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Milton Farmhouse and Steading, Logiealmond Estate, Perth & Kinross

Standing Building Survey
Report No. 3989

Author(s):
Stuart Mitchell MA ACIfA



Constructionline
Only members

CFA ARCHAEOLOGY LTD

The Old Engine House
Eskmills Business Park
Musselburgh
East Lothian
EH21 7PQ

Tel: 0131 273 4380
Fax: 0131 273 4381
email: info@cfa-arch.co.uk
web: www.cfa-archaeology.co.uk

Author	Stuart Mitchell MA ACIfA
Illustrator	Rachel Kershaw MA PCIfA
Approver	Melanie Johnson MA PhD FSA Scot MCIfA
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This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

**Milton Farmhouse and Steading,
Logiealmond Estate, Perth & Kinross**

Standing Building Survey

Report No 3989

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1. INTRODUCTION

General

This report presents the results of an historic building survey undertaken in October 2020 by CFA Archaeology Ltd (CFA) at Milton Farmhouse and Steading complex, Logiealmond Estate, Perth and Kinross (NGR: NN 9707 2989) (Fig 1). The work was commissioned by Logiealmond Estate.

Planning permission has been granted by Perth and Kinross Council to convert the agricultural steading to form two holiday homes and to erect a new house on the site of the derelict Milton Farmhouse. Perth and Kinross Heritage Trust (PKHT), advisors to Perth and Kinross Council, recommended in a planning statement that an archaeological historic building survey to Basic Level specification be carried out prior to any works and demolition in order to provide a permanent record of the structures.

A Written Scheme of Investigation (WSI) for the project, dated 9th September 2020, was prepared by CFA and approved by Perth and Kinross Heritage Trust prior to the commencement of the survey.

1.3 Background

The site comprised the remains of a detached farmhouse, which was in an advanced state of ruin, and a steading. The unsafe condition of the farmhouse meant that only limited recording was possible, which included photography from safe vantage points.

1.3 Objectives

The aims of the programme of archaeological works were to:

- Carry out a routine desk-based assessment to place the buildings in their historical setting.
- Carry out a *Basic Level* building survey of the existing buildings prior to their conversion/demolition.
- Provide an illustrated data structure report on the results of the survey.

2. WORKING METHODS

2.1 General

CFA Archaeology Ltd follows the Chartered Institute for Archaeologists' Code of Conduct, and Standards and Guidance for Historic Building Surveys as appropriate. The recording procedure also followed the parameters set out in ALGAO (2013).

2.2 Desk-based Assessment

The records held on the Historic Environment Scotland (HES) CANMORE website were examined and online documentary sources were sought and checked for relevant information.

Historical map coverage for the proposed development area was checked to establish the presence of any earlier archaeological sites and monuments likely to be impacted on.

2.3 Building Survey

The building survey included a visual inspection of the Farmhouse where it was possible to do so safely, and an inspection and recording of the steading. Dimensions of each room were recorded, and general notes were taken on the layout of the buildings using standard CFA building recording pro forma sheets.

A digital photographic record of the exterior and interior of the farmhouse and farm complex was made. The orientation at which each photograph was taken is shown on Figs 3a-b. Selected images that best portray the external and interior character of the buildings are produced as Figs 4-24. Thumbnails of all the photographs taken are included at the rear of the report.

3. DESK-BASED ASSESSMENT RESULTS

Cartographic Sources

General Roy's military map of 1747-52 (Fig 2a) depicts the placename *Miltown* which is the anglicized Milton, although a crease in the map has made it difficult to be certain. The map shows a dispersed settlement with five individual buildings.

Stobie's map of 1787 (Fig 2b) also depicts the placename *Milltown*. Now the farmhouse is shown as a C-shaped building with two detached buildings on its west side.

The 1866 Ordnance Survey First Edition map (Fig 2c) shows Milton with the farmhouse comprising two individual attached buildings. On the north-west side of a track are an L-shaped building and a detached rectangular building.

The 1901 Ordnance Survey map (Fig 2d) shows no major alterations had occurred to the footprint of the building: however, the farmhouse is now shown with a square plan which is schematic and not representative of its true layout.

The 1969 Ordnance Survey map (Fig 2e) shows the present footprint, indicating that it has not undergone any external alteration since then.

Historic Environment Scotland

The farm is not mentioned in the HES Canmore database or in the Statutory List.

4. BUILDING RECORDING RESULTS

4.1 General

Fig 3a shows the ground plan for the farmhouse and steading. The dimensions of the individual units within both buildings are listed in Table 1.

Building	Unit No	Function	Dimensions (m)
Farmhouse	1	Ruinous interior space	No safe access
Farmhouse	2	Ruinous interior space	No safe access
Farmhouse	3	Ruinous interior space	No safe access
Farmhouse	4	Ruinous interior space	No safe access
Steading complex	5	Open shed	5 x 5.57
Steading complex	6	Barn	9.07 x 5.04
Steading complex	7	Loft	5.03 x 5.57
Steading complex	8	Stable	7.9 x 5.03
Steading complex	9	Byre	10.8 x 5.05
Steading complex	10	Barn	6.21 x 5.45
Steading complex	11	Shed	9.64 x 9.22
Steading complex	12	Lean-to	5.16 x 1.36

Table 1 Summary table of individual room/feature dimensions

4.2 Farmhouse: Units 1-4 (Fig 3a)

Exterior

The two-storey farmhouse was irregular in plan (Fig 3a) with its front facing SE. It was in a severe ruinous state with unsupported walls, some of which had partially collapsed inwards, and only a small part of the roof survived. The interior spaces were overgrown.

The SE elevation (Fig 5) comprised a pitched gable with random coursed sandstone with long and short dressings. The gable had a central bay with two sash-and-case windows, lighting Unit 2 on the ground floor and a first-floor bedroom. Both windows had advanced sills and straight margins. The gable had been heavily pointed. An outshot wing to the NW side (Unit 4) had been built rather crudely with rough quoins, sills and lintels.

The SW elevation formed the side of the house and was built of random coursed roughhewn blocks with coarse sandstone dressings. Only a single ground floor sash-and-case window frame survived (Fig 6).

The NW facing elevation featured a pitched gable with a surviving chimney (Fig 7). It was built of rough-coursed hewn blocks that had been harled.

The remains of a lean-to extension (Fig 8) were on the SW side of the NE elevation. It featured an entrance door and a sash-and-case window. It was built of random coursed blocks with large quoins which were keyed into the side of Unit 1. However, it appeared to abut the NW gable of Unit 2, so the sequence of the construction phase was unclear. The NE elevation formed the side of the house and was obscured by dense vegetation. The gable contained a single window and the remains of a wooden barge board (Fig 9).

Unit 1 (Fig 10)

Unit 1 was a small rectangular room. It had the remains of plaster rendering on the NW gable and a tiled fireplace with a timber press at ground level. The NW wall had a small window and a concrete-blocked opening. Whether this was a repair or blocking work for an earlier doorway was unclear. An A-frame rafter immediately above the window suggested the room had a low ceiling.

Unit 2

No access could be gained to Unit 2. Its interior was covered by vegetation, rubble and fallen roof timbers. It had a doorway connecting to Unit 4 and the remains of a first-floor window.

Unit 3 (Fig 11)

Unit 3 was formed in the corner of Units 1 & 2. It was full of rubble and vegetation. It featured a doorway to the NW and had a sloping roof of a lean-to against the main house formed by Units 1, 2 & 4. It had a small square sash-and-case window on its NW side.

