

**Easter Tulloch
Aberdeenshire, AB51 7NB
Report on the Standing Building Survey**



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5 April 2013**

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SUMMARY

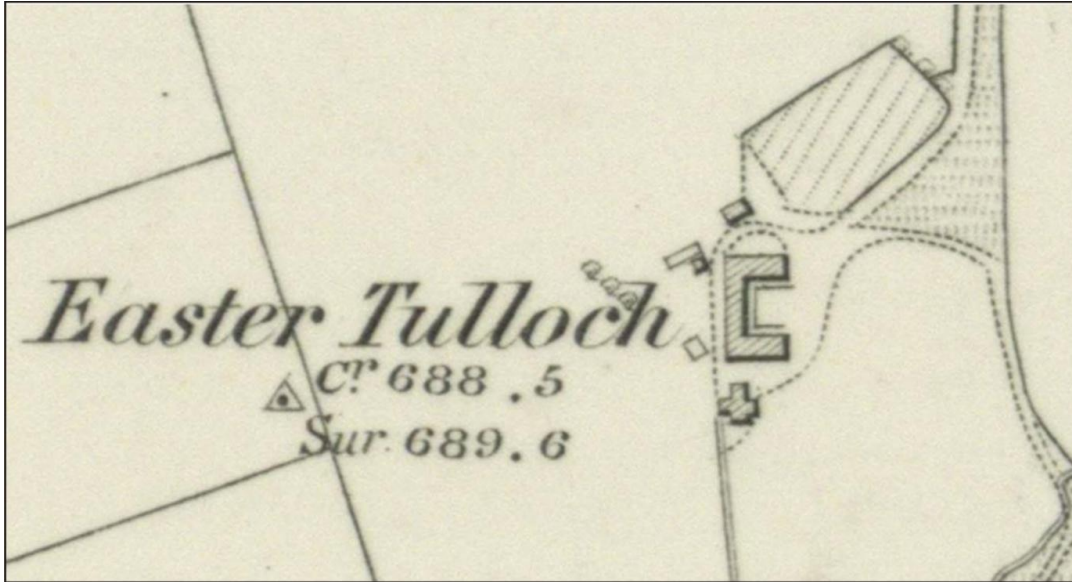
A Level 1 standing building survey was carried out on 26 March 2013 and it is recommended that no further work is required during this development.

The site is in Midmar parish, the NGR for the site is NJ 68569 06379 and it lies at 195-200m OD. The work was commissioned by Cameron Forbes, Forbes Homes and is in response to Aberdeenshire Council planning application APP/2009/2347 for conversion of steading to form 3 dwellinghouses with detached garage and business unit; an archaeology condition (condition no 7) was applied to allow a Level 1 standing building survey of the structures on site to be carried out prior to redevelopment.

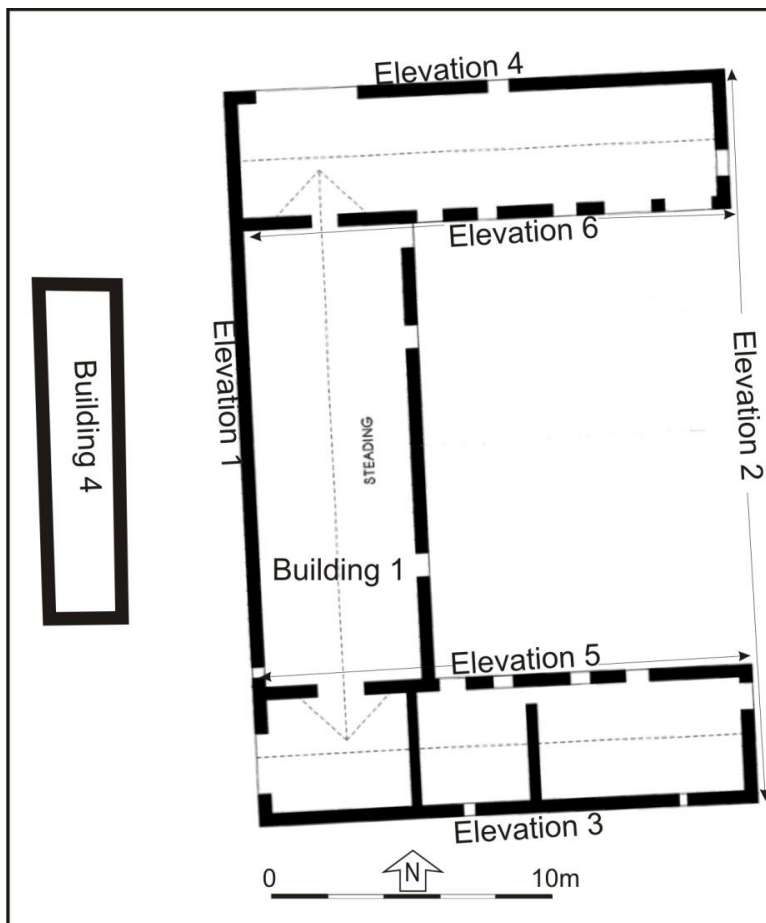
Easter Tulloch standing building survey (CA128-2012) Cameron Archaeology

