

Former Tobacco Barn, Montrose: Archaeological Mitigation

Data Structure Report



by Peter Klemen

issued 19th August 2015

on behalf of Mr Allan James

RATHMELL 
ARCHAEOLOGY LTD

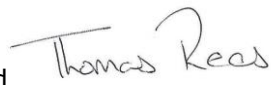
Quality Assurance

This report covers works which have been undertaken in keeping with the issued brief as modified by the agreed programme of works. The report has been prepared in keeping with the guidance of Rathmell Archaeology Limited on the preparation of reports. All works reported on within this document have been undertaken in keeping with the Chartered Institute for Archaeologists' Standards and Policy Statements and Code of Conduct.

Signed 

Date19th August 2015....

In keeping with the procedure of Rathmell Archaeology Limited this document and its findings have been reviewed and agreed by an appropriate colleague:

Checked 

Date19th August 2015....

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Contents

Introduction and Planning Context	4
Historical Background	4
Project Works	5
Findings: Building Recording	5
Discussion	17
Conclusion	17
References	18
Cartographic	18
Appendix 1: Discovery & Excavation in Scotland	19
Appendix 2: Photo Register	20
Photographic Register:	20
Contact Details	23

Figures

Figure 1a: Extract from Roy's <i>Military Survey of Scotland (Highlands)</i> (1747-52).....	6
Figure 1b: Extract from Ainslie's <i>Map of the County of Forfar or Shire of Angus (North East Section)</i> (1794)	6
Figure 2a: Extract from Knox's <i>Map of the Basin of the Tay, including the greater part of Perth shire, Strathmore and the Breas of Angus or Forfar</i> (1850)	7
Figure 3: Existing elevations	9
Figure 4: Existing Floor Plans	10
Figure 5a: West elevation	11
Figure 5b: Window (i) West elevation.....	11
Figure 6a: Doorway (iii) West elevation.....	12
Figure 6a: North elevation: east (L) and west (R) sides.....	12
Figure 7a: Detail on the east corner of the North elevation	13
Figure 7b: East elevation	13
Figure 8a: Main room.....	14
Figure 8b: Brick flooring	14
Figure 9a: Cobbled floor	15
Figure 9b: Stone paving with lozenge design.....	15
Figure 10a: Store room	16
Figure 10a: Recess in the east wall	16

Introduction and Planning Context

1. This Data Structure Report represents the findings of Historic Building Recording and works required by Mr David Paton of John D Crawford Ltd on behalf of Mr Allan James in respect of the conversion of the former Tobacco Barn at 69 Mill Street, Montrose, DD10 8RL, into two dwelling houses (NGR: NO 7166 5795). The works are designed to create a competent record of the B-Listed late eighteenth century former Tobacco Barn before the commencement of the proposed conversion.
2. The development has been granted planning consent by Angus Council (Planning Ref: 14/00679/FULL, 14/00680/LBC) subject to a negative suspensive condition for archaeology (PAN 2/2011, SPP, SHEP). Aberdeenshire Council Archaeology Service (ACAS), who advise Angus Council on archaeological matters, has provided guidance on the structure of Historic Building Recording works required on this site to inform the planning process. In particular they have specified a Level 1 survey in accordance with Recording Historic Buildings, A Descriptive Specification (RCHME Third Edition, 1996).
3. The works are designed to create a competent record of the B-Listed late eighteenth century former tobacco barn before the commencement of the proposed conversion. Rathmell Archaeology Ltd has been appointed to act with regard to the archaeological issue by John D Crawford Ltd on behalf of Mr James. The project works described below were designed to comply with the identified requirements of Aberdeenshire Council Archaeology Service.

