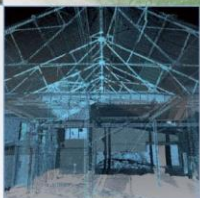
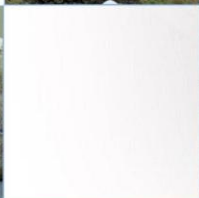
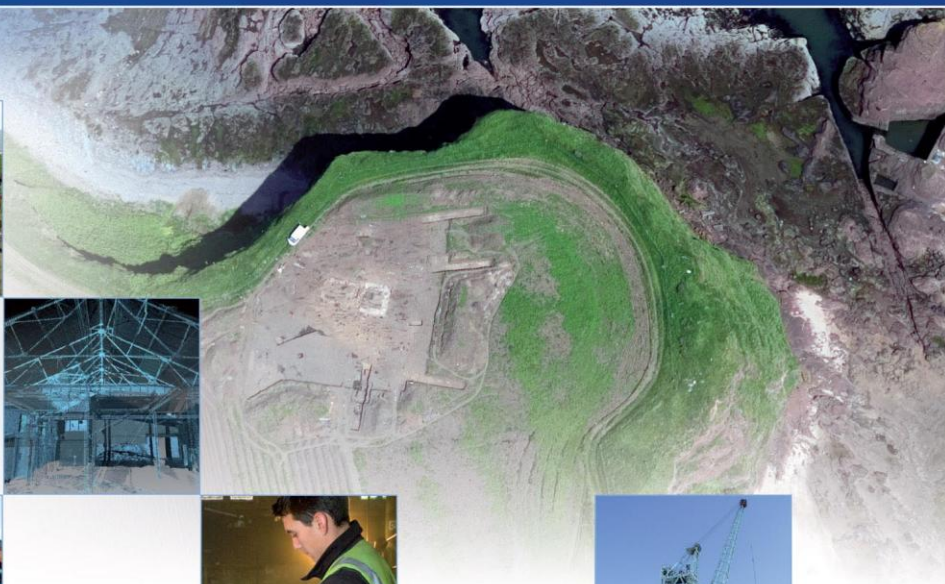


Glassgreen Cottages 'Driving Range', Elgin, Moray Historic Building Recording Report

AOC Project Number: 23191

18th January 2017



ARCHAEOLOGY

HERITAGE

CONSERVATION

Glassgreen Cottages

'Driving Range', Elgin, Moray

Historic Building Recording Report

On Behalf of:	Springfield Properties PLC Alexander Fleming House 8 Southfield Drive Elgin Moray IV30 6GR
National Grid Reference (NGR):	NJ 21923 60665
AOC Project No:	23191
Planning Reference:	15/02020/APP
Prepared by:	Lynn Fraser
Date of Fieldwork:	16th January 2017
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This document has been prepared in accordance with AOC standard operating procedures.

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Appendices

Appendix 1: Photographic Index

Abstract

AOC Archaeology Group was commissioned by Springfield Properties PLC to undertake an historic building record of Glassgreen Cottages prior to demolition as part of building works at the 'Driving Range', Glassgreen, Elgin, Moray. The work was required as a condition of planning consent.

The cottages were constructed in the late 19th / early 20th century and comprise semi-detached stone-built dwellings with more modern extensions. They were used as tied cottages for the farm and are typical of their genre.

No further archaeological works are required on the development site.

1.0 INTRODUCTION

1.1 Development Background

- 1.1.1 AOC Archaeology Group was commissioned by Springfield Properties PLC to undertake an historic building survey of Glassgreen Cottages, Elgin, in advance of their demolition as part of development works at the 'Driving Range', Glassgreen, Elgin. The work was completed as part of an archaeological planning condition (Planning Ref: 15/02020/APP). The extent of the works was defined by Moray Council as advised by the Aberdeenshire Council Archaeology Service (ACAS) and consisted of an evaluation and a photographic and written record of the buildings. The evaluation requirement has since been discharged by ACAS.

1.2 Site Location

- 1.2.1 The development site is situated to the south of Elgin, directly east of The Elgin Golf Club and Glenlossie Road, and is centred on National Grid Reference (NGR) NJ 21852 60770 (Figure 1). The site is currently in use as a golf driving range with Glassgreen Cottages located at its south-eastern corner at NGR NJ 21923 60665 (Figure 2).

