

**Upper Park, Drumoak, AB31 5HD
Report on Level 1 Standing Building Survey
(site code CA279)**



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SUMMARY

A Level 1 standing building survey was carried out on 2 February 2016. The structures are early 19th-century in date and are typical Aberdeenshire farmhouse (Building 1) and bothy (Building 2). Four phases of development of Building 1 were recorded and 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 N side of the A93 North Deeside Road, SW of Drumoak. It is centred on NGR NO 7667 9774, at 80-85m OD (Illus 1) and in the parish of Drumoak.
- 1.2 The work was commissioned by Stephen Taylor, Upper Park East. A planning application APP/2015/2532 for demolition of dwellinghouse and outbuilding and erection of 2 No dwellinghouses was approved on 13.10.15 with a condition requiring a Level 1 standing building survey (condition 2).
- 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 2016)

2 BACKGROUND

The buildings are not Listed and are not on CANMORE database. On the 1st Edition OS map the house has an extension added to the N and there is a small separate bothy to the W. The plan of buildings is retained on the 2nd and 3rd Edition OS maps but the small bothy does not appear on either map. It is a small stone building which appears to have been constructed in the 19th century and may therefore have just been omitted from the later maps. It may have been unroofed by the 2nd Edition OS map.

3 THE LEVEL 1 STANDING BUILDING SURVEY

A Level 1 Standing Building Survey was carried out on 2 February 2016. Two buildings were photographed, Building 1 the farmhouse and Building 2 the bothy. Architects plans were checked and annotated and interior plans of Building 1 were drawn. Most of the exterior surfaces are harled and most of the internal rooms have been at least partially modernized although there are original doors and wood surrounds, fireplaces, cornicing and external wooden shutters throughout the Phase 1 structure.

Building 1

Phase 1 (early 19th century)

Building 1 was built in at least four phases. The Phase 1 farmhouse is 12.5m W-E and 8.5m N-S. The walls are 0.55m thick and are constructed of granite blocks with cherry cocking. The roof is slate and the windows have all been replaced in the recent past. The building has two storeys high with a central door on the S façade (D1). There are four main rooms on the ground floor and stairs to a second floor (Illus 2). There is an alcove in the SW corner of Room 1 and a fireplace on the W wall of Room 3 (Illus 11); all the other fireplaces have been removed or covered. There are original door surrounds throughout, cornicing and exterior shutters (Illus 12) on the ground floor windows.

On the first floor (Illus 3) there are 4 main bedrooms and a small windowless box room on the S wall within the roof space (Room 10). There are fireplace settings in each of the four main bedrooms, all painted over and blocked (F8-11).

Phase 2 (early to mid 19th century)

In Phase 2 an extension is built onto the N side 6.2m N-S and 5.5m E-W. There are 2 windows on the E aspect and possible window (W16, W17) and fireplace/flue (F12) on the exterior of the N wall (Illus 7). Door D10 had been the Phase 2 back door. In Phase 2 an extra room was added on the first floor (Room 14) in the roof space above. A corridor between Rooms 5 and 6 leads to the Phase 2 and 3 rooms and Window 10 may have been added in this phase to allow a little natural light into this corridor (Illus 13). The crenelated rusticated granite detail harled porch (F13; see cover illus) may have been added in this phase.

Phase 3a (pre 1st Edition OS map)

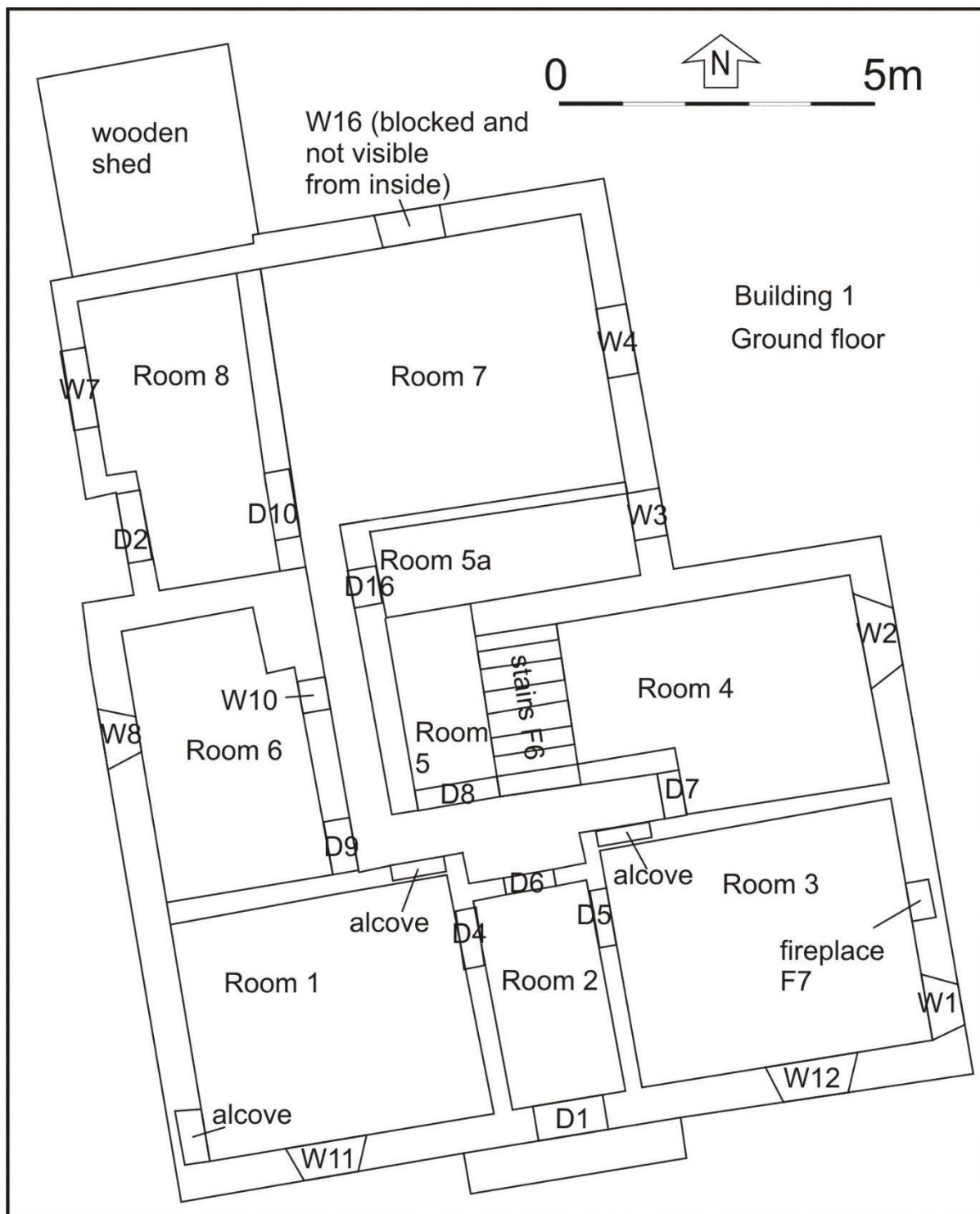
In Phase 3 an extension is built in the NW corner of the building between the N wall of the Phase 1 farmhouse and the W wall of the Phase 2 extension (Illus 9-10). It is 4.8 x 3.2m in size and is of granite construction. In this phase D2 became the main back door of the building.

Phase 3b (pre 2nd Edition OS map)

