

**Thainstone House Home Farm, Thainstone,
Inverurie, AB51 5NT**

Report on Level 1 Standing Building Survey



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26 June 2015**

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SUMMARY

A level 1 standing building survey was carried out on 24 June 2015. The day was dully and drizzly. Architects plans and elevations were annotated and a full exterior and interior photograph survey carried out. Some internal refitting had already taken place under a previous planning application. The steading is in good condition and was built in one phase in the early 19th century. It is recommended that no further archaeological work is required during this current development.

1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the W side of the A96 W of the Thainstone Business Park and Thainstone House (Hotel). It is centred on NGR NJ 76888 18594, at 110-115m OD (Illus 1) and in the parish of Kintore.
- 1.2 The work was commissioned by Ian Duncan Architects on behalf of client Mr and Mrs Gregor. A planning application (APP/2014/3591) for change of use of steading to 3 no dwellinghouses was approved by Aberdeenshire Council on 18 June 2015 with an archaeology condition (Condition 1). Aberdeenshire Archaeology require a Level 1 standing building survey.
- 1.3 All the archaeological work was 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.



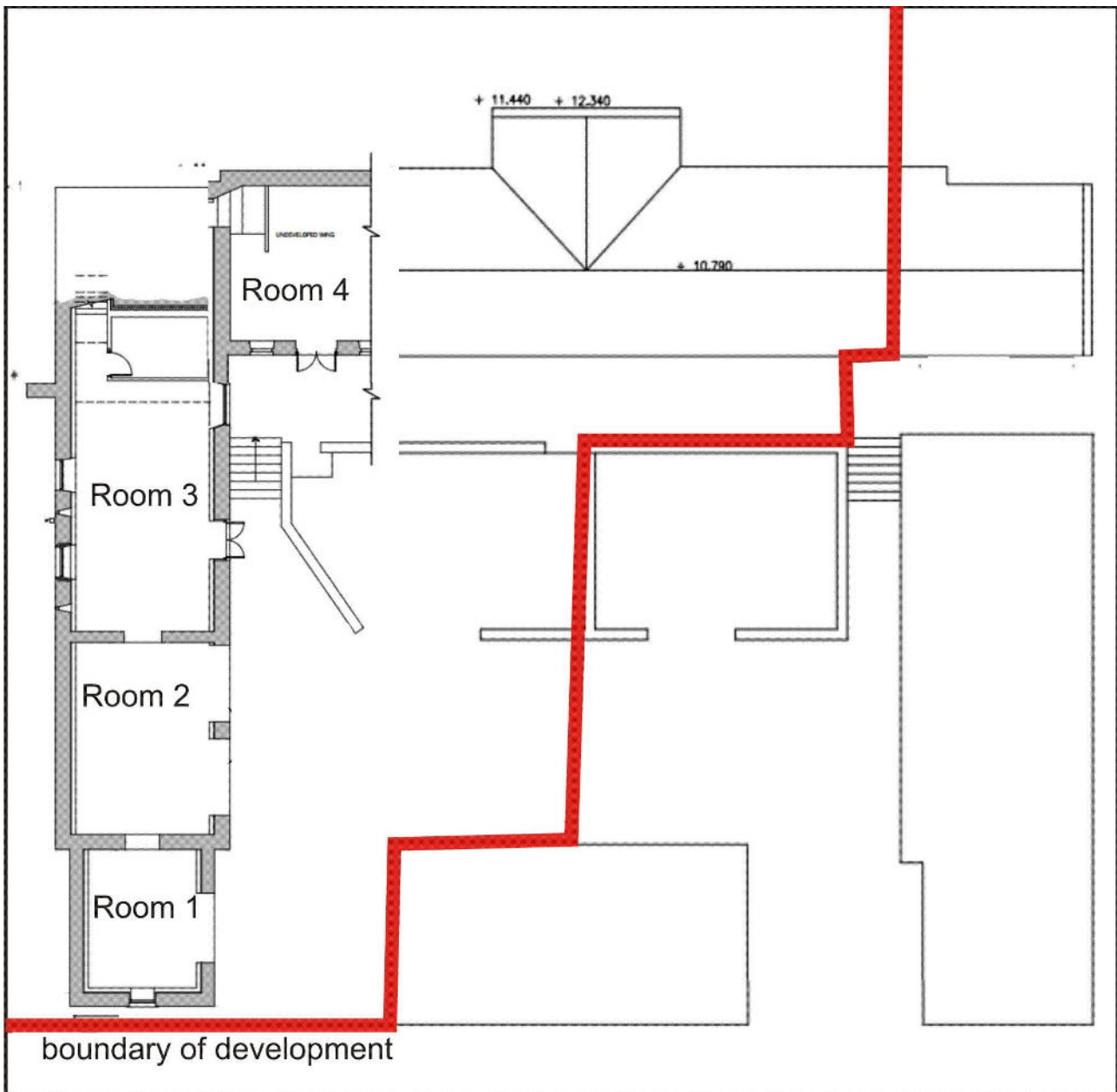
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2015)

