Bogendollo House, Fettercairn, Laurencekirk, AB30 1DL Report on Level 1 Standing Building Survey

Aberdeenshire Council planning application APP 2014/0183



Alison Cameron Cameron Archaeology 8 January 2019



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SUMMARY

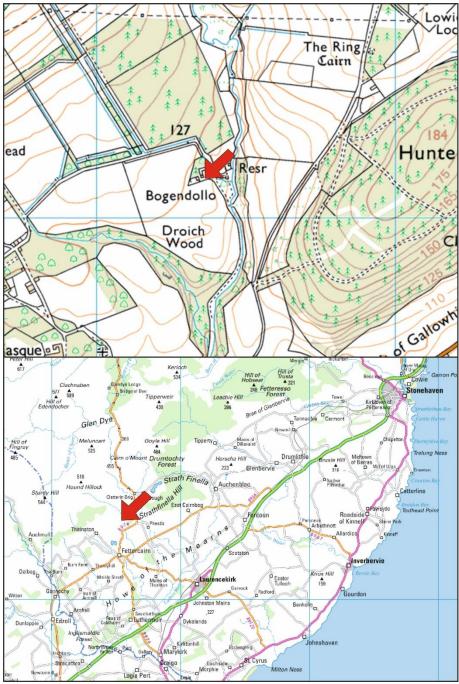
A Level 1 Standing Building Survey was carried out on 22 December 2018; the weather was bright and cold. A full photographic record of the buildings was made and architects plans, elevations and sections checked, corrected and annotated. Building 1 (the farmhouse) is having a door broken through from Room 1 to Room 2 and W1 is to be opened to create a door and so the survey was limited to these areas of the house only. The client requested the exterior of the house be photographed. Buildings 2 and 3 were fully surveyed. A number of areas are ruinous with collapsing roofs and overgrown or inaccessible because of rooms being used for storage.

Three phases of development include the mill Building 3 being the earliest structure on the site, possibly with the earliest part of the farmhouse and then the C-shaped steading, extension to the house followed by extensions to the steading. It was complete by the date of the 1st edition OS map.

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 Fasque Estate on the W side of the Burn of Garrol. It is centred on NGR NO 6536 7613, at 120-125m OD (Illus 1) and in the parish of Fettercairn.
- 1.2 The work was commissioned by David Gibbons-Wood. An Aberdeenshire planning application APP 2014/0183 for Alterations and Extension to Dwellinghouse, Conversion of Steading to Dwellinghouse, Business Unit and Workshop/Store and Conversion of Mill to Dwellinghouse/Holiday Cottage is a requirement for 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 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 2019)

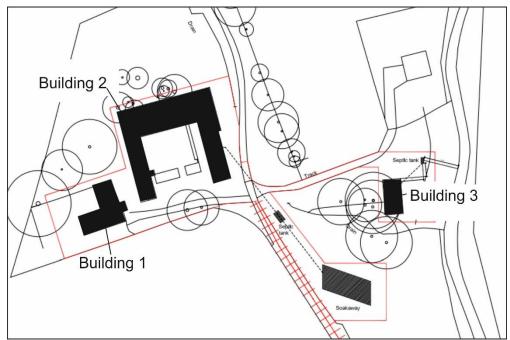
2 BACKGROUND

Bogendollo House Listed C (SMR NO67NE0081: HES NO67NE 45) The Listed Building entry states that the building is probably early 19th century, with a rear wing probably later but before 1863, with 20th century additions at W. The house is a traditional 2-storey, 3-bay, L-plan farmhouse with original openings, sited close to remains of large C-plan former steading within policies of Fasque House. Painted harl with roughly coursed snecked rubble to rear wing; large roughly squared rubble quoins. The house has symmetrical principal elevation to S with widely-spaced bays. Centre door and flanking windows at ground, and regular fenestration close to eaves at 1st floor. Rear (N elevation) with blank gable of wing projecting at left, altered W elevation with tall harled rectangular projection adjoining at left gable and porch at right. Largely multi-pane glazing patterns in timber sash and case windows. Grey slates. Coped ashlar stack to rear wing, rebuilt brick stacks to E and W gables, all with cans and thackstanes. Ashlar-coped skews with block skewputts. The house has a simple vernacular interior details retained including low ceilings, plain cornices, 4 and 6-panelled architraved doors, panelled shutters, wall cupboards and dado rails. Small cast iron kitchen range, plain-balustered dog-leg staircase, bathroom with cast-iron bath on decorative feet and decorative timber fire surround. Sited some distance to the NE of Fasque House, Bogendollo retains much of its original vernacular character, redolent of rural buildings frequently found at the turn of the 18th and 19th centuries, even as part of a larger estate as in this case.

