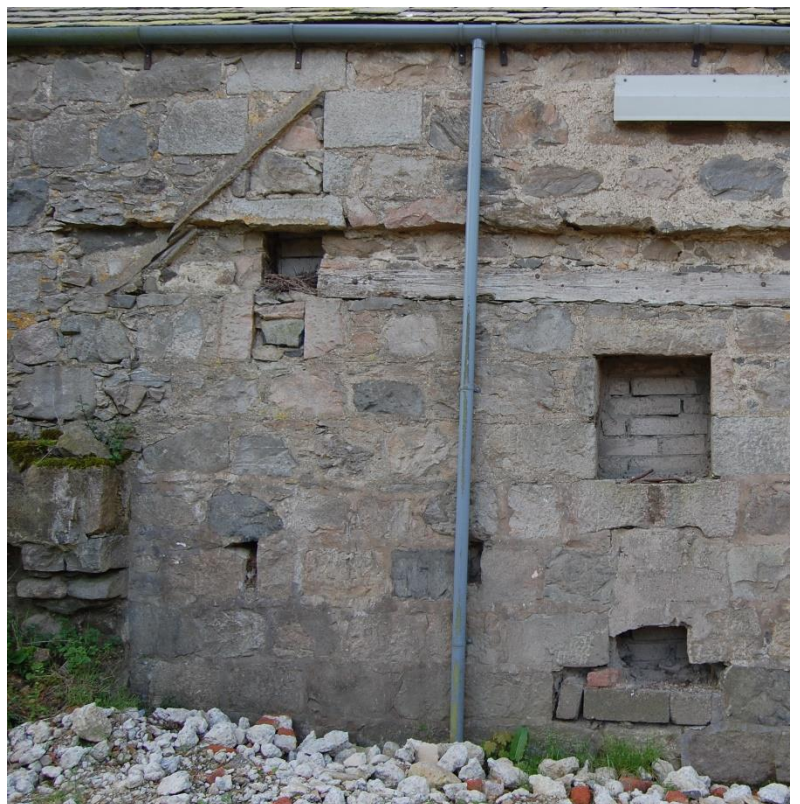


The Blair, Fintray, Aberdeenshire AB21 0JL

Report on Level 1 Standing Building Survey



Alison Cameron
Cameron Archaeology
4 September 2014

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ILLUSTRATIONS

Cover: Top: SW façade with central car door, D5; facing ENE; Bottom: N end of NW range showing various apertures in use with the Phase 1 horse mill and the Phase 2 waterwheel; facing SE

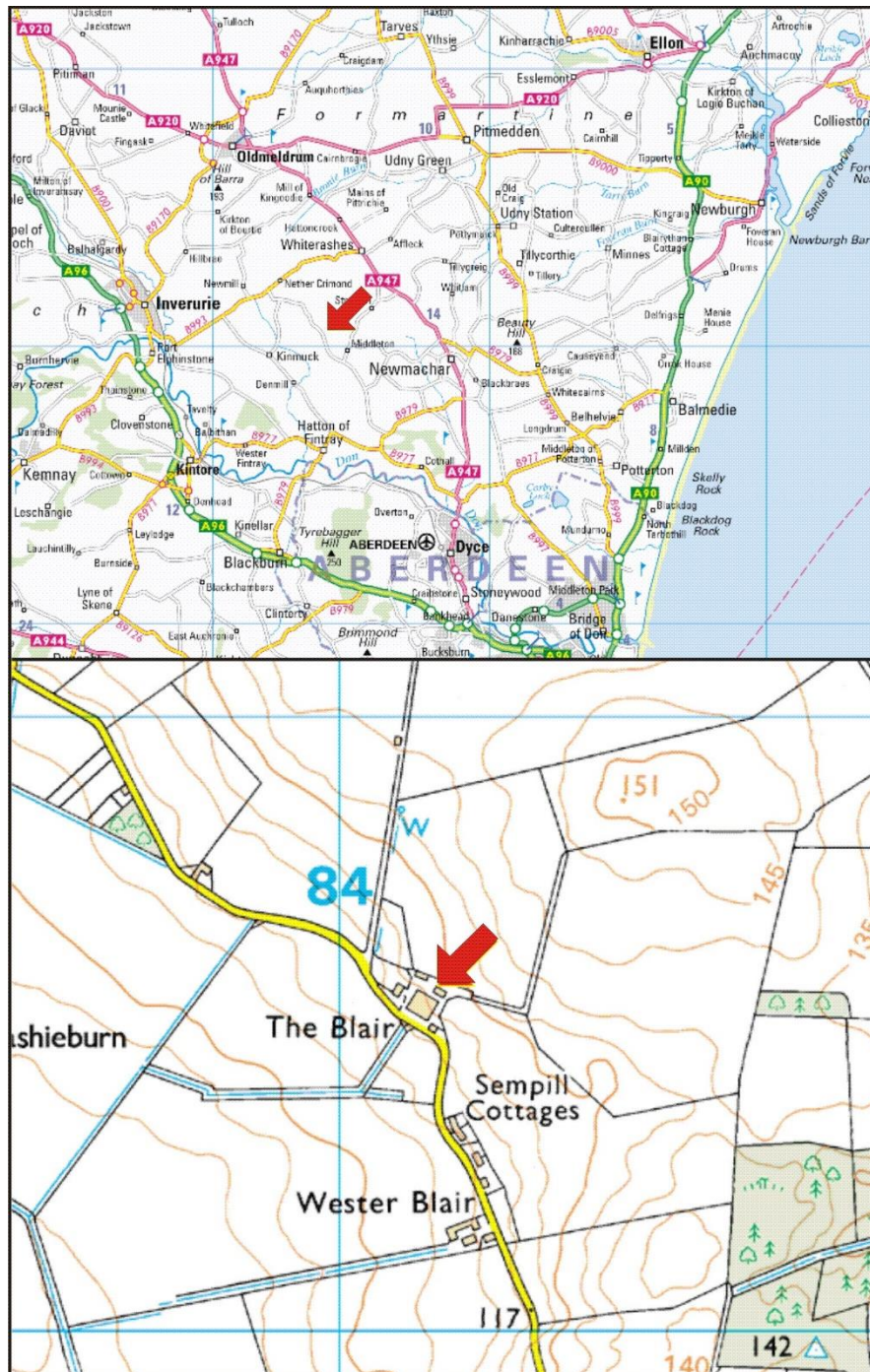
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SUMMARY

