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**Balnaglack Farmstead,
Castle Stewart, Highland
Level 1 Standing Building Survey
Report No. 1234**

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September 2006

Commissioned by Cornerstone Golf Development International

This document has been prepared in accordance with CFA standard operating procedures.

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Draft/Final Report Stage:	FINAL

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1. INTRODUCTION

1.1 General

This report presents the results of a Level 1 standing building appraisal carried out by CFA Archaeology Ltd (CFA) on behalf of Cornerstone Golf Development International in August 2006 at Balnaglack Farm, Castle Stewart, Highland (NGR NH 7439 5074). The farms lies within an area that is currently being developed as a golf course and is scheduled for demolition. The associated farmhouse will not be effected by the development but has been included in this survey as this is integral to the whole complex.

1.2 Background

Previous work carried out by CFA archaeology (Johnson 2006) included archaeological evaluation and is part of a longer programme of archaeological works. In order to assess the architectural significance of the farmstead a Level 1 Standing Building survey (English Heritage 2006) has been undertaken. This is an appraisal, which is designed to assess the farm layout and identify any features that merit work beyond Level 1. The survey was carried out on 23rd August 2006 according to a written scheme of investigation that was approved by Highland Council.

1.3 Objectives

The objectives of the study were as follows:

- to carry out a building appraisal to Level 1 specification (English Heritage 2006);
- to define the requirements for any further work on the standing buildings prior their demolition.

Location plan

Phased layout plan

2. METHODOLOGY

2.1 General

CFA follows Institute of Field Archaeologists Code of Conduct, Standards and Guidelines for Historic Building Survey as appropriate.

Level 1 surveys are specified by English Heritage as a basic visual record which is supplemented by the minimum of information needed to identify a given building's location, type and age. This level is designed specifically to identify buildings which may merit further more detailed survey. The results obtained are aimed at assessing the character, extent and significance of a structure(s) and providing an informed and coherent report relevant to any further work if necessary.

2.2 Desk-based Survey

An examination of readily available desk-based sources, namely historical maps and information on listed buildings and secondary sources relevant to local vernacular building traditions were examined in the Royal Commission on Ancient and Historical Monuments (RCAHMS). First and second edition Ordnance Survey Map sheets were also examined to determine subsequent phases of development. The maps examined are listed in Section 7. The desk-based survey was carried out prior to the commencement of the standing building appraisal.

2.3 Building Survey

A photographic record was maintained during the site survey using digital and 35mm photography. A catalogue of digital images and 35mm photographs is included in Appendix 1. For descriptive purposes the farm is described clockwise on its north, south-east and west ranges. All building interiors within the farm were examined. All external elevations were examined and notes were taken on building survey record sheets to record all significant architectural detail.

3. DESK-BASED SURVEY RESULTS

The RCAHMS holds one record of the farmstead (NH75SW 3) which includes a reference to alterations carried out by A and W Reid in 1875, there are no other bibliographic references associated with this record.

The 1869 First Edition Ordnance Survey map depicts Balnaglack occupying a U-shaped plan with a north, east and west range. An unroofed circular building on the north side of the north range is possibly a horse engine. The farmhouse in that year occupied an L-shaped plan and is detached from the farmyard. By the publication of the 1906 Second Edition Ordnance Survey map, the farm had a south range added to form a courtyard plan. The courtyard was roofed according to this map. The farmhouse also had an east wing and porch added to the south elevation creating a U-shaped plan.

The 1964 Ordnance Survey map shows that by this year a large timber-framed barn had been built on the eastern side of the east range. The map also shows that the layout of the farmstead has remained the same since 1904.

