

**Porsche Centre (former Newlands Farm), Wellington Road,
Aberdeen, AB12 3HT
Report on Level 1 standing building survey and watching
brief**



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SUMMARY

Newlands Farm was surveyed on 5 October 2014; a plan supplied by the client was annotated, elevations drawn and a full photographic survey carried out. The buildings are very ruinous and overgrown and some sections were not accessible. The main walls pre-date the First Edition OS map (1865) and the form continued until the end of its use as a farm, with minor alterations and additions. A watching brief was maintained from 9th-18th March 2015; no significant archaeological remains were found during this work and it is therefore recommended that no further archaeological work is required during the current development.

1 INTRODUCTION

The proposed development is at NJ 96260 03392 in the parish of Nigg and at 85-95m OD. It is located on the west side of Wellington Road on the site of the former Newlands Farm. Aberdeen City Council Planning application P140862 for formation of car sales facility with associated car display, storage access and parking facilities is pending. This report is being written after the Level 1 standing building survey of the former Newland Farm; a c50% watching brief will take place during the soil strip. The work was commissioned by Sandy Ip on behalf of Taylor Design Architects Ltd.



Illus 1 Site location (Contains Ordnance Survey data © Crown copyright and database right 2015).

2 BACKGROUND

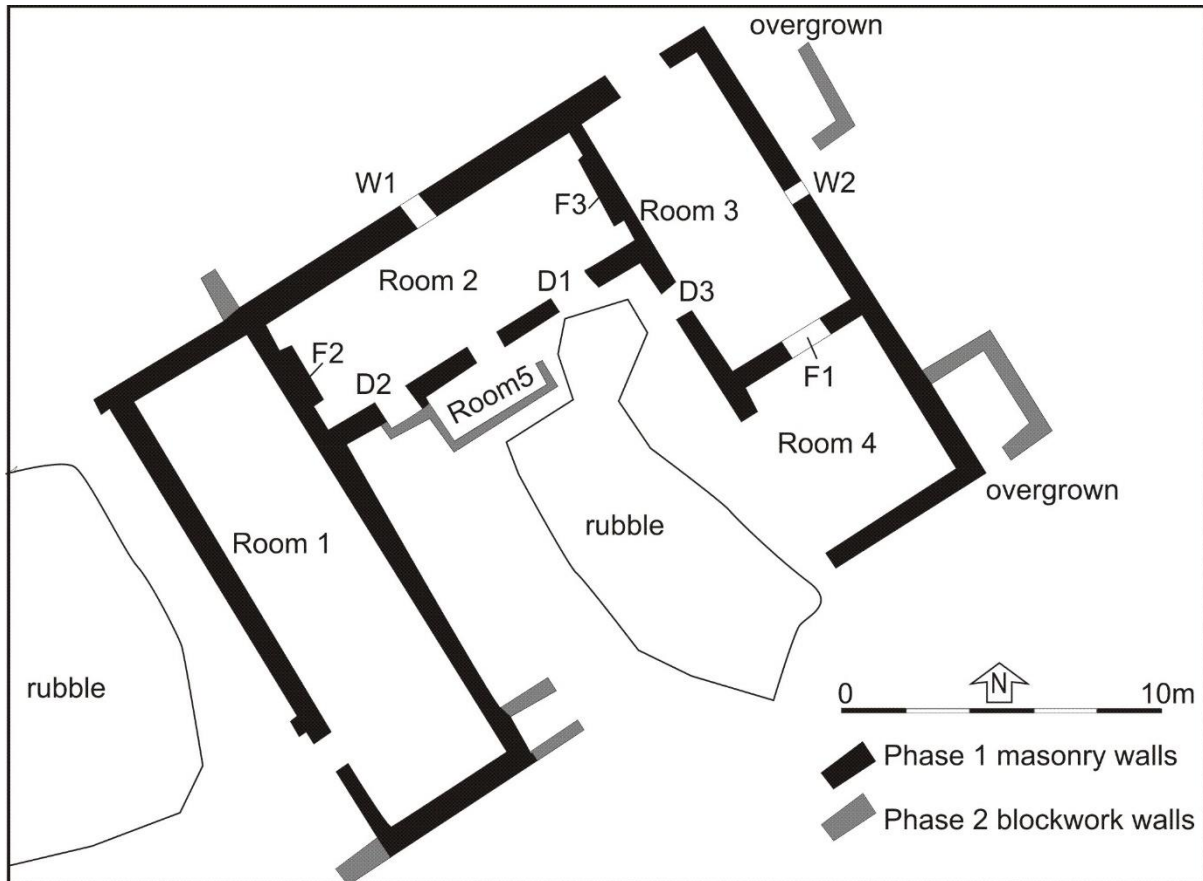
- 2.1 There are no Scheduled Ancient Monuments or Listed Buildings within 1km of the proposed development site. One archaeological site is within the proposed development. Newlands Farm is present on the First Edition OS map (Illus xxx) and develops through the Second and Third Edition with extra buildings being added.
- 2.2 Several archaeological evaluations have taken place in the area. Immediately SW an archaeological evaluation of 26 trenches in 2011 revealed no archaeological deposits or finds (Cameron 2011, 11). Immediately across Wellington Road, an archaeological evaluation of 27 trenches was carried out prior to the residential development. No archaeological remains were uncovered (Peters 2012, 12). Also in 2012 23 trenches and 58 core samples were excavated at Loirston Loch. No significant archaeological features were encountered during the evaluation although selective samples of the cores taken were retained for further assessment and potential analysis of the environmental history of the site (Baillie 2012, 12).
- 2.3 The area has been agricultural in nature in the late 19th and early 20th century and several farmsteads in the area include Loirston House (NJ90SE 63), Mains of Loirston (NJ90SW 222), Sergeant's Croft cottage (NJ90SW 219), Redmoss (NJ90SW 224).
- 2.4 There are several historic quarries within 1km of the proposed development including Mains of Loirston sand and gravel workings (NJ90SW 221), Parkhead Farm quarries (NJ90SW 227), Heatherly (NJ90SW 217) and Whitehills (NJ90SW 213).



