

**Ley Farm, Crathes, Banchory, AB31 5QD
Report on Level 1 Standing Building Survey**



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ILLUSTRATIONS

Cover: top Building 1 NE wall with multiple blocked aperture; bottom Building 1 NW gable

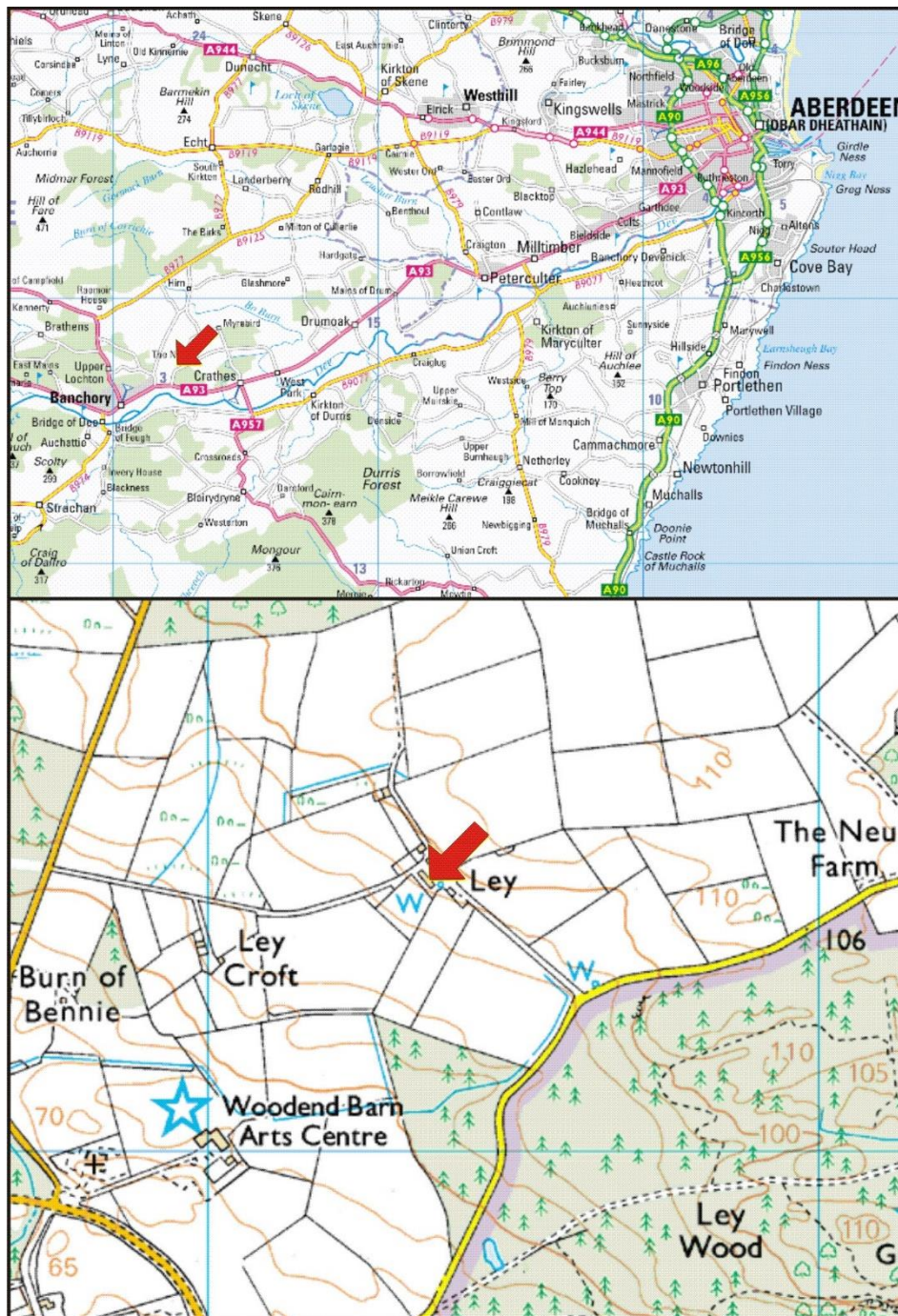
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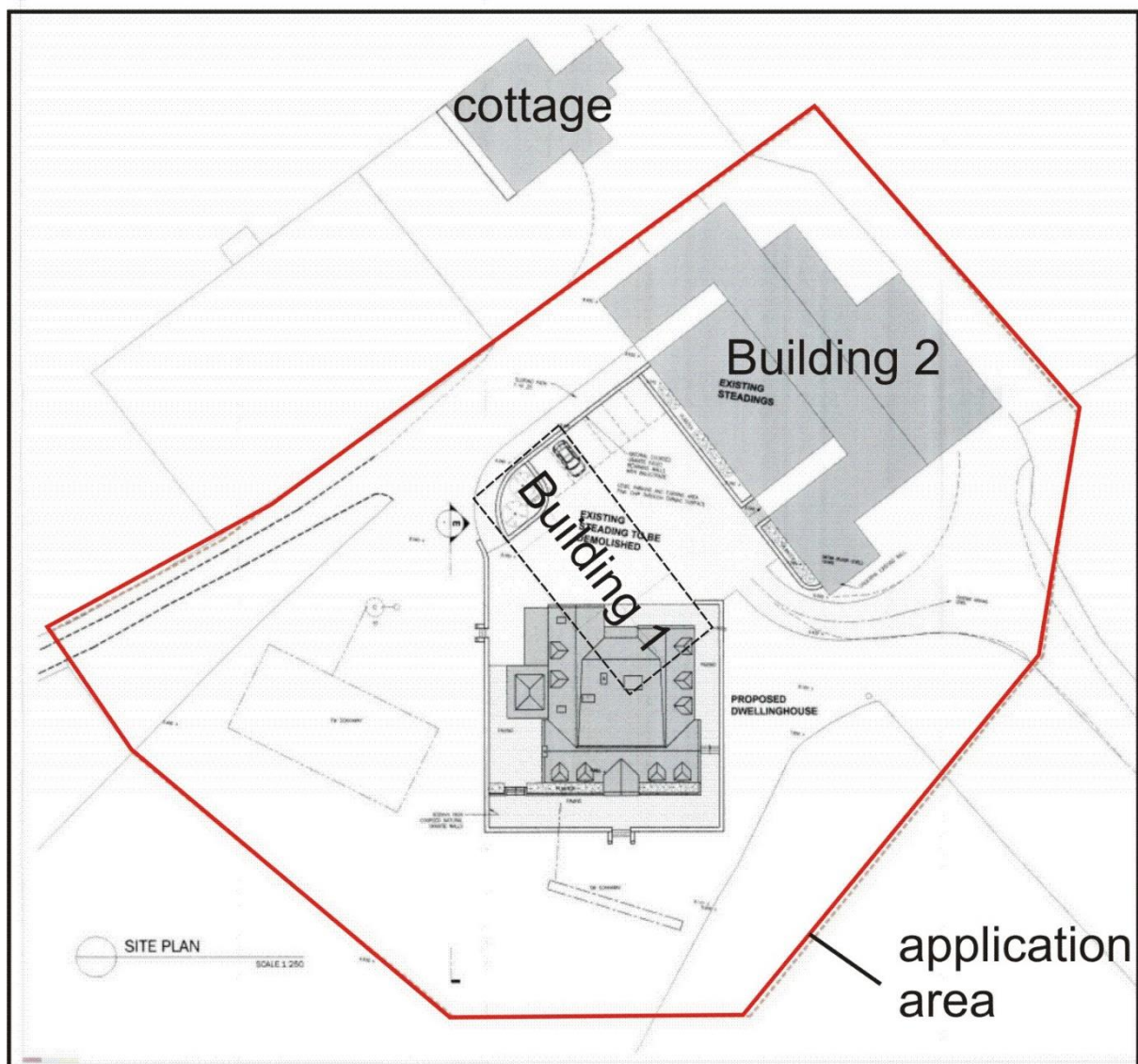
SUMMARY

A Level 1 standing building survey was carried out on 4 November 2014 and several phases of buildings were recorded. It is therefore recommended that no further archaeological work is required during the current planning application (Aberdeenshire Council APP/2013/2287).