2 THE STANDING BUILDING SURVEY

A Level 1 standing building survey was carried out on 26 March 2013. The weather was clear with snow flurries. There was snow underfoot with drifts up to 1m deep. Several roofs were unstable and most buildings were considered unsafe to photograph from the interior. Easter Tulloch (NJ60NE 32) appears on the First Edition OS map (Illus 2) and appears little changed since that date apart from the addition of Building 4 and some minor alterations.



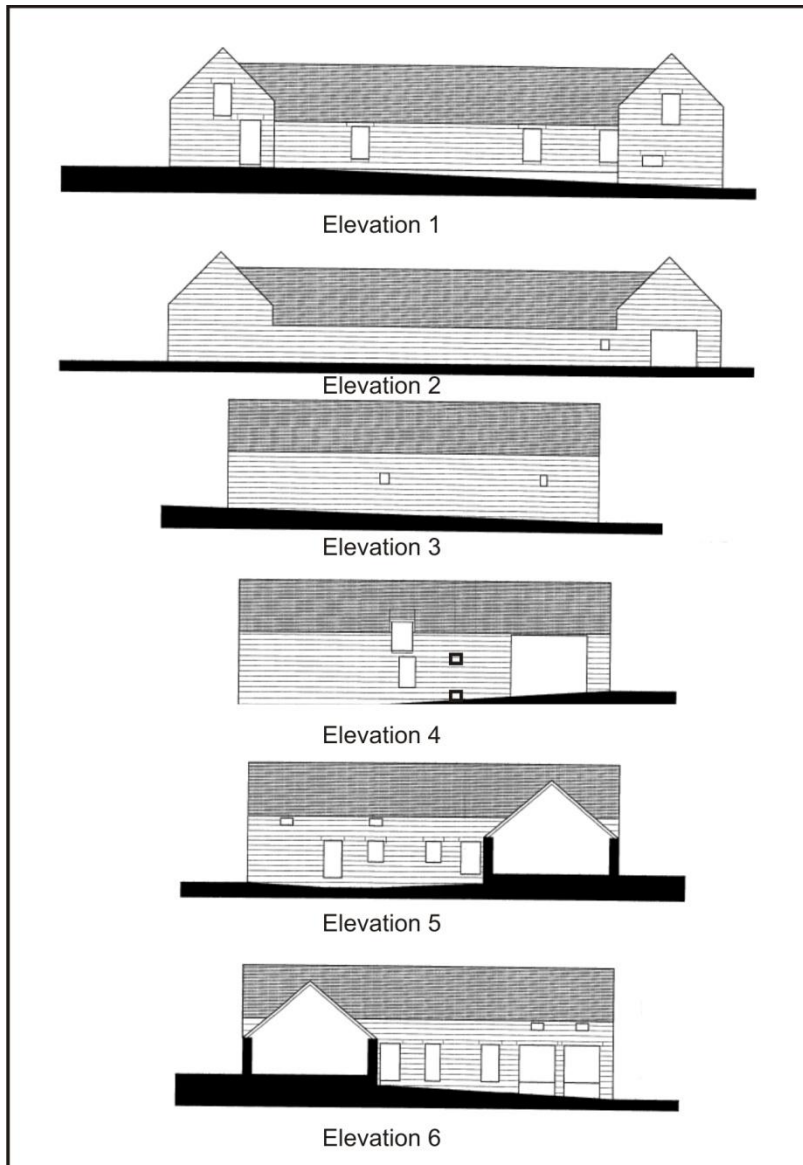
Illus 2 First Edition Ordnance Survey (copyright National Library of Scotland) Aberdeenshire, Sheet LXXII Survey date: 1865-6 Publication date: 1869.



