

Standing Building Survey and Site Evaluation
The Kennels, Lower Polmaise, Stirling Council



Derelict cottage, The Kennels, Lower Polmaise looking North West



9th July 2013

Introduction (Illus 1)

The planning consent for this development, Stirling Council Planning Application 12/00536/FUL dated 25th September 2012 included a planning condition that required a Level 2 standing building survey of the derelict building remains at The Kennels, Lower Polmaise and a site evaluation. The standing building survey and evaluation was carried out by the author on Monday 8th July 2013 (Site Code KENN01); weather conditions were very warm.

Historical Background (Illus 2 to 4)

The proposed development impacts directly on the remains of a 16th century roll-moulded doorway (SMR 1190.06) which were incorporated into a 19th century farm building. The farm itself is marked on both Grassoms's 1817 map (Illus 2) and the First Edition Ordnance Survey map of the 1860's (Illus 3). The precise origin of the doorway is uncertain but there is a good chance that it was recovered from an earlier predecessor building in this location, perhaps the original Wester Polmaise House which is recorded on a variety of 17th century maps and which was a separate building to the 17th century Wester Polmaise House of 1691 (SMR 1190.01). If this is the case then there is a high likelihood that the present farm complex contains earlier building remains either within its fabric or surviving as foundations below the present ground surface.

Standing Building Survey (Illus 5)

For the purposes of this survey the buildings at The Kennels have been numbered as shown on Illustration 5. Each building is described in turn and where feasible surviving elevations and gables have been drawn and marked with salient features.

Location (Illus 6 to 8)

The cottage and outbuildings at The Kennels lie on the western side of a track way that runs from the north east to the south west, the partially roofed remains of derelict farm steading buildings lie on the eastern side of this track way.

Building 1

This is a single storey cottage that lies on a north east to south west axis; it is now partially roofed with wood and slates. It has a chimney at its southern gable end and another chimney (a later insertion) halfway along its length.

South Eastern Elevation (Illus 9 to 14)

This elevation is built of mortar bonded shaped yellow sandstone blocks and its exterior wall face is still partially harled with concrete. At its southern and northern ends the corners are defined by alternately sized shaped sandstone quoins. It has two windows (now unglazed) to the south of a porched entrance doorway and another single window (now blocked) on the north side of the doorway. The external doorway into the porch includes the reused 16th century roll moulded doorway (SMR 1190.06). The porch has two separate triangular slated roof lines and an eroded regular space above the top one may have originally contained a date stone. A later brick built single roomed extension has been added to the southern end of this elevation, it is accessed by a doorway between Building 1 and the extension.

South Western Elevation (not illustrated)

The section of this elevation of Building 1 which is still visible around the brick extension is plain and harled with concrete. There is a chimney stack at the top of this gable end. The shaped corner quoin stones are only present at the eastern end of this elevation, the western end has none.

North Western Elevation (Illus 15 and 16)

This elevation is blank for most of its length and harled with concrete. A later flat roofed extension (Building 2) is built against this elevation towards its northern end. There is a small window (now blocked) close to the northern end of this elevation.

North Eastern Elevation (Illus 17)

This gable elevation is blank and harled with concrete, the shaped corner quoin stones are only visible at its eastern end the western end is blank. The top of the gable is flat and slightly angled inwards to meet the roof line.

Interior (Illus 18 to 20)

This building contains three rooms that occupy the entire width of the structure. The small room at the southern end contains a fireplace in its southern wall. The middle room contains a fireplace in its northern wall; the third room at the northern end contains a fireplace in its southern wall, a flight of wooden stairs to an attic floor level and is accessed from the porch. Another doorway in the western wall of this room allows access to Building 2.

Building 2

This is a flat roofed extension that has been added onto the west side of Building 1.

South Western Elevation (Illus 21)

This is harled with concrete and contains four small wooden framed windows; it has a gutter running along its roofline.

North Western Elevation

This is a blank wall face that is harled with concrete.

North Eastern Elevation

This elevation is harled with concrete and contains a doorway at its eastern end and two small wooden framed windows.

Buildings 3 and 4

These two buildings form an L-shaped layout on the northern side of Buildings 1 and 2 and comprise seven individual rooms. All of the rooms are built against substantial mortar bonded sandstone built boundary walls and have pitched wooden roofs. Each room will be described in turn (letters refer to Illus 5).