1 INTRODUCTION

- 1.1 The site (Illus 1) is located NW of Crathes Castle adjacent to Ley Wood. It is centred on NGR NO 72423 97484, at 90-100m OD (Illus 1).
- 1.2 The work was commissioned by Paul McWilliams, Ian Duncan Architects. An application to Aberdeenshire Council APP/2013/2287 for demolition of Steading, Erection of Dwellinghouse and Change of Use of Land from Agricultural to Domestic Garden Ground with an archaeology condition (condition 7) 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 2 Plan showing Building 1 to be demolished and existing steading and farm cottage (copyright Ian Duncan Architects)

2 THE LEVEL 1 STANDING BUILDING SURVEY

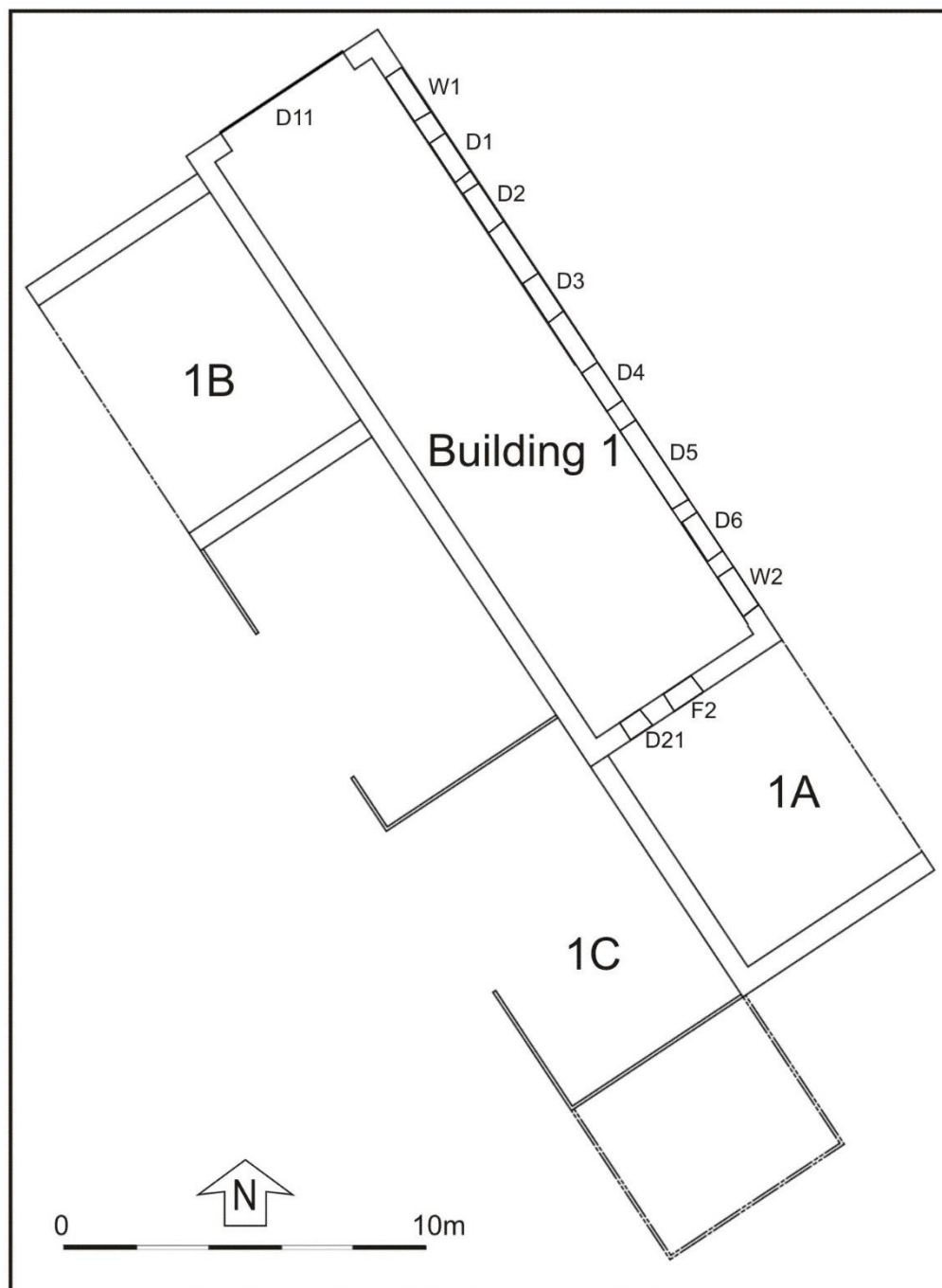
A Level 1 standing building survey was carried out on 4 November 2014. The weather was mild and partially sunny. A former steading is to be demolished (Building 1) and the adjacent steading was also recorded as it formed part of the original farmstead (Building 2; Illus 2).

Building 1

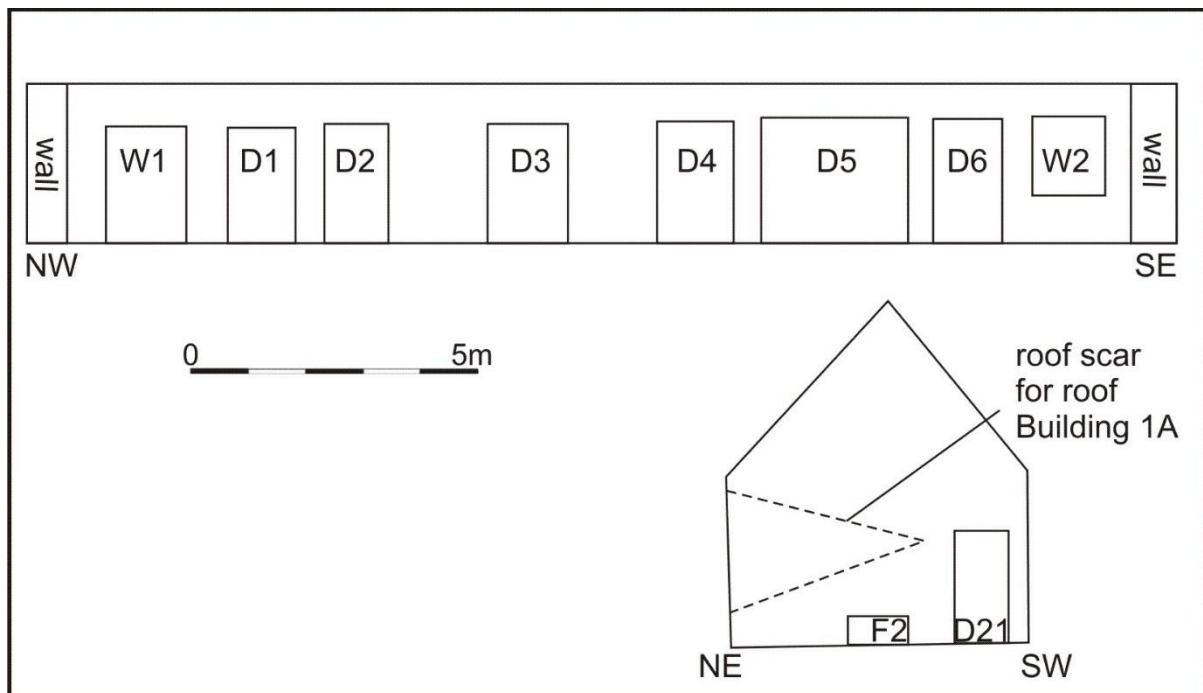
Building 1 is 27.6m long and 9.85m wide and is constructed of large blocks of quarried granite with concrete floor. Room 1 is the main steading building and has two windows and six doors on the NE wall (Illus 3, 4) and one blocked on the SE wall (D21). All but W2 have been blocked with concrete brick or breezeblock. W1 and Doors 1-5 and 21 are all blocked with concrete blocks inscribed with 7-43 (Illus 7, 8) possibly representing the date of infill.

Door 11 is a modern aperture but there is a chimney above the gable indicating that the NW end of the building also housed a fireplace when the building was originally constructed. A blocked aperture in the centre of the SE wall (F2) is a blocked fireplace and this together with the small door and window (D6 and W2) suggest that the SE end of this building may originally have been a bothy for housing farm staff. There is the remains of a chimney on top of the SE gable above the fireplace.

It was not present on the First Edition OS map and was therefore constructed in the late 19th century. On the Second Edition it consists of one room with small outbuildings unattached but by the 3rd Edition Rooms 1B have been constructed and are roofed; the roof had been removed by the time of this survey. Room 1A appears as an unroofed enclosure on both later OS maps.



Illus 3 Plan showing Building 1 with rooms and main features (based on copyright Ian Duncan Architects)



Illus 4 Elevations of Interior walls Building 1 top NE wall bottom SE wall



Illus 5 Building 1 (left) with W11 and 1B (right); facing SE



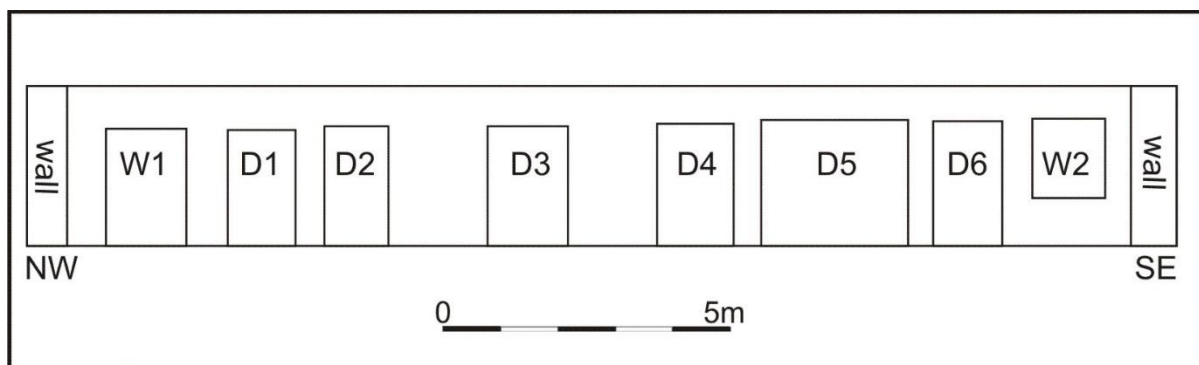
Illus 6 Interior Building 1 with blocked doorways (right); facing NW