A Level 1 standing building survey was carried out on 2 September 2014. Blair was purchased by Mr Johnstone's father in 1960 and in the late 1960s the Phase 1 wheel and associated building was demolished and alterations to the buildings were carried out (Mr Johnstone pers comm). A grain silo was built on the site of the former wheel which was demolished just prior to this survey. In Phase 1 the farm had a horse mill (Illus 16) but this was demolished prior to the Second Edition OS. In Phase 2 the farm had a waterwheel with mill dam and sluice and these buildings were extant in the 1960s when the farm was modernised and the wheel removed and the mill dam and other structures were demolished and infilled. The north section of the building is to be demolished to allow for the two new-build houses and the southern half to be converted. The buildings have been recorded and it is therefore recommended that no further work is required during this current planning application.

1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the east side of the unnamed road running from the B979 to the NNW. It is centred on NGR NJ 84160 20560, at 120-125m OD.
- 1.2 The work was commissioned by Kirsten Will, William Lippe for Mr Edward Johnstone. An application to Aberdeenshire Council for the erection of two dwellinghouses 2014/2117 was passed on 1 August 2014 with an archaeology condition (condition 5) for a Level 1 Standing Building Survey.
- 1.3 All the archaeological work will be carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Scottish Historic Environment Policy (SHEP), which state that archaeological remains should be regarded as part of the environment to be protected and managed.



Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2014)



Illus 2 Site plan showing development site in red (copyright William Lippe)

2 THE LEVEL 1 STANDING BUILDING SURVEY

The standing building survey was carried out on 2 September 2014; the weather was warm and sunny. A photographic survey of all the elements of the building was carried out and existing plans of the parts of the building to be retained were annotated. Plans and elevations of all the buildings were drawn and annotated. Access to the buildings was good with very few areas obscured.

The steading is formed by four ranges around a central courtyard. The SW and SE facades are 41.20m long and the NW face is 43.75m. The NW range is 5.7m wide, the NE and SE ranges are 8.3m wide. The buildings are constructed using large granite fieldstones with cherry cocking and the lintels of squared granite blocks in Phases 1 and 2.

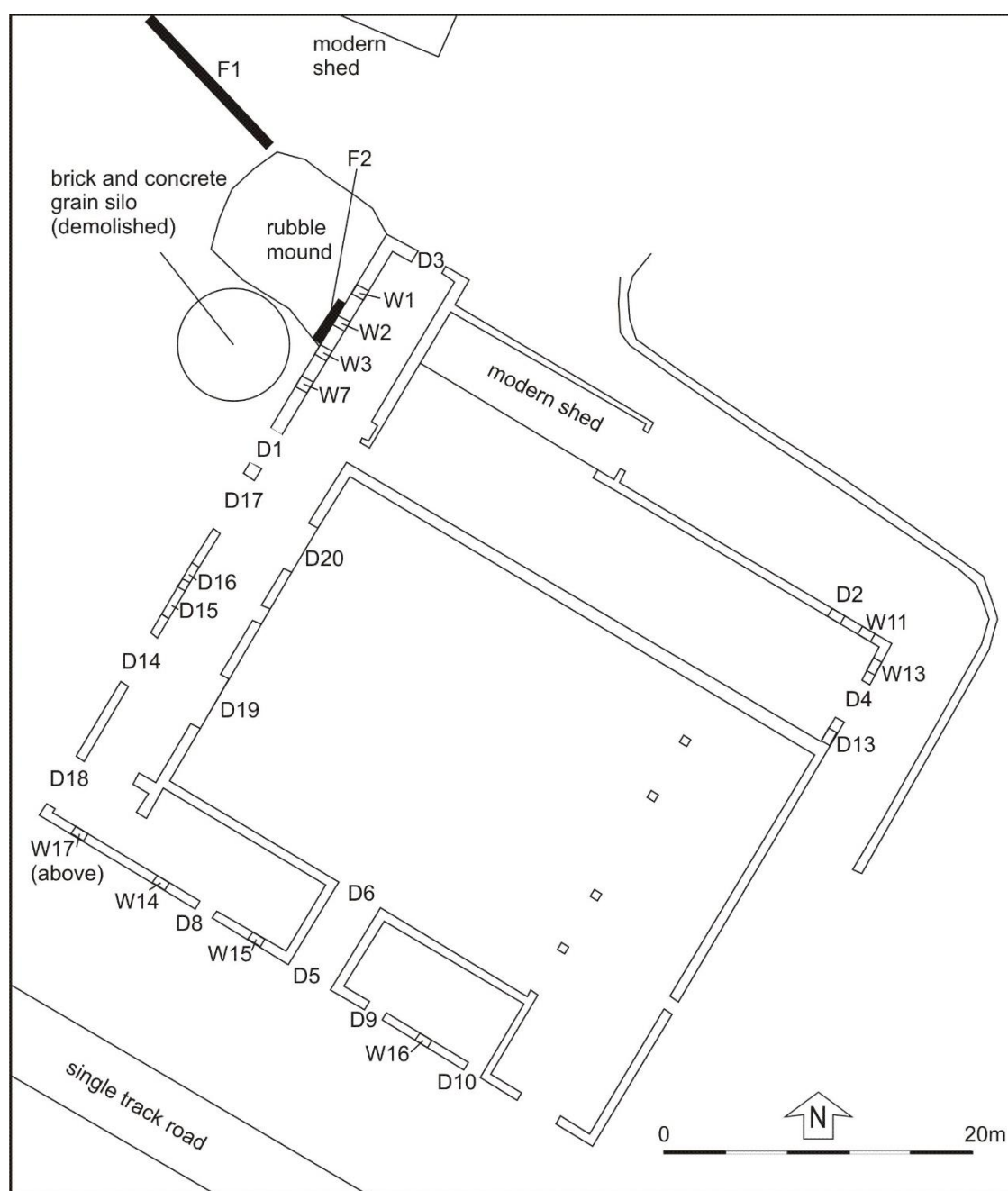
Phase 1

In Phase 1 the buildings around a central courtyard with a horse mill adjacent to the NW range. Windows W2, W3 and W4 (Illus 3-5) probably date to this period as well as other windows in that range. These apertures would probably have been associated with the horse mill seen on the First edition OS map dating to 1866 (Illus 16). The SW façade constructed of squared granite blocks (Illus 9 and cover) with cherry cocking with central cart door (Illus 11) was probably constructed in this phase.