2 THE LEVEL 1 STANDING BUILDING SURVEY

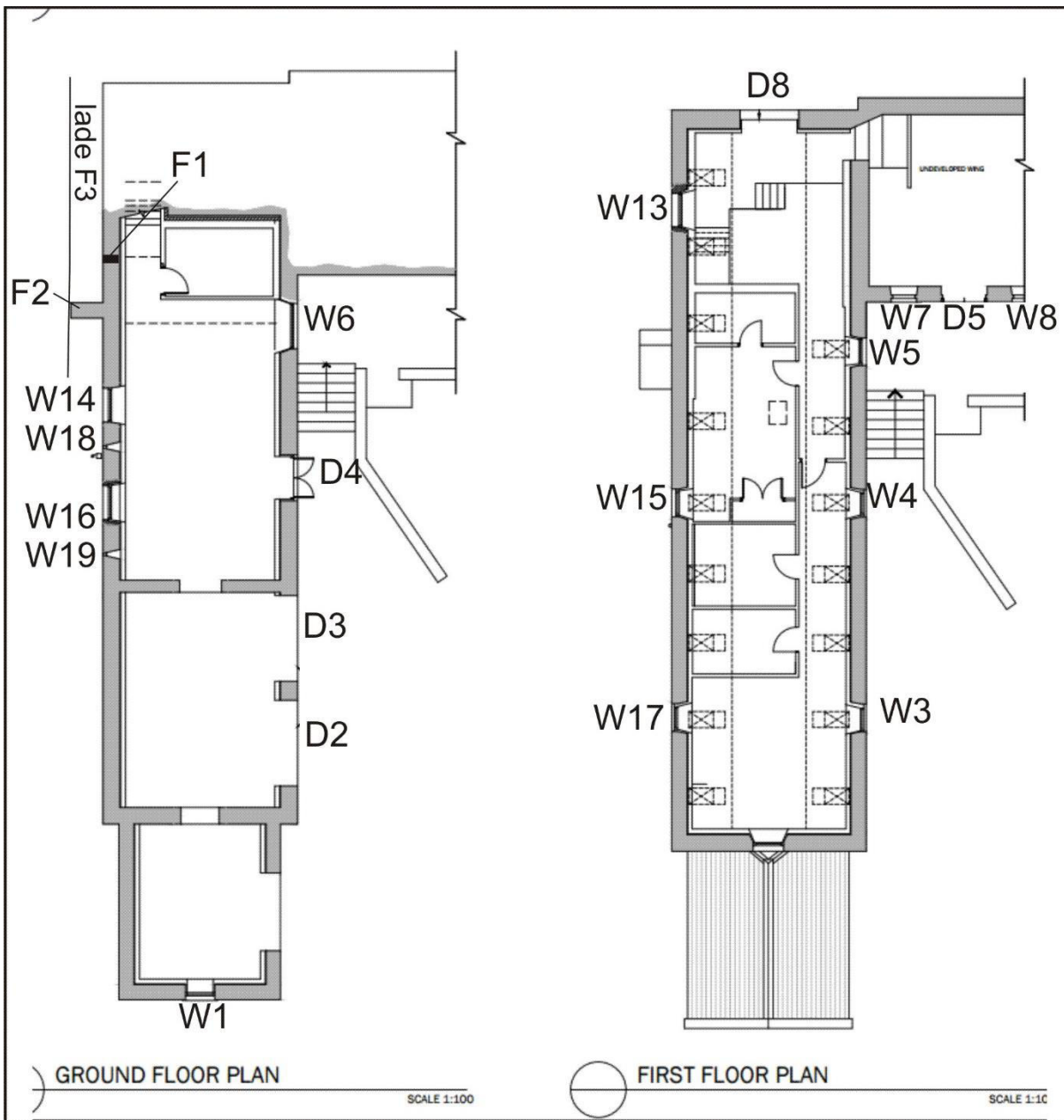
Thainstone House (NJ71NE 90) is now a hotel and Listed Category B (ref 9152; Illus 1). It is 18th century with early 19th-century additions by Archibald Simpson. The Home Farm (NJ71NE 90.4) is not listed. A level 1 standing building survey was carried out on 24 June 2015. The day was dully and drizzly. Architects plans and elevations were annotated and a full exterior and interior photograph survey carried out.

Phase 1

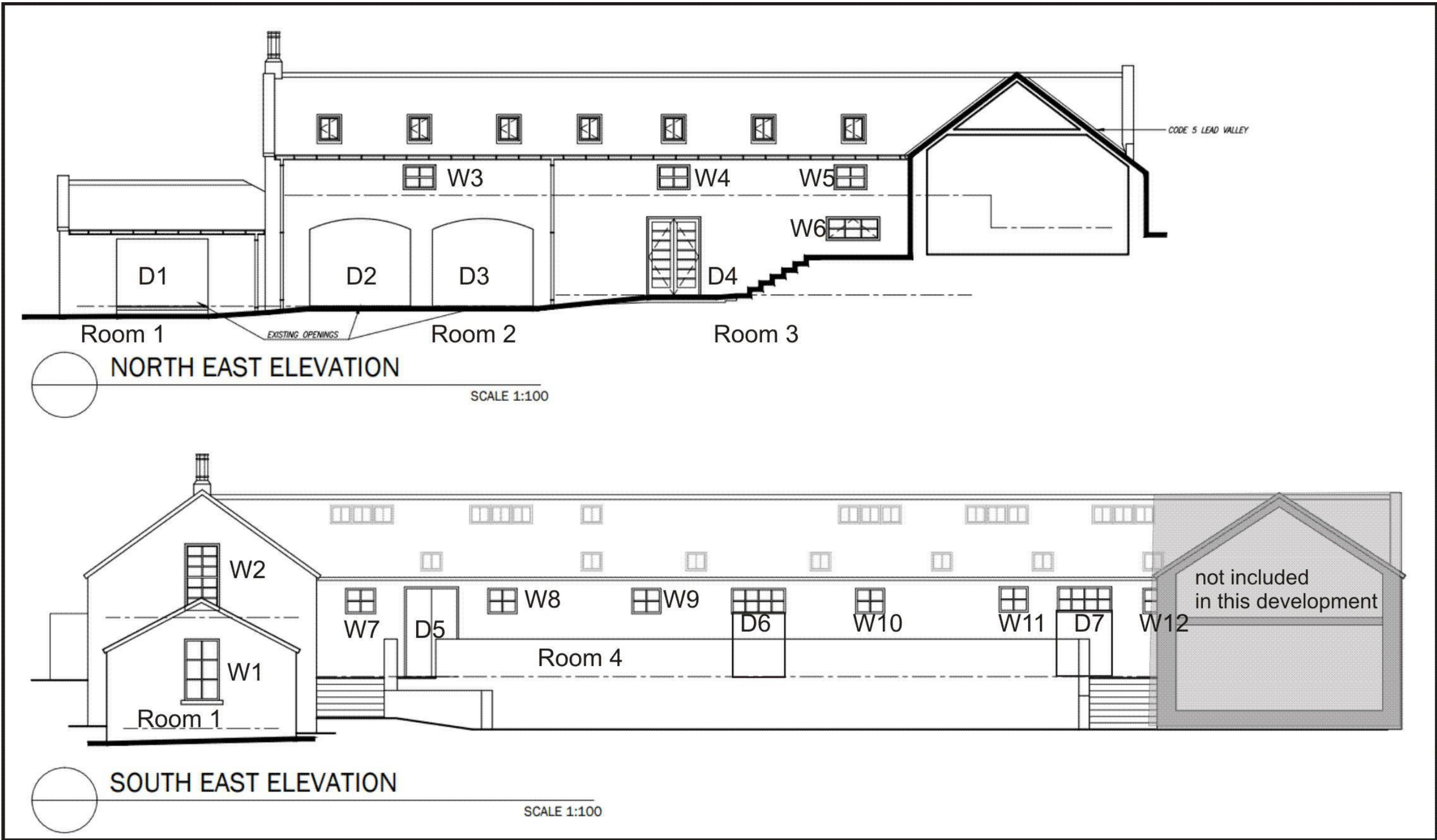
The steading was constructed in one phase in the early 19th century. There is a SW, NW and NE ranges around a central courtyard and a bothy on the SE side (Illus 2). This application concerns the SW and part of the NW ranges only as the other buildings have been converted previously.



