

**Pittrichie Mansion House, Oldmeldrum,  
Inverurie, AB51 0QT**



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## CONTENTS

|   |                                    |    |
|---|------------------------------------|----|
| 1 | INTRODUCTION.....                  | 3  |
| 2 | BACKGROUND .....                   | 4  |
| 3 | THE STANDING BUILDING SURVEY ..... | 4  |
|   | BUILDING 1 .....                   | 4  |
|   | BUILDING 2 .....                   | 13 |
|   | BUILDING 3 .....                   | 13 |
| 4 | ACKNOWLEDGEMENTS.....              | 14 |
| 5 | REFERENCES.....                    | 14 |
|   | APPENDIX 1 PHOTOGRAPHS .....       | 15 |
|   | APPENDIX 2 MAPS.....               | 21 |

## ILLUSTRATIONS

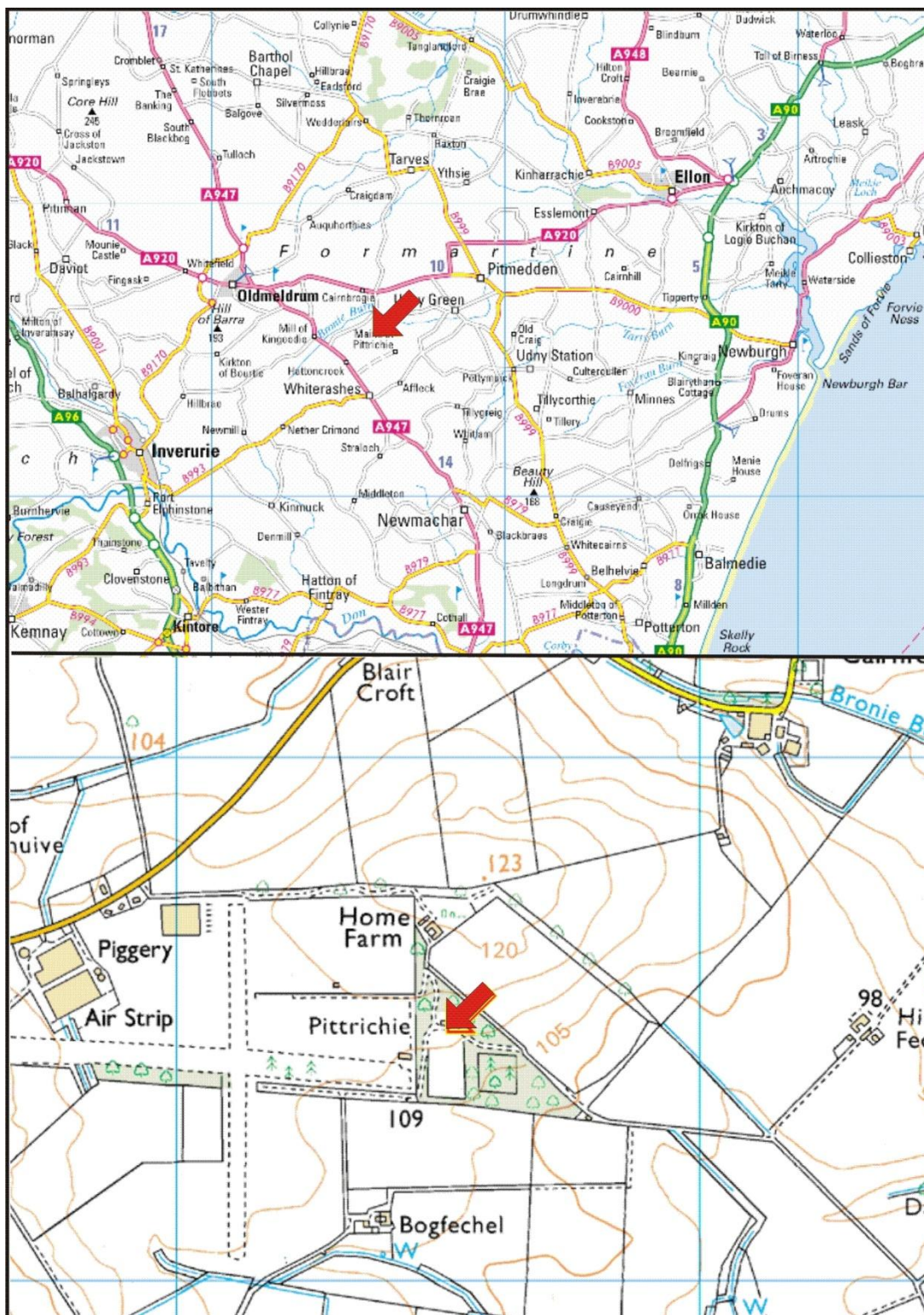
|          |   |    |
|----------|---|----|
| Illus 1  | Location plan. ....   | 3  |
| Illus 2  | First Edition Ordnance Survey map (surveyed 1867).....                              | 4  |
| Illus 3  | Plan of four floors of house .....  | 5  |
| Illus 4  | Elevations of House (Building 1) .....  | 6  |
| Illus 5  | Frontage of house from NW showing recessed central bay. ....                        | 7  |
| Illus 6  | Front south facing facade with front door (bottom centre) .....                     | 7  |
| Illus 7  | House (Building 1) west gable (left); east gable (right) .....                      | 8  |
| Illus 8  | House (Building 1) interior of north wall showing stairs .....                      | 8  |
| Illus 9  | Stairs to lower ground floor basement; facing NW. ....                              | 9  |
| Illus 10 | Granite threshold inside the back door which led into the stairwell .....           | 10 |
| Illus 11 | Lower ground floor window in centre of south wall under main front door .....       | 10 |
| Illus 12 | Extension to exterior of north wall with rear back door and scars .....             | 11 |
| Illus 13 | Fireplace in basement lower ground level on interior of east wall; facing east..... | 11 |
| Illus 14 | Phase plans showing house on First Edition OS (left; 1867) .....                    | 12 |
| Illus 15 | Interior of west gable showing one fireplace on ground floor.....                   | 12 |
| Illus 16 | Building 2 facing E .....   | 13 |
| Illus 17 | Building 3 facing NE.....   | 13 |
| Illus 18 | Plan showing camera points used in this survey .....                                | 15 |

## SUMMARY

A level 1 survey was carried out on this 19th-century house. It is recommended that no further archaeological work is required during the current development subject to agreement by Aberdeenshire Archaeology Service.

