

Standing Building Survey

Old England, Stanley, Perth and Kinross



Group of derelict buildings at Old England from the south



23rd May 2013

Introduction

The planning consent for this development, Perth and Kinross Council Planning Application 09/00941/FUL dated 10th May 2013 included a planning condition that required a RCHME Level 1 standing building survey of the derelict building remains at Old England. This standing building survey was carried out by the author on Friday 17th 2013 (Site Code OLD01); weather conditions were warm and slightly overcast.

Historical Background (Illus 1, 2 and 3)

The ruinous buildings at Old England due for demolition are deemed to be part of the local historic environment; they are shown as roofed on the 1st (1861) and 2nd editions (1901) of the 19th century Ordnance Survey maps of the development area. The building layout shown on the 2nd edition map is largely the one that still survives at the time of this survey. There is nothing shown at the site of Old England on William Roy's map of 1747-55, James Stobie's map of 1783 or John Thomson's maps of 1832. However limited research of the Census records indicates that there is a settlement at Old England by 1841 and 5 people are listed as living there, by 1901 there are 11 people in residence (9 of them members of the Garvie family) (www.Scotlandspople.gov.uk 1841 and 1901 Census). Occupied buildings are still visible on an aerial photograph of 1946 and the occupant (Robert McGregor) is listed in the Valuation Roll for that year (RCAHMS National Collection of Aerial Photography). McGregor is still listed up until 1955-56 but from 1957-58 the Proprietor (Colonel Hardie) is listed as occupier and in 1961-62 Old England is listed as 'uninhabitable'. The Valuation Roll entries also refer to a 'bothy' at Old England (Valuation Rolls Perth district 1946, 1955-56, 1957-58 and 1961-62).

Building Survey (Illus 4)

The group of five buildings at Old England were labelled as shown on Illustration 4 and then recorded separately.

Location (Illus 5)

The complex of buildings at Old England lie to the south of the road from Kinclaven to Murthly, Old England loch lies to the south west and the farm of Broomhill to the east.

Building A

This small farmhouse building lies apart from the focus of agricultural buildings on a north north east to south south west alignment. It is built of mortar bonded green sandstone block, has a brick built extension on its eastern end and the remains of a narrow 'porch' built against its northern side. It is now roofless.

Northern elevation (Illus 6, 7 and 8)

The roofless remains of a long porch like structure are built against the face of this elevation. A line of putlog holes for roof timbers is visible running along the wall. The porch has a doorway in its eastern end and evidence for a single north facing window in its northern wall. The elevation of the farmhouse proper has a single doorway.

Western elevation (Illus 9)

This gable end is blank apart from the remains of a window at first floor level.

Southern elevation (Illus 10)

This elevation has a central doorway with a wooden door that is approached by a single step upwards; there is a surviving roof coping line above the door presumably for a small porch or protective roof. There are windows on either side of the doorway.

Eastern elevation (Illus 11)

This elevation has a brick extension built against its wall face; above the roof line of this extension a blocked window is visible in the farmhouse wall.

Interior of Building A

There is a single room in the interior of this building which is now heavily overgrown and contains the collapsed wooden flooring from a former first floor level. All of the internal elevations contain wooden planks built into the wall faces that have then been used to nail the supports for wooden panelling on the walls.

Internal western elevation (Illus 12)

This elevation has a central fireplace at ground floor level and a cupboard at its southern end. The northern end has traces of wooden lath panelling still attached to the wall face. At first floor level of this elevation a brick built fireplace has been built into a former window space which has been blocked.

Internal northern elevation (Illus 13)

This has two windows and a central doorway.

Internal eastern elevation (Illus 14)

This elevation has a central fireplace at ground floor level and a cupboard at its southern end. At first floor level there is a window and a fireplace at its northern end.

Internal southern elevation (Illus 15)

This elevation has a single doorway towards its eastern end.

