

Standing Building Survey
'The Granary', Ennets Farm, Tornaveen
Torphins, Banchory, AB31 4PE



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ILLUSTRATIONS

Cover (top) Room 3 (left) the mill building; (bottom) the mill race now culverted with restored wall showing former location of mill wheel

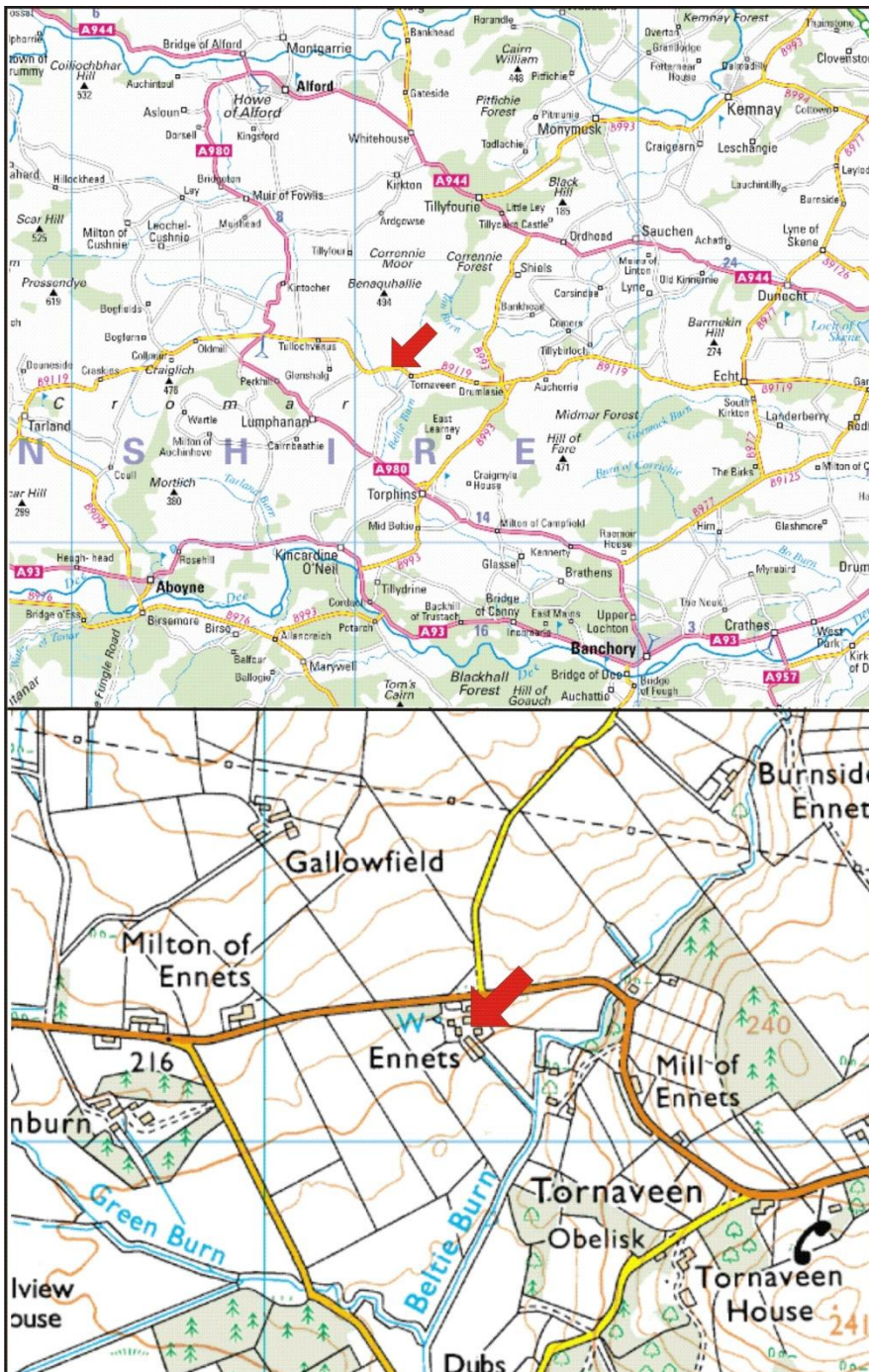
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SUMMARY

A level 1 Standing building survey was carried out on 24 April 2013. The buildings date to the early to mid-19th century and originally included a mill in the west part of the building which was later converted to a steading. The wheel was removed but the lade and race survive. It is recommended that no further work is required during the current development but this is subject to advice from Aberdeenshire Archaeology Service.