2.0 OBJECTIVES

- 2.1 The main objective of the historic building recording survey was to preserve by record the cottages in advance of planned demolition through a photographic and written record.

3.0 METHODOLOGY

3.1 Introduction

- 3.1.1 A 'Level 1' historic building survey was undertaken on the buildings, which consisted of a photographic and written record preceded by an element of archive research.

3.2 Archive Research

- 3.2.1 A map-regression study was undertaken on the site to identify the sequence of phasing on site using all publicly accessible pre-Ordnance Survey maps and Ordnance Survey maps.

3.3 Photographic record

- 3.3.1 A general exterior and interior photographic survey was undertaken of the buildings in colour digital using a digital SLR respectively. Photographs were taken of the buildings within their setting, as well as each elevation, both head-on and oblique views, where access allowed. A discreetly situated 1m ranging pole was placed in all shots where access and health and safety allowed for scale. A register of photographs was taken on site which can be found in Appendix 1, and a selection of digital photographs has been used as plates to illustrate this report.

3.4 Written record

- 3.4.1 A basic written survey was undertaken of the exterior and interior of the cottages using AOC *pro forma* recording sheets with comment on condition, construction, architectural features, fixtures and fittings, modern interventions, evidence for phasing and function and anything else pertinent to the historic record.

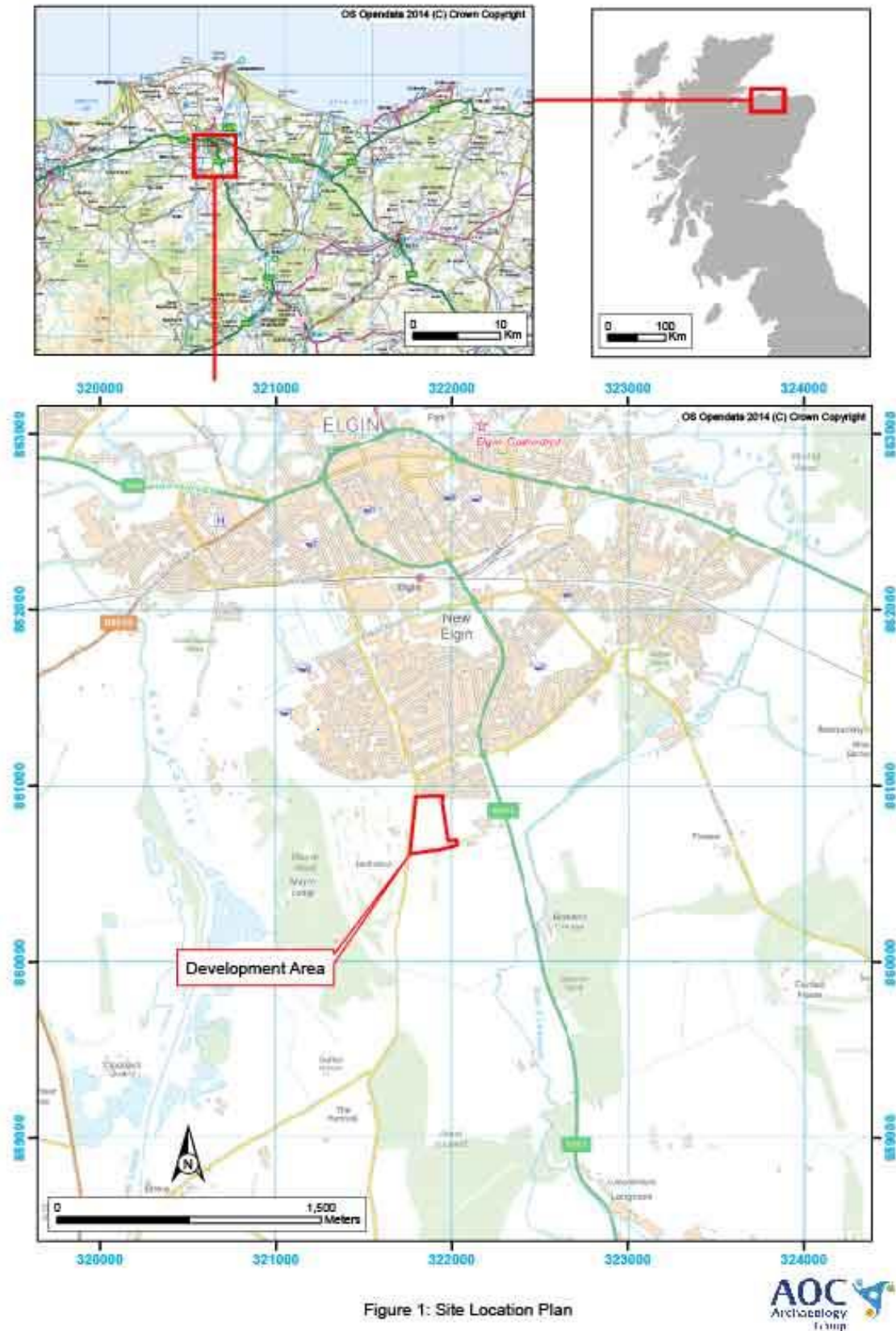


Figure 1: Site Location Plan

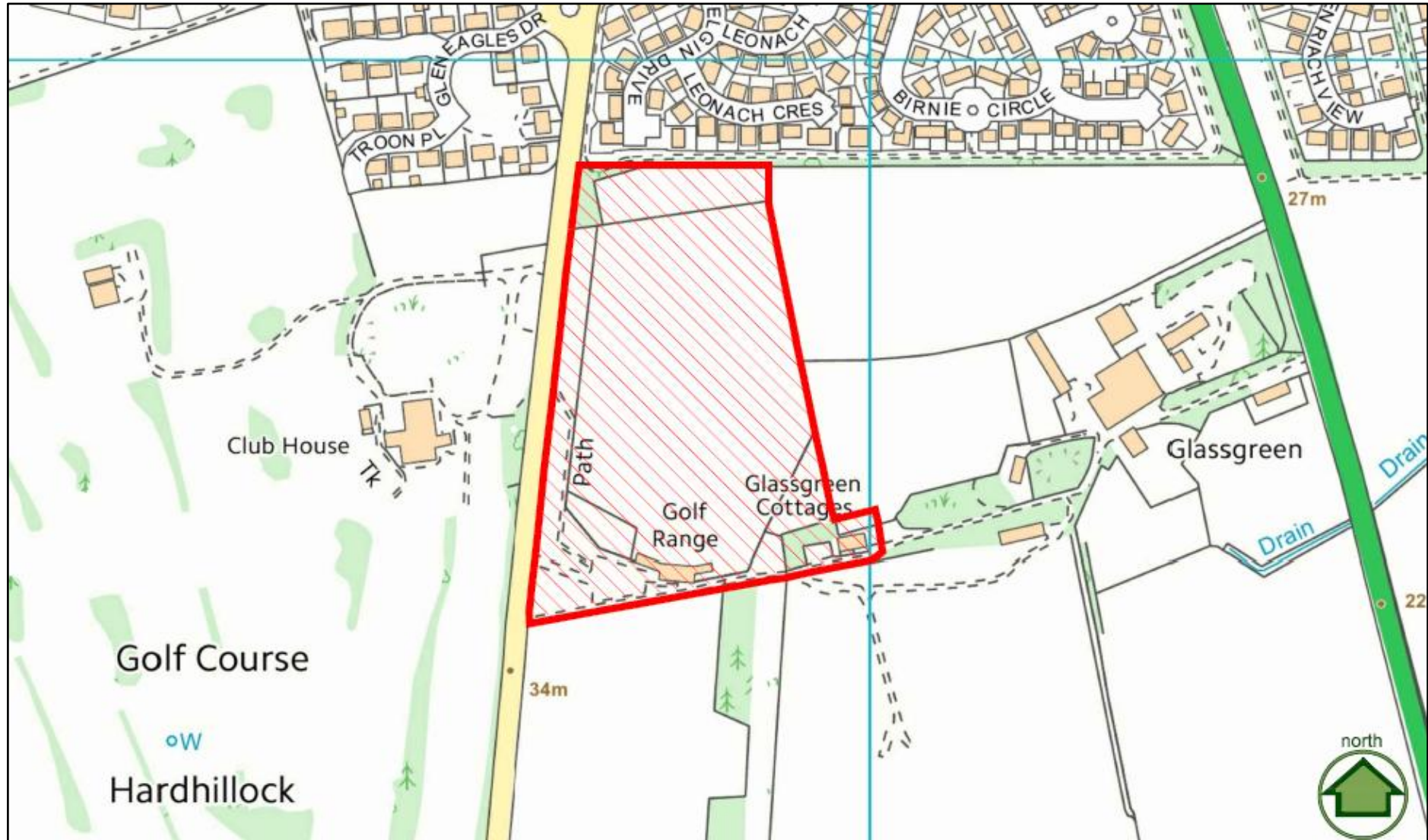


Figure 2: Plan of the site showing the location of Glassgreen Cottages (Plan supplied by client)

4.0 HISTORICAL BACKGROUND