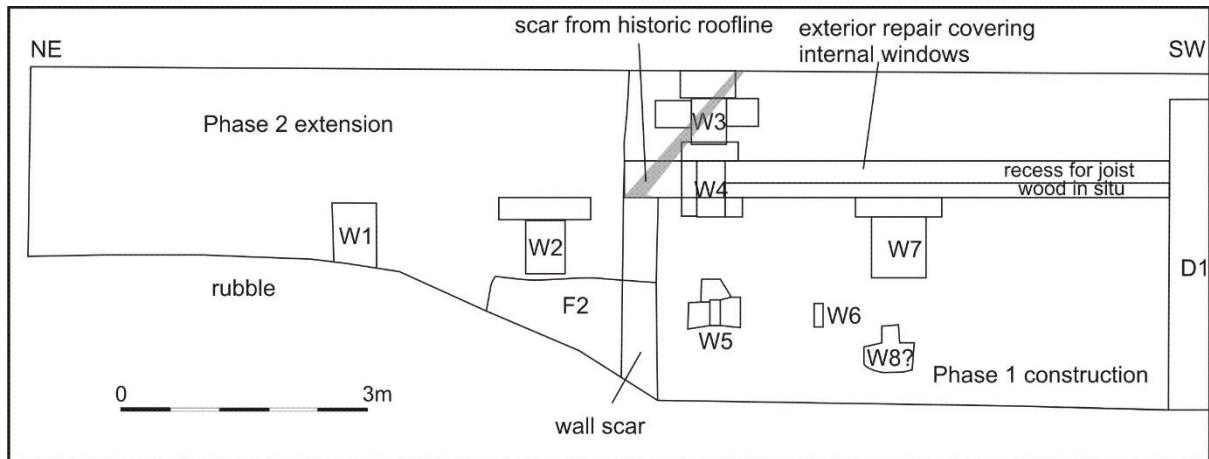
Phase 2

In this phase the horse mill was demolished and a water wheel constructed. An associated lade and mill dam can be seen on the Second Edition of 1899 (Illus 16) but these structures have been infilled. A wall line surviving on the track west of the buildings, F1 (Illus 3, 7) is probably the remains of the east side of the mill lade. Rubble at the NW corner of the buildings is obscuring remains of the wheel and associated building but the scar of this building can be seen on the wall (Illus 4) and apertures W7 and W8 are probably from this phase. Possibly at the time the water wheel was installed, the NE range was moved north and as a result the courtyard was extended (Illus 16). The extension of the NW range can be seen in different stonework construction (Illus 4 and 5).

The father of the current owner purchased the farm in 1960 (for £27,000) and remembers the mill wheel in situ until the late 1960s when the farm was modernized and converted for use of cattle. On the site of the mill wheel a 1960s brick and concrete grain store was constructed and this was demolished shortly before the survey and the rubble remained in the area.



Illus 3 Plan showing current buildings



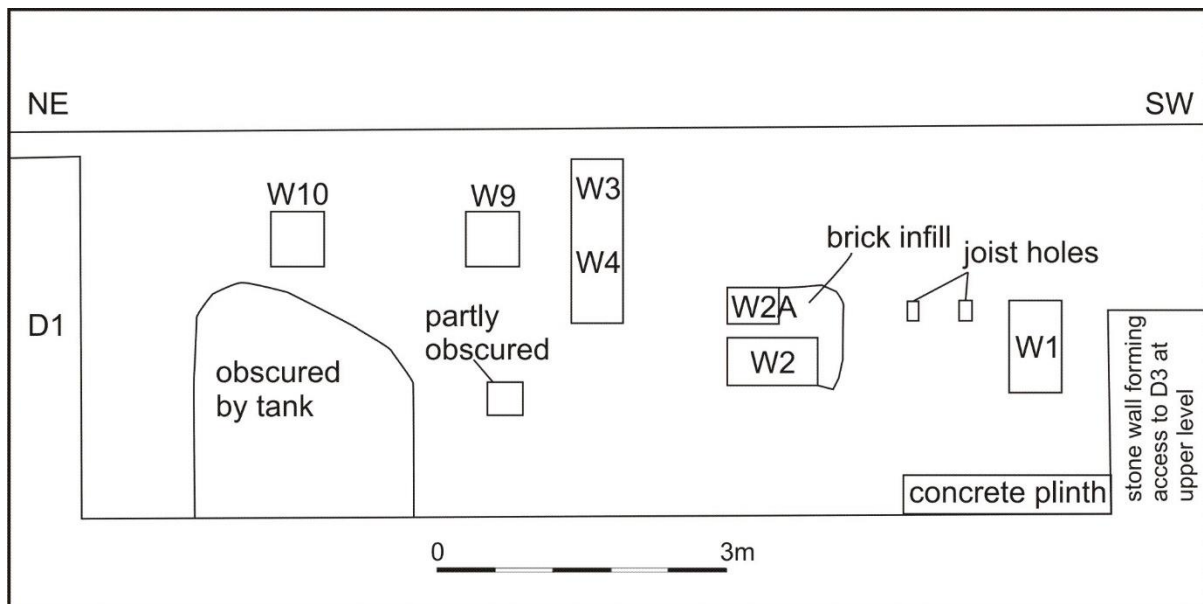
Illus 4 Exterior wall of the NW range, north end showing Phase 2 extension (left) and scars where Phase 2 wall and roof attached to the exterior of the Phase 1 wall (centre, right)



