

Standing Building Survey
Former Stables, South Lochton, Abernyte
Perth and Kinross



South Lochton former stables from the south



2nd May 2014

Introduction

The planning consent for this development, Perth and Kinross Council Planning Application 07/01107/FLL dated 1st August 2009, included a planning condition that required a Level 2 standing building survey of the standing remains of the former stables at South Lochton prior to their conversion into a house. This standing building survey was carried out by the author on Thursday 1st May 2014 (Site Code ABER01); weather conditions were overcast and damp.

Historical Background (Illus 1 and 2)

Location

The former stables at South Lochton lie to the north of the former site of the original South Lochton house (also known as Lochton Castle) which was built in 1852, damaged by fire in the 1920's, rebuilt in 1931 but demolished in 2002.

Building Survey (Illustration 3)

The former stables at South Lochton form the eastern side of a quadrangle of buildings, those to the west and north are still occupied.

Former Stables

This structure is built of mortar bonded shaped red sandstone blocks, has a ground floor and an attic floor level and is topped with a slate roof. It has a stair tower at its south eastern corner.

Southern elevation (Illus 5 and 6)

This gable elevation has the stair tower on its western side and a single doorway at ground floor level with a narrow window beside it. There is another window at attic floor level. The stair tower has two windows in it, at ground floor and attic floor level and has surviving pigeon holes around its top. The top of the gable is fully crow stepped on its eastern side but only partially on the side with the tower.

Eastern elevation (Illus 7 and 8)

This elevation contains seven windows at ground floor level, five of these are large and two are narrow. There is a doorway at attic floor level with a cast iron balustrade. At the northern end of this elevation there is a brick built boiler house with a chimney. A date stone incised '1937' lies propped against the boiler house wall.

Northern elevation (Illus 9)

This gable elevation has a blocked window at ground floor level, another window at first floor level and the apex of the gable is fully crow stepped. The northern elevation of the boiler house is attached to this elevation and has a single wooden door.

Western elevation (Illus 10)

This elevation has the stair tower at its southern end and there is a doorway into the tower at this point. There are two large doorways into the building either side of a small window, these appear to originally have had sliding doors which have been removed. There is a blocked window at the northern end of this elevation.

Interior of Building

Upper Floor (Illus 11)

This is accessed by the stair tower and runs the full length of the building and there are windows at each gable end. There are two windows in the roof on the western side of this room and a single window on its eastern side. A modern timber floor has been inserted in advance of conversion into a living space.

Ground Floor

This is split into three rooms and a lobby as indicated on illustration 3.

Room A (Illus 12)

This lies at the northern end of the building and has a concrete floor. There are three windows on its eastern side, its northern end is partially wood panelled, its southern end has a doorway into the lobby and its western side contains three cupboards.

Room B (Illus 13 and 14)

This has a single window in its eastern side and has a concrete floor; there is a doorway in its western wall. Its northern and southern walls are brick built and have blank faces. A cast iron animal feeder is fixed to the southern wall in the angle with the west wall.

Room C (Illus 15)

This room has a concrete floor and two windows in its eastern wall, one of these is narrow. The northern and southern walls have blank faces and the southern wall is built of breeze blocks. There is a large doorway in its western wall.

Room D (Illus 16)

This forms a lobby between the other three rooms and has concrete floor. There is a large doorway in its western wall and doorways into Rooms A, B and C in its other walls. There are cast iron door fittings visible at the entrance into Room B and at the large doorway.

Room E (Illus 17)

This small room provides access to the stair tower to the attic floor level and has a doorway and a window in its southern side.

Recommendations

The author feels that the photographic survey and written notes on the building are an adequate record of the former stable building at South Lochton prior to its refurbishment and there would seem to be no need for any further work. However the final decision on that rests with Perth and Kinross Heritage Trust.

