

**Standing Building Survey  
Achath Farm steading, garage and bothy  
Castle Fraser, Kemnay, AB51 7LJ**



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# Standing Building Survey

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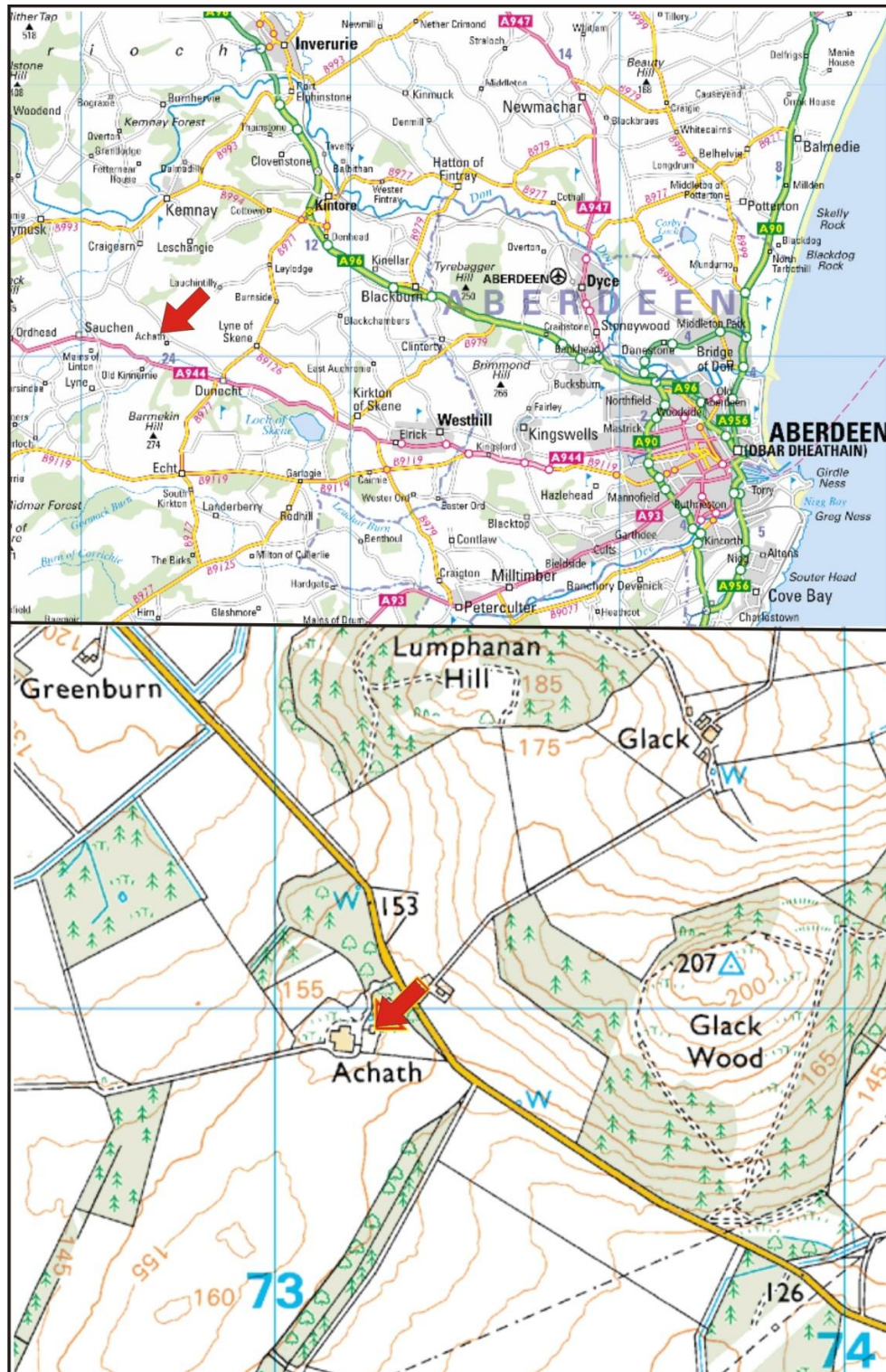
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## SUMMARY

A Level 2 standing building survey was carried out on a steading as there is a planning application for conversion (Aberdeenshire Council planning application 2013/2674). This report also includes photographic surveys of the garage and bothy (2013/1751 and 1753). It is recommended that no further archaeological work is required at this site during the current development.

# 1 INTRODUCTION

The site is in Cluny parish, the NGR for the farm is NJ73174 10960 and it lies at 155-160m OD. The work was commissioned by Kenny Stuart, E H New Forest Ltd, Brathens ECO Business Park, Hill of Brathens, Banchory, AB31 4BW and is in response to Aberdeenshire Council planning application 2013/2674 for conversion of steadings to form dwellinghouses. There is a requirement for a Level 2 standing building survey. This report also includes photographic surveys of the garage and bothy (2013/1751 and 1753).



Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2013).

