Land Adjacent to Haremuir, Benholm, Johnshaven, Aberdeenshire, DD10 0HX Report on Level 1 Standing Building Survey Aberdeenshire planning application APP/2017/3248







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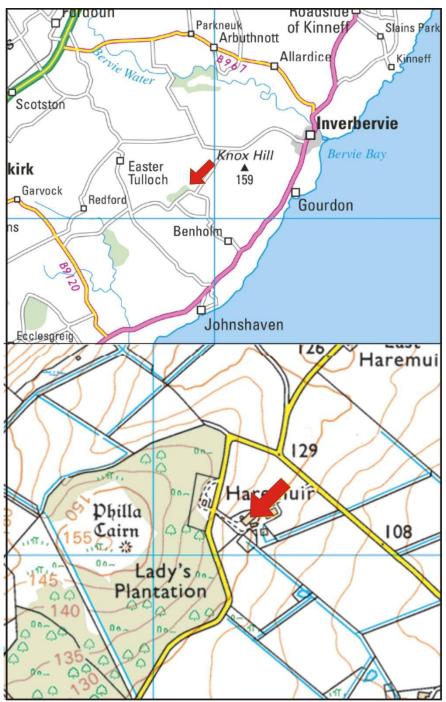
#### **SUMMARY**

A Level 1 standing building survey was carried out on 9 April 2018. Three main phases of development of the farm were recorded (Illus 15). In Phase 1 which probably dates to the early 19<sup>th</sup>-century a C-shaped steading was constructed around a central courtyard which was enclosed over the following two phases. Doors and windows were blocked as the use of the building changed from a mill in Room 2 to full agricultural use. Room 4 is the only one without a concrete floor and this room retains the waterwashed cobble surface which would have originally floored all the areas in use for housing animals.

It is recommended that no further archaeological work is required during the current planning application.

# 1 INTRODUCTION

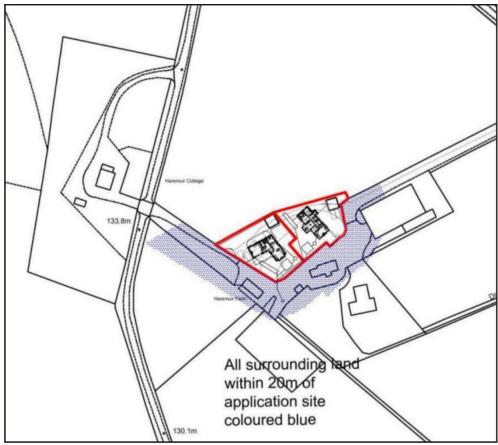
- 1.1 The site (Illus 1) is located on the NW side of Mains of Benholm on the E side of Lady's Plantation. It is centred on NGR NO 79244 71094, at 125-130m OD (Illus 1) and in the parish of Benholm.
- 1.2 The work was commissioned by Loren McBay. A planning application APP/2017/3248 for erection of 2 dwellinghouses and garage was approved by Aberdeenshire Council on 22 February 2018 with a condition for a Level 1 standing building survey (condition 4).
- 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 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 2018)

# 2 BACKGROUND

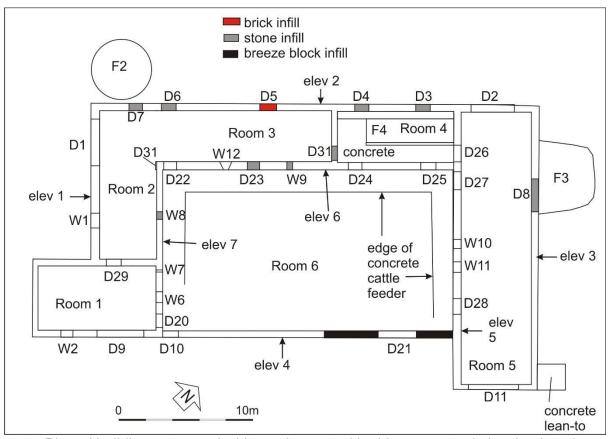
Haremuir is not on the Aberdeenshire Sites and Monuments Record or the National Monuments Record. On the First Edition map (Illus 17) the building is a C-shaped steading on a NE-SW axis with small building at 90 degrees to the SE end of the SW wing, a small unroofed building off the NW wing and similar off the NE wing. There is a small unroofed building in the centre of the courtyard. There is a circular horsemill attached to the NW of the building. By the Second Edition (Illus 18) part of the courtyard has been infilled and the exterior rooms, including the horsemill, have been removed. By the date of the Third Edition (Illus 19) a building has been added on to the NE of the building.



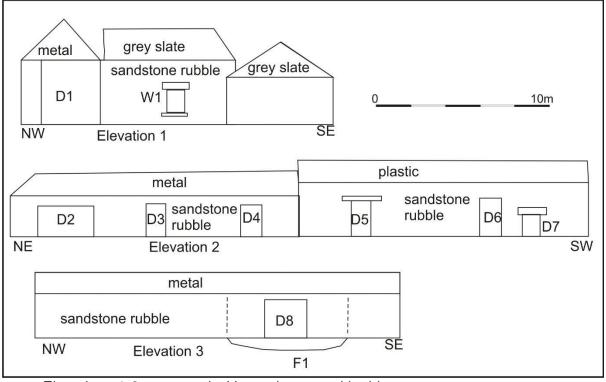
Illus 2 Plan showing proposed development of two houses (copyright A. B. Roger & Young Ltd)

# 3 THE LEVEL 1 STANDING BUILDING SURVEY

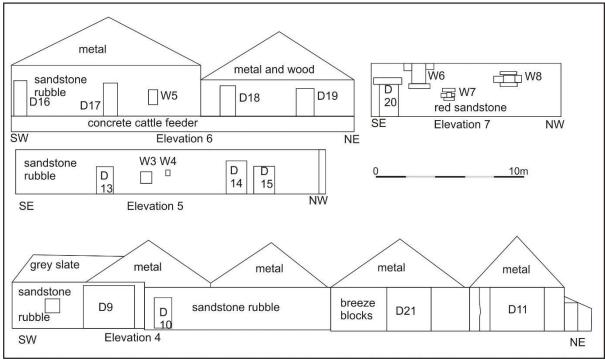
A level 1 standing building survey was carried out on 9 April 2018. No plans or elevations were available, and these were therefore all hand-drawn on site (Illus 3-5). The farm is 37.5m SW-NE and 21m NW-SE. It is mostly constructed of grey and red sandstone rubble and pecked grey sandstone for most of the jambs, lintels and sills.



