

Standing Building Survey  
Wester Ballinluig steading  
Perth and Kinross



Wester Ballinluig steading from the South, Ben Vrackie in the background



17<sup>th</sup> December 2018

## **Introduction**

The planning consent for this development (Perth and Kinross Council Planning Application 18/01629/FLL dated 3<sup>rd</sup> September 2018) included an archaeological condition specifying the need for a standing building record of the steading using ALGAO Scotland's Historic Building Recording Guidance (2013). This standing building survey was carried out by the author on Thursday 13<sup>th</sup> December 2018 (Site Code BAL01), weather conditions were overcast with a cold southerly wind.

## **Location (Illus 1, 5, 6 and 23)**

Wester Ballinluig steading forms part of Ballinluig Farm which lies to the West of the River Tummel and lies on the Eastern side of the road to Dunfallandy House.

## **Historical Background (Illus 2-3)**

A settlement at Ballinluig is shown on Stobie's map of 1783 (Illus 2) but it is not until 1867 that the steading is shown in its modern ground plan on the First Edition Ordnance survey map (Illus 3) (. A settlement at Ballinluig of Dunfallandy is listed in the census of 1841 and a total of 26 people are listed as living in six separate buildings (1841 Census, Scotland's People). The 1855 valuation roll lists the proprietor of Wester Ballinluig as being Miss Margaret Fergusson of Dunfallandy, Edinburgh and lists James Fergusson as residing at Wester Ballinluig (1855 Valuation Roll, Scotland's People).

**Description of building** (note that letters in brackets refer to rooms as marked on Illustration 4)

### **Steading**

This is a one storey building with a central slightly higher roof line and two 'wings' to the East. It comprises four separate rooms as marked on Illustration 4.

### *Roof*

All the roof elements of the steadying are pitched and slated on wooden beams. All of the wooden beams are squared off and appear to be of recent construction.

### *South Western Elevation of Rooms 1, 2 and 3 (Illus 7, 8 and 9)*

This elevation has a mortar bonded wall face which is a mixture of shaped and rough stone and there are shaped quoins at its corners. The roof line at the centre of this elevation is slightly higher where it covers the former store (2). At its Northern end there is a single unglazed window that looks into the small room behind cattle feeder 3a. In the centre of the elevation there are three circular holes just below the roof line. At its Southern end there is a single doorway with a wooden door that is raised above ground level. The roof is slated with three small skylights, has a ventilation hole above room 3 and a damaged chimney above the northern end of room 1.

### *Southern Elevation of 1 and 4 (Illus 10)*

This elevation has a mortar bonded wall face which is a mixture of shaped and rough stone, there are shaped quoins at its corners. There is a narrow unglazed slit window at its Western end, a doorway with a wooden door in the middle giving access to room 1 and another doorway with a wooden door in a small dormer in the roof that provides access to the roof space.

### *Eastern Elevation of 4 (Illus 11)*

This elevation has a mortar bonded wall face which is a mixture of shaped and rough stone with shaped quoins at the corners. There is a small square unglazed window at the roof line and a modern circular hole cut through the wall that is lined with ceramic. It is assumed that this allowed for the insertion of a bar to keep the animals in the shed.

### *Northern Elevation of 4 (Illus 12)*

This elevation contains the access to the former cattle shed which has a wooden lintel and a small unglazed window at the roof line.

### *Eastern elevation of 1 and 2 (Illus 13)*

This elevation has a mortar bonded wall face which is a mixture of shaped and rough stone. There is a doorway with a wooden door at its Southern end giving access to room 1, a window covered with a metal grille looking into room 1, another window with wooden shutters and another doorway with a wooden door that leads into store room 2. A doorway at the northern end provides access to cattle feeder 3A. There is a doorway with a wooden door in a dormer in the roof line above room 2 providing access to the roof space. There is a ventilation hole in the roof line above room 3.

### *Southern Elevation of 3 (Illus 14)*

There is a wide entrance into the cattle shed 3 at its Western end, a blocked window and a small doorway with a wooden door leading into feeder access 3b. The wall where present is a mixture of mortar bonded shaped and rough stone. There are two ventilation holes in the roof line.

### *Eastern elevation of 3 (Illus 15)*

This elevation has a mortar bonded wall face which is a mixture of rough and shaped stone. There is a small window at the roof line.

### *Northern elevation of 3 (Illus 16)*

This elevation has a blank mortar bonded wall face which is a mixture of rough and shaped stone. There are shaped stone quoins at its Western and Eastern ends.