- 4.1 A settlement at and called *Glassgreen* has existed since the late 16th / early 17th century as it is depicted on Pont's map, c. 1560-1614 (Figure 3). It also features on Roy's Military Map of Scotland in ca. 1747-1755 (Figure 4). Here, it is depicted as a small cluster of four buildings to the west of the burn. The 1st Edition six inch to the mile 1874 Ordnance Survey (OS) map outlines Glassgreen Farm in detail. It is shown clearly as a courtyard steading with a farmhouse to the south (Figure 5). The Ordnance Survey Name Book for Morayshire, 1868-71, states that Glassgreen was a large steading and was the property of the *Right Honourable, The Earl of Seafield, Castle Grant, Inverness-shire*.
- 4.2 The later 1906 six inch to the mile OS map shows that the farm has been greatly expanded (Figure 6) and a building is shown at the location of Glassgreen Cottages to the west of the farm. The survey for this map was carried out in 1904. It can therefore be deduced that the cottages were constructed between 1870, when the 1st edition survey was carried out, and 1904.



Figure 3: Extract from Pont's map, ca. 1560-1614



Figure 4: Extract from Roy's Military Map of Scotland, ca. 1747-1755



Figure 5: Extract from Ordnance Survey map, 1874



Figure 6: Extract from Ordnance Survey map, 1906, showing Glassgreen Cottages circled in red

5.0 RESULTS

- 5.1 Glassgreen Cottages were constructed in the late 19th / early 20th centuries as tied cottages for the farm. Built of hewn sandstone blocks, the buildings are semi-detached, one and a half story dwellings with a chimney at each gable and a slate roof. Each cottage has a relatively modern flat-roofed extension attached to its gable and which extends round to the rear of the property (Plates 1-3). The extensions are constructed of concrete blocks covered in harl with an asphalt roof covering. The original cottages are mirror images, while the extensions, although similar in appearance externally, are different in size; the extension on the west cottage is