Illus 5 Exterior wall of the NW range, north end showing north extension of the building in Phase 2 (left of centre) and the apertures for the Phase 1 horse mill and Phase 2 water mill. The rubble from the recently demolished grain store can be seen bottom right; facing SE

Phase 3

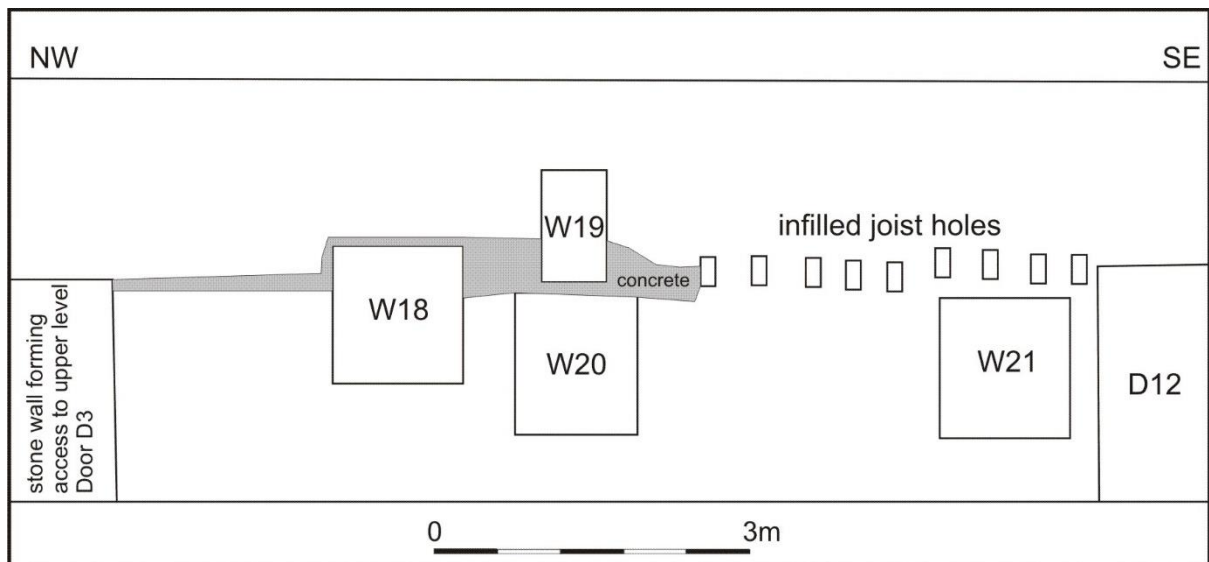
In Phase 3 the SE range was harled on the exterior and much of the interior covered with concrete when the buildings were upgraded in the 1960s. The courtyard was roofed in the 20th century and the cast iron pillars and roof supports are in situ (Illus 15). New apertures were created including large doors in the NW, SW and SW facades and older apertures blocked. The circular grain silo was constructed adjacent to Door 1 on the rubble from the waterwheel building and infilled lade and this was demolished just prior to this survey.



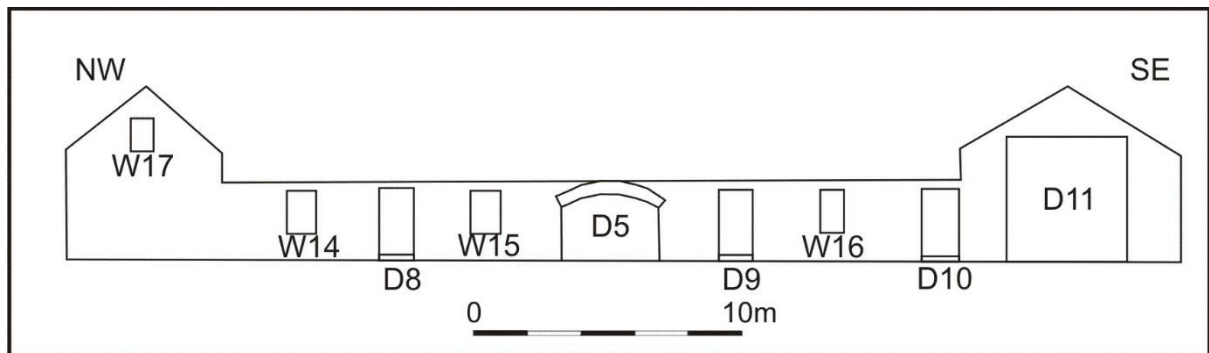
Illus 6 Interior wall of the NW range, north end



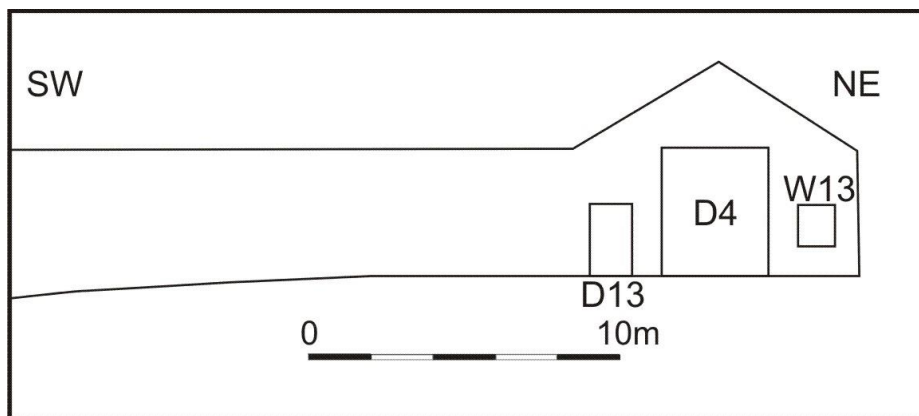
Illus 7 Wall F1 (foreground) with north end NW range in background and rubble mound (centre); facing SSE



