Potarch Hotel, Potarch, Banchory, Aberdeenshire AB31 4BD Report on Level 1 Standing Building Survey





Alison Cameron Cameron Archaeology 19 November 2015

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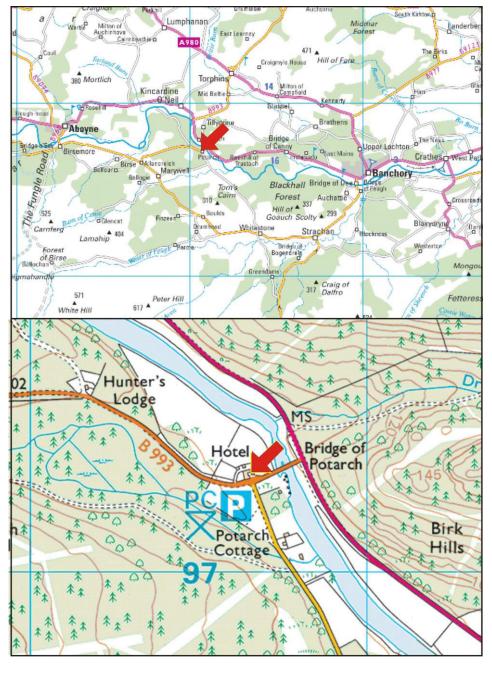
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SUMMARY

A Level 1 standing building survey was carried out on 10 November 2015. At least 4 phases of development of the Inn have been recorded including the Phase 1 Inn constructed prior to 1822, a Phase 2 two-storey extension constructed around 1897 and further extensions in the 20th century. It is recommended that no further archaeological work is required during the current planning application.

1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the SW side of the A93 North Deeside Road on the SW side of the bridge of Potarch at the junction with the B993 (Illus 1). It is centred on NGR NO 6064 9728, at 85-90m OD (Illus 1) and in the parish of Birse.
- 1.2 The work was commissioned by Lewis Gray, Ballogie Estate. A planning application APP/2015/2576 | Change of Use, Sub-Division Of Hotel To Form Café (Class 3) And Rental Lodge (Sui-Generis) Including External Alterations and Demolition of Part of Building was passed on 29 October 2015 and there is a requirement for 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)

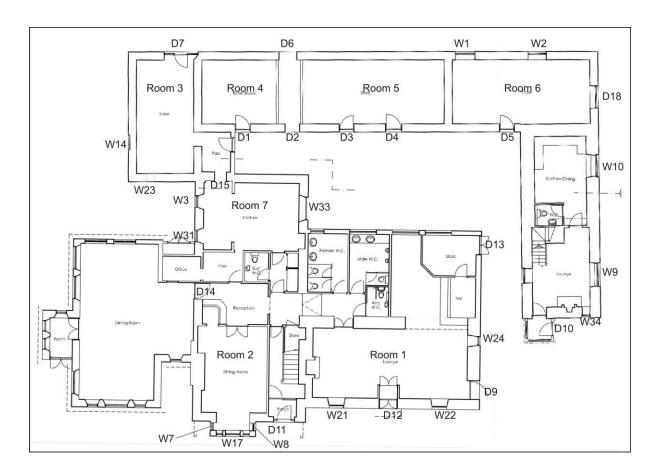
2 BACKGROUND

The Potarch Hotel (NO69NW 35) was built prior to 1822 (Robertson; Illus 18). The Bridge of Potarch was constructed in 1813 allowing access to the Deeside turnpike to Aberdeen (NSA, 790). The First Edition OS map shows a C-shaped steading with rectangular Inn building at the south side forming a courtyard (Illus 20). There is a horse mill attached to the E end of the N wing of the steading. There is a small unattached building N of the steading. The Second Edition OS map shows the Phase 2 extension to the Inn building (Illus 21). The Third Edition OS map shows further extensions to the Inn building, a porch added on the E facing façade and the mill building has been demolished (Illus 22). Alterations were carried out in 1897 by architects Walker and Duncan 1897 (NMRS PLANS: F.A.M. MacDonald Collection) and these are probably represented by the Phase 2 buildings recoded during this survey.

The Dinnie Stones were located at the entrance to the Inn; they have been temporarily moved to Aboyne and will be returned after the redevelopment is complete.

3 THE LEVEL 1 STANDING BUILDING SURVEY

A level 1 standing building survey was carried out on 10 November 2015. Architects plans and elevations were checked and annotated and plans and elevations of additional elements including steading Rooms 4-6 and internal courtyard elevations drawn.



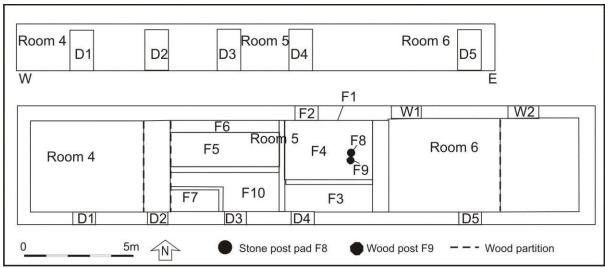
Illus 2 Plan showing Room numbers and features recorded (see larger version in Appendix 2) (copyright Gerry Robb).

PHASE 1

The Phase 1 buildings are the remains of a one storey C-shaped steading (Rooms 3-6 Illus 3) 5.4m wide and 26.5m long, a cottage forming the E wing of the steading (Illus 4) 5.2m wode and 11m long and the Inn buildings (Rooms 1 and 2; Illus 2). All walls are constructed mainly of granite blocks and fieldstones and 0.6m thick. The Inn is a rectangular 2 storey building constructed of blocks of red, pink and grey granites (see cover illus). It is 41m long and 5.9m wide and had a central door (D12) in the S façade. There are two main rooms on the ground floor (Rooms 1 and 2) and bedrooms upstairs.

The C-shaped steading has a converted cottage forming the E wing and well preserved agricultural buildings and accommodation for animals (Rooms 4-6). Room 4 was a boiler room and the floor is concrete as is the floor of Room 6. Room 5 has original cobbled floors on several levels. The E end of the room is divided into cobbled area F3, 2cm lower than the NE corner of the room, F4 (Illus 6). There is a stone post-pad (F8), the base for a roof support and an octagonal wooden post (F9) adjacent. The W side of the room has a raised stone and concrete platform 0.6m wide and 0.15m high along the N wall, cobbled surface F5, 2cm above cobbles F10 and in the SW corner an area of raised cobbles, F7 (Illus 7) 2.2 x 0.95m in size, probably the base for a piece of equipment.