Illustration List

Illustration 1 Location of former stables, South Lochton (red dot) (based on Ordnance Survey map Crown Copyright 2013. All Rights Reserved. Licence number 100049628)

Illustration 2 Complex of buildings at South Lochton including former stable block (red arrow) as shown on First Edition Ordnance Survey map of 1862 (©Trustees of the National Library of Scotland)

Illustration 3 Location of Rooms A, B, C, D and E, stair tower and boiler room (based on supplied architect's survey)

Illustration 4 Complex of buildings at South Lochton including former stables (to right with stair tower) looking North

Illustration 5 Southern elevation of former stables

Illustration 6 Pigeon holes in top of stair tower

Illustration 7 Eastern elevation of former stables

Illustration 8 Date stone propped against eastern wall of boiler house

Illustration 9 Northern elevation of former stables

Illustration 10 Western elevation of former stables

Illustration 11 General view of upper floor of former stables looking south, stair tower access to right

Illustration 12 Interior of room A looking north

Illustration 13 Interior of room B looking East

Illustration 14 Horse feeder on wall of Room B

Illustration 15 Interior of Room C looking West

Illustration 16 Room D looking East

Illustration 17 Interior of Room E showing access to stair tower

Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth and Kinross Council
PROJECT TITLE/SITE NAME:	Former Stables, South Lochton, Abernyte
PROJECT CODE:	ABER01
PARISH:	Abernyte
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):	Former Stables
SIGNIFICANT FINDS:	None
NGR (2 letters, 6 figures)	NO 25191 32917
START DATE	1 st May 2014
END DATE	1 st May 2014
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A level 2 survey was carried out of the former stables at South Lochton prior to their conversion into a house.
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	Mr D Patullo
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



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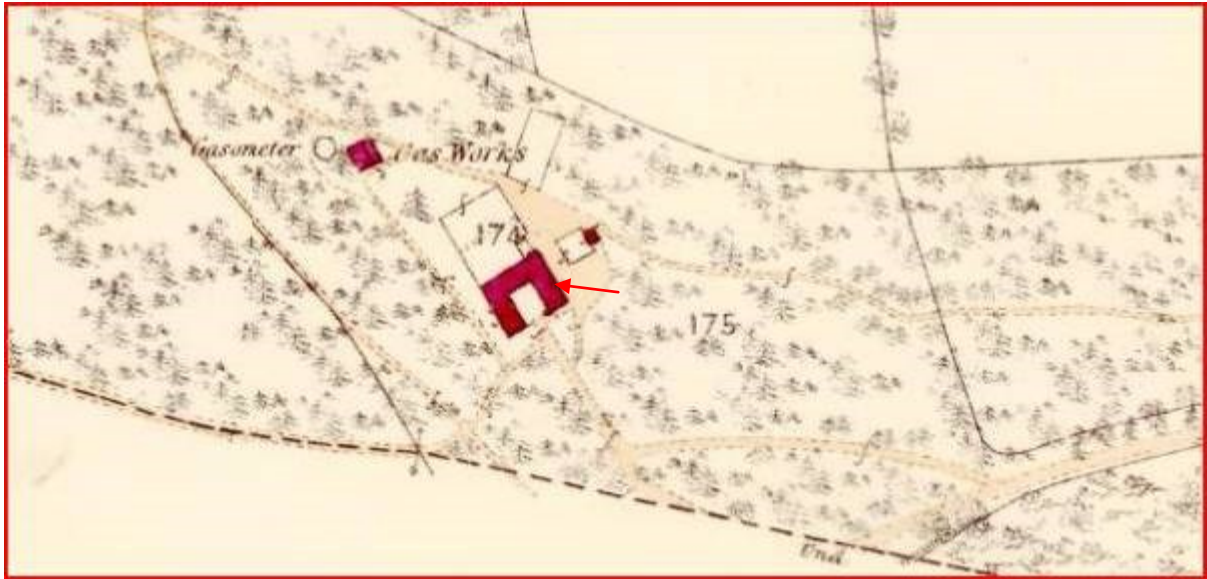


Illustration 2 Complex of buildings at South Lochton including former stable block (red arrow) as shown on First Edition Ordnance Survey map of 1862 (©Trustees of the National Library of Scotland)

