

**Land At Blackness Farm, Banchory,
Aberdeenshire, AB31 6LD**

Report on Level 1 Standing Building Survey



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Cameron Archaeology
17 October 2016**

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SUMMARY

A level 1 standing building survey was carried out on 14 October 2016. The weather was rainy and dull. Elevations and plans were checked and annotated and a full photographic survey carried out of Rooms 1-5 which are to be altered during the proposed development. Room 5 is ruinous and very overgrown; the other areas were fully accessible. The farm dates to the mid 19th-century and major renovation took place under the ownership of the previous owner who converted to dairy use. At least three phases of development of the farm were recorded but the mill and farm were undergoing changes throughout their history. 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 a minor road running SW from Bridge of Feugh and on the SE side of Water of Feugh near its junction with the Burn of Affrusk. It is centred on NGR NO 69670 92846, at 105-110m OD (Illus 1) and in the parish of Strachan.
- 1.2 The work was commissioned by Mr and Mrs Tame. A planning application APP/2015/3503 for conversion and alterations and extension of steading to dwellinghouse and change of use of land to domestic garden ground was approved on 8.1.16 and there is a requirement for a Level 1 standing building survey (condition 4).
- 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 Scotland's Policy Statement (HESPS), which state that archaeological remains should be regarded as part of the environment to be protected and managed.



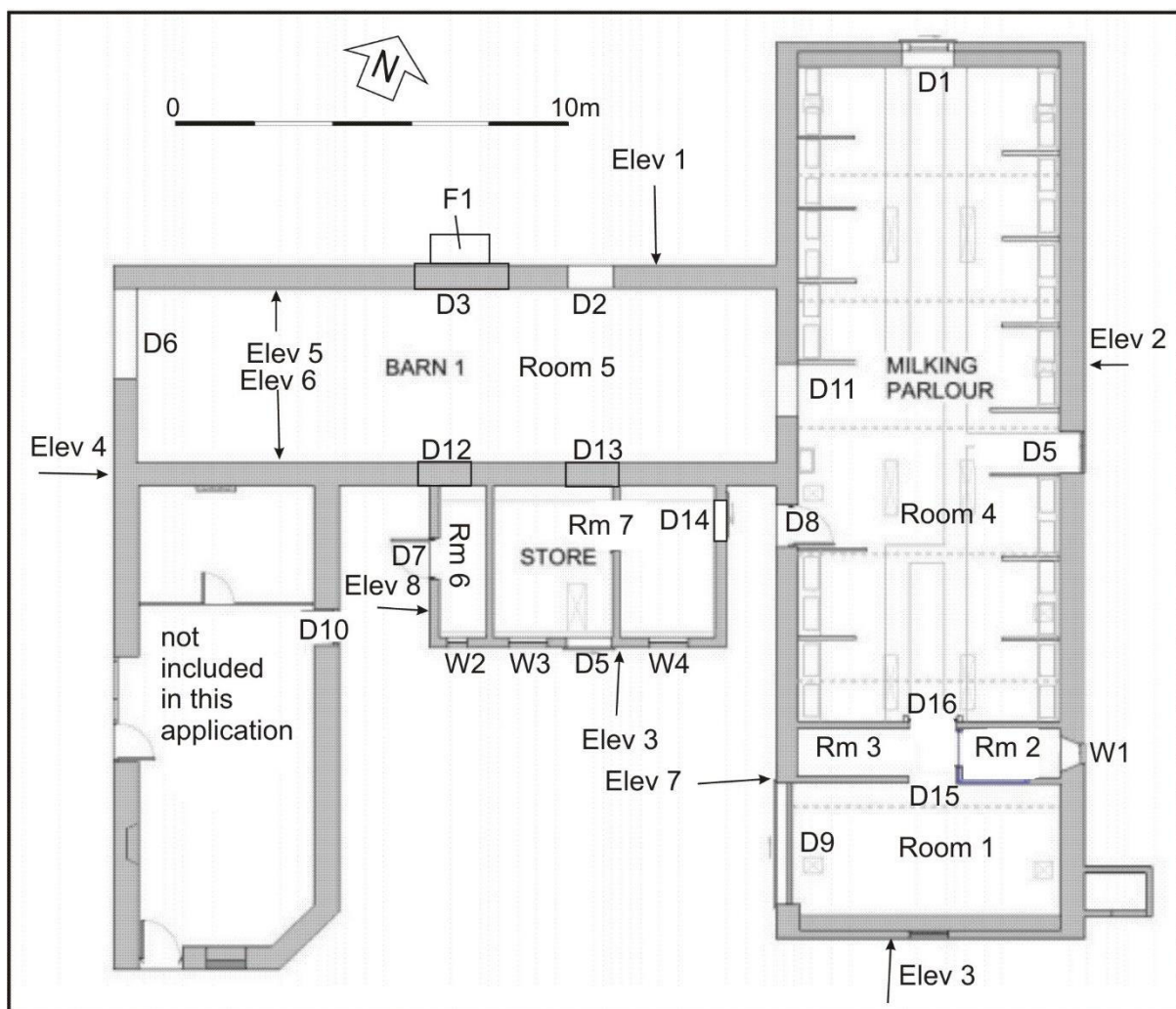
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2016)