The W wing of the C-shaped steading was partially removed in Phase 2 to allow the extension of the Inn. On the 1st Edition OS map there is a horse mill attached to the N wall of Room 6 and this has been removed by the date of the 3rd Edition OS map. There are blocked apertures F2 and F1 in the N wall of Room 5 and these may be associated with the former horse mill. These features have been heavily remortared and are not visible on the exterior (Illus 8).



Illus 3 Plan of Rooms 4, 5 and 6 and elevations of S façade of Phase 1 steading



Illus 4 Phase 1 cottage, E wing of steading



Illus 5 S wall of Phase 1 steading with doors D1-D4; facing NW



Illus 6 Room 5 Cobbled floor F4; facing E



Illus 7 Cobbled base F7, facing S



Illus 8 N wall Rooms 5 and 6; there is no evidence of the former horse mill on this wall; facing S



Illus 9 Room 1 W wall with fireplace; facing W



Illus 10 West façade showing Phase 1 steading (left) Phase 2 two-storey extension (middle) and 1990s extension (right)

PHASE 2

In Phase 2 a two-storey extension was added to the N of the Inn (Room 7), a kitchen and extra bedrooms above (Illus 10). These are constructed of large granite blocks. A small extension (8.61m wide and 2m deep) on to the main south façade of the Inn including D11. It was constructed of large red granite blocks (see cover) with cherry cocking and added a vestibule on to the front of the Inn with decorative stained glass (Illus 11) with a tiled floor (Illus 12). The extension included a kitchen on the ground floor (Room 7, Illus 13-14).



Illus 11 Phase 2 extension on front S façade with associated stained glass around door D11; facing S $\,$



Illus 12 Phase 2 extension on front S façade with tiled entranceway; facing S



Illus 13 Phase 2 extension Room 7 kitchen; facing NNW



Illus 14 Phase 2 extension Room 7 kitchen W wall with windows W31 (left) and W3 (right); facing W

PHASES 3 AND 4

Further extensions were added in the 20th century including a single storey bathroom extension on the N side of the Inn and a large dining room extension on the W side of the hotel built in the 1990s. A wooden access between Rooms 4 and 5 was probably created in the 20th century to access the courtyard from the river and the N of the complex.



Illus 15 Wood paneled corridor between Room 4 (left) and Room 5 (right); facing N



Illus 16 Advertising sign in layby 0.5 miles SE of Potarch; facing W

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 10 November 2015. At least 4 phases of development of the Inn have been recorded including the Phase 1 Inn constructed prior to 1822, a Phase 2 two-storey extension constructed around 1897 and further extensions in the 20th century. It is recommended that no further archaeological work is required during the current planning application.



Illus 17 Phase plan (copyright Gerry Robb).

5 REFERENCES

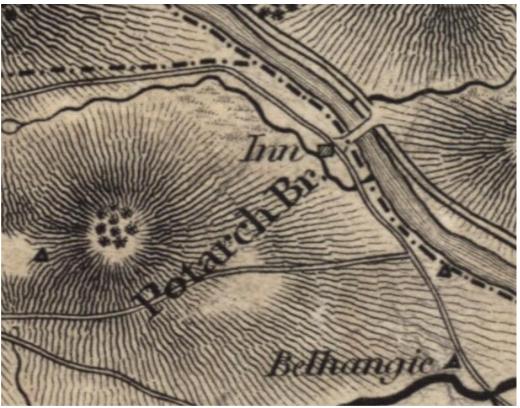
NSA New Statistical account of Scotland: Aberdeen Vol XII, 790.

6 ACKNOWLEDGEMENTS

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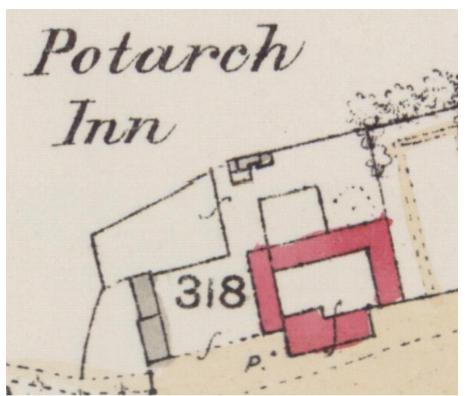
APPENDIX 1 MAPS



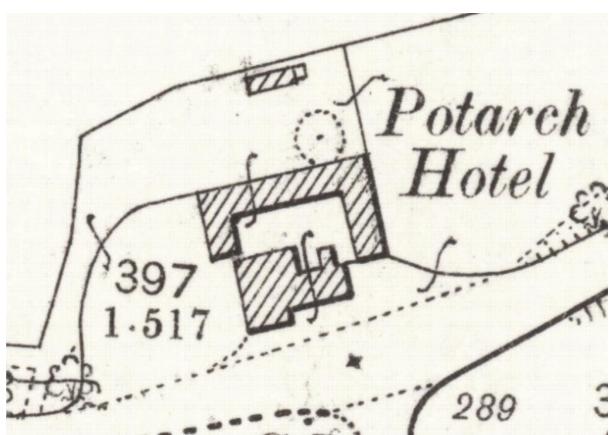
Illus 18 Robertson 1822 showing 'Inn'



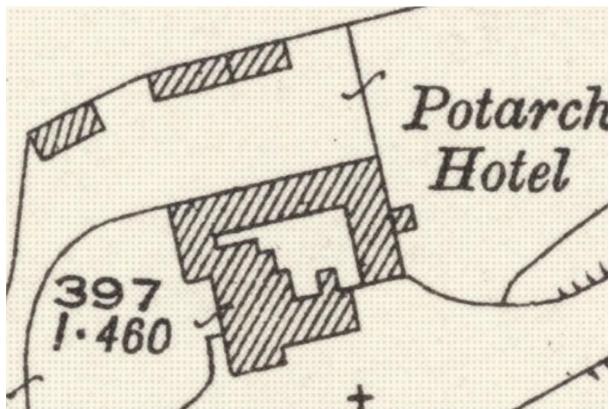
Illus 19 Thomson's Atlas of Scotland 1832 showing 'Inn'



Illus 20 1st Edition Ordnance map Aberdeen Sheet XCIV.1 (Birse) Survey date: 1865 Publication date: 1869 (copyright National Library of Scotland)