## **Internal details**

### *Room 1 (Illus 17, 18 and 19)*

This room has functioned as a dwelling and has a concrete floor and a brick-built fireplace in its internal Northern elevation. The fireplace contains the remains of a cast iron grate. There is a doorway raised above the floor level in its internal Western elevation and another doorway with a wooden door higher up the internal Northern elevation presumably to provide access to room 2 and a former roof space. The wall between rooms 4 and 1 does not extend up to the roof line (Illus 19).

### *Room 2 (Illus 20)*

This room has functioned as a store and has a cobbled stone floor. There is a doorway with a wooden door high up in its internal southern elevation providing access to a former roof space and room 1.

### *Room 3 (Illus 21 and 22)*

This has functioned as a shed to house cattle and has wooden feeders (A and B) at its Eastern and Southern ends. There is a stone trough running along the base of feeder B at the Eastern end. Both feeders are accessed from small rooms behind with external doorways.

### *Room 4 (Illus 11 and 12)*

This operated as a shed for housing cattle and has a concrete floor. Its internal western wall does not run right up to the roof line thus leaving a space into room 1.

### **Observations and suggested Phasing of building**

The internal wall between rooms 1 and 2 is butt jointed against the internal wall faces suggesting that originally 1 and 2 were one dwelling space. The doorways in dormers in the roofs of rooms 1 and 2 and the doorway in the wall between rooms 1 and 2 would suggest that there was formerly a floored roof space in the steading. Curiously there is now no sign of any former sockets for floor supports. The space that has been left above the wall separating room 4 from room 1 may suggest that the animal heat from the byre on that side was being used to supplement the internal heating of the building.

### **Recommendations**

The author feels that the photographic survey and written notes on the steading at Wester Ballinluig are an adequate record of the building prior to its redevelopment 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.

### **References**

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

Stobie, James 1783 A large scale map of Perth and Clackmannan

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

*Online*

<https://www.scotlandspeople.gov.uk/>

Scottish Census 1841 Scotland's People

Scottish Valuation Rolls 1855

## Illustration List

Illustration 1- Site location (red circle) (based on Ordnance Survey map 1:50000 Crown Copyright 2012. All Rights Reserved. Licence number 100049628)

Illustration 2- Ballinluig as marked on Thomas Scobie's map of 1783 (red arrow) (© Trustees of National Library of Scotland)

Illustration 3- Ballinluig farm as marked on the First Edition Ordnance Survey map of 1867, steading marked with red arrow (© Trustees of National Library of Scotland)

Illustration 4- Ground floor plan of Wester Ballinluig steading, red line indicates later wall line, yellow lines show locations of animal feeders (numbers refer to text descriptions of rooms) (based on architect's plan)

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Illustration 6- Wester Ballinluig steading from the South

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Illustration 8- Detail of North Western elevation showing higher roof line, three holes in wall face, ventilation hole in roof of room 3 and chimney for fireplace in room 1 (black arrow)

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Illustration 13- Eastern elevation of rooms 1 and 2 showing higher roof line, doorways and windows into 1 and 2 and doorway in roof dormer.

Illustration 14- Southern elevation of room 3 showing main access and doorway into room behind cattle feeder 3b and ventilation holes in roof, red arrow shows location of blocked window.

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Illustration 19- Detail of lower wall between rooms 4 and 1

Illustration 20- Interior of room 2 looking South East showing part of Northern face of wall between rooms 1 and 2 and cobbled floor. Doorway in roof line of external eastern indicated by red arrow, shuttered window is also visible.

Illustration 21- Interior of room 3 looking West, feeder 3A visible to left

Illustration 22- Interior of room 3 looking East, feeder 3B visible to rear

Illustration 23- General view of Eastern side of steading looking South South West

## Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth and Kinross
PROJECT TITLE/SITE NAME:	Wester Ballinluig steading, Pitlochry
PROJECT CODE:	BAL01
PARISH:	Logierait
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):	None
SIGNIFICANT FINDS:	None
NGR (2 letters, 6 figures)	NN 9447 5701
START DATE	13 <sup>th</sup> December 2018
END DATE	13 <sup>th</sup> December 2018
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A photographic survey was carried out of the 19 <sup>th</sup> century steading at Wester Ballinluig, Pitlochry, Perth and Kinross. Written descriptions were made of external elevations and internal rooms and a suggested phasing of the building was made.
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	Ms F Stewart and Mr T Childs
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