Historical Background

4. From its early inception as a port Montrose traded in skins, hides and cured salmon but in the seventeenth century began to export wheat and barley in regular trading transactions with the merchant guilds and their market towns of the Hanseatic League. The town imported flax and timber from the Baltic with salt, fruit and wine imported from France and Portugal.
5. The wealth this brought to the town is demonstrated in the surviving houses built by landowning and merchant families as well as local street names of "America Street", "California Street", "Baltic Street" and "India Street" evidencing its trading heritage. The wealth accrued by trade was substantial, and wealthy merchants in the eighteenth and nineteenth centuries dominated the town, building their houses gable to gable and inheriting the term "gable-enders".
6. William Roy's Military Survey of Scotland (Highlands) (1747-52) (Figure 1a) is the first to provide a detailed depiction of the layout of Montrose with a centrally located high street, with the buildings stretching out east and west from the high street. Located on a peninsula with the North Sea to the east and Montrose Basin to the west, the town is located on the southwest corner of the peninsula and fronting onto the Montrose Basin. The immediate area to the north of the town and where the current proposed development is located, comprises open ground occupied by three clachans and associated areas of cultivation on either side of the north-south aligned road.
7. Montrose represents a 'classic' example of a medieval planned burgh: one main thoroughfare, which broadens slightly in the centre to form a market place which would originally have been equipped with a tollbooth/gaol, tron and mercat cross. The land on either side of the main thoroughfare is subdivided into long strip-like building plots ('burgage plots') accessed by narrow pends or vennels from the street, with the building frontages directly overlooking the street and industrial activities taking place in the backlands to the rear.
8. John Ainslie's Map of the County of Forfar or Shire of Angus (1794) (Figure 2b) depicts the three clachans and accompanying cultivated areas and labels them 'The Links'. There has also been a slight expansion to the north along the main high street and a number of new buildings are also depicted to the east of the main settlement with a second road visible and a third laid out. Ainslie provides their names and functions: they include a thread factory, bleaching hall, tanning yard and a hospital.

9. There is very little change from Ainslie's (1794) and John Thompson's Atlas of Scotland: Northern Part of Angus shire (1825) survey (not shown). By the time of James Knox's 'Map of the Basin of the Tay, including the greater part of Perth shire, Strathmore and the Breas of Angus or Forfar' (1850) (Figure 2a), there has been expansion to the northeast and of the original urban area and south to the end of the peninsula.
10. Knox's survey (1850) (Figure 2a) depicts a period in the growth of Montrose which marks the point where the present layout finally evolved in its recognisable form. Although the roads are not labelled, it is possible to compare the current street plan with Knox's map to suggest that this is the period in which both Mill Street and Baltic Street, which joins from the south, are first laid out. There are structures depicted, but it is not possible with any confidence to propose that one of these is the location of the proposed development.
11. By the time of the 6-inch 1st edition Ordnance Survey map (1865) (not shown) Montrose has expanded substantially to the northeast and east, taking on the present day layout and showing for the first time, the name 'Mill Street.' The 25-inch 1st edition Ordnance Survey map (1865) (Figure 2b), surveyed at the same time, provides a detailed depiction of the proposed development. Located on the southwest corner of a square landscaped area laid out as a park or gardens, the proposed development forms the upper northern end of a rectangular structure, divided internally to form two semi-detached buildings.
12. There is a small extension on the southern end of the E elevation, where the proposed development joins the lower building. A surrounding wall is depicted with two small outbuildings is also shown.

Project Works

13. The programme of building recording was undertaken on one visit which took place on the 7th August 2015 and the agreed programme of mitigation works was agreed to comprise the following key components:
 - a. a programme of detailed building recording survey was carried out on the former Tobacco Barn. The historic building recording was undertaken to Level 1, i.e. a descriptive, fuller record than Photographic Survey, with the addition of measured floor plans and elevations and a written account of the building's plan, form, function, age and development sequence (as *per* RCHME).
 - b. the production of a report which integrates the findings of the works (HBR) through a Data Structure Report, detailing the nature, form and extent of the historic buildings(s).
14. All work will be undertaken in accordance with the Aberdeenshire Council Archaeology Service (ACAS) standard conditions and will comply with the Chartered Institute of Field Archaeology's Standards and Policy Statements and Code of Conduct.

Findings: Building Recording

15. The purpose of the building recording was to investigate and record the surviving elements of the late eighteenth century former tobacco barn on 69 Mill Street, Montrose. The aim of the exercise was to provide a baseline record of the extant structure prior to the conversion of the former tobacco barn to residential use.
16. A survey was carried out by John D Crawford Architects and the plans made available to Rathmell Archaeology. The surveys form the images for the floor and elevation plans used within this report.
17. The structure is rectangular on plan and measures three bays; 14m length by 7m high, and one bay; 6m in width. It has been divided in recent times into two sections, with the southern end forming a storage room and fire escape route (Figure 3). The roof is hipped and covered in stone roof tiles (Figure 5a).



