

RMGC16-02



ROINEACH MHOR, GLEN CLOVA, ANGUS

Historic Building Recording

For KDM Architects on behalf of Mr Hugh Niven

15/00494/FULL

September 2016

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HA Job no.:	RMGC/02
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Parish:	Cortachy and Clova
Council:	Angus
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Project Manager:	Kirsty Dingwall
Author:	Sue McGalliard
Fieldwork:	Sue McGalliard
Graphics:	Beata Wieczorek-Oleksy and Mano Kapazoglou
Approved by:	Kirsty Dingwall - Project Manager

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HISTORIC BUILDING RECORDING

Headland Archaeology was commissioned by KDM Architects on behalf of Mr Hugh Niven to undertake historic building recording at Roineach Mhor, in advance of the demolition of a stone farm building and subsequent construction of a dwelling, in accordance with a granted planning application. Map evidence depicts the building on the First Edition Ordnance Survey from 1865, however, it is likely that the building pre-dates this. The survey established that the central roofed portion of the structure was the original core, with the enclosures to the east and west added on at a later date. Other alterations, such as blocking of windows and roof repair may have occurred at the same time.

1 INTRODUCTION

Headland Archaeology Ltd was commissioned by KDM Architects on behalf of Mr Hugh Niven to undertake a programme of archaeological works in connection with the demolition of a farm building at Roineach Mhor, Glen Clova, Angus.

Planning permission for the development was granted by Angus Council (15/00494/FULL) subject to a number of conditions, including one relating to archaeology (1F):

A Level 1 archaeological standing building survey of the extant structures at the site and this shall be carried out by an archaeological organisation which has been approved by the planning authority and the Aberdeenshire Council Archaeology Service in writing not less than 14 days before the survey commences, and the scope of the archaeological standing buildings survey will be set by the Aberdeenshire Council Archaeology Service. Thereafter, copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: to record features of the historic environment of the structure.

In order to fulfil this condition a Written Scheme of Investigation (WSI) was prepared by Headland Archaeology (2016) setting out the proposed strategy for archaeological mitigation, which comprised Historical Building Recording (Level 1). The WSI was submitted to and agreed with

Aberdeenshire, Angus and Moray Archaeological Service (AAMAS) who advise the Local Planning Authority on archaeological matters. This report details the results of the work.

2 SITE LOCATION AND DESCRIPTION

The site is located within Glen Clova, a short distance to the east of the village of Clova, on the northern side of the Rover South Esk (NGR NO 33065 73040; Illus 1). The farm building sits within the lower terraces at the base of the steeper mountains of the Grampians to the north.

The site comprises a structure to the west of the current Roineach Mhor property. The structure lies within trees and has been used in recent years as a farm outbuilding, with the east and western enclosure areas unroofed. The rear (north) of the building is built into a slope.

The site lies around 255m OD and is underlain by extensive schist deposits. The superficial geology is gravel, sands and silts (British Geological Survey website; <http://www.bgs.ac.uk>).

2.1 Historical Background

The settlement of Clova appears on maps from the late 16th century onwards, although early maps suggest it was originally known as Kirktown/Kirkton of Clova. This name survives through to the 19th century, when the collection of buildings around what would now be known as Clova are labelled Millton of Clova, and a group of

buildings further to the east and where the current structure lies is labelled Kirkton of Clova.

The archaeological background of the site is limited, however, a survey of Glen Clova was conducted in 1999 by RCAHMS (Canmore 1999), which described field boundaries, clearance cairns, kilns and a ruined building (www.canmore.org). The Old Statistical Account of Cortachy and Clova (OSA 1834-45) record the castle of Clova, which is thought to have been destroyed by Oliver Cromwell, and the grounds of a mansion house which had been destroyed by the time of the account.

Roy's Military Survey of 1745-55 shows the settlement of Wester Clova, which lies close to the area where the stone building is presently located (Illus 2A). A kirk is present to the south-east of this settlement, however it does not appear that the farm of Roineach Mhor is present at this time.

John Thomson's Atlas of Scotland of 1832 (Illus 2B) shows that the settlement is known as Kirkton of Clova but as with the earlier map, there is not enough detail for evidence of the stone building existing at this time.