2 BACKGROUND

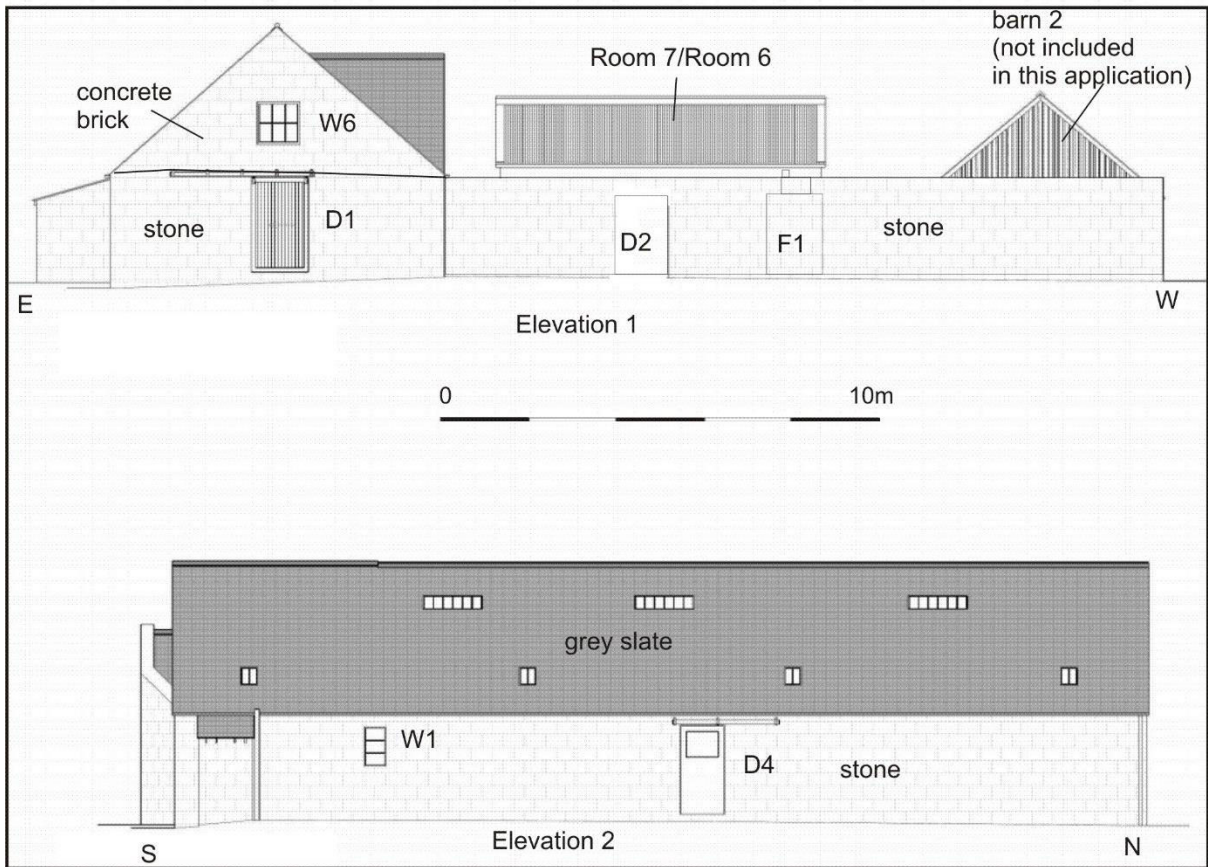
This is a farmstead, still in use, depicted on historic OS maps (Illus 14-16), but not on any earlier maps. The 1st edition shows a U-plan steading, with a rectangular building on the south side of the court, attached horsemill to the north, and three other rectangular buildings, one to the west and the others to the north of the steading. The layout is unchanged on the 2nd edition map (Illus 15) but there has been an addition to the northeast corner of the steading. The horsemill and building immediately north of the steading have been removed and part of the steading is now derelict (NO69SE0065; HER online).

3 THE LEVEL 1 STANDING BUILDING SURVEY

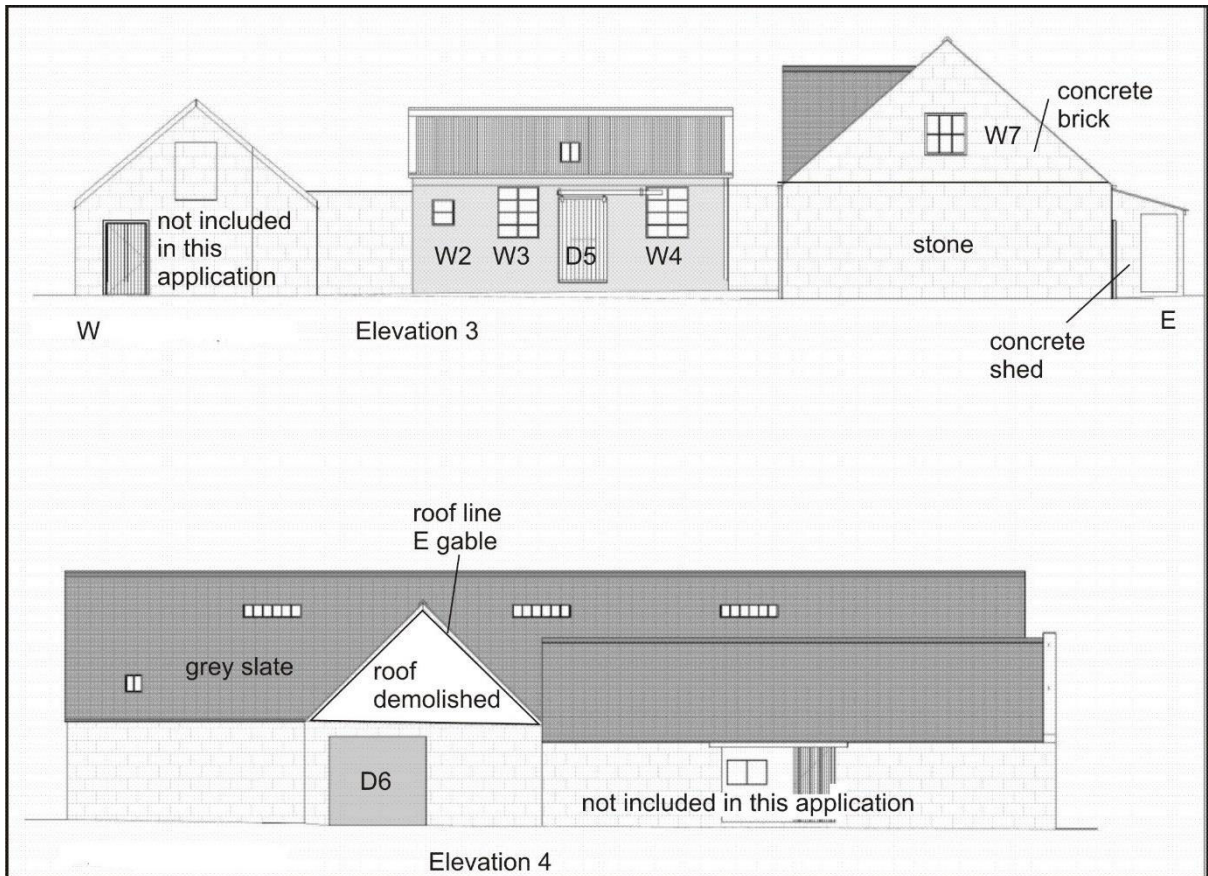
A level 1 standing building survey was carried out on 14 October 2016. The weather was rainy and dull. Elevations and plans were checked and annotated (Illus 2-5) and a full photographic survey carried out of Rooms 1-5 which are to be altered during the proposed development. Room 5 is ruinous and very overgrown; the other areas were fully accessible.