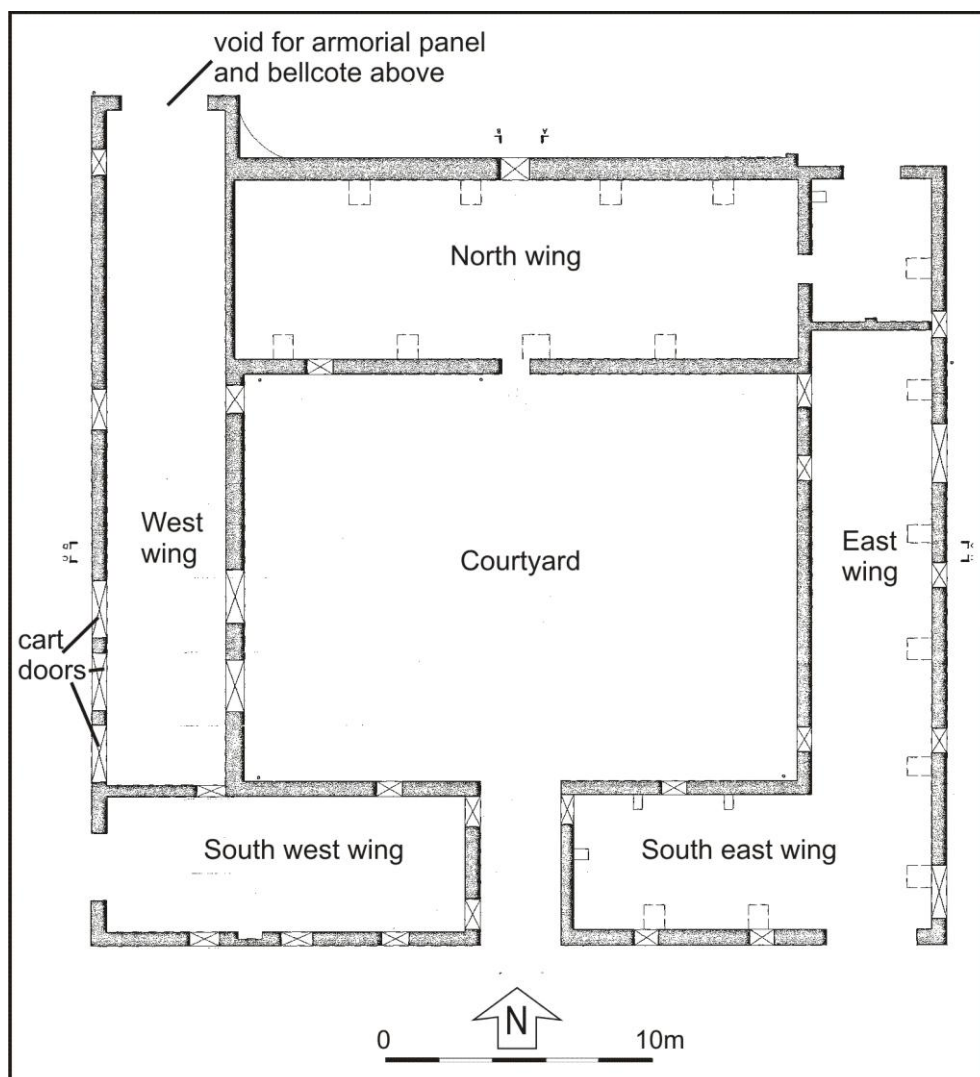
Roy's map of 1747-55 (Illus 15) shows 'Adhatt' as a small group of buildings, presumably Achath but this site is not named on any earlier maps (Gordon, Blaeu). The buildings appear in their current form on the First and Second Edition OS maps (Illus 12-13).

## 2 THE STANDING BUILDING SURVEY

The standing building survey took place on 31 October 2013; the weather was intermittently sunny, cold and cloudy. Achath farmhouse dates to c1800 (NJ71SW 30; Shepherd 2006, 151-2) and is listed B. The steading is probably contemporary with the house and the garage and bothy appear to be slightly later, probably mid-19th century. Achath was part of the Castle Fraser Estate. The elaborate stables at Castle Fraser date to 1795; they are constructed of similar materials to Achath but with circular angle-towers (ibid, 152).

### 2.1 BUILDING 1

Building 1 is a C-shaped steading with a central courtyard (Illus 2). The buildings are constructed of large blocks of grey and pink granite with cherry cocking and are 30m N-S and 33m E-W. The complex has an east, north and west wing and a narrow entrance 3m wide in the south wing to access the courtyard and this was built in one phase.



Illus 2 Plan of Building 1 showing all blocked doors and windows and new apertures (copyright EH New Forest)