Unit 4 (Fig 12)

Unit 4 was a rectangular room in a ruinous state. The pitched SE gable had a fireplace on the ground floor. A press and a small square window in the roof apex indicated domestic use of the attic. The SW wall had a window with a splayed reveal and a door which would have opened inwards to the front of the house. Floor-joist sockets mark the position of the missing first floor.

4.3 Steading: Units 5-12 (Fig 3b)

Exterior

The earliest phase comprised two separate buildings, an L-shaped barn (Units 5-8) and a byre (Unit 9) around an open yard. The second phase comprised the connection of the two original elements which created another small barn (Unit 10) thus forming a 'C' shaped footprint with the yard open to the SE. The final phase comprised the construction of a large brick shed and small lean-to (Units 11 & 12) which occupies most of what was the yard (Fig. 13).

The L-shaped barn was built of random rubble and had roughhewn long and short quoins. It had a pitched gable at its SE end with a single loft level window and small bricked up vent. There was a roof line indicating the building had been heightened (Fig 4e, 4f, 4i and 13). The SW elevation (Fig. 4f) formed the external side of the complex that also had evidence of heightening, representing a major conversion to create a loft (Unit 7). There was a central door into Unit 6 and a small loft window (Fig 14). A slit vent and small square vent or a small animal passage were also incorporated into the build.

The NW elevation formed the back of the complex. The elevation featured a hipped roof for the main long barn with a dormer forming a pitching door into Unit 6 (Fig 15). The roof was slate and featured later tower vents and rooflights. The elevation also had a square window at ground level. The NW-facing elevation also comprised the pitched gable of the byre (Unit 9).

The byre (Unit 9) (Fig 16) was a single long building with a slate covered pitched roof. Its walls were built of random rubble with large rough-hewn quoins. Its SE facing gable had a single door. A shuttered concrete ramp had been added from the doorstep down to the yard. The raggle of a former lean-to survived along with a small square vent that been partly blocked with stone. The byre had been built into the natural slope to its NW and its rear wall was partially buried.

The gap between the L-shaped barn and the byre on the NW elevation was closed by a wall fitted with a wide sliding door, creating Unit 10. The wall showed a sequence of modification, the earliest phase of which was the remains of a rubble built stone wall which may have initially closed off the gap between the barn and the byre, thus enclosing the yard.

The modern shed (Unit 11) was brick-built with a pitched asbestos roof. It had large double sliding doors on the SE facing elevation. A lean-to (Unit 12) was built between the shed and the door on the NE facing elevation of the L-shaped byre (Fig 17). It is built of brick and floored with concrete and featured a rough textured concrete ramp down to the yard. It had a new corrugated zinc roof.

Unit 5: Open shed (Fig 18)

Unit 5 was a square open shed at the SE end of the 'L' shaped barn. It had replacement timber roof joists supporting the floor of the loft (Unit 7). The shed was open to the NW and has a full-width timber lintel supported by a central stone support which was set into a large stone block.

Unit 6: Barn (Fig 19-20)

Unit 6 had bare stone walls and was accessed through a door from the SW side of the L-shaped barn. It had a concrete floor and replacement timber-framed roof. It had a timber door connecting it to Unit 12, though this would originally have been open to the former yard. A timber floor (Fig 19) occupied two-thirds of the unit to allow access to the pitching door on the NW elevation. Its SE end had an interior dividing wall that separated it from Unit 7 using tongue and grooved boards with a simple opening giving access to the loft (Unit 7).

Unit 7: Loft

Unit 7 comprised a square loft above Unit 5. It was accessed only from Unit 6.

Unit 8: Stable (Fig 21)

Unit 8 was a rectangular stable with whitewashed walls, a rough cobbled stone floor and a replacement timber roof. It contained timber stalls and feeding troughs. It had two sliding doors opening to the former yard on the SE side of the building.

Unit 9: Byre (Fig 22)

Unit 9 was a separate long byre. It has whitewashed walls and a cobbled floor featuring a central drainage channel, cattle stalls and in situ ceramic "Belfast" feeding troughs. It had a single sliding door on the SE gable and two sliding doors on the SW wall linking it to Unit 11, though this would have originally been an open yard.

Unit 10: Barn (Fig 23)

Unit 10 was a square whitewashed shed built between Units 8 and 9. It had brick side walls, a composted floor and a modern timber roof truss. It had a single sliding door connecting it to Unit 11 and a wide sliding door on the NW side which faced out to the back of the steading complex.

Unit 11: Shed (Fig 24)

Unit 11 was a large square modern shed. It had a concrete floor and a modern steel roof truss which was covered with broad asbestos sheets. It had a large double sliding door on the

SE-facing gable. The floor was stepped into terraces and had brick and timber structures which may be associated with cattle stalling.

Unit 12: Lean-to (Fig 17 & 25)

Unit 12 was a small modern lean-to forming a covered passage between Units 6 and 11. It comprised a brick outer wall and timber framed roof supporting modern corrugated zinc sheets. It had a concrete floor and a coarse concrete ramp leading down into the space between Units 5 and 11.

5. CONCLUSION

The survey has provided a Basic Level record of the architectural character of the former Milton farmhouse and steading. Historical maps show that the farm existed during the late 18th century. The steading underwent only a minor change in its plan form up until the second half of the 20th century when two new brick-built sheds were constructed to enlarge its capacity for rearing livestock.

The following broad phases are ascribed to the steading:

- Phase 1: An L-shaped block (Units 5, 6 and 8) and a small rectangular block (Unit 9).
- Phase 2: Unit 10 was added which created a formal C-shaped plan.
- Phase 3: Units 11 and 12 were later added to enclose the above plan not only to create shelter but importantly create a larger facility for overwintering livestock.

The survey has recorded the layout and plan form of Milton farmhouse and steading and it is considered that no further recording is necessary prior to their alteration. However, it is recognised that the decision lies with PKHT.

The project archive, comprising all CFA record sheets, maps and reports, will be deposited with the National Record of the Historic Environment and copies of reports will be lodged with the Perth & Kinross Council Historic Environment Record. An online OASIS entry and submission to Discovery and Excavation in Scotland will be made to disseminate the survey results (Appendix 2).

6. REFERENCES

Bibliographic

ALGAO Scotland 2013 *Historic Building Recording Guidance for Curators, Consultants and Contractors.*

Cartographic

Ordnance Survey 1866 Perth and Clackmannanshire LXXXIV.7

Ordnance Survey 1901 Perth and Clackmannanshire LXXXIV.7

Ordnance Survey 1913 Perth and Clackmannanshire LXXXIV.7

Ordnance Survey NN96290-NN9729 1:10000 scale

Roy's Military Map of Scotland 1747-52

Stobie, J 1787 'The Counties of Perth and Clackmannan'