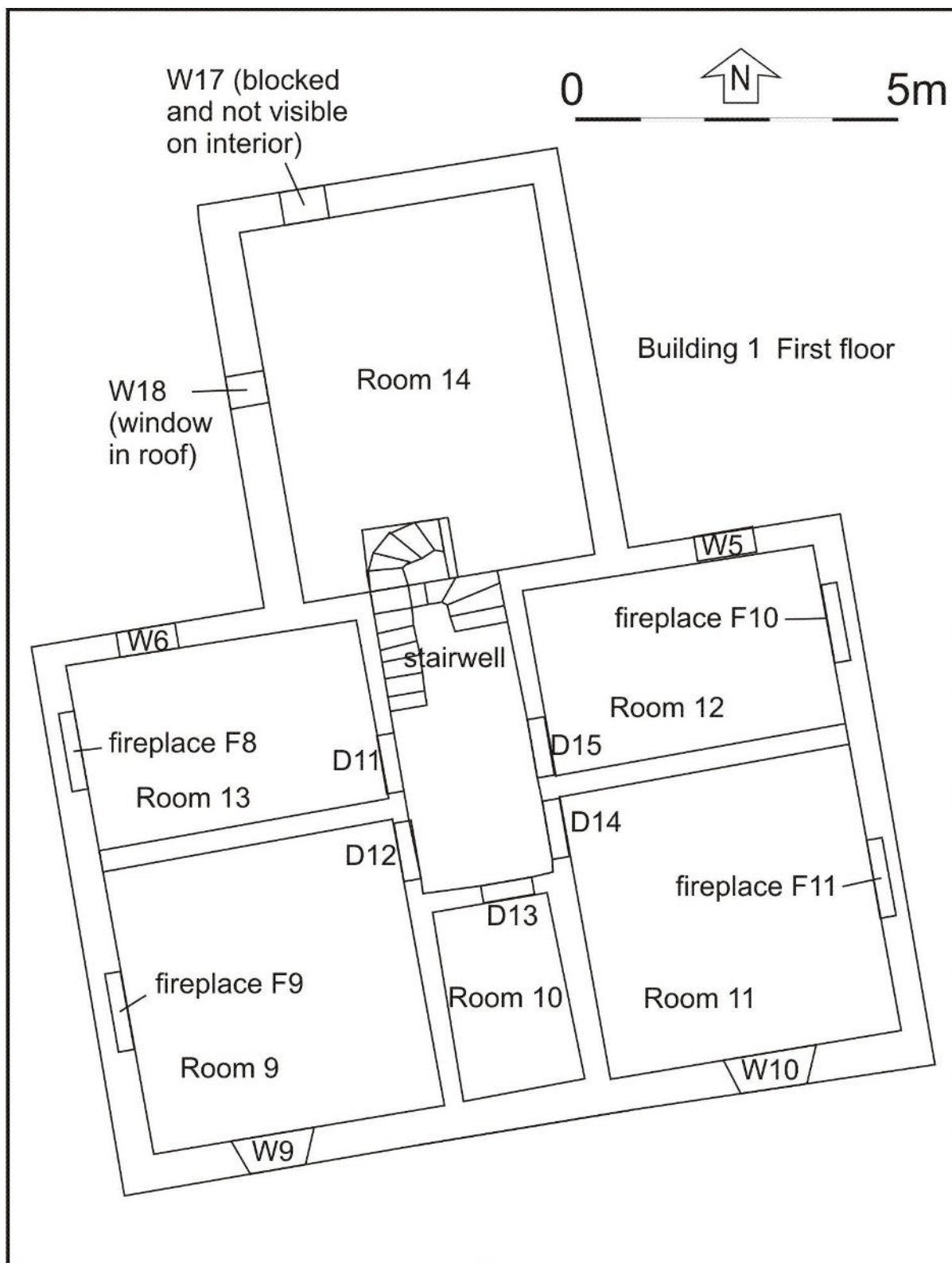
Illus 17 shows Phase 3a and 3b; there is no evidence visible on the building of this smaller addition in Phase 3a and an extension in Phase 3b but the First Edition OS map (Illus 18) shows a small addition with the 3b addition by the Second Edition OS map (Illus 19).

Phase 4 (20th century)

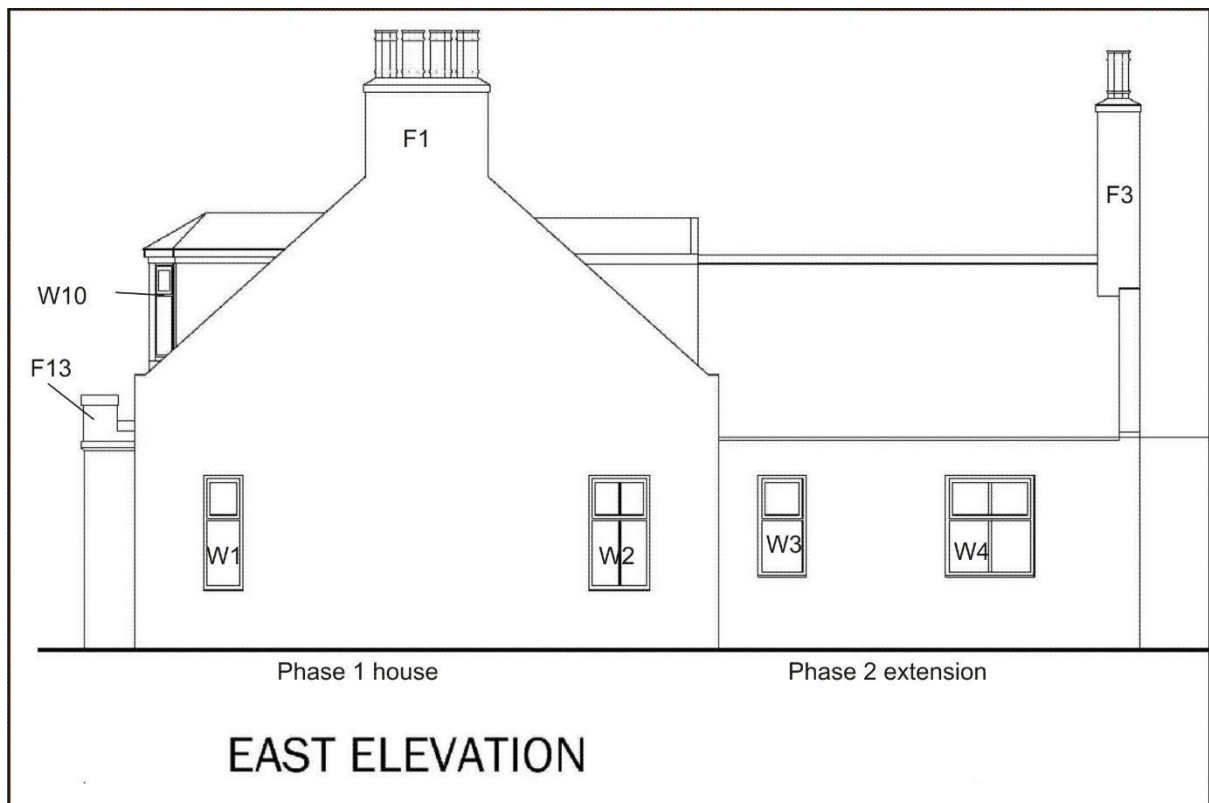
A small extension was added on the W side of Room 8 (including Window W7); it is harled over 20th century red brick. A wooden shed has been added to the N of the building (Illus 7).



Illus 2 Building 1 ground floor plan annotated with numbers used in this survey (from copyright Ian Duncan Architects)



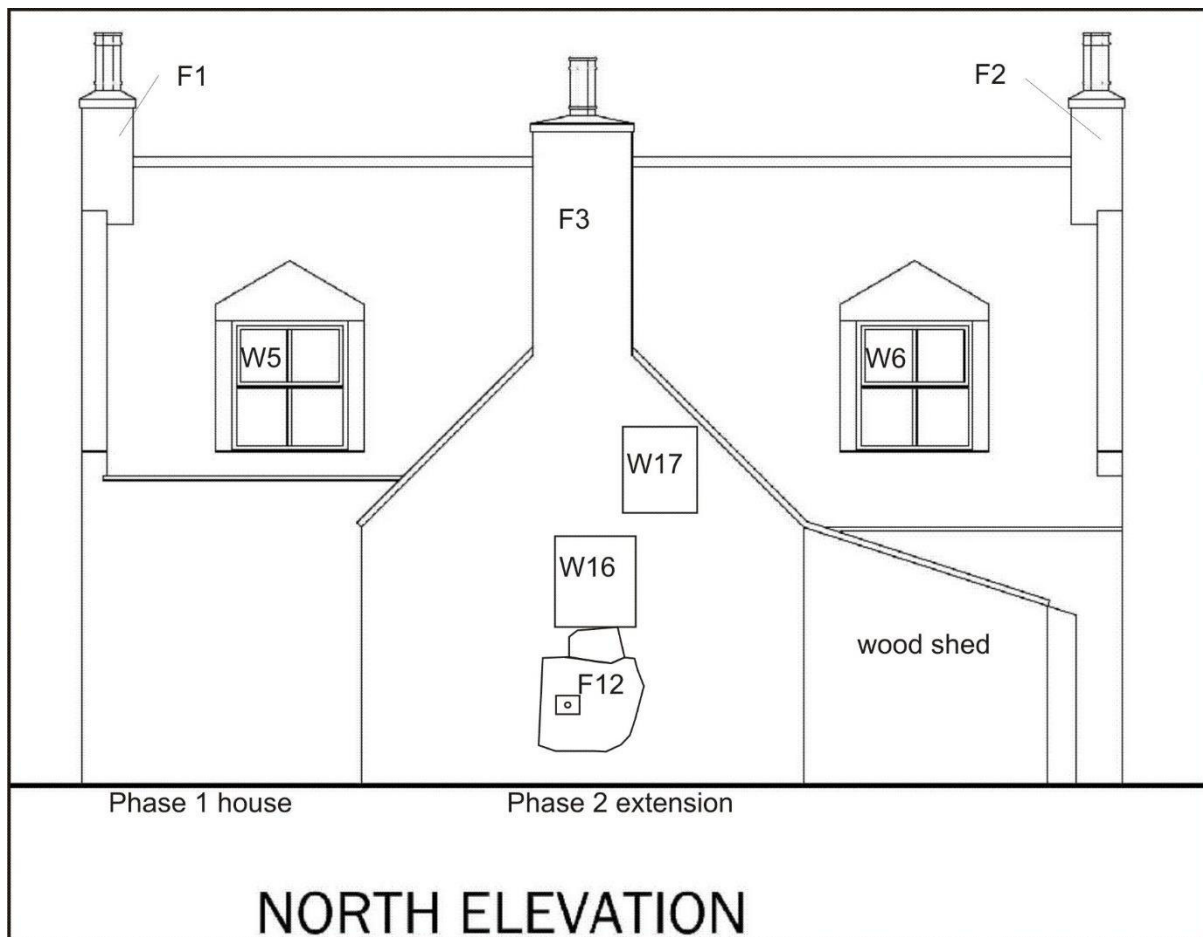
Illus 3 Building 1 first floor plan annotated with numbers used in this survey (from copyright Ian Duncan Architects)