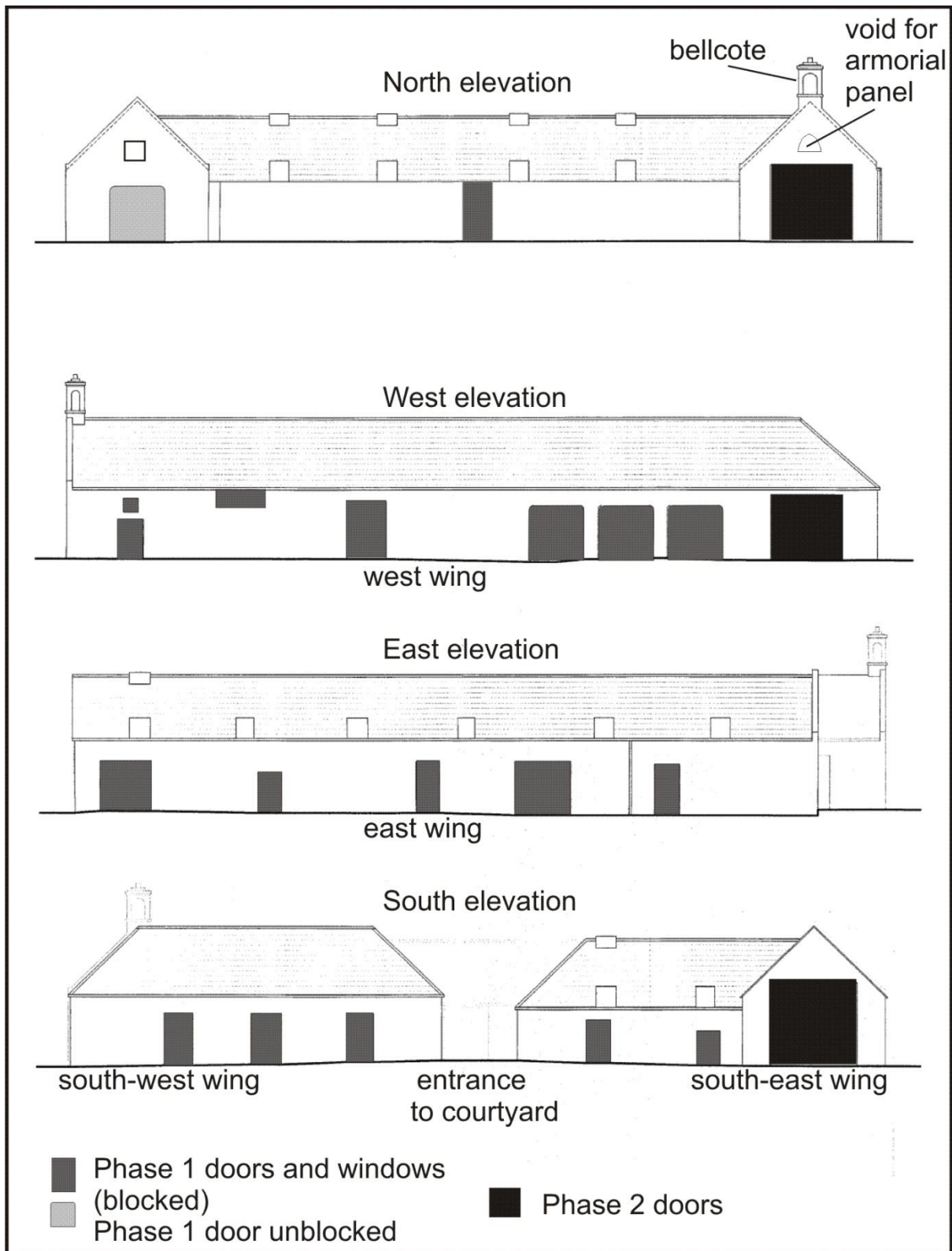


Illus 3 Building 1 west wing (right) showing bell-cote and void for armorial panel; facing SE



Illus 4 Building 1 west wing bellcote and void for armorial panel; facing south

Above the north gable of the west wing are a bellcote and a void which would have held an armorial panel (Illus 3, 4). The bellcote is constructed of sandstone and was probably for a single bell. The void for the armorial panel is a pointed arch; the panel was probably made of marble or sandstone and may have been removed when the owners moved or sold the property.



Illus 5 Elevations of Building 2 (copyright EH New Forest)

Building 1 was converted for use as a piggery and as a result there are no internal fittings or architectural details visible. A series of original doors and windows have been blocked and new apertures created including large doors in the SE wing (Illus 5). A separate building (seen on the Second Edition OS map; Illus 12) was recently removed from the exterior of the north wall and evidence of this can be seen on this wall (Illus 3).



Illus 6 South elevation showing entrance into courtyard; facing north



Illus 7 North gable of east wing showing original cart door with granite arched top



Illus 8 Cart doors on the west elevation; facing east



Illus 9 North end of west elevation showing repairs to wall following removal of horse mill; facing east

The First and Second Ordnance Survey maps (Illus 12, 13) show a horse mill attached to the west side of the west wing adjacent to the bell-cote. This building does not survive but there is evidence on the wall that repairs have taken place, probably after the removal of this mill (Illus 9). The mill was probably used for threshing.

The south half of the west wing has three cart doors (now blocked; Illus 8) which are of the same construction as the cart door at the north end of the east wing (Illus 7); the arches of these door are constructed from dressed granite blocks forming a flat-topped arch.