Illus 7 D1 (left) D2 (centre) D3 (right); facing NE



Illus 8 Detail W1 with incised numbers '7 43' on concrete blocks; facing NE



Illus 9 Elevation interior face NE wall Building 1



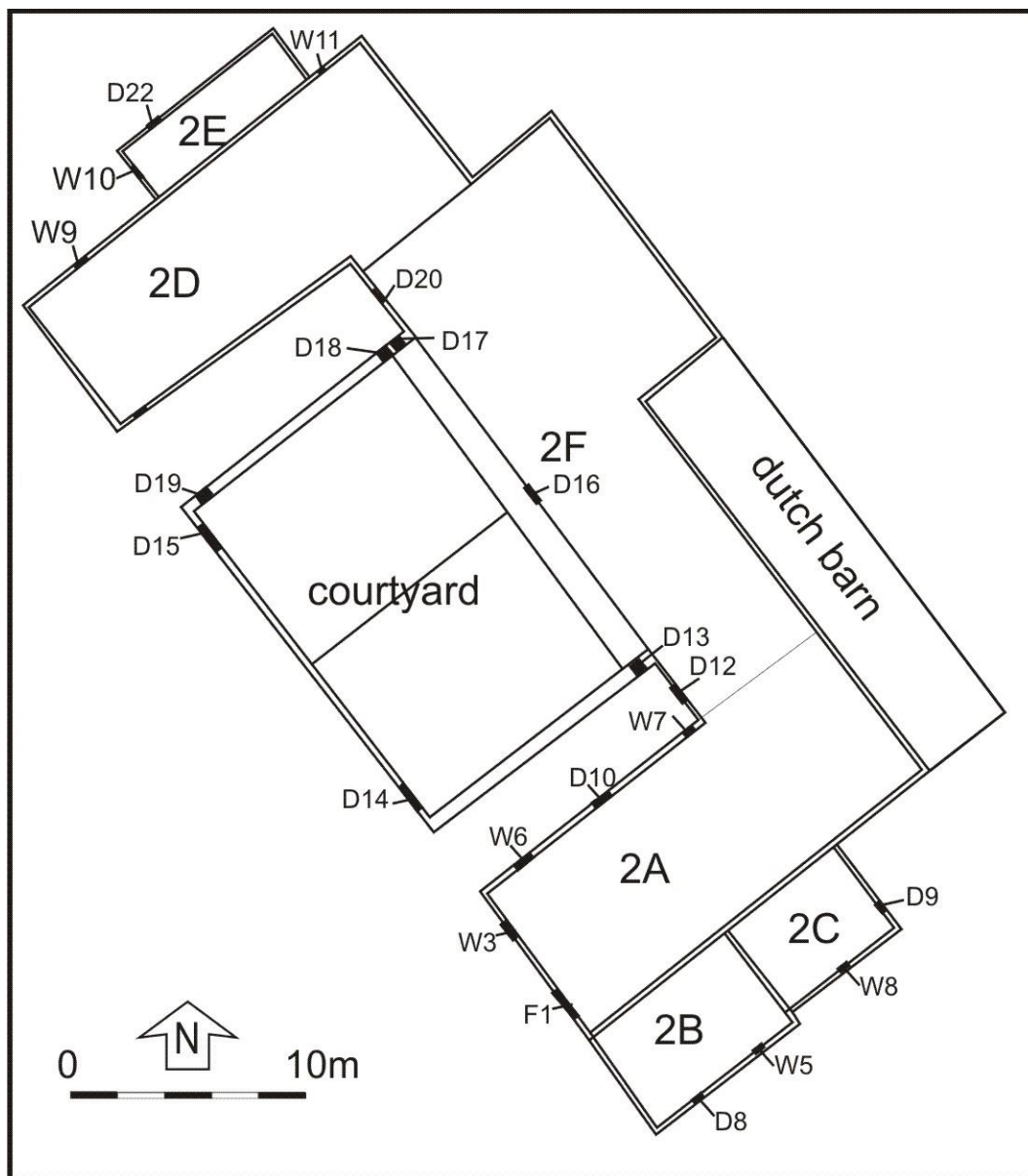
Illus 10 Building 1A with cast iron pillars; facing SW



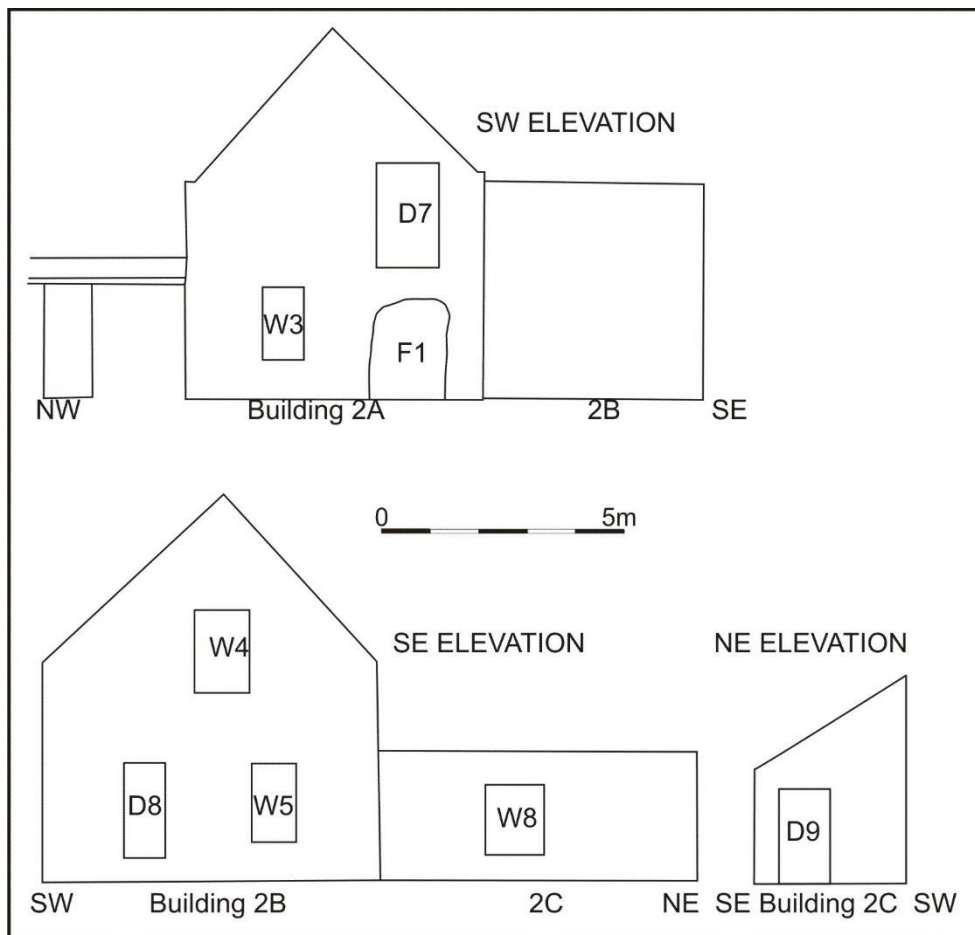
Illus 11 Building 1B; facing N

Building 2

Building 2 consists of a C-shaped steading (formed by rooms 2A, 2F and 2D; Illus 12) around a central open courtyard with several small additions on the NW, NE and SE sides. A modern Dutch barn is attached the NE side of the building next to the fence line. The earliest phase 2A and 2D area harled gabled wings constructed of granite fieldstones. Each has an upper doorway in the SW gables and the SW gable of 2A has a scar which may have been the attachment for a forestair (Illus 13, 14). The Phase 2 additions (2B, 2C and 2E; Illus 15, 16) are constructed of quarried granite blocks with pink granite lintels and quoins. The Phase 3 walls forming the SW, NW and SE walls of the courtyard are constructed of large quarried pink granite blocks (Illus 17).



Illus 12 Building 2 plan showing main features recorded



Illus 13 elevations showing features recorded



Illus 14 Building 2A (left) and 2B (right) SW facade; facing NE



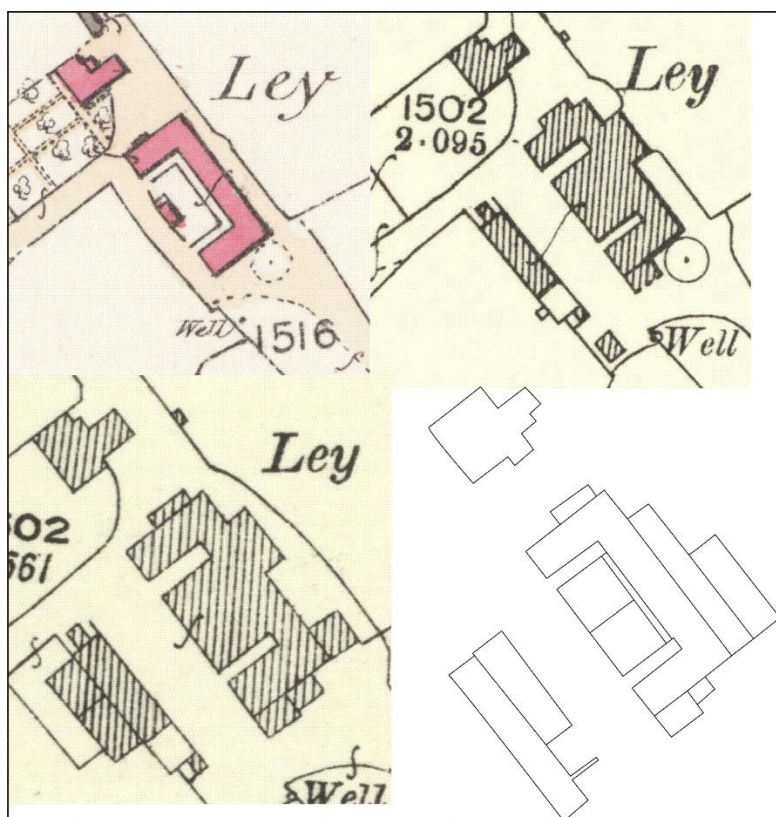
Illus 15 Building 2B (left) and 2C (right), SE façade; facing NW