Illus 4 Building 1 E elevation annotated with numbers used in this survey (from copyright Ian Duncan Architects)



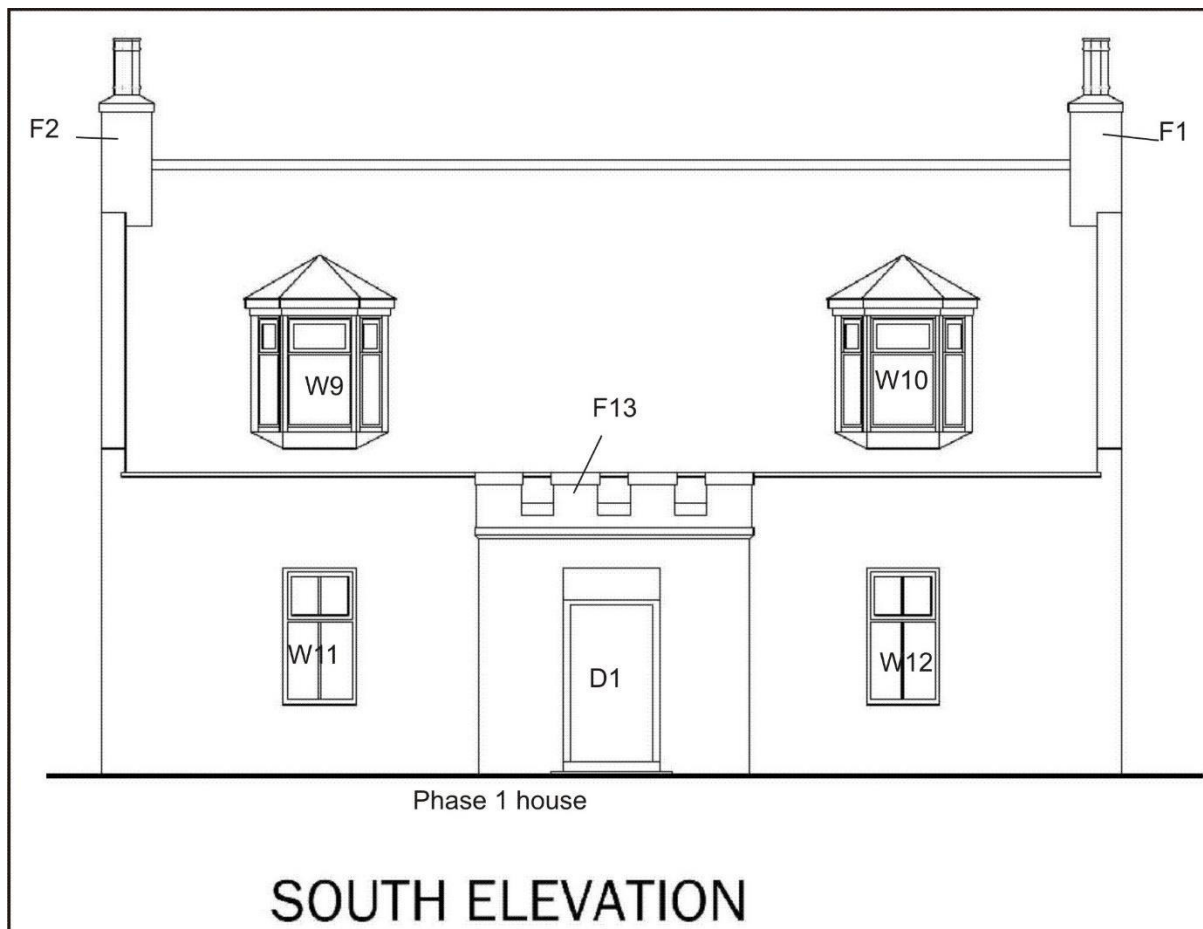
Illus 5 Building 1 E elevation; facing W



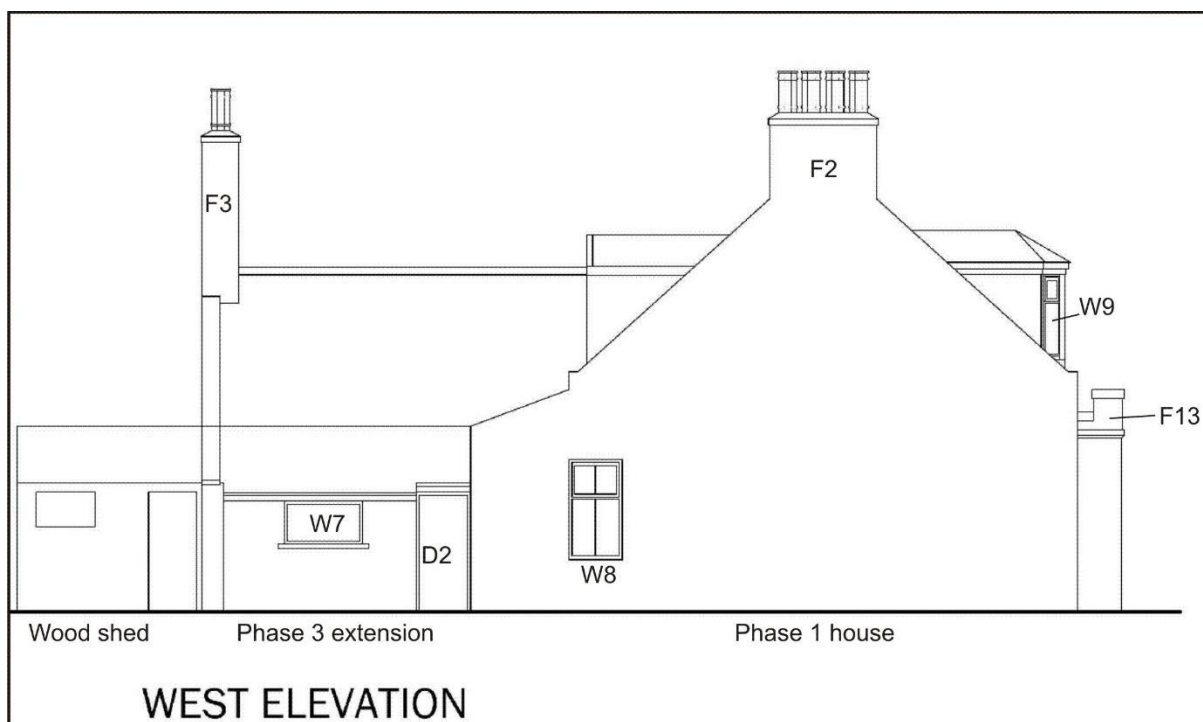
Illus 6 Building 1 N elevation annotated with numbers used in this survey (from copyright Ian Duncan Architects)



Illus 7 Building 1 N elevation, Facing S



Illus 8 Building 1 S elevation annotated with numbers used in this survey (from copyright Ian Duncan Architects)



Illus 9 Building 1 W elevation annotated with numbers used in this survey (from copyright Ian Duncan Architects)