The first map to show any detail of the building is from the first edition Ordnance Survey (Illus 2C; 1865). The settlement of Kirkton of Clova is depicted as a single long range with two shorter, squarer buildings to the south. To the north of the range is rough pasture, with ploughed fields to the south of the complex. By the 1902 Ordnance Survey, the building to the south-east appears to have been demolished, leaving the smaller building to the south and the long farm building remaining (Illus 2D; Ordnance Survey 1902).

3 AIMS & OBJECTIVES

In line with the WSI the main objectives of the Historic Building Recording were:

- To provide an appropriate level of record to mitigate the loss of standing structures through demolition (following PPS 5 *Planning for the Historic Environment. Historic Environment Planning Practice Guide* 2010).
- To organise and deposit the resulting archive with the National Record of the Historic Environment (NRHE) to facilitate access for future research and interpretation for public benefit.

4 METHODOLOGY

4.1 Historic Building Recording

Historic Building Recording was undertaken in line with the requirements of a Level 1 record as outlined by Aberdeenshire Council Archaeology Service (ACAS) Standing Building Survey Requirements (ACAS 2016). The work was undertaken to a methodology set out in a Written Scheme of Investigation (Headland Archaeology 2016) and agreed with Aberdeenshire, Angus and Moray Archaeological Service

The survey was undertaken on 25th August 2016. A record was made of the upstanding farm building from an archaeological perspective, through photography, annotated plans and notes.

Access inside the building was limited as both rooms were being used for timber storage at the time of recording.

4.2 Recording

All aspects of the work were undertaken in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (CIfA 2014).

Recording was undertaken using printouts of plans and elevations, provided by the client. These were annotated to provide information on the following: architectural features and construction materials; measurements of the building and internal rooms; photographic coverage of the external and internal aspects; a summary of the building's form, style, materials and function, and; any historical phasing.

A graduated metric scale was clearly visible in record shots of the building, and a photographic register was kept (Appendix 1).

4.3 Reporting and Archives

The results of the works are presented below. A summary report has been prepared for submission to *Discovery & Excavation in Scotland* (Appendix 2) and the OASIS database.

The project archive will be deposited with the National Record of the Historic Environment (NRHE) within six months of the completion of the project. The records (paper and digital) will be archived according to best practice guidelines set out by CIfA (CIfA 2014b).

5 RESULTS

The structure comprises a main central building with enclosures added to the east and west elevations (Area A-D; Illus 3). Overall, the structure and enclosures occupy an area of approximately 38.5m long and c5.5m wide. The main building had an internal dividing wall, creating two rooms (Area B and Area C), with Area B containing animal and storage pens. Area A and D lay to the west and east of the central structure respectively.

Construction Materials

The central structure is a roofed, stone building. The main walls were constructed of roughly squared stone rubble of various sizes bonded with a fine lime mortar. Larger, more regularly squared stones were present as quoins around architectural features, such as windows and doorways. No formal coursing was present. Internally, walls were of a similar rubble construction. Some areas of the internal walls were washed with a whitish-grey lime plaster, which was patchy in areas. Roofing materials comprised corrugated iron on the southern side and slate tiles and cement on the north.

The western enclosure (Area A) was also constructed of roughly-shaped rubble, bonded with a coarse lime mortar. The mortar appears to have larger inclusions than that of the main structure and has been more roughly applied. In places, thin stone chips have been used to plug voids within the wall. The walls of this enclosure survived to full height in places and did not show evidence for ever having supported a roof.

The eastern enclosure (Area B) appeared more roughly constructed. It was also built of roughly-shaped rubble; however, no bonding material was present, suggesting that it was a dry-stone construction. Only a small amount of mortar, similar to that used in Area A was visible where the north and south walls joined the main building. The dry stone construction may be the reason that this enclosure had been more prone to collapse. The walls of the enclosure did not survive to full height, but it is not likely that it was ever roofed.

Elevations

The south elevation of the building measured 13.5m and 2m from the ground to the overhang of the roof (Illus 4, 5). A window (0.6m by 0.7m) and a doorway (1.2m by 1.85m) were present on the western section of the elevation, which provided access to Area B

(Illus 6). The eastern section of the south elevation also contained a window (0.4m by 0.7m) and a doorway (1.2m by 1.8m), which provided access to the interior of area C (Illus 7).