Room A (Illus 22)

This room is at the south eastern end of Building 3, has a wooden door and measures 3m northeast to southwest by 2.22m north west to south east. It contains wooden furniture, stone shelving and cardboard egg boxes.

Room B (Illus 23)

This room has a wooden door, measures 3m north east to and 2.22m north west to south east and contains sixteen stone and brick built shelves in the face of its north eastern wall.

Room C (Illus 24)

This room has a wooden door, measures 3m north east to south west and 2.22m north west to south east and contains twelve stone and brick built shelves in the face of its north eastern wall.

Room D (Illus 25)

This room has a wooden door, measures 3m north east to south west and 2.22m north west to south east and contains twelve stone and brick built shelves in the face of its north eastern wall.

Room E (Illus 26)

This room has no surviving door, measures 3m north east to south west and 2.22m north west to south east and contains twelve stone and brick built shelves in the face of its north eastern wall and six in the face of its north western wall.

Room F (Illus 27)

This room has no surviving door and contains six stone and brick built shelves in the face of its north western wall.

Room G

This room is still roofed and is accessed from its south western side, it measures 3.06m north east to south west and 2.35m north east to south west and contains stone shelving. There is a small access point at ground level in its north eastern wall.

North Eastern and North western boundary walls (H and J) (Illus 28 and 29)

Both these boundary walls are built from shaped sandstone blocks and have occasional handmade bricks in their fabric. The eastern end of wall H has shaped sandstone quoins of a similar style to those at the end of the eastern elevation of Building 1. Both these walls stand 3.05m high and are 0.45m thick.

Building 5 (Illus 30)

There are fragmentary standing walls and a stone floor to the North East of the Building complex that belong to a structure that is visible in the 19th Century photograph of the site and on the First Edition Ordnance Survey map (Illus 3 and 4). This is now too damaged to clearly understand its function.

Discussion and Conclusions

Buildings 1, 3, 4 and 5 would appear to make up the constituent elements of a 19th century cottage and its ancillary buildings. The stone shelves present in rooms A to F would appear to relate to the former use of buildings 3 and 4 for keeping chickens and this is backed up by the egg boxes still present in room A. Building 2 and the brick extension to Building 1 appear to be of more recent 20th century construction. Of most interest is the reused 16th century roll moulded doorway in the entrance porch of Building 1, nothing else of a similar date was observed in any of the visible walls recorded by this survey (however see Trench 1 of site evaluation). The use of shaped sandstone quoins only on those walls that were visible from the roadway or farm steading is also of interest.

Site Evaluation (Illus 31)

As requested by Stirling Council's Archaeologist five machine excavated trenches were opened in the footprint of the proposed new house and its parking area.

Trench 1 (Illus 32 and 33)

This trench measured 5.2m north east to south west by 1.4m north east to south west. A compact layer of blue grey clay with coal fragments (Natural) was located at a depth of 0.40m below modern ground level. This was sealed by 0.20m of rubble and brick which was in turn sealed by 0.20m of dark brown silty clay (topsoil). A single fragment of architectural stone was retrieved from the dump of rubble and brick (Illus 33).

Trench 2 (Illus 34)

This trench measured 5.3m south west to north east by 1.4m south east to north west. A compact layer of blue grey clay with coal fragments (Natural) was located below 0.20m of dark brown silty clay. There were no finds.

Trench 3 (Illus 35)

This trench measured 5.3m north west to south east by 1.4m north east to south west. A compact layer of blue grey clay with frequent coal fragments (Natural) was located below 0.30m of dark brown silty clay. There were no finds.

Trench 4 (Illus 36)

This trench measured 5.50m north east to south west by 1.4m north west to south east. Compact yellow clay (Natural) was located below 0.30m of dark brown silty clay (topsoil). There were no finds.

Trench 5 (Illus 37)

This trench measured 5.45m north west to south east by 1.4m south west to north east. A compact blue grey clay and coal fragments was located at a depth of 0.60m below modern ground level. This was sealed by rubble and brick 0.29m thick which was in turn sealed by 0.31m of dark brown silty clay. There were no finds.

Discussion and Conclusions

The five trenches opened located natural clay at depths varying between 0.20m and 0.60m below modern ground level. In all trenches apart from Trench 3 deposits of rubble and brick had apparently been dumped in an attempt to stabilise the ground surface. The only find is the fragment of architectural stone from Trench 1 which appears to be from a window moulding, this will be shown to a specialist for further comment.