# 1 INTRODUCTION

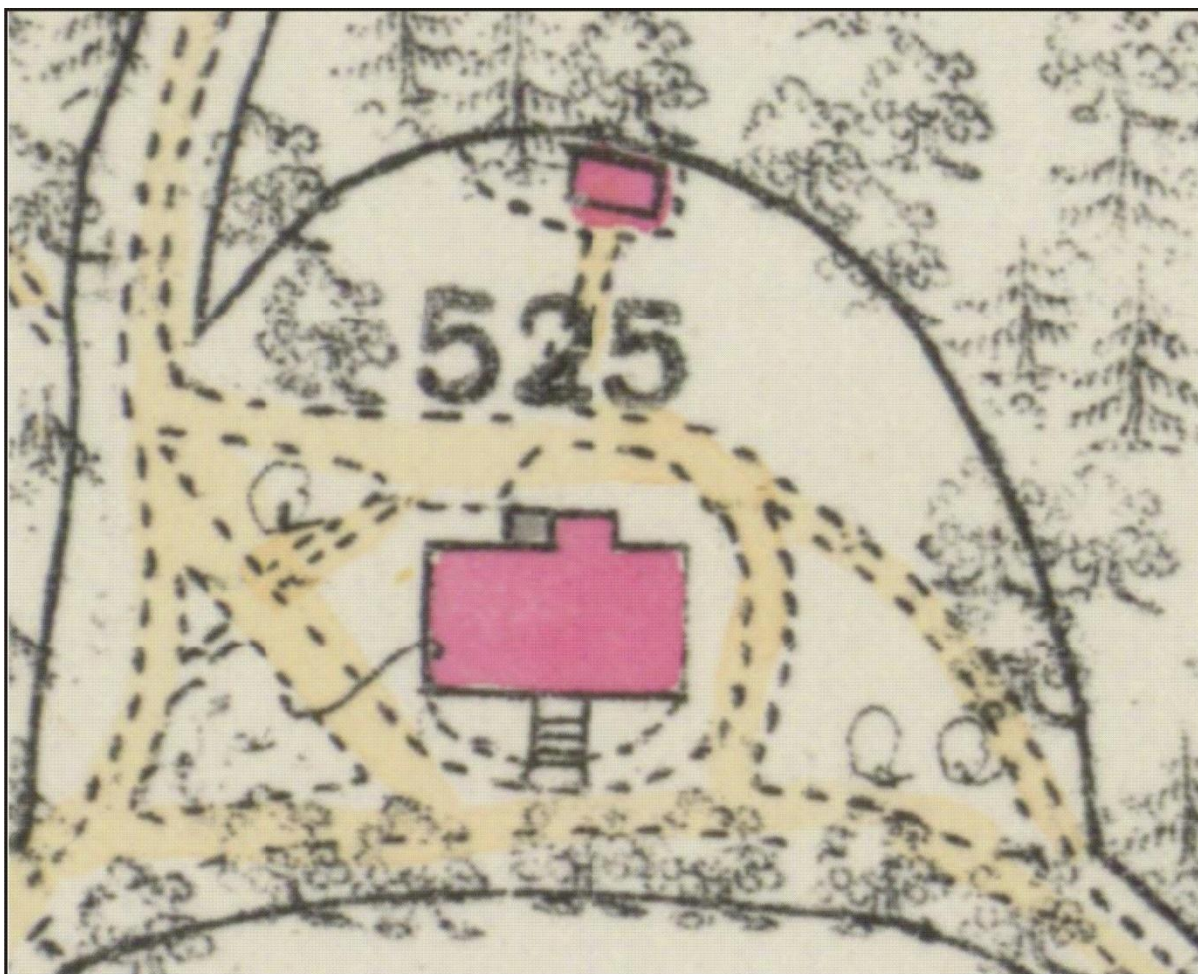
Aberdeenshire Council planning reference APP/2012/1895 for full planning permission for the reinstatement of the mansion house and erection of ancillary building was passed on 1.10.12 with an archaeology condition (condition 6) for a standing building survey of the upstanding remains. The site is at NJ85515 25470 in the parish of Udney and at 110-115m OD.



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

## 2 BACKGROUND

The current mansion Pittrichie House was built in 1818 for J W Mackenzie, a solicitor in Banff (NAS re GD36/311). Pittrichie in various forms appears on maps from the 17th century Petrechy 1632-52; Robert Gordon of Straloch; Blaeu 1654 and Roy 1747-55; all available online at the National Library of Scotland. .



Illus 2 First Edition Ordnance Survey map (surveyed 1867) showing House (in pink) showing stairs on south wall and extension adjacent to main north door and Building 2 (top) (copyright National Library of Scotland) Aberdeen Sheet XLVI.11 (with inset XLVI.7) (Udny) Survey date: 1867 Publication date: 1870.

## 3 THE STANDING BUILDING SURVEY

The survey took place on 27 November 2013; the weather was sunny and cold.