Brick Extension

This is built against the eastern elevation of Building A and has a corrugated iron roof on wooden timbers. It contains two separate rooms.

Eastern elevation (Illus 16)

This elevation has a doorway into the room at the southern end and two windows.

Northern elevation

This contains a doorway into a room.

Southern elevation

This is a blank wall face.

Interior (Illus 17-19)

The two rooms inside this extension have concrete floors; the corrugated iron roof above the northern room has collapsed into it.

Buildings B, C, D and E

These various buildings are integrated with one another forming a large set of agricultural buildings with a small residential building (bothy?) at their eastern end (E), they lie to the north east of Building A.

Wall adjacent to Building B (Illus 20)

This wall is built of mortar bonded rough sandstone blocks and stands 1.6m high and is 0.33m wide. Three upright concrete pillars have been inserted at its western end. This wall encloses an area that includes a small area of concrete but is otherwise grassed over.

Building B (Illus 21)

This is a roofless small open ended structure which faces south. Its external western elevation is built of mortar bonded sandstone rubble of various sizes with shaped green sandstone blocks forming quoins at its northern and southern ends. There is the surviving sill of a single window visible.

Interior

This is an open space with traces of a cobbled stone floor; a large wooden timber of uncertain function still survives at window level.

Building C (Illus 22 and 25)

This roofless long building is built of mortar bonded sandstone rubble with shaped sandstone blocks forming quoins at its corners. Its external western elevation is blank, its southern elevation has a wide entrance doorway and its northern elevation contains three doorways and two windows. There is a single doorway in its eastern elevation leading into Building E.

Interior (Illus 23, 24 and 26)

This building's floor is slightly higher for most of its length in association with the doorways in its northern wall. There is a drain visible in the floor at its eastern end.

Building D (Illus 27-30)

This roofless long building runs parallel with Building C and has a concrete floor at a lower level than the interior of that building. Its southern elevation comprises a low wall that is capped with concrete and the building on this side appears to have been open. Its northern elevation also appears to have been open although there is a single surviving cast iron pillar which suggests that any roof structure was supported in that manner. The eastern end of this building stands much higher at its junction with Building E. There is an internal water tank at its north eastern end.

Building E (Illus 30-35)

This building forms the eastern end of the integrated complex made up of Buildings B to E and comprises two rooms.

Southern elevation (Illus 30)

This elevation has a single doorway with a step up to it on its western side and a single window.

Eastern elevation (Illus 31)

This elevation has a single doorway and its northern end has collapsed. There is a brick built chimney at its southern end.

Northern elevation (Illus 32)

This elevation has a single doorway.

Interior (Illus 33-35)

There is a very small room at the southern end of this building with a fireplace in its eastern wall. The remainder of the building comprises a long open room with a door into Building C in its western wall. The remains of a collapsed corrugated iron roof are visible.

Area surrounding Building complex (Illus 36)

The remains of a cobbled stone yard are visible between Building A and Buildings B to E. To the south of the buildings are traces of a former garden area overlooking a small water filled pond.

Summary

Building A at Old England would seem to represent a small farmhouse with a brick extension on its eastern end. It contains traces of its former internal decor (wooden panelling) and a first floor level in its roof space. At one point in its life it contained four operational fireplaces (two upstairs and two downstairs). Buildings B, C and D represent animal sheds and Building E seems of a more residential nature and may be the 'Bothy' referred to in the Valuation Rolls providing accommodation for the farms work force. The current building layout is the same as that shown on the 2nd Edition Ordnance Survey map, there is no apparent trace of the long building shown on the First Edition map in the location of Buildings B to E.