1 INTRODUCTION

The site is in Kincardine O'Neil parish, the NGR for the farm is NJ61339 06187 and it lies at 190-200m OD. The work was commissioned by David Preston, Ennets Farm and is in response to Aberdeenshire Council planning application 2013/0487 for conversion of granary building to form dwellinghouse and workshop, subdivision of site for form separate feus and formation of new access to existing dwellinghouse including change of use of agricultural land to domestic garden ground. There is a requirement for a Level 1 standing building survey.

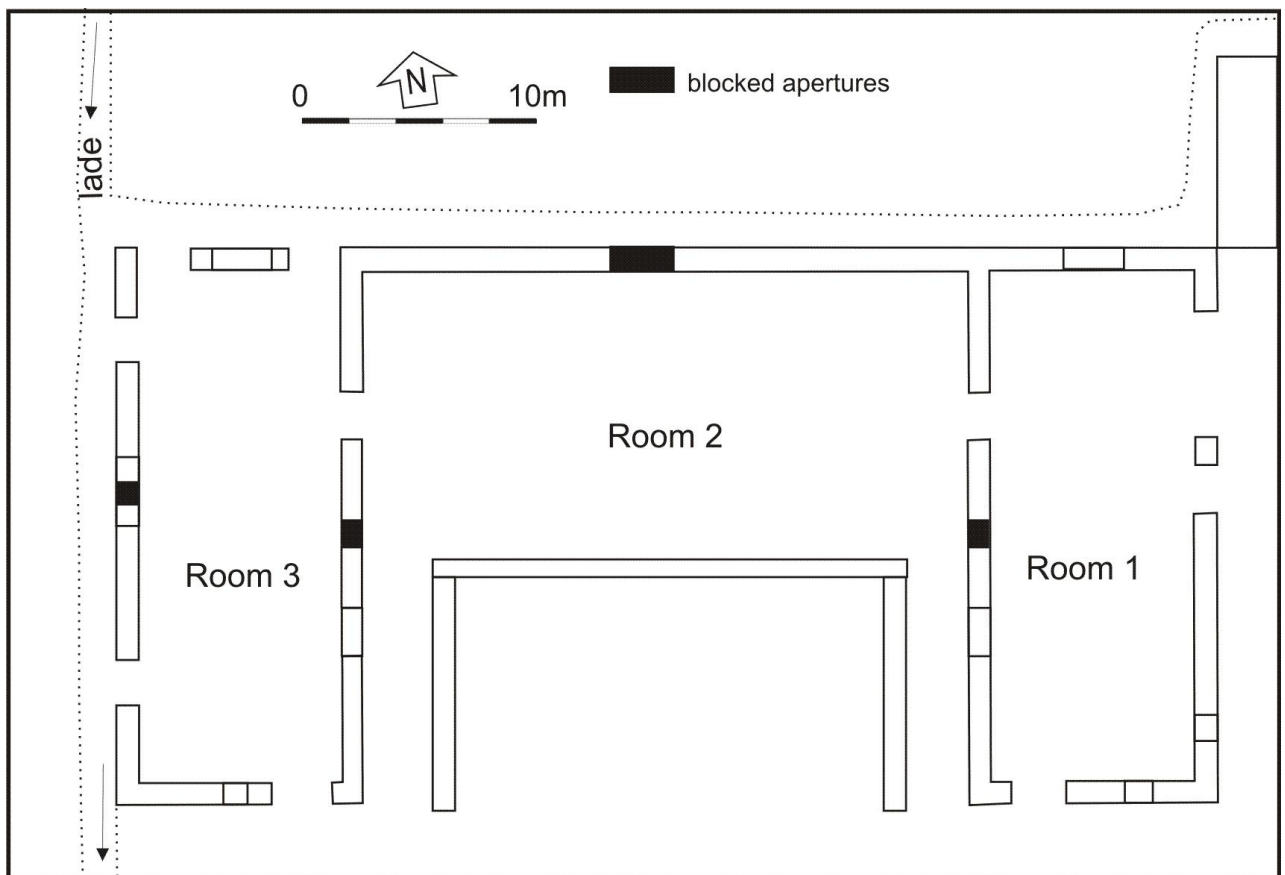


Illus 2 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2013).