### BUILDING 1

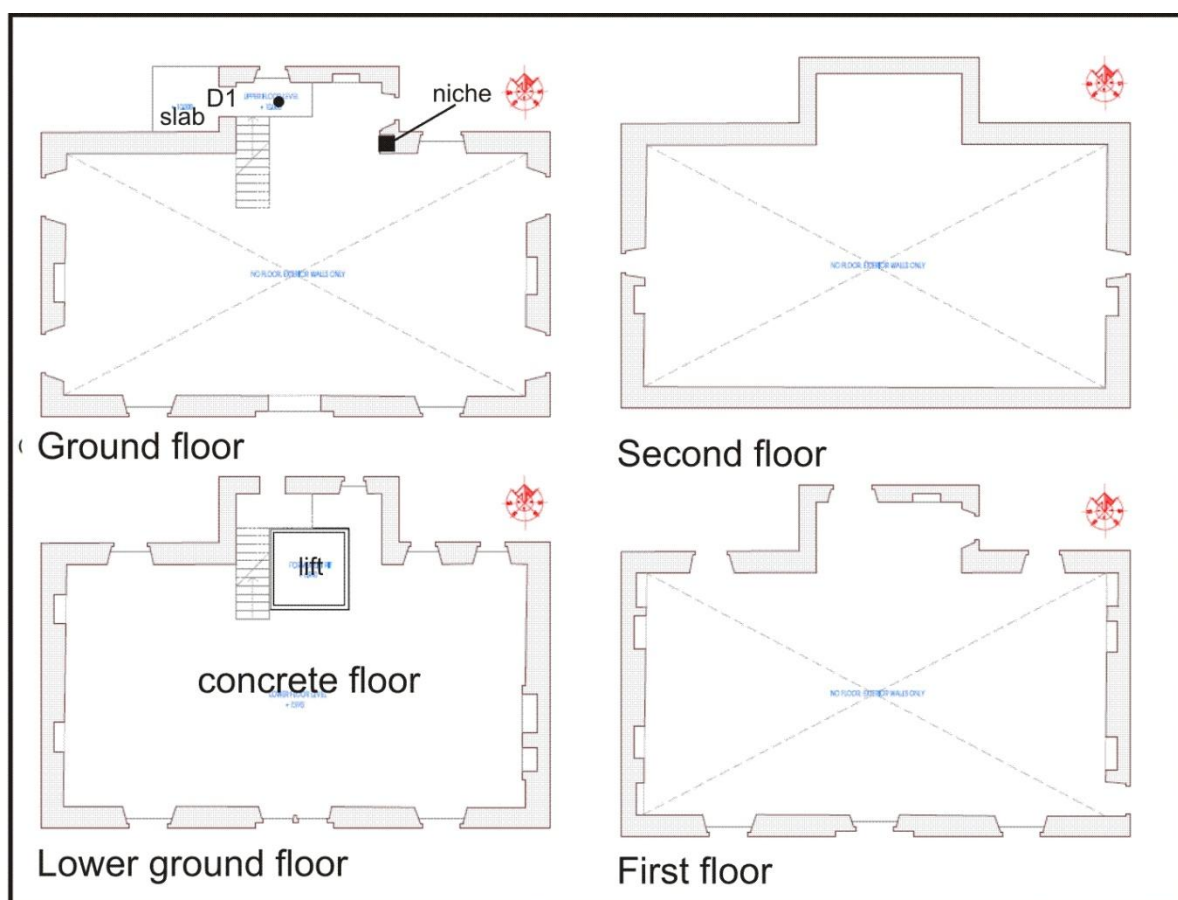
The house (Building 1) has been a shell for many years and is overgrown. It is a T-plan two storey mansion. In several places access to the exterior was hindered by undergrowth and numerous holes created by excavations for inspection of the foundations or drainage. No roof or floors survive except for the lower ground floor which was accessed via the basement

stairs, now supported by cast iron beams and concrete block foundation. A lift was inserted into the central bay of the north side of the house and the foundation pit for the lift shaft is present. The staircase to the upper floors is not present. The internal walls of the lower floor have been coated with tar waterproofing.

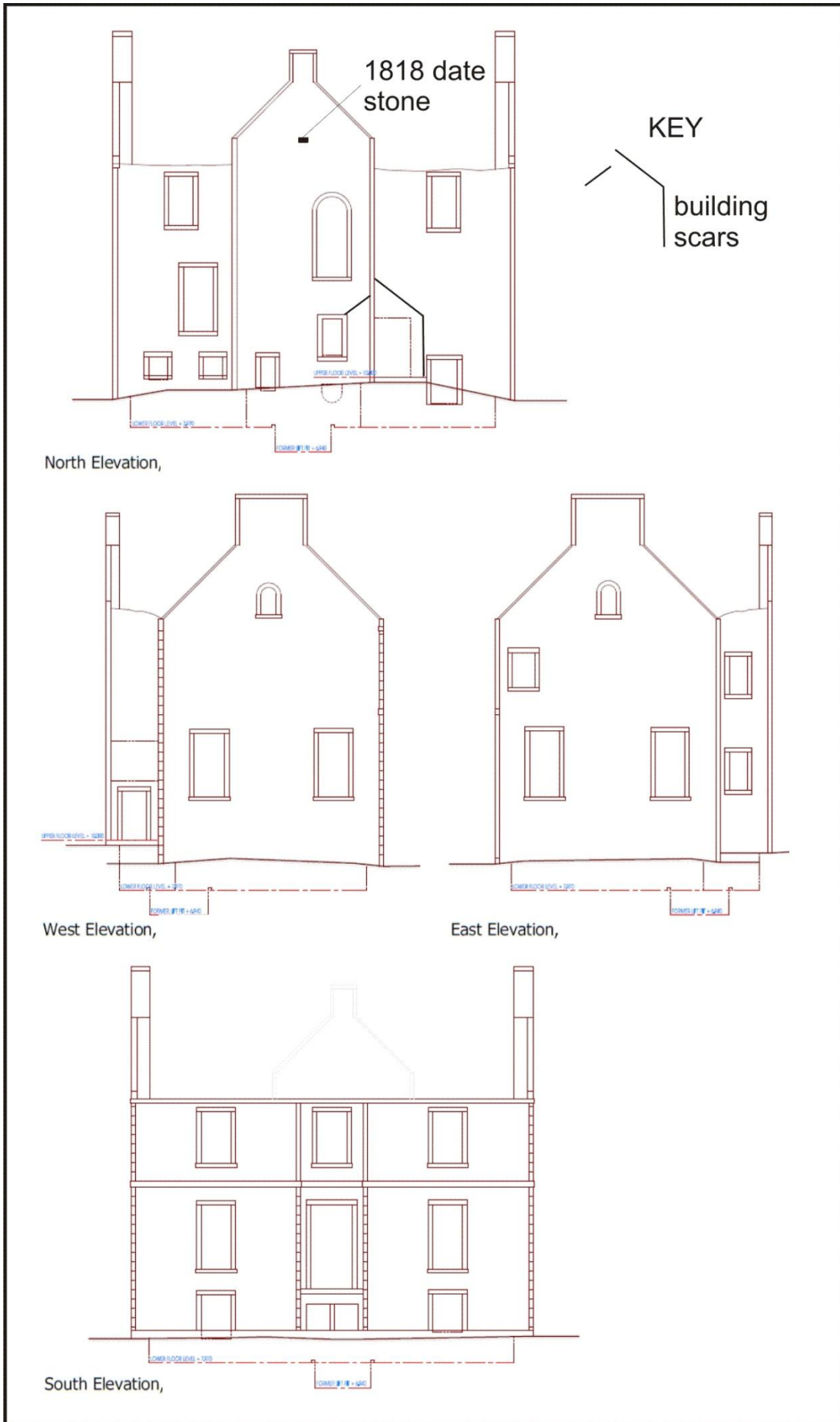
The house is 17m long (E-W) and 9.m wide. The house was built in one phase from large pink and grey trimmed granite blocks with cherry cocking; the interiors are constructed of small and medium granite fieldstones. There are patches of grey harling surviving on the exterior of the walls, particularly the gable walls (Illus 7). The windows and doors are mostly original and feature granite surrounds, lintels and sills. A central mullion is present in the front basement window under the original front door (Illus 11); this window is now obscured by undergrowth. The front door (Illus 6) is now inaccessible but there was originally a set of wide steps up to the front door which are detailed on the OS maps (Illus 2 and Appendix 2); there is now no trace of these stairs.