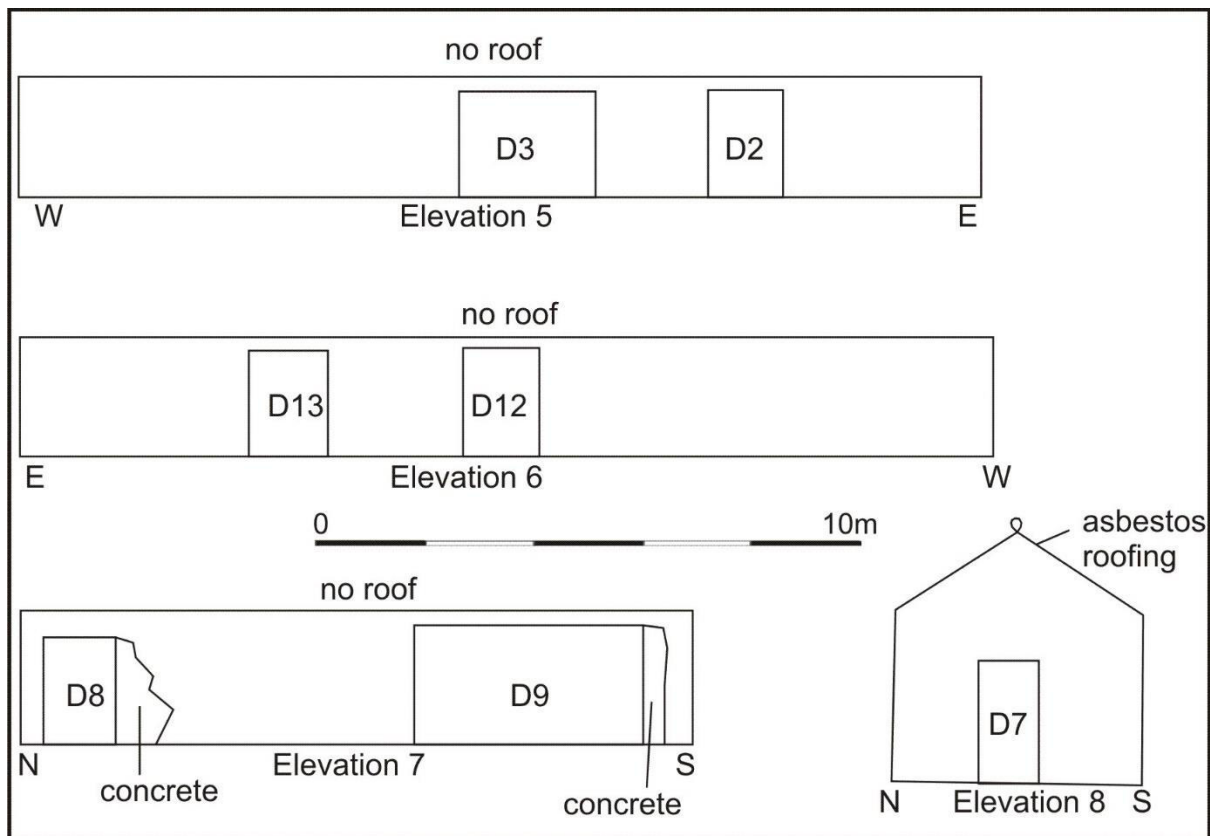
Illus 2 Plan annotated with survey numbers (from copyright Dualchas Architects)



Illus 3 Elevations 1 and 2 annotated with survey numbers (from copyright Dualchas Architects)



Illus 4 Elevations 3 and 4 annotated with survey numbers (from copyright Dualchas Architects)



Illus 5 Elevations 5, 6, 7 and 8 annotated with survey numbers

Phase 1

The farm does not appear on any readily available maps prior to the 1st Edition OS map (Illus 14). In Phase 1 Room 5 was the NE section of the C-shaped steading and was used as a mill with a horsemill attached to the NNW wall. Room 1 is 16.5m long, 5.8m wide with stone rubble walls 0.5m thick (Illus 6). The door jams and lintels are granite blocks. Room 5 had two doors on the NNW wall (D2, D3), one of which was blocked in Phase 2 (D3; Illus 7). The SSE wall had 2 doors both which were blocked in Phase 2 (D12, D13). It has a 2m wide cart door (D6; Illus 8) on the WSW gable and a door linking it to Room 4 (D11). Rooms 1-4 are the E wing of the steading. They are 7.7m wide, 22.75m long although the NNW section of Room 4 was added between the 1st and 2nd OS maps (Illus 14, 15). They are constructed of grey and pink granite blocks with cherry cocking. D4 on the ENE wall has granite mouldings and originates in Phase 1; the other doors have been altered in later phases. Rooms 1-4 have a grey slate roof.