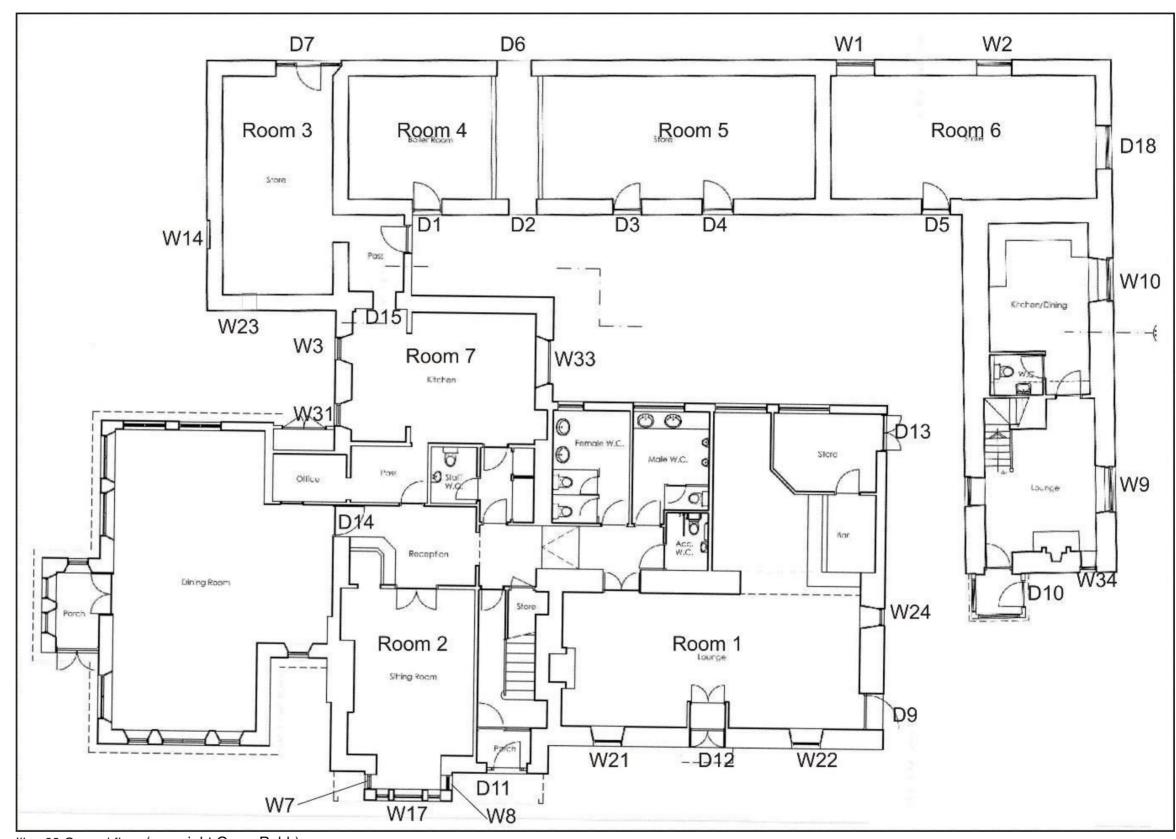


Illus 21 Second Edition OS map Aberdeenshire 094.01 (includes: Aboyne and Glen Tanar; Birse; Kincardine O'Neil) Publication date: 1900 Revised: 1899 (copyright National Library of Scotland)

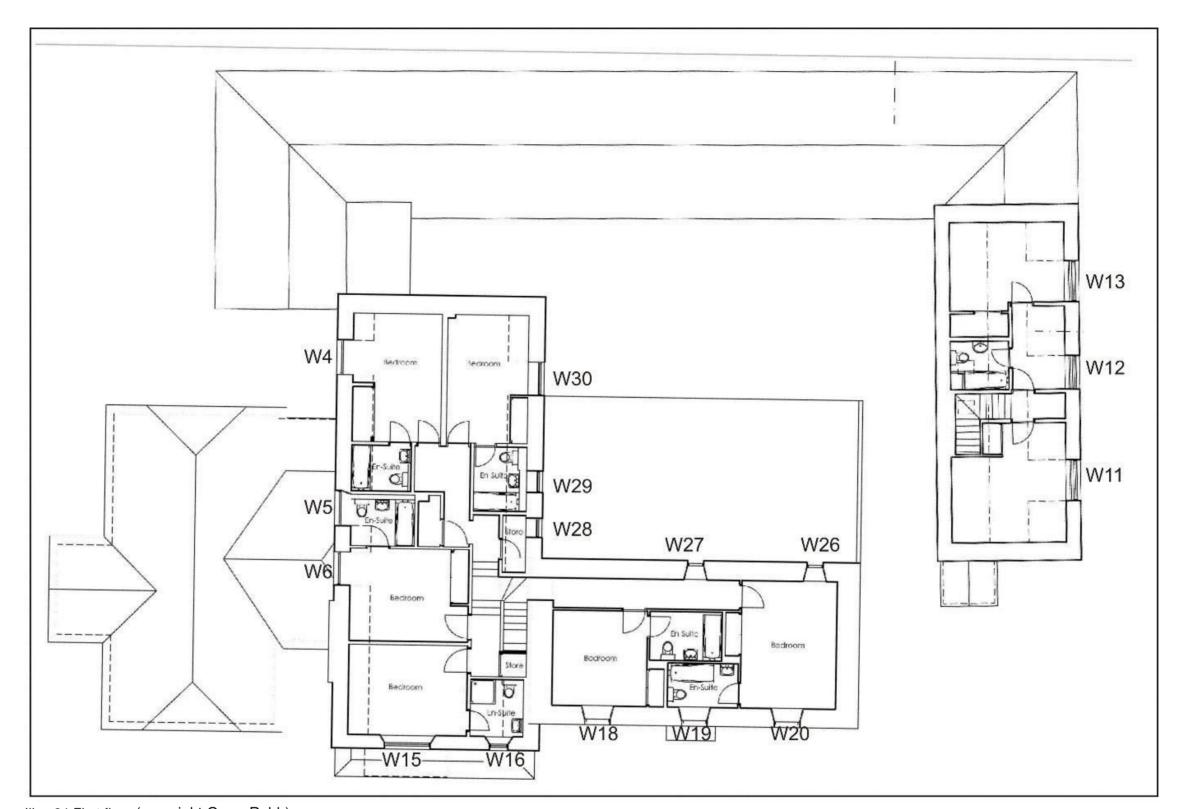


Illus 22 3rd edition Ordnance Survey map Aberdeenshire 094.01 (includes: Aboyne and Glen Tanar; Birse; Kincardine O'Neil) Publication date: 1925 Revised: 1923 Levelled: 1899 (copyright National Library of Scotland)