There is a small projecting date stone (1818) at the centre of the north wall (cover and Illus 4).

There is a small (5.8 x 1.5m) extension just off centre on the exterior of the north wall in which the original stair would have been located. The stair to the basement lower ground floor level survives but is heavily shored up by steel and concrete blocks (Illus 8, 9, 12). The stairs are 1m wide and are constructed of granite tread and risers and at the top of these stairs is a threshold inside the back door which contains a socket (Illus 10) for a pillar to support the stairs to the upper floor (which have since been removed). There are scars on the walls adjacent to the back (north door where a lean-to extension has been sited (Illus 4); this can be seen on the First Edition OS map (Illus 2) coloured grey indicating that it was of wood or iron.



Illus 3 Plan of four floors of house (copyright William Lippe Architects)



Illus 4 Elevations of House (Building 1) (copyright William Lippe Architects)



Illus 5 Frontage of house from NW showing recessed central bay with front door and upper window; lower window overgrown and visible from interior only; facing SW.



Illus 6 Front south facing facade with front door (bottom centre); the arched window in the north wall can be seen through the door aperture; facing north.



Illus 7 House (Building 1) west gable (left); east gable (right)



Illus 8 House (Building 1) interior of north wall showing stairs and interior of extension which would have housed the original stairs to the upper floors; facing north.





Illus 9 Stairs to lower ground floor basement; facing NW.

The basement/lower ground floor was lit with several lightwell windows (Illus 14); a concrete floor is still *in situ*. No internal fittings survive but there are two fireplaces in the south end of the east wall, presumably the old kitchen area. The fireplaces (Illus 13) are 1.5m high and the larger (northerly) one is 1.4m wide and the smaller adjacent fireplace is 0.75m wide. Two smaller fireplaces are visible in the wall above these features and the larger fireplace has also been relined with a brick surround and flue.

There is a central fireplace on the interior of the west and east gable walls on the ground floor indicating that there were two main reception rooms on that floor of the house; there are two fireplaces on the first floor, presumably indicating two bedrooms above each reception room and a small fireplace in the second floor attic room (Illus 15) as well as small arched windows in the upper floor gables.



Illus 10 Granite threshold inside the back door which led into the stairwell to the basement; the original stairs would also have been set in this extension; facing east



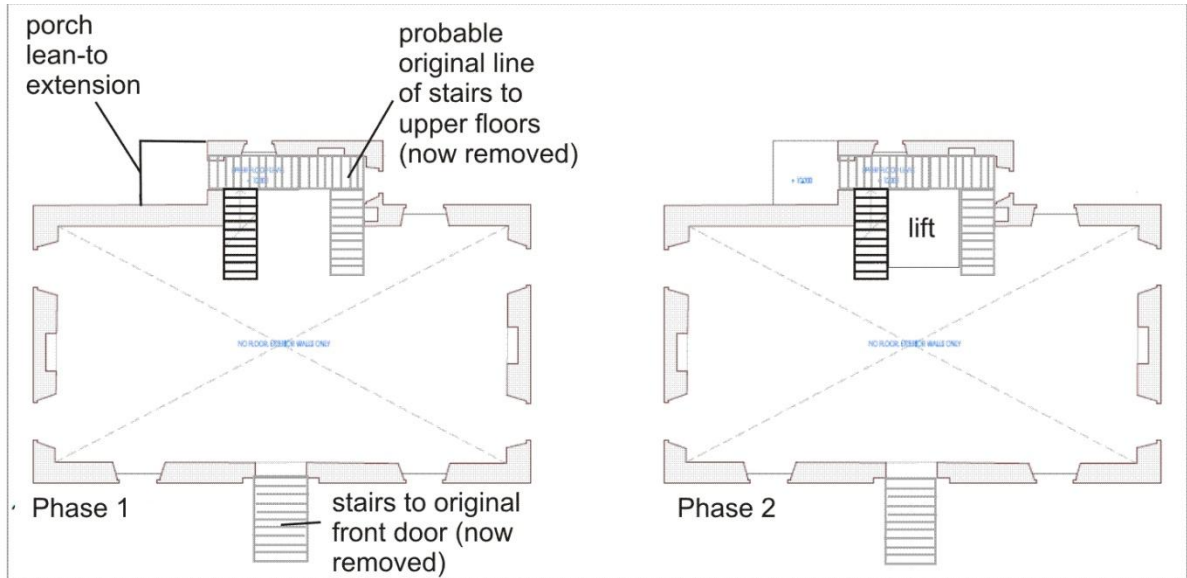
Illus 11 Lower ground floor window in centre of south wall under main front door with central mullion surviving; facing south.