Illus 6 Room 4 from the SE; facing NW



Illus 7 Room 5 blocked door D3; facing NNW



Illus 8 Room 5 WSW gable with D6 showing overgrown interior and exterior; facing ENE

Phase 2

In Phase 2 an extension was added at the NNW end of Room 4 and other additions made to the farm. A stone rubble 'buttress' F1 was added to the exterior of D3 as a support for a concrete plinth and metal support for a shaft, probably associated with the later use of Room 5 as a mill.

Phase 3

In Phase 3 the farm was converted for (or improved) for dairy cows (Illus 10) and the horse mill was demolished. The interior of Rooms 1-4 was concreted with concrete runnels in the floor, stalls and stoneware troughs and fittings (Illus 11). W1 was opened in the ENE wall and Rooms 2 and 3 added; they have concrete walls and poured, shuttered concrete roofs. Rooms 6 and 7 were built in the courtyard (Illus 12); this concrete building is 7.45m long and 4.3m wide and has an asbestos cement roof. Room 5 the mill probably went out of use at this time and the roof collapsed a number of years ago.



Illus 9 Stone plinth F1 built after blockage of D3 to support concrete block and metal shaft; facing SSE



Illus 10 Room 4 SSE wall showing reroofing and conversion for dairy; facing SSE



Illus 11 Dairy stalls including stoneware troughs; facing ENE



Illus 12 Concrete building Rooms 6 (left) and 7 (right)

4 CONCLUSIONS AND RECOMMENDATIONS

A level 1 standing building survey was carried out on 14 October 2016. The weather was rainy and dull. Elevations and plans were checked and annotated and a full photographic survey carried out of Rooms 1-5 which are to be altered during the proposed development. Room 5 is ruinous and very overgrown; the other areas were fully accessible. The farm dates to the mid 19th-century and major renovation took place under the ownership of the previous owner who converted to dairy use. At least three phases of development of the farm were recorded but the mill and farm were undergoing changes throughout their history. It is recommended that no further archaeological work is required during the current planning application.



Illus 13 Phase plan (from copyright Dualchas Architects)

5 ACKNOWLEDGEMENTS

Thanks to Mr and Mrs Tame for commissioning this project and to Bruce Mann and Claire Herbert, Aberdeenshire Council Archaeology Service for their advice during the work.