Illus 2 Plan of proposed development showing watching brief area in red (*copyright Taylor Design Architects Ltd*).

3 STANDING BUILDING SURVEY

The standing building survey was carried out on 5 October 2014 by Alison Cameron. The weather was cold and sunny. The buildings are very ruinous with much tumbled masonry, overgrown vegetation and irregular ground conditions. Several areas were inaccessible and there was asbestos roofing material over much of the site. The architects plan was used and measurements taken and a photographic survey was carried out.



Illus 3 Plan showing features recorded (based on Taylor Design Architects Ltd).

The buildings are 17.6m north-south and 23.5m east-west. The main buildings are constructed of large granite rubble and the west room has been concreted on the interior and exterior for animal use. The buildings consist of a C-shaped steading with central courtyard (Illus 3). Room 1 is constructed of large granite rubble with concrete on interior and exterior. The interior is virtually inaccessible but was converted for animal use with modern stalls and ventilation.

Room 2 was a 2-room cottage with chimney breasts and fireplaces at both ends (F2 and F3) and there is a small central window in the north wall. Rooms 3 and 4 form the east wing of the building and have a possible blocked fireplace between the rooms (F1).



Illus 4 South wall Room 1 showing ruinous nature of buildings and concrete in exterior and interior; facing NW



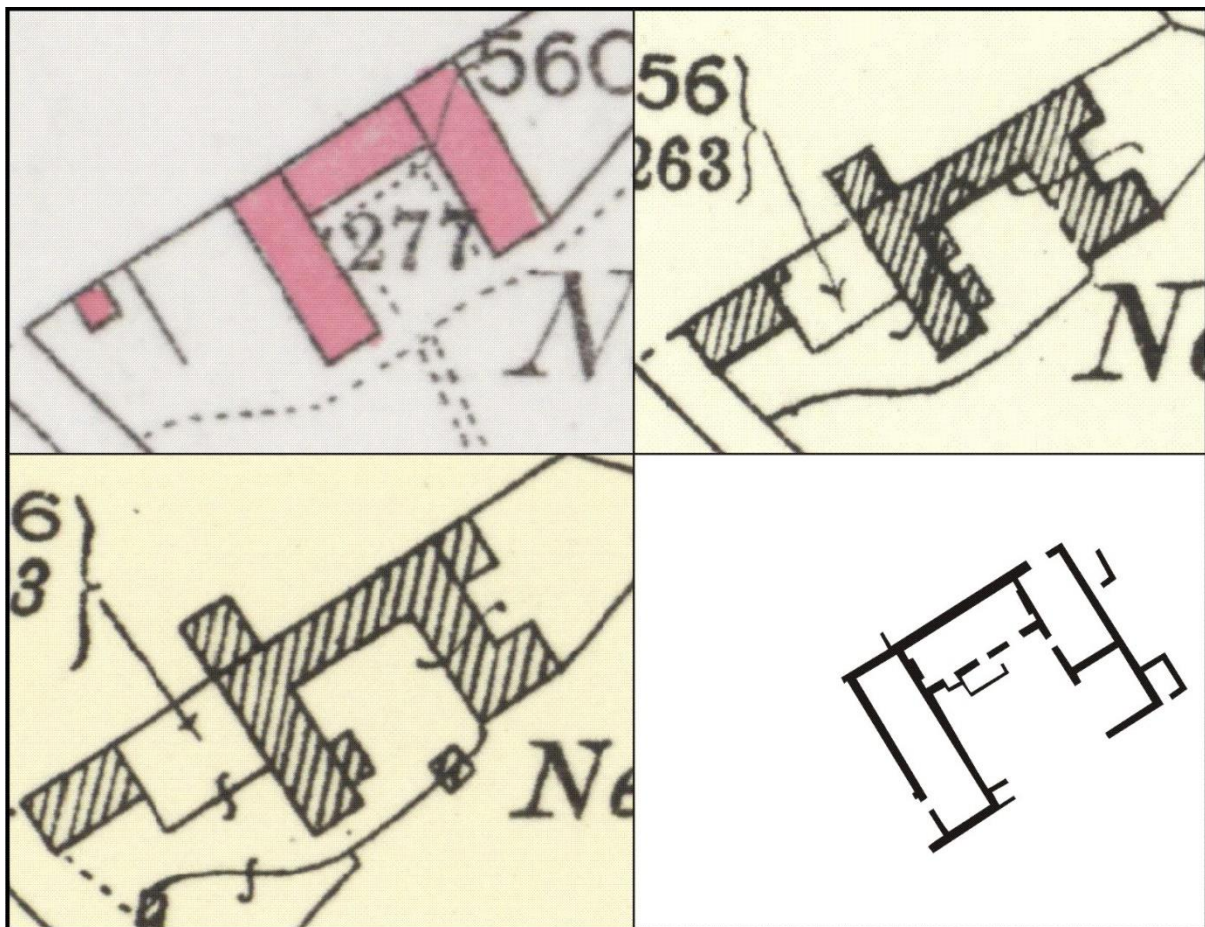
Illus 5 Blocked aperture F1 in north wall Room 4; facing NW

4 THE WATCHING BRIEF

The watching brief by Robert Lenfert took place on the 9th, 11th-13th and the 18th of March, 2015 by examining the topsoil and upper reaches of the subsoil for traces of archaeological activity (Illus 2). A 30-ton excavator was used to removed topsoil and bank it in two large spoil heaps on-site. Walkover of the site revealed two field drains – one using clay tile and another simpler variation using stone infill to allow water drainage. A very small quantity of modern ceramic were noted in both spoil heaps and sparsely distributed over the project area. A possible pit-like feature was also investigated, though hand-excavation by trowel did not produce any archaeological material. It is considered a natural feature, perhaps as a result of tree-fall or a natural depression. Also noted was a dark linear deposit which proved to be quite shallow and perhaps a recent result of machine disturbance. No archaeological material was noted in any investigated feature.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Newlands Farm was surveyed on 5 October 2014. It is very ruinous and overgrown and some sections were not accessible. The main walls pre-date the First Edition OS map (1865) and the form continued until the end of its use as a farm, with minor alterations and additions (Illus 6).