Illus 12 Extension to exterior of north wall with rear back door and scars showing lean-to extension above'; facing east



Illus 13 Fireplace in basement lower ground level on interior of east wall; facing east



Illus 14 Phase plans showing house on First Edition OS (left; 1867) and later addition of lift (right) (copyright William Lippe Architects).



Illus 15 Interior of west gable showing one fireplace on ground floor, two on first floor and a small fireplace in the second floor attic room; lightwell windows can be seen at the bottom of the photo and also the tar waterproofing; facing west.

## BUILDING 2



Illus 16 Building 2 facing E

Building 2 is c 6m long, 3.2m wide and surviving to 1.8m high. It is constructed of granite fieldstones bonded with pink mortar. The building is very poorly preserved and overgrown with no access to the interior.

## BUILDING 3

Building 3 is a small brick shelter and was recorded photographically (Illus 17).



Illus 17 Building 3 facing NE.

## 4 ACKNOWLEDGEMENTS

Thanks to Claire Bonner, William Lippe Architects Ltd and Claire Herbert, Aberdeenshire Council.

## 5 REFERENCES

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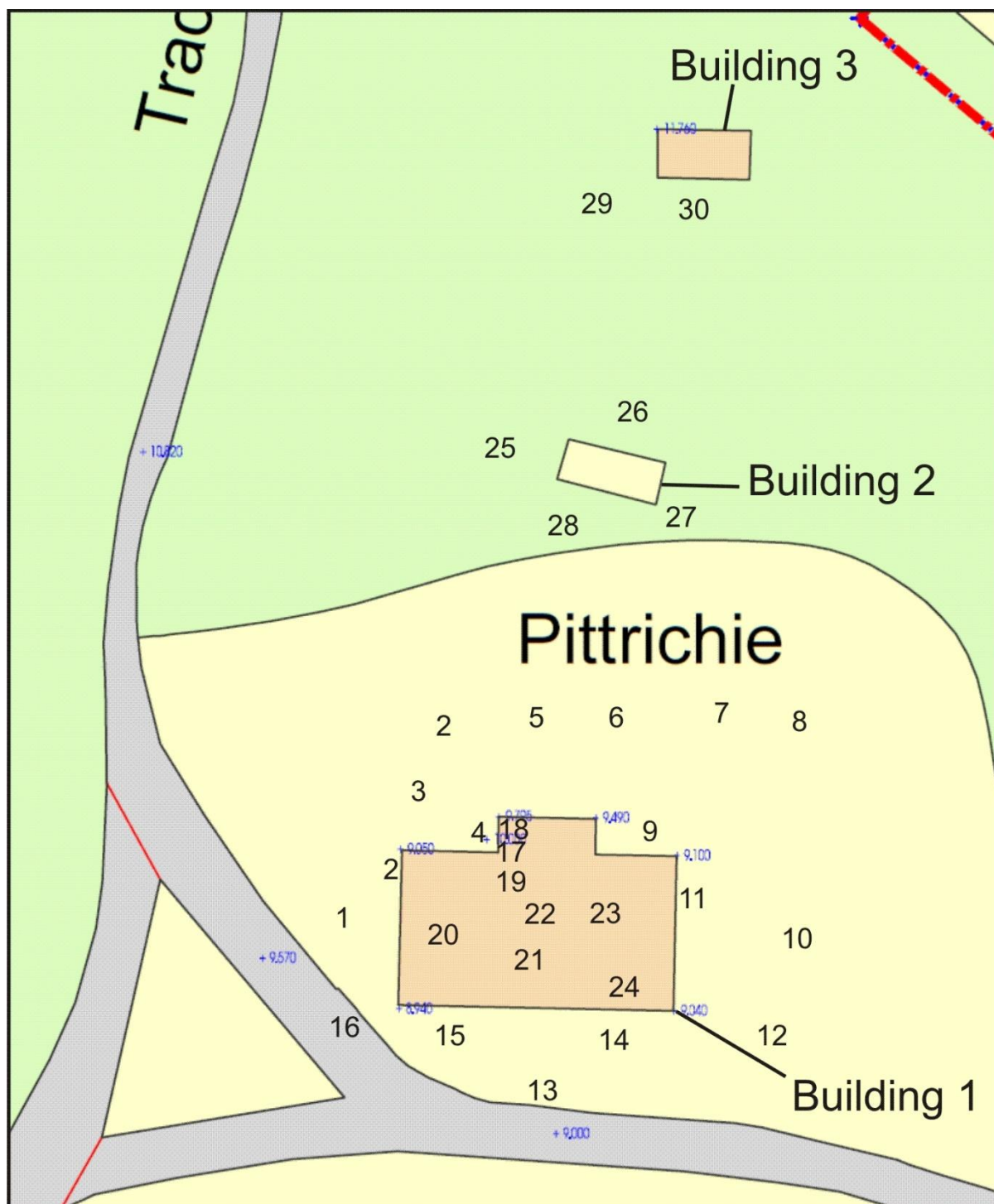
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Page(s): 206 Held at RCAHMS Quick

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## APPENDIX 1 PHOTOGRAPHS



Illus 18 Plan showing camera points used in this survey

| Photo no      | Description                           | Facing | Camera point |
|---------------|---------------------------------------|--------|--------------|
| DSC_8660-8665 | Exterior west wall                    | E      | 1            |
| DSC_8666-8670 | Exterior west wall lower windows      | E      | 1            |
| DSC_8671-8676 | Exterior west wall upper window       | E      | 1            |
| DSC_8677-8689 | Exterior west wall lower north window | E      | 2            |
| DSC_8690-8697 | Exterior north wall west section      | S      | 3            |