larger (Figure 7). It is understood that the current extensions, built in or around 1975, replaced smaller extensions that extended for the length of the gable wall and housed a small kitchen and bathroom. From the mapping evidence, it is unlikely that they were original to the property. Both cottages are accessed by a front and side door.
- 5.2 Each cottage has a dormer window on the front (south) elevation. There is an iron skylight still present above the staircase in the west cottage. The skylight had been removed from the east cottage due to it leaking. This type of roof window is typical of a building of this age and it is likely that it is an original feature. The dormer windows, however, are unlikely to be original and may have been installed at the time of the original bathroom/kitchen extensions, possibly replacing other skylight windows.



Plate 1: Front elevation of the west cottage



Plate 2: Front elevation of the east cottage



Plate 3: Rear elevation of the cottages showing the difference in size of the extensions

- 5.3 The original accommodation within the cottages consisted of a public room, a room under the staircase on the ground floor and a room within the roof space accessed by a steep, narrow, curved staircase (Plates 4-9). Holes within the floors and walls allowed the construction to be noted. The flooring consisted of wooden planks on joists over what appeared to be fairly shallow foundations. The walls were constructed of lath and plaster. The extensions also had wooden floor boards beneath floor coverings and plasterboard walls. The windows had been double-glazed. The fireplaces were no longer in use as open fires.
- 5.4 The additional accommodation within the east cottage extension comprised a kitchen, shower room and bedroom (Plates 10-11). Within the west cottage it consisted of a kitchen, bedroom, bathroom and large pantry/cloakroom (Plates 12-15).