4. STANDING BUILDING SURVEY RESULTS

4.1 General description of the farm buildings

The farm buildings are described as follows:

- North Range
- East Range
- South Range
- West range
- Courtyard
- Balnaslack Farmhouse

North Range (north facing elevation). Single aisle barn (Plate 1)

The north range comprises a single aisled barn which is one-and-a-half-storeys with a pitched slate roof. The building is built of coursed random rubble with ashlar quoins and surrounds. Two centrally positioned planked pitching doorways occupy the centre of the building. A large plank-built doorway is situated at the east end of the building, to the right of the door there is a square-headed window and two smaller rectangular windows. At the west end of the elevation there is a blocked doorway below a series of roof-joist sockets. Above the sockets there is a cement roof raggle which marks the position of a rectangular building. The remains of its walls are visible. The building is depicted on the 1906 Ordnance survey map and appears to have been removed recently. The main access to the barn is on the west elevation where a large sliding plank door still survives. The door surrounds have been recently repaired.

Interior details

The barn measures 25m long and 5m wide and has a scarfe-jointed A-framed softwood timber tie-beams that rest within the wall heads. A loft is present part way along the building but has been removed at the level of the two pitching doors. A series of drive belt wheels are within the roof space (Plate 4). These belt drives continue over the loft balcony that is accessed by a wooden staircase. The staircase also provides access to a loft at the east-end of the barn. A wooden door on the plank partition wall leads into the loft area. The loft area has a series of wooden ducts that allowed corn to be fed to the loft floor for drying. The corn was gravity fed into a bagging chute located above the ground floor. The bagging chute is visible in Plate 5.

Also on the ground floor below the corn drying loft is a series of engine plinths with holding down bolts for either diesel or electric motors. These were in all probability the main power supply for the belt-drives in their last period of use. However it is apparent that external power-transmission may have also been provided by the horse-engine. On the south-facing interior wall there is a bearing plate built into the wall. This is on line with the position of the horse-engine house depicted on the First and Seconds edition maps.



Plate 1 North range, north facing elevation, east end



Plate 2 North range, north facing elevation, middle section



Plate 3 North range, north facing elevation, west end



Plate 4 Tie beams and belt-drive wheels in the roof space of the barn



Plate 5 A Sack-filling hopper below the grain store loft



Plate 6 East range masked by the timber-framed barns



Plate 7 Three-bay cart shed in the middle of the south range



Plate 8 Main entrance to the single-ailed barn on the west range



Plate 9 South end of the west range, former cattle shed



Plate 10 Balnaglack farmhouse, south elevation



Plate 11 Balnaglack farmhouse, north elevation

During the later 19th century the barn had a larger loft which was accessed by the pitching doors. The barn appears to have largely functioned as a corn-drying and storage facility in the early to mid 20th century.

East range. colonnaded cattle shed (Plate 6)

The east range is a cattle shed measures 23m long and 5m wide and its east facing elevation is masked by the dutch barn. The building is rubble built with ashlar quoins and is featureless with the exception of a series of square ashlar vents situated towards the wall head. The building was longer at the north end and has been shortened by the removal of the gable wall which has been replaced by breeze blocks. A large bay opening is present on the south gable.

Interior details

The roof has common A-frame tie-beams resting directly on the wall heads. Four cast-iron columns are present on the east facing elevation and the large openings have been boarded with planks. The scars from cattle stalls can be seen on the west elevation and the cement bedding where the ceramic feeding troughs were present can still be seen.

Within the centre of the concrete floor there is a central channel which served as a drain.

The building would have been open to the courtyard and the columns probably date to the mid-19th century and are not uncommon in farmsteads of this period.

South range (Barn, cart shed and stable)

The principle features on this elevation are a barn, two bay cart-shed and a small stable that leads into the east range. The principle entrance into the courtyard was through a covered entrance which has a pitched roof. The planked gable above the doorway originally had openings for a small doocot.

Cart-shed (Plate 7)

The cartshed measures 18m by 5m and has two cast-iron columns situated on its south-facing elevation. These carry a large timber lintel the full length of the shed. The lintel is stepped towards the east end and is raised upwards carried by the easternmost column which has a bracket fixed to support the higher lintel. The cartshed is 23m long and 5m wide and is built of random coursed rubble. The slate roof is supported by A-frame tie-beams which rest on the wall head. The roof has a vent above the position of the small stable. The interior of the cartshed has been rendered with wet-dash cement render. The only feature present on the south facing elevation is a small recess for holding a lantern.