Illus 6 Phase plan showing First Edition OS (top left), Second Edition (top right), 3rd edition (bottom left) and current plan (bottom right)

5.2 A watching brief was maintained from 9th-18th March 2015; no significant archaeological remains were found during this work and it is therefore recommended that no further archaeological work is required during the current development.

6 REFERENCES

Baillie, W 2012 'Loirston Loch'; Discovery and Excavation in Scotland for 2012, New series, Vol 13, 12.

Cameron A 2011 'Balmoral Park, Wellington Road, Aberdeen'; Discovery and Excavation in Scotland for 2011, New series, Vol 12, 11.

Peters, C 2012 'Wellington Road, Aberdeen'; Discovery and Excavation in Scotland for 2012, New series, Vol 13, 12.

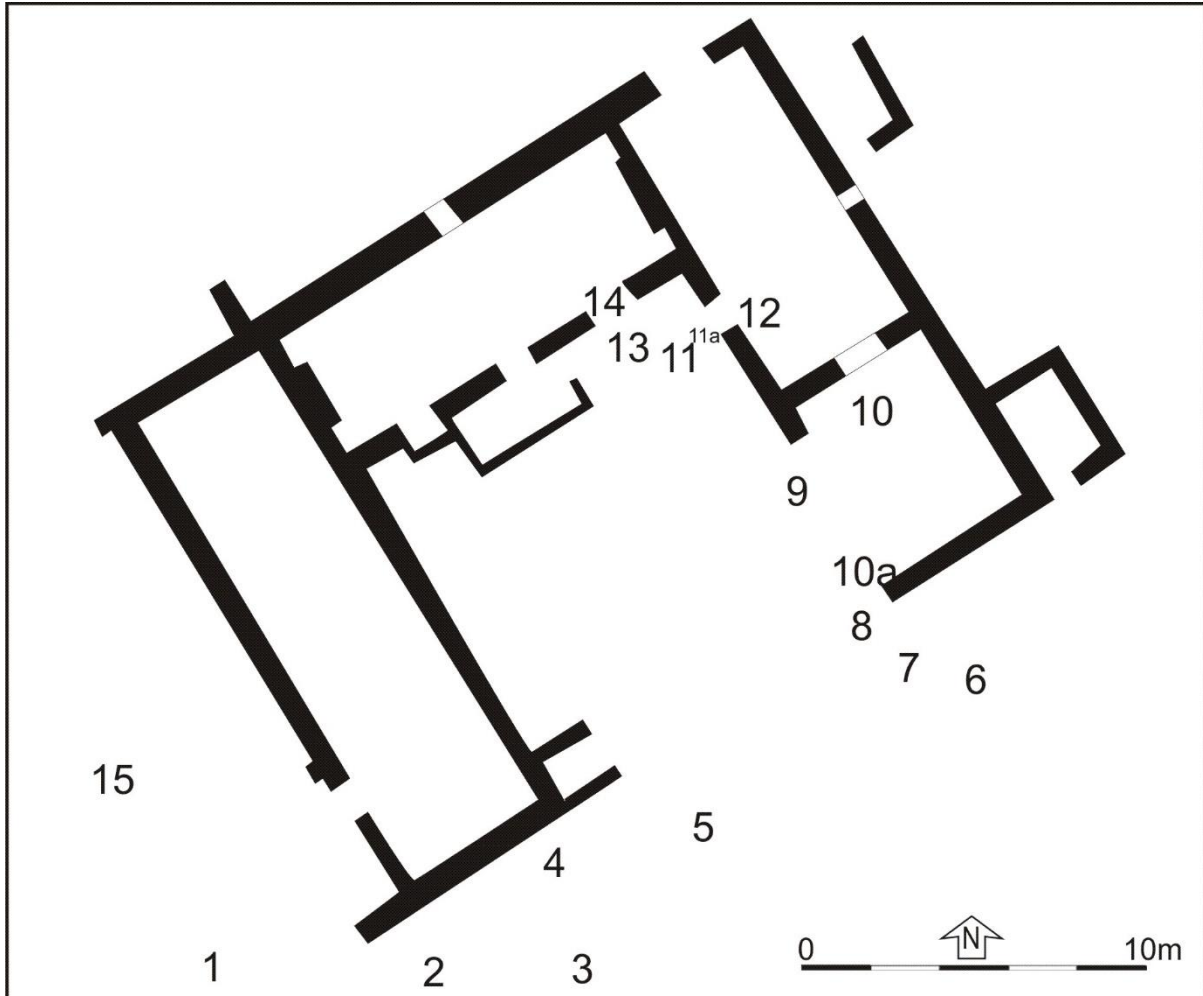
7 ACKNOWLEDGEMENTS

Thanks to Sandy Ip on behalf of Taylor Design Architects Ltd who commissioned this work; thanks to Judith Stones, Aberdeen City Council (now retired) for her advice during the standing building survey and to Bruce Mann, Aberdeenshire Archaeology for his advice during the watching brief.