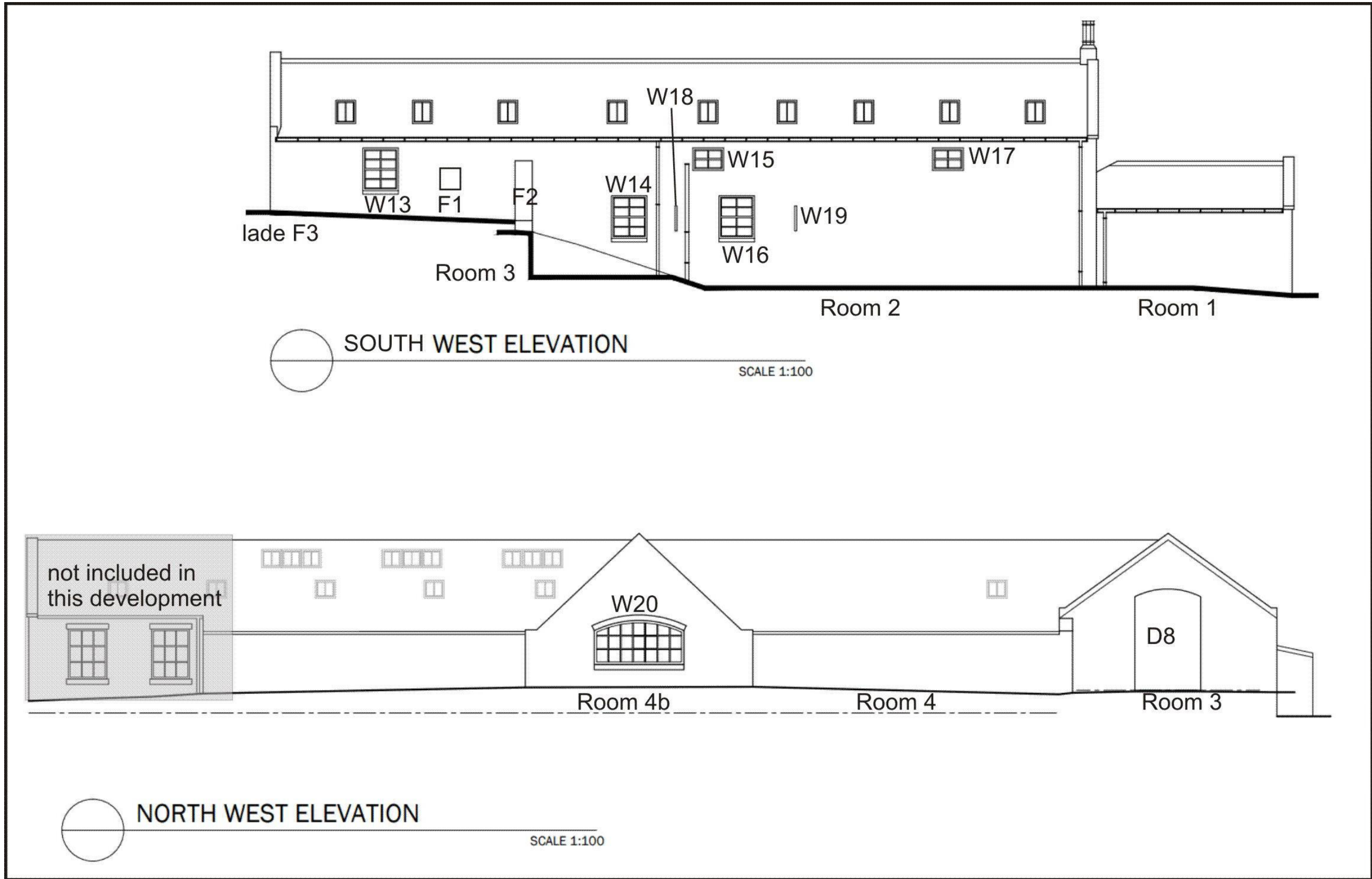
Illus 2 Plan of development showing layout of steadings and rooms (copyright Ian Duncan Architects)



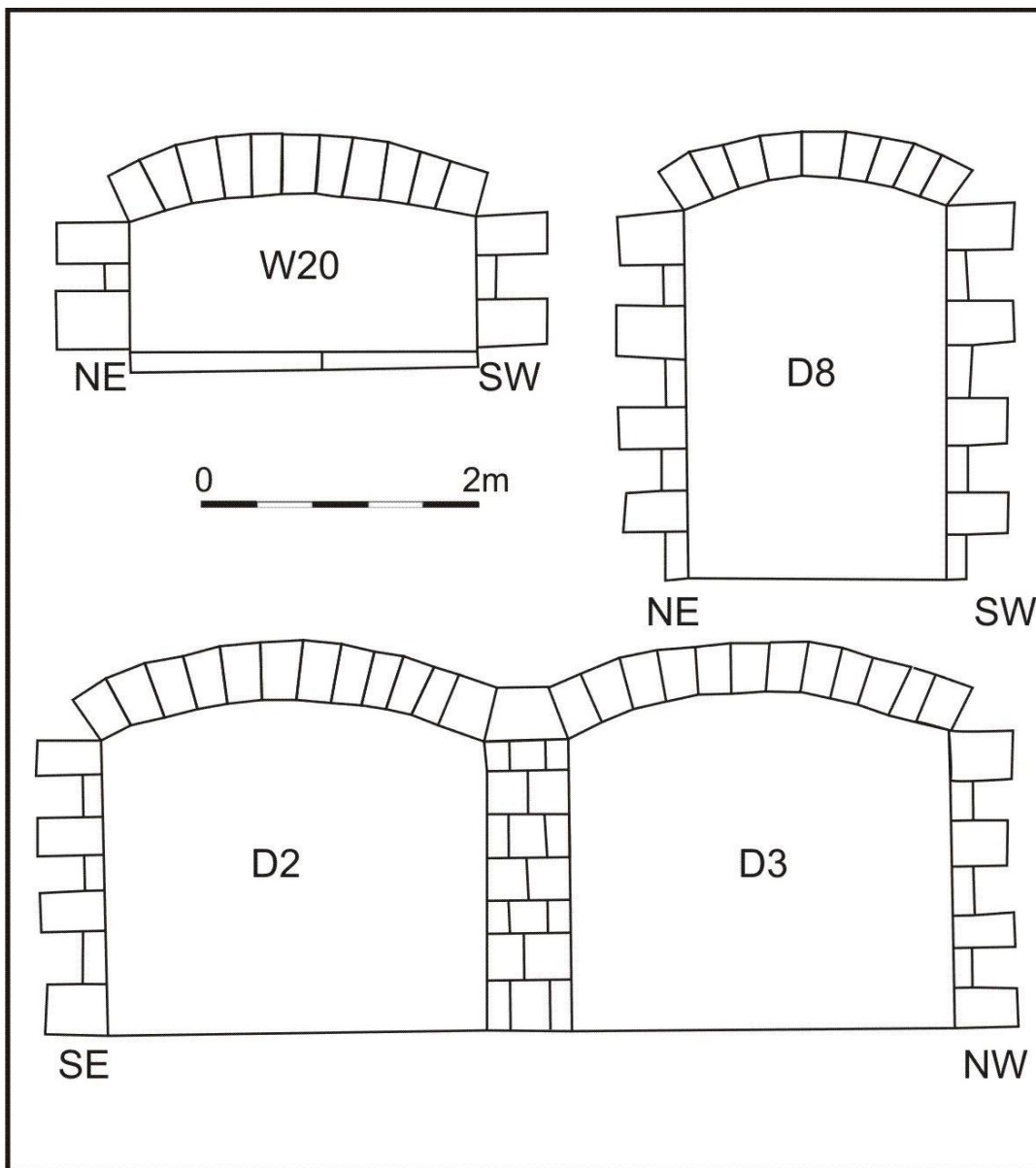
Illus 3 Annotated plan showing features recorded in survey (from copyright Ian Duncan Architects)