Stable

A small stable measuring c.5m by 5m is accessed through a doorway to the right of the cart-shed. A door on the opposite wall provided access into the courtyard. Two

gated wooden stalls are present. The floors within the stalls are cobble. A drainage channel is present in the middle of the floor. Above the stalls is a wooden hay feeding trough. A sliding door leads into the colonnaded cattle shed. The stable appears to small for horses or ponies but would have been of sufficient size for calving cattle.

West elevation (tractor shed and stable)

The west elevation measures 25m by 5m and is rubble-built with ashlar surrounds and has a stepped roofline. There are two compartments within this range, the southern unit is a tractor shed or garage and the larger northern unit was a former two storey building which has had its loft removed (Plate 8). A party wall separates the two units. This northern part of building was originally a stable which itself was partitioned by stalling. Scars from the stalls can be seen on the rubble floor. Hooks for hanging tack can be seen on the wall. Two blocked doorways are present on the east elevation which allowed horses to be led into the courtyard. The building was vented through the roof and along its wall head, the latter using ceramic drainage pipes (Plate 9).

The Courtyard elevations

The courtyard elevations have been recently altered by repair work to the door and window surrounds. The north facing elevation contains the roof-scar from the courtyard roof. The remains of wall footings suggest the presence of an alleyway that allowed access to the aisled barn. By placing a roof over the courtyard, cattle could be stalled over the winter months within the covered court.

4.2 Balnaglack Farmhouse

Balnaglack is a two-storey farmhouse (Plate 10-11) constructed of coursed sandstone with ashlar quoins and fenestration surrounds. The south elevation has three bays, the central bay being an extension incorporating a vestibule with bathroom above. The roof is slated with sandstone chimney stacks. Two dormer windows occupy the top floor. The extension has a carved finial at the centre of its pitched roof. The exterior walls are harled with a wet-dash render.

The east elevation comprises the gable and east wing, the latter houses a modern kitchen. The north elevation contains the rear access to the farmhouses. There is a small yard covered with cobblestones between the east and west wings. The east wing has been extended in recent times and is used as an ancillary room. The west elevation comprises a single storey building and the main gable. The workshop has two rooms that open out into the small cobbled yard.

The interior of the farmhouse has been modernised in recent times and appears to have been largely unaltered in terms of room layout and function.

5. CONCLUSIONS

A Level 1 standing building appraisal has been undertaken at Balnaglack Farm and associated buildings. The results confirm the following:

- Balnaglack Farm dates to the early 19th century and was enlarged from an L-shaped plan to a U-shaped plan with the addition of its east range.
- The farmyard was laid out in first half of the 19th century on a U-shaped plan arranged around a courtyard. The addition of the south range cart shed and stable enclosed the courtyard that was itself roofed to form a cattle court.

Collectively the farm buildings provide a record of changes in estate land use, particularly during the early 20th century. This was an important period when increased agricultural mechanisation changed the function and internal layout of farm buildings. The aisled barn on the north range was converted into grain storage facilities which was mechanised. The west range was enlarged by the removal of its partition walls when part of it was no longer required as a stable.

6. RECOMMENDATIONS

An entry describing the results of the survey will be submitted to Discovery and Excavation in Scotland.

The digital photographic record and report will be submitted to the NMRS and SMR as part of the site archive.

No further recording work is required as it is considered that the photographic record supported by the Level 1 survey provides an adequate record of the buildings prior to their demolition.

7. REFERENCES

Bibliographic

English Heritage, 2006, *Understanding Historic Buildings: A Guide to good recording practice*.

Johnson, M 2006 Castle Stuart Golf Links, Old Petty, Inverness. Archaeological Evaluation. CFA Report 1177