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APPENDIX 1 PHOTOGRAPHS

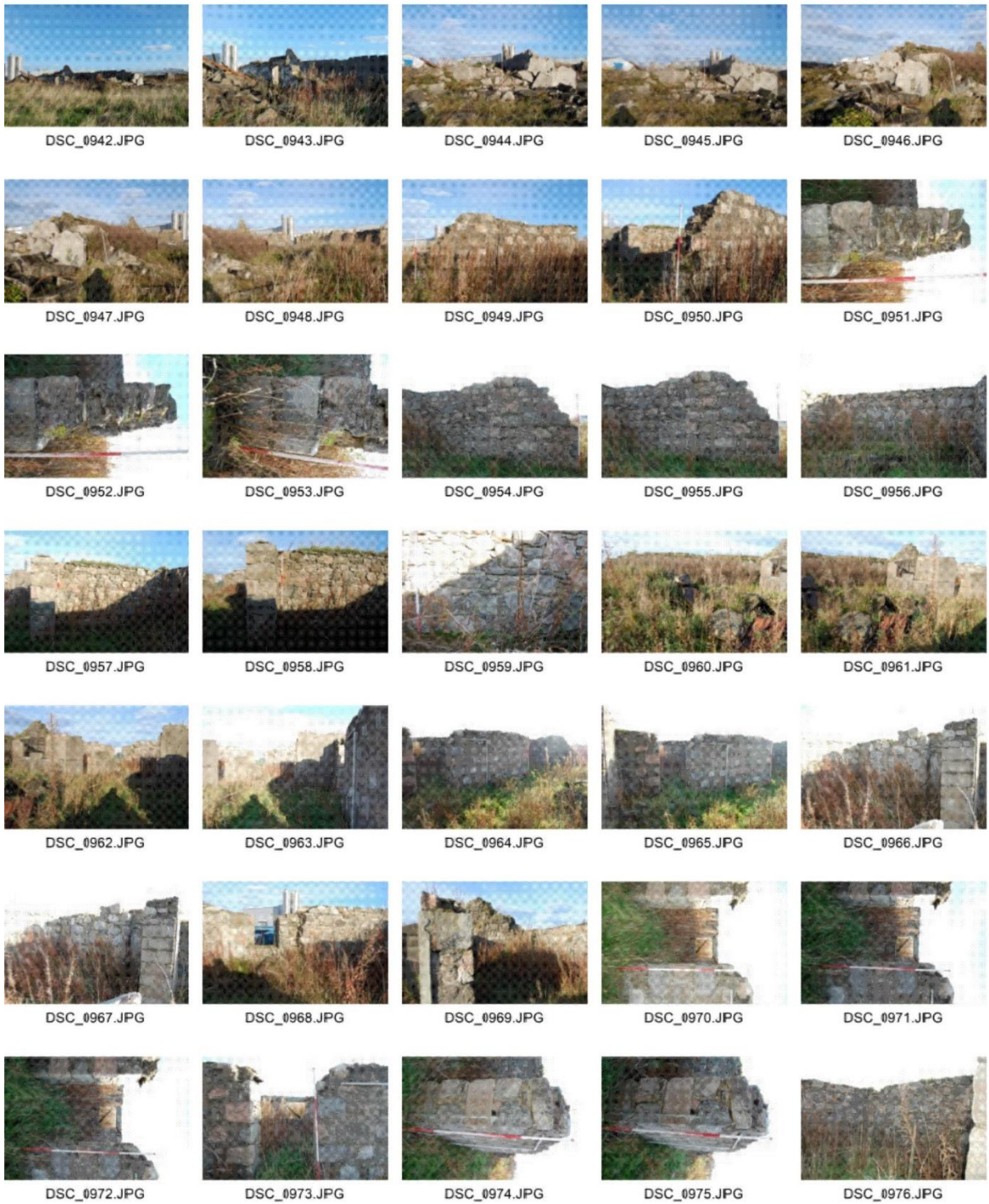
The standing building survey

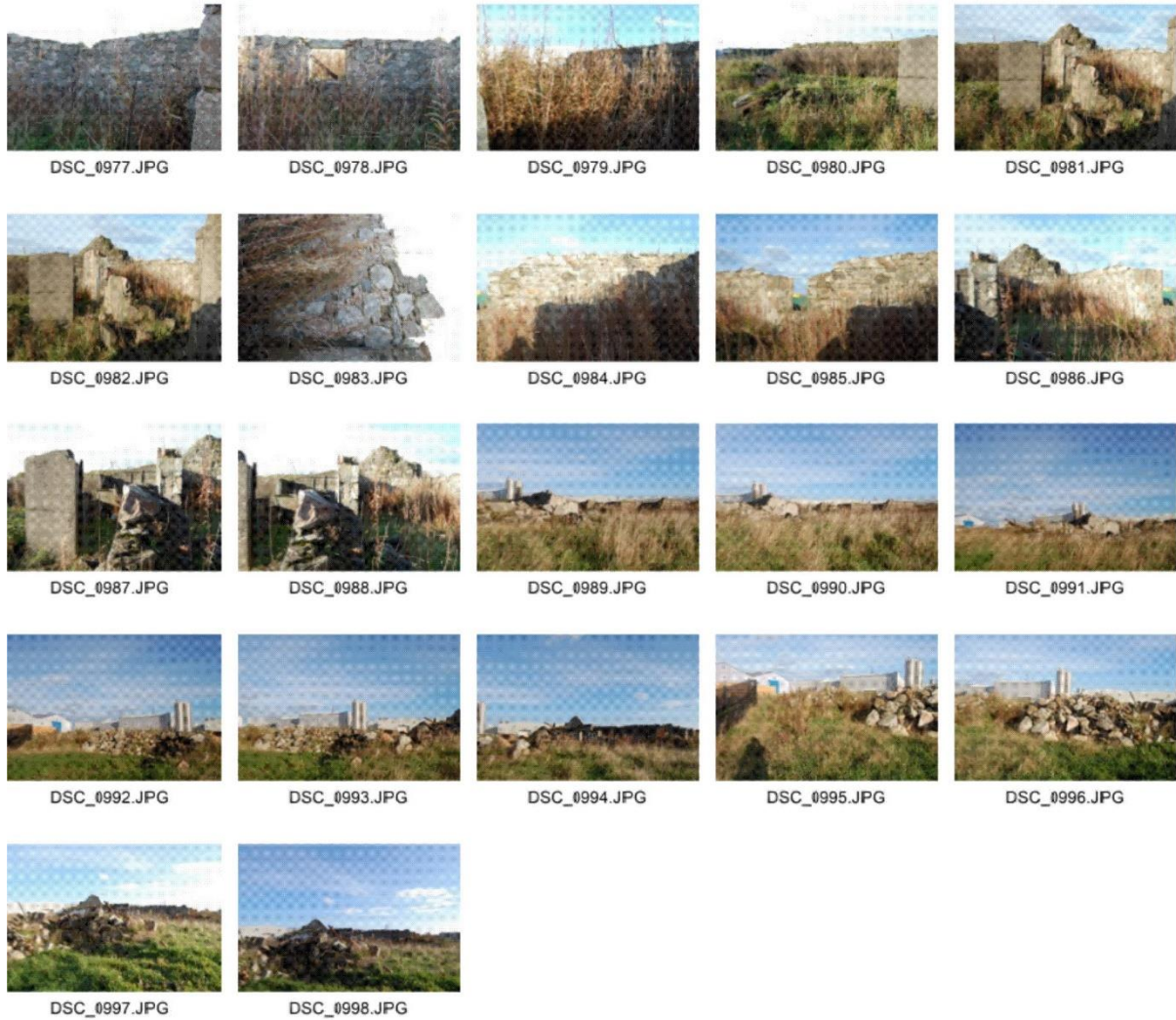


Illus 7 Camera points used in the standing building survey

Photo no	Description	Facing	Camera point
DSC_0942	Newlands Farm buildings	N	1
DSC_0943	Newlands Farm buildings	N	2
DSC_0944	South wall Room 1	NNW	3
DSC_0945	South wall Room 1	NNW	3
DSC_0946	South wall Room 1	NW	4
DSC_0947	South wall Room 1	NW	4
DSC_0948	Courtyard with Room 4 (right)	NW	5
DSC_0949	South wall Room 4	NW	6
DSC_0950	South wall Room 4	NE	7
DSC_0951	South wall Room 4	ENE	8
DSC_0952	South wall Room 4	ENE	8

DSC_0953	South wall Room 4	ENE	8
DSC_0954	Room 4 S wall interior	SE	9
DSC_0955	Room 4 S wall interior	SE	9
DSC_0956	Room 4 E wall interior	NE	9
DSC_0957	Room 4 N wall interior	NW	10a
DSC_0958	Room 4 N wall interior	NW	10a
DSC_0959	Room 4 N wall interior F1 blocked aperture	NW	10
DSC_0960	Courtyard showing rubble and overgrown vegetation	SW	9
DSC_0961	Courtyard showing rubble and overgrown vegetation and concrete structure Room 5	W	9
DSC_0962	Courtyard showing rubble and overgrown vegetation and concrete structure Room 5	WNW	9
DSC_0963	Room 3 (right) with Door 1 (centre)	NW	9
DSC_0964	W wall Room 3 with Door D3 (left)	ESE	14
DSC_0965	W wall Room 3 with Door D3 (left)	ESE	14
DSC_0966	Room 2 Fireplace F3	NE	14
DSC_0967	Room 2 Fireplace F3	NE	14
DSC_0968	Room 2 W1	NNW	14
DSC_0969	Room 2 Fireplace F2	W	14