|               |  |     |    |
|---------------|--|-----|----|
| DSC_8698-8703 | Exterior north wall west section showing scar from extension               | S   | 3  |
| DSC_8704-8709 | Exterior north wall west section lower window into basement level          | S   | 4  |
| DSC_8710-8716 | Exterior north wall west section (right) and west wall of extension        | E   | 5  |
| DSC_8717-8724 | Extension west wall door   | E   | 6  |
| DSC_8725-8736 | Exterior north wall  | S   | 7  |
| DSC_8737-8753 | Exterior north wall (right) east wall (left)                               | SW  | 8  |
| DSC_8754-8758 | Exterior north wall central extension lower windows                        | S   | 7  |
| DSC_8759-8764 | Exterior north wall central extension upper windows                        | S   | 7  |
| DSC_8765-8774 | Exterior north wall east end lower window                                  | S   | 9  |
| DSC_8775-8782 | Exterior north wall east end   | SW  | 8  |
| DSC_8783-8788 | Exterior east gable wall   | W   | 10 |
| DSC_8789-8793 | Exterior east gable wall lower windows                                     | W   | 10 |
| DSC_8794-8798 | Exterior east gable wall upper windows                                     | W   | 10 |
| DSC_8799-8808 | Exterior east gable wall lower window north end                            | W   | 11 |
| DSC_8809      | Hole dug in centre of east gable - to look at foundations or for drainage  | SW  | 11 |
| DSC_8810-8814 | North front facade (left) and east gable (right)                           | NW  | 12 |
| DSC_8815-8819 | North front facade   | N   | 13 |
| DSC_8820-8824 | North front facade east end windows  | N   | 14 |
| DSC_8825-8829 | North front facade central windows   | N   | 13 |
| DSC_8830-8835 | North front facade upper windows   | N   | 13 |
| DSC_8836-8837 | North front facade west end lower window                                   | N   | 15 |
| DSC_8838-8842 | North front facade west end windows  | N   | 15 |
| DSC_8843-8847 | North front facade (right) and west gable (left)                           | NE  | 16 |
| DSC_8848-8852 | West gable   | E   | 1  |
| DSC_8853-8857 | Top step leading to basement level showing pillar base hole                | E   | 17 |
| DSC_8858-8862 | Interior door 1  | W   | 18 |
| DSC_8863-8868 | Interior wall east side of central bay showing window and decorative niche | E   | 18 |
| DSC_8869-8874 | Interior wall east side of central bay showing window and decorative niche | E   | 18 |
| DSC_8875-8886 | Interior east gable from top of stairs                                     | ESE | 18 |
| DSC_8887-8891 | Interior south wall from top of steps                                      | SE  | 18 |
| DSC_8892-8896 | Steps to basement level  | N   | 19 |
| DSC_8897-8902 | Interior north wall west end with stairs (right)                           | N   | 20 |
| DSC_8903-8908 | Interior north wall with stairs (centre)                                   | N   | 21 |
| DSC_8909-8913 | Interior north wall with stairs (centre)                                   | N   | 21 |
| DSC_8914-8920 | Stairs showing concrete block and steel beam support                       | NW  | 22 |
| DSC_8921-8927 | Interior north wall with stairs (centre)                                   | N   | 21 |
| DSC_8928-8933 | Interior north wall central bay lower windows                              | N   | 21 |
| DSC_8934-8939 | Interior north wall central bay upper windows                              | N   | 21 |
| DSC_8940-8945 | Interior north wall east end   | N   | 23 |
| DSC_8946-8951 | Interior east gable  | SE  | 21 |
| DSC_8952-8957 | Interior north wall  | NW  | 24 |
| DSC_8958-8963 | Interior north wall  | NNW | 24 |
| DSC_8964-8970 | Interior north wall east end lower windows                                 | N   | 23 |
| DSC_8971-8976 | Interior east gable  | E   | 21 |



|               |   |     |    |
|---------------|---|-----|----|
| DSC_8977-8982 | Interior east gable lower windows and fireplace         | E   | 21 |
| DSC_8983-8987 | Interior east gable upper windows                       | E   | 21 |
| DSC_8988-8994 | Interior east gable fireplace                           | E   | 24 |
| DSC_8995-9011 | Interior south wall east end                            | S   | 24 |
| DSC_9012      | Interior south wall east end lower window               | S   | 24 |
| DSC_9013-14   | Interior south wall east end middle ground floor window | S   | 24 |
| DSC_9015      | Interior south wall                                     | S   | 24 |
| DSC_9016-9023 | Interior south wall                                     | S   | 22 |
| DSC_9024-9026 | Interior south wall                                     | S   | 22 |
| DSC_9027-9033 | interior west end gable                                 | W   | 21 |
| DSC_9034-9040 | interior west end gable upper windows                   | W   | 21 |
| DSC_9041-9045 | interior west end gable ground floor windows            | W   | 21 |
| DSC_9046-9051 | interior west end gable basement floor                  | W   | 21 |
| DSC_9052-9057 | Building 2  | SE  | 25 |
| DSC_9058-9063 | Building 2  | SSW | 26 |
| DSC_9064-9069 | Building 2  | ESE | 25 |
| DSC_9070-9075 | Building 2  | W   | 27 |
| DSC_9076-9077 | Building 2  | NNE | 28 |
| DSC_9078-9079 | Building 2  | SSE | 25 |
| DSC_9080      | Building 3  | NE  | 29 |
| DSC_9081      | Building 3  | N   | 30 |
| DSN1283-85    | 1818 date stone   | S   | 8  |