Illus 16 Building 2E (left) with D22 and 2D (right) with W9 NW façade; facing SE



Illus 17 SE wall of courtyard; facing NE



Illus 18 Phase plan showing Ordnance Survey 1st Edition (top left) 2nd Edition (top right) 3rd Edition (bottom left) modern plan (bottom right)

3 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 4 November 2014 and several phases of buildings were recorded. Building 1 was not present on the First Edition OS map and was therefore constructed in the late 19th century. On the Second Edition it consists of one room with small outbuildings unattached but by the 3rd Edition Rooms 1B have been constructed and are roofed; the roof had been removed by the time of this survey. Room 1A appears as an unroofed enclosure on both later OS maps.

The First Edition OS map shows Building 2 as a C-shaped steading with a small building at the entrance to the courtyard. A horse mill has been constructed on the SE corner of the building. By the 2nd Edition the courtyard walls have been constructed and the courtyard roofed with Buildings 2B, 2C and 2E constructed and the horse mill is still in use. By the 3rd Edition all the buildings are still, in use but the horse mill is no longer present. The wall adjacent to the horse mill is harled and there is no evidence for this structure in the current buildings.

It is therefore recommended that no further archaeological work is required during the current planning application.

4 ACKNOWLEDGEMENTS

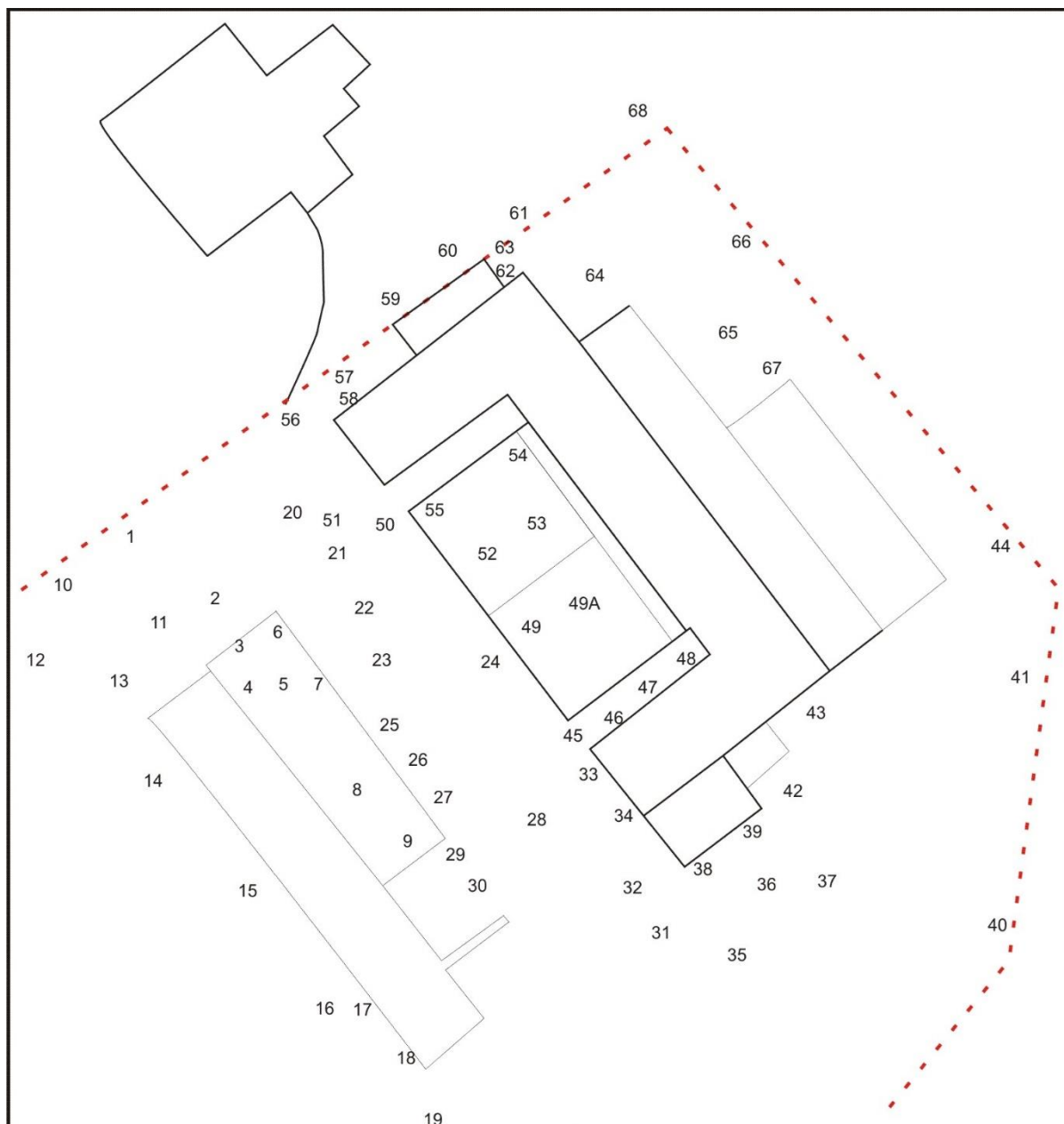
Thanks Paul McWilliams, Ian Duncan Architects for initiating this project and to Claire Herbert at Aberdeenshire Archaeology Service and David Smart, Strutt and Parker for their advice during this work.

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APPENDIX 1 FEATURES RECORDED IN THIS SURVEY

Feature no	Building	Size	Description
D1	1 NE wall	2.1m high 1.1m wide	Door, blocked with mortared stone
D2	1 NE wall	2.1m high, 1.15m wide	Door, blocked with mortared stone
D3	1 NE wall	2.1m high 1.3m wide	Door, blocked with mortared stone
D4	1 NE wall	2.1m high 1.25m wide	Door, blocked with mortared stone
D5	1 NE wall	2.1m high 2.5m wide	Door
D6	1 NE wall	2.1m high 1.1m wide	Door
D7	2A SW wall	1.3m wide	Door
D8	2B SE wall	0.85m wide, 2m high	Door
D9	2C NE wall	1.1m wide 1.9m high	Door
D10	2A NW wall	1.2m wide, 2.1m high	Door
D11			Door
D12	2F SW wall	2m high 1m wide	Door
D13	Courtyard SE wall	2.2m high 1.2m wide	Door, blocked with mortared stone
D14	Courtyard SW wall	2.55m wide, 2.2m high	Door
D15	Courtyard SW wall	2.55m wide, 2.2m high	Door
D16	2F SW wall	Not accesssible	Door
D17	Courtyard NW wall	2m high 1m wide	Door
D18	Courtyard NW wall	2m high 1m wide	Door
D19	Courtyard NW wall	2.2m high 1.2m wide	Door
D20	2F SW wall	Not accessible	Door
D21	1 SE wall	2m high 1m wide	Door
D22	2E NW wall		Door
W1	1 NE wall	1.25m wide, 2.1 high (infilled to window)	Window
W2	1 NE wall	1.3m wide, 1.3m high	Window
W3	2A SW wall	1.5m high 0.9m wide	Window
W4	2B SE wall	1m wide 1.8m high	Window
W5	2B SE wall	0.85m wide 1.4m high	Window
W6	2A NW wall	1.4m high 0.9m wide	Window
W7	2A NW wall	0.7m wide, 0.9m high	Window
W8	2C SE wall	1.1m wide, 1.4m high	Window
W9	2D NW wall	1m wide 0.9m wide	Window
W10	2E SW wall	1m high 0.7m wide	Window
W11	2F NW wall	Slit window 15 x 30cm	Window
F1	2A SW wall	2m wide 1.5m high	Forestair scar
F2	1 SE wall	1m wide 0.7m high	Fireplace, blocked

APPENDIX 2 PHOTOGRAPHS



Illus 19 Camera points used in this survey

Photo no	Description	Facing	Camera point
DSC_0782	Building 1 steading to be demolished, NW gable	SE	1
DSC_0783	Building 1 steading NW gable	SE	1
DSC_0784	Building 1 steading NW gable	SE	2
DSC_0785	Building 1 steading interior	SE	3
DSC_0786	Building 1 interior NE wall W1 (left) D1 (centre) D2 (right)	NE	4
DSC_0787	Building 1 interior NE wall W1 (left) D1 (centre) D2 (right)	NE	5
DSC_0788	Building 1 interior NE wall W1 detail with '7-43' inscribed on concrete brick infill	NE	6
DSC_0789	Building 1 interior NE wall D3 (left) D4 (centre) D5 (right)	NE	7
DSC_0790	Building 1 interior	NW	8
DSC_0791	Building 1 interior NE wall D5 (left) D6 (centre) W2 (right)	NE	8