DSC_0970	Door 3 with W2 in background	NE	11
DSC_0971	Door 3 with W2 in background	NE	11
DSC_0972	Door 3 with W2 in background	NE	11
DSC_0973	Door 3 with W2 in background	NE	11
DSC_0974	S jamb Door D3	SE	11a
DSC_0975	S jamb Door D3	SE	11a
DSC_0976	Room 3 S end	SE	11a
DSC_0977	Room 3 S end	SE	11a
DSC_0978	Room 3 N end with W2	NE	11a
DSC_0979	Room 3 N end	N	11a
DSC_0980	Courtyard (foreground) and Room 1 E wall (background)	SW	11a
DSC_0981	Room 5 in courtyard with Room 2 west gable in background)	W	11a
DSC_0982	Room 5 in courtyard with Room 2 west gable in background)	W	11a
DSC_0983	Room 2 fireplace F3	NNW	14
DSC_0984	Room 2 N wall with W1 (left)	NNW	14
DSC_0985	Room 2 N wall with W1 (centre)	NW	14
DSC_0986	Room 2 W wall with fireplace F2	WSW	14
DSC_0987	Room 5	SW	14
DSC_0988	Room 5	SW	14
DSC_0989-994	Newlands steading	NNE/NE	1
DSC_0995	Rubble at west end of building	NNW	1
DSC_0996	Rubble at west end of building	NNE	15
DSC_0997	Rubble at west end of building	NE	15
DSC_0998	Rubble at west end of building	NE	15





The watching brief

PHOTO ID	DIRECTION FACING	COMMENTS
DSC_2802	NW	View of remaining section of farm outbuilding immediately prior to demolition
DSC_2803	SE	Panoramic sweep of site from spoil heap near NW corner
DSC_2804	SE	Panoramic sweep of site from spoil heap near NW corner
DSC_2805	SE	Panoramic sweep of site from spoil heap near NW corner
DSC_2806	SE	Panoramic sweep of site from spoil heap near NW corner
DSC_2807	SE	Panoramic sweep of site from spoil heap near