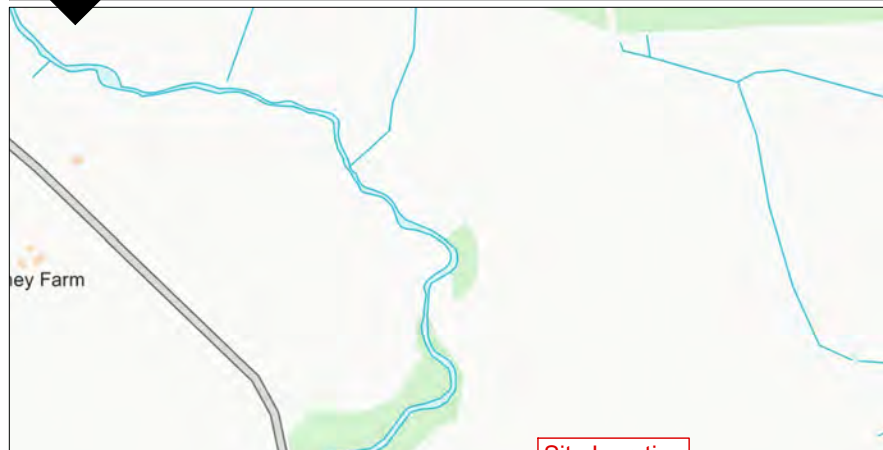
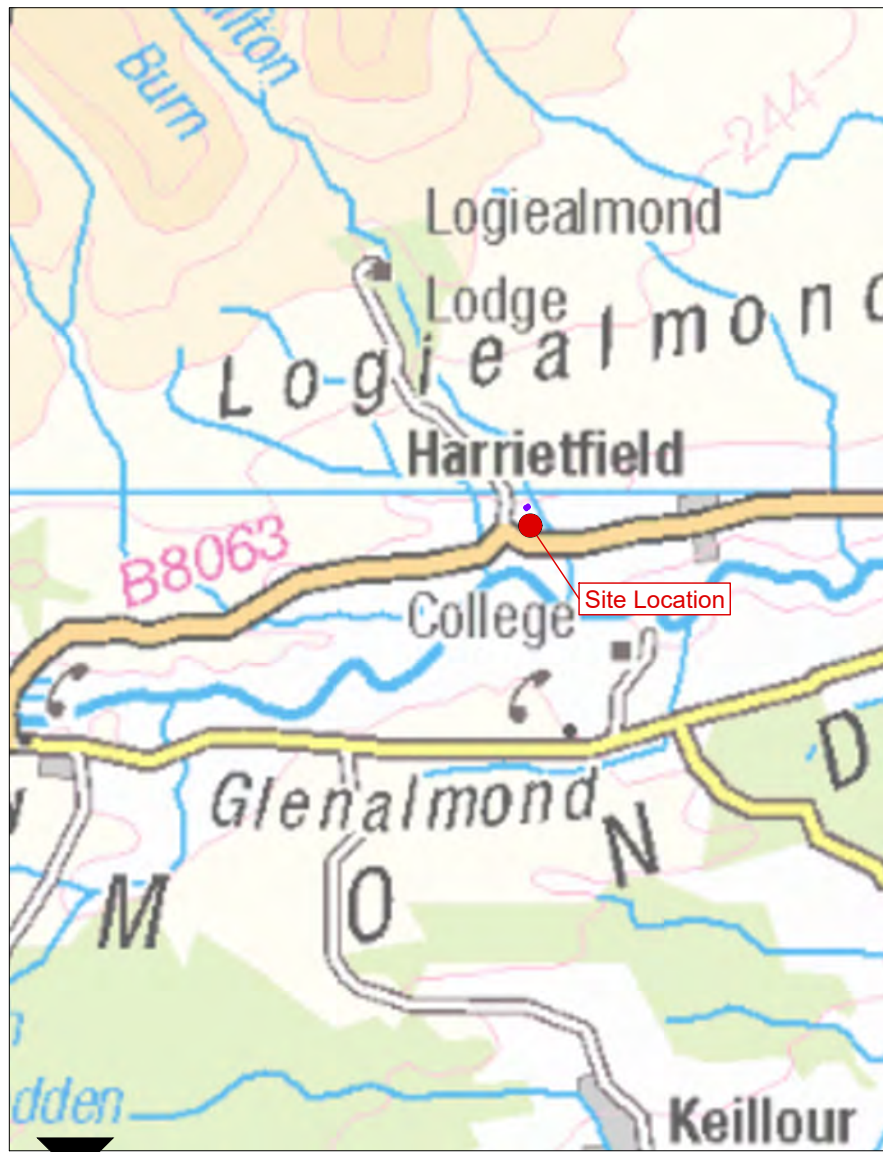
APPENDIX 1: PHOTOGRAPHIC REGISTER

Photo No.	Description	Facing
1	Milton Steading, general view	N
2	Milton Steading, general view	NW
3	Milton Steading, general view	W
4	Milton Steading, general view	W
5	Milton Steading, general view	W
6	Milton Steading, general view	W
7	Milton Steading, general view	SW
8	Milton Steading, general view	S
9	Milton Steading, general view	E
10	Exterior elevation, SW range, gable	NW
11	Exterior elevation, SW range, brick-built lean to	NW
12	Exterior elevation, SW range, brick-built shed	NW
13	Exterior elevation, SW range, NE range	NW
14	Exterior elevation, SW range, SW range	SW
15	Exterior elevation, SW range, SW range	SW
16	Exterior elevation, SW range, shed	SW
17	Exterior elevation, SW range, fabric detail	SW
18	Exterior elevation, SW range fabric detail	SW
19	Exterior elevation, NE range	SE
20	Exterior elevation, NE range and shed	SE
21	Exterior elevation, NE range and shed	SE
22	Exterior elevation, NE range and shed	SE
23	Exterior elevation, shed, and NW range	SE
24	Exterior elevation, shed, and SW range	SE
25	Exterior elevation, SW range	SE
26	Exterior elevation, SW range	NE
27	Exterior elevation, SW range	NE
28	Exterior elevation, SW range	NE
29	Exterior elevation, SW range	NE
30	Exterior elevation, SW range, shed	NE
31	Unit 5 interior, general view	SW
32	Unit 5 interior, general view	SE
33	Unit 5 interior, general view	NW
34	Unit 5 interior, general view of the loft floor	SW
35	Unit 5 interior, general view lintels and lintel prop	NW
36	Unit 6 interior, general view	NE
37	Unit 6 interior, general view loft floor joists	NW
38	Unit 6 interior, general view	SW
39	Unit 6 interior, general view	SE
40	Unit 7 interior loft	N
41	Unit 8 interior of the stable	SW
42	Unit 8 interior of the stable	SW
43	Unit 8 interior of the stable	NW
44	Unit 8 interior of the stable stall and cobble floor	NW
45	Unit 8 interior of the stable stall	NW
46	Unit 8 interior of the stable loose boxes	NE
47	Unit 8 interior of the stable	SE
48	Unit 8 interior of the stable	SE
49	Unit 10 interior brick wall and sliding door	NE
50	Unit 10 interior, wall and plank-built door	NE

Photo No.	Description	Facing
51	Unit 10 interior white-painted brick wall and doorway	SE
52	Unit 10 interior A-frame collared rafters resting on the wall head	SW
53	Unit 9 interior stalling and cobbled floor with central drain	SE
54	Unit 9 interior stalls and ceramic feeding troughs	NE
55	Unit 9 interior stalls and main door	SE
56	Unit 9 interior sliding plank-built doors	SW
57	Unit 9 interior sliding doors and cobble floor	SW
58	Unit 9 interior plank-built door on rubble wall	SW
59	Unit 9 interior stalls, general view	NW
60	Unit 12 interior passage below lean-to roof	SW
61	Unit 12 interior passage below lean-to roof	NW
62	Unit 11 interior of the shed	NE
63	Unit 11 interior of the shed	NE
64	Unit 11 interior of the shed	N
65	Unit 11 interior of the shed	E
66	Unit 11 interior of the shed	NW
67	Unit 11 interior of the shed	SW
68	Unit 11 interior of the shed	NE
69	Unit 11 interior of the shed detail	NE
70	Unit 11 interior of the shed	NE
71	Unit 11 interior of the shed	SE
72	Milton Farm exterior general view	E
73	Milton Farm exterior general view	SE
74	Milton Farm exterior general view	SE
75	Milton Farm exterior general view	NE
76	Milton Farm exterior general view	NE
77	Milton Farm exterior general view	E
78	Milton Farm exterior general view	N
79	Milton Farm exterior general view	NW
80	Milton Farm exterior general view	NW
81	Milton Farm exterior general view	SW
82	Milton Farm exterior general view	SW
83	Milton Farm exterior general view	SE
84	Milton Farm exterior general view	E
85	Milton Farm exterior general view	S
86	Milton Farm exterior general view	SE
87	Unit 3 general view	NW
88	Unit 2	NE
89	Unit 2	NE
90	Unit 3	SW
91	Unit 3 looking towards Unit 1	NE
92	Unit 3 looking towards Unit 1	SE
93	Unit 3 looking towards Unit 1	SE
94	Unit 4 looking towards Unit 1	S
95	Unit 4 door detail	S