Illus 10 Building 1 W elevation; facing E



Illus 11 Building 1 Room 3 fireplace F7; facing E



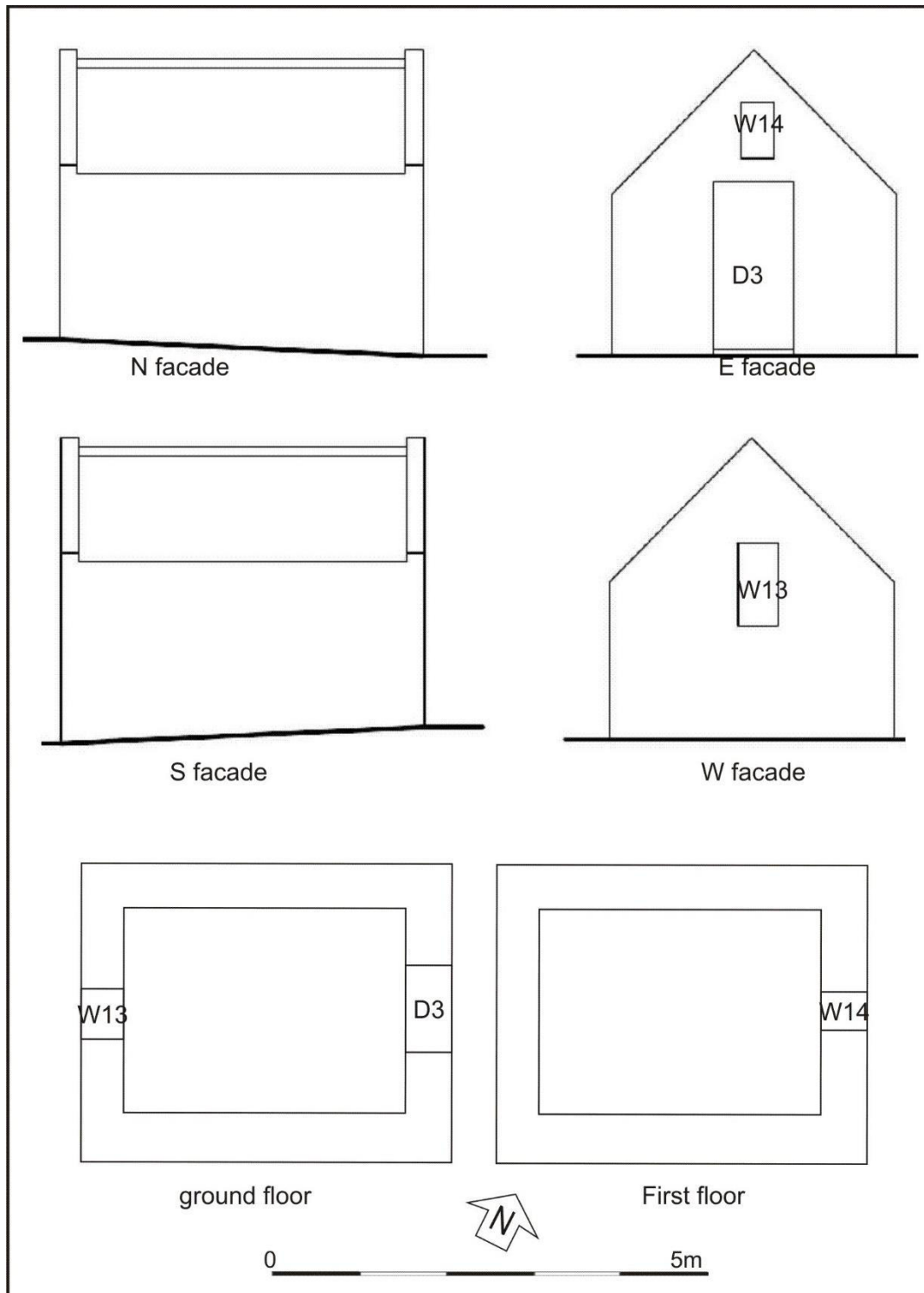
Illus 12 Building 1 Room 3 W12 wooden shutters *in situ*; facing SW



Illus 13 Building 1 Room 6 E wall with W10 and D9 (right); facing SE

Building 2

Building 2 is a small bothy to the W of Building 1 and is 4.2m W-E and 3.3m N-S (Illus 14). The walls are 1.9m high and 0.5m wide and are constructed of pink and grey granite blocks with cherry cocking (Illus 15). The E gable has a door (D3) and small window above (W14) and the W gable has a small upper window (W13). The interior is whitewashed with concrete floor and wooden shelves (Illus 16).



Illus 14 Building 2 plan and elevations annotated with numbers used in this survey (from copyright Ian Duncan Architects)



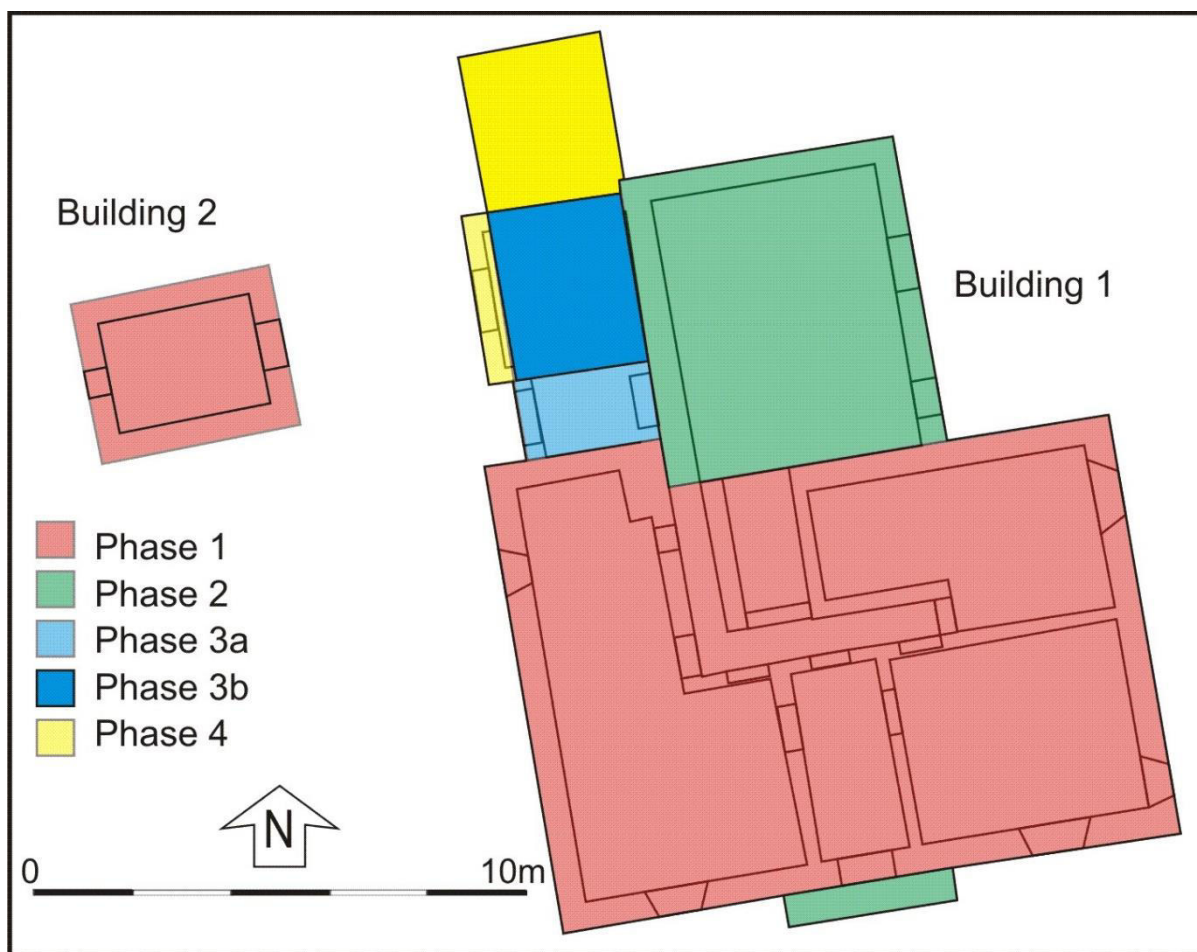
Illus 15 Building 2 from SE



Illus 16 Building 2 interior facing W

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 2 February 2016. The structures are early 19th-century in date and area typical Aberdeenshire farmhouse (Building 1) and bothy (Building 2). Four phases of development of Building 1 were recorded (Illus 17) and it is recommended that no further archaeological work is required during the current planning application.