## **2.2 BUILDING 2**

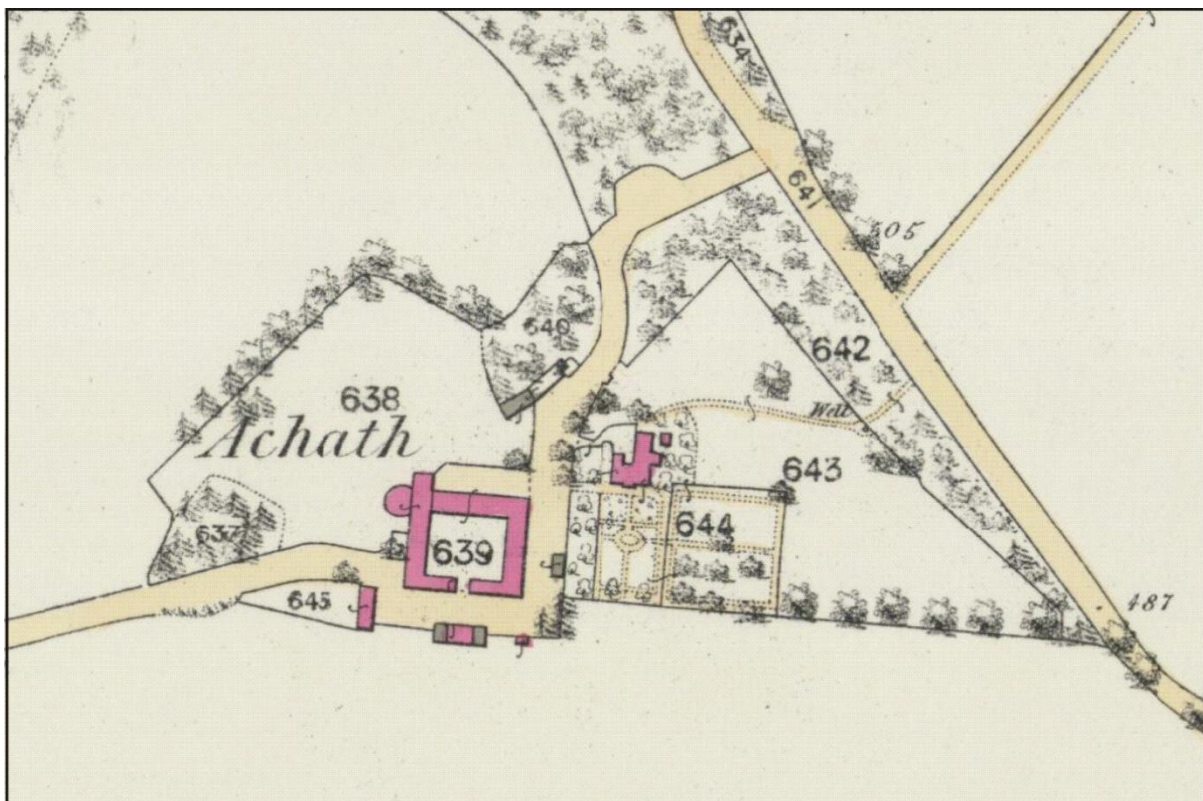


Illus 10 Building 2 used latterly as a garage; facing NNE

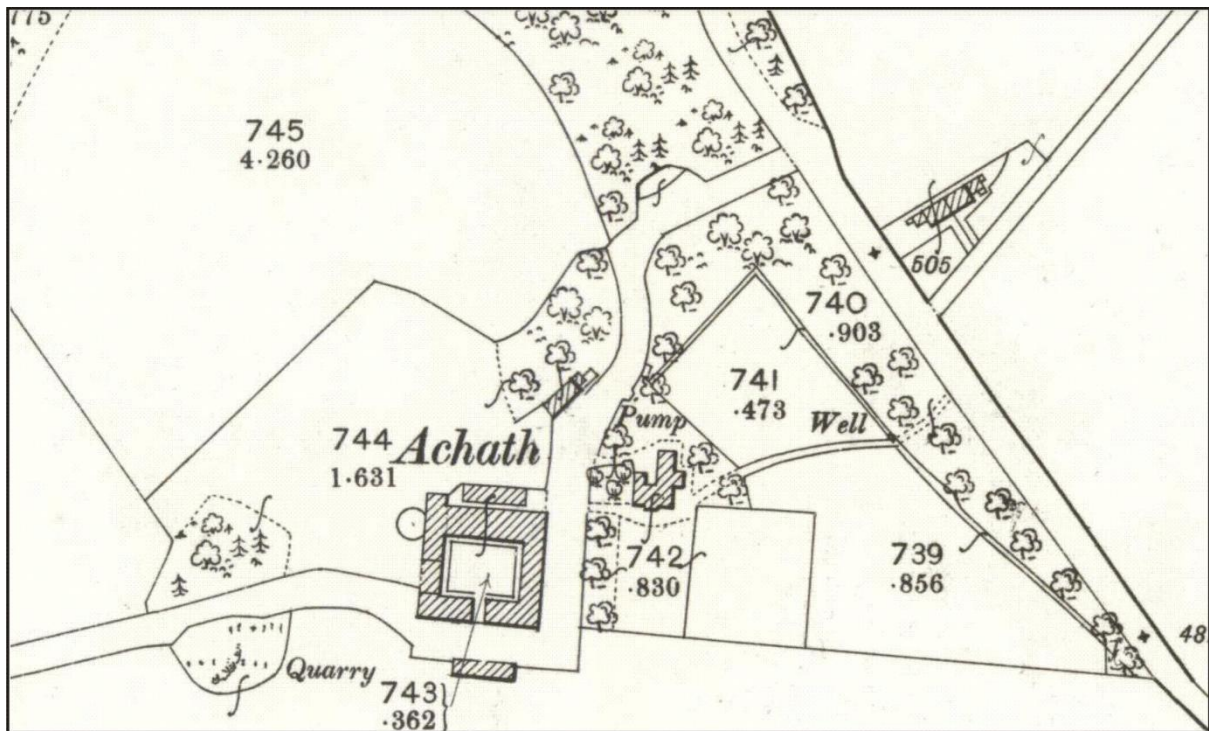
## **2.3 BUILDING 3**



Illus 11 Building 3 facing SW



Illus 12 First Edition Ordnance Survey (*copyright National Library of Scotland*) Aberdeen Sheet LXIV.14 (Cluny) Survey date: 1864 Publication date: 1869



Illus 13 Second Edition Ordnance Survey (copyright National Library of Scotland) Aberdeenshire, Sheet 064.14 Publication date: 1900 Revised: ca. 1899