The south elevation of the enclosure to the west of the main building comprised a wall (1.7m long by c.1.8m in height) with an entrance at the east (2.5m wide), resulting in a south facing elevation length of c. 3m. The south elevation of the eastern enclosure does not survive intact, with only the western extent where it ties into the main building surviving to any height. As it heads eastwards it only survives as a rough line of collapsed rubble. The south facing side of this enclosure is 22m in length.

The east elevation of the main structure measured 5.5m in length and c1.75m from the ground to the eaves of the roof and c3.5m high from the ground to the apex of the roof. On the southern half of the elevation was a window which had been blocked with sub-angular stone and lime mortar (Illus 8). A wooden lintel and stone jambs were visible from the original window opening. The eastern elevation had been rebuilt on both north and south corners to incorporate the north and south walls of the enclosure, indicating that these were added at a later date from the main building. It is probable that the window was blocked during this phase of restoration and extension.

The northern elevation of the main building was partially built into a grassy bank, therefore no features were present in the c. 0.75m which was visible above the ground to the eaves of the roof (Illus 9). Where the eastern enclosure (Area D) joined the main structure, the wall had been rebuilt and it was not possible to see the join. This section of the wall runs eastwards for approximately 22m, but is extensively collapsed, possibly due to the dry-stone construction. Around 11m from the join with the main structure, a large stone block was visible in the elevation, which marks an internal north-south division within Area D.

At the western end, the north elevation shows the north wall of the western enclosure (Area A) abuts the main building, and is evident that it is a later addition (Illus 9). Part of this section of the northern elevation has collapsed, especially where it extends above being built into the slope to the north. The difference in techniques used to join the eastern and western enclosures to the main building (abutting in

the west, rebuilt in the east) suggests that these enclosures are not contemporary.

The west elevation of the main building measured 5.5m long by 2.1m high from the ground to the eaves of the roof and c3.5m to the apex of the roof. An unglazed window was present in the middle of the elevation, approximately 2.5m from the ground, measuring c0.6m by c0.7m (Illus 10).

The elevation of the extreme western wall of Area A had largely collapsed. Overburden and vegetation had been removed from the side of this wall in the recent past, and from the cleared section it was apparent that the wall was poorly constructed of drystone rubble, sitting directly on the topsoil of the natural slope, with no foundation layer or formal structure.

Internal Areas

Area A was a later enclosure which was added onto the west elevation of the building, using similar materials to that of the main building. This rectangular area comprised three walls on the north, west and south, measuring 4m, 5.5m and 1.7m in length respectively. The wall survived to original height in the south, and in the north-east corner, but had collapsed elsewhere. An entranceway measuring 2.5m was present in the southern side, and was flanked by posts, probably for a gate (Illus 11). The internal area was 23.1m². Six wooden posts remained upright and *in-situ*, in a rectangular shape, and five further posts had collapsed. These posts may have divided the area into pens and could suggest Area A was used as an animal enclosure. There was no evidence that this area had ever been roofed.

Area B was the western room within the main building and had an overall area of c 23m². The southern wall contained the doorway and a window, described above. The wall below the window had partially collapsed. To the east of the window was a small niche measuring (0.25m x 0.23m x 0.15m) 1.4m from the floor level (Illus 12). The room was roofed with wooden cross beams which supported wooden planks, forming the floor of the attic above. The wooden cross beams rested on top of the internal walls. Another niche of similar proportions to that in the southern wall was visible in the western wall (Illus 13).

Two partitions had been built within Area B in the north-east corner. These were built facing the

doorway and were constructed from wooden planks, posts and chicken wire to create pens. The western example measured 1m by 3m and the eastern 1.5m by 3m. The eastern pen also had a wooden door 1.3m in height, which suggests that it was used for animals (Illus 14). The other may have been used for storage.