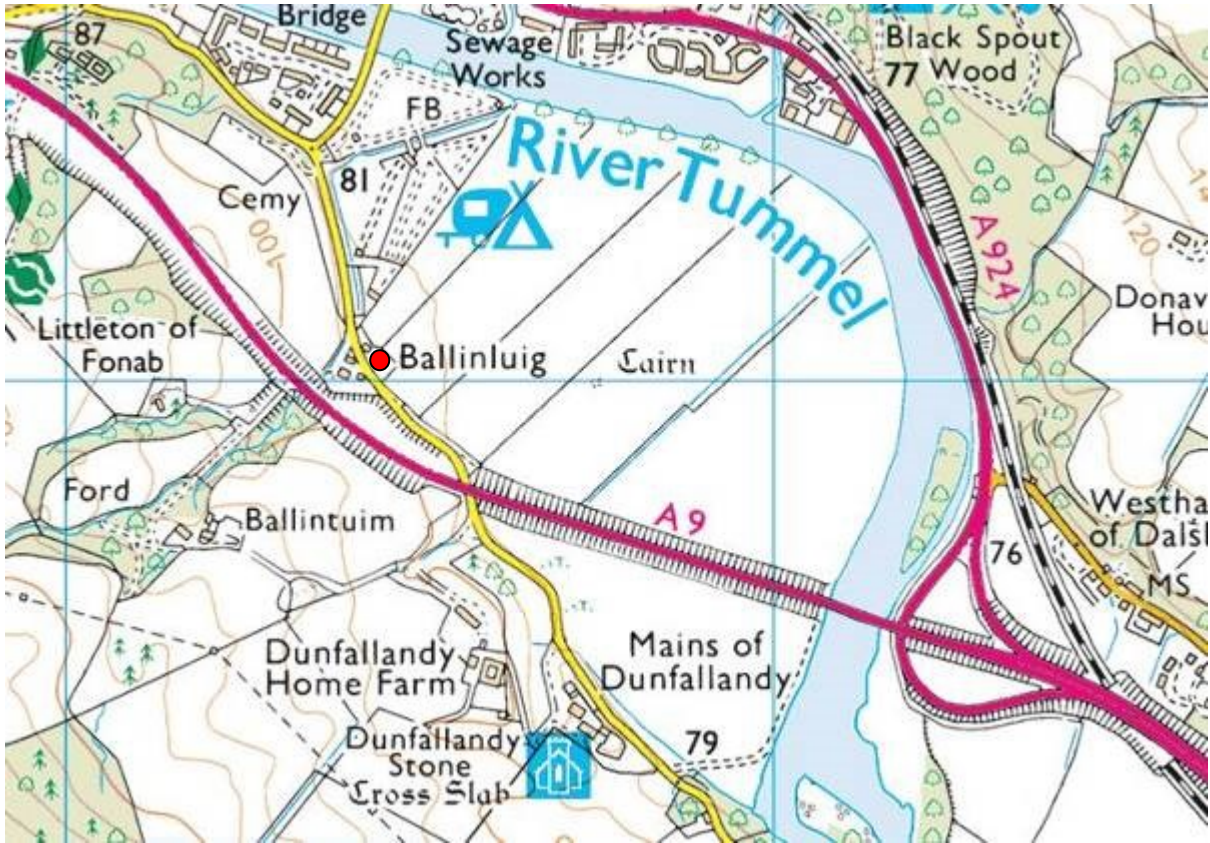


Illustration 1- Site location (red circle) (based on Ordnance Survey map 1:50000 Crown Copyright 2012. All Rights Reserved. Licence number 100049628)



Illustration 2- Ballinluig as marked on Thomas Scobie's map of 1783 (red arrow) (© Trustees of National Library of Scotland)



Illustration 3- Ballinluig farm as marked on the First Edition Ordnance Survey map of 1862, steading marked with red arrow (© Trustees of National Library of Scotland)