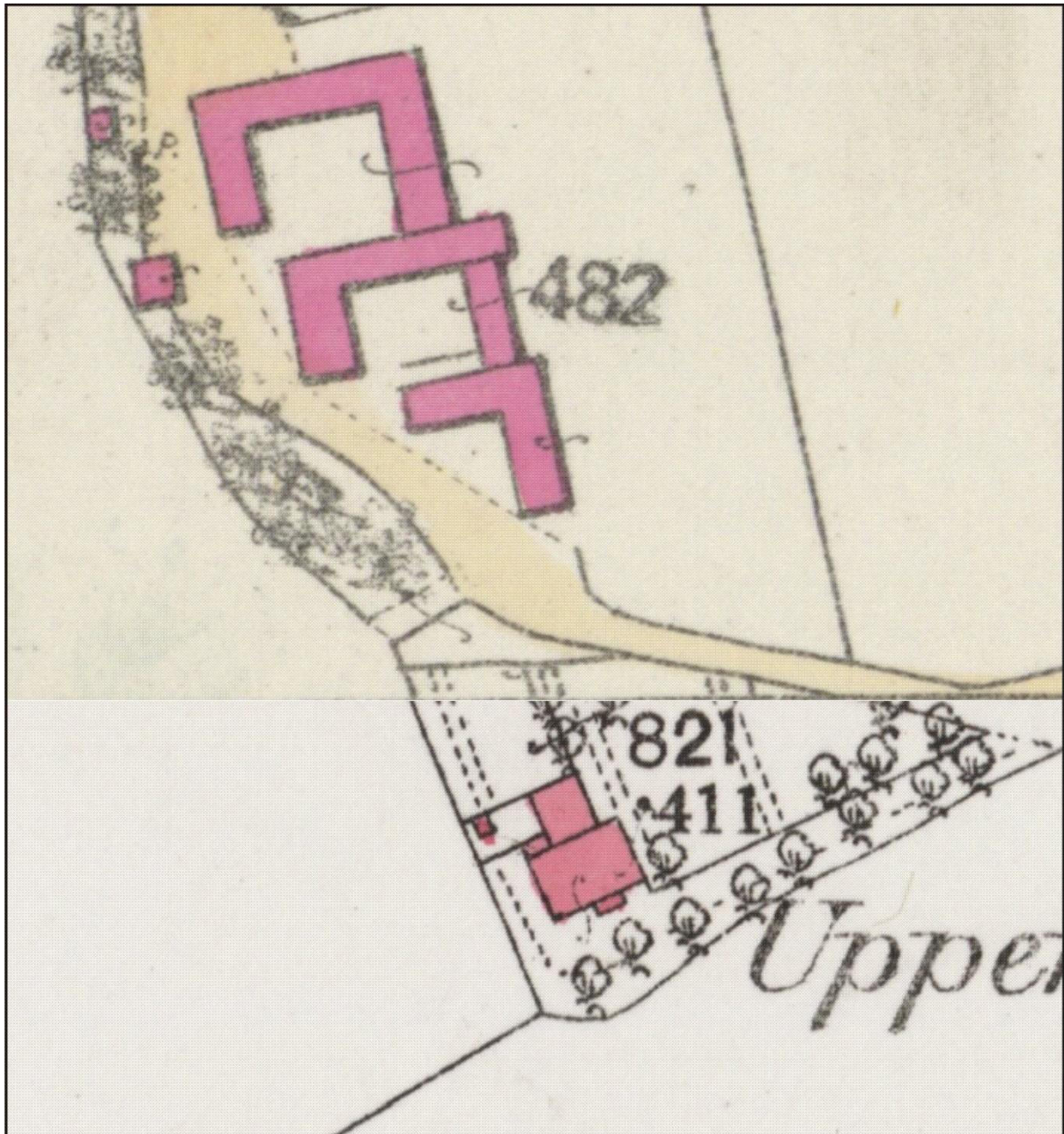
Illus 17 Phase plan (from copyright Ian Duncan Architects)

5 ACKNOWLEDGEMENTS

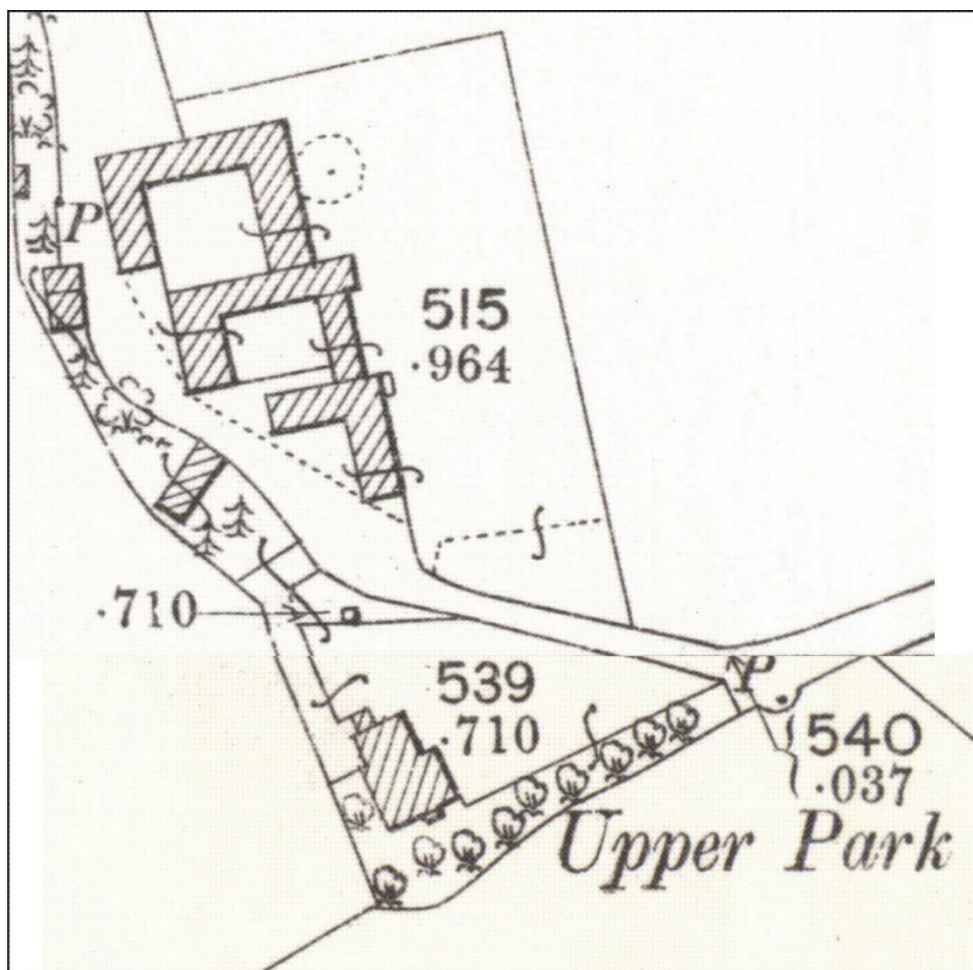
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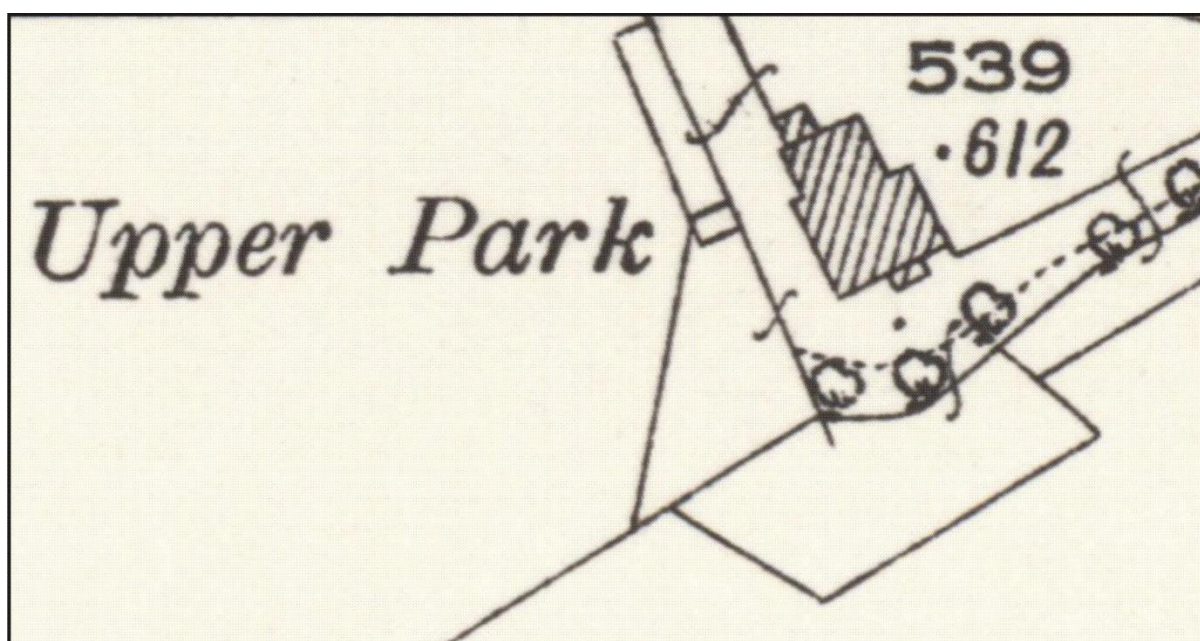
APPENDIX 1 MAPS