DSC_0792	Building 1 interior	NW	8
DSC_0793	Building 1 interior SE gable with F2 fireplace (centre) and Door D21 (left)	SE	8
DSC_0794	Building 1 SW wall interior	SW	8
DSC_0795	Building 1 SW wall interior	SW	9
DSC_0796	Building 1 SW wall interior NW end	SW	5
DSC_0797-801	Building 1 NW gable interior with Door 11	SE	5
DSC_0802	Building 1B (right) NW wall	SE	10
DSC_0803	Building 1B (right) NW wall		11
DSC_0804	Building 1 (right) Building 2 (left)	NE	12
DSC_0805	Building 1	E	13
DSC_0806	Building 1	E	13
DSC_0807	Building 1	E	13
DSC_0808	Building 1 (right) Building 2 (centre) farm cottage (left, not included in this application)	NE	13
DSC_0809	Building 1B (right) NW wall	SE	11
DSC_0810	Building 1	E	13
DSC_0811	Building 1B SW wall with Building 1 SW wall (behind)	NE	14
DSC_0812	Building 1c wooden shed	SE	14
DSC_0814	Building 1c wooden shed	NE	15
DSC_0815	Building 1c wooden shed	NE	15
DSC_0816	Building 1c wooden shed	N	16
DSC_0817	Building 1c wooden shed	N	16
DSC_0818	Building 1c wooden shed	NE	16
DSC_0819	Building 1c wooden shed	ENE	16
DSC_0820	Building 1c wooden shed interiors	N	17
DSC_0821	Building 1c wooden shed interiors	N	17
DSC_0822	Building 1c wooden shed interiors	NE	17
DSC_0823	Building 1c wooden shed interiors	E	17
DSC_0824	Building 1c wooden shed interiors	N	18
DSC_0825	Building 1c wooden shed interiors	NE	18
DSC_0826	Building 1c wooden shed interiors	NE	18
DSC_0827	Building 1c wooden shed interiors	E	18
DSC_0828	Building 1c wooden shed interiors	NE	18
DSC_0829	Building 1c wooden shed	N	19
DSC_0830	Building 1c wooden shed	N	19
DSC_0831	SE end Building 1c	NE	19
DSC_0832	SE end Building 1c	ENE	19
DSC_0833	SE end Building 1c demolition material at SE end	E	19
DSC_0834	Building 1 NE wall	SSE	20
DSC_0835	Building 1 NE wall	S	21
DSC_0836	Building 1 NE wall	S	21
DSC_0837	Building 1 NE wall	S	21
DSC_0838	Building 1 NE wall	SW	22
DSC_0839	Building 1 NE wall	SW	23
DSC_0840	Building 1 NE wall W2 (left) D6 (middle) D5 (right)	S	23
DSC_0841	Building 1 NE wall W2 (left) D6 (middle) D5 (right)	S	23

DSC_0842	Building 1 NE wall W2 (left) D6 (middle) D5 (right)	SW	24
DSC_0843	Building 1 NE wall W2 (left) D6 (middle) D5 (right)	SW	24
DSC_0844	Building 1 NE wall D3 exterior infilled	SW	23
DSC_0845	Building 1 NE wall D4 exterior infilled	SW	25
DSC_0846	Building 1 NE wall D6 exterior infilled	SW	26
DSC_0847	Building 1 NE wall W2 (left) D6, D5 (right) exterior	SW	27
DSC_0848	Building 1 NE wall W2 (left) D6, D5 (right) exterior	SW	27
DSC_0849	Building 1A stone walls with cast iron supporting pillars	SW	28
DSC_0850	Building 1A (SE wall Building 1 (right)	WSW	29
DSC_0851	Building 1A SW wall	SW	29
DSC_0852	Building 1A SW wall	SW	29
DSC_0853	Building 1A SE wall with cast iron central pillars	S	29
DSC_0854	Building 1A SE wall	S	29
DSC_0855	Building 1A SW wall with cast iron central pillars	SW	30
DSC_0856	Building 1A SW wall with cast iron central pillars	SW	30
DSC_0857	Building 1A SW wall with cast iron central pillars	SW	30
DSC_0859	Building 1c (left) Building 1 (right)	NW	31
DSC_0860	Building 1c (left) Building 1 (right)	NNW	31
DSC_0861-64	Building 1c (left) Building 1 (right)	NW	31
DSC_0865	Building 1c	W	31
DSC_0866	Building 1c	W	31
DSC_0867	Building 1c (left) Building 1 (right)	NW	31
DSC_0868	Building 1c (left) Building 1 (right)	NW	31
DSC_0869	Building 2	NNW	31
DSC_0870	Building 2a (left) 2b (right)	NE	32
DSC_0871	Building 2a (right) courtyard (centre) Building 2D (left)	N	32
DSC_0872	Building 2a SW gable with W3 (left) D7 (right)	NE	32
DSC_0873	Building 2a SW gable with W3	NE	33
DSC_0874	Building 2a SW gable with D7	NE	34
DSC_0875	Building 2a SW gable harling below D7 peeling off revealing stone wall with brick and tile; site for forestair?	NE	34
DSC_0876	Building 2b SW wall	NE	32
DSC_0877	Building 2a SW gable	N	32
DSC_0878	Building 2b	N	35
DSC_0879	Building 2b	N	35
DSC_0880	Building 2b SE gable with W4 (above) D8 (left) W5 (right)	NNE	35
DSC_0881	Building 2b SE gable with W4 (above) D8 (left) W5 (right)	NW	36
DSC_0882	Building 2b SE gable (left) SE wall Building 2c (right)	NW	37
DSC_0883	Building 2b SE gable D8	NW	38
DSC_0884	Building 2b SE gable W5	NW	39
DSC_0885	Building 2b SE gable W4 above	NW	36
DSC_0886	Building 2b (left) 2c (centre) 2a (behind)	NW	40
DSC_0887	Building 2c (left) 2a (behind) with dutch barn (right)	NNW	40
DSC_0888	Building 2b (left) 2c (centre) 2a (behind)	W	41
DSC_0889	Building 2b (left) 2c (centre) 2a (behind)	W	41
DSC_0890	Building 2c (centre) Building 2a (behind)	NW	42
DSC_0891	NE wall Building 2c	SW	43

DSC_0892	NE wall Building 2c	SW	43
DSC_0893	Building 2c (left) 2a SE wall (centre) and Dutch barn (right)	NW	43
DSC_0894	Buildings 2b, 2c, Dutch barn	W	44
DSC_0895	Buildings 2b, 2c, Dutch barn	W	44
DSC_0896	Building 2a SW gable (right) courtyard (left)	NE	27
DSC_0897	Building 2a SW gable (right) courtyard (left)	ENE	26
DSC_0898	Building 2a SW gable (right) courtyard (left)	E	45
DSC_0899	Building 2a NW wall W6 (right) D10 (centre) W7 (left)	NE	45
DSC_0900	Building 2a NW wall W6 (right) D10 (centre) W7 (left)	NE	45
DSC_0901	Building 2a NW wall W6 (right) D10 (centre) W7 (left)	NE	45
DSC_0902	Building 2a NW wall W6	SE	46
DSC_0903-906	Building 2a NW wall D10	SE	47
DSC_0907	Building 2a NW wall W7	SE	48
DSC_0908	Door 12	NE	48
DSC_0909	SW wall Building 2E with D12 (right)	NW	48
DSC_0910	SW wall Building 2E with D12 (right)	NW	48
DSC_0911	Courtyard (SE half)	SW	48
DSC_0912	Courtyard (SE half)	W	48
DSC_0913	Courtyard (SE half)	W	48
DSC_0914	Courtyard (SE half)	W	48
DSC_0915	D13	NW	48
DSC_0916	D13 (right)	SW	48
DSC_0917	D13 (right)	SW	48
DSC_0918	D13 (right)	SW	48
DSC_0919	Building 2a NW wall W6 (right) D10 (centre) W7 (left)	SSW	48
DSC_0920	Building 2a NW wall W6 (centre) D10 (left)	SW	48
DSC_0921	Building 2a NW wall W6 (centre) D10 (left)	SW	48
DSC_0922	D14 (left)	NNE	45
DSC_0923	D14 (right)	NE	45
DSC_0924	D14 SE jamb	SE	46
DSC_0925	Courtyard SE wall with D14 (right) showing gable scar former roofed courtyard (top)	SE	47
DSC_0926	Courtyard SE wall with D14 (right) showing gable scar former roofed courtyard (top)	SE	47
DSC_0927	Courtyard SE wall with D14 (right) showing gable scar former roofed courtyard (top)	SE	47
DSC_0928	Courtyard SE wall with D14 (right) showing gable scar former roofed courtyard (top)	SE	47
DSC_0929	D13 NW side inside courtyard	ESE	48
DSC_0930	D13 NW side inside courtyard	SE	48
DSC_0931	SW wall Building 2E with D12 (right)	NE	47
DSC_0932	D12 (centre)	E	48
DSC_0933	SW wall Building 2E with D12 (right)	NE	49A
DSC_0934	SW wall Building 2E (right)	NNW	49A
DSC_0935	SW wall Building 2E (right) with Building 2D (top)	NW	49A
DSC_0936	Courtyard SW wall	W	49A
DSC_0937	Courtyard SW wall D14 (left)	SW	49A

