

RMGC16 - 02

Planning Permission Reference 15/00494/FULL

Written Scheme of Investigation for Historic Building Recording (Level 1)

Roineach Mhor, Glen Clova, Angus

Client: Mr Hugh Niven (Clova Farms Ltd, Pitlivie, Panbride, Carnoustie, Angus. DD7 6LU)

DRAFT v.2

23/08/16

**Headland Archaeology (UK) Ltd
13 Jane Street, Edinburgh
EH6 5HE**

1 INTRODUCTION

- 1.1 A planning application for development (15/00494/FULL), by KDM Architects on behalf of Mr Hugh Niven at Roineach Mhor, Glen Clova, Angus has been approved by Angus Council. The application proposed the demolition of a stone farm building and construction of a dwelling. Planning permission is subject to conditions.
- 1.2 The client is currently ensuring that all planning conditions are being taken into account. Condition 1F relates to a programme of archaeological works and states:

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.

- 1.3 The client has commissioned Headland Archaeology to agree a programme of archaeological work with Aberdeenshire, Angus and Moray Archaeological Service (AAMAS) who advise the Local Planning Authority on archaeological matters and to encapsulate that programme within a Written Scheme of Investigation (WSI - this document) to be submitted for agreement in line with this condition.
- 1.4 This WSI outlines a programme of Historic Building Survey (Level 1) and reporting and takes into account relevant Chartered Institute for Archaeology (CIfA) Standards and Guidance.

2 DESCRIPTION OF THE SITE

- 2.1 The site is located within Glen Clova, a short distance to the east of the village of Clova, on the northern side of the River South Esk (NGR NO 33065 73040; red outline on attached plan). The building sits within the lower terraces at the base of the steeper mountains of the Grampians to the north.
- 2.2 The site comprises a partially ruinous 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 parts of the building unroofed. The rear (north) of the building is built back into a small slope.
- 2.3 The site lies around 255 m OD and is underlain by extensive schist deposits. The superficial geology is gravel, sand and silts (British Geological Survey website; <http://www.bgs.ac.uk>).

3 ARCHAEOLOGICAL BACKGROUND

- 3.1 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.

- 3.2 The first map to show the settlement in any detail is the Ordnance Survey from 1865. 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.
- 3.3 The current farm of Roineach Mhor to the east of the site was constructed during the 20th century and the long range has been used as farm store buildings during this period. There are some mature trees surrounding the structure, and growing within the eastern and western extents of the range.

OBJECTIVE

- 3.4 The purpose of the Historic Building Recording is 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).
- 3.5 The resulting archive will be organised and deposited with the National Record of the Historic Environment (NRHE) to facilitate access for future research and interpretation for public benefit.

4 SCHEDULE

- 4.1 Subject to receipt of the necessary approval from AAMAS, the historic building recording will be completed within 1 day (on-site). A draft report will then be delivered to the client and, on approval, to AAMAS within one month of the completion of fieldwork.

5 PROJECT TEAM

- 5.1 The project will be managed for Headland Archaeology by Kirsty Dingwall (Project Manager); the building survey will be undertaken by Sue McGalliard (Project Supervisor). *Curricula vitae* of key personnel can be supplied on request. The project team will familiarise themselves with the background to the site and will be aware of the project's aims and methodologies.
- 5.2 Headland Archaeology (UK) Ltd is a Registered Organisation and abides by the Codes of Conduct and Approved Practice and Standards of the Institute for Archaeologists. The company has all the necessary technical and personnel resources for the satisfactory completion of the evaluation.

6 INSURANCE & COPYRIGHT

- 6.1 Headland Archaeology (UK) Ltd is fully indemnified and all necessary insurances can be presented on request.
- 6.2 Copyright will be retained by Headland Archaeology (UK) Ltd. Headland will licence the client, AAMAS's Archaeologist and other bodies as necessary for use in matters relating to the project and for use of the project archive by NMRS. This licence will also extend to non-commercial use.

7 HEALTH & SAFETY

- 7.1 All of Headland's work is undertaken in accordance with current H&S legislation. A risk assessment and method statement will be prepared prior to the commencement of fieldwork. All staff will wear appropriate PPE and this will

include high-visibility clothing, hard hats and safety footwear. Suitable site welfare facilities will be provided.

8 ACCESS & SERVICES

- 8.1 This WSI is submitted on the understanding that the structure is accessible and safe to enter.

9 STRATEGY

- 9.1 Prior to the survey on site, a brief desk-based survey will be undertaken to include online sources. This will provide background to how the building functioned and put it in its wider context.
- 9.2 The field survey will comprise a Historic Building Recording (Level 1) of the extant structure, including room by room coverage and internal and external photographic record. A written description of the structure will also be undertaken, and annotations made to existing architects plans of any significant architectural detail.
- 9.3 The results of the desk-based survey and field survey will be presented in a report.