Figure 1a: Extract from Roy's *Military Survey of Scotland (Highlands)* (1747-52)



Figure 1b: Extract from Ainslie's *Map of the County of Forfar or Shire of Angus (North East Section)* (1794)



Figure 2a: Extract from Knox's *Map of the Basin of the Tay*, including the greater part of Perth shire, Strathmore and the Breas of Angus or Forfar (1850)

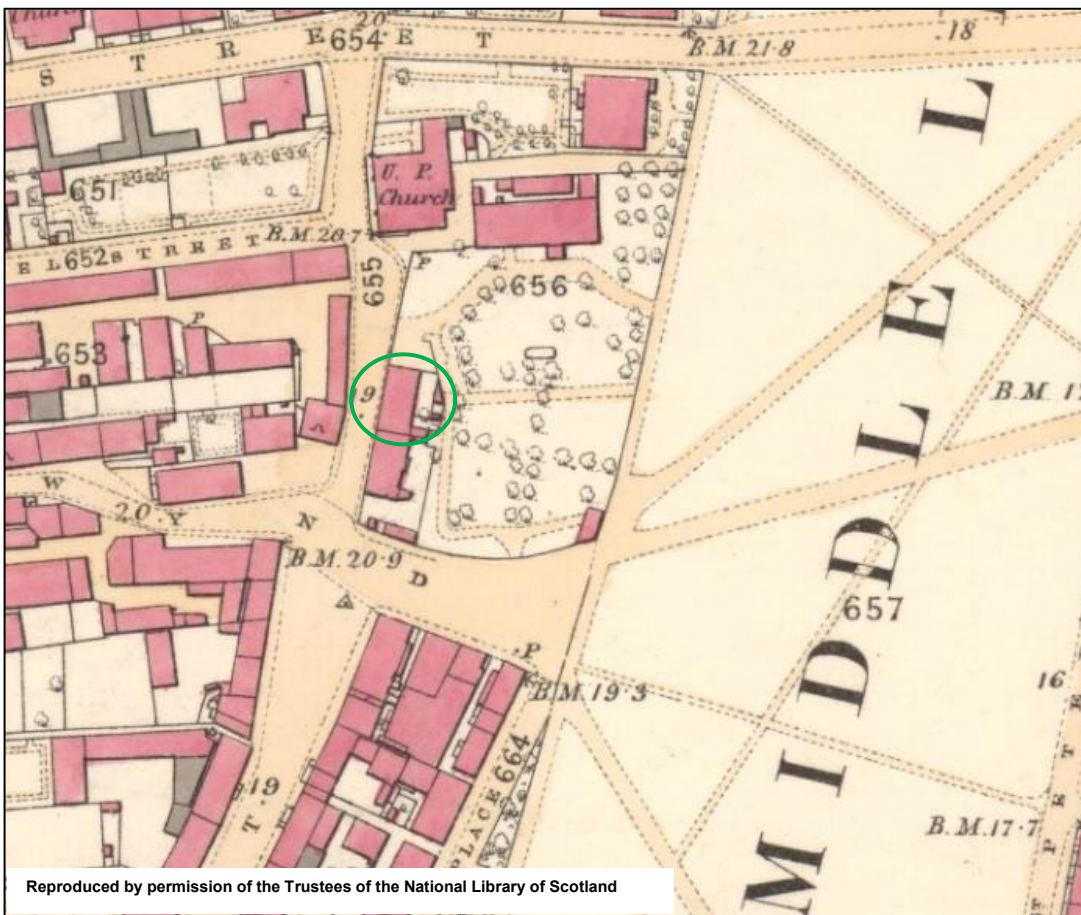


Figure 2b: Extract from the 25-inch 1st edition Ordnance Survey (1865)