Summary and Conclusions

The standing remains of the derelict group of farm buildings which are to be demolished have been recorded by photograph and where appropriate measured sketch drawings. The excavation of five evaluation trenches in the footprint of the new house and its associated parking located no archaeological deposits or features associated with Wester Polmaise House. The results of the site evaluation suggest that there would appear to be no need for any further archaeological work prior to the redevelopment of the site.

Acknowledgements

The author would like to thank Karen Millar, Colin McNally and John the machine driver for their help and interest in this survey and evaluation.

References

Cartographic (www.nls.uk)

Grassom , John 1817 'To the noblemen and gentlemen of the County of Stirling'
<http://maps.nls.uk/joins/679.html>

First Edition Ordnance Survey 1865 Stirling Sheet XVIII.1 (St Ninians)

Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Stirling
PROJECT TITLE/SITE NAME:	New house and parking area, The Kennels, Lower Polmaise
PROJECT CODE:	KENN01
PARISH:	St Ninians
NAME OF CONTRIBUTOR(S):	Derek Hall
NAME OF ORGANISATION:	Derek Hall, archaeologist and ceramic specialist
TYPE(S) OF PROJECT:	Building Survey and Archaeological Evaluation
NMRS NO(S):	N/A
SITE/MONUMENT TYPE(S):	In the vicinity of Wester Polmaise House
SIGNIFICANT FINDS:	Architectural Fragment
NGR (2 letters, 6 figures)	NS 823 966
START DATE	8 th July 2013
END DATE	8 th July 2013
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A Level 2 building survey of a group of derelict farm buildings was undertaken followed by the digging of five evaluation trenches in the footprint of the proposed new house and parking area. The reused medieval roll moulded doorway in the cottage is to be reused in the new development. Apart from a single fragment of as yet undated architectural stone nothing of archaeological interest was located.
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	Mr Colin McNally
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 proposed house and parking at The Kennels, Lower Polmaise (based on Ordnance Survey map Crown Copyright 2013. All Rights Reserved. Licence number 100049628)

Illustration 2 Buildings at Polmaise as shown on Grassom's map of 1817, red dot shows location of redevelopment (©Trustees of National Library of Scotland)

Illustration 3 Buildings at The Kennels as shown on First Edition Ordnance Survey map of 1865 (©Trustees of National Library of Scotland)

Illustration 4 19th century photograph of Buildings 1 and 5 looking North West (courtesy Ms Karen Millar)

Illustration 5 Buildings as numbered for Level 2 survey (North to top) Scale 1:500

Illustration 6 General view of group of buildings looking North West

Illustration 7 General view of Building complex looking South East (Walls H and J in foreground)

Illustration 8 General view of Building complex looking south west (ruins of steading complex on left of photograph)

Illustration 9 South eastern elevation of Building 1

Illustration 10 Sketch elevations of south eastern and north western elevations of Building 1 showing position of roll-moulded doorway, possible date stone and shaped sandstone corner quoins Scale 1:100

Illustration 11 south western end of eastern elevation of Building 1 showing brick extension and shaped sandstone quoins in corner of Building 1

Illustration 12 north western end of south eastern elevation of Building 1 showing shaped sandstone quoins in front corner

Illustration 13 Porched entrance to Building 1 with reused roll moulded doorway, possible location of date stone marked with red arrow

Illustration 14 Detail views of south western side of roll moulded doorway, top lintel and north eastern side

Illustration 15 North western elevation of Building 1 looking north east

Illustration 16 North western elevation of Building 1 showing junction with Building 2 looking south east

Illustration 17 North Eastern elevation of Building 1 showing angled top to gable looking south west, shaped quoins at end of Wall H visible behind scale to right of photograph

Illustration 18 Fireplace in central room of Building 1

Illustration 19 Interior of Building 1 looking South West

Illustration 20 staircase to attic floor level inside Building 1

Illustration 21 South western elevation of Building 2 looking North East

Illustration 22 Internal view of Room A in Building 3 showing window in boundary wall H, wooden furniture and egg boxes

Illustration 23 Internal view of Room B in Building 3 showing stone built boxes in face of wall

Illustration 24 Internal view of Room C showing stone and brick built boxes in wall face

Illustration 25 Internal view of Room D in Building 3 showing stone and brick built boxes

Illustration 26 Internal view of Room E in Building 3 showing stone and brick built boxes in wall face