6.0 CONCLUSIONS & RECOMMENDATIONS

- 6.1 Glassgreen Cottages are typical late 19th / early 20th century tied farm cottages, which have been extended and altered in subsequent years. The external phasing is evident in terms of the most recent extension. There is no physical evidence remaining of the prior smaller extension; knowledge of this was gained through the recollections of the tenant of the east cottage. The cottages will be demolished as part of the new development.
- 6.2 No further historic building recording is recommended at Glassgreen. There are no further archaeological requirements on the development site (pers com B. Mann 6 Jan 2017)

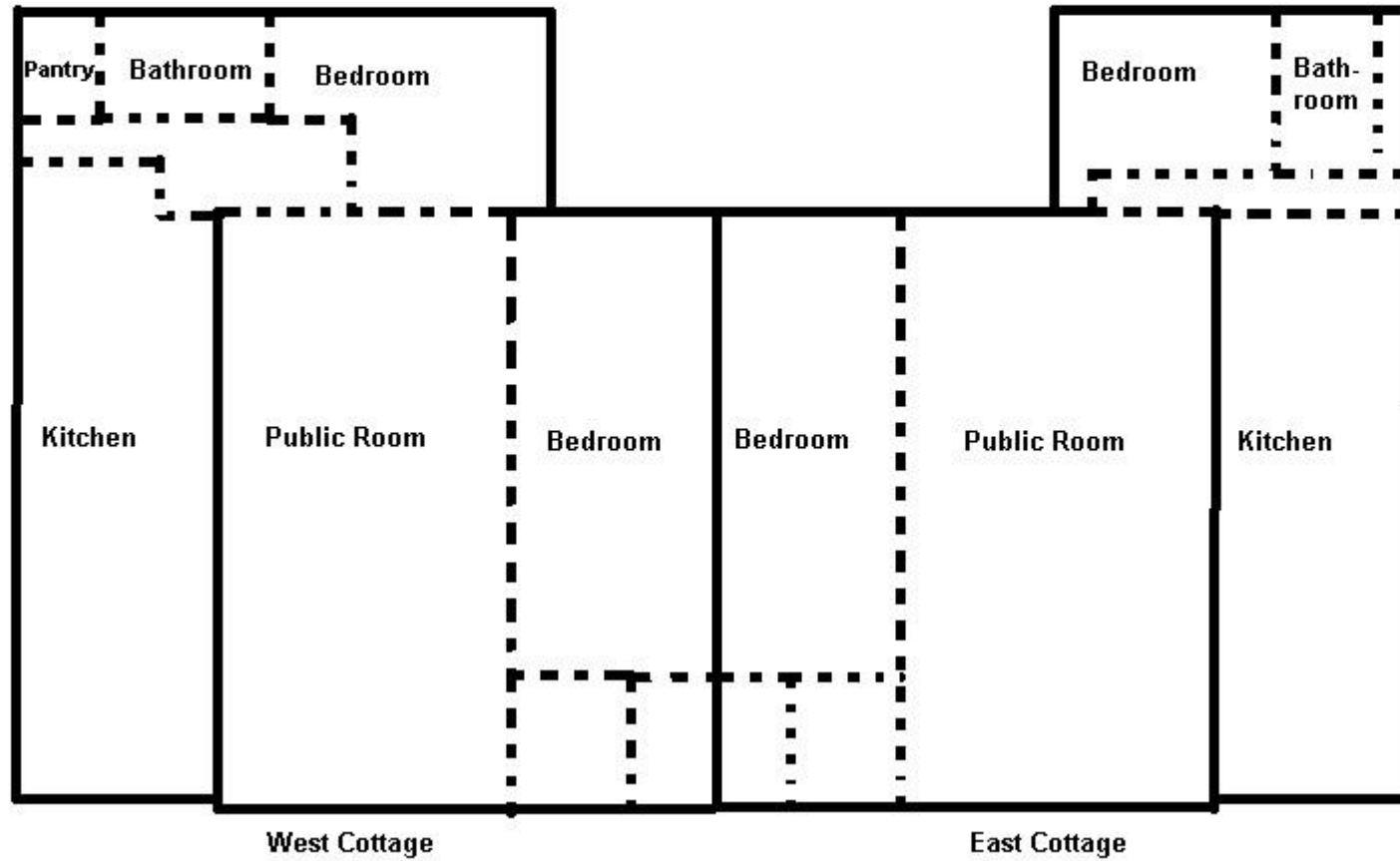


Figure 7: Indicative ground floor plan of Glassgreen Cottages (1:100 at A4)