		NW corner
DSC_2808	SE	Panoramic sweep of site from spoil heap near NW corner
DSC_2809	SE	Panoramic sweep of site from spoil heap near NW corner
DSC_2810	E	General view of demolition in progress
DSC_2820	E	General view of demolition in progress
DSC_2821	E	General view of demolition in progress
DSC_2822	E	General view of demolition in progress
DSC_2823	E	General view of demolition in progress
DSC_2824	E	General view of demolition in progress
DSC_2825	NE	General view of demolition in progress
DSC_2826	E	General view of demolition in progress
DSC_2827	E	General view of demolition in progress
DSC_2829	E	General view of demolition in progress
DSC_2830	NE	General view of demolition in progress
DSC_2833	N	View of cleared ground immediately adjacent to building (south side)
DSC_2834	N	View of cleared ground immediately adjacent to building (south side)
DSC_2835	NW	View of remaining walling from structure
DSC_2836	E	Panoramic sweep of site from extreme E corner near road
DSC_2837	E	Panoramic sweep of site from extreme E corner near road
DSC_2838	NE	Panoramic sweep of site from extreme E corner near road
DSC_2839	NE	Panoramic sweep of site from extreme E corner near road
DSC_2840	NE	Panoramic sweep of site from extreme E corner near road
DSC_2841	N	Panoramic sweep of site from extreme E corner near road
DSC_2842	N	Panoramic sweep of site from extreme E corner near road
DSC_2843	N	Demolition in progress
DSC_2844	N	Demolition in progress
DSC_2847	NNW	View of rubble/rubbish on margins of cleared area
DSC_2848	NNW	View of rubble/rubbish on margins of cleared area

DSC_2850	NW	Remaining demolition of old farmhouse or outbuildings
DSC_2852	NW	Remaining demolition of old farmhouse or outbuildings
DSC_2856	NW	Remaining demolition of old farmhouse or outbuildings
DSC_2864	NW	Remaining demolition of old farmhouse or outbuildings
DSC_2866	NW	Remaining demolition of old farmhouse or outbuildings
DSC_2869	NE	General shot of sign from far SW corner
DSC_2873	SE	Stratigraphy and dark organic silts overlying subsoils – facing Wellington Road
DSC_2875	N	Pre-ex shot of pit-like feature with stone fill
DSC_2876	NE	Shot of clay filed drain exposed by stripping
DSC_2878	N	Pit determined to be a natural feature.
DSC_2879	N	Pit determined to be a natural feature – water starting to pool in bottom.
DSC_2880	N	Pit determined to be a natural feature – this feature is faintly visible on aerial photos prior to topsoil stripping.
DSC_3121	SW	Stone field drain in SE quadrant of site
DSC_3123	SE	General view of site from far NE corner
DSC_3124	SE	Standing water in boggy SE corner of site. Wellington Road in background.
DSC_3125	SE	Standing water in boggy SE corner of site. Wellington Road in background.
DSC_3126	E	General view of cleared area of site
DSC_3127	NE	General view of cleared area of site
DSC_3128	N	General view of cleared area of site
DSC_3129	N	General view of cleared area of site
DSC_3130	S	General view of cleared area of site
DSC_3131	SW	General view of cleared area of site
DSC_3132	NE	Excavator removing rubble and debris from former site of outbuildings.
DSC_3134	E	Panoramic sweep of site progress
DSC_3135	E	Panoramic sweep of site progress
DSC_3136	E	Panoramic sweep of site progress
DSC_3137	NE	Panoramic sweep of site progress
DSC_3138	NE	Panoramic sweep of site progress
DSC_3139	N	Panoramic sweep of site progress

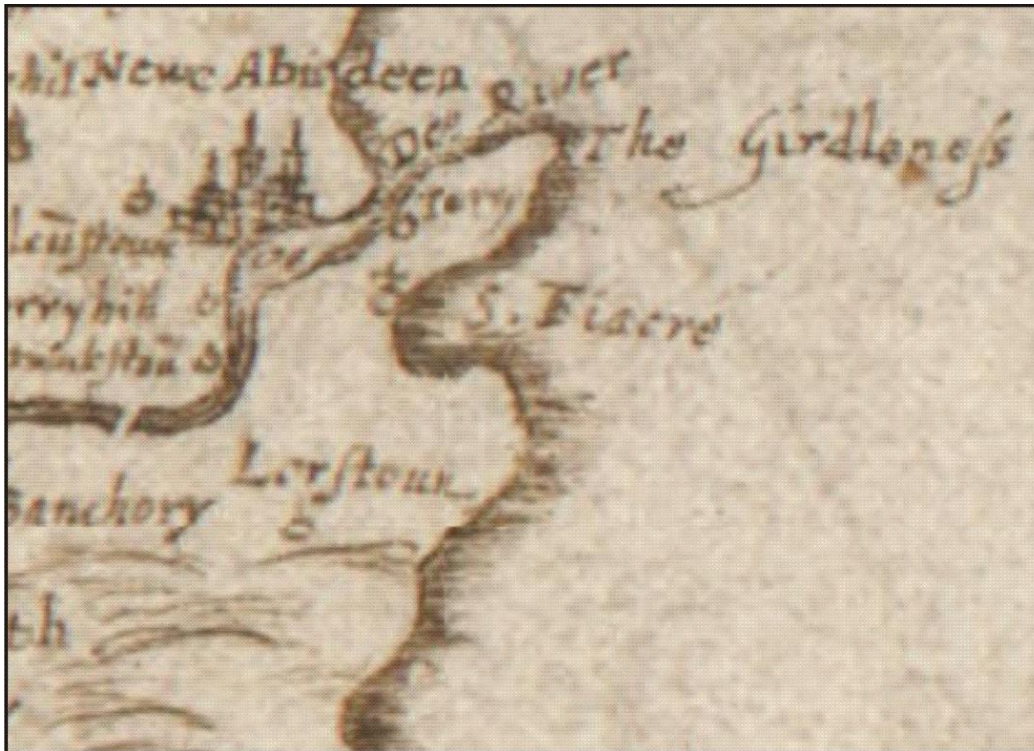
DSC_3140	NE	Panoramic sweep of site progress
DSC_3142	N	Removal of west bank of topsoil
DSC_3143	N	Removal of west bank of topsoil
DSC_3144	N	Removal of west bank of topsoil
DSC_3145	S	Removal of west bank of topsoil
DSC_3146	E	Redeposited boulders taken from across site. No evidence of mortar or working.
DSC_3147	S	Northern end of west bank of topsoil
DSC_3148	NE	General view of site from extreme SW corner
DSC_3151	NE	General view of site from W perimeter
DSC_3152	W	General view of site from NE perimeter
DSC_3154	W	General view of site from NE perimeter
DSC_3155	W	General view of site from NE perimeter
DSC_3157	NW	General site view from W entrance road
DSC_3158	S	Removal of west bank topsoil nearing completion
DSC_3159	SE	Remaining topsoil and debris from clearing
DSC_3160	N	Remaining topsoil and debris from clearing
DSC_3161	SE	Remaining topsoil and debris from clearing
DSC_3163	SE	Standing water in SE corner of site.
DSC_3164	NW	General site view along direction of Wellington Road
DSC_3166	N	Remaining topsoil on East bank
DSC_3172	S	Removal of banked topsoil in progress as watching brief nears completion
DSC_3295	NE	General site view
DSC_3296	N	General site view – area largely cleared
DSC_3297	E	New E-W cut along site – c. 1.4m max. depth.
DSC_3299	NW	New E-W cut along site – c. 1.4m max. depth.
DSC_3300	NW	Detail of new E-W cut along site – c. 1.4m max. depth.
DSC_3301	NE	Stratigraphy along NE margin of site.
DSC_3302	NE	Stratigraphy along NE margin of site.
DSC_3303	NE	Stratigraphy along NE margin of site.
DSC_3305	S	Boggy area in S corner of site
DSC_3306	N	Rollering of cleared areas
DSC_3308	N	General site view
DSC_3310	SE	General site view from extreme NW corner
DSC_3313	W	Peaty, organic deposit with ironpan (orange)