Illus 8 Interior north end NW range



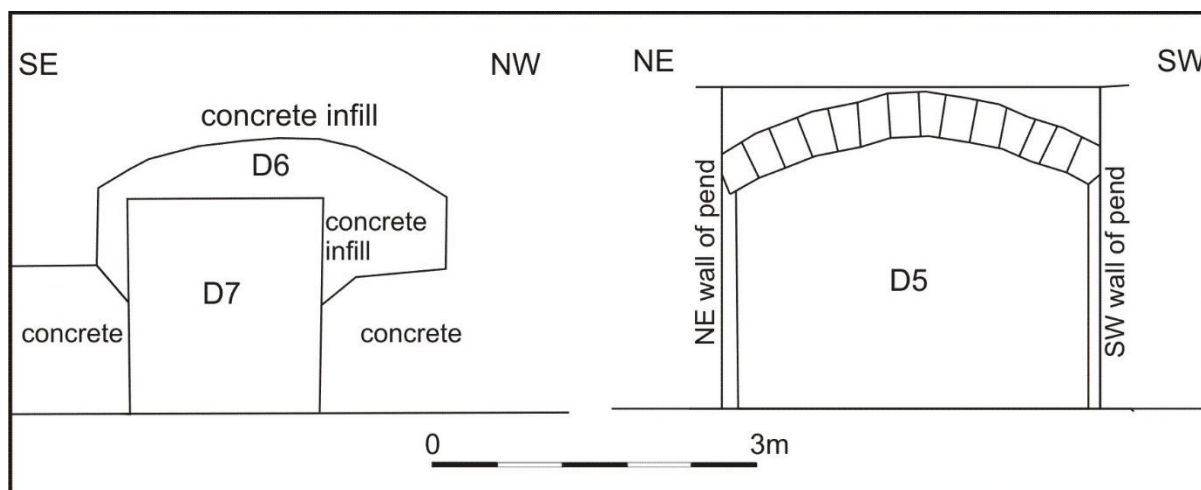
Illus 9 Exterior of SW range



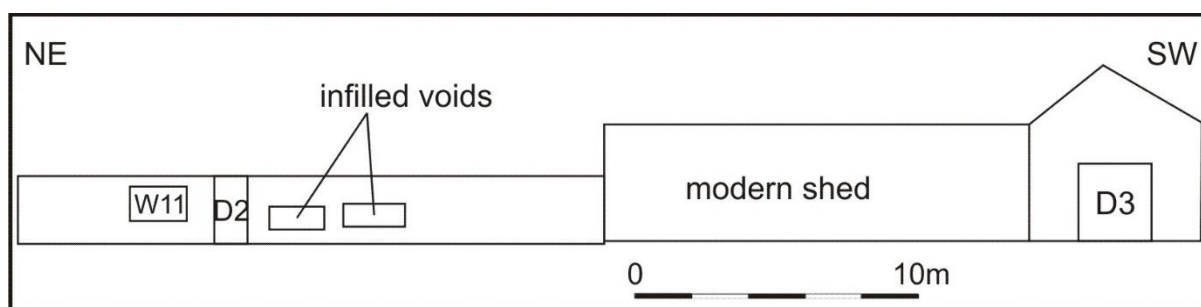
Illus 10 Exterior N end SE range



Illus 11 Exterior cart door D5; facing NE



Illus 12 Elevations of NE façade D6 with modern door D7 inset (left) and interior NE face D5 (right)



Illus 13 Exterior NE range



Illus 14 NE internal face Door D6 showing as a scar in the concrete infill created when the sheds were converted for cattle in the 1960s; the modern door (D7) dates to this phase



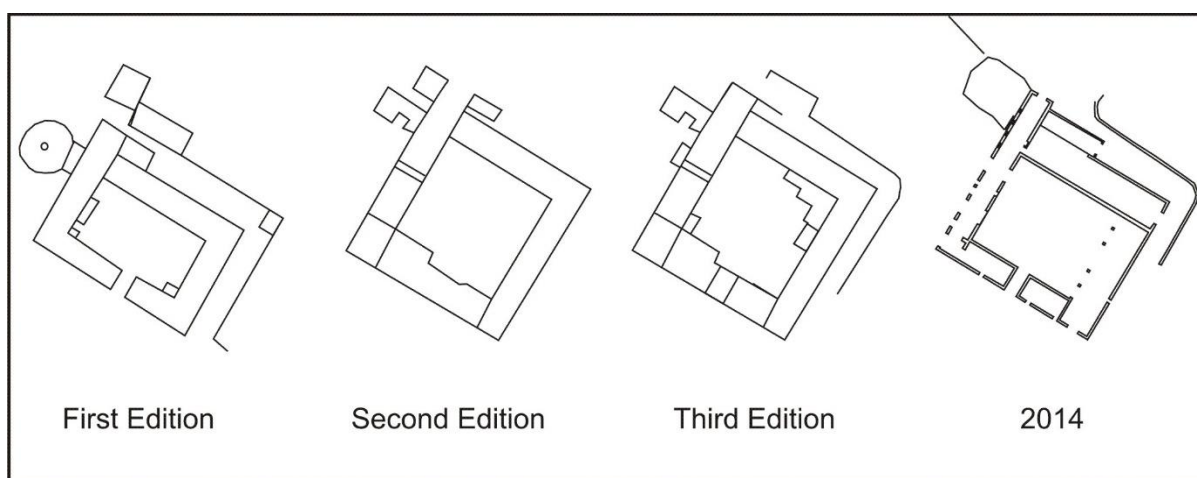
Illus 15 SE internal wall of courtyard showing cast iron beams supporting roof

3 CONCLUSIONS AND RECOMMENDATIONS

Blair was purchased by Mr Johnstone's father in 1960 and in the late 1960s the Phase 1 wheel and associated building was demolished and alterations to the buildings were carried out (Mr Johnstone pers comm). A grain silo was built on the site of the former wheel which was demolished just prior to this survey.

In Phase 1 the farm had a horse mill (Illus 16) but this was demolished prior to the Second Edition OS. In Phase 2 the farm had a waterwheel with mill dam and sluice and these buildings were extant in the 1960s when the farm was modernised and the wheel removed and the mill dam and other structures were demolished and infilled.