There are buildings on Roy's map (Illus 24) which may be the mill but they first appear on Thomson's map (Illus 25) in their current form. On the First Edition OS map (Illus 26) the house and C-shaped steading are clear with a building to the W of the steading (now demolished) and extension on the E side of the steading (also now demolished) one of which is presumably a millwheel. There is a well in the NW corner of the exterior of the steading and sluices N of the steading which channel water through the now demolished mill wheel and past Building 2 and back into the Burn of Garrol. By the 2nd edition OS map (Illus 27) the waterwheel and second small extension on the E side of the steading have been demolished and a well is sited at the exterior of the SE corner of the steading. Building 2 appears to be unroofed at this stage and so out of use. The 3rd edition OS map (Illus 28) shows no further additions or demolitions.

3 THE LEVEL 1 STANDING BUILDING SURVEY

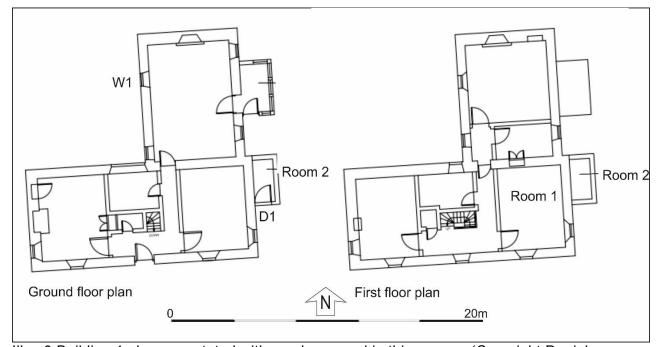
A Level 1 Standing Building Survey was carried out on 22 December 2018; the weather was bright and cold. A full photographic record of the buildings was made and architects plans, elevations and sections checked, corrected and annotated. Building 1 (the farmhouse) is having limited alterations: a door is being broken through from Room 1 to Room 2 and W1 is to be opened to create a door and so the survey was limited to these areas of the house only. The client requested the exterior of the house be photographed. Buildings 2 and 3 were fully surveyed. Several areas are ruinous with collapsing roofs and are overgrown or inaccessible because of rooms being used for storage.



Illus 2 Plan showing buildings included in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)

3.1 Building 1

Building 1 is the farmhouse probably built in the early 19th century. The owner asked for the exterior to be photographed and these photos are included in this survey but he asked specifically for the interior rooms to be excluded from the survey. The only works to be carried out as part of this planning application are the conversion of W1 (Illus 3, 4) to a door and a door broken through between Rooms 1 and 2 on the first floor (Illus 3, 5, 6). These are therefore the only areas included in any detail in this survey.



Illus 3 Building 1 plans annotated with numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 4 Building 1 W façade Window W1; this will be converted to a door; facing E



Illus 5 Building 1 E façade; there are internal alterations within the water tower (centre); facing W