18. The upper 1st floor, which opens out into the roof space, could not be accessed as there were no stairs. However, it was possible to observe the structure of the roof through breaks in the flooring of the first floor. The roof over the whole of the structure had been recently replaced and was formed by new timber top and bottom chords and a timber sarking on to which the stone roof tiles are laid.
19. The whole building is constructed of snecked sandstone rubble with the ground floor and the transition from ground to 1st floor level distinguished externally by a level course of large sandstone blocks which provide a marked contrast with the smaller, thin slabs of stone employed above and below.
20. The West elevation (Figure 5a) has two windows (i & ii) which have been blocked with masonry, again comprising snecked sandstone rubble, the weathered appearance of which suggests that this blocking may have occurred some time ago, possibly during the 19th or early 20th century. The cill, lintel and rybats comprise squared and rectangular sandstone blocks which have been subject to weathering (Figure 5b), with the rybats ranging in size from 750mm by 400mm to 350mm by 200mm.
21. There are three rectangular vents (iv, v, vi) located one per bay at 1st floor level on the East Elevation. These openings are defined by similar squared sandstone blocks to those used in the ground floor windows, and all lie to the north of centre of each bay. Two of these vents - (iv) and (vi) - still have wooden slats in place, while (v) is blocked by a wooden panel (Figure 5a).
22. The doorway (iii) located at the southern end may well be an original feature, however this has been substantially modified, with the replacement of the original stone lintel with a modern equivalent, presumably steel, now concealed beneath a cement margin. The door has also been replaced with modern fire door set back from the pavement, creating a small recessed space to the fore (Figure 6a). The quoins comprise contrasting sandstone block ranging in size from 500mm by 250mm and 400mm by 250mm: they are markedly larger on the south side of the doorway, which suggests that the original doorway was narrower, and that the opening was extended northwards during the insertion of the fire door.
23. The North elevation (Figure 3 & 6b) features one large central doorway with sandstone margins and lintel. This is the largest doorway on the premises, with dimensions of 2.30 wide by 2.40m high and would have formed the main access for goods carried in by cart. On the east corner (Figure 7a) the lower 2.40m of the sandstone quoins are chamfered and the sharp edges of the corners removed: on the uppermost stones, this chamfer curves outwards, merging smoothly in with the standard quoins above. This feature allowed horse-drawn goods vehicles easier access when turning, either out into the street beyond, or into the warehouse complex itself.
24. The construction of the Links Hotel immediately adjacent to the East elevation (Figure 3), leaving a gap just wide enough to walk along, has obscured this side of the building (Figure 7a & 7b) and rendered the obtaining of a meaningful photographic record impossible. There are two windows, (vii) and (viii), in the central and northern bay respectively (both now blocked with wooden panels), and two narrow, pedestrian doorways (xi) and (x). The latter are located at the north end of the southern bay, and the south end of the central respectively. Three rectangular vents (xi), (xii) and (xiii) are present at 1st floor level: vents (xii) and (xiii) are once again placed centrally, with (xi) again offset slightly to the north. There are two pairs of modern skylights in the roof (xiv) and (xv).
25. The cills, lintels and rybats defining windows, doorway (xi) and vents are all of the same light brown squared sandstone blocks as those on the West elevation. The contrasting rybats surrounding the windows range in size from 800mm by 400mm and 380mm by 180mm and around the door range in size from 640mm by 350mm and 400mm by 180mm. Doorway (x) is a modern addition with wooden surround that forms a fire escape route and also access to the store room.