APPENDIX 2: Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth & Kinross
PROJECT TITLE/SITE NAME:	Milton Farmhouse and Steading
PROJECT CODE:	LOMI
PARISH:	Logiealmond
NAME OF CONTRIBUTOR:	Michael Cressey
NAME OF ORGANISATION:	CFA Archaeology Ltd
TYPE(S) OF PROJECT:	Standing Building Survey
NMRS NO(S):	None
SITE/MONUMENT TYPE(S):	Steading
SIGNIFICANT FINDS:	N/a
NGR (2 letters, 6 figures)	NN 9707 2989
START DATE (this season)	October 2020
END DATE (this season)	October 2020
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Milton farm was a traditional lowland farmhouse and steading that was subjected to a Basic Level photographic survey prior to its conversion. The detached farmhouse was a roofless ruin and most of its walls were in a state of collapse.</p> <p>The stone and brick-built built steading was still upstanding and comprised a series of byres and smaller animal sheds, part of which was lofted. A more modern (20th century) brick-built lean-to had been added to connect this shed with the earlier buildings.</p> <p>The farmstead was a typical estate small holding established in the later half of the 18th century but was probably largely rebuilt during the first half of the 19th century.</p>
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	Logiealmond Estate
ADDRESS OF MAIN CONTRIBUTOR:	CFA Archaeology Ltd, Old Engine House, Eskmills Business Park, Musselburgh, EH21 7PQ
EMAIL ADDRESS:	mressey@cfa-arch.co.uk
ARCHIVE LOCATION (intended/deposited)	Survey reports lodged with NHRE and SMR. Archive to be deposited with NHRE.




Key:

- Site boundary
- Milton Farm



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CFA ARCHAEOLOGY LTD
 The Old Engine House
 Eskmills Park
 Musselburgh
 East Lothian, EH21 7PQ
 T: 0131 273 4380
 F: 0131 273 4381
 info@cfa-archaeology.co.uk
 www.cfa-archaeology.co.uk

Title:
Location map

Project:
Milton Farmhouse and Steading,
Logiealmond Estate, Standing
Building Survey

Client:
Logiealmond Estate

Scale at A3:
1:500

Drawn by: RK	Checked: SW	Date: 16/11/2020
Report No: 3989	Fig. No: 1	






Fig 2a Roys Military Map 1747-52



Fig 2b Stobies Map of 1787

Title:
Historical Maps

Client:
Logiealmond Estate



CFA ARCHAEOLOGY LTD
The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
enquiries@cfa-archaeology.co.uk
www.cfa-archaeology.co.uk

Project:
Milton Farmhouse and Steading, Logiealmond Estate, Standing Building Survey

Scale at A4:
n/a

Drawn by:
RK

Checked:
SW

Date:
17/11/2020

Report No:
3989

Fig. No:
2a-b



Fig 2c OS 1866 First Edition map

0 Scale: 1:2000 100m

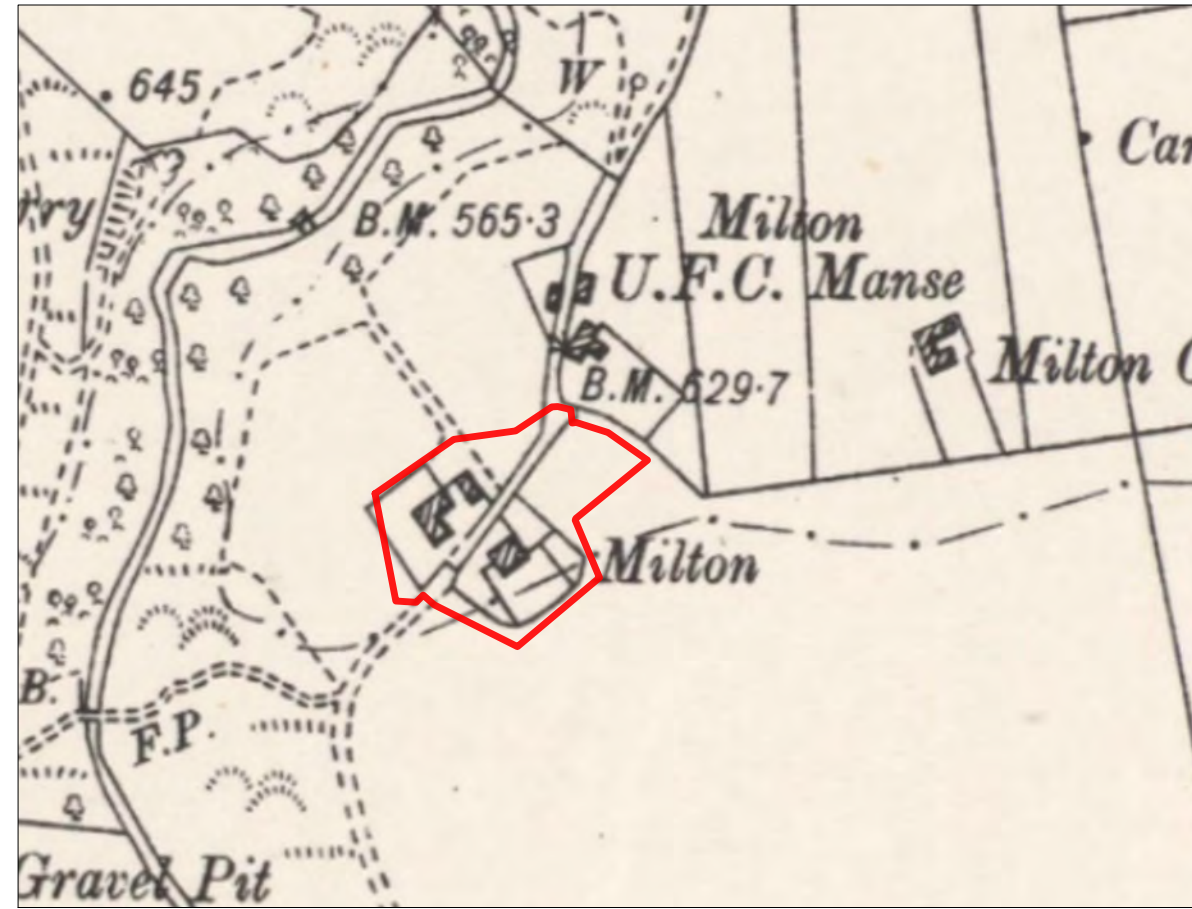


Fig 2d 1901 Ordnance Survey map

0 Scale: 1:3000 100m



Fig 2e 1969 Ordnance Survey map

0 Scale: 1:2000 100m

Key:

Site boundary



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 The Old Engine House
 Eskmills Park
 Musselburgh
 East Lothian, EH21 7PQ
 T: 0131 273 4380
 F: 0131 273 4381
 enquiries@cfa-archaeology.co.uk
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Title:
Historical Maps

Project:
**Milton Farmhouse and Steading,
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Client:
Logiealmond Estate