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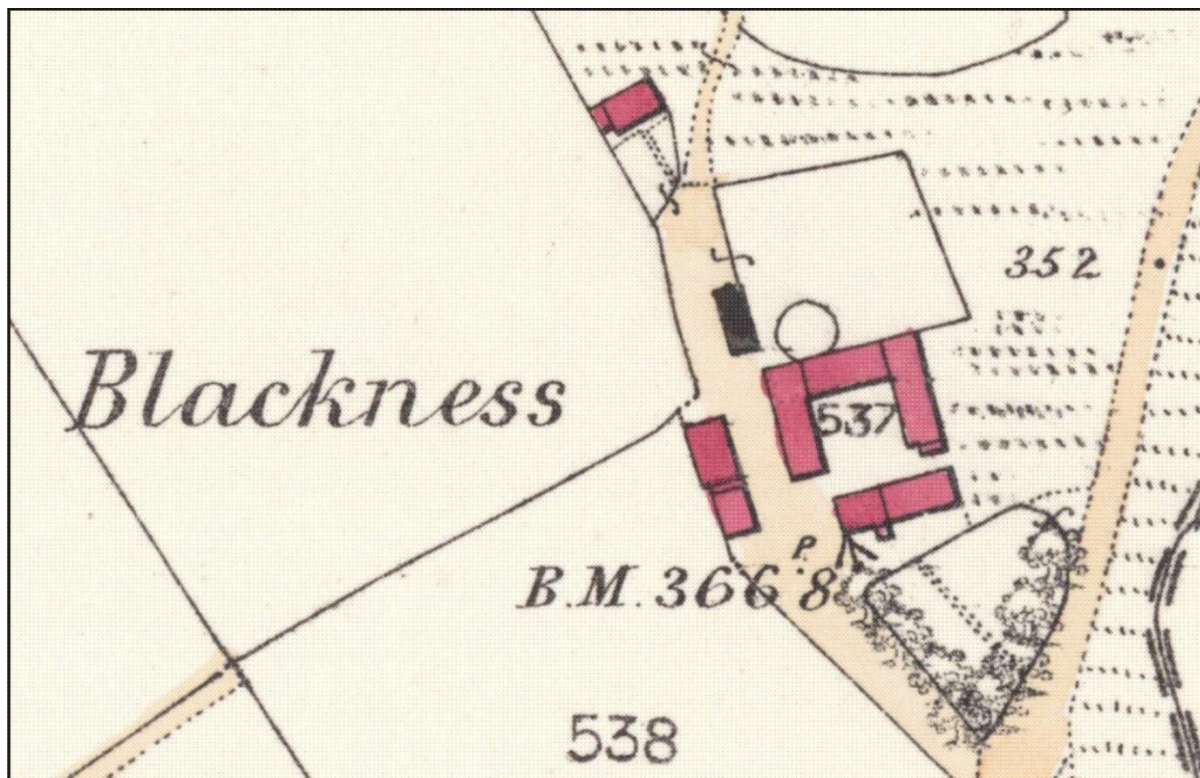
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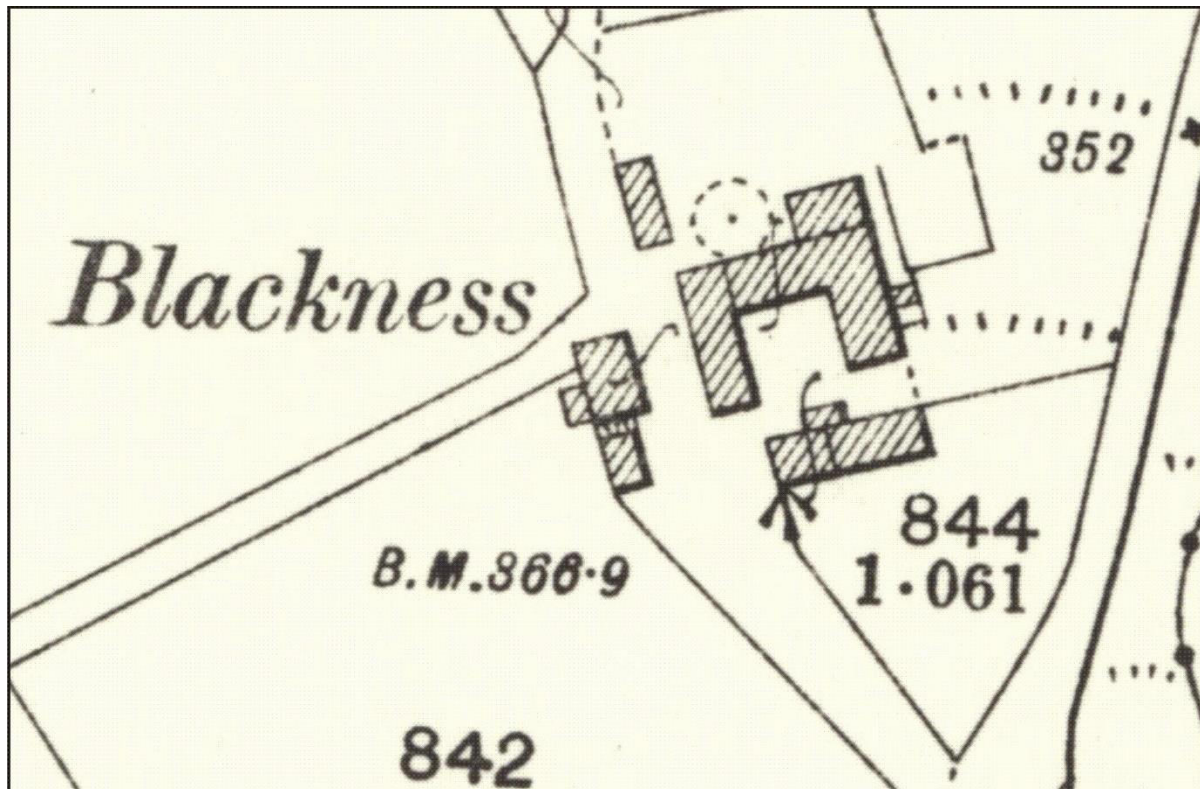
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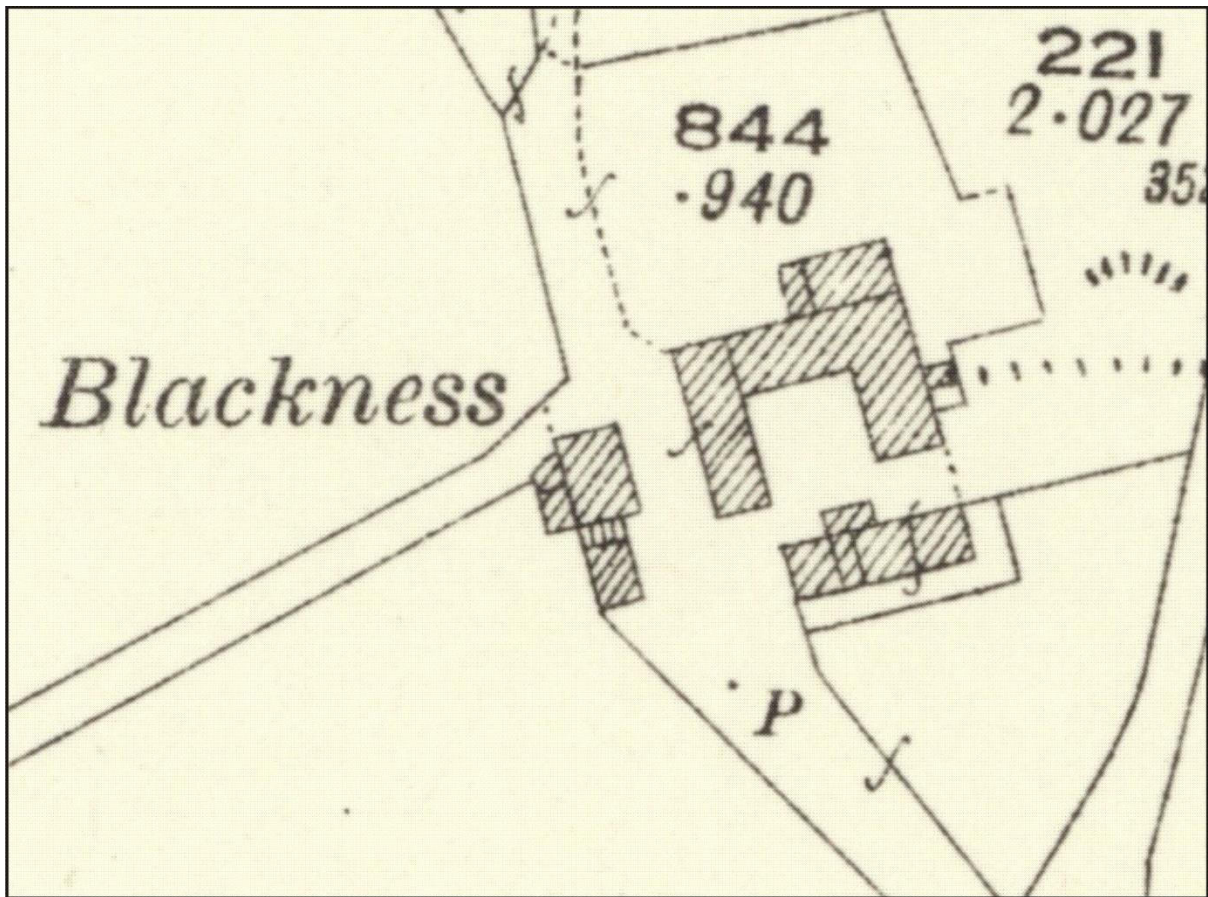
APPENDIX 1 MAPS