Illustration 27 Internal view of Room F showing stone and brick built boxes in wall face

Illustration 28 North West facing external elevation of Wall H looking South East

Illustration 29 External North West facing elevation of Wall J looking South East

Illustration 30 Surviving standing wall corner of Building 5 looking South East

Illustration 31 Locations of evaluation trenches 1 to 5

Illustration 32 Trench 1 looking South West showing natural clay (below scale)

Illustration 33 Architectural fragment from Trench 1

Illustration 34 Trench 2 showing natural clay looking North East

Illustration 35 Trench 3 showing natural clay looking North West

Illustration 36 Trench 4 showing natural clay looking north east

Illustration 37 Trench 5 showing natural clay and course of field drain looking north west

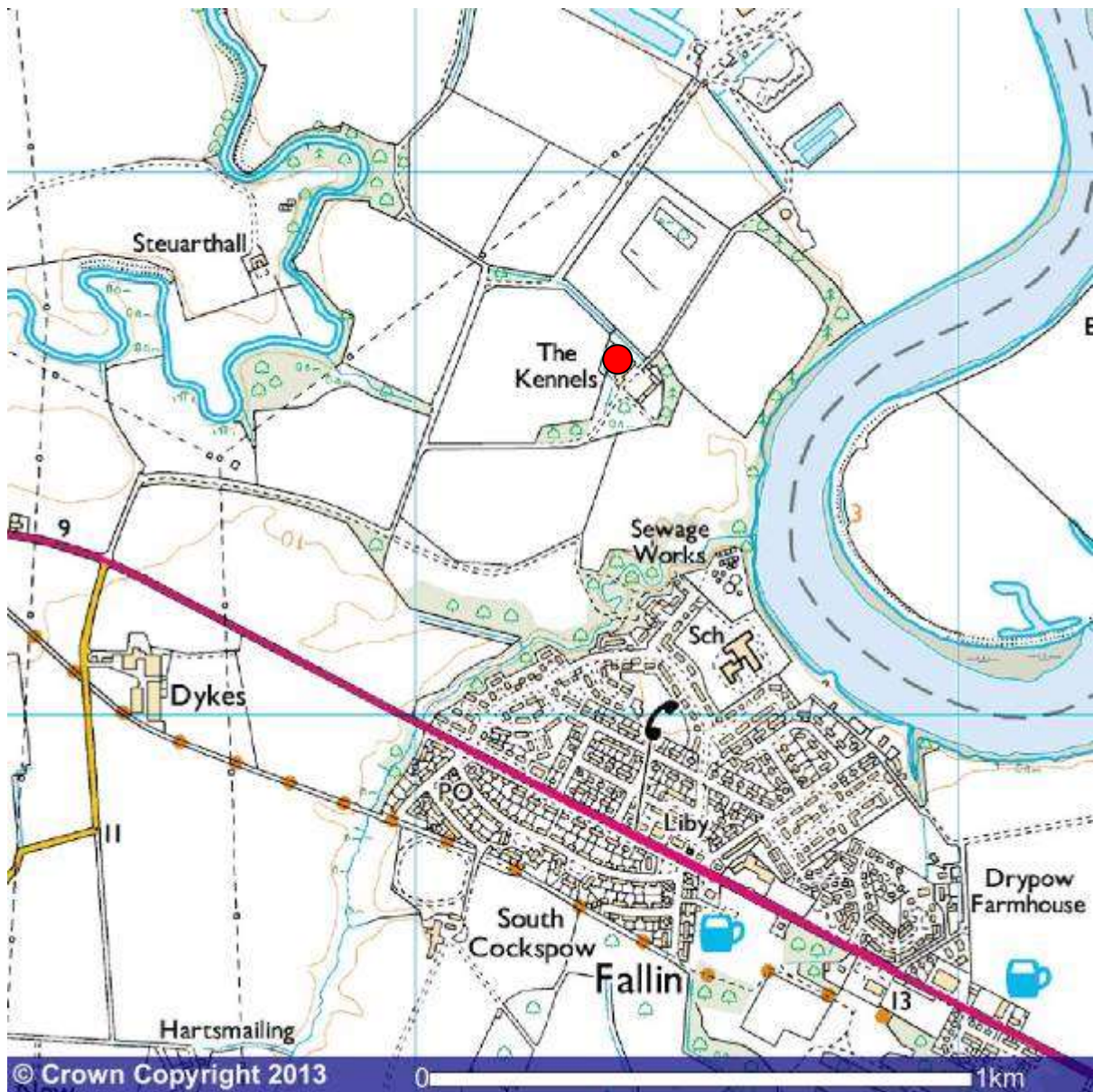


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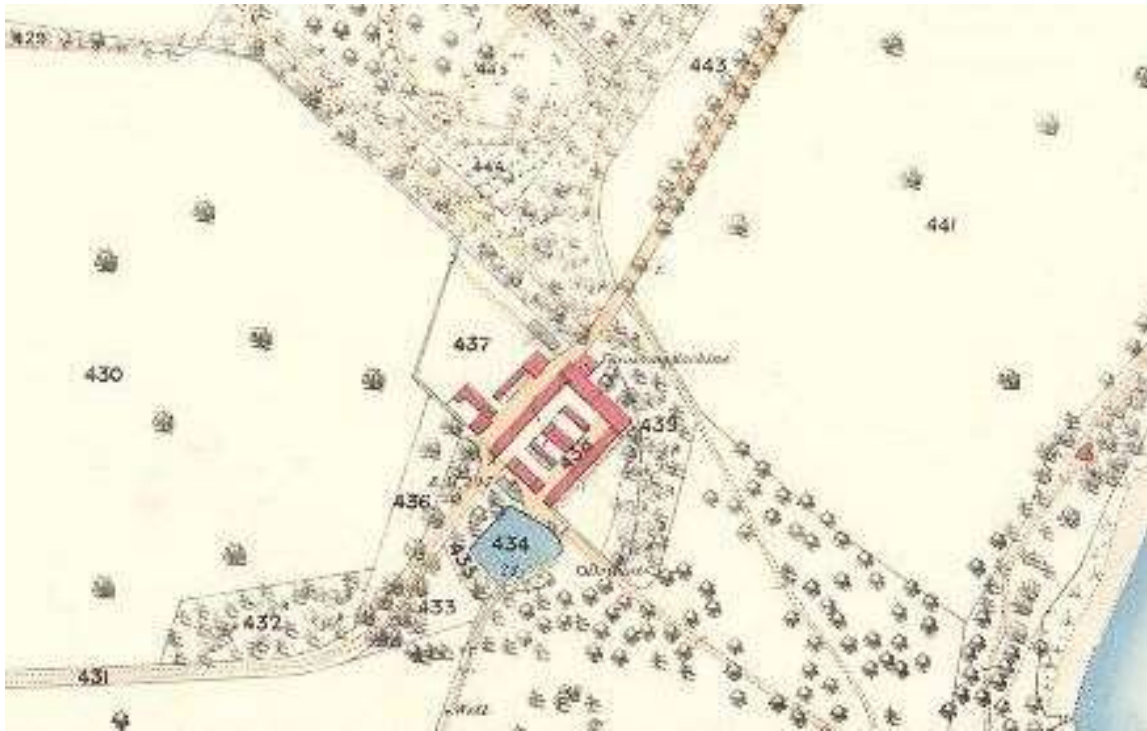


Illustration 3 Buildings at The Kennels as shown on First Edition Ordnance Survey map of 1865
(©Trustees of National Library of Scotland)



Illustration 4 19th century photograph of Buildings 1 and 5 looking North West (courtesy Ms Karen Millar)