		deposits.
DSC_3315	E	Small section reveals truncated or recent deposition
DSC_3316	E	Additional section along possible feature corroborates this.

APPENDIX 2 MAPS



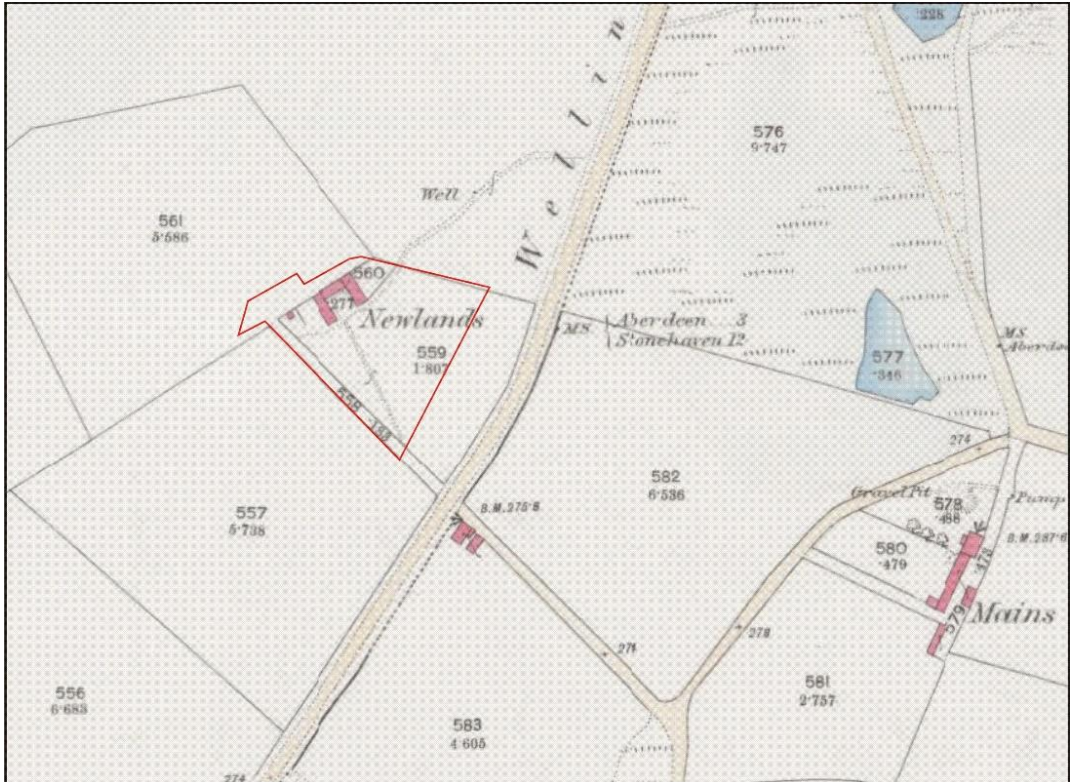
Illus 8 Pont map of 1583-1614 showing 'Lock Loirstoun' (copyright National Library of Scotland)