Illus 3 Plan of Buildings 1 and 4 showing location of elevations (Illus 5). Building 1 is to be converted and Building 4 demolished.



Illus 4 Building 1 from the NE showing north wing (right) and modern house (left; not included in this application)



Illus 5 Building 1 elevations

Building 1

Building 1 is a U-plan standing 24.5m long and the north and south wings are 6.3m wide. The walls are 0.55m thick and are constructed of pink and grey granite blocks and the interior courtyard wall with smaller granite blocks with cherry cocking.



Illus 6 Building 1 north wing north wall; facing south



Illus 7 Building 1 courtyard west wall; facing west

Building 1 appears to have been built in one phase and the north wall of the north wing has two blocked apertures which may have originally held mechanism for a threshing mill. No evidence of that exists in the maps of the farm. There are several replacement doors in the north wing and this has undergone a partial rebuild, probably after the mill mechanisms were removed.



Illus 8 Building 1 north wing north wall interior showing apertures for mill mechanism

Buildings 2 and 3

These buildings are not included in the current application and were recorded in passing as they were related to Easter Tulloch during its use.

Building 4

Building 4 is a narrow N-S building immediately west of Building 1 (Illus 9, 10). It is 9.5m long, 5.5m wide with walls 1.5m high and it is in a very poor state of repair. It is constructed of granite blocks with a tin roof and has two large doors in the east wall. The west half of the building is obscured by a bank of soil and building materials and the interior is in poor condition and was not accessed. This building is due for demolition during this project. The large doors suggest that the building was used for machinery store.



Illus 9 Building 4 facing SW showing bank on the west side and poor state of repair



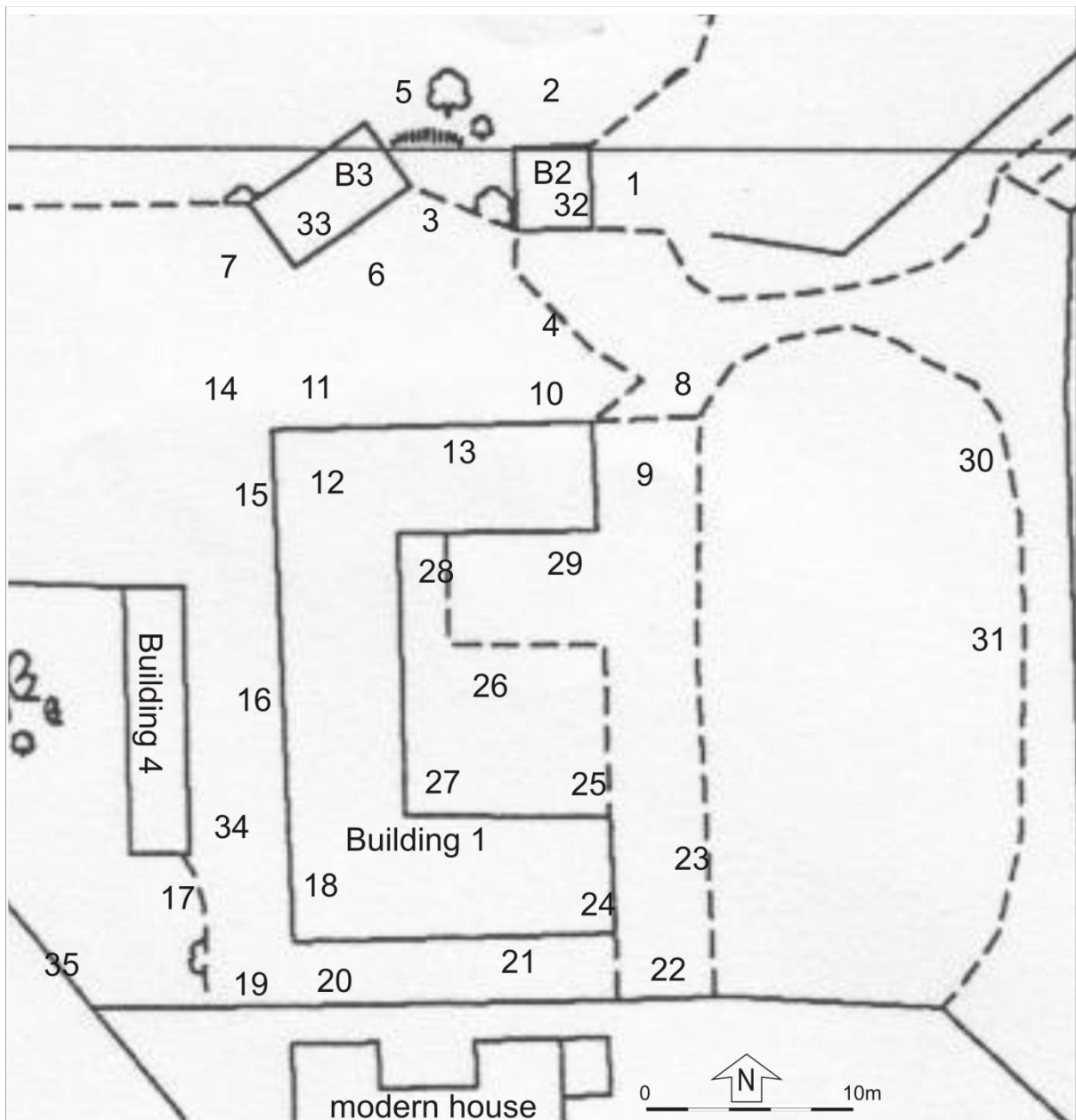
Illus 10 Building 4 facing NW showing door at south end of east wall and poor state of repair of roof and interior