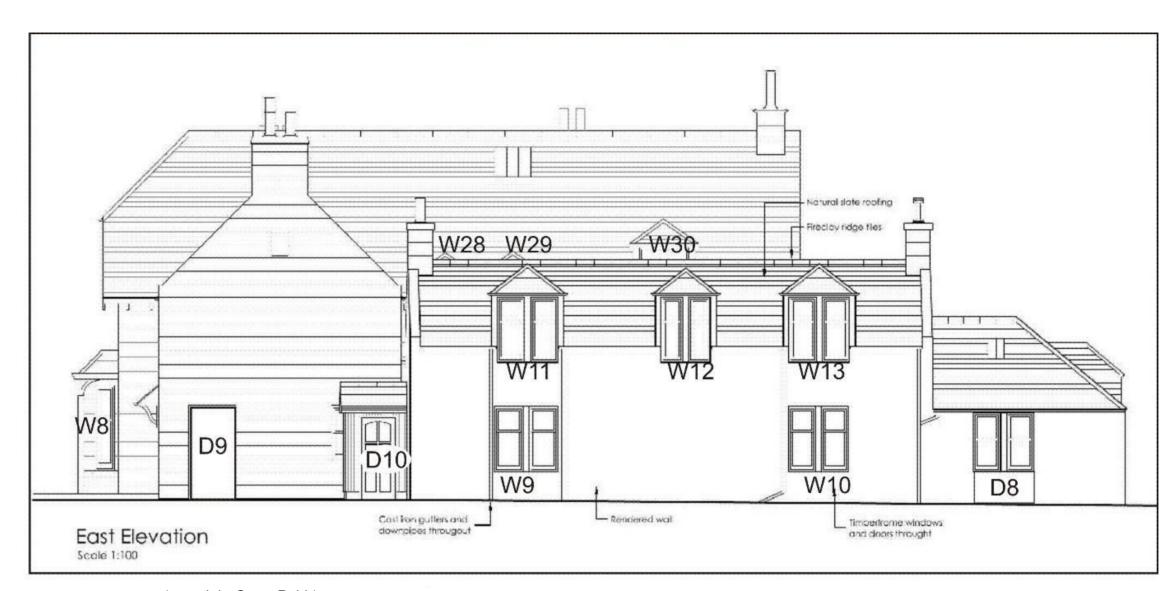
APPENDIX 2 PLANS AND ELEVATIONS



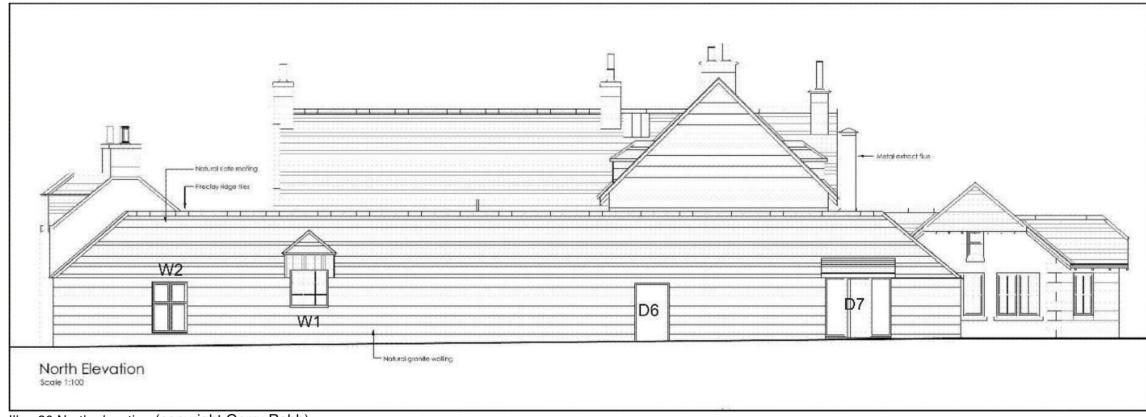
Illus 23 Ground floor (copyright Gerry Robb).



Illus 24 First floor (copyright Gerry Robb).



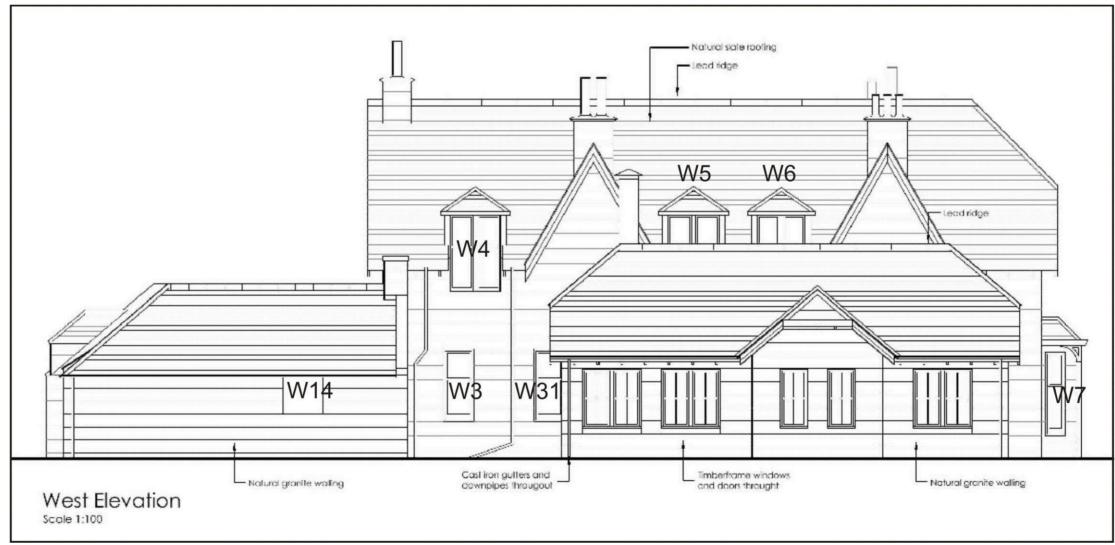
Illus 25 East elevation (copyright Gerry Robb).



Illus 26 North elevation (copyright Gerry Robb).