Illus 14 First Edition Ordnance Survey map. Kincardine Sheet X.4 (Strachan) Survey date: 1864 Publication date: 1868 (copyright National Library of Scotland)

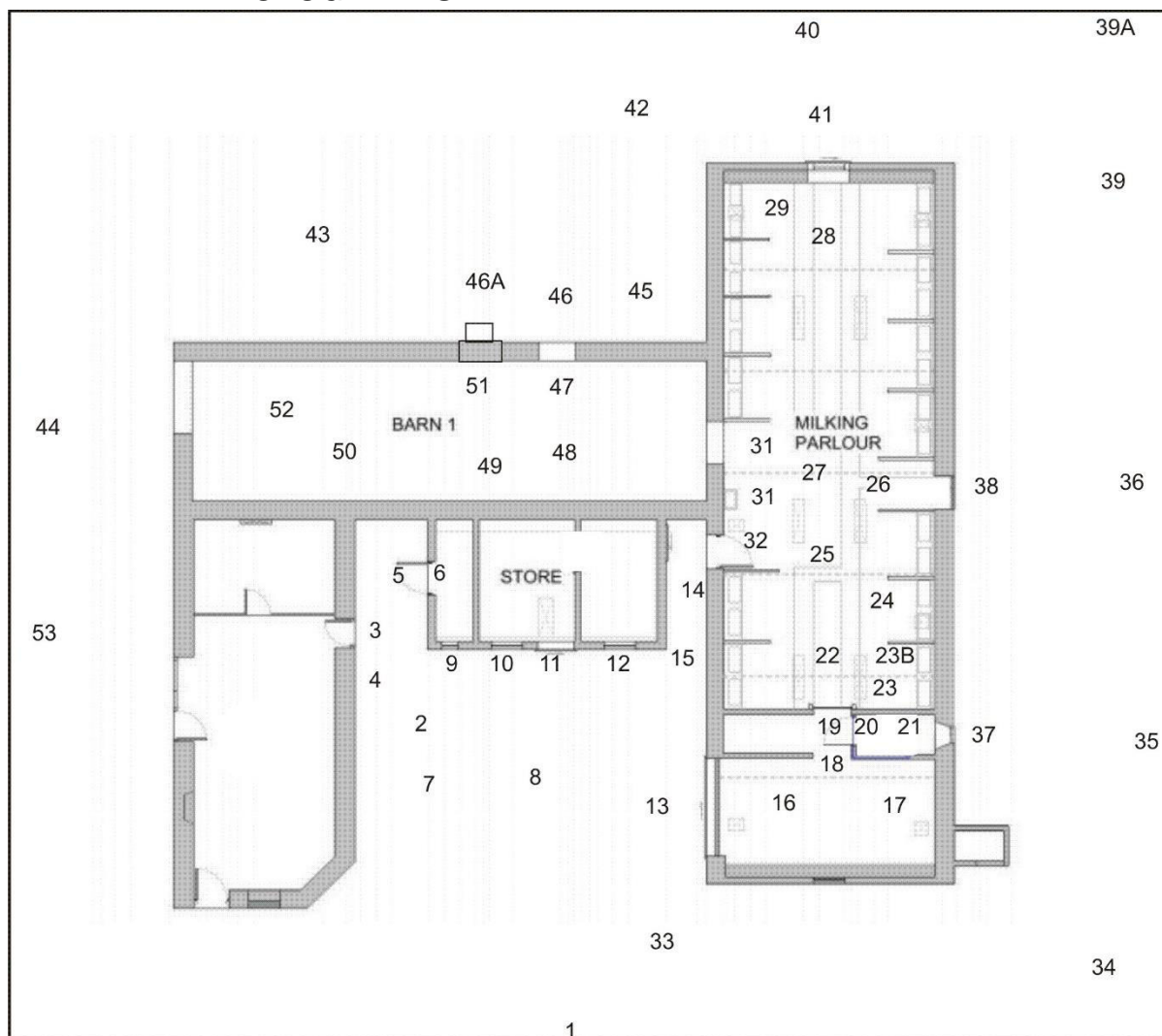


Illus 15 Second Edition Ordnance Survey map. Kincardineshire 009.13 (includes: Banchory-Ternan; Strachan) Publication date: 1903 Revised: 1901 (copyright National Library of Scotland)



Illus 16 Third Edition Ordnance Survey map. Kincardineshire 009.13 (includes: Banchory-Ternan; Strachan) Publication date: 1925 Revised: 1923 Levelled: 1902 (copyright National Library of Scotland)

APPENDIX 2 PHOTOGRAPHS



Illus 17 Camera points used in this survey

Photo no	Description	Facing	Camera point
DSC_4238	Blackness Farm	NE	1
DSC_4239	Blackness Farm	N	1
DSC_4240	Blackness Farm	NNW	1
DSC_4241	D10 Barn 2 being altered slightly by proposed development	NW	2
DSC_4242-3	D10	WSW	3
DSC_4244-5	Wall between Bar 2 (left) and Room 6 (right)	NW	3
DSC_4246-7	Wall between Bar 2 (left) and Room 6 (right)	NNW	3
DSC_4248-9	Room 6 D7	N	4
DSC_4250-1	D7	ENE	5
DSC_4252	Room 6 concrete interior	ENE	5
DSC_4253	Room 6 concrete interior	N	6
DSC_4254	Room 6 concrete interior and W2	SE	6
DSC_4255	Room 6 (left) Room 7 (right)	N	7
DSC_4256	Room 6 (left) Room 7 (right)	NNW	8
DSC_4257-8	W2	NNW	9