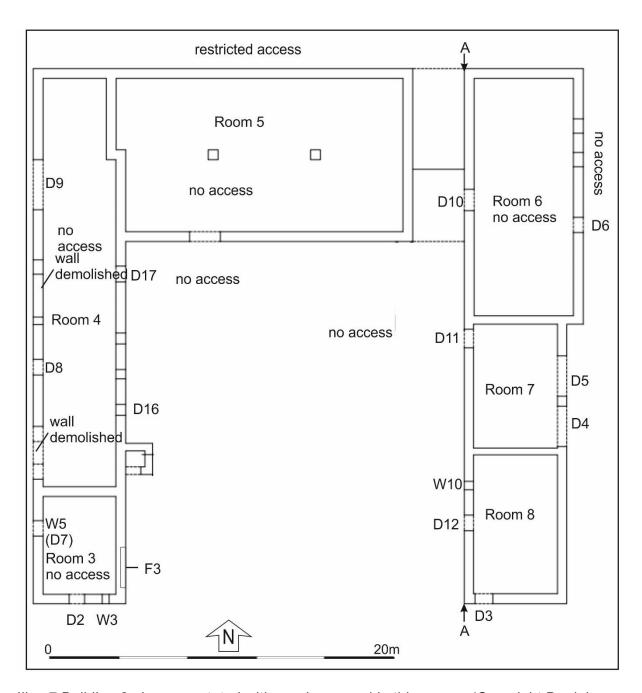


Illus 6 Building 1 Room 1; a door will be inserted behind the wardrobe to access Room 2; facing NE

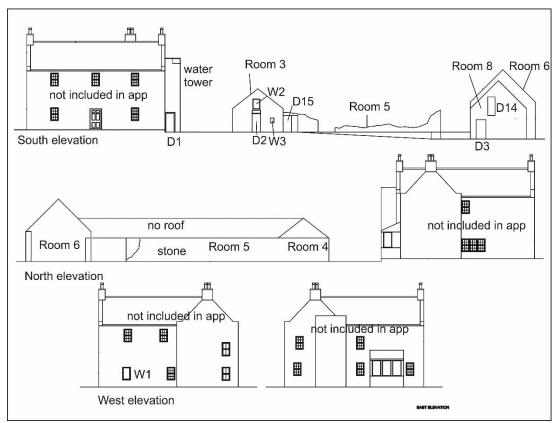
3.2 Building 2

Building 2 is a C-shaped farmstead probably built in the early 19th century. It has W, N and E ranges and is open to the S. The buildings are constructed of fieldstone with red sandstone quoins, jambs and sills. The buildings are in poor condition with no original roofs and some areas are inaccessible. There are no courtyard elevations of the E wall of Room 44 and the S wall of Building 5 as the area is so overgrown and the walls so poorly preserved. The W wing is now made up of two rooms (Rooms 3 and 4) but Room 4 would have been subdivided originally. It is not possible to see the former room divisions due to the poor condition of the walls and the internal area is being used for storage. Room 3 (Illus 10) is 5.5m wide with door and two windows in the S façade (D2, W2 which has been blocked with stone, W3), a door in the W wall which has been converted to a window by blocking the lower area of the door with stone (D7/W5; Illus 11). On the exterior of the E wall is an area of 'shelves' (F3) created using thin sandstone lintels, sills and jambs (Illus 12-13). They have since been infilled with stone but are the remains of bee boles, recesses for holding beehives. The apertures of Room 4 are in poor condition but the W wall had at least two doors (D8 and D9) but there were probably other apertures which have since been removed. The E wall has two doors (D16 and D17; only visible from a distance in the middle of the overgrown courtyard) but these are virtually inaccessible, from the inside because the room is full of material and is very overgrown on the exterior with brambles and self-seeded trees.

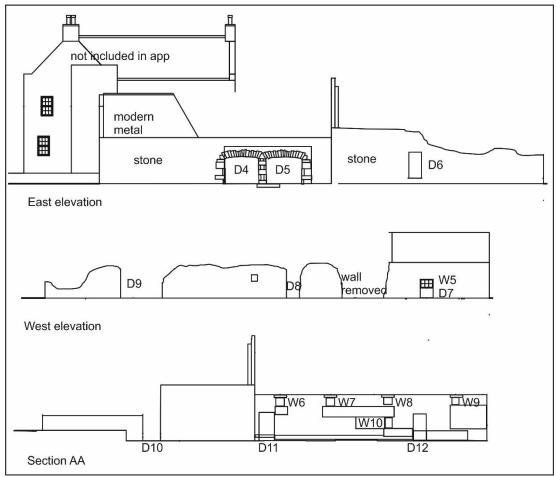
The N wing is very derelict and virtually inaccessible but is c9.5m wide; it joins to the W wing and may originally have attached to the E wing. Room 5 has an aperture marked on the plans but it was inaccessible and so not numbered during this survey.