Illus 3 Plan of building annotated with numbers used in this survey and showing locations of elevation drawings



Illus 4 Elevations 1-3 annotated with numbers used in this survey



Illus 5 Elevations 4-7 annotated with numbers used in this survey

#### Phase 1

Phase 1 of the farm probably dates to the early 19<sup>th</sup> century. A C-shaped group of steadings were constructed around a central courtyard. The SW wing is L-shaped consisting of Rooms 1 and 2. Room 1 is 8.8 x 4.8m in size (Illus 6) and divided from Room 2 by D29. Room 2 is 10m long and 4.3m long with D1 and W1 (Illus 7) on the SW wall. Room 3 (Illus 8) forms the NW arm of the steadings and is 3.8 x 12.7m in size. It has blocked D7 (Illus 9) on the NW wall which is the location of a circular horse mill which was attached to this side of the building from the First Edition OS map. There are also blocked doors D5 and D6 on the NW wall.

To the NE of Room 3 is Room 4 which has a waterwashed cobble floor (F4; Illus 10), indicating that this room was for stabling of animals from Phase 1. It has now blocked doors D3 and D4 to the NW and D24 and D25 to the courtyard. Room 5 is 20m long and 5m wide and forms the NE arm of the steading. It has a blocked door D8 (Illus 11) in the NE wall and doors to the courtyard (D27 and 28) and a door to room 4 (D26) and a large door in the SE gable (D11). Windows F10 and F11 (Illus 12) also opened into the courtyard. There is a shallow depression on the exterior of the NE wall (F3) which may indicate that a building has been located there and demolished.



Illus 6 Room 1 interior; facing NNE



Illus 7 SW elevation D1 (left) W1 (centre); facing NE



Illus 8 Room 3 interior; facing NE



Illus 9 SW range NW wall SW end D7 (left) and D6 (left), location of former horse mill; facing S



Illus 10 Room 4 cobbled floor F4; facing NW



Illus 11 NE range NE wall NW end D8 (centre); facing S



Illus 12 Room 5 SW interior wall W11 (left) W10 (right); facing SW

# Phase 2

In Phase 2 the SW half of the central courtyard was enclosed with a sandstone rubble wall (Illus 13). Doors in the NW wall may have been blocked in this phase as the Second Edition OS map shows that the horse mill has been removed by that date.



Illus 13 SE façade with Phase 2 Room 5 SE gable (right), Phase 3 breeze block infill (centre), Phase 2 granite wall (left of centre) and Phase 1 SW wing (left); facing W

#### Phase 3

In Phase 3 the remainder of the courtyard SE wall was enclosed with breeze blocks and a small breeze block lean-to shed attached to the E corner of the farmstead. A concrete tank or platform (F2; Illus 14) was built onto the site of the Phase 1 horse mill but there is no trace now of an earlier structure. F2 is thought to have been for an oat bruiser (Mr McBay pers comm). The wall between Rooms 2 and 3 may have been demolished in this phase (Illus 15).



Illus 14 Farm from the W showing D1 (right) and former location of horse mill (left) with concrete tank under metal tank (left); facing E

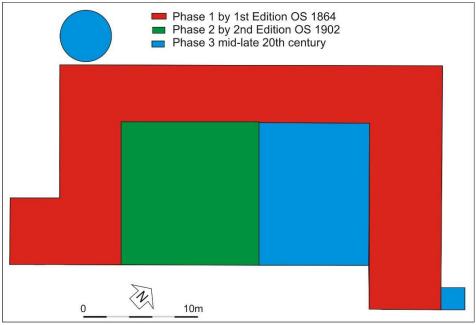


Illus 15 D31 (behind ranging rod) showing location of wall removed between Room 3 (left) and Room 2 (right); facing E

# 4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 9 April 2018. Three main phases of development of the farm were recorded (Illus 15). In Phase 1 which probably dates to the early 19<sup>th</sup>-century a C-shaped steading was constructed around a central courtyard which was enclosed over the following two phases. Doors and windows were blocked as the use of the building changed from a mill in Room 2 to full agricultural use. Room 4 is the only one without a concrete floor and this room retains the waterwashed cobble surface which would have originally floored all the areas in use for housing animals.