2 THE STANDING BUILDING SURVEY

The standing building survey took place on 24 April 2013. The steading to be converted is part of a small complex of buildings also including a farmhouse, bothy and modern sheds none of which are included in this application. The slates had been removed from the roof and all areas were accessible for the survey. The building is a C-shaped steading around a central courtyard (Illus 2) which originally incorporated a water-powered mill in the west arm of the building (Room 3). The building is 27.2m long and 13.6m wide and constructed in one phase of large pink and grey granite blocks with cherry cocking.

The mill was powered by a lade from the Beltie Burn to the east of the property which also power the Mill of Ennets to the east. The lade has subsequently been diverted west but originally ran immediately west of Room 3. The stone race survives (Illus 6) and the mill wheel would have been on the exterior of the west wall where blocked apertures survive (Illus 5, 6); the lade is now culverted to the south of the property. The wheel was then removed and the door in the north wall of Room 2 and the windows in the east and west wall so that building were also blocked.



Illus 3 Plan showing recorded building



Illus 4 Room 3: the mill building latterly converted to a steading; facing SE.



Illus 5 Room 3 location of former mill wheel in the centre of the west wall; facing east.



Illus 6 Room 2 west wall showing blocked aperture for mill mechanism (right) and beam slots for upper floor (left); facing SW.



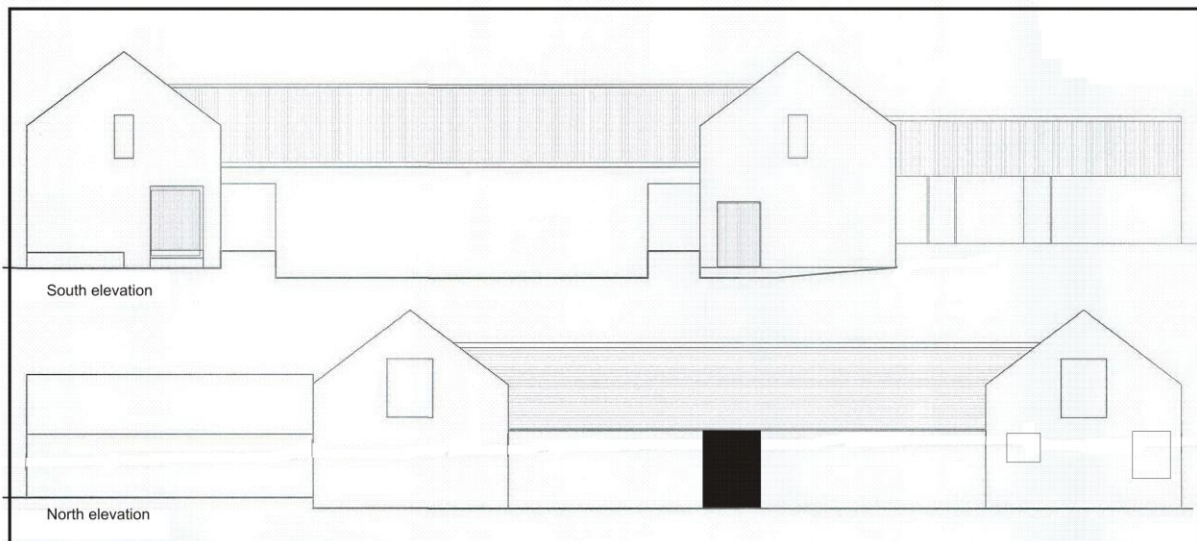
Illus 7 Room 3 west wall showing mill race and stream; facing north