Cartographic

Ordnance Survey 1869 First Edition Invernesshire Sheet VI 6" to the mile

Ordnance Survey 1904 Second Edition Invernesshire Sheet VI 6" to the mile

Ordnance Survey 1964 75 NE 1:10000 scale

APPENDIX 1: Photographic Register

Digital Photographic Record

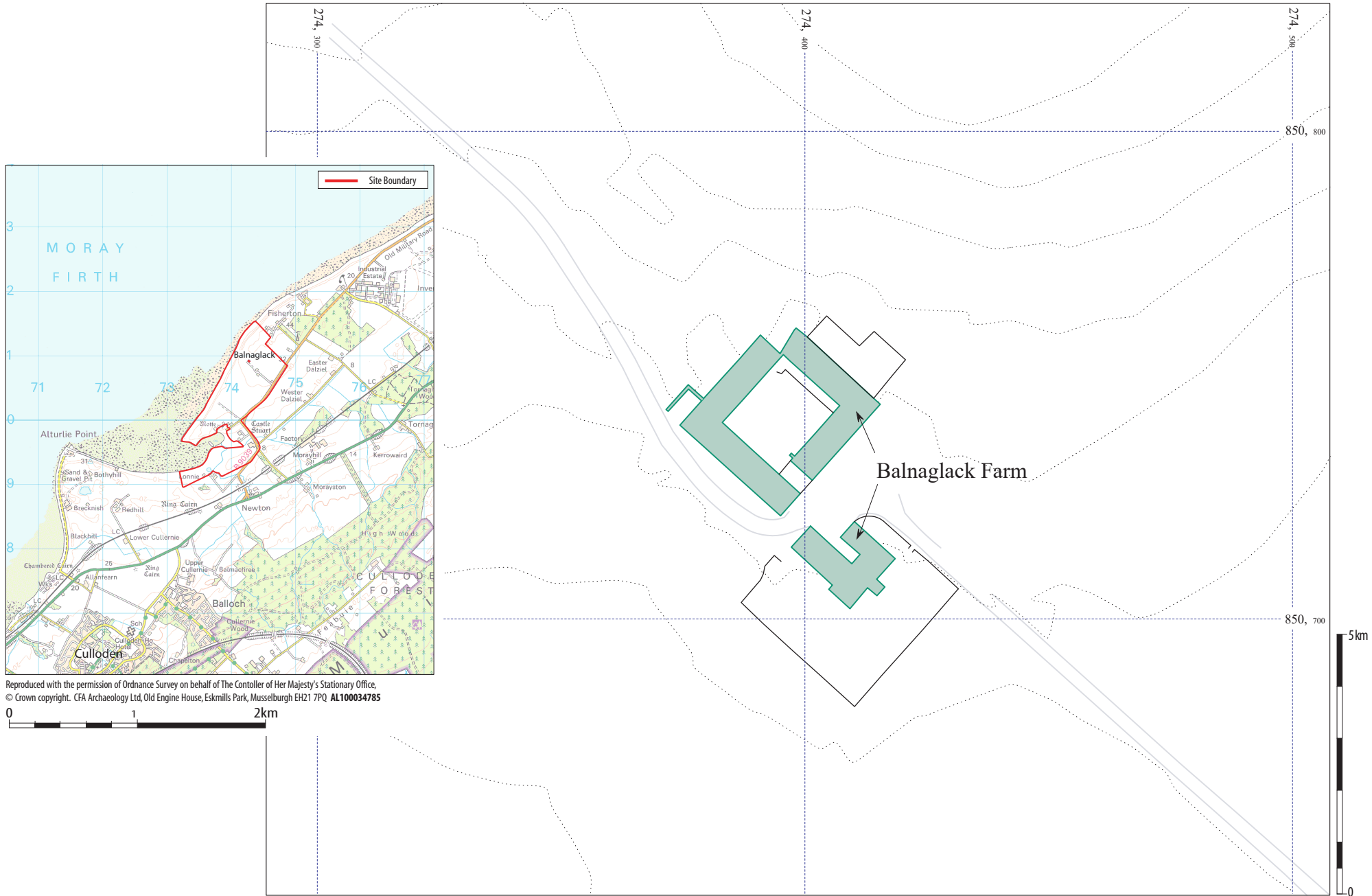
Range	Plate number	Description	Taken from
North	DSC_2589.JPG	South facing elevation, east end	South
North	DSC_2590.JPG	South facing elevation, west end	South
East	DSC_2591.JPG	West facing elevation, mid-section	West
East	DSC_2592.JPG	West facing elevation, junction with N range	West
South	DSC_2593.JPG	North facing elevation, west end, main entrance to the courtyard	North
South	DSC_2594.JPG	North facing elevation, west end and junction with E range	North
West	DSC_2595.JPG	East facing elevation, north end junction with N range	East
West	DSC_2596.JPG	East facing elevation, south end junction with south range	East
South	DSC_2597.JPG	South facing elevation, tractor shed entrance	South
South	DSC_2598.JPG	South facing elevation, main entrance to the courtyard and cart-shed	South
South	DSC_2599.JPG	South facing elevation, cart-shed	South
South	DSC_2600.JPG	South facing elevation, small stable entrance	South
South	DSC_2601.JPG	South facing elevation, entrance to E range	South
South	DSC_2602.JPG	Dutch barn on the east side of the east range	South
N/a	DSC_2603.JPG	Distance shot of the Dutch barn	East
North	DSC_2604.JPG	North elevation of the Dutch barn	North
North	DSC_2605.JPG	North gable of east range	North
North	DSC_2606.JPG	North facing elevation, east end	North
North	DSC_2608.JPG	North facing elevation, central shot	North
North	DSC_2609.JPG	North facing elevation, west end	North
North	DSC_2610.JPG	North facing elevation, detail on blocked window	North
West	DSC_2611.JPG	West facing elevation, main door to ailsed barn	West
West	DSC_2612.JPG	West facing elevation, central shot	West
West	DSC_2613.JPG	West facing elevation, break in roof height	West
West	DSC_2614.JPG	West facing elevation, south end	West
West	DSC_2615.JPG	West facing elevation, south end wall head and vent detail	West
North	DSC_2616.JPG	Interior shot of the barn	West
North	DSC_2617.JPG	Interior shot of the barn	West
North	DSC_2618.JPG	Close up on belt-belt drive in the barn roof	South-west
West	DSC_2619.JPG	Old staircase leading into the west range loft	North-west
West	DSC_2620.JPG	Old staircase leading into the west range lofty	North-west
West	DSC_2624.JPG	Loft floor in west range, former stable below	North
North	DSC_2625.JPG	Interior of the barn, general details	East
North	DSC_2626.JPG	Interior of the barn, east end, grain sack filling hopper	East
North	DSC_2627.JPG	Interior of the barn, electrical switch gear	North
North	DSC_2628.JPG	South facing elevation, bearing box	South
North	DSC_2630.JPG	South facing elevation, bearing box	South
North	DSC_2631.JPG	South facing elevation, bearing box	South
North	DSC_2632.JPG	South facing elevation (base of), engine plinth	South
North	DSC_2633.JPG	North elevation (base of) concrete engine plinth	North
North	DSC_2634.JPG	North elevation, bearing box and oil stained wall	South
South	DSC_2635.JPG	East facing elevation with stall and manger	East