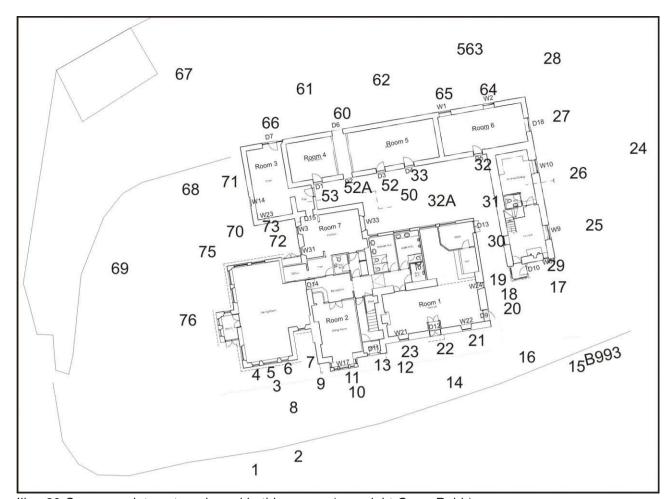


Illus 27 South elevation (copyright Gerry Robb).

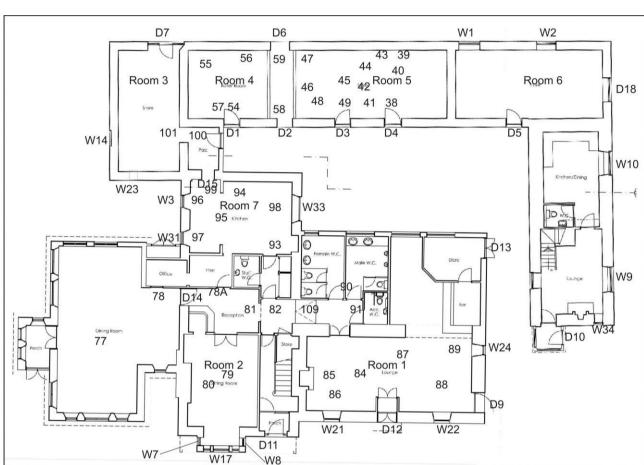


Illus 28 West elevation (copyright Gerry Robb).

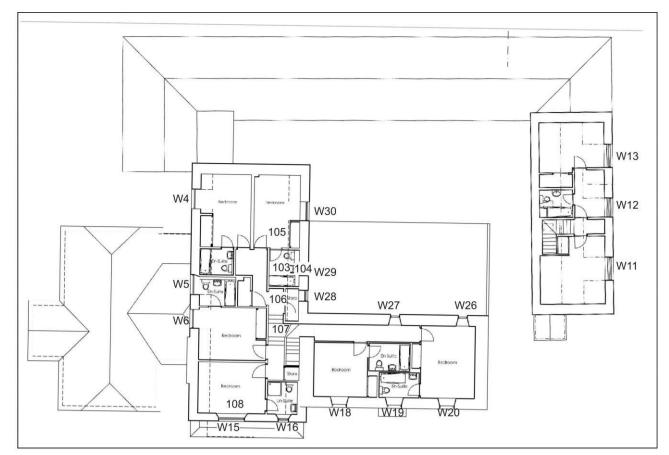
APPENDIX 3 PHOTOGRAPHS



Illus 29 Camera points external used in this survey (copyright Gerry Robb).



Illus 30 Camera points internal ground floor used in this survey (copyright Gerry Robb).



Illus 31 Camera points internal first floor used in this survey (copyright Gerry Robb).

			Camera	
Photo no	Description	Facing	point	
DSC_2008	Hotel from SW	NE	1	
DSC_2009	Hotel from SW	ENE	2	
DSC_2010-15	1990s extension	N	3-7	
DSC_2016	Phase 2 façade on S façade (right) with Phase 1 gable (centre)	NE	8	
DSC_2017	Phase 2 façade on S façade (right) with Phase 1 gable (centre)	NE	9	
DSC_2018	Phase 2 S façade D11 (bottom right) W17 (bottom left) windows 15 and 16 above	N	10	
DSC_2019	W15 (left W16 (right)	N	11	
DSC_2020	D11	NNW	12	
DSC_2021-26	D11 stained glass details	N	13	
DSC_2027	Phase 1 S façade with central door D12 and windows W18-11	N	14	
DSC_2028-30	Phase 1 S façade with central door D12 and windows W18-11	NNW	15	
DSC_2031-2	Phase 1 S façade with central door D12 and windows W18-11	NW	16	
DCC 2022	Phase 1 E gable door D9, W24 (bottom right) and		47	
DSC_2033	top window W32	W	17	
DSC_2034	W32	W	18	
DSC_2035	W24	W	19	
DSC_2036	D9	W	20	
DSC_2037	Phase 1 S façade W 22	N	21	
DSC_2038	W20	N	21	
DSC_2039	D12	N	22	
DSC_2040	W19	N	22	
DSC_2041	W21	N	23	
DSC_2042	W18	N	23	
DSC_2043-4	Junction Phase 1 S facade (right) and Phase 2 pink granite extension (left)	NW	23	
DSC_2046-7	Phase 2 pink granite extension to S façade	W	23	
DSC_2048	Phase 1 Room 1 (left) steading Room 6 (centre)	N	20	
DSC_2049	porch D10 (left) W34 (right)	N	17	
DSC_2050	Steading E wing modernised on interior	W	24	
DSC_2051	Steading E wing modernised on interior	WNW	24	
DSC_2052	W9 below	W	25	
DSC_2053	10 below	W	26	
DSC_2054	E wall Room 6 with D8	W	27	
DSC_2055	NE corner Room 6	SW	28	
DSC_2056	NE corner Room 6	WSW	28	
DSC_2057	E gable Phase 1 room 1 with D9 and W32 above	WSW	29	
DSC 2058-9	porch D10	Е	19	