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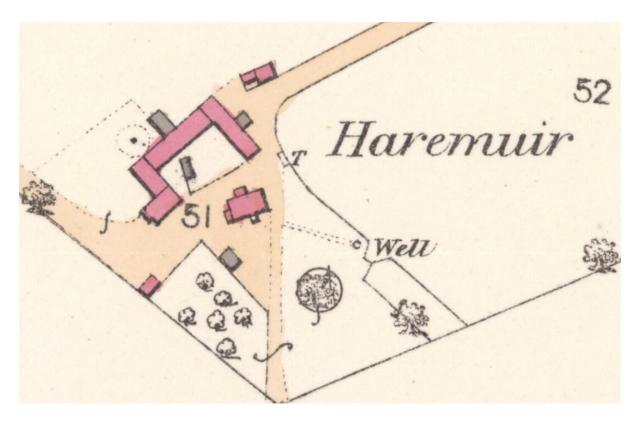
Illus 16 Phase plan

#### 5 ACKNOWLEDGEMENTS

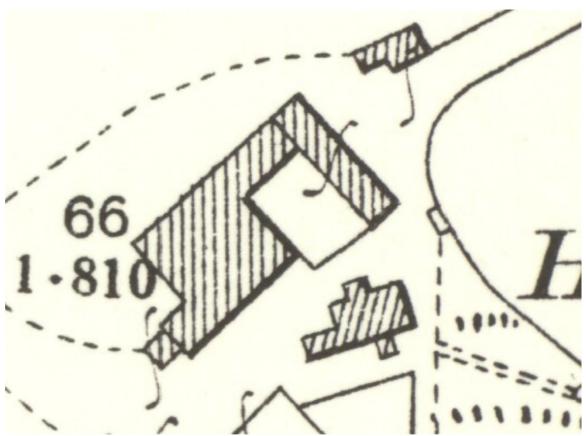
Thanks to Loren McBay for commissioning this project and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

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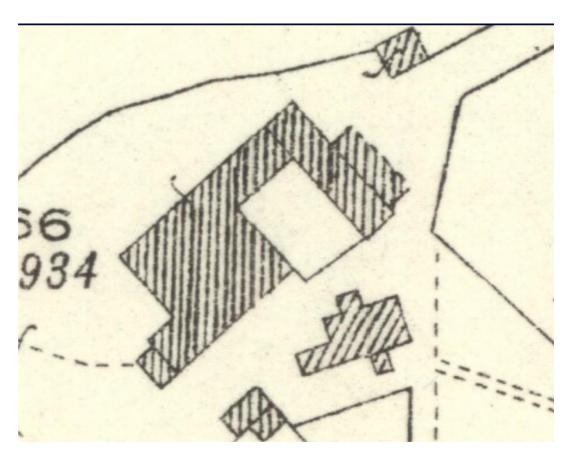
# **APPENDIX 1 MAPS**



Illus 17 First Edition Ordnance Survey map (copyright National Library of Scotland) Kincardineshire XXIV.8 (Benholm) Survey date: 1864 Publication date: 1866

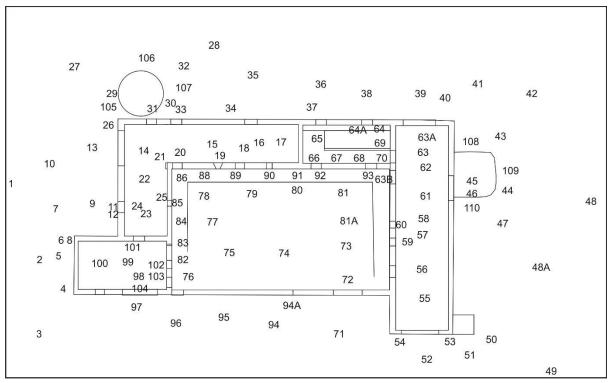


Illus 18 Second Edition Ordnance Survey map (copyright National Library of Scotland) Kincardineshire XXVIII.1 (Benholm; Garvock) Publication date: 1904 Revised: 1902



Illus 19 Third Edition Ordnance Survey map (copyright National Library of Scotland) Kincardineshire XXVIII.1 (Benholm; Garvock) Publication date: 1925 Revised: 1923 Levelled: 1902

# **APPENDIX 2 PHOTOGRAPHS**



Illus 20 Camera points used in this survey

Photo no	Description	Camera point	Facing
7125	SW façade elev 1	1	ENE
7126	SW façade elev 1	1	NE
7127	Room 1 SW wall	2	NE
7128	Room 1 SW wall	3	N
7129	Room 1 SW wall	4	NE
7130	Room 1 SW wall	5	NE
7131	Room 1 SW wall	6	NE
7132	Room 1 SW wall	7	E
7133-5	Room 1 NW corner showing holes in stonework	8	NE
7136	Room 1 NW wall	9	SE
7137	Room 1 NW wall	9	SE
7138	Room 3 SW wall D1 (left) W1 (right)	10	NE
7139	W1	9	NE
7140	W1	11	NE
7141	W1 SE jamb showing sandstone blocks	12	NE
7142	D1	13	NE
7143	D1	13	NE
7144	D1 interior	14	SW
7145	Room 3 NW wall D7 blocked	14	NW
7146	D6 blocked int	20	NW
7147	Room 3 NW wall	15	NW
7148	Room 3 NW wall	15	N
7149	Room 3 wooden floor	16	NE
7150	Room 3 NE gable	16	NE
	Room 3 NE gable showing scar where a lower roof has been		
7151	attached (no access)	17	NE
7152	Room 3 NE gable	17	NE
7153	Room 3 SE wall	17	ESE
7154	Room 3 SE wall blocked D23	16	SE
7155	Room 3 SE wall blocked D23	16	ESE
7156	W12	19	SE
7157	W12	19	SE
7158	Room 3 SE wall blocked D23 and W12	15	E
7159	Room 3 SE wall blocked D23 and W12	15	ESE
7160	D22	20	SE
7161	Room 3	20	NE
7162	Room 2 and 3 junction showing scar where rooms used to be separate and former door location D31	21	E
7163	Room 2 with SE wall D29	22	SE
7164	Room 2	22	SE
7165	Room 2	22	SE
7166	D31	22	NE
7167	Room 2 NE wall	22	E
7168	Room 2 NE wall	22	ESE