References

Cartographic Sources (<http://www.nls.uk/maps>)

Ordnance Survey Maps - Six-inch 1st edition, Scotland, 1843-1882

Ordnance Survey Maps – Six inch 2nd Edition, Scotland, 1898-1904

Aerial Photography

http://aerial.rcahms.gov.uk/database/image.php?usi=006-007-009-684-R&куси=006-007-009-684-C&searchdb=tara_scran&

Census Record

www.scotlandspeople.gov.uk

Valuation Rolls

Perth district 1946, 1955-56, 1957-58 and 1961-62 (held in Perth and Kinross Council Archives, A K Bell Library, Perth)

Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth and Kinross Council
PROJECT TITLE/SITE NAME:	Old England, Stanley
PROJECT CODE:	OLD01
PARISH:	Kinclaven
NAME OF CONTRIBUTOR(S):	Derek Hall
NAME OF ORGANISATION:	Derek Hall, archaeologist and ceramic specialist
TYPE(S) OF PROJECT:	Standing Building Record
NMRS NO(S):	N/A
SITE/MONUMENT TYPE(S):	Farm and outbuildings
SIGNIFICANT FINDS:	None
NGR (2 letters, 6 figures)	NO 12540 37896
START DATE	17th May 2013
END DATE	17th May 2013
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A level 1 survey was carried out of the derelict building complex at Old England prior to redevelopment. All buildings were photographically recorded and a written description was made.
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	Mr Roger Dunlop
CAPTIONS FOR ILLUSTRS	N/A
ADDRESS OF MAIN CONTRIBUTOR:	34 Glenfarg Terrace, Perth, PH2 0AP
ARCHIVE LOCATION (intended)	NMRS
EMAIL ADDRESS:	Derek.hall1@blueyonder.co.uk

Illustration List

Illustration 1 Location of buildings at Old England (red dot) (based on Ordnance Survey map Crown Copyright 2013. All Rights Reserved. Licence number 100049628)

Illustration 2 Old England as marked on First Edition Ordnance Survey map of 1864 (©Trustees of National Library of Scotland)

Illustration 3 Old England as shown on 2nd Edition Ordnance Survey map of 1901 (©Trustees of National Library of Scotland)

Illustration 4 Location of Buildings A, B, C, D and E (based on supplied topographic survey) Scale 1:200

Illustration 5 Derelict buildings at Old England looking north west

Illustration 6 Northern elevation and 'porch' of Building A looking south

Illustration 7 Eastern end of Northern elevation of Building A showing brick extension and front porch looking west

Illustration 8 interior of 'porch' of Building A looking west, doorway into house marked with red arrow

Illustration 9 Western elevation of Building A looking north

Illustration 10 Southern elevation of Building A looking north

Illustration 11 Eastern elevation of Building A showing brick extension, blocked window in farmhouse wall marked with red arrow

Illustration 12 Internal western elevation of Building A showing surviving wooden wall panelling, fireplace at first floor level and cup board and fireplace at ground floor level (marked with red arrow)

Illustration 13 Internal northern elevation (eastern end) looking south, red arrows indicate planks built into wall face

Illustration 14 Internal eastern elevation of Building A showing fireplace and window on first floor level, red arrow indicates ground floor fireplace

Illustration 15 Internal southern elevation of Building A showing plank built into wall (red arrow)

Illustration 16 Eastern elevation of brick built extension at eastern end of Building A

Illustration 17 Interior of room at southern end of brick extension

Illustration 18 Interior of northern room in brick extension

Illustration 19 View of interior of brick extension showing junction with eastern wall of farmhouse and blocked window (red arrow)

Illustration 20 Building complex looking south east, red arrow indicates wall line described in text

Illustration 21 Building B looking north

Illustration 22 Southern elevation of Building C looking north east

Illustration 23 Interior of western end of Building C looking west

Illustration 24 Interior of Building C looking east

Illustration 25 Northern elevation of Building C looking south west

Illustration 26 Drain in floor at eastern end of Building C (red arrow), surviving cast iron roof support visible in back ground

Illustration 27 Building D looking east

Illustration 28 Southern elevation of Building D looking north

Illustration 29 Water tank at north eastern end of Building D

Illustration 30 Southern elevation of buildings D and E looking north

Illustration 31 Eastern elevation of Building E looking west

Illustration 32 Northern elevations of Buildings C and E (marked with red arrow)