3 ACKNOWLEDGEMENTS

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APPENDIX 1 PHOTOGRAPHS



Illus 11 Camera points used in this standing building survey



DSC_4586



DSC_4589



DSC_4592



DSC_4593



DSC_4594



DSC_4595



DSC_4604



DSC_4605



DSC_4616



DSC_4617



DSC_4622



DSC_4627



DSC_4628



DSC_4630



DSC_4631



DSC_4632



DSC_4633



DSC_4639



DSC_4640



DSC_4641



DSC_4650



DSC_4657



DSC_4658



DSC_4669



DSC_4670



DSC_4671



DSC_4672



DSC_4673



DSC_4674



DSC_4675



DSC_4676



DSC_4677



DSC_4678



DSC_4679



DSC_4681



DSC_4687



DSC_4689



DSC_4690



DSC_4696



DSC_4697



DSC_4700



DSC_4701



DSC_4702



DSC_4703



DSC_4704



DSC_4705



DSC_4706



DSC_4707



DSC_4708



DSC_4709



DSC_4710



DSC_4711



DSC_4715



DSC_4716



DSC_4717



DSC_4718



DSC_4729



DSC_4730



DSC_4740



DSC_4741



DSC_4745



DSC_4751



DSC_4752



DSC_4761



DSC_4762



DSC_4771



DSC_4772



DSC_4778



DSC_4779



DSC_4780



DSC_4781



DSC_4782



DSC_4783



DSC_4784



DSC_4798



DSC_4803



DSC_4804



DSC_4805



DSC_4806



DSC_4816



DSC_4817



DSC_4826



DSC_4827



DSC_4833



DSC_4840



DSC_4843



DSC_4853



DSC_4854



DSC_4855



DSC_4856



DSC_4860



DSC_4866



DSC_4867



DSC_4877



DSC_4878



DSC_4884



DSC_4888



DSC_4897



DSC_4898



DSC_4907



DSC_4908



DSC_4909



DSC_4917



DSC_4924



DSC_4925



DSC_4934



DSC_4941



DSC_4944



DSC_4945



DSC_4954

Photo no	Description	Facing	Camera position
DSC_4582-86	Building 2 east facade	W	1