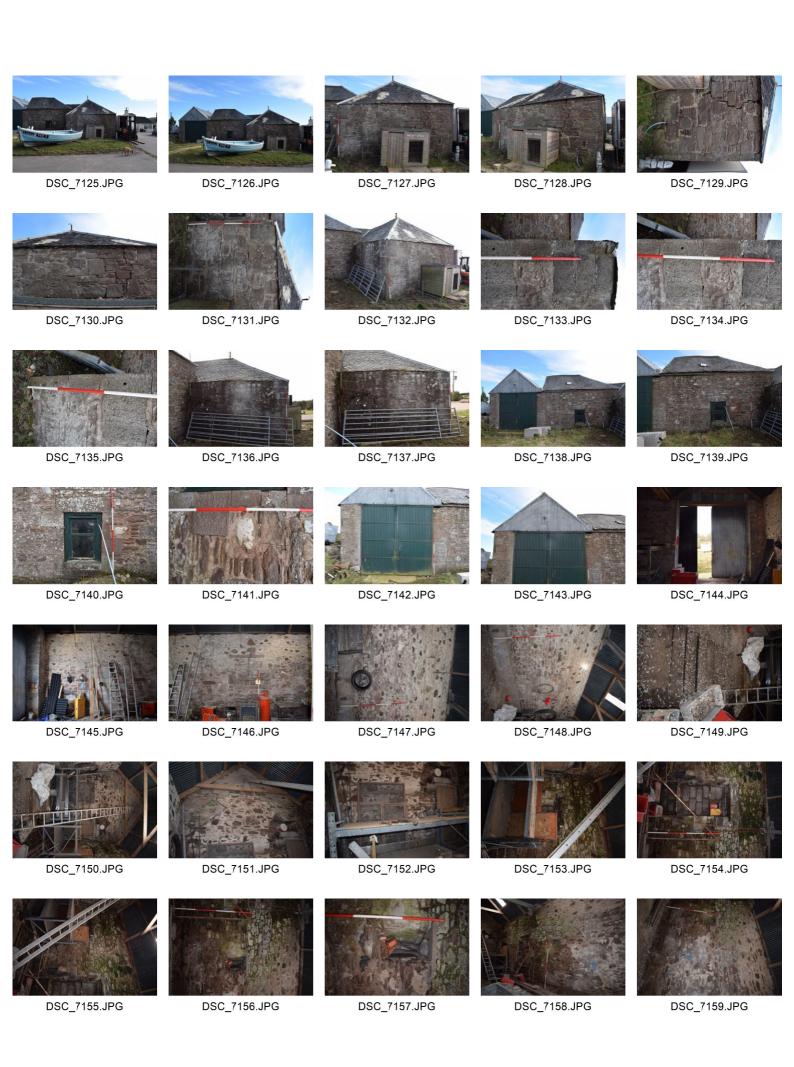
7169	Room 2 SE wall D29	22	SE
7170	Room 2 SE wall D29	23	E
7171	Room 2 SE wall D29	23	SE
7172	Room 2 SW wall W1 (right)	23	SSW
7172		23	SSW
	Room 2 SW wall W1 (right)		
7174	W1	24	SW
7175	Room 2 SW wall D1 (right)	24	NNW
7176	Room 2 SW wall W1 (left) D1 (right)	22	SSW
7177	Room 2 SW wall W1 (left) D1 (right)	22	SSW
7178	Room 2 SW wall D1 (right)	22	SW
7179	D1 (right)	26	NE -
7180	From W	27	E
7181	From W	27	E
7182	Room 3 NW wall with F2 (left foreground)	28	SE
7183	D1 (right) D7 (left)	29	ESE
7184	D7	30	SE
7185	D7	31	SE
7186	D6 (left) D7 (right)	32	SSE
7187	D6 (left) D7 (right)	32	SSE
7188	D7	33	SE
7189	D7	33	SE
7190	Room 3 NW wall	33	E
7191	Room 3 NW wall	33	E
7192	Room 3 NW wall	34	SSW
7193	Room 3 NW wall	34	SSW
7194	Room 3 NW wall	35	S
7195	Room 3 NW wall	35	SE
7196	Room 3 NW wall	35	Е
7197	D5	34	Е
7198	D5	34	Е
7199	D5	34	Е
7200	D4	37	Е
7202	D4	36	SE
7203	D4 (right)	36	ESE
7204-6	D3	38	SE
7207	D2	39	SE
7208	D2	39	ESE
7209	Wall NE of D2	40	SE
7210	From N	41	S
7211	From N	42	SSW
7212	Room 5 NE wall	42	S
7213	Room 5 NE wall	42	SSE
7214	Room 5 NE wall	43	SW
7215	D8	44	SW
7216	D8	44	WSW
7210	D8	44	S
1411	טט	44	ا ا