Illus 4 Annotated elevations showing window and door numbers (copyright Ian Duncan Architects)



Illus 5 Annotated elevations showing window and door numbers (copyright Ian Duncan Architects)



Illus 6 Elevation drawings of W20, D8 and D2 and D3

The buildings are constructed of large fieldstone with cherry cocking. The SE end of the SW range has been a cart shed and has two cart doors (D2, D3; Illus 6, 7). The NW end of this range was a mill and a waterwheel had been sited on the SW wall (Illus 8). A blocked aperture (F1; Illus 11) was probably the former location of the driveshaft for the waterwheel, and remains of the lade (F3; Illus 3, 12) was very overgrown. The interior of this wall is not accessible due to previous internal refit. The mill lade and sluices can be seen on the 1st, 2nd and 3rd Edition OS maps (Illus 18-20). All the Phase 1 apertures have arched stone lintels (Illus 6) and there are thin slit windows for ventilation in the SW wall of the SW range (W18, W19; Illus 5). Fragment of wall F2 is the remains of a small building (Illus 18-20) which appears to have housed the waterwheel. Windows W13, 14 and 16 probably belong to a later phase.



Illus 7 Cart doors D2, D3; facing SW



Illus 8 NW range SE wall within courtyard; facing WNW



Illus 9 Steading from W; facing E



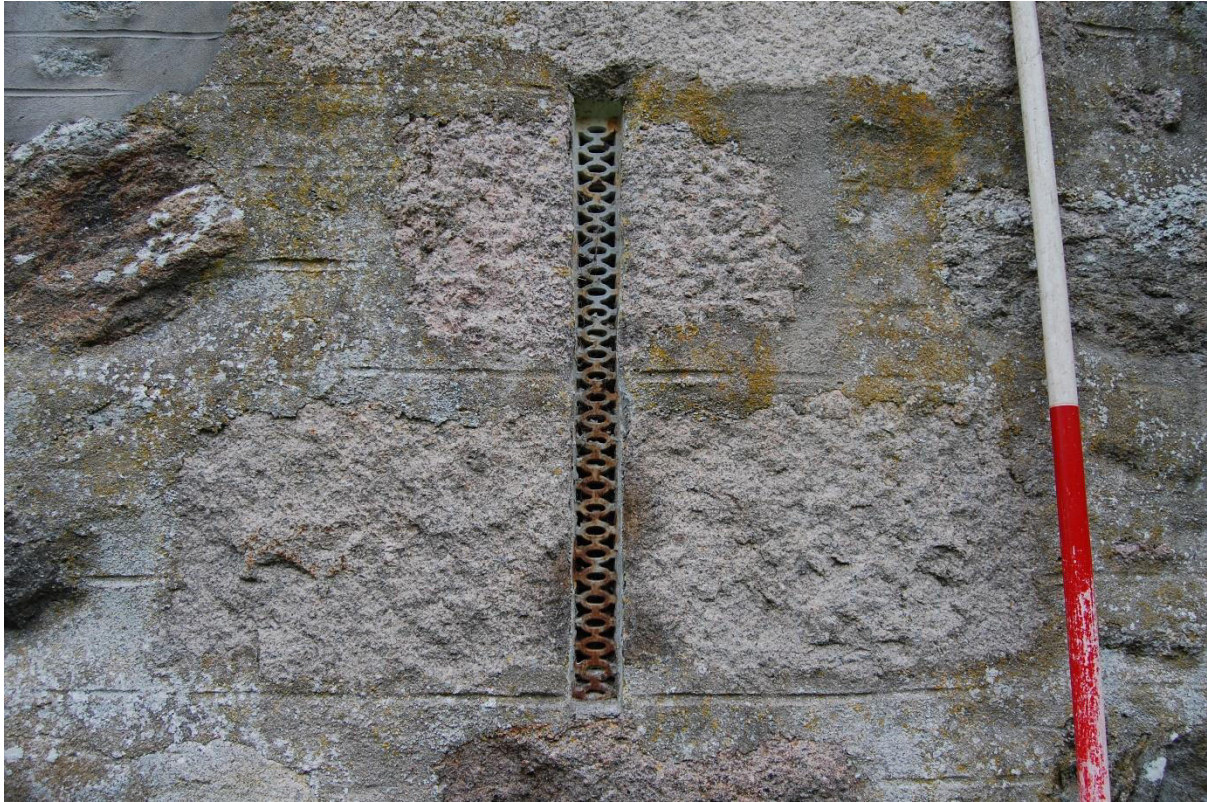
Illus 10 SW elevation with W13, F1, F2, W14, W15; facing NE



Illus 11 F1; facing NE



Illus 12 Remains of mill lade F3 (adjacent to building overgrown with vegetation), F1 and F2 (right); facing NNW



Illus 13 W19; facing NE

3 RECOMMENDATIONS

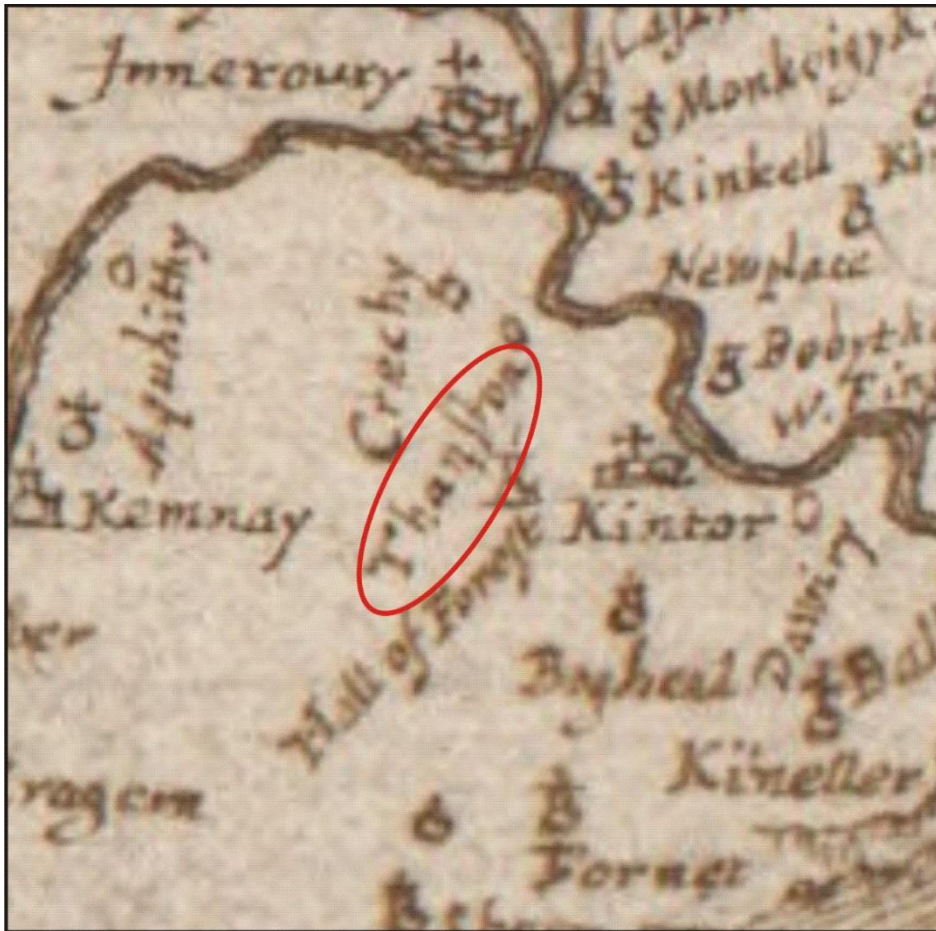
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4 ACKNOWLEDGEMENTS