Illus 18 First Edition Ordnance Survey map. Aberdeen Sheet XCIVa.4 (Combined) & LXXXIV.16 (Drumoak) Survey date: 1865 Publication date: 1869 (copyright National Library of Scotland)

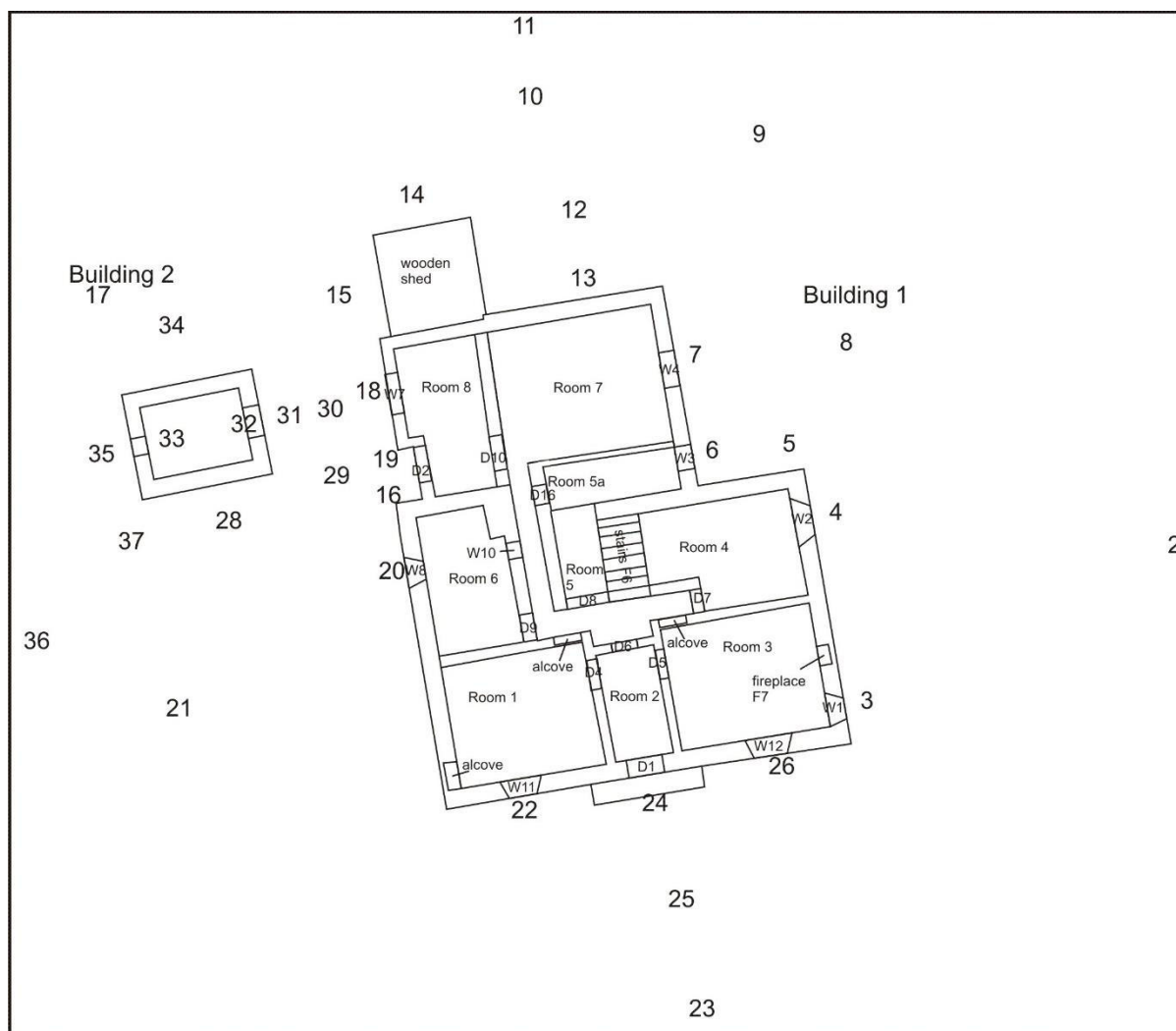


Illus 19 Second Edition Ordnance Survey map Aberdeenshire 084.16 (includes: Drumoak) & 094a.04 (includes: Banchory-Ternan; Drumoak; Durris) Publication date: 1900 Revised: 1899 (copyright National Library of Scotland)

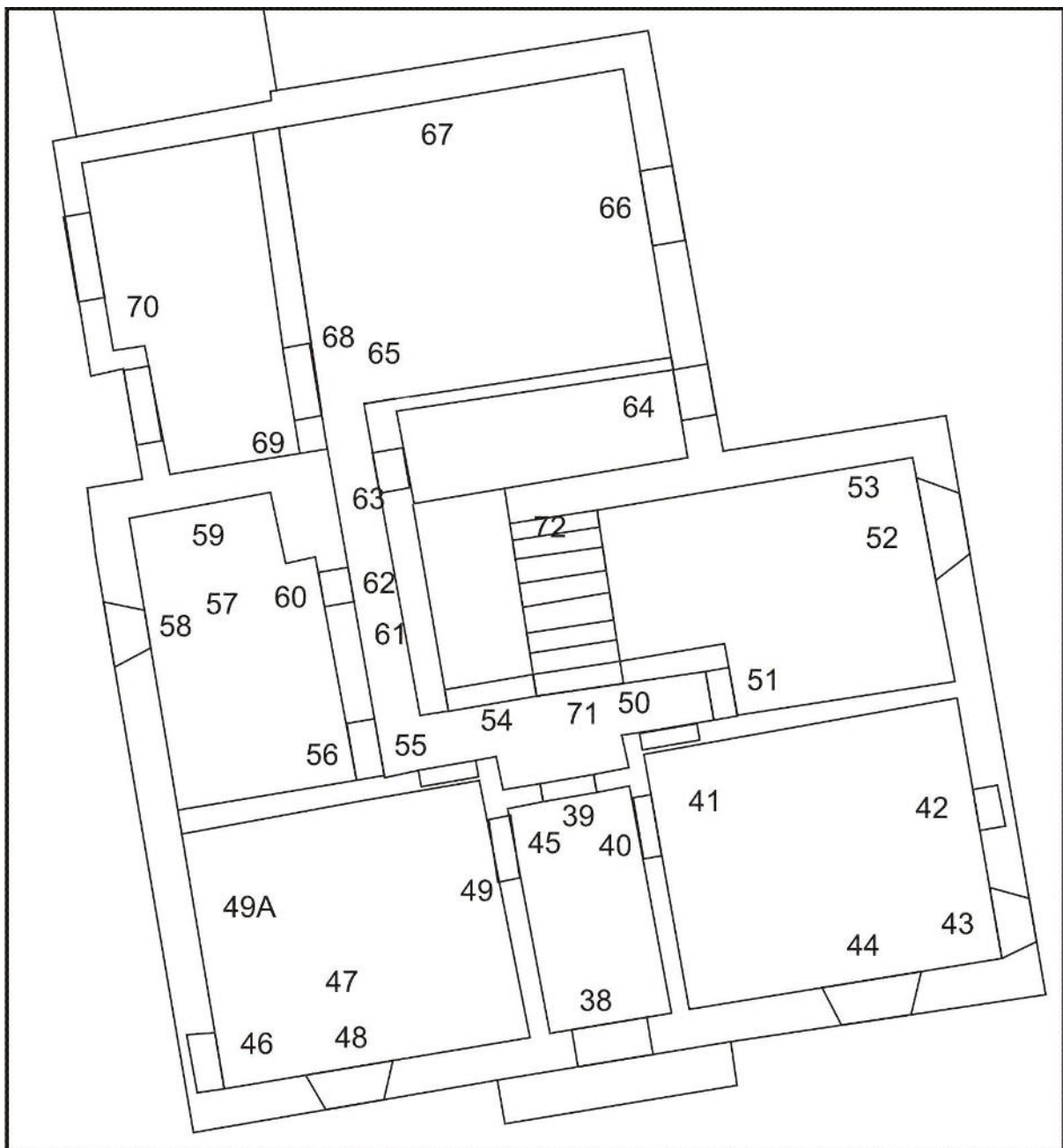


Illus 20 Third Edition Ordnance Survey map (copyright National Library of Scotland) Aberdeenshire 094a.04 (includes: Banchory-Ternan; Drumoak; Durris) Publication date: 1925 Revised: 1923 Levelled: 1899