DSC\_8830



DSC\_8837



DSC\_8838



DSC\_8847



DSC\_8848



DSC\_8856



DSC\_8862



DSC\_8868



DSC\_8870



DSC\_8880



DSC\_8881



DSC\_8892



DSC\_8902



DSC\_8903



DSC\_8913



DSC\_8914



DSC\_8921



DSC\_8933



DSC\_8934



DSC\_8945



DSC\_8946



DSC\_8953



DSC\_8959



DSC\_8965



DSC\_8975



DSC\_8982



DSC\_8983



DSC\_8994



DSC\_8995



DSC\_9006



DSC\_9012



DSC\_9013



DSC\_9014



DSC\_9024



DSC\_9033



DSC\_9034



DSC\_9044



DSC\_9051



DSC\_9056



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DSC\_9077



DSC\_9079



DSC\_9080



DSC\_9081



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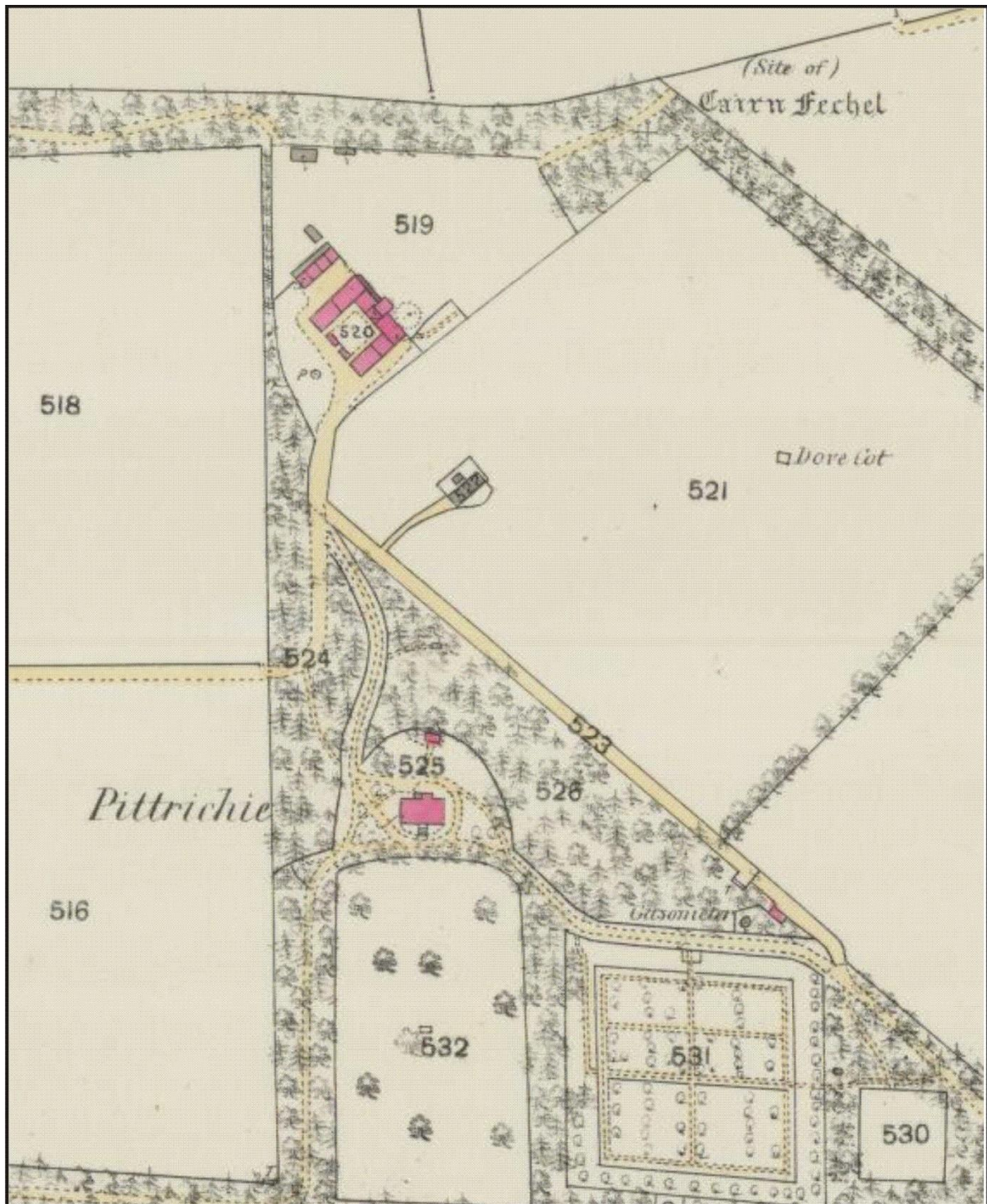


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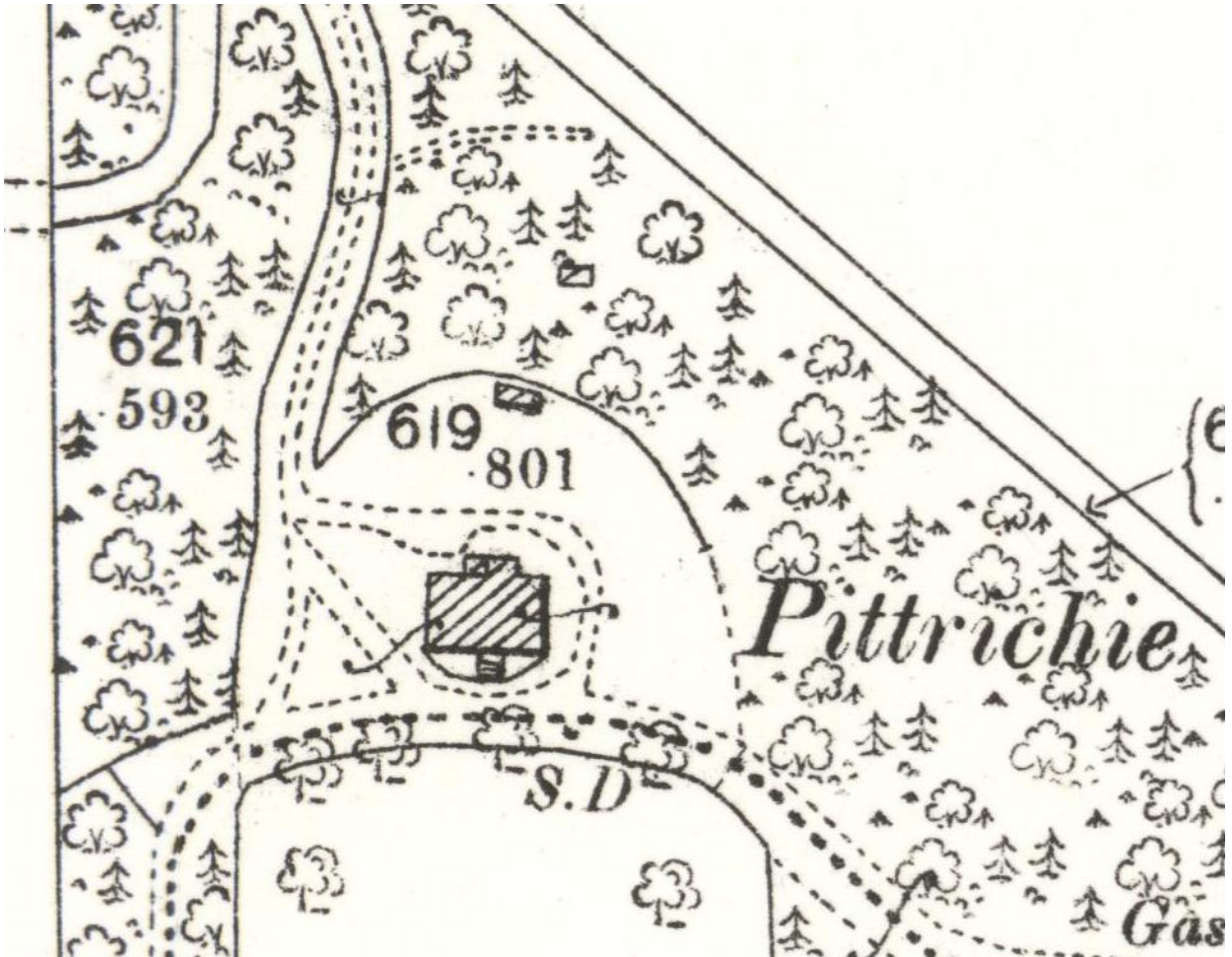