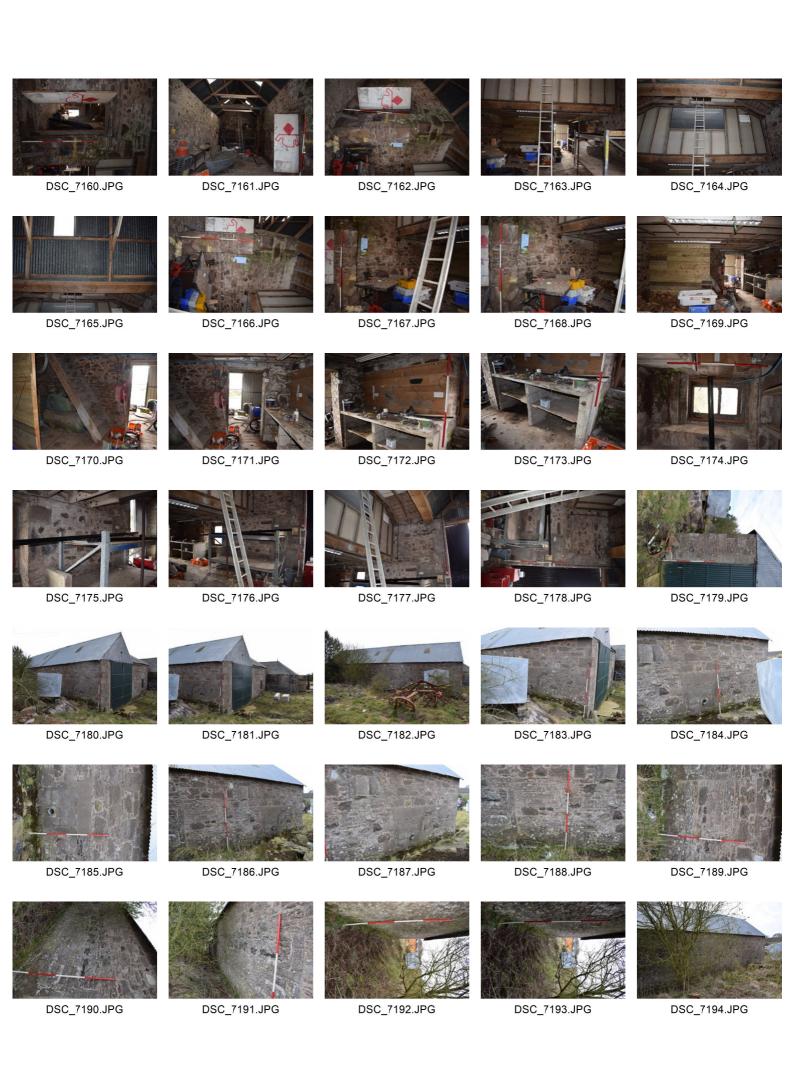
7218	D8	44	SW
7219	D8 NW jamb	45	SW
7220	D8 SE jamb	46	SW
7221	Room 5 NE wall	47	SSW
7222	Room 5 NE wall	47	S
7223	Room 5 NE wall	48	SW
7224	Room 5 NE wall	48A	SW
7225-6	from E	49	W
7227	Concrete lean-to SE corner Room 5 ext	50	W
7228	Concrete lean-to SE corner Room 5 ext	51	NW
7229	Room 5 SE wall D11	52	NW
7230	SE elevation elev 4	52	W
7231	D11 (left)	53	NW
7232	Room 5 SE wall D11	52	NW
7233	D11 (right)	54	NW
7234	D11 int	55	SE
7235	Room 5 SW wall	55	SW
7236	Room 5 SW wall D28	56	SW
7237	D28	57	S
7238	Room 5	57	SE
7239	D28	57	S
7240	D28 (left) W11 (right)	58	SSW
7241	W11 (left) W10 (right)	58	SW
7242	W11	57	SW
7243	W12	58	SW
7244-5	W11 (left) W10 (right)	61	S
7246-7	W10 (left) D27 (right)	61	SW
7248	D27	62	SW
7249	D27 (left) D26 (centre) D2 (right)	62	WNW
7250	D2	62	NW
7251	Room 5 SW wall	62	S
7252	D27	63	WSW
7253	D26	63	SW
7254	Room 5	63	SSW
7255	Room 5	63	SSE
7256	D27, D26	63A	WSW
7257-9	Wall NW of D26	63A	SW
7260	Room 6 from D27	63B	S
7261	Room 6 from D27	63B	SSW
7262	Room 6 from D27	63B	SW
7263	D26	63	SW
7264	Room 4 SE wall D25	64	SE
7265	Room 4 SE wall D25	64	S
7266	Room 4 SE wall D25	64A	SE
7267	Room 4 SE wall D25	64A	SE
7268	Room 4 SE wall D25	64A	S

7269	Room 4 SE wall D24	65	SE
7270	Room 4 SE wall D24	65	SE
7271	Room 4 SE wall D24 (left)	65	SE
7272	Room 4 SW wall D30	65	SW
7273	D30	66	SW
7274-6	Room 4 SW wall and concrete floor	66	W
7277	Room 4 NW wall	66	NW
7278-9	Room 4 NW wall D4	67	NW
7280-2	Room 4 NW wall and cobbled flor F4	68	NW
7283	Room 4 SW end	68	SW
7284	Room 4 NE end	68	NE NE
7285-8	Room 4 NW wall and cobbled flor F4	69	NW
7289-92	F4	69	NW
7293-52	Room 4 NE gable	69	NE
7297	D26	70	NE
7297	Room 4 NE gable	70	NNE
7298		63	NW
	D2		
7300	D2 (left)	63	N
7301	Room 5 NE wall NW end		NE
7302	Room 5 NE wall	63	ESE
7303	Room 5	63	SE
7304	Room 5 NE wall	61	NNE
7305	D8	62	NE
7306	Room 5 NE wall	62	ESE
7307	Room 5	62	NW
7308	Room 5 NE wall	57	NE _
7309	Room 5 NE wall	57	E
7310	Room 5 NE wall	55	N
7311	Room 5 NE wall	55	NE
7312	Room 5 NE wall	55	E
7313	D21	71	NW
7314	Room 6	72	W
7315	Room 6	72	NNW
7316	Room 6	72	NW
7317	Room 6	72	N
7319	Room 6 SE wall D21 (left)	73	S
7320	Room 6 SE wall D21 (left)	74	ESE
7321	Room 6 SE wall	74	SE
7322	Room 6 SE wall D10 (right)	74	S
7323	Room 6 SE wall	75	SE
7324	Room 6 SE wall	75	SE
7325	Room 6	76	NE
7326	Room 6 SE wall	77	ESE
7327	Room 6 SE wall	77	SE
7328	D20	76	SW
7329	Room 6 SW wall	74	WSW