	ı	ı	1
DSC_2060-2	Steading E wing gable with porch D10 and W34	NNE	20
DSC_2063	Steading E wing W wall W25	NNE	18
DSC_2064	W25	NNE	19
DSC_2065	W25	E	30
DSC 2066-8	Modern toilet block (left) Phase 2 extension with W33 (centre) steading Phase 1 buildings (right)	W	31
DSC_2000-8	N steading wing	WNW	31
DSC_2009 DSC_2070	Room 6 D5	N	31
D3C_2070	Modern toilet block on N side of Phase 1 Inn	IV	31
DSC_2071	building	SW	32
	Modern toilet block on N side of Phase 1 Inn		
DSC_2072	building	WSW	32
DSC_2073	W wall E steading wing	Е	32A
DSC_2074	S wall Room 6 with D5	N	32A
DSC_2075	S wall N steading	NW	32A
DSC_2076	D5	N	32
DSC_2077-8	wood partition Room 6	Е	34
DSC_2079	N wall Room 6 with W1	N	33
DSC_2082	W1	N	34
DSC_2083-4	W wall Room 6	W	35
DSC_2085-6	Room 6 S wall D5	S	36
DCC 2007	Modern toilet block on N side of Phase 1 Inn	CV4	
DSC_2087	building	SW	32
DSC_2088	W wall E steading wing Modern toilet block on N side of Phase 1 Inn	ESE	33
DSC_2089	building	SE	33
D3C_2089	Modern toilet block on N side of Phase 1 Inn	JL .	33
DSC 2090	building	S	33
_	Phase 2 extension on N side Phase 1 Inn with W33		
DSC_2091-2	(centre)	SW	33
DSC_2094	D4	N	33
DSC_2095	Room 5 cobbled floor F3	N	37
DSC_2096	D4 interior	S	38
DSC_2097	Room 5 S wall	NNE	39
DSC_2098	Room 5 S wall with D3	SW	39
DSC_2099	Room 5 N wall with F1 and F2	Е	40
DSC_2100	Room 5 N wall with F1 and F2	N	40
DSC_2101	Room 5 N wall	NW	40
DSC_2102	Room 5 W wall - wood partition	W	40
DSC_2103	Room 5 S wall D3	S	44
DSC_2104	D3 (right) D4 (left)	SE	44
DSC_2105-6	cobbled surface F3 (right) 2cm lower than F4 (left)	Е	44
DSC_2107	F3	Е	41
DSC_2108	F4	Е	42
DSC_2109	F5 with F6 (right)	WNW	40
DSC 2110	F10 with F7 (top)	SW	40
DSC_2111	F6	W	43
DSC_2112	F5	W	44
DSC 2113	F7 (left) F10 (centre)	W	42
DSC_2114	F5 with F6 (top)	N	48
DSC_2115	F5 with F6 (top)	NNE	48
DSC_2116	Room 5 N wall with F6 (bottom)	N	48
DSC_2117	F6 (left) F5	E	47
DSC_2117	F7	S	48
DSC 2121	F7	W	49
DSC 2122	D3	S	49
DSC 2123	D3 (left) D4 (right)	N	50
DSC_2124	D3	N	51
DSC 2126	D3 (right) D2 (left)	N	52
DSC_2127-8	D2 (right) D1 (left)	NW	52
DSC_2127-8 DSC_2129-30	D2 corridor between wood partition	N	52A
DSC_2129-30 DSC_2131	Phase 1 steading (left)	E	52A 52A
DSC_2131 DSC_2132-7	Gable Phase 2 Room 7	S	52A 52A
DJC_2132-1	Internal corner Phase 1 steading showing Phase 2	3	JZA
DSC_2138-9	Room 7 butted on (right)	W	52A
DSC_2140	D1	N	53
DSC_2140 DSC_2141	Phase 1 steading S wall doors D2, D3, D4, D5	ENE	53
		-	55

DSC_2143	Room 4 N wall	N	54
DSC_2144-5	Room 4 E wood partition wall	Е	55
DSC_2146	Room 4 W wall	W	56
DSC_2147	Room 4 ash on floor (old boiler room)	NE	57
DSC_2148-50	Room 4 S wall with D1	S	56
DSC_2151	Room 4 floor	S	55
DSC_2152-3	D1 jamb	SE	57
DSC_2154	D1 lintel	S	54
DSC_2155-6	D2	N	52A
DSC_2157	Wood partition E wall Room 4	NNW	58
DSC_2158	Wood partition W wall Room 5	NNE	58
DSC_2159-60	Corridor between Rooms 4 and 5	N	58
DSC_2161	D2	S	58
DSC_2162-3	Corridor between Rooms 4 and 5	S	59
DSC_2164	Corridor between Rooms 4 and 5	N	58
DSC_2165-7	Window in wood partition view into Room 4	W	59
DSC_2168	D6	N	59
DSC_2169-70	D6	S	60
DSC_2171, 73	Room 4 N wall	S	61
DSC_2172, 74	Rooms 5 and 6 N wall	ESE	61
DSC_2175	N wall Room 5 with W1 (left)	S	62
DSC_2176	N wall Room 6 with W1 W2	S	63
DSC_2177	N wall Rooms 5, 4	WSW	63
DSC_2178	W1	S	65
DSC_2179	W2	S	64
DSC_2182	D6	S	60
DSC_2183	D7	S	61
DSC_2184	D7	S	61
DSC_2185	Garage with pit now demolished	NW	67
DSC_2186-7	Phase 1 steading N wall	SSE	67
DSC_2188-9	Phase 1 steading N wall	SE	67
DSC_2190	W wall Room 3 part of Phase 1 steading with W14	Е	68
DSG 2404	W wall Room 3 (left) Phase 2 extension (middle)	505	60
DSC_2191	modern extension (right)	ESE	68
DSC_2192	W modern extension with granite facing	SSE F (FNE (NE	70
DSC_2193-7	W façade	E/ENE/NE	69
DSC_2198	W wall Room 3 part of Phase 1 steading with W14 W14	NE E	70 71
DSC_2199 DSC_2200		NE	70
D3C_2200	W wall Room 3 part of Phase 1 steading with W14 S wall Room 3 reconstructed during Phase 2	INC	70
DSC_2201-4	extension when part of steading was demolished	N	72
DSC_2205-7	W23 and wall above	N	73
DSC 2208-11	Phase 2 hotel extension 1897	E	70/72
DSC 2212-19	W modern extension with granite facing		73-77
DSC 2220	D14	Е	78
DSC_2221	Doors in N wall Room 2	S	78A
DSC_2222	W17 interior	S	79
DSC_2223	fireplace W wall Room 2	W	80
DSC_2224-5	Wallpaper layers Room 2	Е	81
DSC_2226	Corridor with stairs (left) and D11	S	82
DSC_2228-32	Stained glass D11	S	83
DSC_2233	light fitting and ceiling mouldings inside D11	NW	83
DSC_2234-46	Stained glass D11	S	83
DSC_2247-8	Room 1 w wall	W	84
DSC_2249	Room 1 w wall fireplace detail	W	85
	Room 1 N wall	N	86
DSC_2250	Noom 11 Wan		_
DSC_2250 DSC_2251	Room 1 S wall W21	S	86
_		S S	86 87
DSC_2251	Room 1 S wall W21		
DSC_2251 DSC_2252	Room 1 S wall W21 Room 1 S wall W21 (right) D12 (left)	S	87
DSC_2251 DSC_2252 DSC_2253	Room 1 S wall W21 Room 1 S wall W21 (right) D12 (left) Room 1 S wall W22 (left) D12 (right)	S SE	87 87
DSC_2251 DSC_2252 DSC_2253 DSC_2254	Room 1 S wall W21 Room 1 S wall W21 (right) D12 (left) Room 1 S wall W22 (left) D12 (right) Room 1	S SE E	87 87 87
DSC_2251 DSC_2252 DSC_2253 DSC_2254 DSC_2255	Room 1 S wall W21 Room 1 S wall W21 (right) D12 (left) Room 1 S wall W22 (left) D12 (right) Room 1 D12	S SE E S	87 87 87 87
DSC_2251 DSC_2252 DSC_2253 DSC_2254 DSC_2255 DSC_2256	Room 1 S wall W21 Room 1 S wall W21 (right) D12 (left) Room 1 S wall W22 (left) D12 (right) Room 1 D12 W22	S SE E S	87 87 87 87 88
DSC_2251 DSC_2252 DSC_2253 DSC_2254 DSC_2255 DSC_2256 DSC_2257	Room 1 S wall W21 Room 1 S wall W21 (right) D12 (left) Room 1 S wall W22 (left) D12 (right) Room 1 D12 W22 Room 1 E wall D9 (right) W24 (left)	S SE E S S E	87 87 87 87 88 88