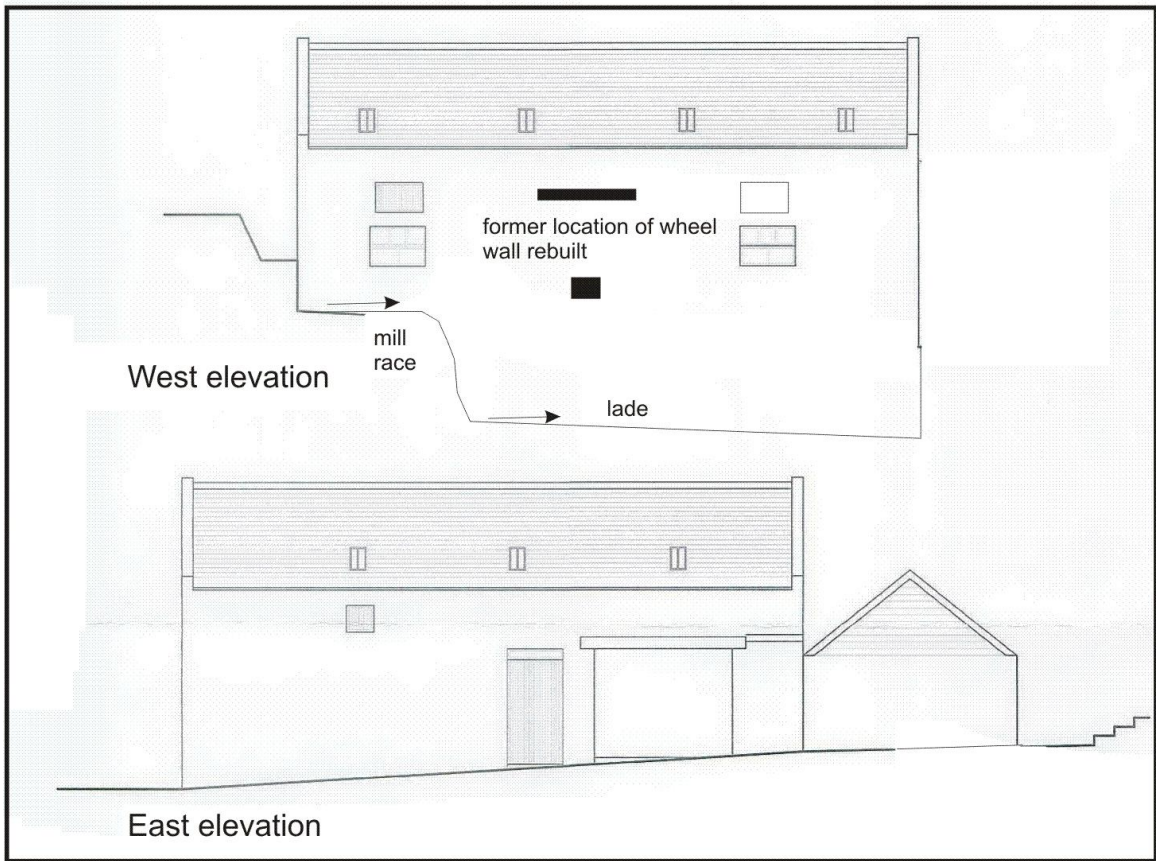
Illus 8 Room 2 north wall showing blocked door; facing south.



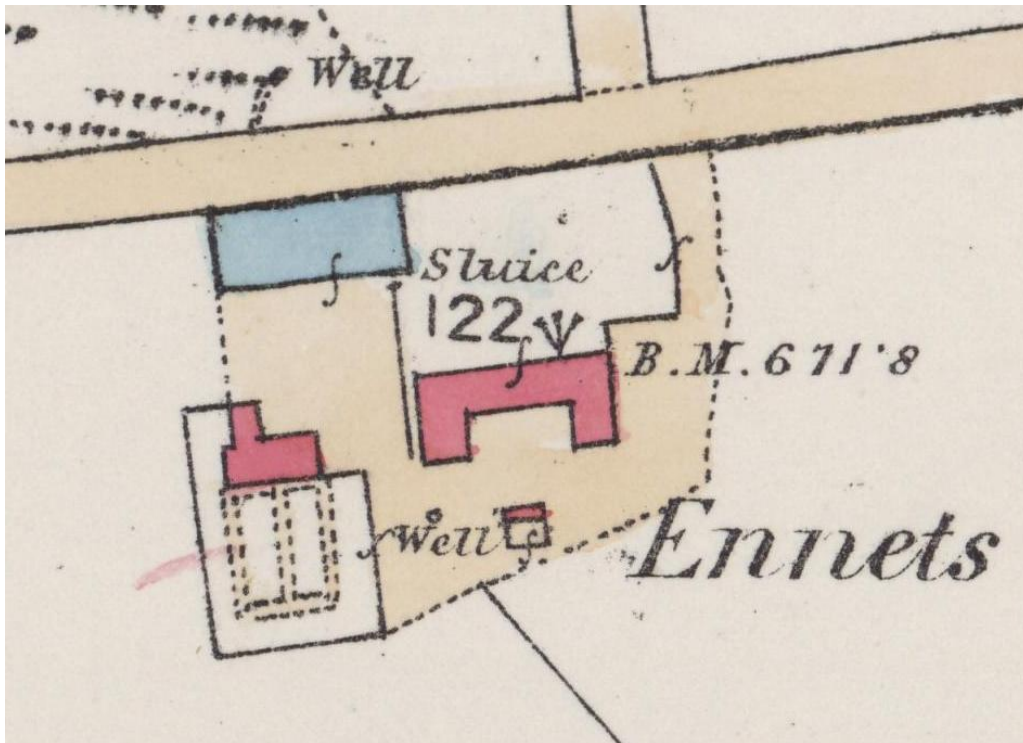
Illus 9 Room 3 (left), Room 2 (centre), Room 1 (right); facing north.