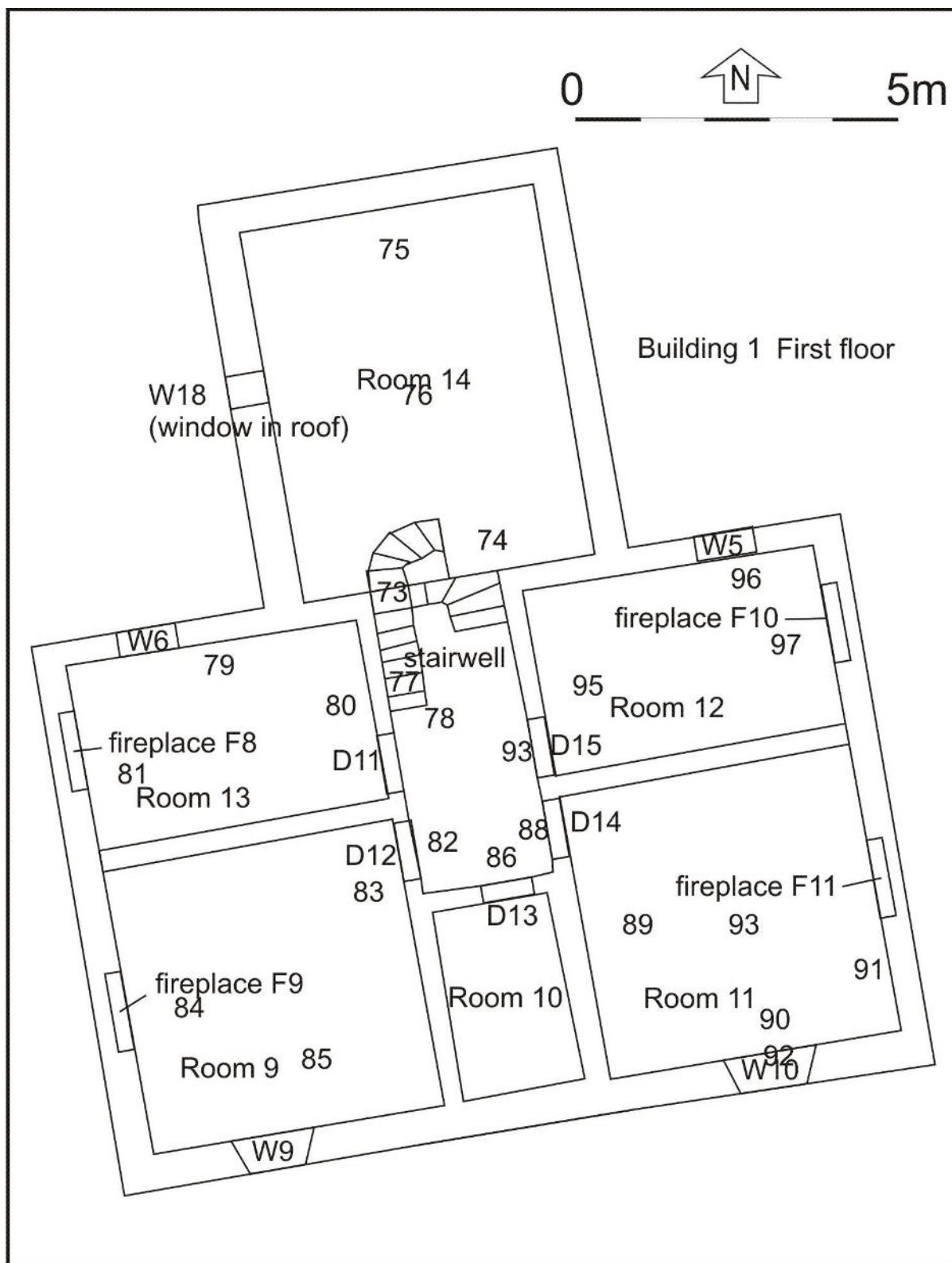
APPENDIX 2 PHOTOGRAPHS



Illus 21 Camera points used in this survey, exterior Buildings 1 and 2 (from copyright Ian Duncan Architects)



Illus 22 Camera points used in this survey, interior Building 1, ground floor



Illus 23 Camera points used in this survey, interior Building 1, first floor

Photo no	Description	Facing	Camera point
DSC_4430	Gate posts	W	1
DSC_4431	Granite gate post F4	W	1
DSC_4432	Granite gate post F5	NW	1
DSC_4433	Building 1 farmhouse E façade with Phase 1 farmhouse (left with W1, W2 and Phase 2 extension (right) with W3 and W4	E	2
DSC_4434	W1	E	3
DSC_4435	W2	E	4
DSC_4436-7	Building 1 farmhouse E façade with Phase 1 farmhouse (left with W1, W2 and Phase 2 extension (right) with W3 and W4	E	2
DSC_4438	Building 1 N wall E end with Phase 2 extension (right)	S	4
DSC_4439	Building 1 N wall E end detail of harling off granite wall with foundation below	S	5
DSC_4440	W3	W	6
DSC_4441	W4	W	7
DSC_4442	Phase 2 extension with W3.W4	W	8
DSC_4443	Phase 1 house (left) Phase 2 extension (right)	SW	9
DSC_4444	W4	W	7
DSC_4445-6	N elevation Phase 1 house (left) Phase 2 extension (centre) wood shed (right)	S	10
DSC_4447-8	N elevation Phase 2 extension with blocked window W17 (top) W16 (middle) and blocked fireplace F12 (bottom)	S	11/12
DSC_4449-52	N elevation Phase 2 extension with blocked window W17 (top) W16 (middle) and blocked fireplace F12 (bottom)	S	13
DSC_4453	wood shed	W	12
DSC_4454-5	wood shed	S	14
DSC_4456	Building 2	SW	15
DSC_4457-8	Junction wood shed (left) Phase 3 extension (right)	SE	15
DSC_4458-9	Wood shed (left) Phase 3 extension (right)	E	17
DSC_4460	Phase 3 extension (Room 6)	E	18
DSC_4461-2	Phase 1 house NW corner (right) Phase 3 extension (left)	SE	19
DSC_4463	W8	E	20
DSC_4464	Phase 1 house W gable	E	21
DSC_4465	Phase 1 house W gable (right) Phase 3 extension (centre) Building 2 (left)	NE	21
DSC_4466	W11	N	22
DSC_4467-8	Phase 1 house S façade	N	23
DSC_4469	W11	N	22
DSC_4470	D1	N	24
DSC_4471	W11, D1, W12 with granite crenelated porch F13	N	25
DSC_4472	W12	N	26
DSC_4473	W10	N	26
DSC_4474	Building 2 S wall	N	28
DSC_4475	Building 2 E wall with D3 and W14 above	WNW	29
DSC_4476	Building 2 E wall with D3 and W14 above	W	30
DSC_4477	D3		31
DSC_4478-9	W14		31