DSC_4259	W3	NNW	10
DSC_4260	D5	NNW	11
DSC_4261	W4	NNW	12
DSC_4262-3	Coburn System mechanism D5	NNW	11
DSC_4264	Room 6 (left) Room 7 (right)	NW	13
DSC_4265	Steel fitting	WSW	14
DSC_4266-7	Concrete base for Rooms 6 and 7 with runnel on SSE wall	WSW	15
DSC_4268-9	Concrete base for Room 7 with runnel on ENE wall	NNW	15
DSC_4270	D14	NW	14
DSC_4271	S wall Room 5 between Rooms 7 (left) and 4 (right)	NNW	14
DSC_4272	D14	NW	14
DSC_4273	S wall Room 5 between Rooms 7 (left) and 4 (right)	NNW	14
DSC_4274-5	Concrete base between Rooms 4 and 7	SSE	14
DSC_4276-7	S wall Room 5 between Rooms 7 (left) and 4 (right)	NNW	15
DSC_4278	Room 1 WSW wall D9	ENE	7
DSC_4279	Room 1 WSW wall D9	ENE	8
DSC_4280-1	D9 detail	ENE	13
DSC_4283	D9 interior	WSW	16
DSC_4284	D9 interior	WSW	17
DSC_4285	Room 9 NNW wall	NNW	16
DSC_4286	Room 9 SSE wall	SSE	18
DSC_4287	Room 9 D15 (left), Room 2 (right)	NE	16
DSC_4288	Room 2	NE	16
DSC_4289	Door to Room 2	ENE	19
DSC_4290	Room 2	ENE	19
DSC_4291	Room 2 SSE wall	E	20
DSC_4292	Room 2 NNW wall	NE	20
DSC_4293-5	Room 2 poured shuttered concrete roof	ENE	20
DSC_4299	Room 2	NNW	21
DSC_4300	Room 4 SSE wall D16	SSE	25
DSC_4301-2	Room 4 D16	SSE	22
DSC_4303	Room 4 concrete stall with stoneware troughs	ENE	22
DSC_4304	Room 4 stoneware trough	ENE	23A
DSC_4305	Room 4 stoneware trough	ENE	23B
DSC_4306-7	Room 4 stoneware trough	ENE	22
DSC_4308	Room 4 stoneware trough	E	22
DSC_4310	Room 4 concrete stall with stoneware troughs	ENE	24
DSC_4311	Room 4 concrete stall with stoneware troughs	ENE	25
DSC_4312	Room 4	NNW	25
DSC_4313	Room 4 roof	NNW	25
DSC_4314	Room 4 D4	ENE	26
DSC_4315-6	Room 4	NNW	26
DSC_4317	Room 4 NNW wall D1	NNW	27
DSC_4318	Room 4 D1 with concrete brick above	NNW	28
DSC_4319	Room 4 D1 with concrete brick above	NNW	28

DSC_4320	Room 4 D1 detail	NNW	28
DSC_4321	Room 4	WSW	29
DSC_4322	Room 4	WSW	29
DSC_4323	Room 4	SSE	28
DSC_4324	Room 4 D11	WSW	30
DSC_4325	Room 4 D11 (right) D8 (left)	WSW	27
DSC_4326	Room 4 rooflight detail	WSW	27
DSC_4327-8	Room 4 sink	WSW	31
DSC_4329	Room 4 D8	WSW	32
DSC_4330	Room 4 concrete channel set into floor	NNW	25
DSC_4331	Room 4 concrete channel set into floor	ENE	27
DSC_4332	Room 1	ENE	16
DSC_4333	Room 1 roof	ENE	16
DSC_4334	Room 1 SSE wall	SSE	18
DSC_4335	Room 1 SSE wall	SSE	18
DSC_4336-8	Room 1 SSE exterior	NNE	33
DSC_4339	Elevation 2	NW	34
DSC_4340	Elevation 2	NW	34
DSC_4341	Farmhouse (left) Elevation 2 (right)	SW	35
DSC_4342	Elevation 2 SSE end W1 (left) D4 (right)	WSW	35
DSC_4343	Elevation 2 SSE end W1 (left) D4 (right)	NW	35
DSC_4344	W1	WSW	35
DSC_4345-6	W1	WSW	37
DSC_4347	D4	WSW	38
DSC_4348	Elevation 2 NNW end	WSW	39
DSC_4349	Room 4 from NE	SW	39A
DSC_4350	Room 4 NNW elevation	SSE	40
DSC_4351	D1	SSE	41
DSC_4352	Room 4 from NW	SE	42
DSC_4353-4	Room 5 overgrown	SSE	42
DSC_4355-6	Room 5 overgrown	SW	42
DSC_4357	Room 5 overgrown	SSE	43
DSC_4358	Room 5 overgrown	SW	43
DSC_4359	Room 5 WSW gable with D6	ENE	44
DSC_4360	Room 5 overgrown	ESE	44A
DSC_4361	Room 5 overgrown	SE	44A
DSC_4362	Room 5 overgrown	SSE	44A
DSC_4363	Room 5 NNW wall exterior D2 (right)	ESE	45
DSC_4364-5	Room 5 D2	SSE	46
DSC_4366	Room 5 NNW wall exterior D2 (left)	SW	46
DSC_4367-8	Room 5 interior D2	NNW	47
DSC_4369-71	Room 5 interior ENE gable D11	ENE	47
DSC_4372	Room 5 interior SSE wall ENE end D13 (right)	SE	47
DSC_4373	Room 5 interior SSE wall ENE end D13 (right)	SSE	47
DSC_4374-5	Room 5 interior D13	SSE	48
DSC_4376	Room 5 interior SSE wall showing overgrown interior	SW	48