Area C was a second, larger room within the main building, with an area of approximately 25m². Immediately to the east of the door, a blocked window in the eastern wall was the rear of the blocked window recorded in the east elevation. From within Area C, it was possible to see the support beams for the roof rested on top of the internal wall and were braced by cross beams (Illus 15). Similar to area B, a small niche was present in the north facing internal wall. No ceiling was present within this room, and access to the attic space above Area B may have been from this room by means of a ladder.

The internal walls of both Area B and C were plastered in lime, although this only survived patchily across the walls. A rectangular concentration of lime survived in the north-west corner of the northern wall of Area C (Illus 15), possible an indication of the location of internal furniture or divisions which no longer survive.

Area D comprised another external enclosure on the east end of the building. The area contained extensive amounts of rubble from collapse of the enclosure walls and was heavily overgrown with vegetation (Illus 16). As discussed above, the north and south walls of Area D appear to have been built into the east elevation at a later phase. Subsequently, the enclosure walls have collapsed, resulting in the extensive rubble. A line of rubble running north-south, approximately 11m from the eastern wall of the main building divided this enclosure into two areas. The far eastern wall of Area D had collapsed and was also heavily overgrown with vegetation (Illus 17).

Roof

The roof exhibited evidence of repair, as shown by the different materials on the north and south-facing aspects. The north side was roofed with slates, which appeared to be original. Two unglazed openings were present on the northern side measuring c0.4m by 0.4m, located mid-way up the roof, approximately 3m from the west and 2.5m from the east. The underside of the tiles was clad

with stone. The east and west elevations showed the north side of the roof was repaired with cement infill, possibly a patch repair in the eaves. The south-facing roof was clad with corrugated iron panelling, trimmed with lead flashing. On the east and west elevations, wooden planks used as flashing were visible and followed the pitch of the roof. Rounded ridge tiles were present along the apex.

5.1 Discussion

From the existing map evidence, it is apparent that dwellings were present at Clova since at least the 18th century. It is unknown when this specific stone farm building was constructed, but it has been present since at least 1865, and is likely to be from the 18th century. The fact that the majority of the walls are mortared with lime points to a date before the 19th century.

It is clear that the building has undergone at least four phases of construction or alteration, with the first being the main construction of the farm building itself. The second phase resulted in the addition of the enclosure to the east elevation and subsequent blocking of a window which would have originally looked out towards the valley to the east. The third phase comprised the building of the enclosure on the west elevation, abutting the main building. It is possible that the enclosures in the east and west were contemporary, however the differences in construction would infer that they were in fact built at different times. Due to the state of disrepair to the eastern enclosure, it is more likely that this is earlier than that in the west.

The repair to roof material may have represented the fourth phase, with the replacement of slate tiles for corrugated iron panels on the south facing roof pitch. Although no evidence for roof collapse was evident, it is likely that damage to the roof on this side had necessitated replacement and repair.

5.2 Conclusion

The historic building recording established that the building and enclosures are likely to be 18th or early 19th century, from evidence retrieved from a combination of the map evidence and the construction methods used. The structure is likely to have been originally built as a dwelling, and over the centuries altered to function as a barn for animals and storage.

6 REFERENCES

6.1 Bibliographic sources

- Aberdeenshire Council Archaeology Service 2016 *Standing Building Survey Minimum Requirements*.
Chartered Institute for Archaeologists 2014a *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (Revised 2014)*.
Chartered Institute for Archaeologists 2014b *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*
Headland Archaeology (UK) Ltd 2016 *Written Scheme of Investigation for Historic Building Recording (Level 1), Roineach Mhor, Glen Clova, Angus*. Unpublished Client Document.

6.2 Cartographic sources

- Roy, W 1747-55 *Military Survey of Scotland*
Thompson, J 1832 *Atlas of Scotland*
Ordnance Survey 1865 *Forfarshire Sheet XI 1:10560 (surveyed 1862)*
Ordnance Survey 1902 *Forfarshire Sheet XI.SW 1:10560 (revised 1900)*

6.3 Other sources

Internet

- British Geological Survey website:
<http://www.bgs.ac.uk> accessed 29th August 2016.
Canmore, Kirkton of Clova, 1999, (DT 000030)
<https://canmore.org.uk/site/255164/kirkton-of-clova?display=collection>
Old Statistical Accounts 1834-45, Vol 11, Cortachy and Clova, County of Forfar.
<http://stat-acc-scot.edina.ac.uk/link/1834-45/Forfar/Cortachy%20and%20Clova/>