DSC_4480	Building 2 E wall with D3 and W14 above	WNW	29
DSC_4481	Building 2 interior W wall with W13	W	32
DSC_4482	Building 2 interior N wall	N	33
DSC_4483	Building 2 interior N wall	NE	33
DSC_4484-6	Building 2 interior E wall with D3 and W14 above	E	33
DSC_4487	Building 2 exterior N wall	S	34
DSC_4488	Building 2 W13	E	35
DSC_4489	Building 2 (foreground) Building 1 (background)	E	36
DSC_4490	Building 2 W wall	E	35
DSC_4491	Building 2	NE	37
DSC_4492	Building 1 interior room 2 hall with D6 (centre)	N	38
DSC_4493	Building 1 interior D6	N	39
DSC_4494	Building 1 interior D5 into Room 3	E	40
DSC_4495	Building 1 interior D1 interior	S	40
DSC_4496	Building 1 interior Room 3 E wall fireplace F7 and W1 (right)	E	41
DSC_4497	Building 1 interior Room 3 fireplace F7	E	42
DSC_4498	Building 1 interior Room 3 W1	S	43
DSC_4499	Building 1 interior Room 3 W12	S	44
DSC_4500	Building 1 interior Room 3 SW corner	SW	42
DSC_4501	Building 1 interior Room 3 D5	W	41
DSC_4502	Building 1 interior D4	W	45
DSC_4503	Building 1 interior Room 1 W wall with alcove	W	49
DSC_4504	Building 1 interior Room 1 S wall W11	S	47
DSC_4506	Building 1 interior Room 1 W11 shutters	SW	48
DSC_4508	Building 1 interior Room 1 alcove	W	46
DSC_4509	Building 1 interior Room 1 E wall with D4	E	49A
DSC_4510	Building 1 interior D6 and stairs	N	39
DSC_4511	Building 1 interior D7	E	50
DSC_4512	Building 1 interior alcove	SE	50
DSC_4513	Building 1 interior Room 4 E wall W2	NE	51
DSC_4515	Building 1 interior Room 4 W2	E	52
DSC_4516	Building 1 interior Room 4 W2 shutters	SE	53
DSC_4517	Building 1 interior Room 4 D7 and w wall	W	52
DSC_4518	Building 1 interior cupboard under stairs through D8	N	54
DSC_4519	Building 1 interior corridor through Phase 1 house to Phase 2 extension	N	55
DSC_4520	Building 1 interior D9	W	55
DSC_4521	Building 1 interior Room 6 W wall with W8	NW	56
DSC_4522	Building 1 interior Room 6 W8	W	57
DSC_4523	Building 1 interior Room 6 W8 shutters	NW	58
DSC_4524	Building 1 interior Room 6 E wall with W10	E	59
DSC_4525	Building 1 interior Room 6 E wall with W10	SE	60
DSC_4526	Building 1 interior Room 6 W10	E	56
DSC_4527	Building 1 interior D9	E	59
DSC_4528	Building 1 interior corridor through Phase 1 house to Phase 2 extension	N	61
DSC_4529	Building 1 interior W10	NW	62

DSC_4530	Building 1 interior D16 to Room 5a bathroom	NE	63
DSC_4531	Building 1 interior Room 5A	E	63A
DSC_4532	Building 1 interior W3	E	64
DSC_4533	Building 1 interior Room 7 with W4	NE	65
DSC_4534	Building 1 interior Room 7 N wall	N	65
DSC_4535	Building 1 interior Room 7 E wall W4	E	66
DSC_4536	Building 1 interior Room 7 S wall	S	67
DSC_4537	Building 1 interior W4	E	66
DSC_4538	Building 1 interior W wall	W	66
DSC_4539	Building 1 interior D10	W	65
DSC_4540	Building 1 interior D10 barn door	SW	68
DSC_4541	Building 1 interior Room 8 D2	W	69
DSC_4542	Building 1 interior Room 8 W7	NW	69
DSC_4543	Building 1 interior Room 8 N wall	N	69
DSC_4544	Building 1 interior Room 8 e wall	E	70
DSC_4545	Building 1 interior	SE	70
DSC_4546	Building 1 interior stairs to first floor	N	71
DSC_4547	Building 1 interior stairs to first floor	NNW	71
DSC_4548	Building 1 interior stairs to first floor	NW	72
DSC_4549-50	Building 1 interior stairs to Room 7	N	73
DSC_4551	Building 1 interior Room 7 N wall	N	74
DSC_4552	Building 1 interior Room 7 S wall	S	75
DSC_4553	Building 1 interior Room 7 W18	W	76
DSC_4554	Building 1 interior Room 7 E wall	E	76
DSC_4555	Building 1 interior Room 7 E wall	E	74
DSC_4556	Building 1 interior first floor landing	S	77
DSC_4557	Building 1 interior stairs	N	78
DSC_4558	Building 1 interior D11	W	78
DSC_4559	Building 1 interior Room 13 W6	NNW	79
DSC_4560	Building 1 interior Room 13 W wall fireplace F8	W	80
DSC_4561	Building 1 interior Room 13 E wall D11	E	81
DSC_4562	Building 1 interior D12	W	82
DSC_4563	Building 1 interior Room 9 W wall fireplace F9	WSW	83
DSC_4564	Building 1 interior Room 9 F9	W	84
DSC_4565	Building 1 interior Room 9 F9	W	84
DSC_4566	Building 1 interior Room 9 W9	S	85
DSC_4567	Building 1 interior Room 9 E wall D12	E	84
DSC_4568	Building 1 interior D13	S	86
DSC_4569	Building 1 interior Room 10	S	87
DSC_4570	Building 1 interior Room 10	S	87
DSC_4571	Building 1 interior D14	E	88
DSC_4572	Building 1 interior Room 11 E wall fireplace F11	E	89
DSC_4573	Building 1 interior Room 11 W10	S	90
DSC_4574	Building 1 interior Room 11 W10	SW	91
DSC_4575	Building 1 interior Room 11 view	S	92
DSC_4576	Building 1 interior Room 11 N wall	N	93

DSC_4577	Building 1 interior Room 11 N wall	N	93
DSC_4578	Building 1 interior D15	W	94
DSC_4579	Building 1 interior Room 12 E wall fireplace F10	E	95
DSC_4580	Building 1 interior Room 12 W5	N	96
DSC_4581	Building 1 interior Room 12 W wall D15	W	97
DSC_4582	Building 1 interior stairwell	N	88
DSC_4583-5	Building 1 interior stairwell	N	78
DSC_4586-7	Building 1 interior stairwell to ground floor	S	72



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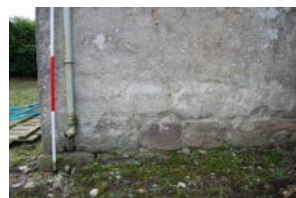
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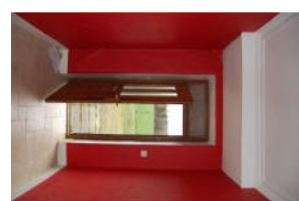
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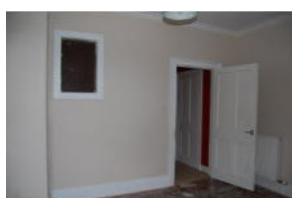
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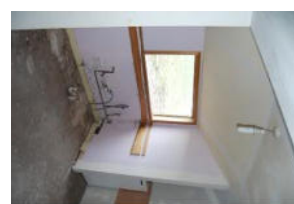
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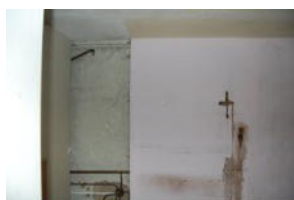
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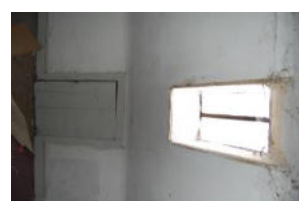
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DSC_4551.JPG



DSC_4552.JPG



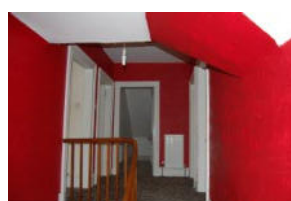
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DSC_4555.JPG



DSC_4556.JPG



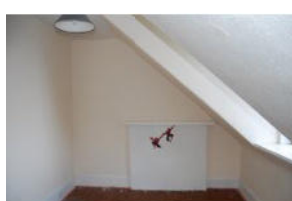
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DSC_4560.JPG



DSC_4561.JPG



DSC_4562.JPG



DSC_4563.JPG



DSC_4564.JPG



DSC_4565.JPG



DSC_4566.JPG



DSC_4567.JPG



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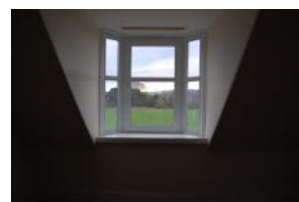
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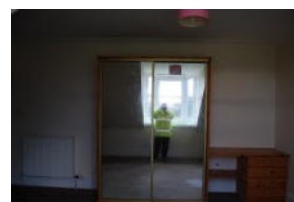
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DSC_4577.JPG



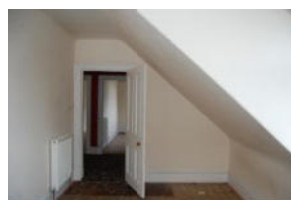
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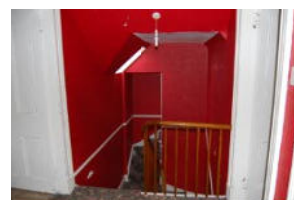
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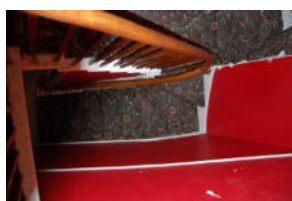
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DSC_4584.JPG



DSC_4585.JPG



DSC_4586.JPG



DSC_4587.JPG