Illustration 33 Interior of room at southern end of Building E showing fireplace and associated brick chimney looking north east

Illustration 34 Southern half of other room in Building E looking south, doorway into Building C marked by red arrow

Illustration 35 Northern half of other room in Building E looking north

Illustration 36 Building complex looking north (former garden area between pond edge and buildings)

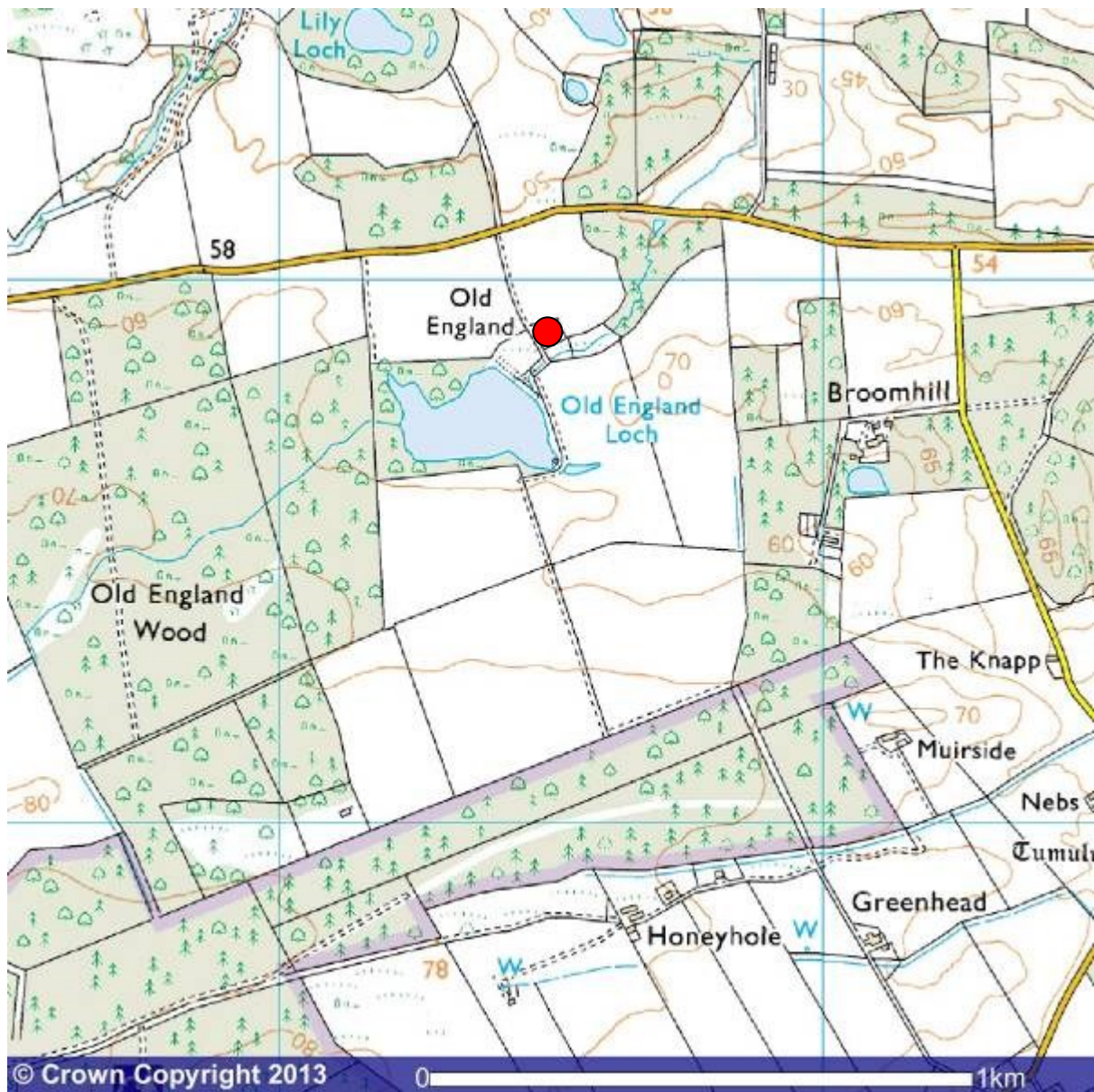


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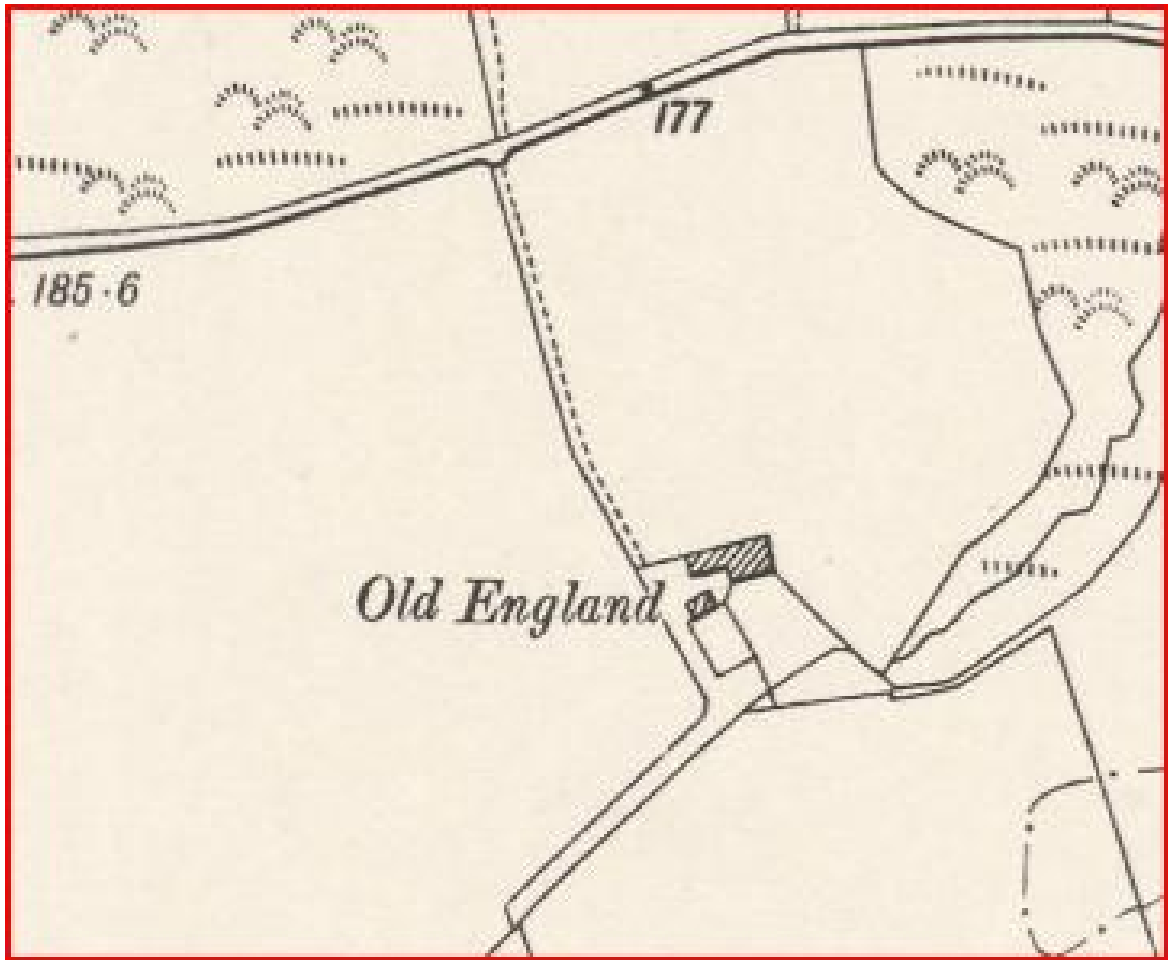