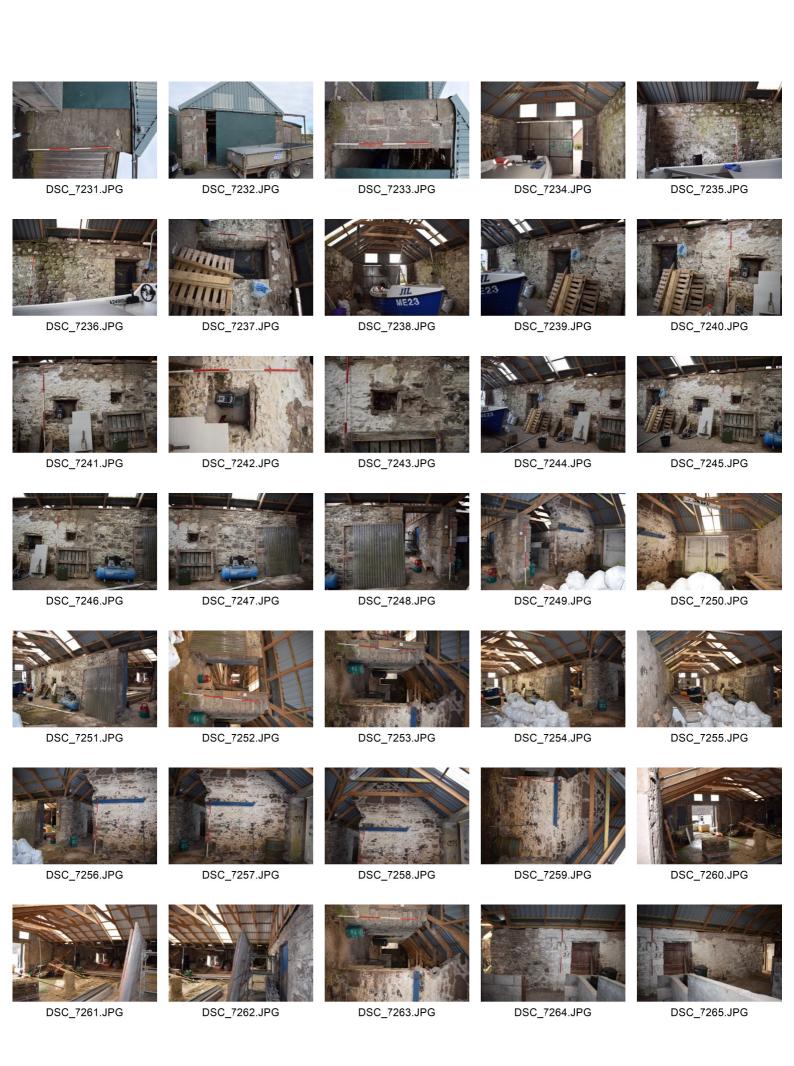
7330	Room 6 SW wall	74	WNW
7331	Room 6 SW wall	77	WSW
7332	Room 6 SW wall	77	WNW
7333	Room 6 NW wall D22 (left)	78	WNW
7334	Room 6 NW wall	78	NW
7335	Room 6 NW wall	79	NW
7336	Room 6 NW wall	79	N
7337	Room 6 NW wall	80	NNW
7337	Room 6 NW wall	81	NW
7339	Room 6 NW wall	73	NW
7340	W6	82	SW
7340	W6	75	SW
7341	W7	83	SW
	W7	77	SW
7343			
7344	W8	85	SW
7345-6	Room 6 SW wall	86	S
7347	Room 6 SW wall	86	SW
7348	D22	86	NW
7349-50	concrete floor	86	NW
7351	Room 6 NW wall D22, D23	85	NNW
7352	Room 6 NW wall D23 D24	85	N
7353	Room 6	85	NE
7354-56	Room 6 NW wall	88	NW
7357	D22 (left) D23 (right)	78	NW
7358	D23	79	NW
7359-60	D23	89	NW
7361-2	W9	90	NW
7363	D24	92	NW
7364	Room 6 NW wall W9, D24	80	WNW
7365	Room 6 NW wall D24 D25	80	NNW
7366	D25	93	NNW
7367	Concrete floor between d22 and d23 SE side	93	SW
7368	Room 6 NE wall D27 and concrete cattle feeder	81	ENE
7369	Room 6 NE wall	81	NE
7370	Room 6 NE wall	81A	NNE
7371-2	Room 6 NE wall D28 (right)	81A	NE
7373-4	D28	72	NE
7375	Room 6 NE wall D28 (right)	72	N
7376	Room 6 SE wall	94	NW
7377	Room 6 SE wall	94	NNE
7378	Room 6 SE wall	94	WNW
7379-80	Room 6 SE wall	95	NW
7381	Room 6 SE wall junction between stone and breeze block	94A	NNW
7382	Room 6 SE wall	94	WNW
7383-4	Room 6 SE wall D10 (right)	96	N
7385	Room 6 SE wall D9 (left) D10 (right)	97A	N