The north section of the building is to be demolished to allow for the two new-build houses and the southern half to be converted. The buildings have been recorded and it is therefore recommended that no further work is required during this current planning application.



Illus 16 Phase plan showing First, Second and Third Edition OS maps and 2014 plan

4 ACKNOWLEDGEMENTS

Thanks to Kirsten Will, William Lippe and Mr Johnstone for initiating this project and to Claire Herbert at Aberdeenshire Archaeology Service for her advice during this work.

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APPENDIX 1 FEATURES RECORDED IN THIS SURVEY

Feature	Description	Phase
D1	Large door in NW range	3
D2	Door in N wall Phase 2 NE range	2
D3	Door in N gable NW range	2
D4	Door in E wall Phase 2 NE range	2
D5	Cart door outer door in SW range	1/2
D6	Cart door inner door in SW range	1/2
D7	Modern door built within Phase 1/2 Door 6	3
D8	Door in SW façade SW range	1/2
D9	Door in SW façade SW range	1/2
D10	Door in SW façade SW range	1/2
D11	Door in SW façade SW range	3
D12	Modern door in SE wall NW range	3
D13	Door in E wall Phase 2 NE range	2
D14	Large door in NW range	3
D15	Blocked door in NW range	1/2
D16	Blocked door in NW range	1/2
D17	Large door in NW range	3
D18	Large door in NW range	3
D19	Large door in NW courtyard wall	3
D20	Large door in NW courtyard wall	3
W1	Window in NW wall NW range infilled with stone	1?
W2	Window in NW wall NW range infilled with stone	1?
W3	Window in NW wall NW range infilled with stone and overlaid with Phase 2 roofline	1
W4	Window in NW wall NW range infilled with stone and overlaid with Phase 2 roofline	1
W5	Window in NW wall NW range infilled with stone	1?
W6	Window in NW wall NW range infilled with stone	1?
W7	Window in NW wall NW range; aperture for mill wheel? Infilled with blockwork	1?
W8	Window in NW wall NW range; aperture for mill wheel? Infilled with blockwork	1?
W9	Small window on interior NW face NW range blocked and not visible from exterior; covered by stonework for Phase 2 millwheel structure	1
W10	Small window on interior NW face NW range blocked and not visible from exterior; covered by stonework for Phase 2 millwheel structure	1
W11	Window in N wall Phase 2 NE range	2
W13	Window in E wall Phase 2 NE range	2

W14	Window in SW façade SW range	1/2
W15	Window in SW façade SW range	1/2
W16	Window in SW façade SW range	1/2
W17	Upper window in SW gable NW range	1?
W18	Modern window in SE wall NW range	3
W19	Modern window in SE wall NW range	3
W20	Modern window in SE wall NW range	3
W21	Modern window in SE wall NW range	3
F1	Linear stone wall running across track west of steading; possibly line of mill lade	2?
F2	Stone plinth 0.3m wide on the exterior of the NW range probably associated with the structure housing the waterwheel	2?

APPENDIX 2 PHOTOGRAPHS

Photo no	Description	Facing	Camera point
DSC0001-4	NW elevation A	NNE	1
DSC0005	Door D1 exterior	SE	1
DSC0006	Door D1 interior	NW	2
DSC0007-8	NW elevation A interior with D1 (left)	NW	3
DSC0009	NW elevation A interior W3/4 (top centre)	NW	4
DSC0010	NW elevation A interior W2 centre	NNW	5
DSC0011	NW elevation A interior W2 centre	ENE	5
DSC0012	NW elevation A interior W2 centre	NW	5
DSC0013	NW elevation A interior W1 centre	NW	6
DSC0014-16	NE end NW range with D3 interior	NE	3
DSC0017	NE end NW range with D3 interior	NE	3
DSC0018	NW range elevation E	ENE	3
DSC0019	NW range elevation E W18	SE	8
DSC0020	NW range elevation E D3 interior	NE	8
DSC0021	NW range elevation E W18	SE	8
DSC0022	NW range elevation E W19 above W20	SE	9
DSC0023	NW range elevation E W19 above W20	SE	9
DSC0024	NW range elevation E W19 above W20	SE	9
DSC0025	NW range elevation E W21	SE	10
DSC0026	NW range elevation E W21 with D12 (right)	SE	2
DSC0027	Modern shed interior	ESE	11
DSC0028	Modern shed interior	ESE	12
DSC0029	Modern shed interior	NW	12
DSC0030	Modern shed interior	NW	13
DSC0031	Modern shed interior	NW	13
DSC0032	Modern shed interior	NW	12
DSC0033	Modern shed interior D 12	BW	11
DSC0034	NW range interior	SW	18
DSC0035	NW range interior	NE	19

DSC0036	NW range interior	ENE	19
DSC0037	NW range interior	SE	16
DSC0038	NW range interior	SE	17
DSC0039	NW range interior	SW	17
DSC0040	NW range interior D15 (left) D16 (right)	NW	17
DSC0041	NW range interior D15 (left) D16 (right)	NW	16
DSC0042	NW range interior D15 (left) D16 (right)	NW	16
DSC0043	NW range interior D14 (right) D18 (centre)	NW	19
DSC0044	NW range interior D14 (right) D18 (centre)	NW	19
DSC0045	NW range interior D19 (left)	SE	19
DSC0046	NW range interior D19	ESE	19
DSC0047	Former open courtyard now covered	SE	20
DSC0048	Former open courtyard now covered	SSE	20
DSC0049	Former open courtyard now covered	E	20
DSC0050	Former open courtyard now covered; D19	NW	21
DSC0051	Former open courtyard now covered; D20	NW	22
DSC0052	Former open courtyard now covered	SW	22
DSC0053	Former open courtyard now covered wall detail with concrete plinth at bottom of wall, wood joist and stone from original steading (above)	NE	22
DSC0054	Former open courtyard now covered D19 (left) D20 (right)	NW	25
DSC0055	Former open courtyard now covered D19 (left) D20 (right) showing cast iron pillars forming roof	BNW	25
DSC0056	Former open courtyard now covered	NE	24
DSC0057	Former open courtyard now covered	ENE	24
DSC0058	Former open courtyard now covered D19 (left) D20 (right)	NW	26
DSC0059	Former open courtyard now covered	NNW	26
DSC0060	Former open courtyard; original NE wall of NE range after demolition of walls	SE	26
DSC0061	Former open courtyard; original NE wall of NE range after demolition of walls	SSE	26
DSC0062	Former open courtyard; original NE wall of NE range after demolition of walls	SE	26
DSC0063	Former open courtyard; original NE wall of NE range after demolition of walls	ESE	26A
DSC0064	D11 interior	NE	26A
DSC0065	Former open courtyard SE range	NW	26A
DSC0066	Former open courtyard SE range	SW	26
DSC0067	Former open courtyard SE range with D6 and D7 (centre)	SW	27
DSC0068	Former open courtyard SE range	SW	21
DSC0069	Former open courtyard SW range with D19 (right)	NW	21
DSC0070-71	D6 and D7 detail	SW	27
DSC0072	D5 interior	SW	28
DSC0073	D6 and D7	NE	29
DSC0074	D5 interior (left) with SW pend wall	WSW	28