7 APPENDICES

7.1 Appendix 1 – Site registers

Photographic register

Frame no.	Direction	Description
001	N	Entrance to Area A
002	E	Detail western elevation
003	N	Outside of enclosure wall of Area A, looking at west section of south elevation
004	SE	West elevation
005	E	West elevation
006	N	Internal wall of area A
007	NW	Rubble from wall in area A
008	N	South elevation with door and window into Area B
009	N	South elevation with door and window into Area B
010	N	Detail of window in south elevation
011	N	Detail of window in south elevation
012	NE	Doorway in south elevation into Area B
013	NE	North elevation
014	N	Interior of Area B
015	W	Interior of Area B
016	W	Interior of Area B
017	N	Interior of storage space in Area B
018	N	Interior of storage space in Area B
019		Void
020		Void
021		Void
022	NE	Animal pen in Area B
023	N	Internal wall of Area B
024	S	North facing niche and interior of Area B
025	SW	North facing niche and interior of Area B
026	SW	North facing niche and interior of Area B

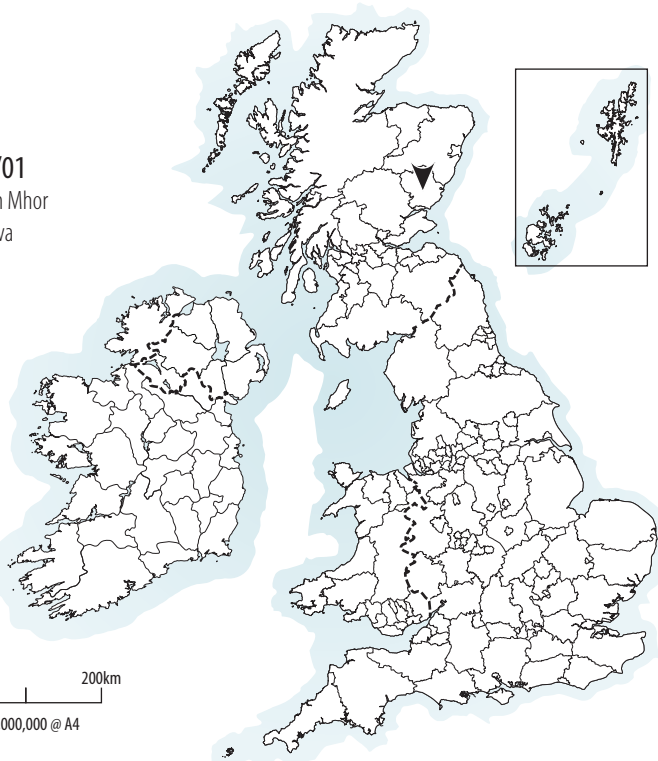
Frame no.	Direction	Description
027		Void
028	N	Window and doorway into Area C in south elevation
029	N	Window and doorway into Area C in south elevation
030		Void
031	N	Ceiling within Area B
032	-	Ceiling within Area B
033	NE	Doorway into Area C in south elevation
034	NW	Interior of Area C
035	NW	Interior of Area C
036	SW	Interior of Area C
037	SW	Interior of Area C
038	E	Blocked window from interior of Area C
039	E	Blocked window from interior of Area C
040		Void
041		Void
042	-	Cross beams within Area C
043	SE	North elevation
044	S	North elevation
045	SW	North elevation
046	SE	East-west running enclosure wall
047	S	Possible blocked entrance of east-west running enclosure wall
048	SW	North and east elevation
049	E	Overgrown vegetation in Area D
050	W	East elevation
051	NW	North enclosure wall of Area D built into east elevation
052	SW	South enclosure wall of Area D built into east elevation
053	W	Blocked window in east elevation
054	W	Blocked window in east elevation
055	N	Collapse of north enclosure wall in Area D and detail of being built into east elevation
056	NW	Old field boundary