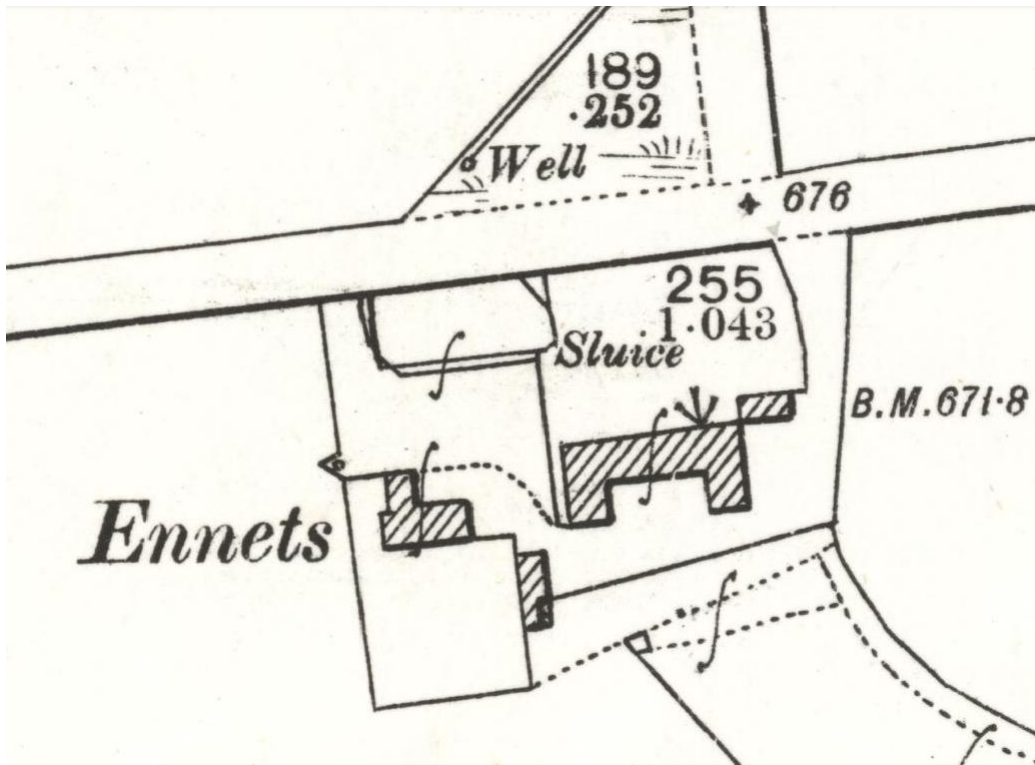
Illus 10 North and south elevations (copyright dab architecture llp)



Illus 11 West and east elevations (copyright dab architecture llp)



Illus 12 First Edition OS map (copyright National Library of Scotland).
 Title: Aberdeen Sheet LXXII.9 (Kincardine O'Neill)
 Survey date: 1865 Publication date: 1869



Illus 13 Second Edition OS map (copyright National Library of Scotland).
 Title: Aberdeenshire, Sheet 072.09
 Publication date: 1900 Revised: ca. 1899

The First Edition OS map (Illus 9) shows a well at the south of the property which is no longer visible. The buildings which probably date to the early to mid-19th century were built in one phase and there is no evidence of an earlier phase on construction.