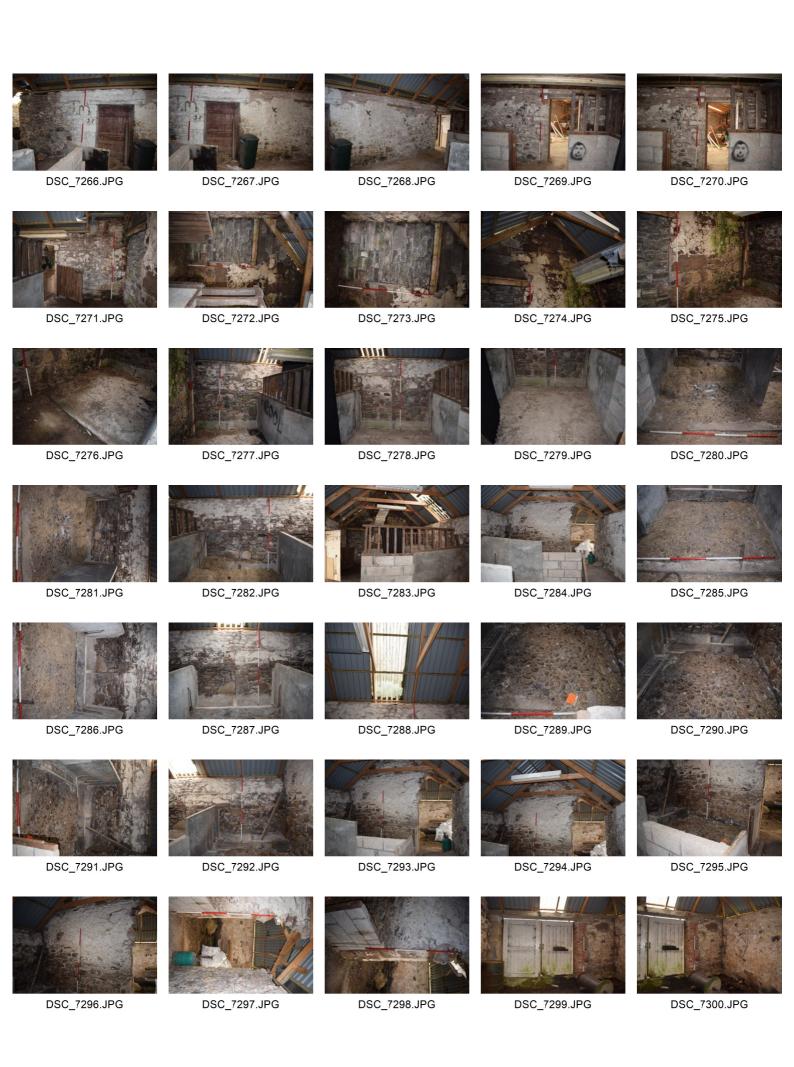
7386	D9	97	NW
7387	Room 1 SE wall D9 (left) W2 (right)	98	S
7388-89	Room 1 SE wall D9 (left) W2 (right)	99	S
7390-1	Room 1 SW wall	98	SW
7392	Room 1 NW wall	100	NW
7393	Room 1 NW wall	100	N
7394	Room 1 NE wall D20	100	NE
7395	Room 1 SW wall	98	SW
7396-7	D29	101	NW
7398	D29 (left)	102	NW
7399	Room 1 NE wall D20	98	NE
7400	Room 1 NE wall W6 (left) D20 (right)	102	NE
7401	W6	99	NE
7402-3	D20	103	NE
7404-5	Room 1 E corner	103	Е
7406	Room 1 NE wall W6 (left) D20 (right)	100	NE
7407	Room 1 E corner	100	E
7408-9	D9 NE jamb	104	E
7410	Room 1 S corner	4	NE
7411	From S	3	N
7412	F2 concrete oat bruiser base (on site of horse mill)	105	NE
7413	F2	29	E
7414	F2	106	SE
7415-8	F2	107	SW
7419	F3	108	SE
7420	F3	109	SW
7421-22	F3	110	NW
7430-1	farm from end of drive		