Scale at A3:
Varies

Drawn by: **RK** Checked: **SW** Date: **17/11/2020**

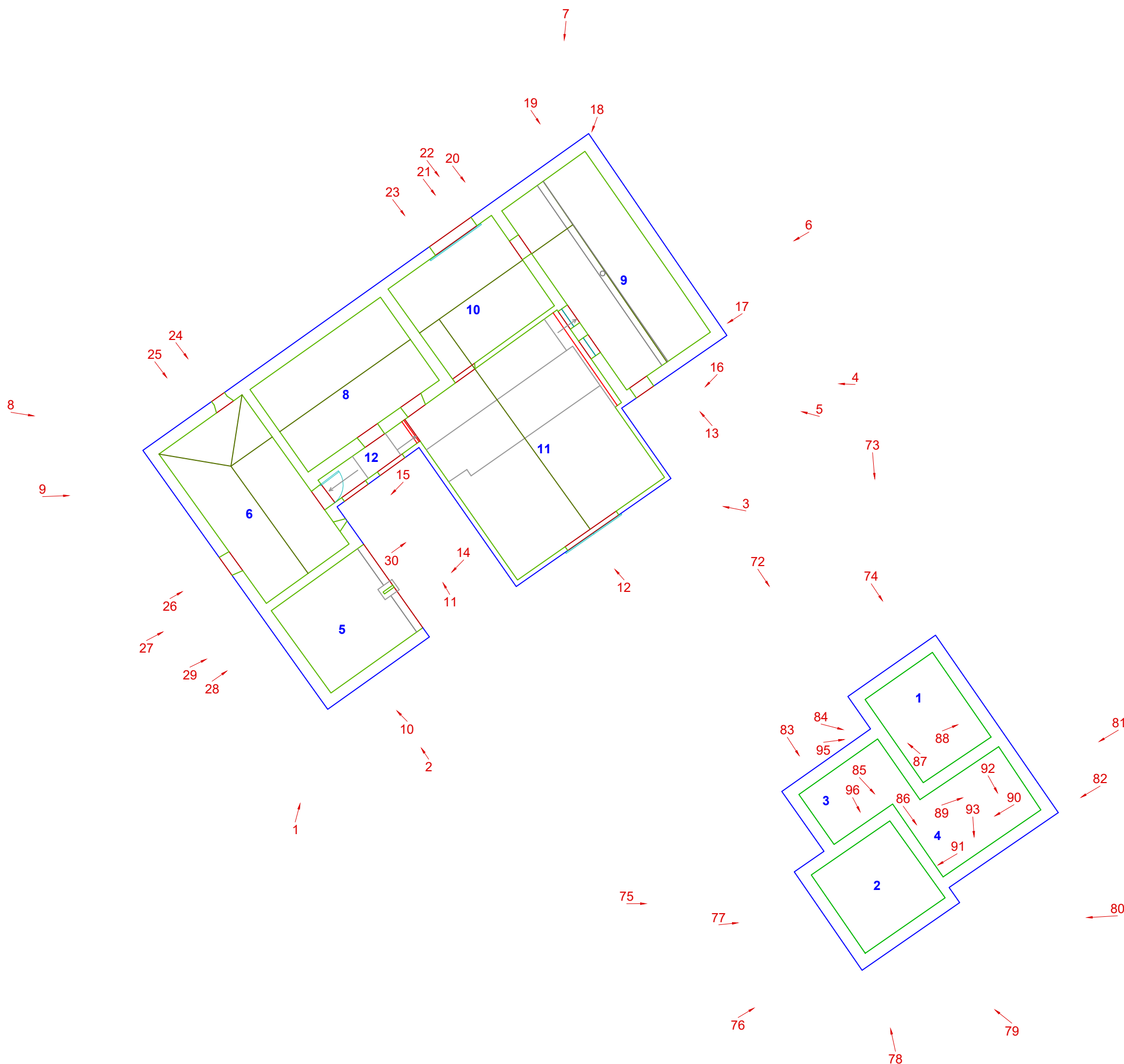
Report No: **3989** Fig. No: **2c-e**

Key:



LG6 Unit number

8 Photo location/direction



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 The Old Engine House
 Eskmills Park
 Musselburgh
 East Lothian, EH21 7PQ
 T: 0131 273 4380
 F: 0131 273 4381
 enquiries@cfa-archaeology.co.uk
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Title:
Ground Plan of the farmhouse with Photographic viewpoints

Project:
Milton Farmhouse and Steading, Logiealmond Estate, Standing Building Survey

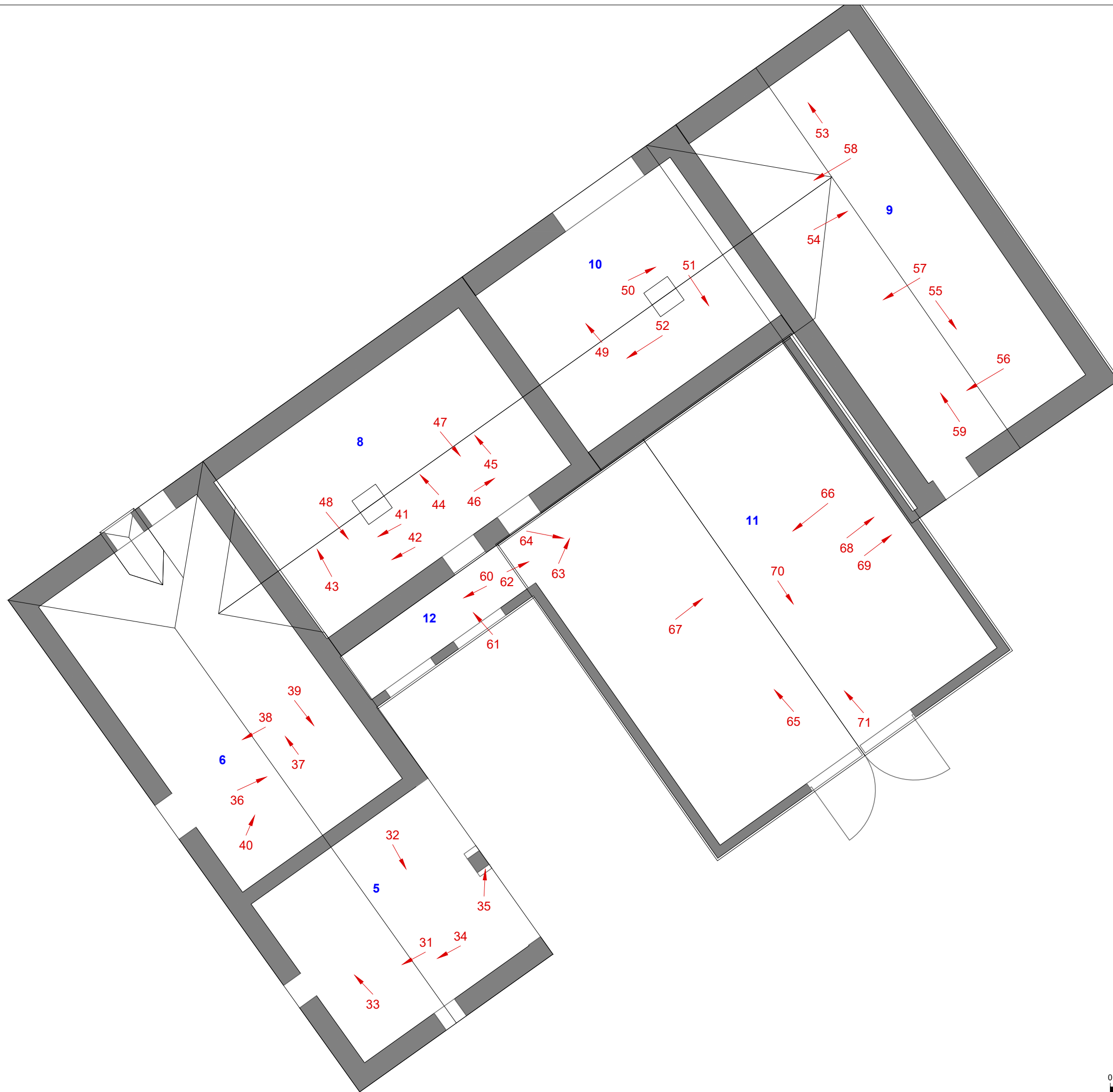
Client:
Logiealmond Estate

Scale at A3:
1:200

Drawn by: RK	Checked: SW	Date: 17/11/2020
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Report.No: 3989	Fig. No: 3a
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Key:



LG6 Unit number

8 Photo location/direction



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 The Old Engine House
 Eskmills Park
 Musselburgh
 East Lothian, EH21 7PQ
 T: 0131 273 4380
 F: 0131 273 4381
 enquiries@cfa-archaeology.co.uk
 www.cfa-archaeology.co.uk

Title:
Ground plan of the standing buildings with photographic viewpoints

Project:
Milton Farmhouse and Steading, Logiealmond Estate, Standing Building Survey

Client:
Logiealmond Estate

Scale at A3:
1:200

Drawn by: RK	Checked: SW	Date: 17/11/2020
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Report.No: 3989	Fig. No: 3b
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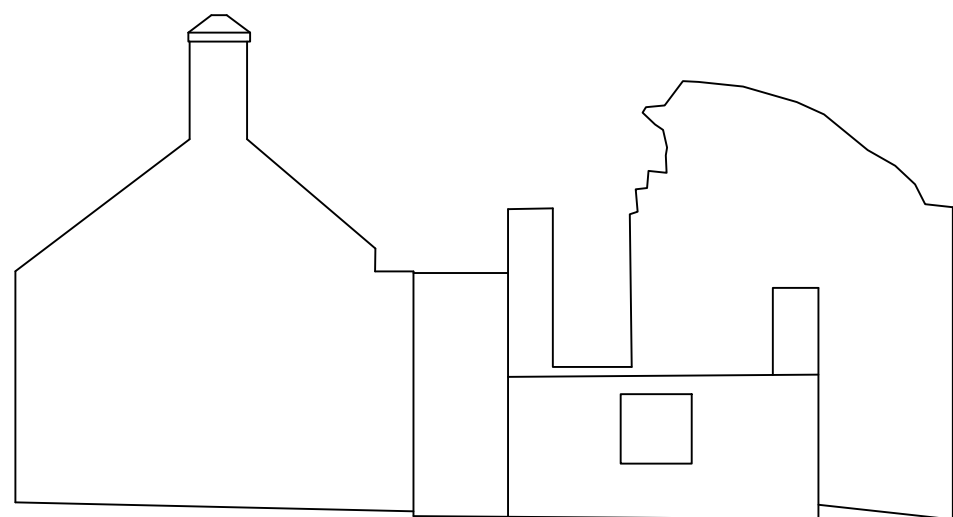