Frame no.	Direction	Description
057	W	Old field boundary
058	NE	General shot of structures
059	NE	South elevation
060	NW	South and east elevation with Area D
061	NW	East elevation and overgrown vegetation within Area D
062	N	Overgrown vegetation with north enclosure wall of Area D
063	NW	East elevation and collapse of southern enclosure wall
064	NW	East elevation

7.2 Appendix 2 – Discovery and Excavation in Scotland entry

LOCAL AUTHORITY:	Angus Council
PROJECT TITLE/SITE NAME:	Roineach Mhor, Glen Clova, Angus
PROJECT CODE:	RMGC16-02
PARISH:	Cortachy and Clova
NAME OF CONTRIBUTOR:	Suzanne McGalliard
NAME OF ORGANISATION:	Headland Archaeology Ltd
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	-
SITE/MONUMENT TYPE(S):	-
SIGNIFICANT FINDS:	-
NGR (2 letters, 8 or 10 figures)	NO 33065 73040
START DATE (this season)	25/08/2016
END DATE (this season)	25/08/2016
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Historic building recording was undertaken at Roineach Mhor, Glen Clova, Angus in advance of the demolition of a stone farm building. Map evidence depicts the building in the First Edition Ordnance Survey of 1865, but the building likely predates this and may date to the 18 th century. The structure comprised a main building with two internal rooms and external unroofed enclosures to the east and west. The enclosures appeared to have been added at a later date, and other alterations such as the blocking of a window and repair of the roof were present.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	KDM Architects
ADDRESS OF MAIN CONTRIBUTOR:	Headland Archaeology (UK) Ltd, 13 Jane Street, Edinburgh, EH6 5HE
EMAIL ADDRESS:	suzanne.mcgalliard@headlandarchaeology.com
ARCHIVE LOCATION (intended/deposited)	NHRE