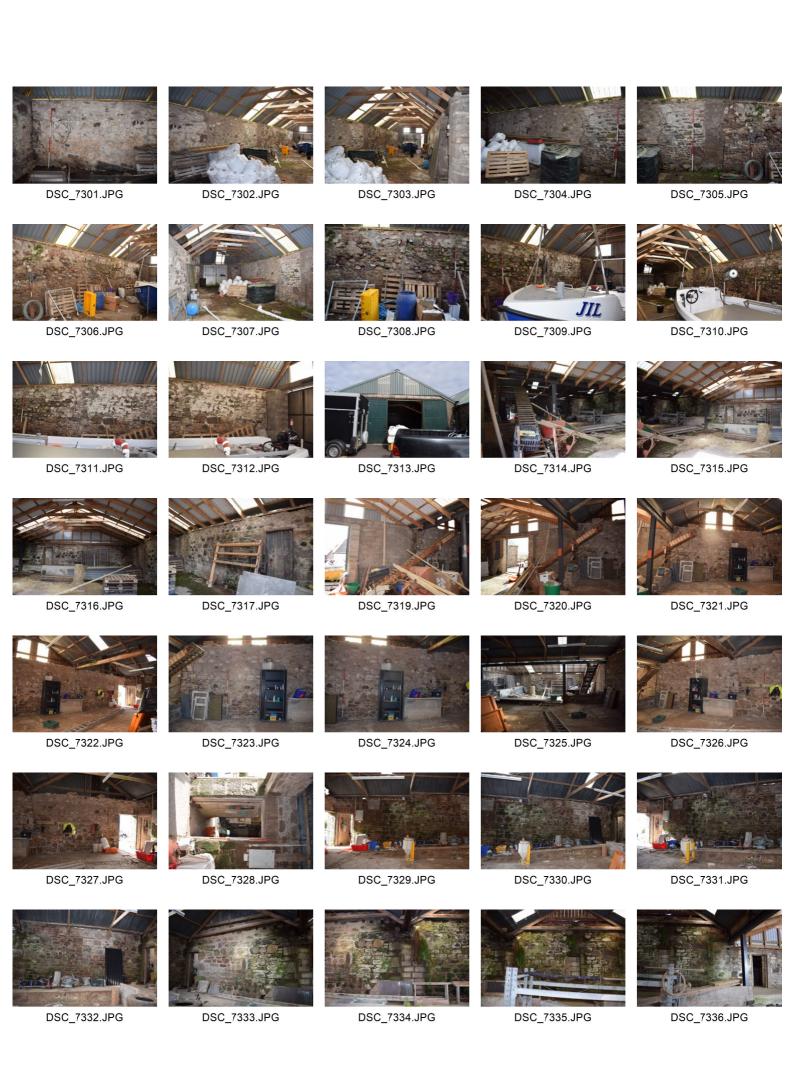


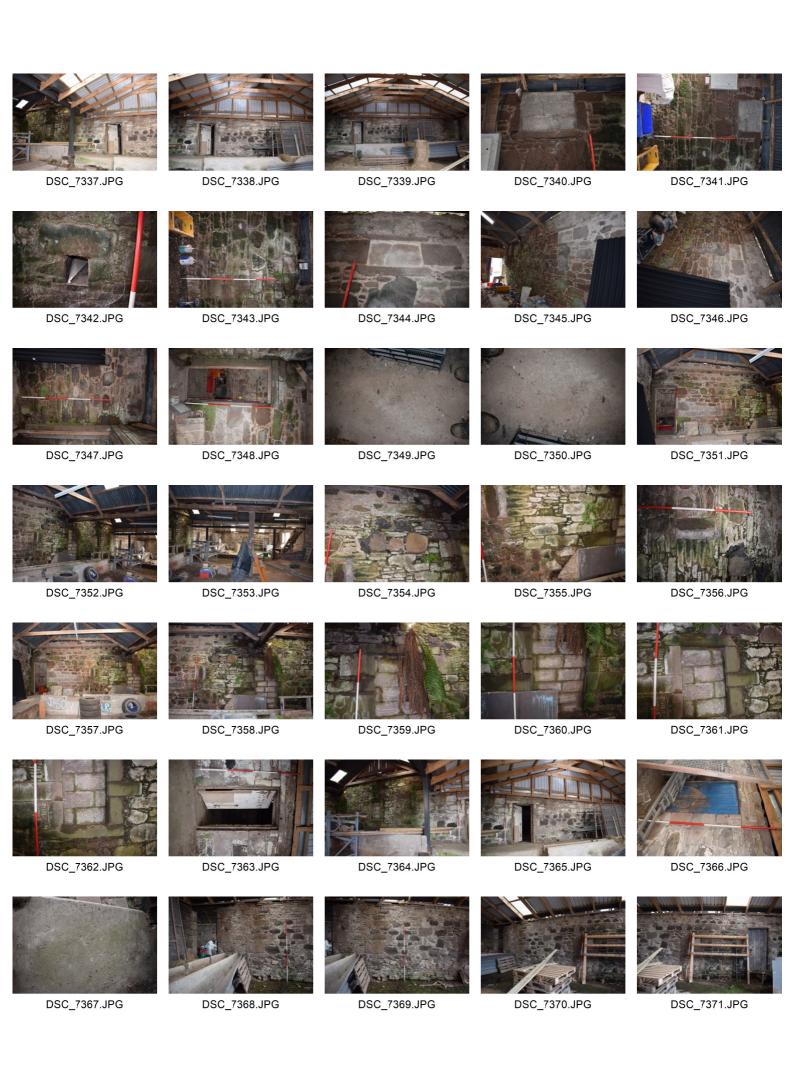


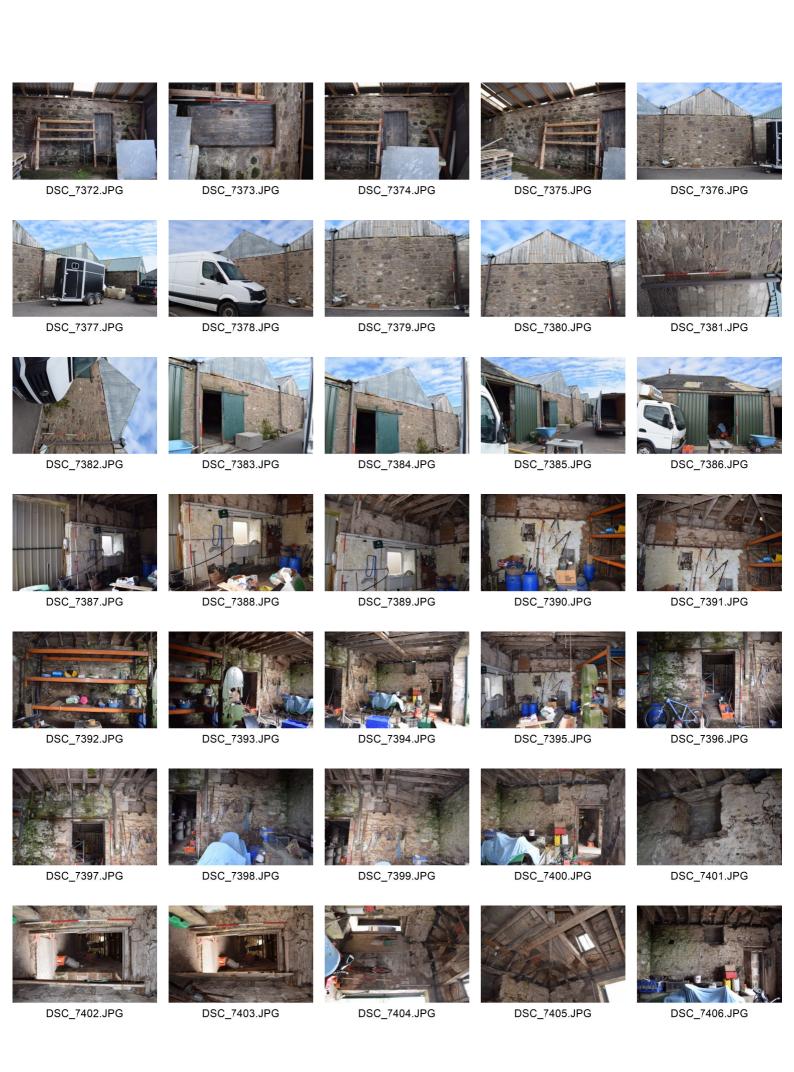














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