3 ACKNOWLEDGEMENTS

Thanks to Claire Herbert at Aberdeenshire Archaeology Service and to David Preston, Ennets Farm.

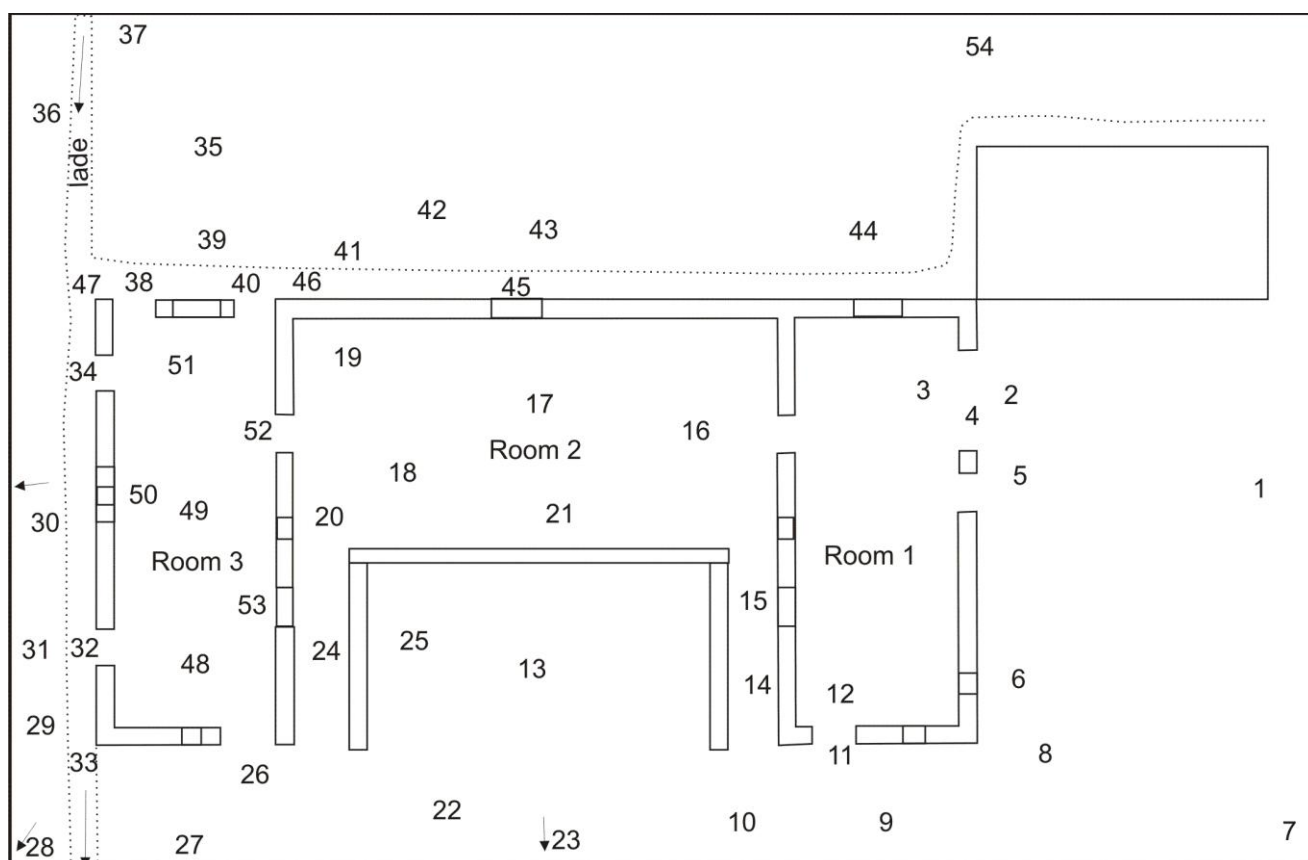
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APPENDIX 1 PHOTOGRAPHS