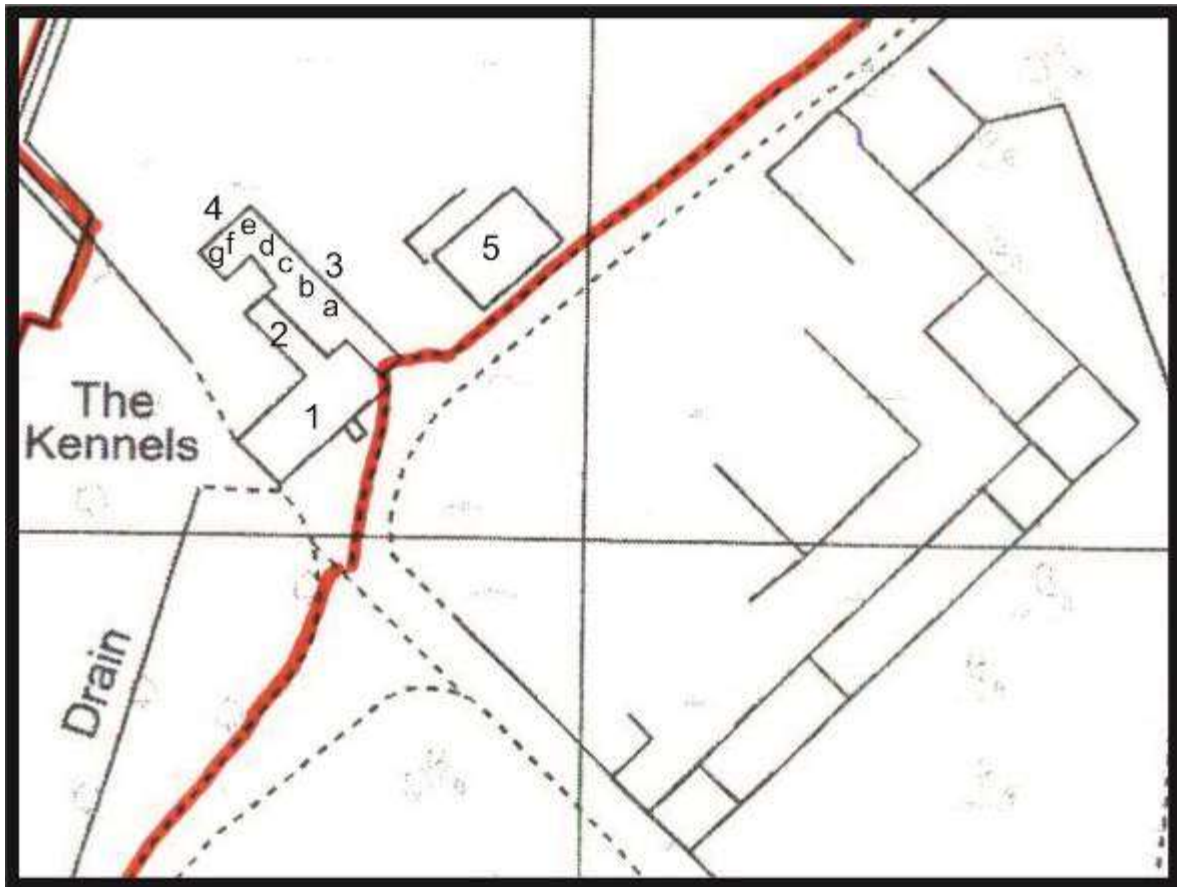


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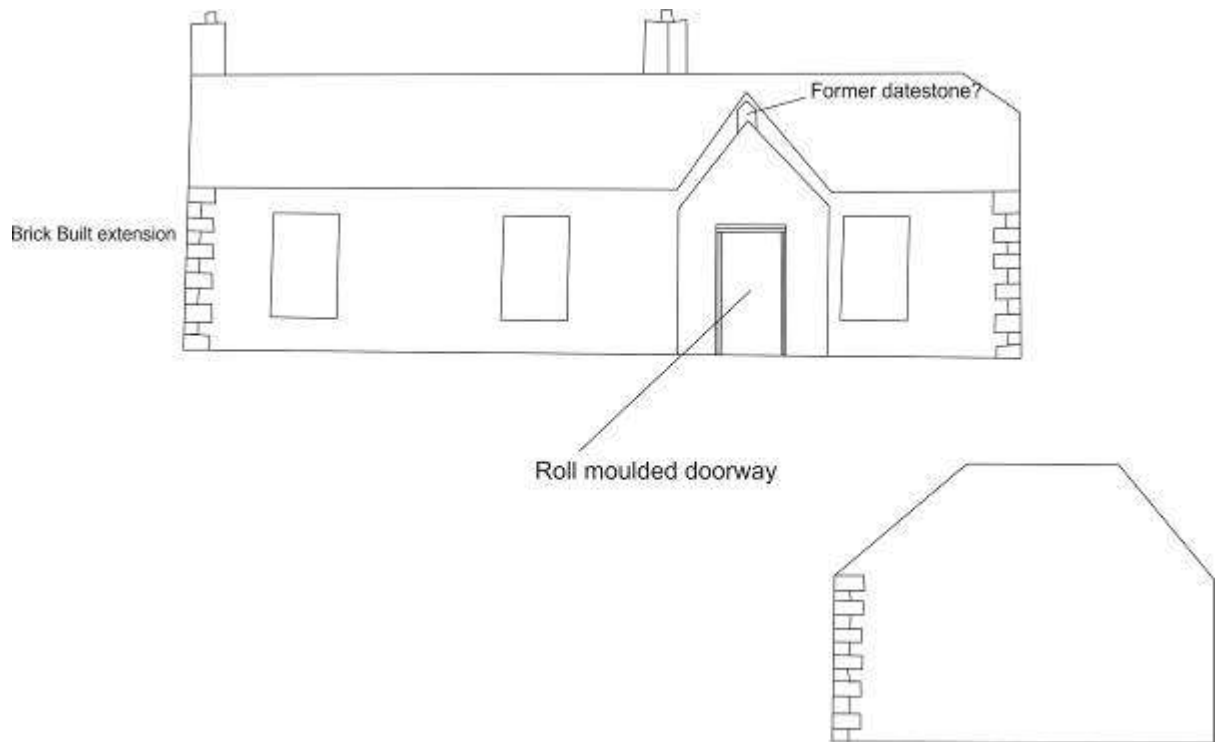