South	DSC_2636.JPG	East facing elevation with stall and manger	East
South	DSC_2637.JPG	Cobble floor of small stable and central trough	East
South	DSC_2638.JPG	General shot of timber stalls	North-east
South	DSC_2639.JPG	General shot of timber stalls	North-east
South	DSC_2641.JPG	Cast iron column in the cart-shed	North
South	DSC_2642.JPG	General shot of two cast-iron pillars in the cart-shed	North-east
South	DSC_2643.JPG	General shot of two cast-iron pillars in the cart shed	North-east
South	DSC_2644.JPG	South facing elevation of the cart-shed, recess for a lantern	South
East	DSC_2645.JPG	Interior shot of the cattle shed	South
East	DSC_2646.JPG	Interior shot of the cattle shed, column detail	South
East	DSC_2647.JPG	Interior shot, general view	North
N/a	DSC_2648.JPG	General shot of the farmhouse and buildings	East
N/a	DSC_2649.JPG	General shot of the farm buildings	East
N/a	DSC_2650.JPG	General shot of the farm buildings	South-east
North	DSC_2651.JPG	General view of the west end	North-west
N/a	DSC_2652.JPG	Distance shot of the farm	East
N/a	DSC_2653.JPG	General shot of north and west range	North-west
West	DSC_2654.JPG	General shot of the west range and farmhouse	North
West	DSC_2655.JPG	General shot of the west range and farmhouse	North
N/a	DSC_2656.JPG	Balnaglack farmhouse, east facing elevation	East
N/a	DSC_2657.JPG	Balnaglack farmhouse, south facing elevation	South
N/a	DSC_2658.JPG	Balnaglack farmhouse, west facing elevation	West
N/a	DSC_2659.JPG	Balnaglack farmhouse, north facing elevation	North-west
N/a	DSC_2660.JPG	Balnaglack farmhouse, north facing elevation	North-west
East	DSC_2661.JPG	Balnaglack farmhouse, east range	North
North	DSC_2662.JPG	Belt drive pulley wheel in the barn roof (close-up)	South
North	DSC_2663.JPG	Belt drive pulley wheel and timbers in the barn roof	South
North	DSC_2664.JPG	Belt drive pulley wheel and timbers in the barn roof	South
North	DSC_2665.JPG	East end lofted area of the barn, former corn dryer	West
North	DSC_2666.JPG	Barn interior taken from the loft balcony	East