	Room 1 modern extension to N; W half former		
DSC_2264-6	toilets	NE/N/NW	90
DSC_2267	Corridor N of Room 1 in modern extension	W	91
DSC_2268-71	Tiles in entranceway inside D11	S/SSE	92
DSC_2272	Room 7 Phase 2 kitchen N wall	NW	93
DSC_2273	Room 7 Phase 2 kitchen N wall	N	94
DSC_2274	Room 7 W wall W31 (left) W3 (right)	W	94
DSC_2275	W32	W	96
DSC_2276	W31	W	97
DSC_2277	Room 7 lath	S	97
DSC_2278-86	W33 Room 7 E wall	Е	97/98
DSC_2287	D15	N	99
DSC_2288-91	Room 3 interior	N/NNW/NW	101
DSC_2292	Room 7	NW	93
DSC_2293	Corridor with stairs (left) and D11	S	82
DSC_2294	Alcove inside D11	Е	102
DSC_2295	stairs	NNE	102
DSC_2296	Alcove inside D11	E	102
DSC_2297	stairs	N	102
DSC_2298	light fitting and ceiling mouldings inside D11	W	102
DSC_2299-302	bathroom 1st floor with W29	ENE/NE	103
DSC_2303	View from W29	Е	104
DSC_2304	W4	WNW	105
DSC_2305	stairs 1st floor	S	106
DSC_2306	roof light top of stairs	S	107
DSC_2307-9	details of roof		
DSC_2312	W15	S	108
DSC_2313	roof light	SE	107
DSC_2317	roof light		108
DSC_2318-19	down stairs	S	108
DSC_2320-1	Ceiling landing 1st floor	W	102
DSC_2322-5	Advertising sign layby on S side N Deeside Road c 0.5 miles SE of Potarch		



DSC_2008.JPG



DSC_2009.JPG



DSC_2010.JPG



DSC_2011.JPG



DSC_2012.JPG



DSC_2013.JPG



DSC_2014.JPG



DSC_2015.JPG



DSC_2016.JPG



DSC_2017.JPG



DSC_2018.JPG



DSC_2019.JPG



DSC_2020.JPG



DSC_2021.JPG



DSC_2022.JPG



DSC_2023.JPG



DSC_2024.JPG



DSC_2025.JPG



DSC_2026.JPG



DSC_2027.JPG



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DSC_2075.JPG



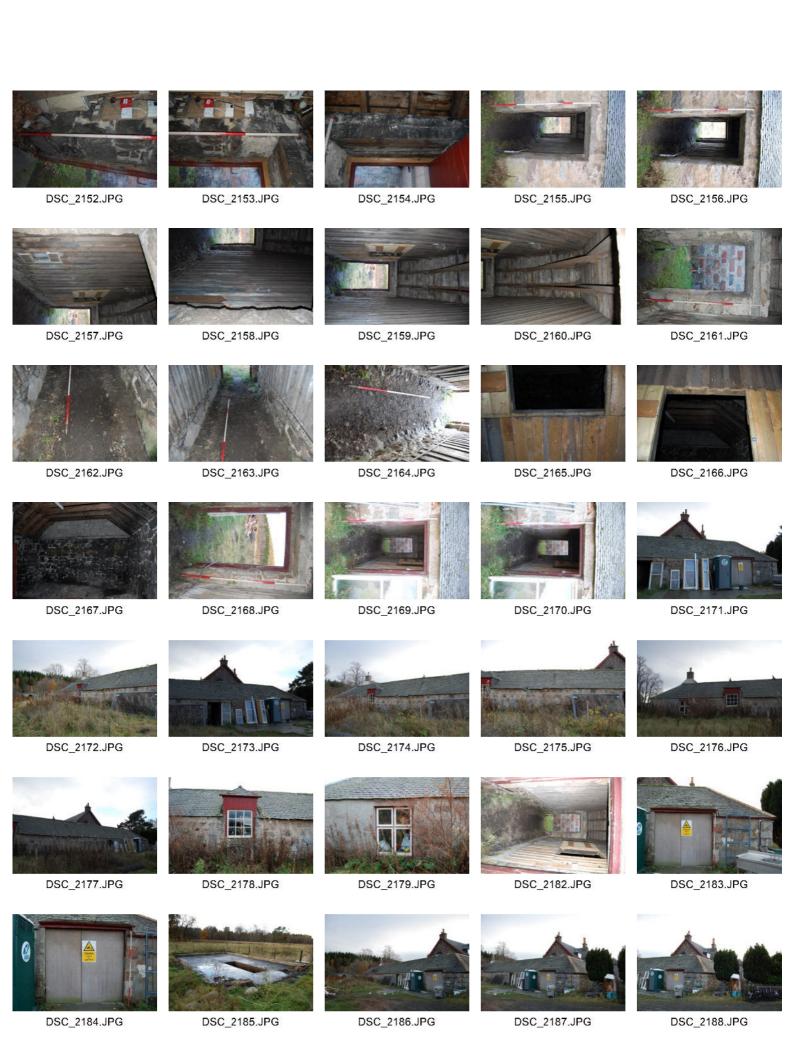
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DSC_2220.JPG