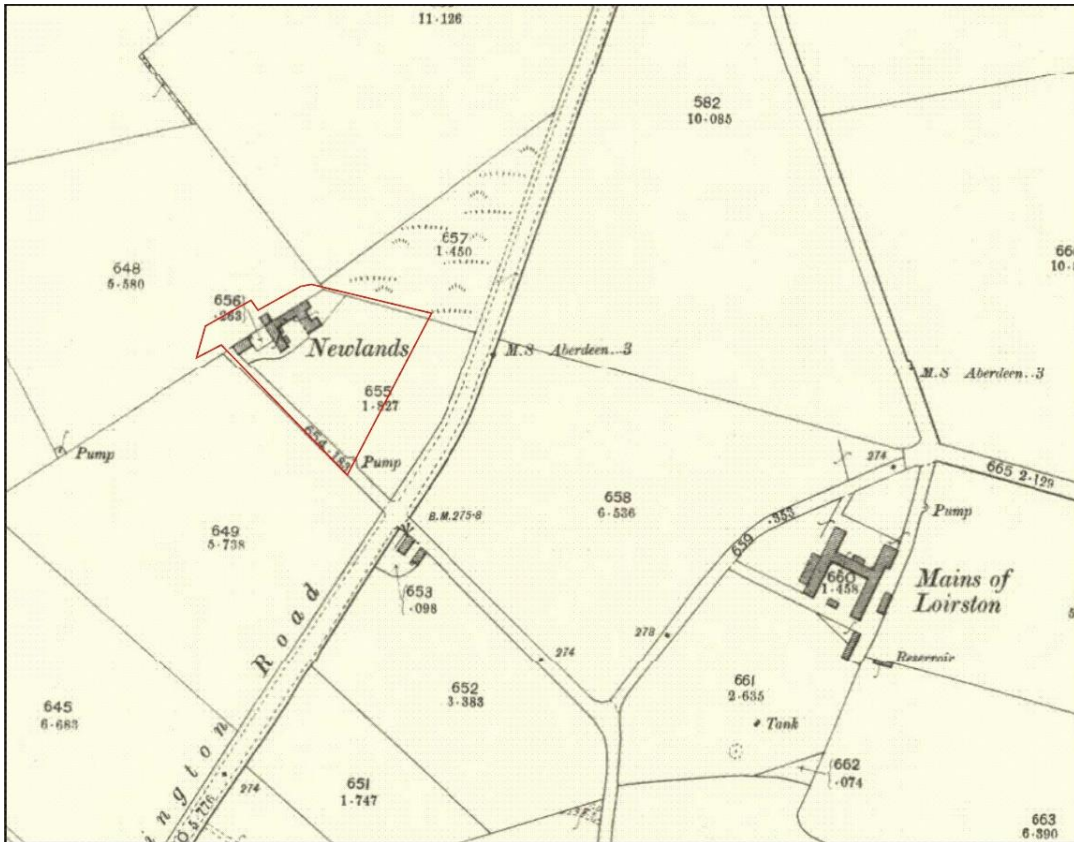
Illus 9 Parson James Gordon's map of c1636-54 showing 'Lorstoun' (copyright National Library of Scotland)



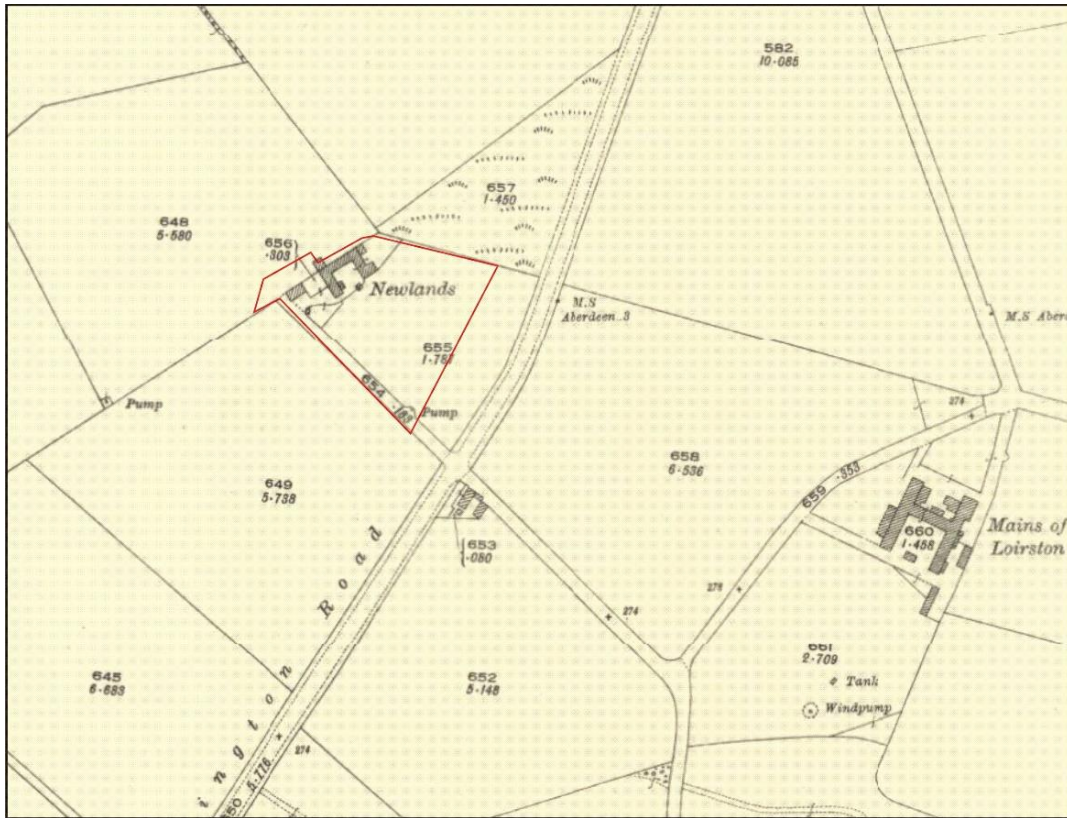
Illus 10 John Thomson's map of 1832 showing 'Redcraigs' to the west of the proposed site, 'Lourston Loch' to the south and 'N. Lourston' to the east (copyright National Library of Scotland)



Illus 11 First Edition OS map with site outlined in red (copyright National Library of Scotland) Kincardine Sheet IV.10 (Combined) Survey date: 1865 Publication date: 1868



Illus 12 Second Edition OS map with site outlined in red (copyright National Library of Scotland) Kincardineshire, Sheet 007.07 Publication date: 1903 Revised: ca. 1901



Illus 13 Third Edition OS map with site outlined in red (copyright National Library of Scotland)
Kincardineshire, Sheet 007.07 Publication date: 1925 Revised: ca. 1923 Levelled: 1902