Thanks to Ian Duncan of Ian Duncan Architects on behalf of client Mr and Mrs Gregor for commissioning this project and to Claire Herbert and Bruce Mann for their advice during the work.

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APPENDIX 1 MAPS



Illus 14 Gordon map of 1636-52 with 'Thanston' circled in red (copyright National Library of Scotland)



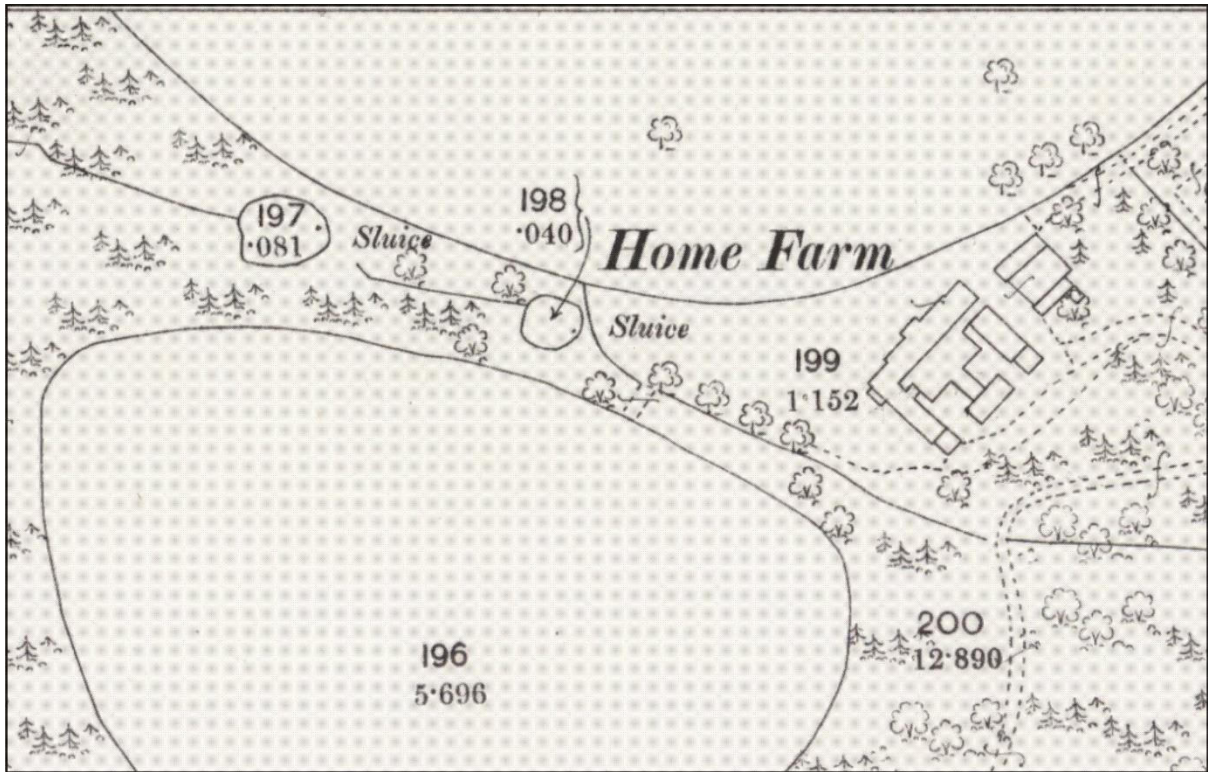
Illus 15 Blaeu map of 1654 with 'Tharistoun' circled in red (copyright National Library of Scotland)



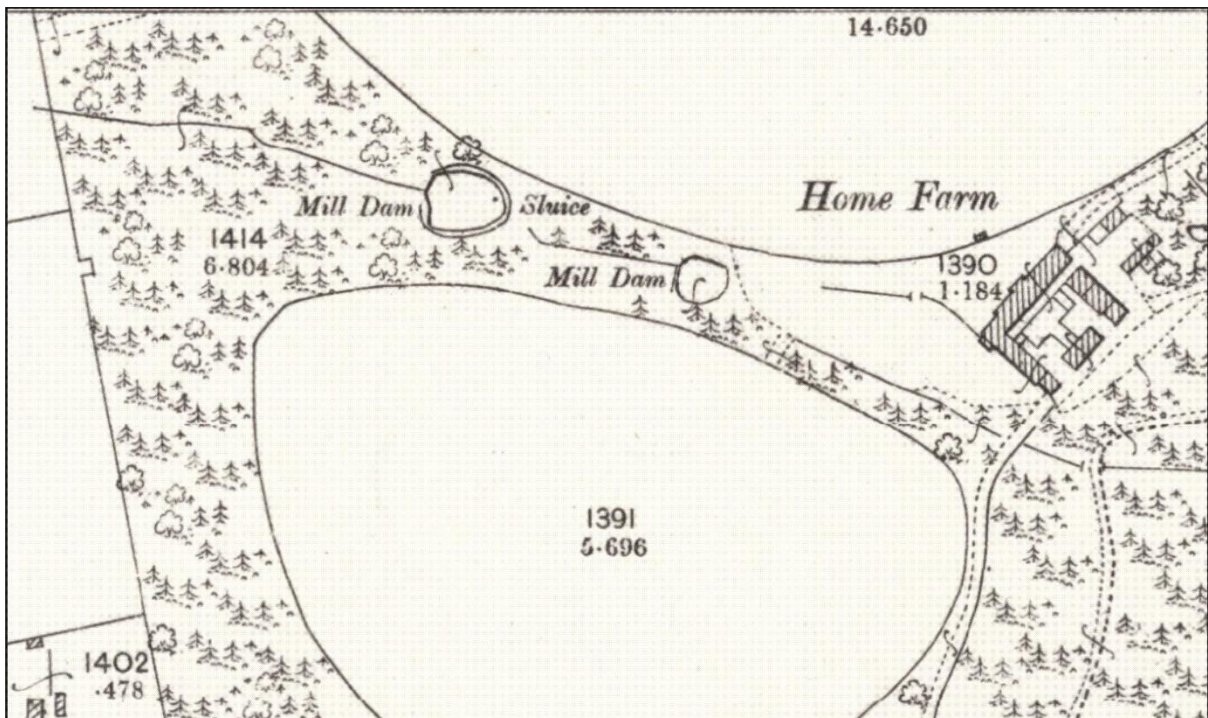
Illus 16 Roy map of 1747-55 with 'Theinston' circled in red (copyright National Library of Scotland)