### 3 REFERENCES

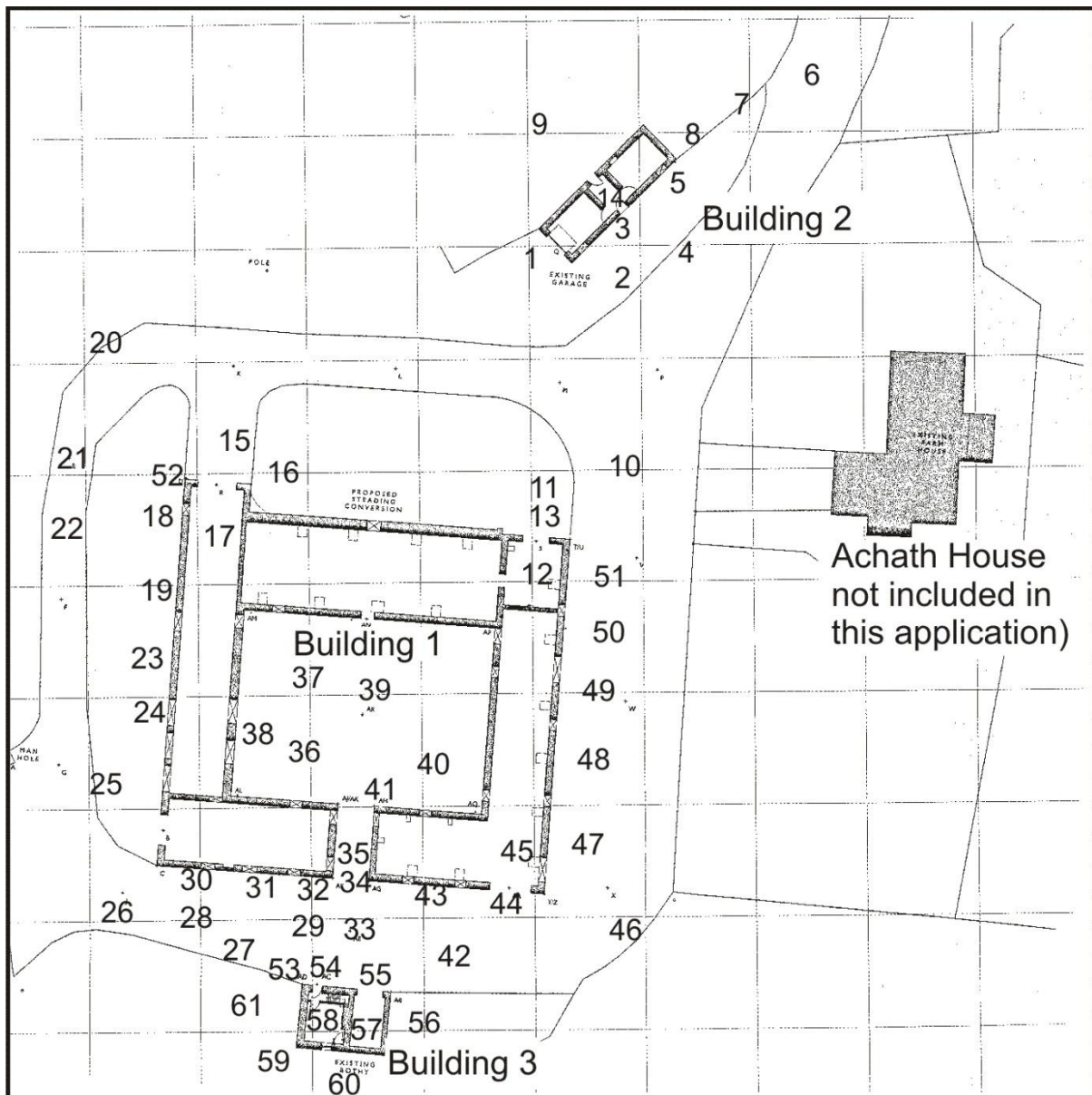
Shepherd, IAS 2006 'Aberdeenshire: Donside and Strathbogie - An Illustrated Architectural Guide', 151-2,

### 4 ACKNOWLEDGEMENTS

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## APPENDIX 1 PHOTOGRAPHS



Illus 14 Camera points used in this standing building survey

Photo no	Description	Facing	Camera point
DSC_7769-7774	Building 2: garage SW facade with inserted garage door	NE	1
DSC_7775-7780	Building 2: garage SE facade with original doors and windows	N	2
DSC_7781-7786	Building 2: garage blocked door	NW	3
DSC_7787-7792	Building 2: garage SE facade with original doors and windows	NW	4
DSC_7793-7798	Building 2: garage blocked door	NW	5
DSC_7799-7804	Building 2: garage and Building 1 behind	SW	6
DSC_7805-7810	Building 2: garage	SW	7
DSC_7811-7817	Building 2: garage NE wall	SW	8

DSC_7818-7823	Building 2: garage NW back wall showing overgrown vegetation	SE	9
DSC_7824-7829	Building 1: main steading north facade	SW	10
DSC_7830-7835	Building 1: main steading north gable east wing with cart door and original window above	S	11
DSC_7836-7846	Building 1: main steading north gable east wing cart door	S	11
DSC_7847-7853	Building 1: main steading interiors all converted for piggery		12
DSC_7854-7860	Building 1: main steading north gable east wing cart door original door fittings	SW	13
DSC_7861-7866	Building 1: main steading north facade - there was a modern building attached to this facade which was recently demolished	SSW	11
DSC_7867-7878	Building 2: garage interiors		14
DSC_7879-7897	Building 1: main steading west wing north gable with bell-cote and void for armorial panel	S	15
DSC_7898-7909	Building 1: main steading west wing north gable with bell-cote and void for armorial panel	SW	16
DSC_7910-7914	Building 1: main steading (right) with house (not included in this survey, left)	E	16
DSC_7915-7919	Building 1: main steading west wing north gable with bell-cote and void for armorial panel	S	15
DSC_7920-7921	Building 1: main steading west wing interiors converted for piggery	S	17
DSC_7922-7933	Building 1: main steading west wing north end bell-cote	E	18
DSC_7934-7942	Building 1: main steading west wing north end bell-cote	NE	18
DSC_7943-7954	Building 1: main steading west wing north end bell-cote	E	18
DSC_7955-7960	Building 1: main steading west wing west wall showing possible scar from horse mill	E	19
DSC_7961-7966	Building 1: main steading	SE	20
DSC_7967-7972	Building 1: main steading west wing	ESE	21
DSC_7973-7978	Building 1: main steading west wing west wall showing possible scar from horse mill	E	22
DSC_7979-7984	Building 1: main steading west wing west wall showing possible scar from horse mill	E	23
DSC_7985-7991	Building 1: main steading northern cart door	E	24
DSC_7992-8004	Building 1: main steading west wing cart doors	E	25
DSC_8005-8016	Building 1: main steading west wing	NE	26
DSC_8017-8022	Building 1: main steading west wing cart doors	E	25
DSC_8023-8028	Building 1: main steading west wing	NE	26
DSC_8029-8034	Building 1: main steading west wing (left) and Building 3 (right)	E	26
DSC_8035-8040	Building 1: main steading SW wing	N	27
DSC_8041-8046	Building 1: main steading SW wing south wall blocked door and windows	N	28
DSC_8047-8052	Building 1: main steading SW wing south wall blocked door and windows	N	29
DSC_8053-8058	Building 1: main steading SW wing south wall blocked window	N	30