10 METHOD

FIELDWORK

- 10.1 In line with the requirements of a Level 1 record (Aberdeenshire Council Standing Building Survey Requirements) the survey will include:
- 10.2 Annotation of the client's plans and elevations of the extant buildings, to include feature numbers for detail and information on construction materials.
- 10.3 General photographic view or views of the structures in context.
- 10.4 Detailed photographic coverage of the building internally and externally, identifying relevant structural and architectural details.
- 10.5 Measurements of the building and rooms within.
- 10.6 A summary of the building's form, style, materials, function, development and use.
- 10.7 A written account providing the date the record was made and the name of the recorders and a summary of the structure's form, materials and historical development.
- 10.8 Recording will follow ClfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (ClfA 2014a). Recording will be undertaken on pro forma record sheets. Digital images will be taken; a graduated metric scale will be clearly visible and a register kept.
- 10.9 Floor plans and elevations supplied by the client will be annotated and reproduced as necessary for the report.

11 MONITORING

- 11.1 Access to the site will be afforded to AAMAS's Archaeologist for monitoring purposes.

12 REPORTING AND ARCHIVE

- 12.1 On completion of the fieldwork Headland will produce a site archive and an archive report. An online OASIS report will be completed and will be accompanied by a pdf report and boundary file. A summary report will be submitted for inclusion in *Discovery and Excavation Scotland*.
- 12.2 The archive report contents and format will be in line with ClfA standards & guidance and AAMAS's requirements. Copies of the report will be sent to the client for onward transmission to the local planning authority; copies (paper & electronic) will also be submitted to Angus Council to be deposited in the HER. Draft reports will be submitted within 4 weeks of the completion of fieldwork.
- 12.3 The project archive will be compiled in accordance with the guidelines published by the CIFA (2014b). The documentary and digital archive will be submitted to NRHE within six months of completion of all work on this project.

13 BIBLIOGRAPHY

CIfA 2014a Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (Revised 2014).

CIFA 2014b Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (Revised 2014)

Planning Advice Note 2/2011 *Planning and Archaeology* The Scottish Government 2011

RCHME 1996 Recording Historic Buildings: A Descriptive Specification. Third Edition.

SPP: Scottish Planning Policy (February 2010;
<http://www.scotland.gov.uk/Publications/2010/02/03132605/0>)