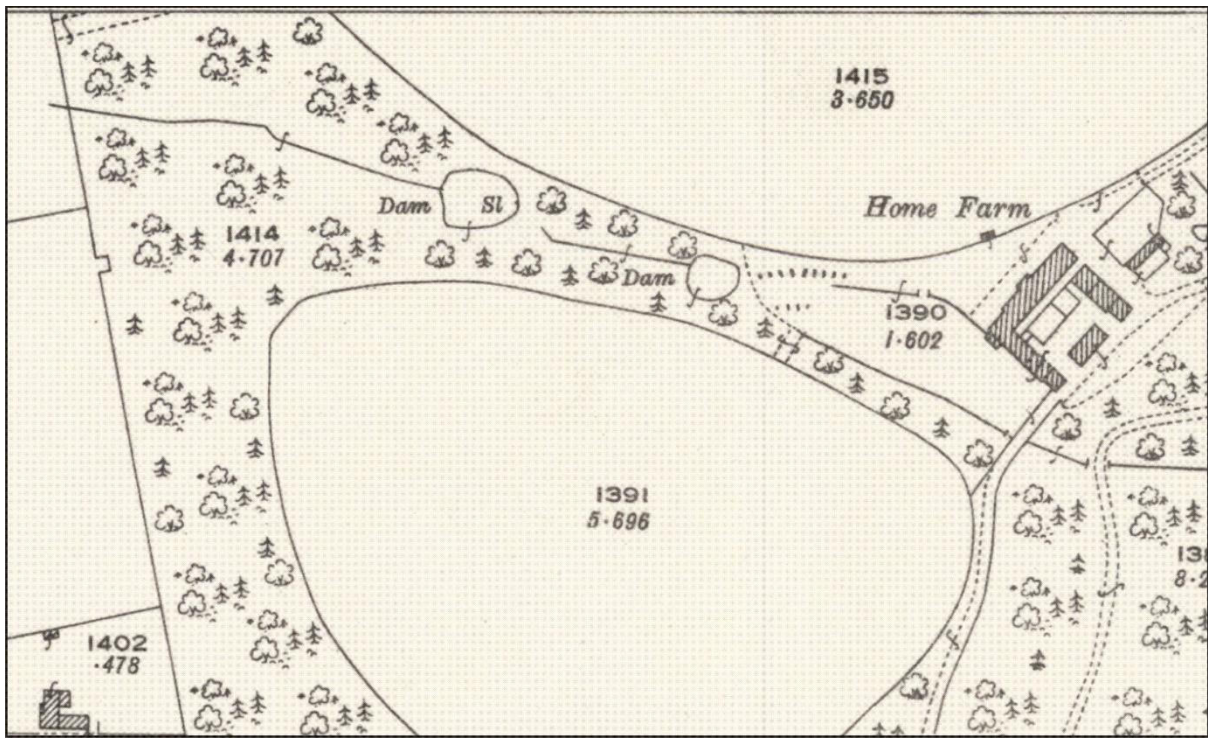
Illus 17 Thomson map of 1832 with 'Thainston Ho' circled in red (copyright National Library of Scotland)



Illus 18 First Edition OS map showing sluces WNW of the farm. Aberdeen Sheet LIV.16 (Combined) Survey date: 1867 Publication date: 1869 (copyright National Library of Scotland)

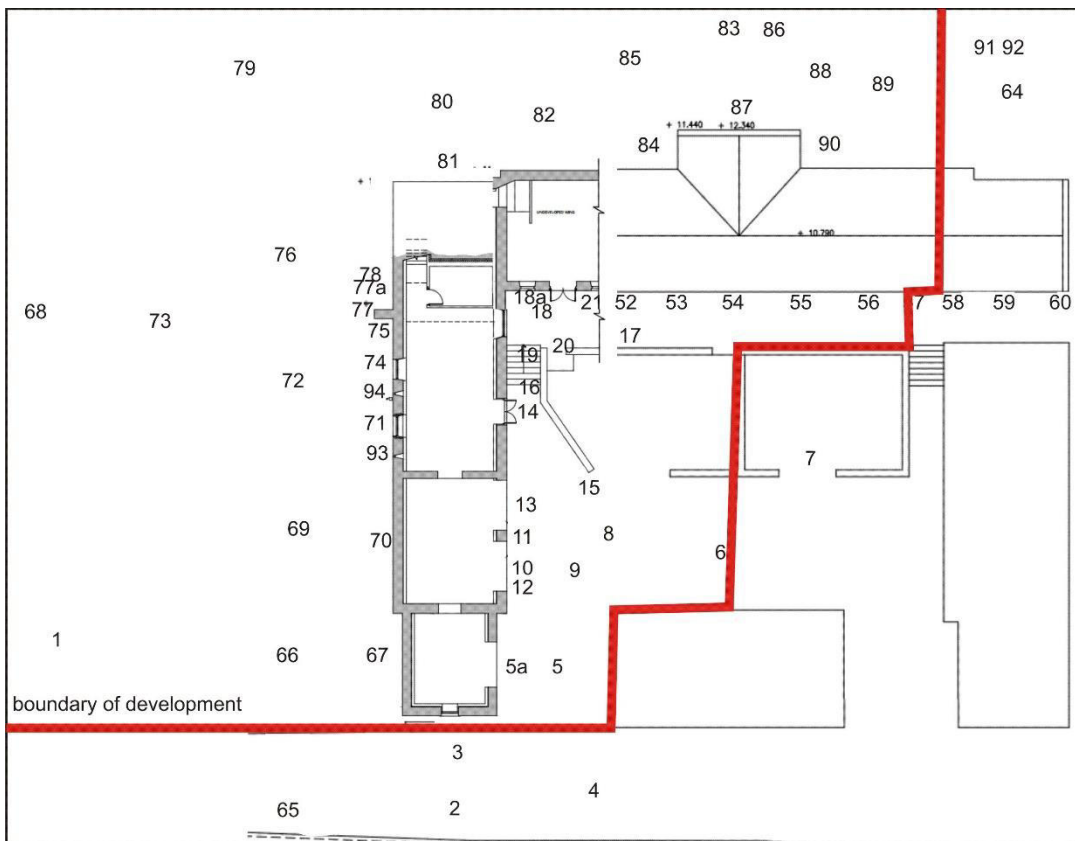


Illus 19 Second Edition OS map showing mill dams and sluice. Aberdeenshire 054.16 (includes: Kintore) Publication date: 1900 Revised: ca. 1899 (copyright National Library of Scotland)