Photo no	Description	Facing	Camera point
DSC_5529-5533	Room 1 east wall	W	1
DSC_5534-5543	Room 1 east wall	W	2
DSC_5544	Room 1 interior	SW	3
DSC_5545	Room 1 interior	SW	3
DSC_5546	Room 1 interior	NW	3
DSC_5547-5551	Room 1 east wall main door	N	4
DSC_5552-5556	Room 1 east wall original door	W	5
DSC_5557-5562	Room 1 east wall upper window	W	6
DSC_5563-5567	Room 1 east wall upper window	W	6
DSC_5568-5573	Room 1 (top right) with 'bothy' already converted (foreground)	NW	7
DSC_5574-5583	Room 1 east wall	WNW	8
DSC_5584-5598	Room 1 south wall	N	9/10
DSC_5599-5603	Room 1 south wall door	N	11
DSC_5604	Room 1 interior	NE	11
DSC_5605	Room 1 interior	N	11
DSC_5606	Room 1 interior	NW	11
DSC_5607	Room 1 interior	NW	11
DSC_5608-5612	Room 1 west wall and courtyard	E	13
DSC_5613-5617	Room 1 west wall window and upper window	E	14
DSC_5618-5622	Room 1 west wall upper window	E	14
DSC_5623-5628	Room 2 east door in south wall	N	15
DSC_5629-5632	Room 2 east wall interior	E	16
DSC_5633-5637	Room 2 north wall interior	N	17
DSC_5638-5640	Room 2 north wall interior	NE	18
DSC_5641-5643	Room 2 north wall interior	NE	18
DSC_5644-5646	Room 2 north wall west end	N	18
DSC_5647-5649	Room 2 west wall	W	18
DSC_5650-5653	Room 2 south wall west end	S	20
DSC_5654-5656	Room 2 south wall west end	S	19
DSC_5657-5659	Room 2 south wall	SE	19
DSC_5660-5663	Room 2 south wall exterior	N	13
DSC_5664-5673	Room 2 (left) Room 1 (right)	NE	27
DSC_5674-5678	Room 3 (left) Room 2 (centre) Room 1 (right)	N	23
DSC_5680-5689	Room 3 east wall	W	25
DSC_5690-5694	Room 3 east wall Room 2 (right)		24
DSC_5695-5700	Room 3 east wall door and upper window	W	24
DSC_5701-5706	Room 2 door west end south wall	N	24
DSC_5707-5712	Room 3 south wall	N	26
DSC_5713-5718	Room 3 south wall	N	27
DSC_5719-5728	Room 3 south wall	N	27
DSC_5729-5733	Room 3 (left) Room 1 (right)	NE	28
DSC_5734-5738	Room 3 SW corner with lade (left)	NE	33
DSC_5739-5743	Room 3 west wall	E	30
DSC_5744-5748	Room 3 west wall south end	E	29
DSC_5749-5753	Room 3 west wall south end with lade	NNE	33