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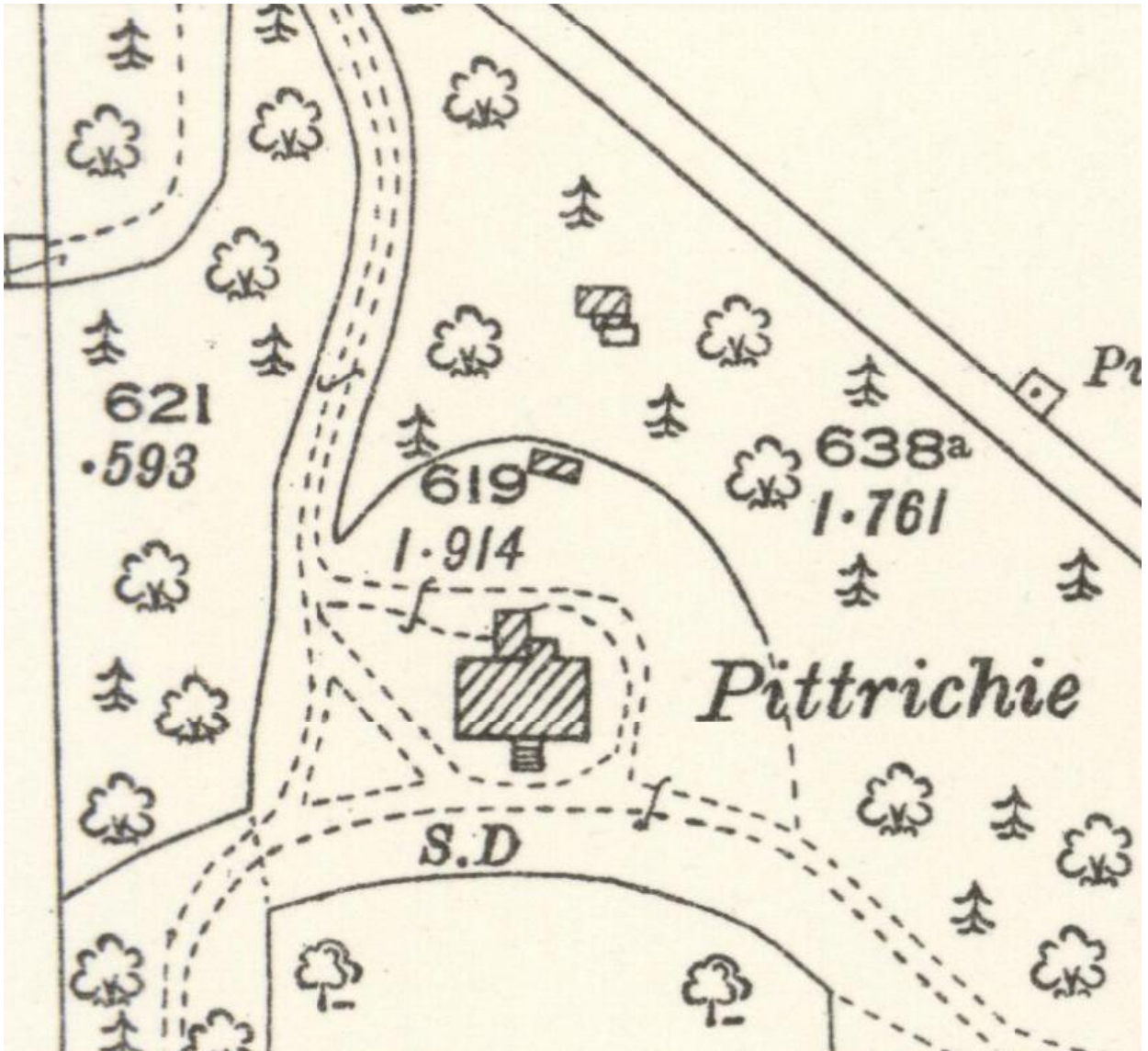
## APPENDIX 2 MAPS



First Edition OS map (copyright National Library of Scotland)  
Aberdeen Sheet XLVI.11 (with inset XLVI.7) (Udny)  
Survey date: 1867 Publication date: 1870



Second Edition OS map (copyright National Library of Scotland) Aberdeenshire, Sheet 046.11  
Publication date: 1900 Revised: ca. 1899



Third Edition OS map (copyright National Library of Scotland) Aberdeenshire, Sheet 046.11  
Publication date: 1926 Revised: ca. 1924 Levelled: 1899