RMGC/01
 Roineach Mhor
 Glen Clova
 Angus



0 200km
 1:10,000,000 @ A4

Contains OS data © Crown copyright and database right 2016



NO



SITE LAYOUT PLAN
 SCALE = 1:1000

KEY
 [Red dashed line] development boundary
 [Black outline] historic building

0 20m
 1:1,000 @ A4

HEADLAND
ARCHAEOLOGY

SCOTLAND

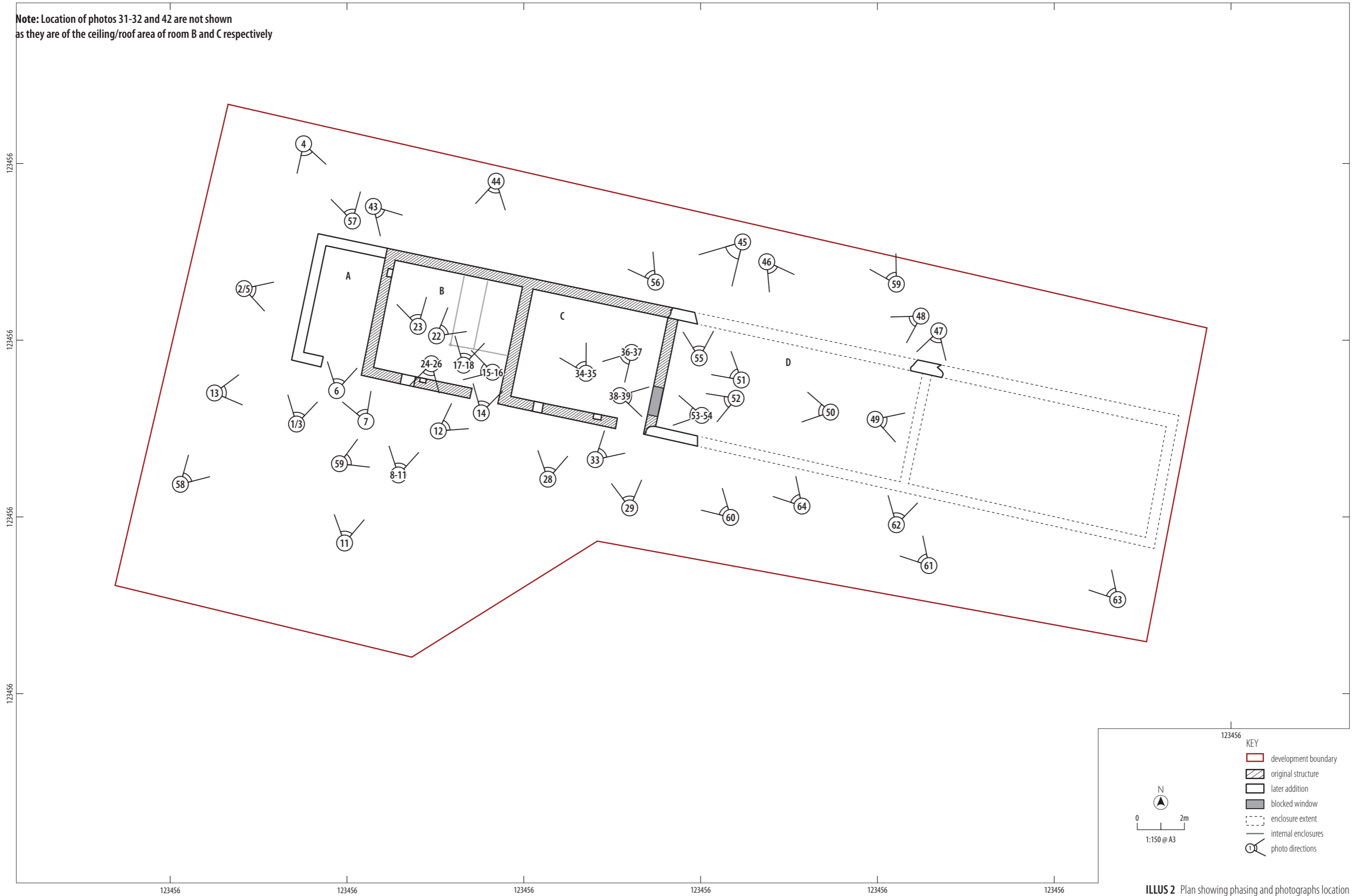
13 Jane Street
 Edinburgh EH6 5HE
 0131 467 7705
 www.headlandarchaeology.com

ILLUS 1 Site location



ILLUS 2 Map evidence. 2A 1747-1755, William Roy, Military Survey of Scotland 2B 1825, John Thomson, Northern Part of Angus Shire, Southern Part
 2C 1865, OS six inch, Forfarshire, Sheet XI 2D 1902, OS six inch, Forfarshire, Sheet XI, SW

Note: Location of photos 31-32 and 42 are not shown as they are of the ceiling/roof area of room B and C respectively