DSC_0938	Courtyard SW wall D14 (left)	SW	49
DSC_0939	Courtyard SW wall D14 ((centre) Building 2a (right)	E	23
DSC_0940	Courtyard SW wall D14	NE	24
DSC_0941	D15	SE	50
DSC_0942	D15 SE jamb	SE	51
DSC_0943	Courtyard SW wall with D15 (right)	SW	52
DSC_0944	Courtyard SW wall with D15 (right)	SW	52
DSC_0945	Courtyard SE wall with D14 (right) showing gable scar former roofed courtyard (top)	SE	53
DSC_0946	Courtyard NE wall (SW wall Building 2E) D16 (centre)	NE	53
DSC_0947	Courtyard NE wall (SW wall Building 2E) D16 (centre)	NE	53
DSC_0948	Courtyard NW wall D19 (left) D18 (right)	NW	53
DSC_0949	Courtyard NW wall D19 (left) D18 (right)	NW	53
DSC_0950	Courtyard NW wall D18 (left) D17 (right)	N	54
DSC_0951	Courtyard NW wall D18 (left) D17 (right)	N	54
DSC_0952	Courtyard NW wall D19	NW	55
DSC_0953	D19 (right) D15 (left)	WNW	55
DSC_0954	D15 (right) D19 (centre)	ENE	51
DSC_0955	D19 (centre)	ENE	50
DSC_0956	D19 (centre)	ENE	50
DSC_0957	D20 (centre) not accessible interior or exterior	NE	50
DSC_0958	SE wall Building 2D	NNE	50
DSC_0959	SE wall Building 2D	NNE	50
DSC_0960	SW gable wall Building 2D	NE	20
DSC_0961	SW gable wall Building 2D (left)	SE	56
DSC_0962	SW gable wall Building 2D (left)	SE	56
DSC_0963	SW gable wall Building 2D (left)	SE	56
DSC_0964	Building 2D NW wall with 2E (left) and W9	SE	57
DSC_0965	W9	SE	58
DSC_0966	Track with B2D (left) B1 (centre) wall around cottage garden (right)	SW	58
DSC_0967	Building 2E SW wall W10	NE	58
DSC_0968	Building 2E SW wall W10	NE	58
DSC_0969	Building 2E in front of Building 2D	SE	59
DSC_0970	Building 2E in front of Building 2D	SE	59
DSC_0971	Concrete silo at NE end Building 2E	SE	60
DSC_0972	Building 2E in front of Building 2D	S	61
DSC_0973	Building 2E in front of Building 2D	S	61
DSC_0974	Concrete silo at NE end Building 2E	SW	62
DSC_0975	NE corner Building 2D (with 2E (right) and slit window W11	SE	62
DSC_0976	W11	S	63
DSC_0977-980	NE wall Building 2D	SW	64
DSC_0981	NW end dutch barn	SE	65
DSC_0982-85	NE wall Building 2D	SW	64
DSC_0991	NE wall Building 2F	S	64
DSC_0992	NE wall Building 2F	SSE	66
DSC_0995	NE wall Building 2F	SW	65

DSC_0996	NE wall Building 2F	WSW	65
DSC_0997	NE wall Building 2F	WNW	67
DSC_0998	Farm cottage (not included in this application)	NW	66
DSC_0999	Dutch barn (left) B2F, B2D, B2E (right)	SE	68
DSC_1001	B2F (left), B2D, B2E (centre) B1 (right)	SSE	61
DSC_1002	Building 2D SW gable	NE	20
DSC_1003	Building 2D SW gable	SSE	56
DSC_1004	Building 2D SW gable	NE	20



DSC_0783.JPG



DSC_0784.JPG



DSC_0785.JPG



DSC_0786.JPG



DSC_0787.JPG



DSC_0788.JPG



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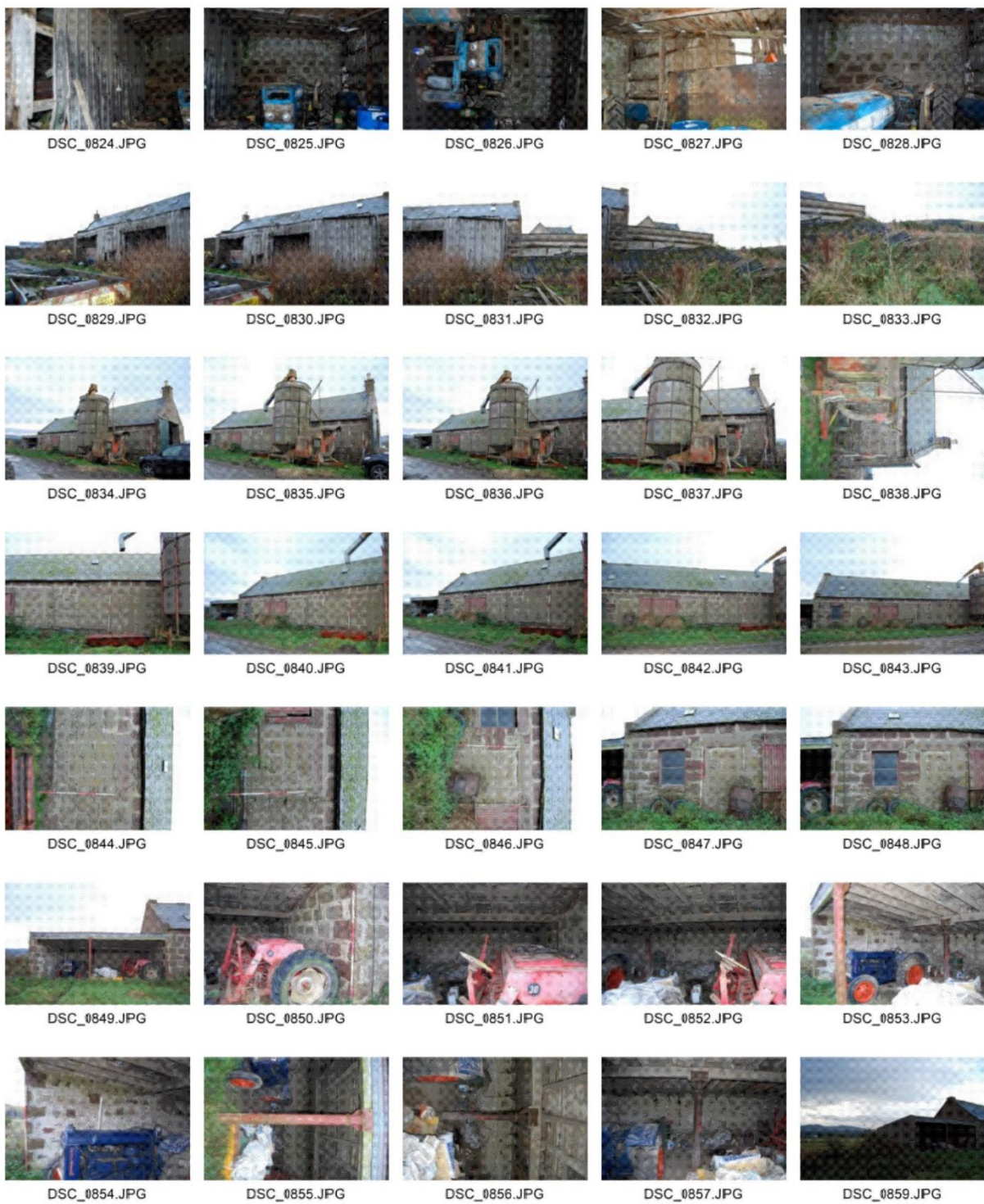
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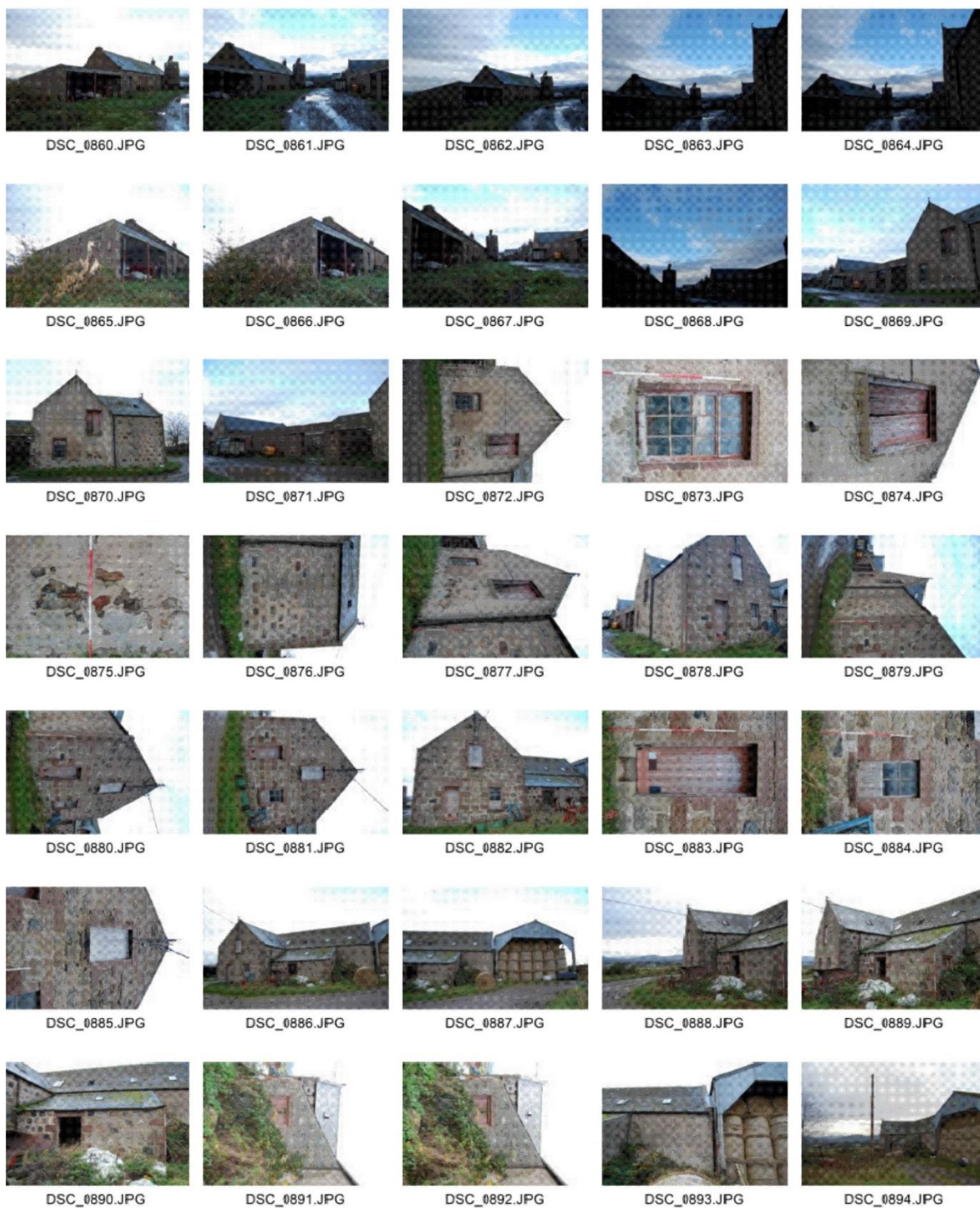