Plate 4: Public room, E cottage



Plate 5: Room under the stairs, E cottage



Plates 6 - 7: Room in the roof space and staircase leading thereto, E cottage



Plate 8: Public room, W cottage



Plate 9: Room in the roof space, W cottage



Plate 10: Kitchen, E cottage



Plate 11: Rear bedroom, E cottage



Plate 12: Rear bedroom, W cottage



Plate 13: Kitchen, W cottage



Plates 14 and 15: Bathroom and pantry, W cottage

7.0 REFERENCES

National Map Library of Scotland, 2017. Accessed at <http://maps.nls.uk> on 18th January 2017.

1560 - 1614 Timothy Pont *Pont's map of Elgin and northeast Moray*

1747 - 1755 William Roy *Military Map of Scotland*

1874 Ordnance Survey *Elgin, Sheet XII*

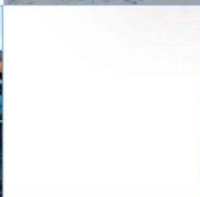
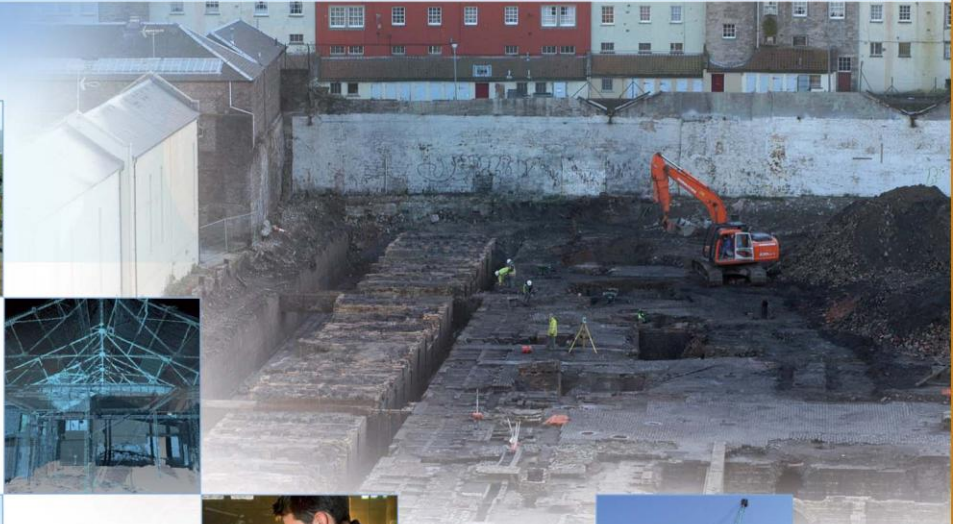
1906 OS Elginshire *.Sheet XII.NE*

Scotlands Places 2017. Morayshire OS Name Books, 1868 – 1871, Volume 11, Parish of Elgin. Accessed on 18th January 2017 at <http://www.scotlandsplaces.gov.uk/digital-volumes/ordnance-survey-name-books/morayshire-os-name-books-1868-1871/Morayshire?id=20>

