SE
CP90	Dairy – area ,N wall and infill feature	SW
CP91	Dairy – area 3, S wall	NE
CP92	Dairy – area 3 and aisle corridor 6	SE
CP93	Dairy – area 3, aisle corridor 6 and roof structure	SE
CP94	Dairy – area 3, SE corner	N

CP95	Dairy – area 4, S wall window	NE
CP96	Dairy – area 4, view to area 3	SW
CP97	Dairy – area 4, blocked door, N wall	SE
CP98	Dairy – area 5	N
CP99	Dairy – area 5	S
CP100	Dairy – area 4 roof detail	SE
CP101	Cart shed – view from courtyard	S
CP102	Cart shed – S face	S
CP103	Cart shed – E face	SE
CP104	Cart shed – W face	W
CP105	Cart shed – W face	W
CP106	Cart shed – interior S wall	NE
CP107	Cart shed – interior E wall	N
CP108	Cart shed – interior W wall	S
CP109	Cart shed – interior E wall, N end	NW
CP110	Barn – S face from courtyard	SW
CP111	Barn – general view of N face	NE
CP112	Barn – general view of N face	W
CP113	Barn – N face entrance	NW
CP114	Barn – N wall interior	SW
CP115	Barn – slit window, S wall	SW
CP116	Barn – N wall window, interior	SW
CP117	Barn – N wall entrance, interior	SW
CP118	Barn- S wall interior with stable interior to left	E
CP119	Stables – NE corner	NE
CP120	Stables – window NE corner	NE
CP121	Stables – triple windows, E face	NE
CP122	Stables – iron framed window E face	NE
CP123	Stables – E face side turret	NE
CP124	Stables – side turret and E end of dairy block	NE
CP125	Stables – SE corner	NE
CP126	Stables – side turret and E end of dairy block	NE
CP127	Stables – SW corner	NW
CP128	Stables – centre of W face	NW
CP129	Stables – W face	N
CP130	Stables – W face, E corner	W
CP131	Stables – detail of down pipe	/
CP132	Stables – N end of E wall	SW
CP133	Stables – E wall, windows and glazed wall tiles	NW
CP134	Stables – details of glazed wall tiles	/
CP135	Stables – interior view long SW	NE
CP136	Stables – interior view long SW	NE
CP137	Stables – wall turret	N
CP138	Stables – wall turret	W
CP139	Stables – tack room fireplace	W
CP140	Stables – tack room window detail	NW
CP141	Stables – SE corner inteior	N
CP142	Stables – W wall interior	NE
CP143	Stables – W wall interior	SW

CP144	Stables – W wall interior, central section	E
CP145	Stables – W wall, N end	SE
CP146	Stable – E wall, detail of cast iron window frame	/
CP147	Courtyard – central drain head	S
CP148	Courtyard – brick paving in front of dairy doorway 58	SW
CP149	Courtyard – general view across courtyard to S Range	S
CP150	Courtyard – detail of horse shoe boot scraper	

10 Appendix 3 – DISCOVERY + EXCAVATION SCOTLAND ENTRY

Local authority: Dumfries and Galloway

Parish: Borgue

Site name: Corseyard Farm model dairy and steading

Name of contributor: John Pickin

Type of project: building recording

Name of organisation:

NGR: NX 5910 4858

Report: Enhanced level building recording of the dairy, water tower and steadings in advance of their conversion to holiday units. These buildings, popularly known as the 'Coo Palace,' were built 1911-14 by the Manchester industrialist James Brown and are a locally unique example of farm buildings constructed in a Gothic-revival style. The dairy comprises a nave-and –aisle milking parlour with polychrome faience wall bricks and an attached five-storey water tower and grain store with a castellated top and turret. On the opposite side of a central courtyard is an L-shaped steading block incorporating a cart shed, barn and stables. The principal external features of the dairy and steading block are to be retained as part of the development.

Archive: National Record of the Historic Environment (NRHE) and Dumfries and Galloway HER.

Funder: JMP Architects Ltd, Lancaster

Contact details of organisation: High Weirston House, Leswalt, Stranraer DG9 0RQ