DSC_4587-91	Building 2 east facade	W	32
DSC_4592-94	Building 2 interior; roof unsafe	W	32
DSC_4595-99	Building 2 north wall	S	2
DSC_4600-04	Building 2 west wall	E	3
DSC_4605-10	Building 2 south wall	N	4
DSC_4611-16	Building 3 NE wall	SW	5
DSC_4617-21	Building 3 SE wall	NW	6
DSC_4622-26	Building 3 SE wall	NW	33
DSC_4627-32	Building 3 interior; roof unsafe	NW	33
DSC_4633-38	Building 3 SW wall	NE	7
DSC_4639-40	Building 1	SW	8
DSC_4641-46	Building 2 (right) B3 (left)	NW	8
DSC_4647-51	Building 1	SW	8
DSC_4652-57	Building 1	W	9
DSC_4658-63	Building 2 (right) B3 (left)	NW	9
DSC_4666-70	Building 1 north wall	S	4
DSC_4671-76	Building 1 north wall	S	10
DSC_4677	Building 2 with view to Bennachie	N	10
DSC_4678-79	Building 2 (right) B3 (left)	N	10
DSC_4681-86	Building 1 north wall	S	10
DSC_4687-88	Building 3	NW	10
DSC_4689	Building 2 (right) B3 (left)	NNW	10
DSC_4690	Building 2 (left) Building 1 NE corner (right)	E	11
DSC_4691-96	Building 1 north wall new door inserted in W end	S	11
DSC_4697-98	Building 2 (right) B3 (left)	NE	11
DSC_4699-4702	Building 1 interiors	E	12
DSC_4703	Building 1 interior	SE	12
DSC_4704	Building 1 interior	S	12
DSC_4705	Building 1 interior	SE	12
DSC_4706	Building 1 interior	S	12
DSC_4707	Building 1 interior	S	12
DSC_4708	Building 1 interior	S	12
DSC_4709	Building 1 interior	S	12
DSC_4710	Building 1 interior	S	12
DSC_4711	Building 1 interior north wall	ENE	12
DSC_4712-15	Building 1 interior north wall apertures for mill mechanism?	N	13
DSC_4716	Building 1 interior	E	12
DSC_4717	B3 (left) B2 (right)	NE	14
DSC_4718-29	Building 1 west wall	SE	14
DSC_4730-35	Building 4 NE corner	SW	14
DSC_4736-40	Building 4 east wall	W	15
DSC_4741-46	Building 1 west wall	NE	15
DSC_4747-51	Building 1 west wall	E	15
DSC_4752-56	Building 4 east wall	NNW	16
DSC_4757-61	Building 4 east wall	NW	34
DSC_4762-66	Building 1 west wall	NNE	16

DSC_4767-71	Building 4 (left) Building 1 West wall (right)	NE	35
DSC_4772-77	Building 1 west wall, south end	ENE	18
DSC_4778	Building 1 south end interiors; roof unsafe	NE	18
DSC_4779	Building 1 south end interior cobbled floor	E	18
DSC_4780-81	Building 1 south end interiors	SE	18
DSC_4782	Building 1 south end interiors	E	18
DSC_4783	Building 1 south end interiors	E	18
DSC_4784	Building 1 south end interiors	N	18
DSC_4785-89	Building 1 west wall, south end door	E	34
DSC_4791-98	Building 1	NE	35
DSC_4799-4805	Building 1	NE	35
DSC_4806-4816	Building 1 SW corner	NE	19
DSC_4817-4821	Building 1 south wall	N	20
DSC_4822-4826	Building 1 south wall	NW	21
DSC_4827-4831	Building 1 south wall	N	21
DSC_4832-4841	Building 1 SE corner	NW	22
DSC_4842-4846	Building 1 east wall	W	23
DSC_4847-4853	Building 1 east wall door detail	W	23
DSC_4854-4856	Building 1 south wing interior	W	24
DSC_4857-4861	Building 1 south wing north wall	S	25
DSC_4862-4866	Building 1 south wing north wall	S	26
DSC_4867-4871	Building 1 east wall of courtyard	W	26
DSC_4872-4877	Building 1 south wing north wall	S	25
DSC_4878-4882	Building 1 east wall of courtyard	W	27
DSC_4883-4887	Building 1 south wall of courtyard (left)	SW	26
DSC_4888-4892	Building 1 north wall of courtyard	NW	29
DSC_4893-4903	Building 1 north wall of courtyard	N	26
DSC_4903-08	Building 2 (right) B3 (left)	NW	9
DSC_4909-4914	Building 2	NE	36
DSC_4915-4919	Building 1 (with modern house not included in this application; left)	WSW	31
DSC_4920-4924	Building 1 (left) Building 2 (right)	WNW	31
DSC_4925-4930	Building 1	W	31
DSC_4931-4936	Building 1	W	31
DSC_4937-4941	Building 1	WSW	30
DSC_4944-4954	Easter Tulloch from main road	WSW	