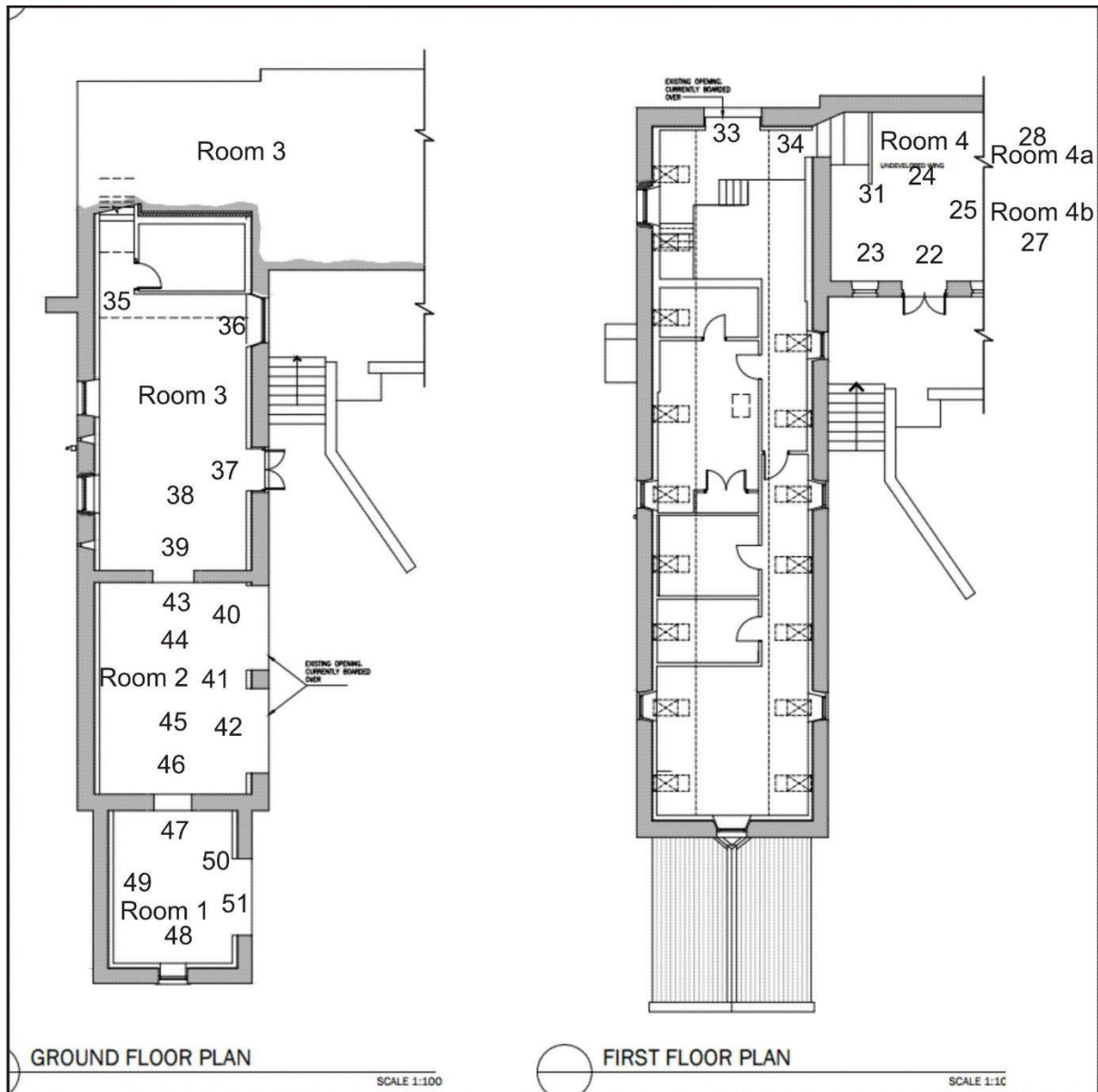


Illus 20 3rd Edition OS map of the Home Farm showing dams. Aberdeenshire 054.16 (includes: Kintore) Publication date: 1926 Revised: ca. 1924 Levelled: 1899 (copyright National Library of Scotland)

APPENDIX 2 PHOTOGRAPHS



Illus 21 Camera points (exterior) used in this survey (from copyright Ian Duncan Architects)



Illus 22 Camera points (interior) used in this survey (from copyright Ian Duncan Architects)

Photo no	Description	Facing	Camera point
DSC_0818	SW elevation Room 1 (right) Room 2, Room 3	NE	1
DSC_0819-20	Room 1 Se gable with W1	NW	2
DSC_0821	W1	NW	3
DSC_0822	Room 1 (left) Room 2, Room 3	W	4
DSC_0823	Room 1 D1	SW	5
DSC_0824	Room 1 D1	SW	5A
DSC_0825	Room 1 (left) Room 2, Room 3	WNW	5
DSC_0826	Room 2 SE gable with W2 (top left)	W	5
DSC_0827	W2 and chimney above detail	W	5
DSC_0828	Room 1 (left) D1, D2 (middle) D3 (right)	SSW	6
DSC_0829-830	Room 1 (left) D1, D2 (middle) D3, D4 (right)	SW	7
DSC_0831	D2 (left) D3 (right)	SW	8