DSC0075-6	D5 interior	SW	28
DSC0077	NE pend wall	ENE	29
DSC0078-80	D5 stone surround with arch (above)	ESE	30
DSC0081	The Blairs cottage (not included in this survey)	NW	1
DSC0082	Existing shed NE of house (not included in this survey)	ne	31
DSC0083-86	Elevation A NE end NW range	SE	33
DSC0087-94	Elevation A NE end NW range	SE	33
DSC0095-104	Elevation A NE end NW range W3 top left, W7 (centre)	SE	1
DSC0105-109	Elevation A NE end NW range W3 T(top right)	SE	33
DSC0110	The Blairs cottage (right; not included in this survey)	SW	33
DSC0111	NW range from top of rubble pile at NW corner	SSW	35
DSC0112-116	NW end elevation A	SE	35
DSC0117-122	Steading from NW corner of site	SSE	37
DSC0123-127	Steading from NW corner of site	SSE	37
DSC0128-132	NE façade with D3 (right) and modern shed addition (Left)	S	37
DSC0133-137	NE gable NW range with D3	SW	38
DSC0138-139	The Blair	WSW	38
DSC0140-144	NE gable NW range and modern shed (left)	NW	40
DSC0145-146	Revetment wall on NE edge of site	NE	40
DSC0147-148	Revetment wall on NE edge of site	ESE	40
DSC0149-150	NE gable NW range and modern shed (left) and modern shed (right)	NW	41
DSC0151-152	Revetment wall on NE edge of site	NE	41
DSC0153	Revetment wall on NE edge of site	SE	41
DSC0154-158	Modern shed in centre NE range	WNW	42
DSC0159-163	NE wall NE range	SW	41
DSC0164-168	NE wall NE range	SW	41
DSC0169-173	NE wall NE range	SW	42
DSC0174-178	NE wall NE range	SW	43
DSC0179-183	NE wall NE range	SW	43A
DSC0184-188	NE wall NE range	NW	44
DSC0189-193	SE wall SE range	SSW	44
DSC0194-198	Revetment wall on NE edge of site	NW	44
DSC0199-203	Revetment wall on NE edge of site detail of brick blocking	NE	42
DSC0204-208	Revetment wall on NE edge of site	ENE	41
DSC0209	SE wall SE range with D13 (right)	SW	44
DSC0210	SE wall SE range with D13 (centre) D4 and W13 (right)	NNW	45
DSC0211	Revetment wall on NE edge of site	NE	45
DSC0212-221	SW façade SW range gable with D11	NNW	46
DSC0222-226	SW façade SW range	NNW	47
DSC0227-228	SW façade SW range (right) with Bennachie	NW	46
DSC0229-233	SW façade SW range D9 (left) W16 (centre) D10 (right)	NE	50
DSC0234	SW façade SW range D10	NE	51
DSC0235	SW façade SW range W16	NE	52

DSC0236	SW façade SW range W16	NE	52
DSC0237	SW façade SW range D9	NE	53
DSC0238-242	SW façade SW range cart door D5	NE	54
DSC0243-254	SW façade SW range	NE/NNE	54A
DSC0255	SW façade SW range W15	NE	55
DSC0256	SW façade SW range D8	NE	56
DSC0257	SW façade SW range W14	NE	57
DSC0258-263	SW façade SW range SW gable NW range with W17 (above)	NE	58
DSC0264-274	SW façade SW range	ENE	59
DSC0275-286	SW end NW range D18	SE	61
DSC0287	NW range central D14	NE	62
DSC0288	NW range central D14	SSE	31
DSC0289	NW range D17 (right) D1 (left)	ESE	31
DSC0290	NW range D17 (right) D1 (left)	ENE	31
DSC0291-295	NW range showing wall F1 running from ranging rod to building	SE	36
DSC0296-308	Detail of wall, F1, possibly remains of west wall of lade	SE	36
DSC0309-313	NW range	SE	37
DSC0314-318	Ordnance survey bench mark (388 feet on First Edition; 385.3 feet on 2nd and 3rd Edition) on NW end SW range façade	NE	63