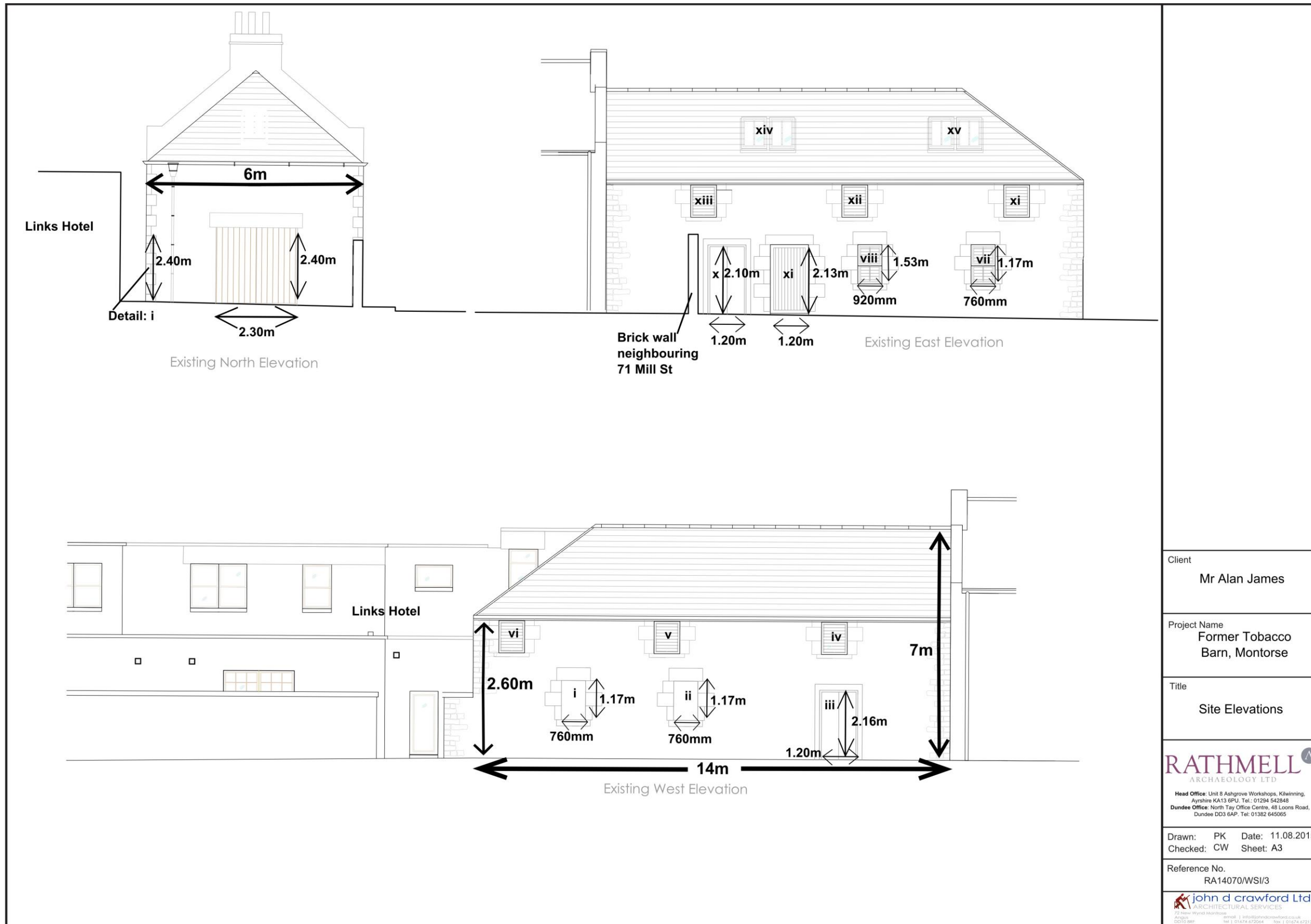
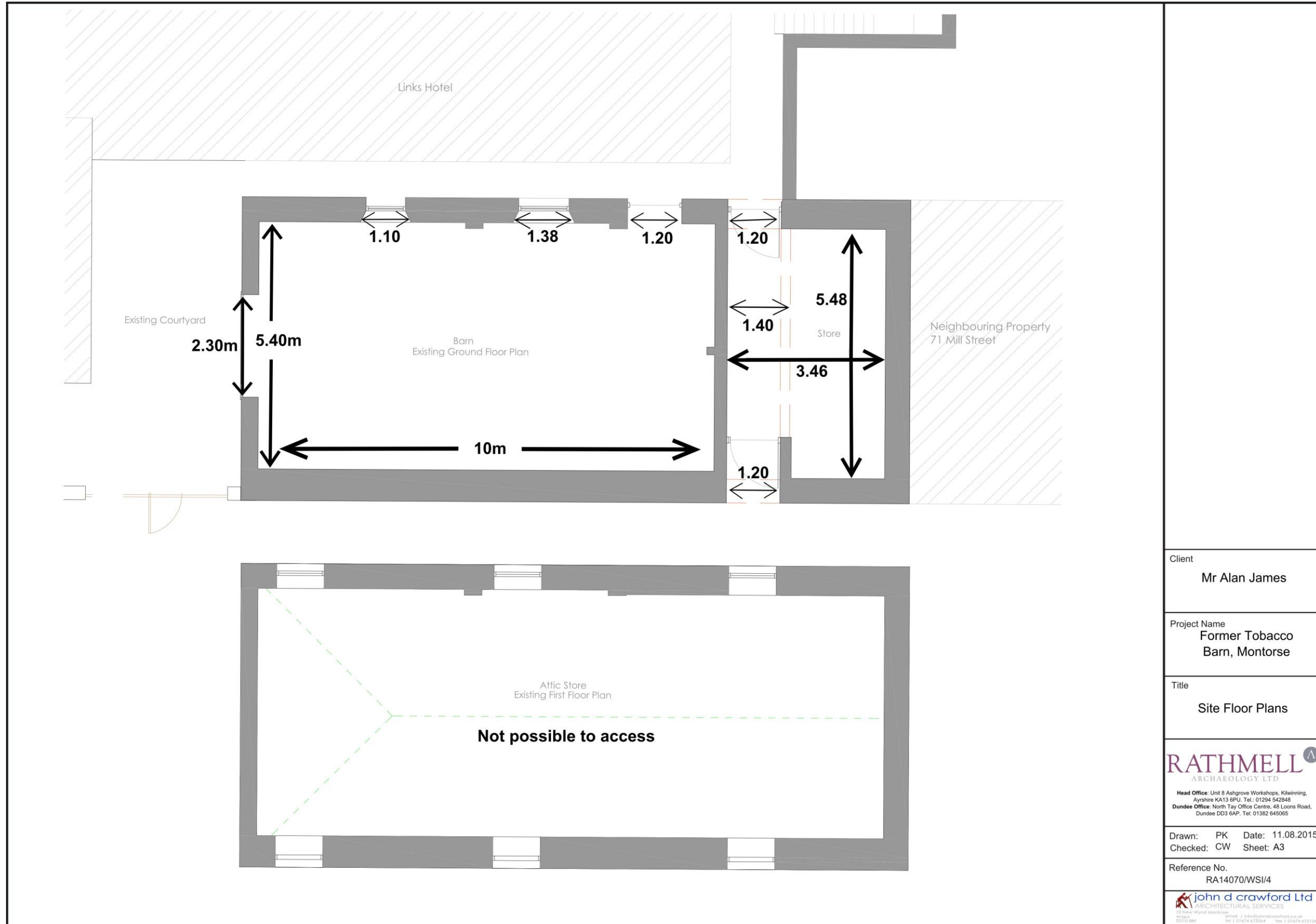