Illus 7 Building 2 plans annotated with numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 8 Buildings 1 and 2 elevations annotated with numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)



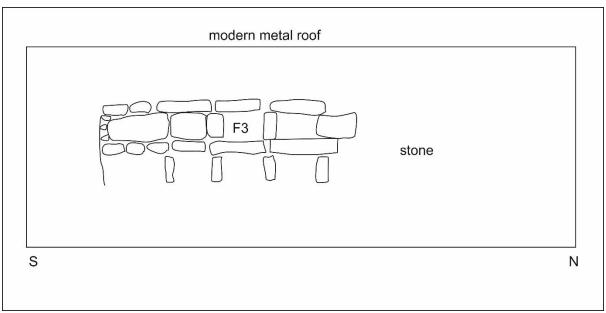
Illus 9 Buildings 1 and 2 elevations annotated with numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 10 Building 2 Room 3; facing NE



Illus 11 Building 2 Room 3 D7 converted to a window (W5); facing E



Illus 12 E wall Room 3 showing F3 bee boles



Illus 13 Room 3 E wall bee boles F3; facing W

The E wing is formed by Room 6 at the N and Rooms 7 and 8 at the S. Room 6 is 6.7m wide with Rooms 7 and 8 being 6m wide. Room 6 had a door on the W wall (D10) and one on the E wall (D6) but there are further apertures shown on the plans which were not accessible and therefore left unnumbered. There is no access to Rooms 6 and little access to Room 8 (Illus 14) but Room 7 has two large cart doors in the E wall (D4 and D5; Illus 15) constructed of pink sandstone with a pillar between. On the N jamb of D4 are a number of graffiti (Illus 16). The W wall has a door (D11) and two upper windows (W6 and W7) where an upper

floor may have been accommodation for staff. There is also a first-floor door in the N gable (D14; Illus 17). Room 8 has no interior access but has central door (D12) and windows W8, W9 and W10 (Illus 14) and ground floor door (D3) on the S gable with upper door D14.



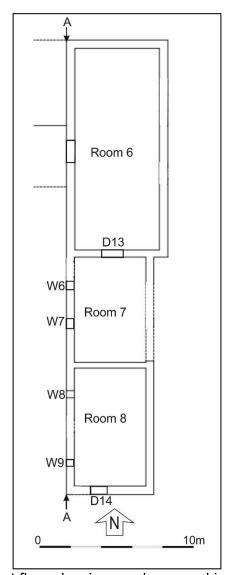
Illus 14 Room 8 W façade; facing E



Illus 15 Room 7 E wall cart doors D4 (left) D5 (right); facing W



Illus 16 Graffiti on N jamb D4; facing N



Illus 17 Building 2 plan of first floor showing numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)

There is limited access to the interior of Room 8 as it is used for storage. There is a stone cobbled surface on the ground floor (Illus 18) and has been in agricultural use, possibly with accommodation on the upper floor.