Illustration 3 Old England as shown on 2nd Edition Ordnance Survey map of 1901 (©Trustees of National Library of Scotland)

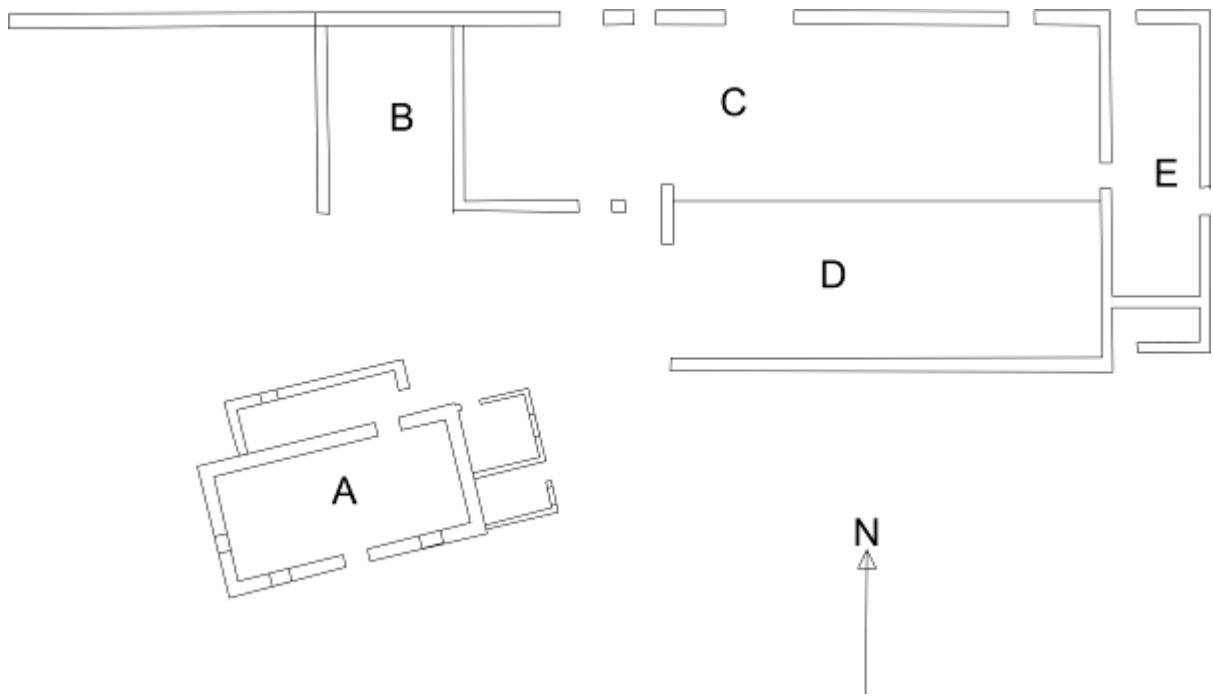


Illustration 4 Location of Buildings A, B, C, D and E (based on supplied topographic survey) Scale 1:200



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Illustration 16 Eastern elevation of brick built extension at eastern end of Building A



Illustration 17 Interior of room at southern end of brick extension



Illustration 18 Interior of northern room in brick extension



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Illustration 22 Southern elevation of Building C looking north east



Illustration 23 Interior of western end of Building C looking west



Illustration 24 Interior of Building C looking east



Illustration 25 Northern elevation of Building C looking south west



Illustration 26 Drain in floor at eastern end of Building C (red arrow), surviving cast iron roof support visible in back ground



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Illustration 28 Southern elevation of Building D looking north



Illustration 29 Water tank at north eastern end of Building D



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