CARTOGRAPHIC SOURCES

Blaeu, J 1662 The Shire of Angus

Moll, H 1745 The Shire of Angus or Forfar

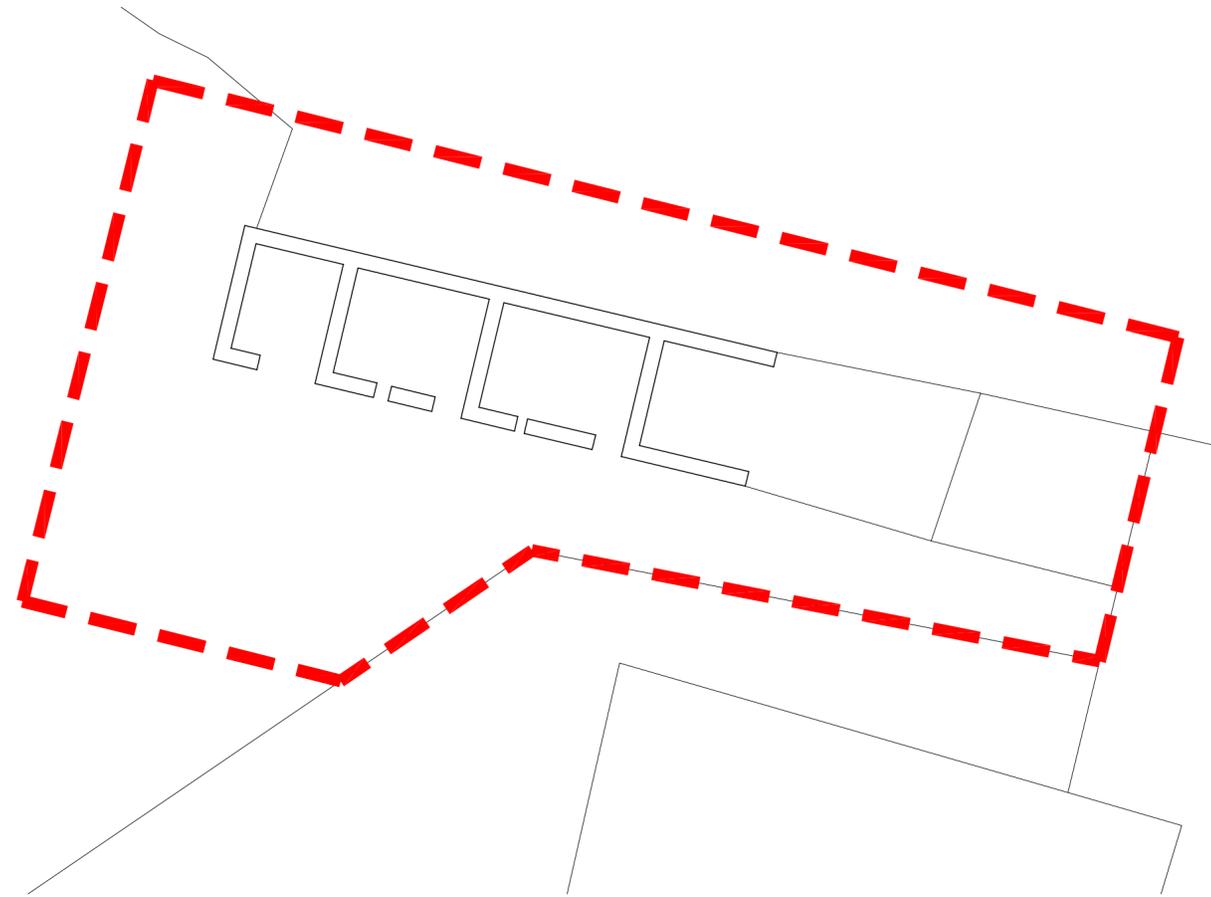
Pont, T 1583-96 North Esk: South Esk

Roy, W 1747-55 Military Survey of Scotland

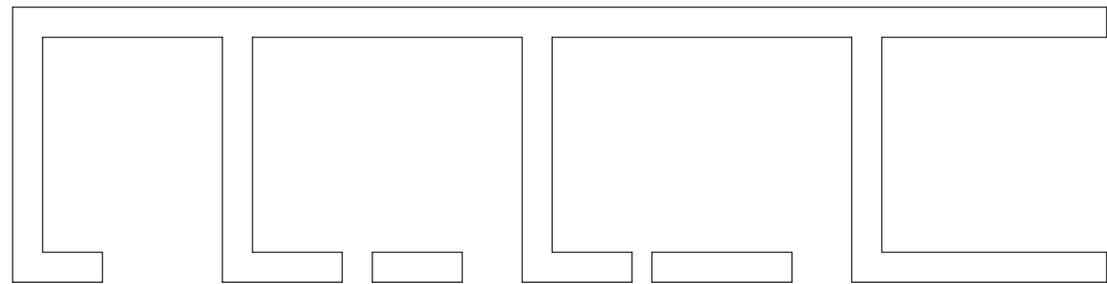
Ordnance Survey Mapping

Ordnance Survey 1865 Forfarshire Sheet XI 1:10560 (surveyed 1862)

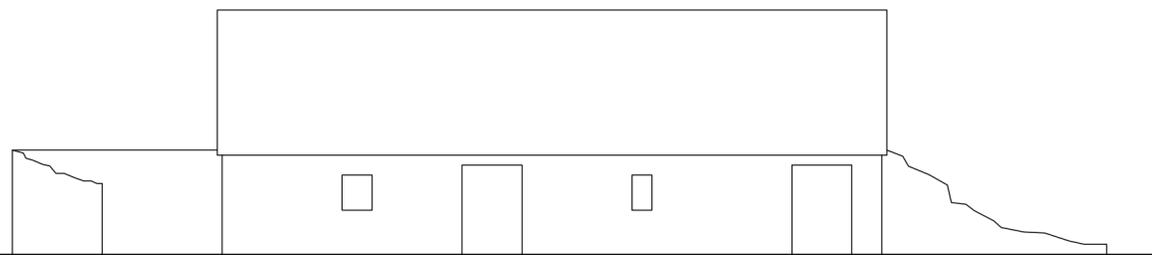
Ordnance Survey 1902 Forfarshire Sheet XI.SW 1:10560 (revised 1900)



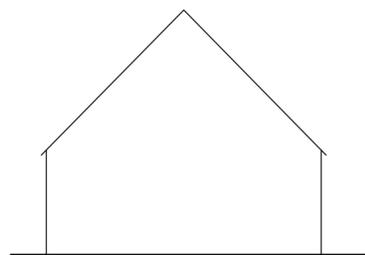
SITE LAYOUT PLAN
SCALE - 1:200



Existing Ground Floor Plan



Existing North Elevations



Existing West Elevations

EXISTING FLOOR PLANS AND ELEVATIONS
SCALE - 1:100

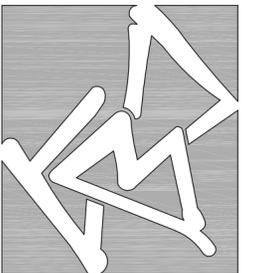


EXISTING SITE PHOTOS

Do Not Scale Dimensions From Drawing

Rev.	Date	Description

KDM ARCHITECTS LLP



architecture · design

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Job
Proposed New House,
Land West of Roineach,
Glen Clova

Drawing
Existing Site Layout,
Floor Plans, Elevations &
Photos

Date	Scale
June 2014	Various @ A2

Job No	Draw No	Rev
2674	EX_001	

Cad Ref	
	xx_000.dwg

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