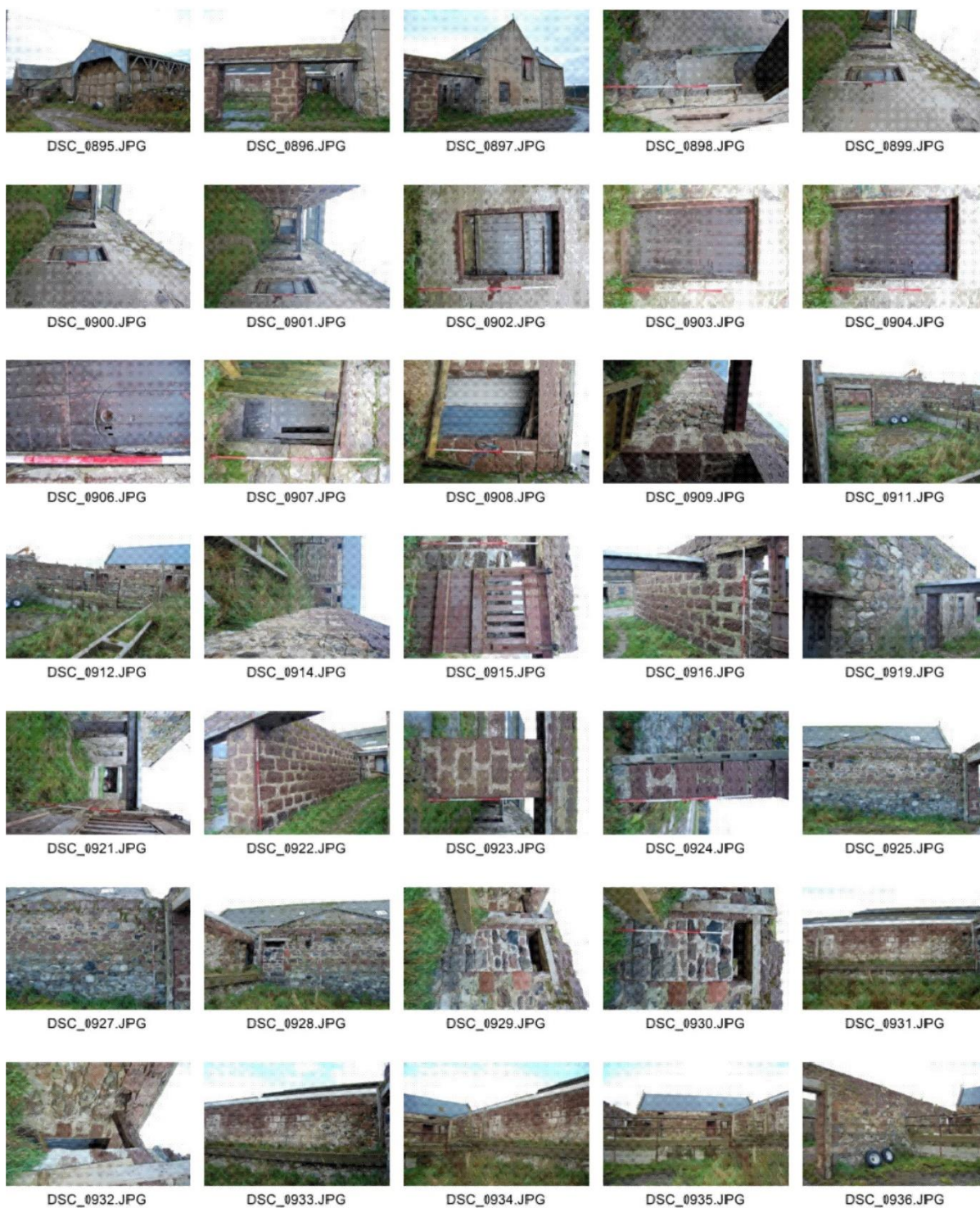
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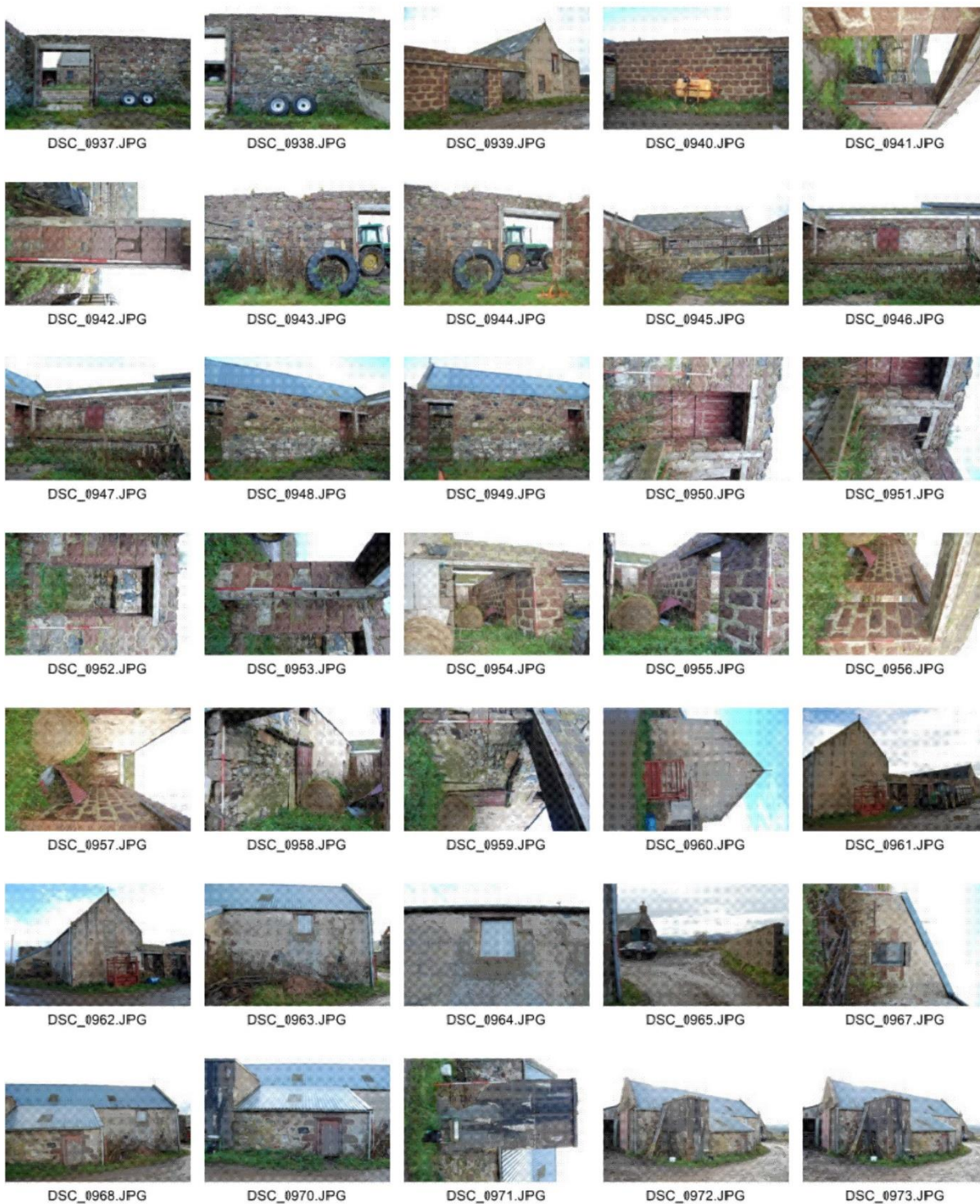