35 mm Photographic record

Range	Shot number	Description	Taken from
	1	Registration	
N/a	2-3	Balnaglack farmhouse, south facing elevation	South
	4-5	Balnaglack farmhouse, west facing elevation	West
	6-7	Balnaglack farmhouse, north facing elevation	North
	8-9	Balnaglack farmhouse, east facing elevation	East
South	10-11	General shot	South
West	12-13	General shot	West
North	14-15	General shot	North
North	16-17	General shot	North
North	18-19	Courtyard, general shot	South
South	20-21	Courtyard, general shot	North
West	22-23	Courtyard, general shot	East
East	24-25	Courtyard, general shot	West

LOCAL AUTHORITY:	Highland Council
PROJECT TITLE/SITE NAME:	Castle Stuart Golf Links
PROJECT CODE:	CAST
PARISH:	Old Petty
NAME OF CONTRIBUTOR:	M Cressey
NAME OF ORGANISATION:	CFA Archaeology Ltd
TYPE(S) OF PROJECT:	Level 1 Standing Building Survey
NMRS NO(S):	NH 75SW 3
SITE/MONUMENT TYPE(S):	19th Century Farmstead
SIGNIFICANT FINDS:	N/a
NGR (2 letters, 6 figures)	NH 7439 5074
START DATE (this season)	24/08/06
END DATE (this season)	24/08/06
PREVIOUS WORK (incl. <i>DES</i> ref.)	Archaeological Evaluations by CFA Archaeology Ltd O'Connell 2006 CFA Report 1237. DES 2006
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A Level 1 Standing Building Survey was carried out at Balnaglack Steading prior to its proposed demolition. The site occupies a formal courtyard plan with a barn and gain store forming the north range. A large byre occupies the east range and a stable and tractor shed is present on the west range. The south range has a two-bay cart shed, small stable and a passage though to the courtyard. The buildings display several phases of conversion from the early 19 th century which saw smaller internal units that underwent major alterations to suit the requirements of mixed-farming in the mid-20 th century.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	
SPONSOR OR FUNDING BODY:	Cornerstone Golf Development International
ADDRESS OF MAIN CONTRIBUTOR:	The Old Engine House, Eskmills Park, Musselburgh, EH21 7PQ
EMAIL ADDRESS:	cfa@cfa-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	The archive is intended for deposition in the NMRS.



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Fig.1 - Location plan.