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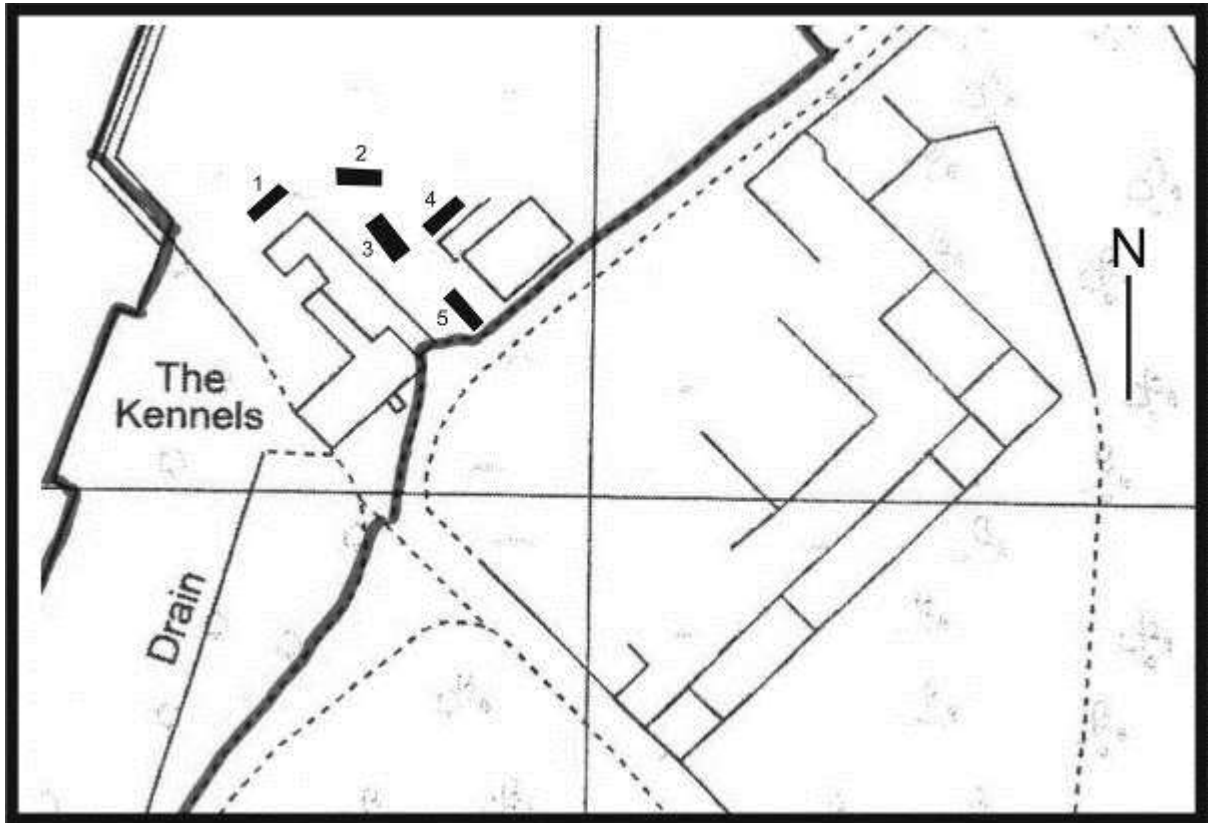


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