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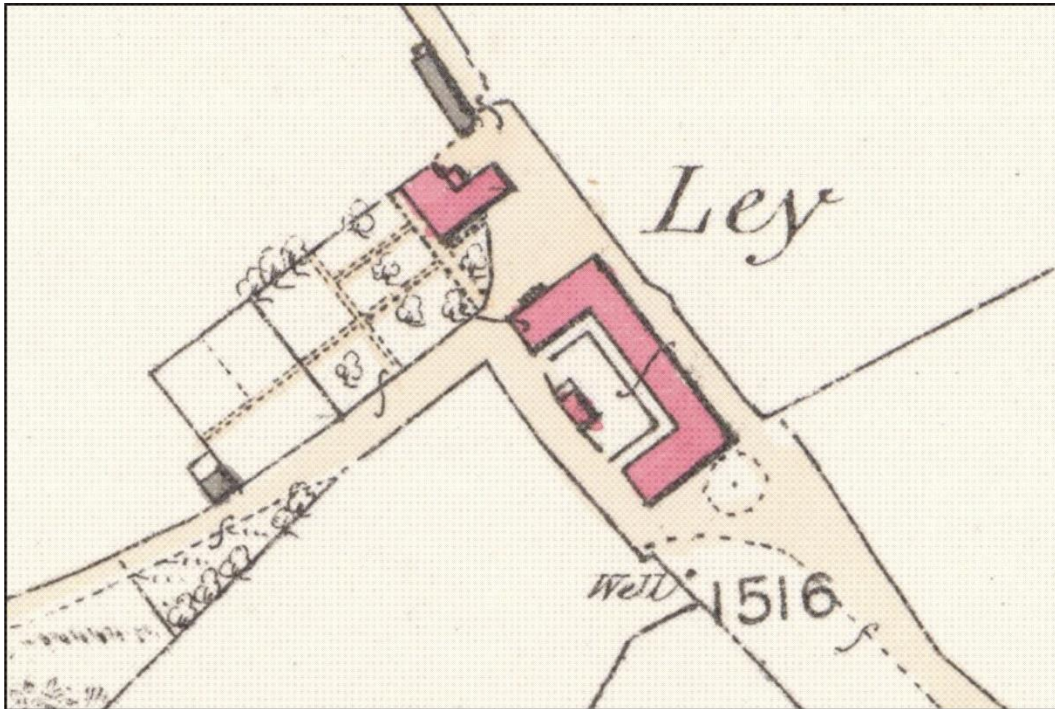


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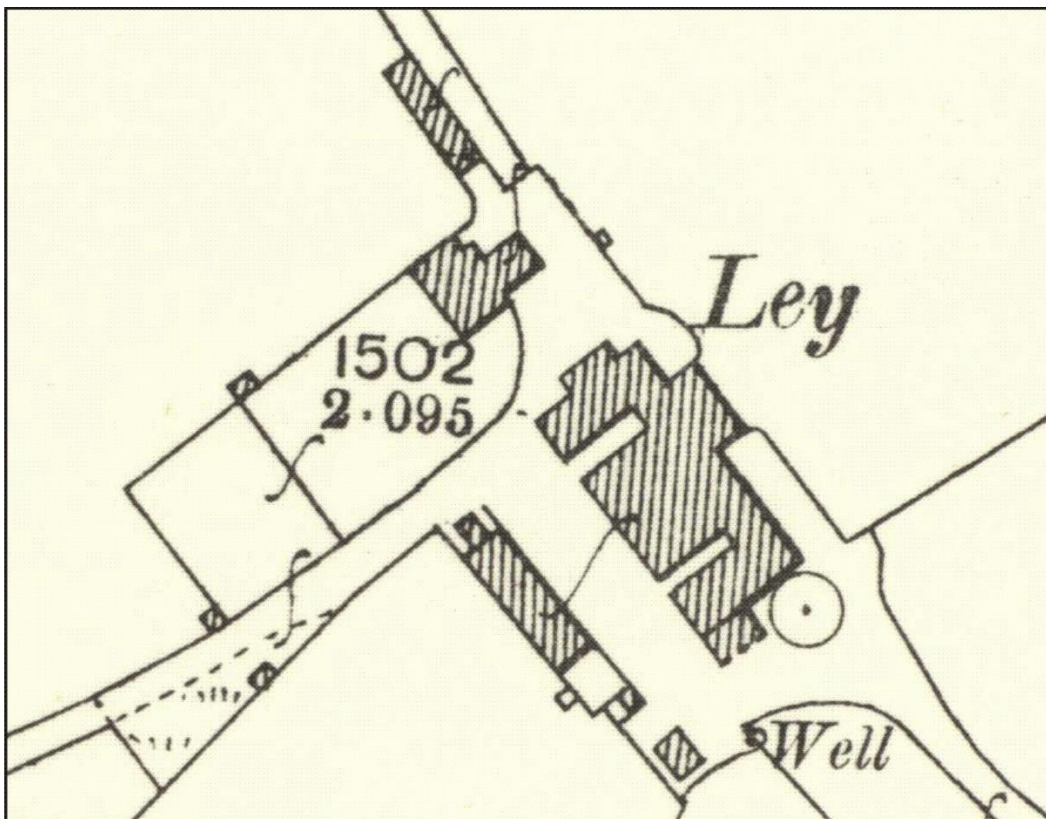


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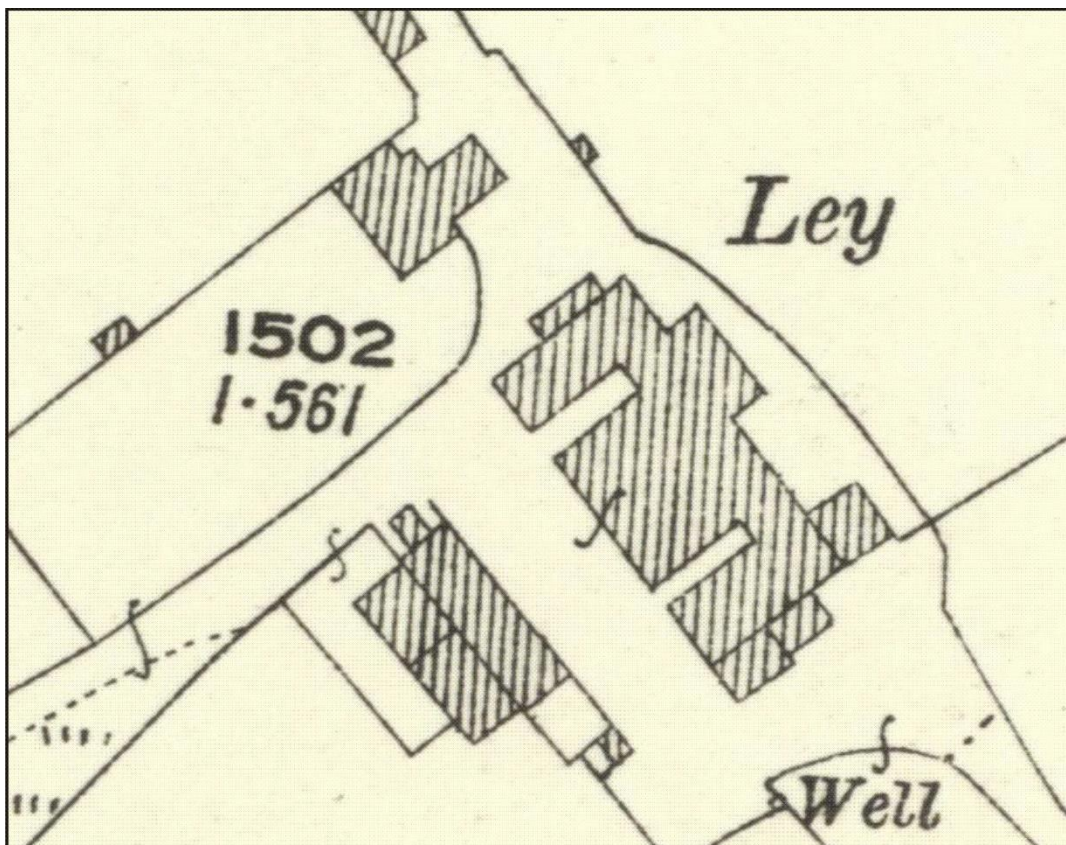
APPENDIX 3 MAPS



Illus 20 First Edition OS map Aberdeen Kincardine Sheet VI.5 (Banchory Ternan)
Survey date: 1864 Publication date: 1868 (copyright national Library of Scotland)



Illus 21 Second Edition OS map Aberdeenshire, Kincardineshire, Sheet 009.02
Publication date: 1903 Revised: ca. 1901 (copyright national Library of Scotland)



Illus 22 Third Edition OS map Kincardineshire, Sheet 009.02 Publication date: 1925 Revised: ca. 1923 Levelled: 1902 (copyright national Library of Scotland)