DSC_8059-8063	Building 1: main steading SW wing south wall blocked door	N	31
DSC_8064-8069	Building 1: main steading SW wing south wall blocked window	N	32
DSC_8070-8074	Building 1: main steading entrance to courtyard	N	33
DSC_8075-8080	Building 1: main steading SW wing rounded corner into courtyard	NW	34
DSC_8081-8086	Building 1: main steading SW wing blocked door	W	35
DSC_8087-8091	Building 1: main steading SW wing north wall in courtyard	S	36
DSC_8092-8097	Building 1: main steading west wing east wall in courtyard	W	37
DSC_8098-8103	Building 1: main steading west wing east wall in courtyard detail of blocked doors	W	38
DSC_8104-8110	Building 1: main steading north wing south wall in courtyard	N	39
DSC_8111-8116	Building 1: main steading east wing west wall in courtyard	E	39
DSC_8117-8122	Building 1: main steading south east wing north wall in courtyard	S	40
DSC_8123-8126	Building 1: main steading exit from courtyard	S	41
DSC_8127-8138	Building 1: main steading south east wing	SE	41
DSC_8139-8143	Building 1: main steading SE wing south facade	N	42
DSC_8144-8148	Building 1: main steading SE wing south facade	N	43
DSC_8149-8153	Building 1: main steading SE wing south facade	N	44
DSC_8154-8155	Building 1: main steading SE wing interior converted to piggery	N/W	45
DSC_8156-8160	Building 1: main steading SE wing	NW	46
DSC_8161-8165	Building 1: main steading east wing east wall	W	47
DSC_8166-8172	Building 1: main steading east wing east wall	W	48
DSC_8173-8179	Building 1: main steading east wing east wall	W	49
DSC_8180-8186	Building 1: main steading east wing east wall	W	50
DSC_8187-8192	Building 1: main steading east wing east wall	W	51
DSC_8195-8200	Building 1: main steading east wing	SW	10
DSC_8201-8206	Building 1: main steading west wing	SE	20
DSC_8207-8212	Building 1: main steading west wing bell-cote on north wall	ESE	52
DSC_8213-8217	Building 3	SE	53
DSC_8218-8229	Building 3 north facade	S	33
DSC_8230-8235	Building 3 north facade door	S	54
DSC_8236-8241	Building 3 north facade cart door	S	55
DSC_8242-8247	Building 3	SW	42
DSC_8248-8253	Building 3	W	56
DSC_8254-8256	Building 3 east room interior	S	57
DSC_8259	Building 3 east room interior	SE	57
DSC_8260-62	Building 3 west room interior converted and panelled	S/SE	58
DSC_8263-8267	Building 3	NE	59
DSC_8268-8272	Building 3	N	60
DSC_8273-8277	Building 3	E	61
DSC_8278-8289	Building 1 west wing north wall bell-cote	NE	18
DSC_8290-8295	Building 1 west wing west wall and bell-cote	E	18

DSC_8296-8310	Building 1 west wing west wall showing scars where horse mill may have been attached	E	19
DSC_8311-8315	Building 1 west wing west wall showing scars where horse mill may have been attached	E	18
DSC_8316-8320	Building 1 bell-cote	E	52
DSC_8321-8322	Building 1 bell-cote	S	15
DSC_8323-8328	Building 1 bell-cote	WSW	16