Figure 3: Existing elevations



Client
Mr Alan James

Project Name
Former Tobacco Barn, Montrose

Title
Site Floor Plans

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Drawn: PK Date: 11.08.2015
Checked: CW Sheet: A3

Reference No.
RA14070/WSI/4

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Figure 4: Existing Floor Plans



Figure 5a: West elevation



Figure 5b: Window (i) West elevation



Figure 6a: Doorway (iii) West elevation



Figure 6a: North elevation: east (L) and west (R) sides



Figure 7a: Detail on the east corner of the North elevation



Figure 7b: East elevation



Figure 8a: Main room



Figure 8b: Brick flooring



Figure 9a: Cobbled floor



Figure 9b: Stone paving with lozenge design



Figure 10a: Store room



Figure 10a: Recess in the east wall

26. The larger of the two rooms (Figures 4 & 8a) measures 10m by 5.47m with a lath-and-plaster ceiling, painted white. In general the ceiling is in poor condition throughout. The majority of the flooring is formed by a very compacted clay and topsoil mix. In the centre of the large doorway in the North elevation, there is an area of brick floor measuring 1.50m by 1.40m (Figure 8b). At the southern end of the room there are areas of cobbles and concrete paving with lozenge patterns and measuring 2.40m by 1.70 and 3m by 1.70 respectively (Figures 9a & 9b).
27. All the walls have been plastered directly against the stonework and painted white with patches of the plastering now coming away due to damp and neglect. On the north wall it was possible to record that the masonry comprised an outer sandstone section 300mm wide with an internal brick lining 150mm thick. Where the plaster and sandstone had come away on the east and west walls it was possible to see that the walls were composed entirely of sandstone. The dividing south wall was a much later insertion, formed out of breeze blocks.
28. The store room (Figures 4 & 10a) would once have been part of the main building. It measures 5.48m by 3.46m. In the upper southeast corner is a hatch that allows access to the upper floor. The ceiling is white painted plaster board and the walls are plastered and painted white. The North wall is formed by breeze blocks and separates it from the main larger room.
29. There were a number of chairs, tables and general furniture in the southern side of the room, obscuring the interior and making it difficult to see any details. The cobbled flooring is visible and is most likely part of the same feature recorded in the main room. In the east wall there is a semi-circular recess measuring 1m by 400mm (Figure 10b) with a drain at the base. The presence of the drain at the base indicates the existence of a sink or handbasin at one time.