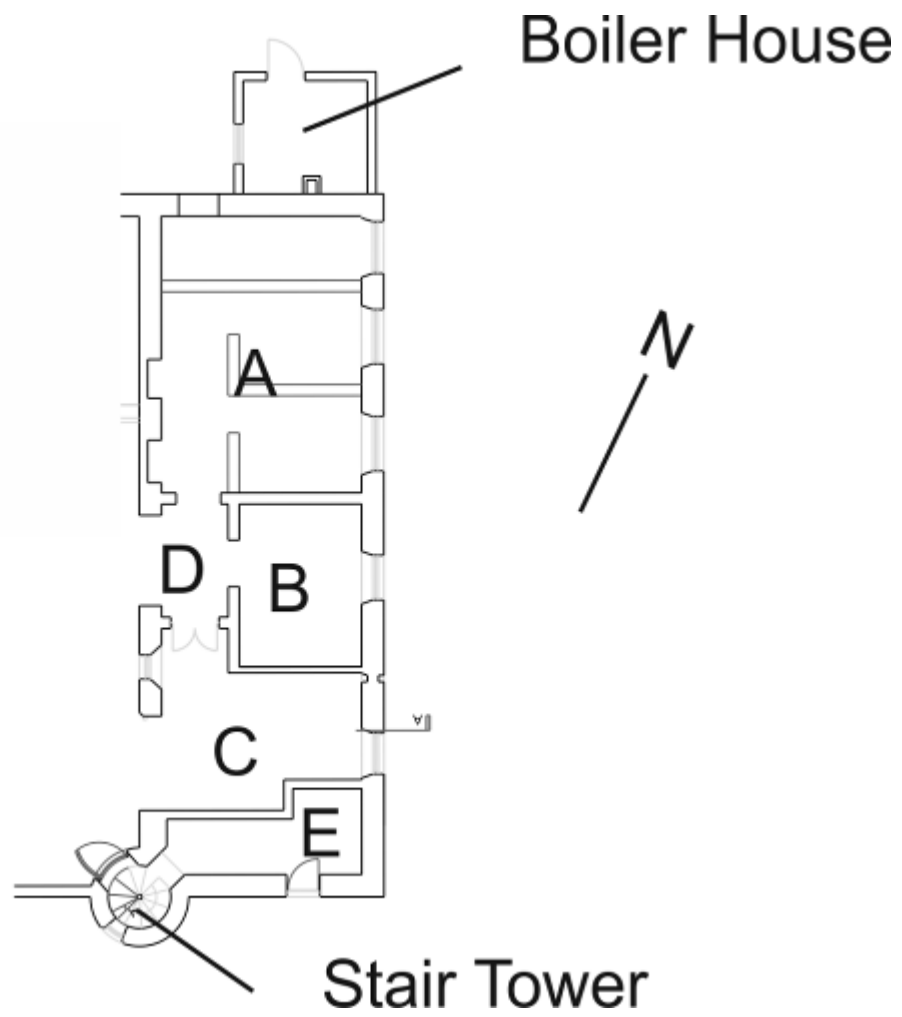


Illustration 3 Location of Rooms A, B, C, D and E, stair tower and boiler room (based on supplied architect's survey)



Illustration 4 Complex of buildings at South Lochton including former stables (to right with stair tower) looking North



Illustration 5 Southern elevation of former stables



Illustration 6 Pigeon holes in top of stair tower



Illustration 7 Eastern elevation of former stables



Illustration 8 Date stone propped against eastern wall of boiler house



Illustration 9 Northern elevation of former stables



Illustration 10 Western elevation of former stables



Illustration 11 General view of upper floor of former stables looking south, stair tower access to right



Illustration 12 Interior of room A looking north



Illustration 13 Interior of room B looking East



Illustration 14 Horse feeder on wall of Room B



Illustration 15 Interior of Room C looking West



Illustration 16 Room D looking East



Illustration 17 Interior of Room E showing access to stair tower