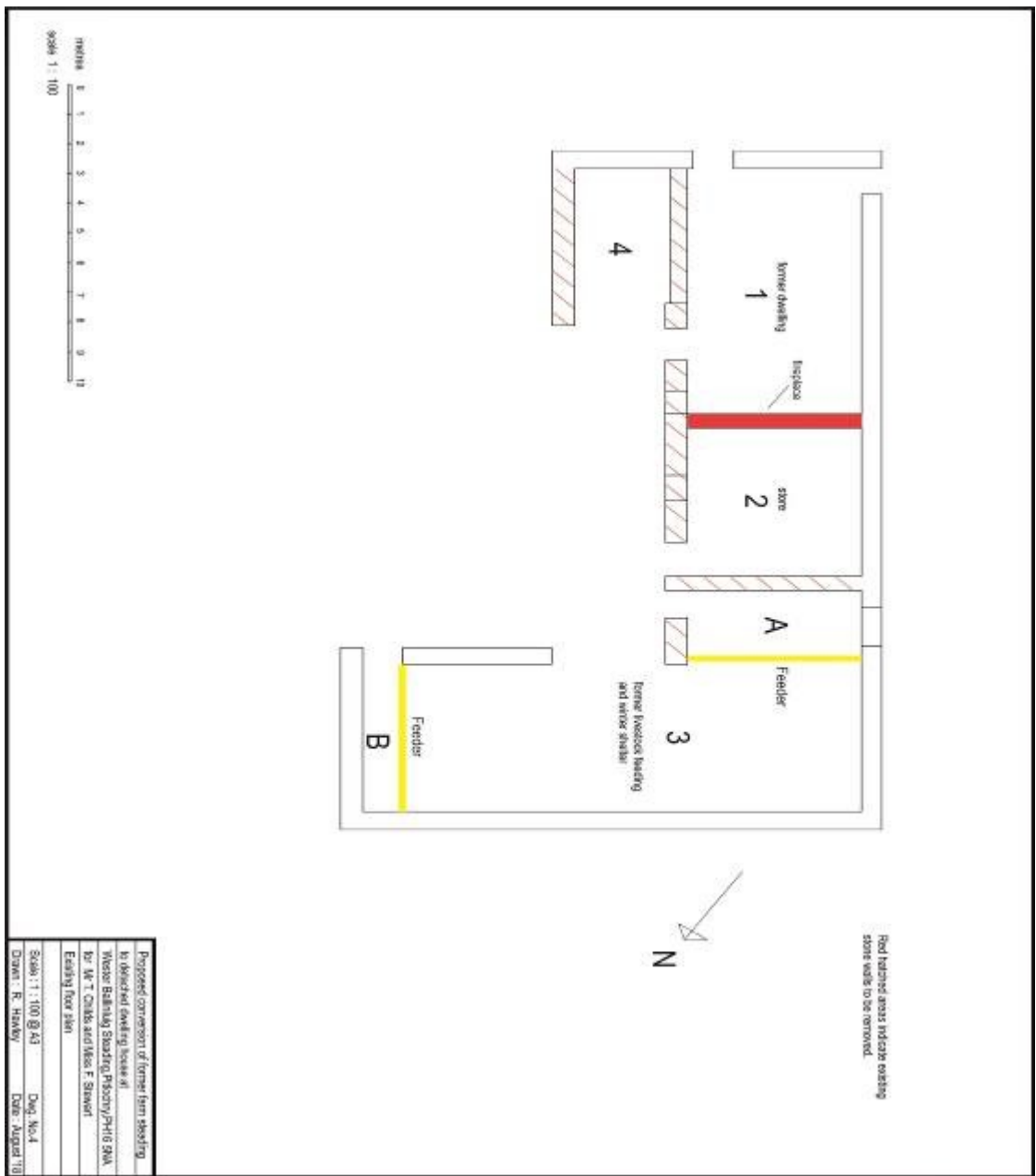


Illustration 4- Ground floor plan of Wester Ballinluig Steading, red line indicates later wall line, yellow lines show locations of animal feeders (numbers refer to text descriptions of rooms) (based on architect's plan 1:100 scale)



Illustration 5- Wester Ballinluig farm house with steading visible behind parked cars looking South



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Illustration 7- Northern western elevation of the steading looking North



Illustration 8- Detail of North Western elevation showing higher roof line, three holes in wall face, ventilation hole in roof of room 3 and chimney for fireplace in room 1 (black arrow)





Illustration 9- Southern end of North Western elevation showing doorway raised above ground level



Illustration 10- Southern elevation of steading showing slit window, doorway into room 1 and doorway in roof dormer.



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Illustration 16- Northern elevation of room 4





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Illustration 22- Interior of room 3 looking East, feeder 3B visible to rear



Illustration 23- General view of Eastern side of steading looking South South West