DSC_0832	D2	SW	9
DSC_0833-4	D2 detail	SW	10
DSC_0835	D2 SE jamb	SSE	11
DSC_0836	D2 NW jamb	WNW	12
DSC_0837-8	D2 (left) D3 (right)	SW	11
DSC_0839	W3	SW	11
DSC_0840	W3 (top) D2 (left) D3 (right)	SW	11
DSC_0841	D3	SW	13
DSC_0842-43	D4 with W4 above	SW	14
DSC_0844-6	D4 (left) steps up to D5 (top right)	NW	14
DSC_0847-8	D4 (left) steps up to D5 (top right)	NW	16
DSC_0849	D5	NNW	17
DSC_0850	Room 1 (left) Room 2, Room 3	SSE	17
DSC_0851	Room 2, Room 3	SW	17
DSC_0852	W5 (above) W6 (below) with W7 (right)	SW	18
DSC_0853	W7	W	18
DSC_0854-5	W5/6, W7, D5, W8 (l-r)	NW	19
DSC_0856	W7, D5, W8 (l-r)	NNW	18
DSC_0857	W7	NW	18A
DSC_0858	D5	NW	21
DSC_0859	D5	SE	22
DSC_0860	W7	SE	23
DSC_0861	Room 4 NE wall showing refitting of room started	NE	23
DSC_0862	Room 4 NW wall	NW	24
DSC_0863	Room 4 SW wall	SW	24
DSC_0864	Room 4 W8 (left) D5 (right)	SE	25
DSC_0865	Door to Room 4b	NE	25
DSC_0866	Room 4b	NE	27
DSC_0867	Door to Room 4a	NE	26
DSC_0868-72	Room 4a showing no original features or walls	N	28
DSC_0873	Door to Room3	W	31
DSC_0874	Room 4 SE wall	E	31
DSC_0875-6	Room 3 upper level NW end showing previous refit		32
DSC_0877	D8	N	33
DSC_0878	D8 arched lintel detail	NW	34
DSC_0879	D8 SW jamb	W	34
DSC_0880	level change between Room 3 NW and SE	NW	35
DSC_0881-3	W6	NE	36
DSC_0884	D4	NE	37
DSC_0885	D9	SE	38
DSC_0886	Room 3	SW	38
DSC_0887	D9 NE jamb	E	39
DSC_0888	D3	NE	43
DSC_0889	D3 arched lintel	NE	40
DSC_0890	D3 (left) D2 (right)	NE	41
DSC_0891-3	D2	NE	42

DSC_0894	D9	NW	43
DSC_0895	Room 2 NW wall with D9	NW	44
DSC_0896-7	Room 2 SW wall	SW/SSW	41
DSC_0898	Room 2 SE wall with D10	SE	44
DSC_0899-900	D10	SE	45
DSC_0901	D10 NE jamb	E	46
DSC_0902	D10	NW	47
DSC_0903	Room 1 NW wall	NW	48
DSC_0904-5	Room 1 NE wall with D1	NE/ENE	49
DSC_0906	Room 1 Se gable with W1	SE	47
DSC_0907-8	W1	SE	48
DSC_0909	D2 detail of arched lintel	SE	51
DSC_0910	Room 4 SE wall with D5 (left), W8, W9	NNE	52
DSC_0911	W8	NW	52
DSC_0912	W9	NW	53
DSC_0913-4	D6 (converted to window)	NW	54
DSC_0915	W10	NW	55
DSC_0916	W11	NW	56
DSC_0917-20	D7	NW	57
DSC_0921	W12	NW	58
DSC_0922	SW range	SSW	58
DSC_0923	NW range	WSW	58A
DSC_0924	NW range	WNW	58A
DSC_0925-6	SW range	SW	58A
DSC_0928	SW range	NW	58B
DSC_0929-39	NW range NE end (not within this development)		
DSC_0940	NW range NW wall	SSW	64
DSC_0941-3	SW range SW wall	N	65
DSC_0944-5	Room 1 SW wall	NE	66
DSC_0946-7	Room 1 SW wall Room 2 SE gable with W2 (above)	N	67
DSC_0948-9	SW range SW wall	NE	68
DSC_0950	Room 2 SW wall with W17	NE	69
DSC_0951	W17	NE	70
DSC_0952	W16 (below) W15 (above)	NE	71
DSC_0953	Room 2 Sw wall	NE	72
DSC_0954	Room 3, Room 2 SW wall	NE	73
DSC_0955	W14	NE	74
DSC_0956-7	F2, SE wall demolished building	NNW	75
DSC_0958	Room 3 SW wall with W13	NE	76
DSC_0959	F2, SE wall demolished building	NE	77
DSC_0960	F3 probable remains of lade	ESE	77
DSC_0961	F3 probable remains of lade with F2 (right)	NE	77A
DSC_0962	F3 probable remains of lade with F2 (right)	N	77A
DSC_0963	Room 3 SW wall with W13	NE	78
DSC_0964-6	SW range (right) NW range (left)	ESE/ENE	79
DSC_0967	Room 3 NW gable with D8	SE	80

DSC_0968-9	D8	SE	81
DSC_0970	NW range NW wall	ENE	80
DSC_0971	NW range NW wall	SE	82
DSC_0972-4	NW range NW wall	SE	83
DSC_0975	NW range NW wall	NE	84
DSC_0976	Room 4a NW gable with W20	E	85
DSC_0977	Room 4a NW gable with W20	SE	86
DSC_0978	W20	SE	87
DSC_0979	Room 4a NW gable with W20	S	88
DSC_0980-1	NW range NW wall, NE end	SE	89
DSC_0982	NW range NW wall, NE end	SW	90
DSC_0983-4	NW range NW wall, NE end	SE	91
DSC_0985-91	NW range NW wall, NE end	SSE/S/SS W	91/92
DSC_0992	W19	NE	93
DSC_0993-4	W18	NE	94
DSC_0995	F1	NE	95
DSC_0986	Room 3 SW wall with W13	NE	76
DSC_0987	F1, F2,	E	95
DSC_0988	Shed W of steading	W	73



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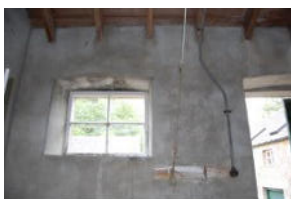
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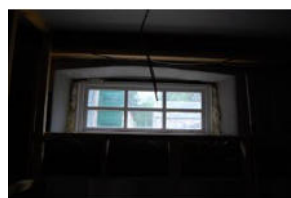
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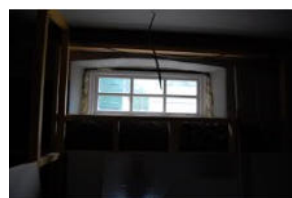
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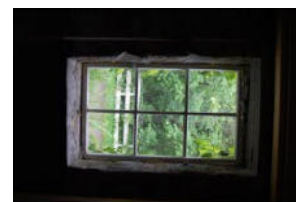
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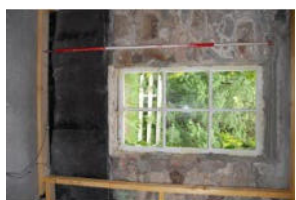
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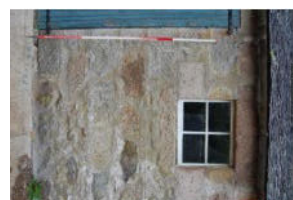
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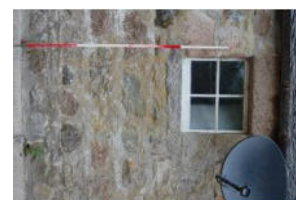
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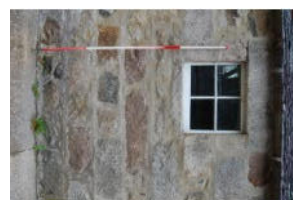
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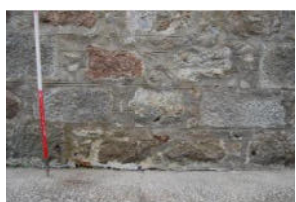
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