DSC\_7769



DSC\_7780



DSC\_7781



DSC\_7792



DSC\_7793



DSC\_7804



DSC\_7805



DSC\_7817



DSC\_7818



DSC\_7829



DSC\_7830



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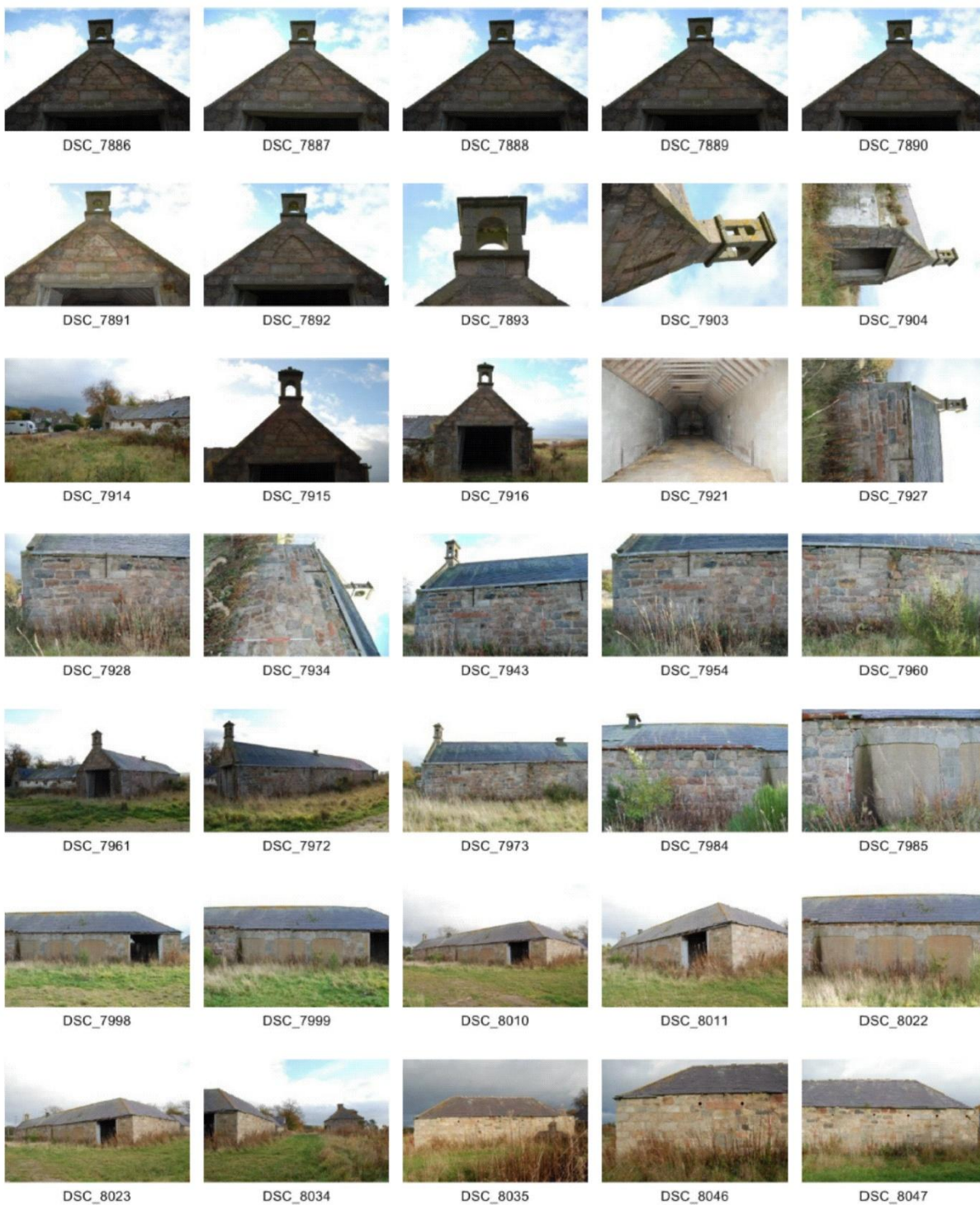
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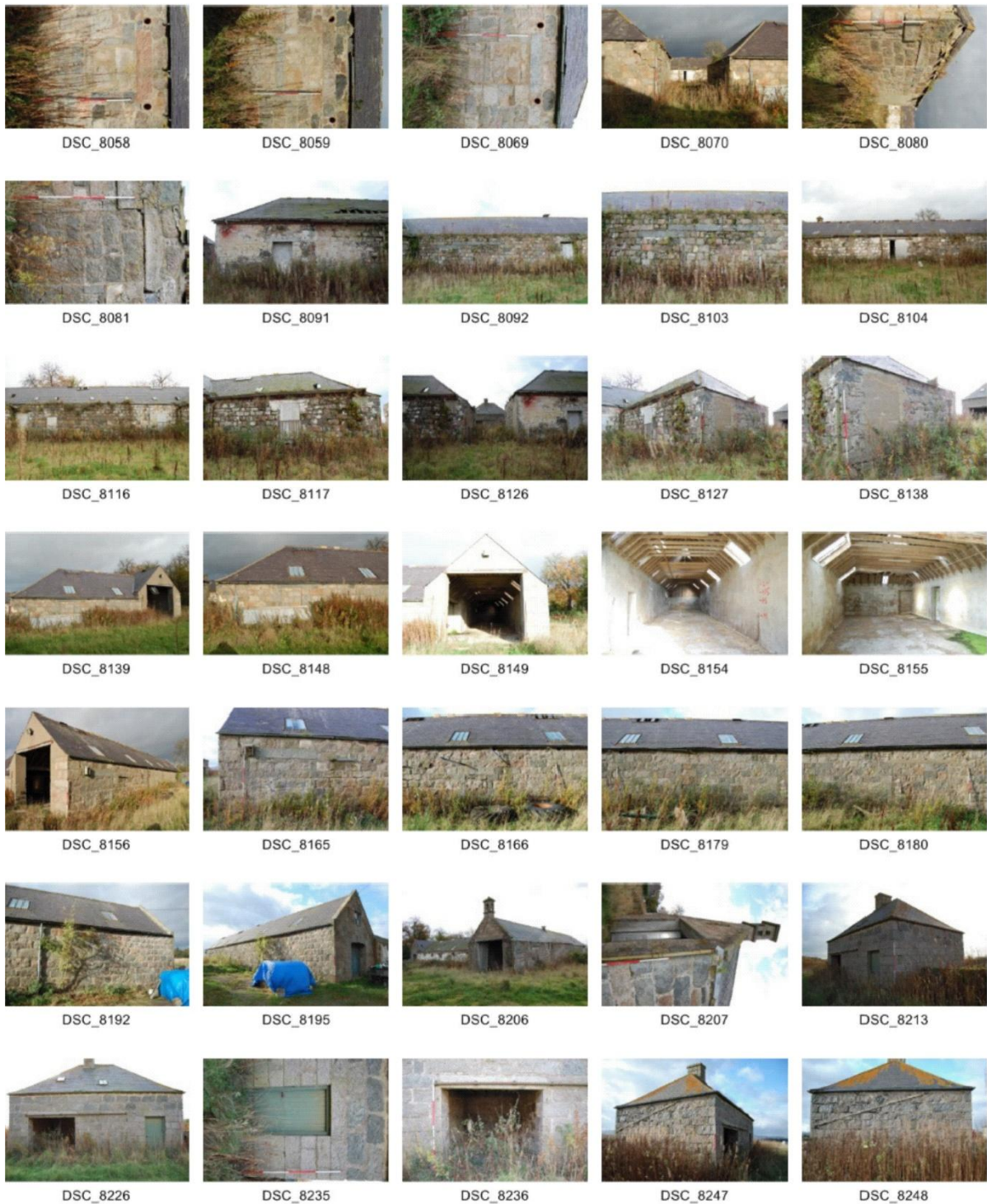