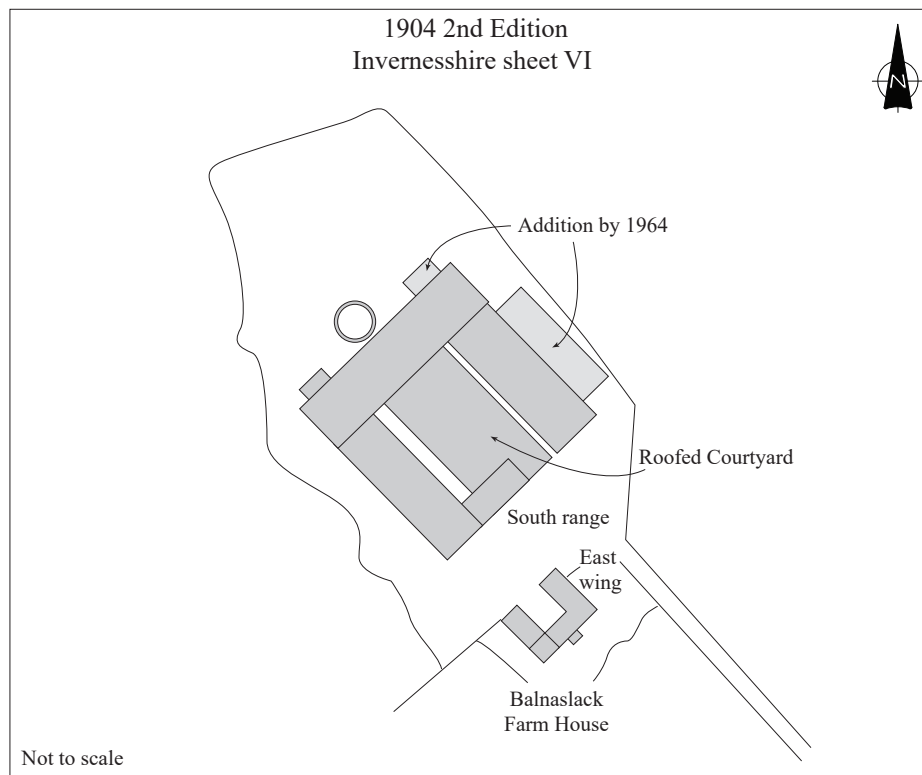
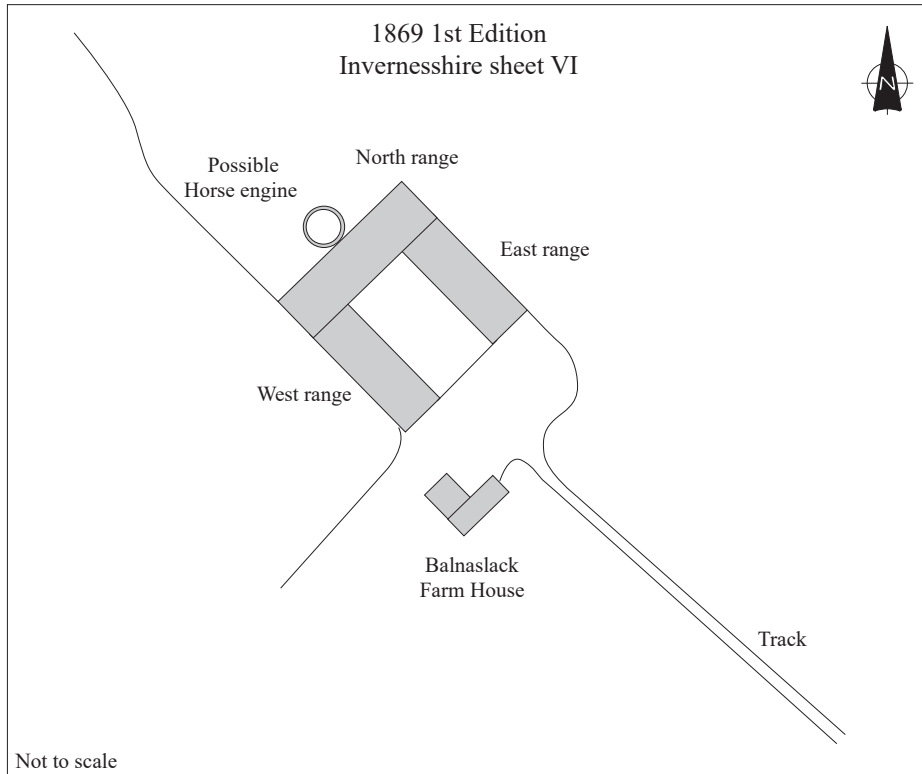


Fig.2 - Phased development plan.