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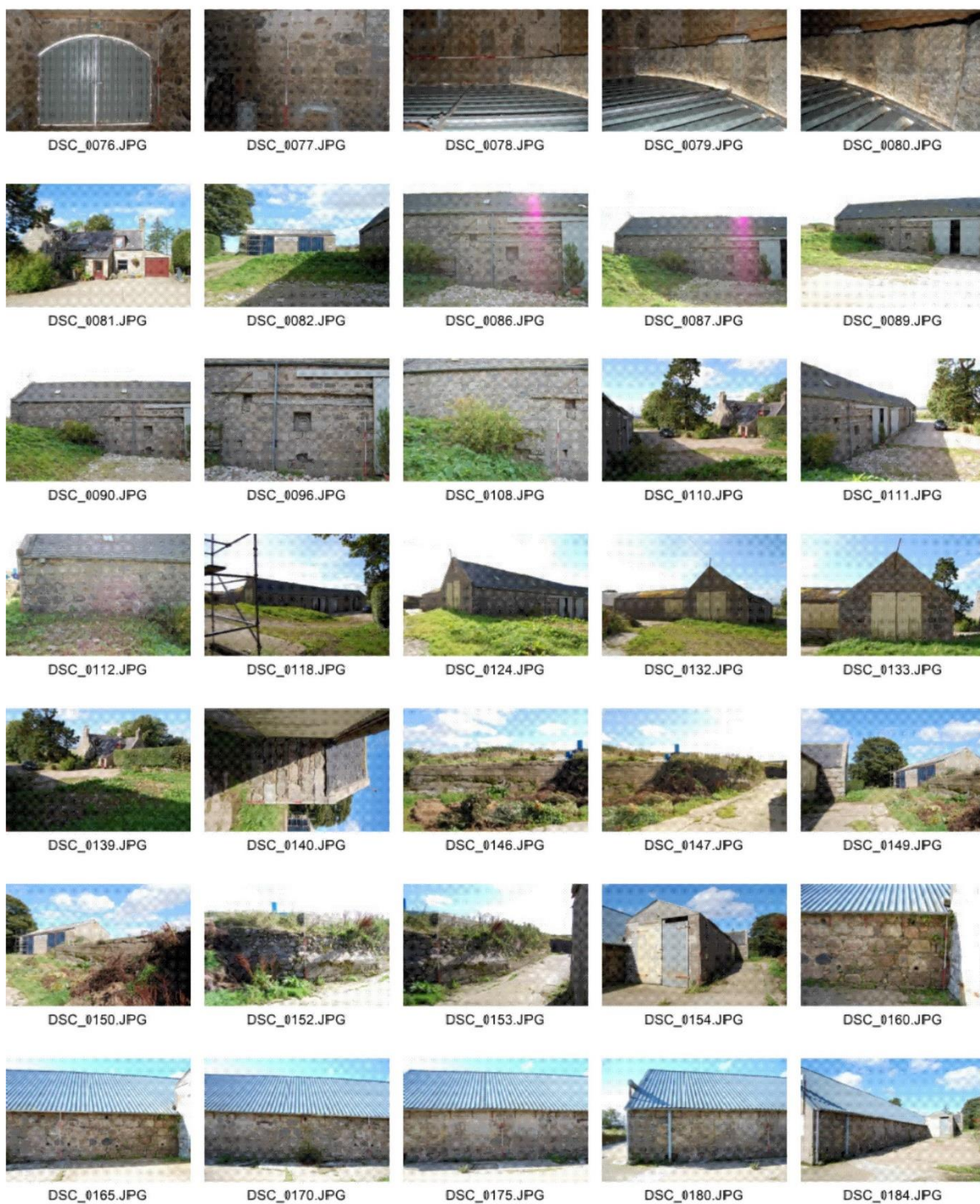
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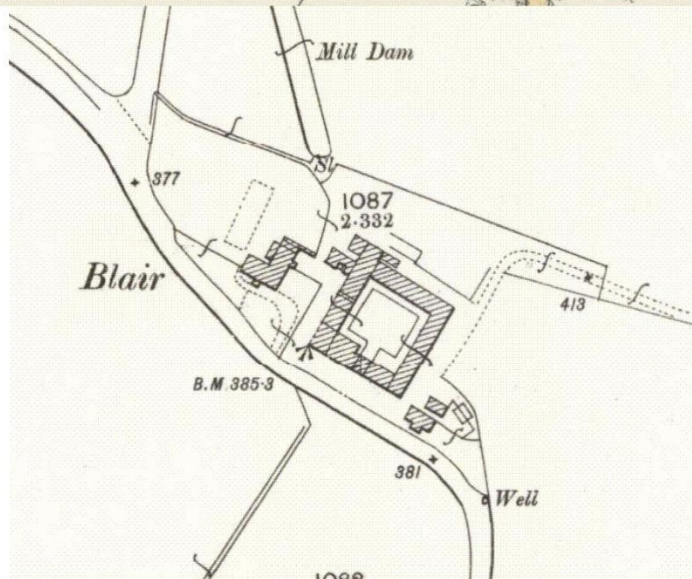
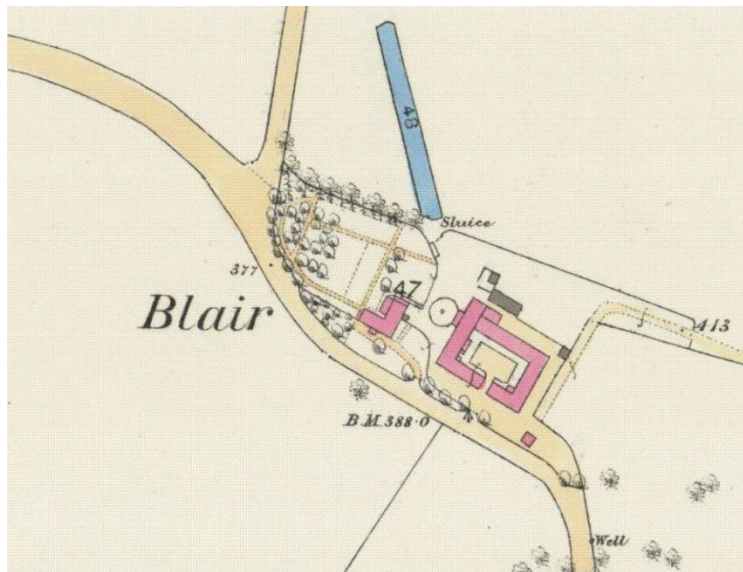


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APPENDIX 3 MAPS



Illus 17 First Edition OS 1866 (top) Aberdeen Sheet LV.7 (Fintray), Second Edition 1899 (middle) Aberdeenshire, Sheet 055.07) and Third Edition c 1924 (bottom; Aberdeenshire, Sheet 055.07) (copyright National Library of Scotland)