Discussion

30. By the time of the 1st edition Ordnance Survey (1865) the former Tobacco Barn and the adjoining structure (71 Mill Street) are present. Due to the nature of the building as a Tobacco Barn the interior and exterior are very simple with no decoration. Generally the exterior has suffered from weathering but overall the building is in a reasonable condition.
31. Through the survey it was possible to record four phases in the buildings evolution. Firstly, we have the building itself and followed secondly by the infilling of the windows, and potentially, the subdivision of the interior into ground and first floor spaces. It is suggested that this may have taken place before the late 20th century, on account of the use of lath and plaster to create the ceiling, as opposed to plasterboard.
32. This idea that the first floor is a later addition is proposed as the building is not equipped with a hatch for a hoist which would allow material to be lifted up to first floor level, hoists/hatches being common features of such structures. The third phase comprised the subdivision of the ground floor space through the construction of the breeze block wall and the creation of the small 'store room. With the final fourth phase forming the replacement of the roof timbers and retaining the original stone tiles.

Conclusion

33. A programme of archaeological works was required by John D Crawford Architects on behalf of Mr Allan James in respect of the conversion of the former Tobacco Barn at 69 Mill Street, Montrose, DD10 8RL, into two dwellinghouses (NGR: NO 7166 5795). The structure was subject to a Level 1 Historic Building Recording and Photographic Survey exercise, in order to create a baseline record of the surviving elements to record them before development.

34. This Data Structure Report represents the findings of Historic Building Recording works required by John D Crawford architects on behalf of Mr Allan James. The historic building recording survey confirmed that the former Tobacco Barn had been used as storage area for some time and there had been very little modernisation.
35. Through the survey it was possible to record four phases in the buildings evolution. It is suggested that the structural alterations that have occurred are represent periods in the late 19th to early 20th century and later 20th to 21st century changes.

References

Cartographic

Roy, W	1747-52	<i>Military Survey of Scotland (Highlands)</i>
Ainslie, J	1794	<i>Map of the County of Forfar or Shire of Angus</i>
Knox, J	1850	<i>Map of the Basin of the Tay, including the greater part of Perth shire, Strathmore and the Breas of Angus or Forfar</i>
Ordnance Survey	1865	<i>25-inch 1st edition Ordnance Survey Forfarshire (Angus) Sheet XXXV (Montrose)</i>

Appendix 1: Discovery & Excavation in Scotland

LOCAL AUTHORITY:	Angus
PROJECT TITLE/SITE NAME:	Former Tobacco Barn, Montrose
PROJECT CODE:	RA14070
PARISH:	Montrose
NAME OF CONTRIBUTOR:	Peter Klemen
NAME OF ORGANISATION:	Rathmell Archaeology Limited
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	NO75NW0380 69 Mill Street
SITE/MONUMENT TYPE(S):	B-Listed Former Tobacco Barn.
SIGNIFICANT FINDS:	None
NGR (2 letters, 6 figures)	NO 7166 5795
START DATE (this season)	24 th July 2015
END DATE (this season)	6 th August 2015
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (may include information from other fields)	<p>A programme of archaeological works was required by John D Crawford Architects on behalf of Mr Allan James in respect of the conversion of the former Tobacco Barn at 69 Mill Street, Montrose, DD10 8RL, into two dwellinghouses (NGR: NO 7166 5795).</p> <p>By the time of the 1st edition Ordnance Survey (1865) the former Tobacco Barn and the adjoining structure (71 Mill Street) are present.</p> <p>Through the survey it was possible to record four phases in the buildings evolution. Firstly, we have the building itself and followed secondly by the infilling of the windows, and potentially, the subdivision of the interior into ground and first floor spaces. It is suggested that this may have taken place before the late 20th century, on account of the use of lath and plaster to create the ceiling, as opposed to plasterboard.</p> <p>The third phase comprised the subdivision of the ground floor space through the construction of the breeze block wall and the creation of the small 'store room'. With the final fourth phase forming the replacement of the roof timbers and retaining the original stone tiles.</p>
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	Mr Allan James
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ARCHIVE LOCATION (intended/deposited)	Report to Aberdeenshire Council Archaeology Service and archive to National Monuments Record of Scotland.