Appendix 1: Photographic Index

Photo No	Building	Description	Facing	Date
Exterior				
1		E end of the front elevation	N	16/01/2017
2		W end of the front elevation	N	16/01/2017
3		Oblique view of W gable	NE	16/01/2017
4		W gable and extension	NNE	16/01/2017
5		W gable and extension	ESE	16/01/2017
6		Elevation of W extension	S	16/01/2017
7		Elevation of W extension	S	16/01/2017
8		W extension and rear elevation of cottages	S	16/01/2017
9		E and W extensions	S	16/01/2017
10		W extension rear	SSW	16/01/2017
11		E extension rear	SSE	16/01/2017
12		Rear elevation	S	16/01/2017
13		E gable and extension	SW	16/01/2017
14		E gable and extension	W	16/01/2017
15		Landscape shot	W	16/01/2017
16		Landscape shot	NW	16/01/2017
Interior				
17	E cottage	Vestibule	SW	16/01/2017
18	E cottage	Vestibule	W	16/01/2017
19	E cottage	Looking up the staircase	N	16/01/2017
20	E cottage	Upstairs bedroom	E	16/01/2017
21	E cottage	Upstairs bedroom showing dormer window	SE	16/01/2017
22	E cottage	Upstairs bedroom showing built-in cupboards	NE	16/01/2017
23	E cottage	Upstairs bedroom looking towards staircase	W	16/01/2017
24	E cottage	Upstairs bedroom looking towards staircase	WNW	16/01/2017
25	E cottage	Looking down the staircase	S	16/01/2017
26	E cottage	Vestibule looking into the lounge	E	16/01/2017
27	E cottage	E wall of the lounge with fireplace	NE	16/01/2017
28	E cottage	N wall of lounge - showing doors leading to bedroom under the stairs and through to corridor with bedroom beyond	NNW	16/01/2017
29	E cottage	W wall of lounge - showing doors to bedroom under the stairs and vestibule	SW	16/01/2017
30	E cottage	S wall of lounge	SE	16/01/2017
31	E cottage	S wall of bedroom under the stairs	S	16/01/2017
32	E cottage	E wall of bedroom under the stairs	SE	16/01/2017
33	E cottage	W and N walls of bedroom under the stairs	NW	16/01/2017
34	E cottage	N wall and door of bedroom under the stairs	NNE	16/01/2017
35	E cottage	E and N walls of rear bedroom	NE	16/01/2017
36	E cottage	N and W walls of rear bedroom	NW	16/01/2017
37	E cottage	S wall of rear bedroom	SSW	16/01/2017
38	E cottage	S and E wall of rear bedroom	SE	16/01/2017

Photo No	Building	Description	Facing	Date
39	E cottage	Kitchen	SSE	16/01/2017
40	E cottage	W and S walls of kitchen	SSW	16/01/2017
41	E cottage	E and N walls of kitchen	NNE	16/01/2017
42	E cottage	N wall of bathroom	N	16/01/2017
43	E cottage	N wall of bathroom	NNE	16/01/2017
44	E cottage	Shower unit in bathroom	SE	16/01/2017
45	E cottage	Corridor	W	16/01/2017
46	E cottage	Side door into corridor	W	16/01/2017
47	W cottage	Vestibule and stairs	E	16/01/2017
48	W cottage	Looking up the staircase	N	16/01/2017
49	W cottage	W wall of upstairs bedroom	W	16/01/2017
50	W cottage	E wall of upstairs bedroom	ESE	16/01/2017
51	W cottage	S wall of upstairs bedroom	SE	16/01/2017
52	W cottage	Looking down the staircase	S	16/01/2017
53	W cottage	W wall of the lounge	NW	16/01/2017
54	W cottage	S wall of the lounge	SSE	16/01/2017
55	W cottage	E and N walls of lounge - showing door to bedroom under the stairs	NNE	16/01/2017
56	W cottage	W and S walls of bedroom under the stairs	S	16/01/2017
57	W cottage	S and part of E wall of bedroom under the stairs	SE	16/01/2017
58	W cottage	N wall and window of bedroom under the stairs	NNE	16/01/2017
59	W cottage	E wall of bedroom under the stairs	E	16/01/2017
60	W cottage	E and N walls of rear bedroom	NNE	16/01/2017
61	W cottage	W wall of rear bedroom - showing built-in wardrobe and door	SW	16/01/2017
62	W cottage	S wall of rear bedroom	SE	16/01/2017
63	W cottage	Corridor	W	16/01/2017
64	W cottage	Bathroom	NW	16/01/2017
65	W cottage	S wall of bathroom - showing door and kitchen beyond the corridor	SSW	16/01/2017
66	W cottage	S and W walls of kitchen	SSW	16/01/2017
67	W cottage	W and N walls of kitchen - showing cupboard and door to corridor	NNW	16/01/2017
68	W cottage	Side door with pantry/cloakroom to the right	W	16/01/2017
69	W cottage	Pantry/cloakroom	NNW	16/01/2017
70	W cottage	Corridor looking towards the rear bedroom	E	16/01/2017
71		Detail of exposed lathe and plaster walls		16/01/2017



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