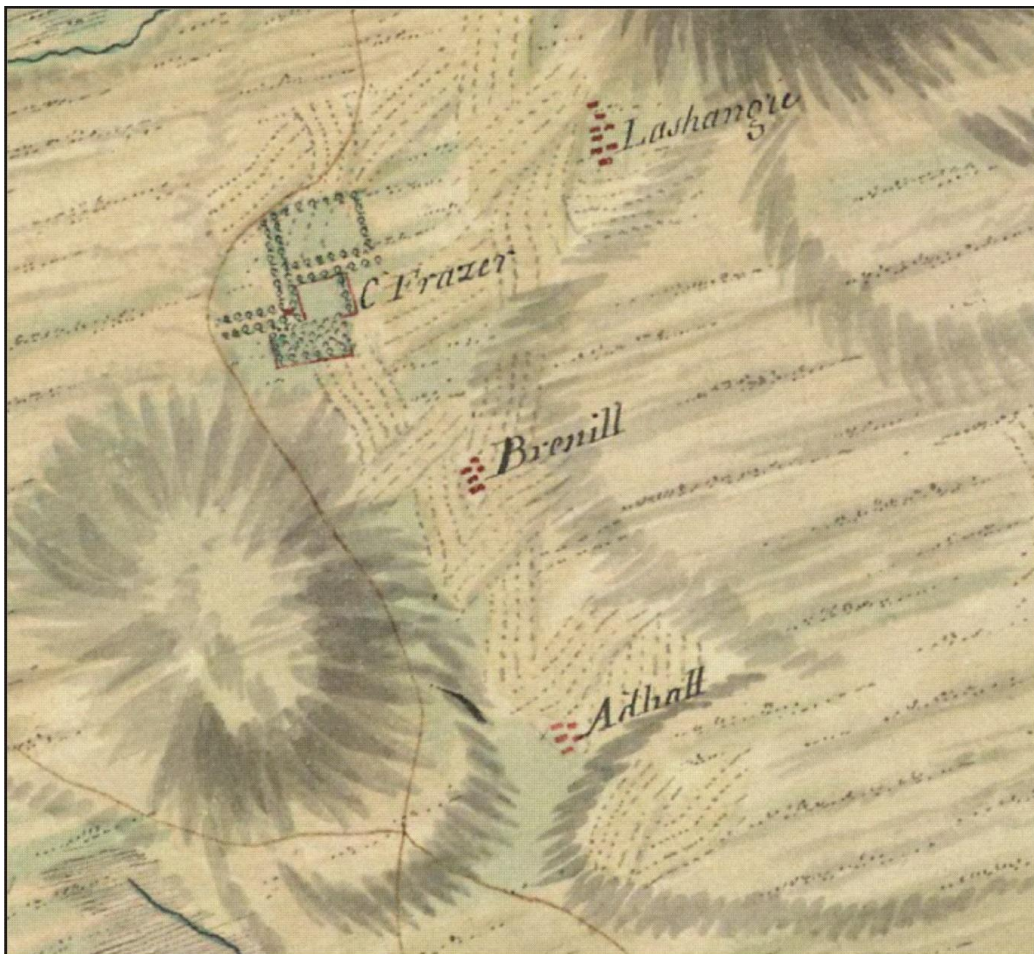
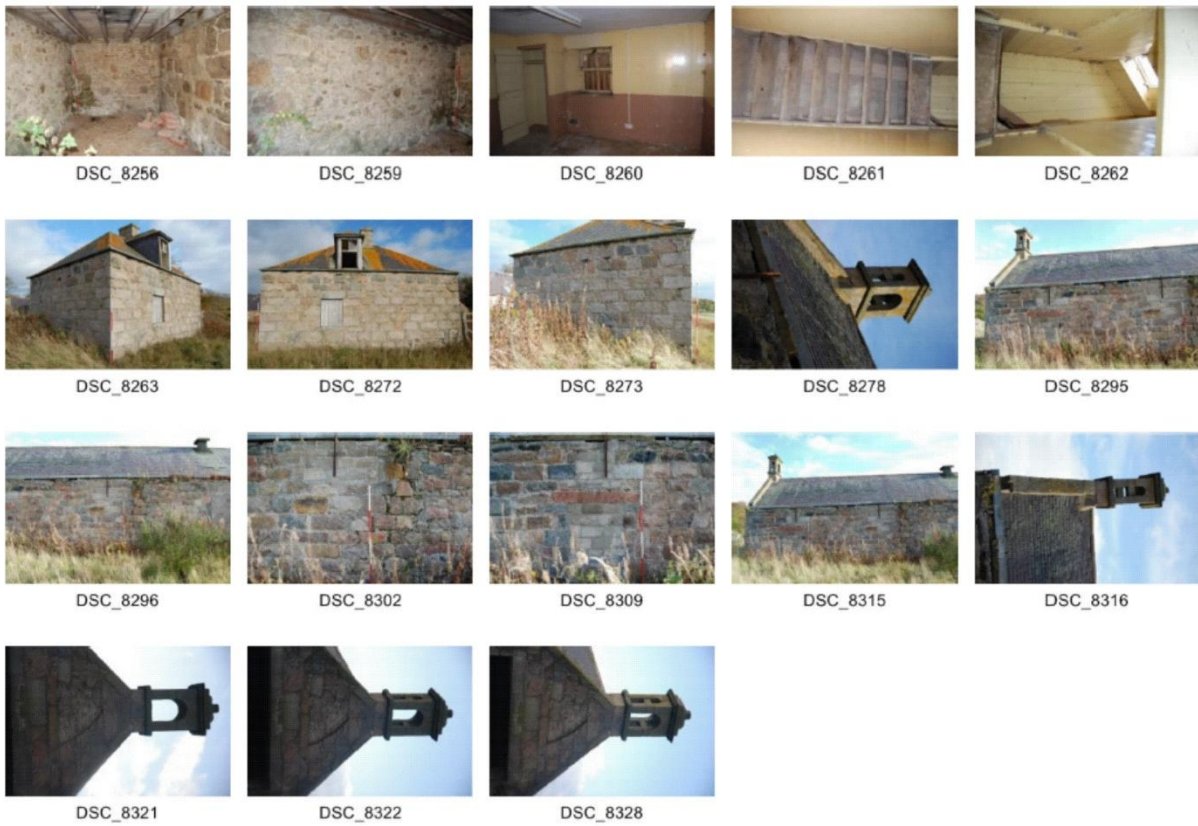
DSC\_7878



DSC\_7885







Illus 15 Roy 1747-55 showing 'Castle Fraser', Brenill (now Braeneil) and 'Adhatt' presumably now Achath (*copyright National Library of Scotland*).