Appendix 2: Photo Register

Photographic Register:

Image No.	Print		Slide		Digital	Description	From	Date
	Film No.	Neg. No.	Film No.	Neg. No.				
001	-	-	-	-	001	West elevation, scene setting image	NW	06/08/2015
002	-	-	-	-	002	West elevation, scene setting image	W	06/08/2015
003	-	-	-	-	003	West elevation, scene setting image	SW	06/08/2015
004	-	-	-	-	004	North elevation (west half)	NNW	06/08/2015
005	-	-	-	-	005	North elevation (east half)	NNW	06/08/2015
006	-	-	-	-	006	East elevation (north end)	N	06/08/2015
007	-	-	-	-	007	East elevation (south end)	S	06/08/2015
008	-	-	-	-	008	East elevation, south end & access hatch or vent into first floor	S	06/08/2015
009	-	-	-	-	009	Roof on east elevation (south end)	E	06/08/2015
010	-	-	-	-	010	Roof on east elevation (north end)	E	06/08/2015
011	-	-	-	-	011	Worked sandstone quoins on NE corner of North elevation	N	06/08/2015
012	-	-	-	-	012	Worked sandstone quoins on NE corner of North elevation with scale	NW	06/08/2015
013	-	-	-	-	013	Ground floor blocked window (i)	W	06/08/2015
014	-	-	-	-	014	Ground floor blocked window (ii)	W	06/08/2015
015	-	-	-	-	015	1 st floor/attic space vent (iv)	W	06/08/2015
016	-	-	-	-	016	1 st floor/attic space vent (v) (blocked)	W	06/08/2015
017	-	-	-	-	017	1 st floor/attic space vent (vi)	W	06/08/2015
018	-	-	-	-	018	Modern doorway(cement surrounds & margins)	W	06/08/2015

Image No.	Print		Slide		Digital	Description	From	Date
	Film No.	Neg. No.	Film No.	Neg. No.				
019	-	-	-	-	019	Window (vii) east elevation	S	06/08/2015
020	-	-	-	-	020	Window (vii) east elevation	N	06/08/2015
021	-	-	-	-	021	Southern end and east elevation	E	06/08/2015
022	-	-	-	-	022	Modern door, east elevation	E	06/08/2015
023	-	-	-	-	023	Doorway (ix), east elevation	S	06/08/2015
024	-	-	-	-	024	Doorway (ix), east elevation	N	06/08/2015
025	-	-	-	-	025	Window (viii), east elevation	S	06/08/2015
026	-	-	-	-	026	Window (viii), east elevation	N	06/08/2015
027	-	-	-	-	027	Interior: south wall	N	06/08/2015
028	-	-	-	-	028	Interior: north wall & doorway	S	06/08/2015
029	-	-	-	-	029	Interior: west wall (north end)	SE	06/08/2015
030	-	-	-	-	030	Interior: west wall (south end)	NE	06/08/2015
031	-	-	-	-	031	Interior: east wall (south end)	NW	06/08/2015
032	-	-	-	-	032	Interior: east wall (north end)	SW	06/08/2015
033	-	-	-	-	033	Showing new timber trusses and roof frame	-	06/08/2015
034	-	-	-	-	034	Interior: window (vii)	W	06/08/2015
035	-	-	-	-	035	Interior: window (viii)	W	06/08/2015
036	-	-	-	-	036	Interior: door (ix)	W	06/08/2015
037	-	-	-	-	037	Demonstrating brick 'columns' on east wall, possibly indicative of internal divisions.	W	06/08/2015
038	-	-	-	-	038	Demonstrating brick 'columns', removed on the west wall, possibly indicative of internal divisions.	E	06/08/2015
039	-	-	-	-	039	Area of cobbled floor in SW corner	E	06/08/2015

Image No.	Print		Slide		Digital	Description	From	Date
	Film No.	Neg. No.	Film No.	Neg. No.				
040	-	-	-	-	040	Flagstone/paving with lozenge design in SE corner	W	
041	-	-	-	-	041	Flagstone/paving in SE corner, showing detail of the lozenges	N	
042	-	-	-	-	042	Area of brick flooring in NE corner	W	
043	-	-	-	-	043	Ceiling shot	N	
044	-	-	-	-	044	Ceiling shot	S	
045	-	-	-	-	045	Floor image	N	
046	-	-	-	-	046	Floor image	S	
047	-	-	-	-	047	Showing cross section of sandstone & internal brick lining	E	
048	-	-	-	-	048	East side of store room	W	
059	-	-	-	-	059	West side of store room	E	
050	-	-	-	-	050	Recess on east wall	W	
051	-	-	-	-	051	Access hatch to roof	N	

Contact Details

39. Rathmell Archaeology can be contacted at our Registered Office or through the web:

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End of Document