Fig.4a Farmhouse NW elevation

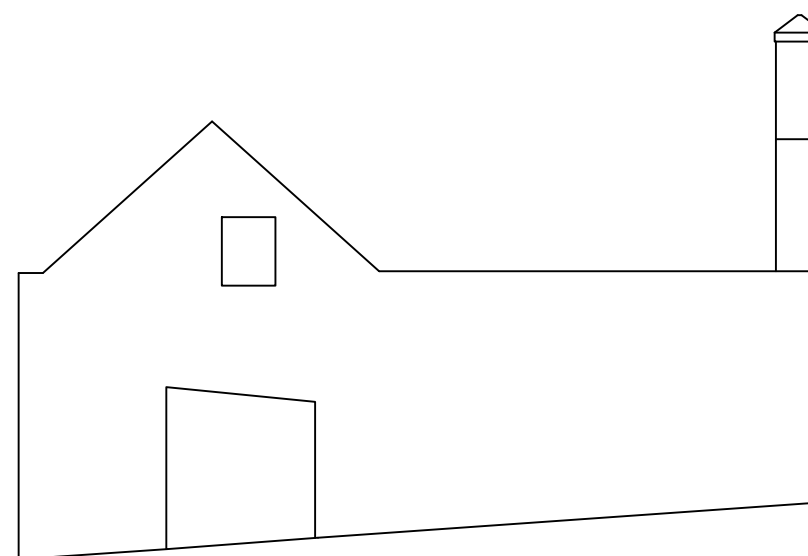


Fig.4b Farmhouse NE elevation

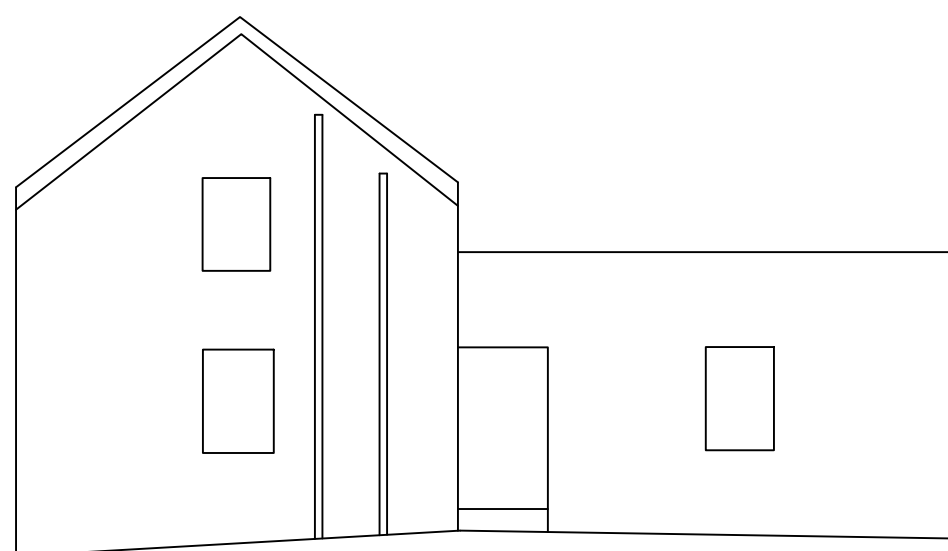


Fig.4c Farmhouse SE elevation

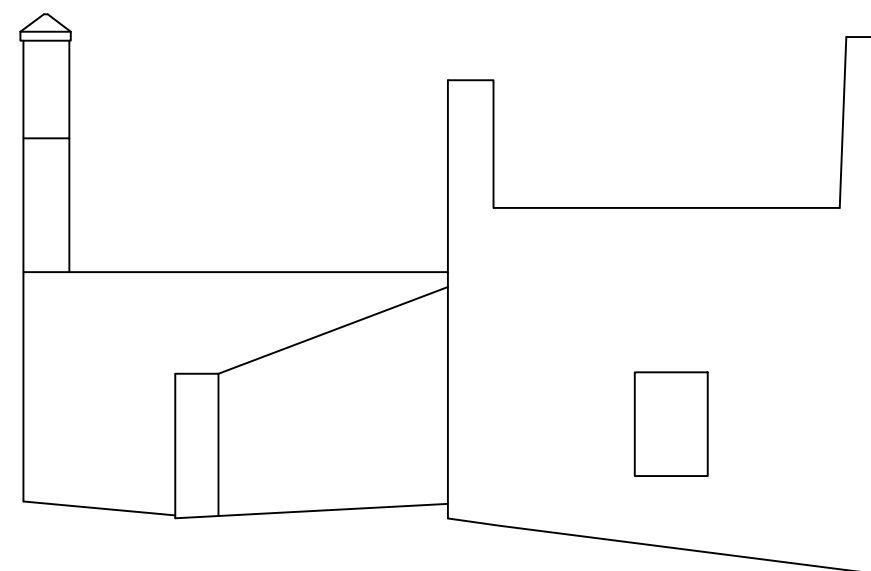


Fig.4d Farmhouse SW elevation



Title:
Farmhouse and steadings elevations

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Client:
Logiealmond Estate

Scale at A3:
1:100

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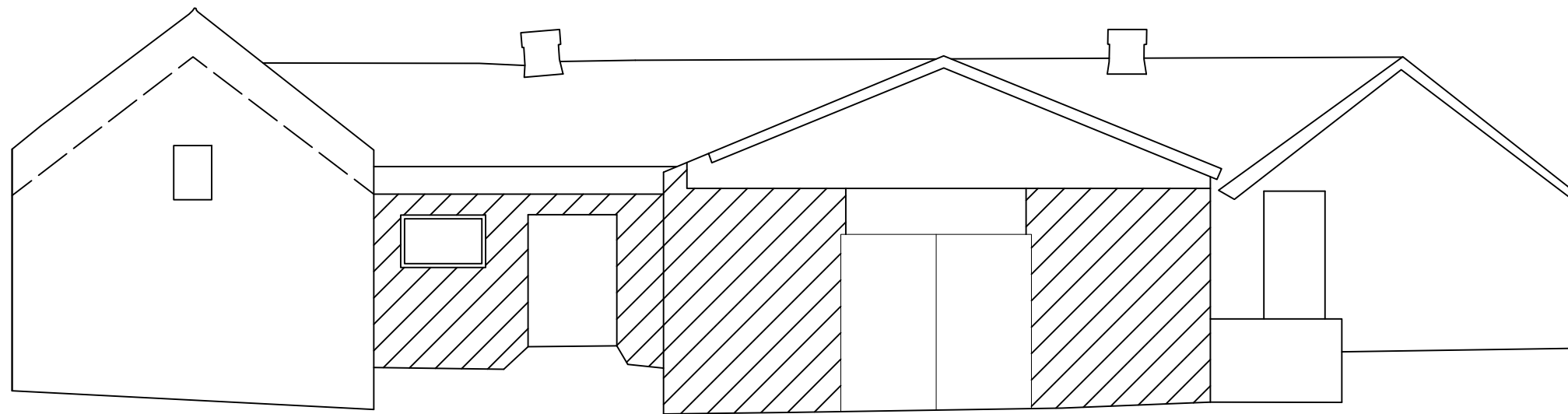


Fig.4e Steading SE elevation

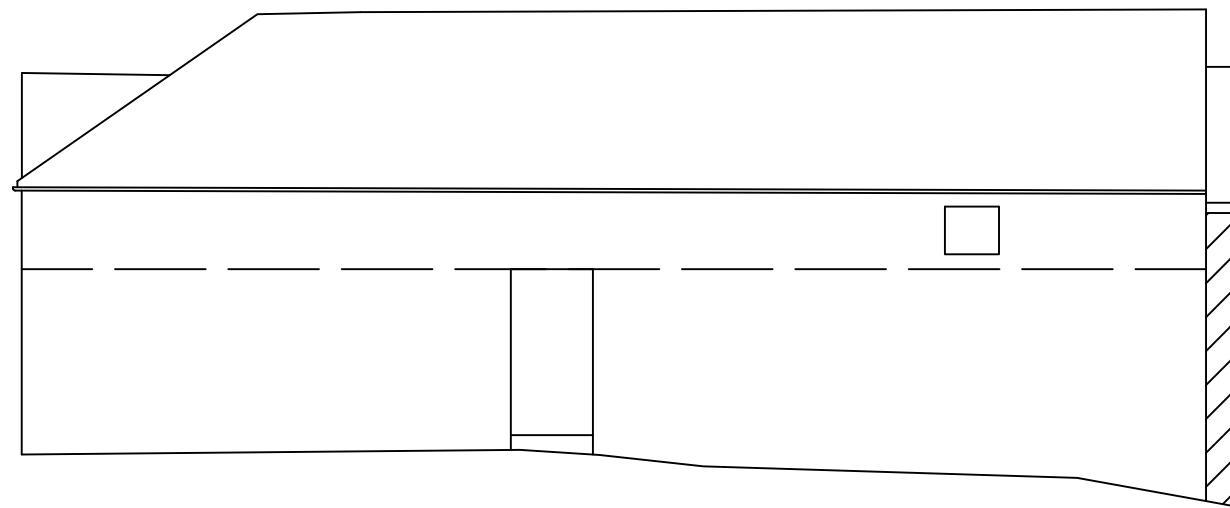


Fig.4f Steading SW elevation

Key:

--- Line of roof heightening

 Brick

CFA ARCHAEOLOGY LTD
 The Old Engine House
 Eskmills Park
 Musselburgh
 East Lothian, EH21 7PQ
 T: 0131 273 4380
 F: 0131 273 4381
 enquiries@cfa-archaeology.co.uk
 www.cfa-archaeology.co.uk

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Key:

--- Line of roof heightening

 Brick

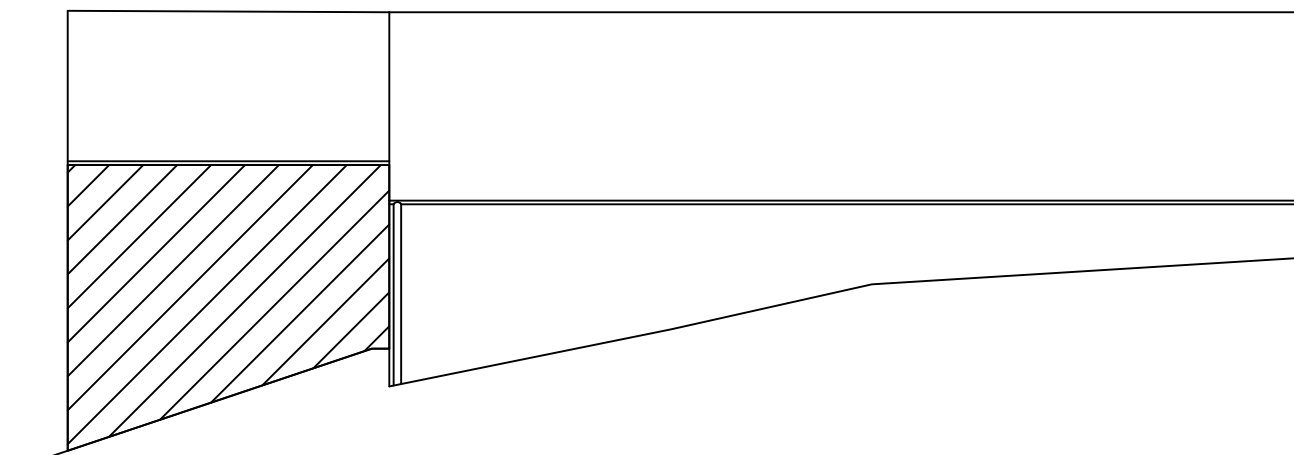


Fig.4g Steading NE elevation

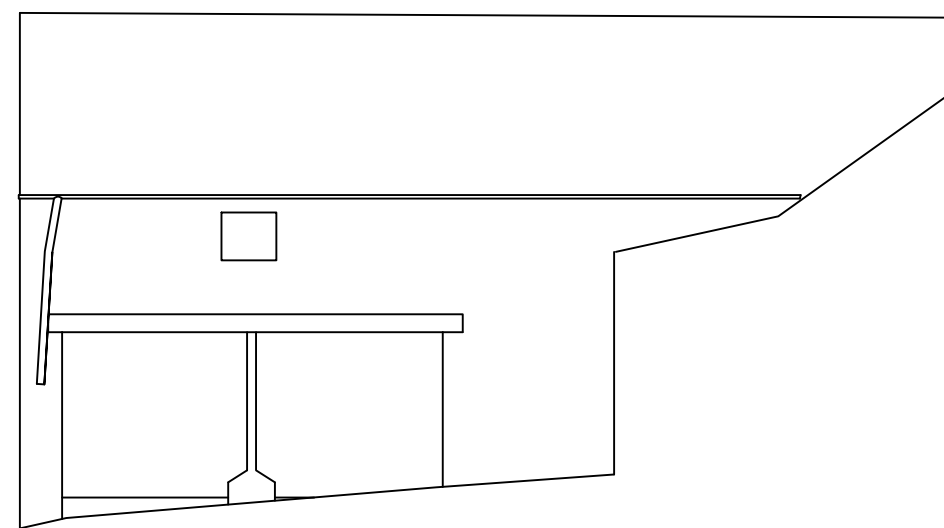


Fig.4h Steading NE (courtyard view) elevation

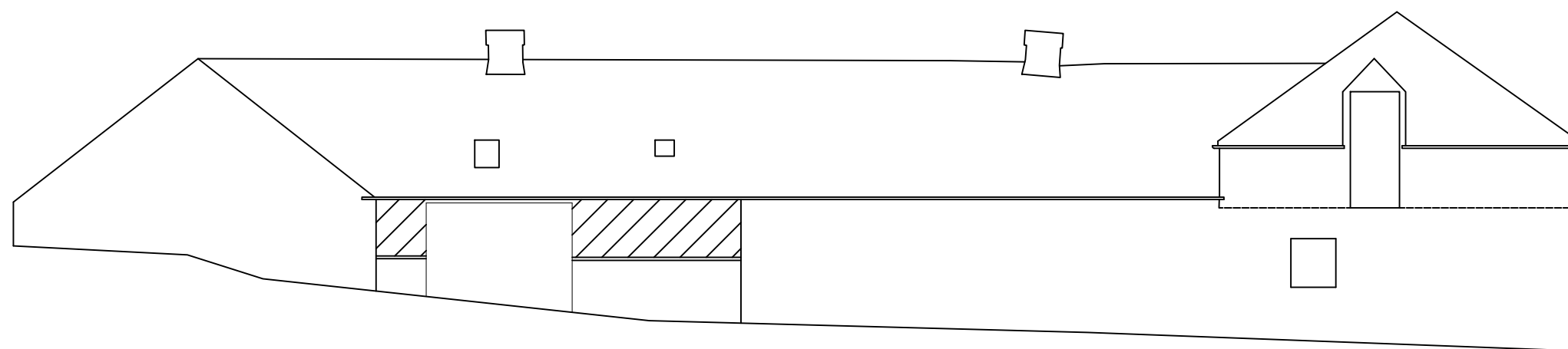


Fig.4i Steading NW elevation



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Farmhouse and steadings elevations

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Report.No: 3989	Fig. No: 4e-f
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Fig. 5 - The SE elevation of the farmhouse



Fig. 6 - The SW side elevation of the farmhouse, fabric detail and ground

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
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Fig. 7 - The NW rear elevation of the farmhouse with surviving chimney



Fig. 8 - A lean-to extension on the NE elevation, fabric detail

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The Old Engine House
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Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
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info@cfa-archaeology.co.uk
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Fig. 9 - The NE side elevation of the farmhouse with part of its gable and window



Fig. 10 - Unit 1 of the farmhouse, with plastered gable and rafter

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
info@cfa-archaeology.co.uk
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Fig. 11 - Unit 2 interior of the farmhouse with its door and window



Fig. 12 - Unit 4 interior of the farmhouse with a single splay

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
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Fig. 13 - Steading exterior with a heightened pitched gable and later brick built shed



Fig. 14 - Steading exterior SW elevation with a central door and small loft widow

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
info@cfa-archaeology.co.uk
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Fig. 15 - Steading exterior NW elevations with a pitching door at loft level



Fig. 16 - Steading exterior, byre wall built into a slope

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
info@cfa-archaeology.co.uk
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Fig. 17 - Steading exterior with a brick-built lean-to (Unit 12)



Fig. 18 - Unit 5, interior of the open shed

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Fig. 19 - Unit 6, partition wall with an opening to the loft Unit 7



Fig. 20 - Unit 6, general interior view with loft joists and window

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
info@cfa-archaeology.co.uk
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Fig. 21 - Unit 8, interior of the stable with loose boxes and c



Fig. 22 - Unit 9, interior of the byre with feeding stalls, man

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Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
T: 0131 273 4380
F: 0131 273 4381
info@cfa-archaeology.co.uk
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Fig. 23 - Unit 10, interior of the barn



Fig. 24 - Unit 11, interior steel-framed roof and partitioning for cattle stalling

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Fig. 25 - Unit 12 small modern brick-built lean-to general view

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info@cfa-archaeology.co.uk
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LOMI_2



LOMI_3



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LOMI_9



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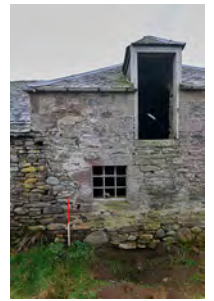
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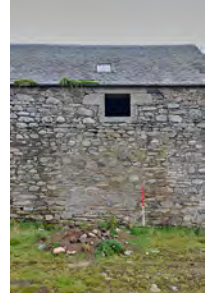
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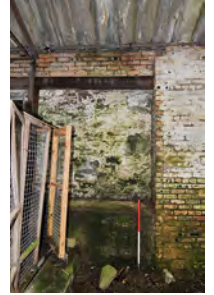
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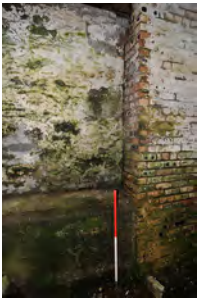
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CFA ARCHAEOLOGY
www.cfa-archaeology.co.uk

HEAD OFFICE - Musselburgh

Old Engine House
Eskmills Park, Musselburgh
East Lothian, EH21 7PQ

t: +44 (0) 131 273 4380
e: enquiries@cfa-arch.co.uk

Leeds

Clayton Works Business Centre
Midland Road
Leeds, LS10 2RJ

t: +44 (0) 113 271 6060
e: yorkshire@cfa-arch.co.uk

Milton Keynes

Suite 11, Letchworth House
Chesney Wold, Bleak Hall
Milton Keynes, MK6 1NE

t: +44 (0) 1908 226 124
e: miltonkeynes@cfa-arch.co.uk

Carlisle

Warwick Mill Business Village
Warwick Bridge, Carlisle
Cumbria, CA4 8RR

t: +44 (0) 1228 564 531
e: cumbria@cfa-arch.co.uk

Sheffield

Office 5, Ecclesfield Business Centre
46 Stocks Hill, Ecclesfield
Sheffield, S35 9YT

t: +44 (0) 114 327 1108
e: sheffield@cfa-arch.co.uk

Leicester

Business Box
3 Oswin Road, Brailsford Industrial Estate
Leicester, LE3 1HR

t: +44 (0) 116 279 5156
e: leicestershire@cfa-arch.co.uk

Hertfordshire

Amwell House
9 Amwell Street, Hoddesdon
Hertfordshire, EN11 8TS

t: +44 (0) 845 017 9847
e: herts@cfa-arch.co.uk