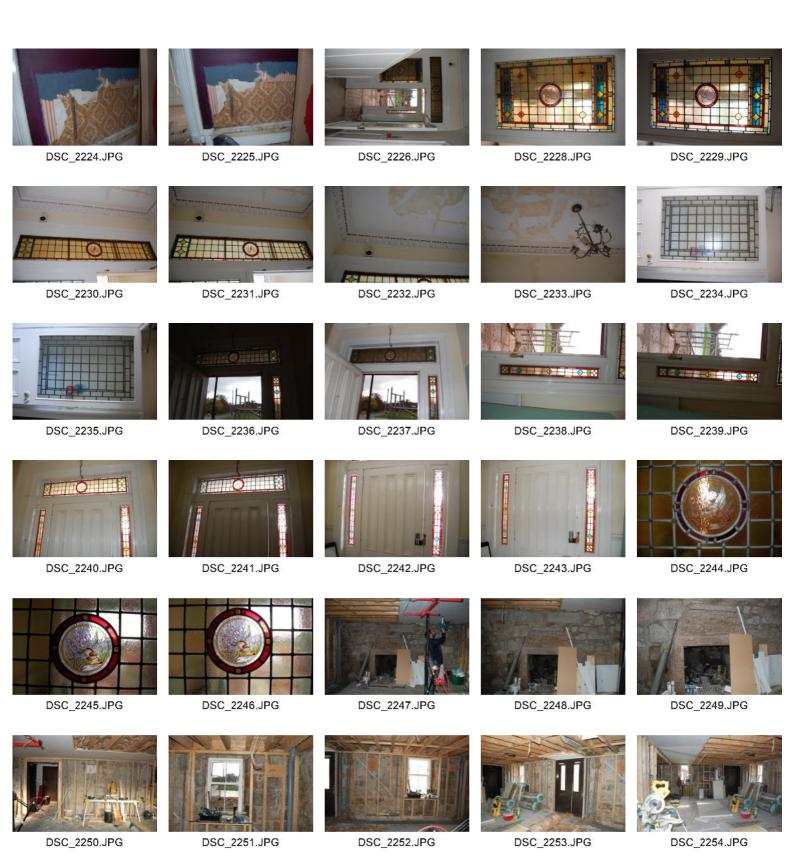
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DSC_2223.JPG









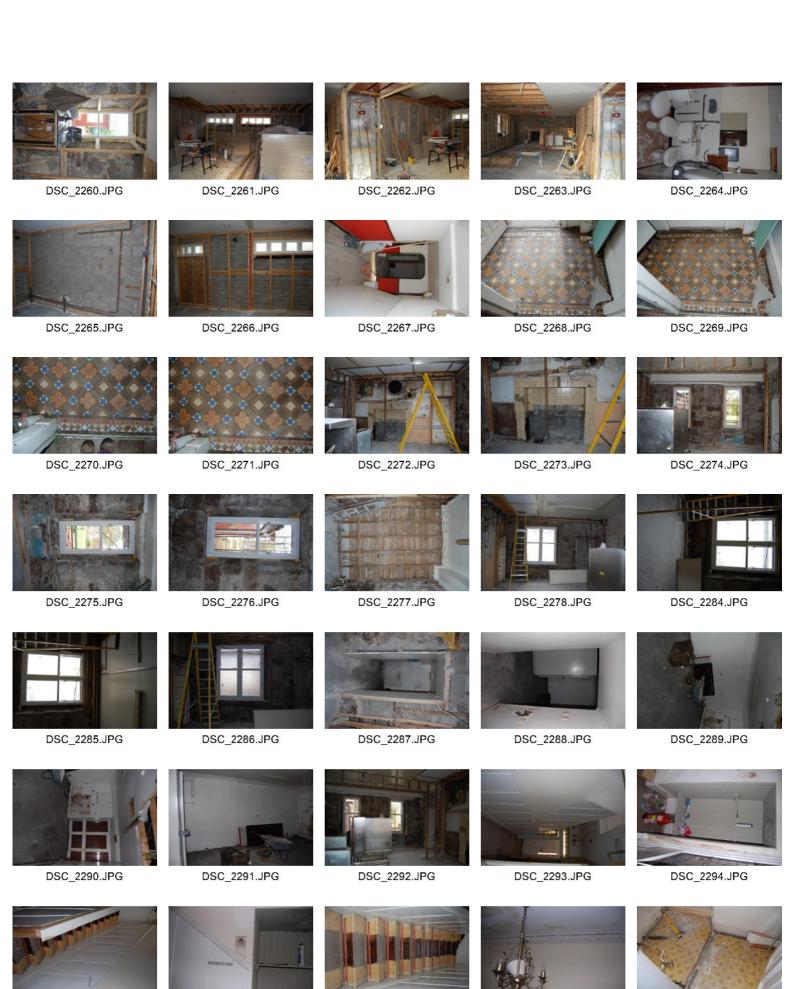
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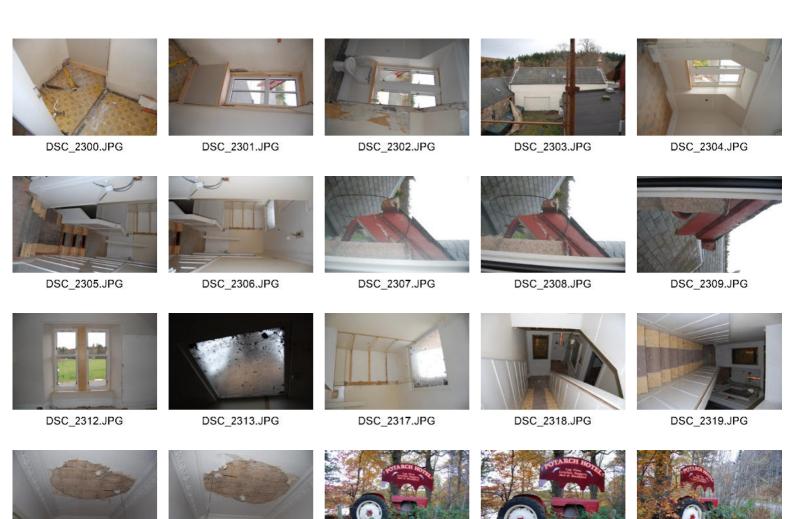
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DSC_2321.JPG

DSC_2324.JPG

DSC_2325.JPG