123456

KEY

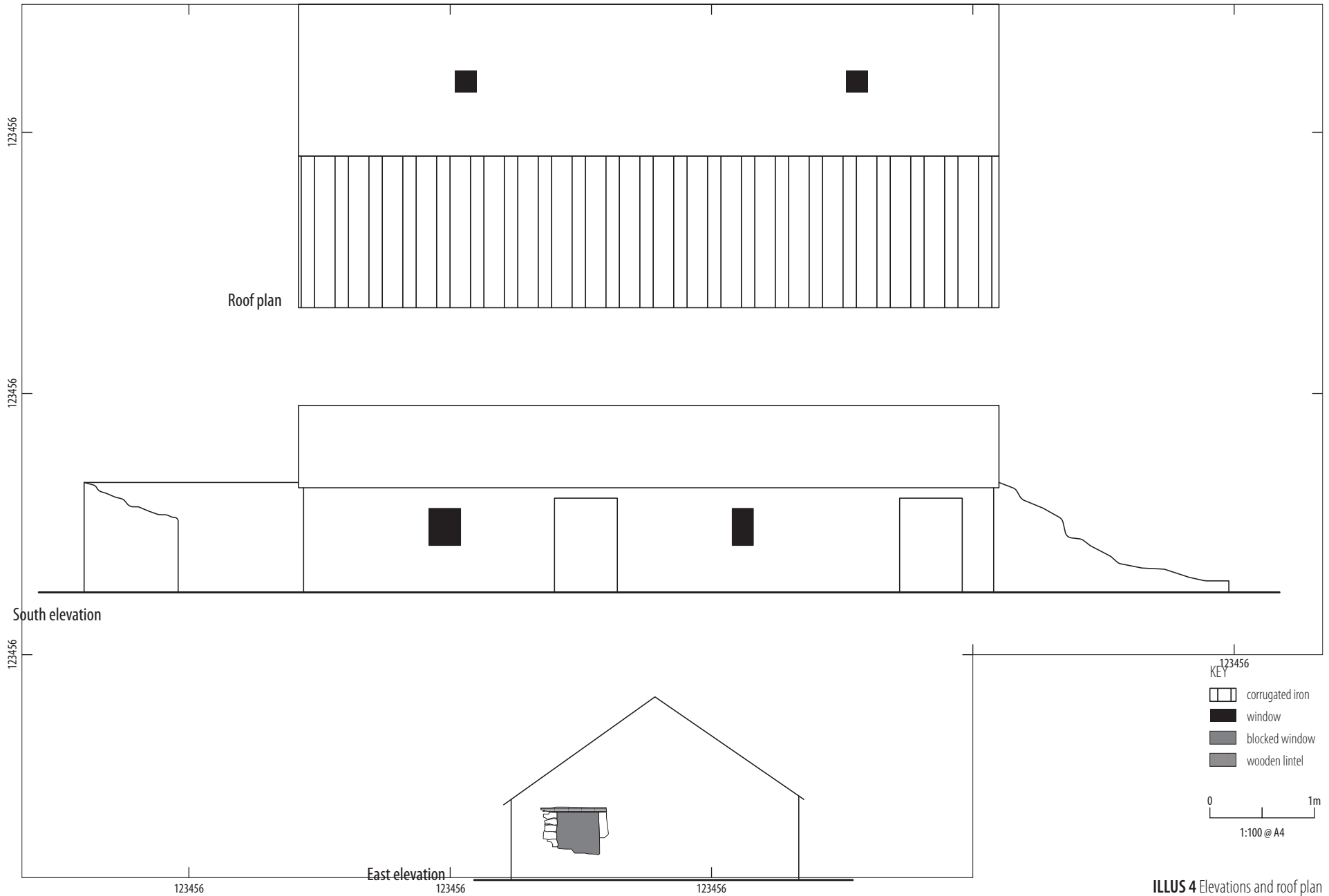
- development boundary
- original structure
- later addition
- blocked window
- enclosure extent
- internal enclosures
- photo directions

N

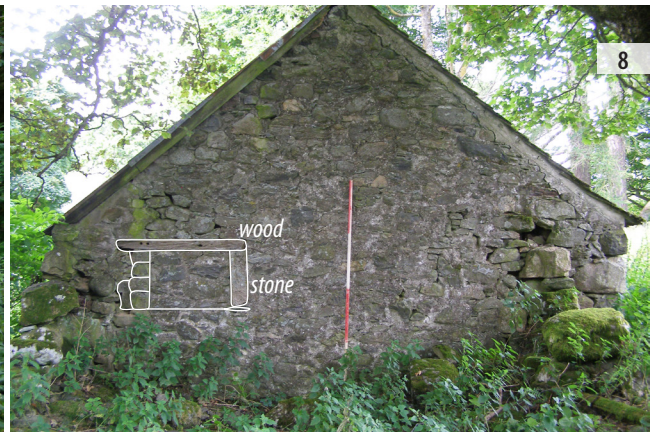
0 2m

1:150 @ A3

ILLUS 2 Plan showing phasing and photographs location



ILLUS 4 Elevations and roof plan



ILLUS 5 South elevation **ILLUS 6** Window and doorway into Area B in south elevation **ILLUS 7** Window and doorway into Area C in south elevation
ILLUS 8 East elevation with blocked window **ILLUS 9** North elevation **ILLUS 10** West elevation and exterior of enclosure wall of Area A



ILLUS 11 Interior of Area A **ILLUS 12** Window and niche in south wall of Area B **ILLUS 13** Interior of Area B showing roof beams sitting on top of the wall
ILLUS 14 Animal pen within Area B **ILLUS 15** Interior of Area C **ILLUS 16** General view of Area D, eastern enclosure