DSC_5754-5758	Room 3 west wall south end with lade	NNE	33
DSC_5759-5763	Room 3 west wall centre showing blocked aperture for mill mechanism	NNE	32
DSC_5764-5768	Room 3 SW corner with lade and culvert under driveway	SSE	32
DSC_5769-5773	Room 3 west wall south end upper windows	E	32
DSC_5774-5778	Room 3 west wall centre showing blocked aperture for mill mechanism	NNE	30
DSC_5779-5784	Room 3 west wall north end	E	34
DSC_5785-5789	Room 3 west wall centre showing blocked aperture for mill mechanism	NNE	30
DSC_5790-5794	Room 3 west wall centre showing aperture for mill mechanism and diverted lade stream (right foreground)	SE	34
DSC_5795-5799	Room 3 west wall north end	E	34
DSC_5800-5805	Room 3 north wall	S	35
DSC_5806-5810	Room 3 north wall	SE	36
DSC_5811-5816	Room 3 north wall and mill stream running to mill from north	SE	37
DSC_5817-5821	Room 3 north wall door at west end	S	38
DSC_5822-5826	Room 3 north wall window above	S	39
DSC_5827-5831	Room 3 north wall door at east end	S	40
DSC_5832-5836	Room 2 north wall west end showing junction with Room 3 (right)	S	41
DSC_5837-5841	Room 3 north wall	SW	42
DSC_5842-5846	Room 2 north wall blocked door	S	43
DSC_5847-5859	Room 1 north wall	SSE	44
DSC_5860-5865	Room 1 north wall with rubble built later extension (left)	S	54
DSC_5866-5876	Room 1 north wall	S	54
DSC_5877-5881	Room 2 north wall and drainage trench	W	56
DSC_5882-5887	Room 2 north wall and drainage trench	WSW	44
DSC_5888-5893	Room 2 north wall blocked door	SW	57
DSC_5894-5899	Room 2 north wall blocked door	S	45
DSC_5900-5906	Room 3 north wall	WSW	45
DSC_5907-5916	Mill lade north of Room 3	W	46
DSC_5917-5921	Room 2 north wall (left) and Room 3 north wall (right)	WSW	54
DSC_5922-5927	Room 2 north wall (left) and Room 3 north wall (right)	WSW	42
DSC_5928-5932	Room 3 with farmhouse (not included in this application; background)	WNW	22
DSC_5933-5935	Room 3 interior south wall	S	48
DSC_5936-5941	Room 3 interior west wall south end	W	48
DSC_5942-5944	Room 3 interior west wall centre	W	49
DSC_5945-5947	Room 3 interior west wall south end	SW	49
DSC_5948-5950	Room 3 interior west wall north end	NW	49
DSC_5951-5954	Room 3 interior west wall central area showing blocked aperture for mill mechanism	NW	50
DSC_5955-5959	Room 3 interior west wall central area showing blocked aperture for mill mechanism	W	50
DSC_5960-5964	Room 3 interior west wall north end	W	51
DSC_5965-5967	Room 3 interior north wall	N	51
DSC_5968-5970	Room 3 interior east wall north end	E	52
DSC_5971-5973	Room 3 interior east wall north end	NE	49
DSC_5974-5977	Room 3 interior east wall north end	NE	48
DSC_5978-5981	Room 3 interior east wall centre with blocked window	E	49
DSC_5982-5984	Room 3 interior east wall north end door with blocked window	E	53

	above		
DSC_5985-5990	Room 3 interior east wall centre with blocked window	W	20
DSCF2139	Panorama Room 1	W	1
DSCF2140	Panorama Room 1 (right) with bothy (left)	W	7
DSCF2141	Room 3, Room 2, Room 1 (l-r)	N	23
DSCF2142	Room 3, Room 2, Room 1 (l-r)	N	23
DSCF2143	Room 3, Room 2, Room 1 (l-r)	N	23
DSCF2144	Panorama Room 3 west wall	E	30
DSCF2145	Panorama Room 3 west wall	E	30
DSCF2146	Panorama Room 3 north wall	S	35
DSCF2147	Panorama Room 1, Room 2, Room 3 (l-r)	S	43
DSCF2148	Panorama Room 1, Room 2, Room 3 (l-r)	S	54
DSCF2149	Panorama Room 1 north wall (left) Room 2 (right)	SW	54
DSCF2150	Panorama Room 1 north wall (left) Room 2 (right)	SW	54
DSCF2151	Panorama north aspect	SW	54
DSCF2152	Panorama north aspect	SW	54
DSCF2153	Panorama north aspect	SW	54
DSCF2154	Panorama north aspect	SW	54



Illus 14 Camera points used in this standing building survey



DSC_5533



DSC_5534



DSC_5544



DSC_5545



DSC_5546



DSC_5547



DSC_5556



DSC_5557



DSC_5567



DSC_5568



DSC_5574



DSC_5587



DSC_5598



DSC_5603



DSC_5604



DSC_5605



DSC_5606



DSC_5612



DSC_5613



DSC_5622



DSC_5623



DSC_5632



DSC_5633



DSC_5638



DSC_5646



DSC_5647



DSC_5651



DSC_5656



DSC_5657



DSC_5663



DSC_5664



DSC_5673



DSC_5674



DSC_5689



DSC_5690



DSC_5700



DSC_5706



DSC_5707



DSC_5713



DSC_5723



DSC_5724



DSC_5733



DSC_5734



DSC_5743



DSC_5744



DSC_5753



DSC_5754



DSC_5763



DSC_5764



DSC_5773



DSC_5774



DSC_5784



DSC_5785



DSC_5794



DSC_5795



DSC_5805



DSC_5806



DSC_5816



DSC_5817



DSC_5826



DSC_5827



DSC_5836



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DSC_5847



DSC_5865



DSC_5866



DSC_5881



DSC_5882



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DSCF2148



DSCF2149



DSCF2150



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