DSC_4377-8	Room 5 interior dumped concrete drainage		
DSC_4379-80	Room 5 interior SSE wall showing overgrown interior	SW	49
DSC_4381	Room 5 interior WSW wall D6	WSW	50
DSC_4382	Room 5 interior NNW wall WSW end D6 (left)	WNW	50
DSC_4383-7	Room 5 interior blocked D3	NNW	51
DSC_4388	Room 5 interior blocked D3	NNW	51
DSC_4389-91	Room 5 interior concrete shaft fitting	N	51A
DSC_4394	Room 5 interior NNW wall WSW end D6 (left)	WNW	50
DSC_4395	Room 5 interior NNW wall	NNW	50
DSC_4396-7	Room 5 interior NNW wall D3 (right)	N	50
DSC_4398	Room 5 interior NNW wall D3 (right)	NNW	49
DSC_4399	Room 5 interior NNW wall	NW	49
DSC_4400	Room 5 interior WSW wall D6	WSW	50
DSC_4401-2	Room 5 interior ENE gable D11	ENE	50
DSC_4403-4	Room 5 interior SSE wall	E	50
DSC_4405	Room 5 interior D12 (left) SSE wall	SSE	50
DSC_4406-7	Room 5 interior SSE wall WSW end	S	50
DSC_4408-9	Room 5 F1	SW	46
DSC_4410-11	Room 5 F1	SSE	46A
DSC_4412-13	Room 5 ext NNW wall F1	E	43
DSC_4414-5	Room 5 ext NNW wall F1	SE	43
DSC_4416	Room 5 ext NNW wall	SW	43
DSC_4417	Room 5 (left)	SSW	43A
DSC_4418	Room 5 overgrown exterior	ESE	44A
DSC_4419	Room 5 overgrown exterior	SE	44A
DSC_4420	Room 5 overgrown exterior	SSE	44A
DSC_4422-3	Room 5 ext WSW gable D6	ENE	44
DSC_4424	Room 5 ext WSW gable D6	NE	53



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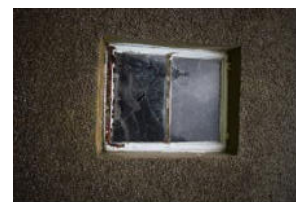
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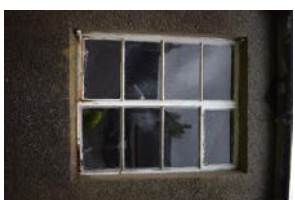
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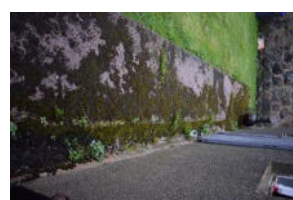
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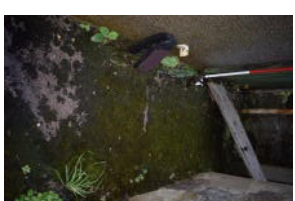
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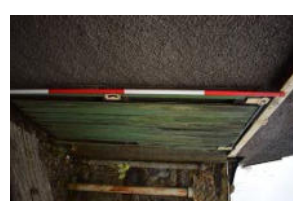
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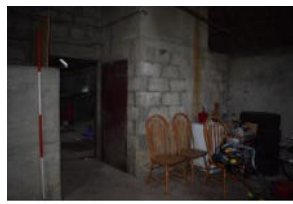
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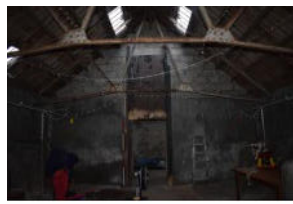
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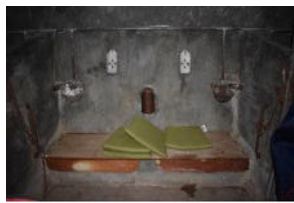
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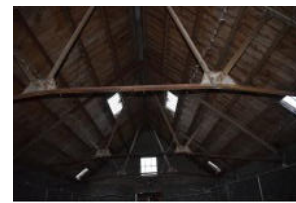
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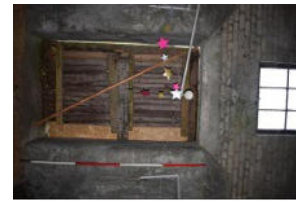
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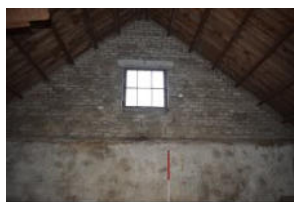
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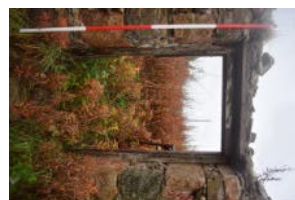
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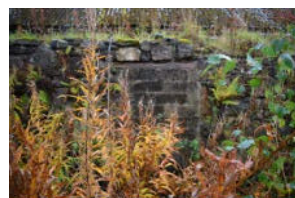
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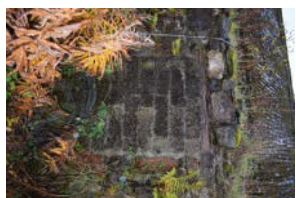
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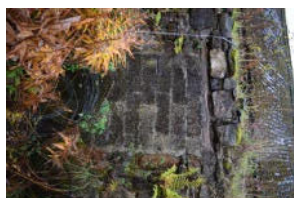
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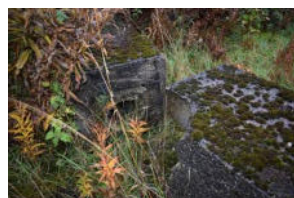
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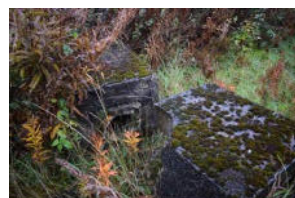
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DSC_4420.JPG



DSC_4422.JPG



DSC_4423.JPG



DSC_4424.JPG