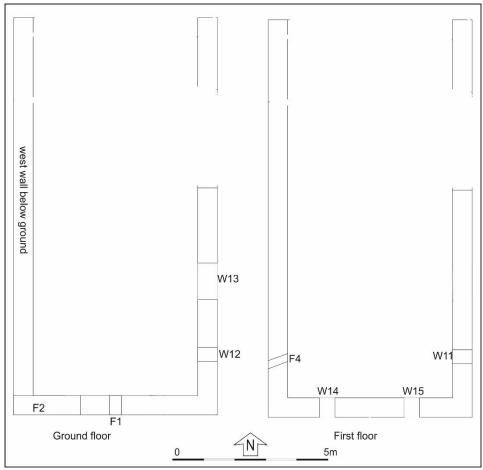


Illus 18 Room 8 cobbled stone floor; facing N

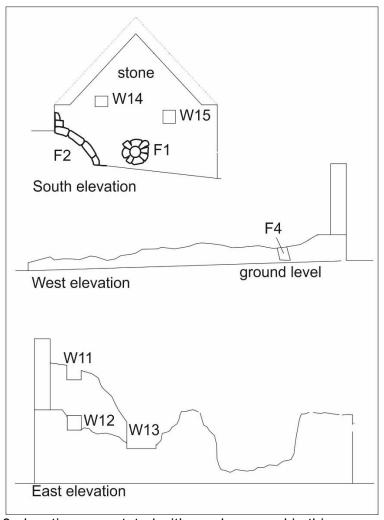
3.3 Building 3

Building 3 is 12 x 6.2m in size and constructed of fieldstones and is in poor condition apart from the S gable. The E wall survives to c3m high whilst much of the W wall is now below ground level; there was a mill pond to the W of the building on the 1st Edition OS map (Illus 26) and this is infilled and trees planted by the 2nd Edition OS map (Illus 27).

Three windows partially survive in the E wall including W12 which has been repaired or replaced with concrete surround (Illus 20, 21). There is an aperture in the W wall (F4), possibly for ventilation. The S gable is the most complete wall (Illus 20, 22) and it has two upper windows (W14 and W15) and a circular aperture (F1) which is 0.53m diameter. The wall thickness at F1 is 0.67m and F1 is constructed of granite blocks (Illus 20, 23). F1 is the aperture for the drive shaft for the waterwheel; there is no trace of the wheel and the wheel pit has been infilled. F2 is an arch of worked granite boulders; it is 1.9m W-E and 1.6m high. This is the channel through which the water flowed from the mill pond, under the SW corner of the building and along the S side of the building to power the waterwheel. This area has been infilled.



Illus 19 Building 3 plans annotated with numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 20 Building 3 elevations annotated with numbers used in this survey (Copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 21 Building 3 E wall with windows W11 and W12 (left) and W13 (centre); facing W



Illus 22 Building 3 S gable with W14 (top left) W15 (right), F1 (centre), F2 (left); facing N



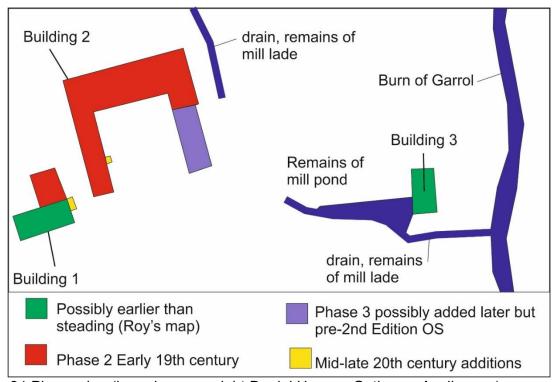
Illus 23 F1; facing N

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 Standing Building Survey was carried out on 22 December 2018. Three phases of development (Illus 24) include the mill Building 3 being the earliest structure on the site, possibly with the earliest part of the farmhouse and then the C-shaped steading, extension to the house followed by extensions to the steading. It was complete by the date of the 1st edition OS map.

Building 3 may be the earliest building on the site (based on there being a collection of buildings in the area on Roy's map) and the earliest phase of the farmhouse may also date to this earlier period. By the date of the First Edition map the L-shaped farmhouse and C-shaped farm steadings are complete and there are sluices N of the steading, a lade taking water to the E of the steading (which is still visible (Illus 24) possibly to power a waterwheel. The lade then heads south and east past the S end of Building 3 and returning to the Burn of Garrol. Building 3 appears to be out of use by the 2nd Edition OS map and by the date of the 3rd Edition OS map the mills appear to be out of use.

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



Illus 24 Phase plan (based on copyright Daniel Herrera Gutierrez-Avellanosa)

5 ACKNOWLEDGEMENTS

Thanks to David Gibbons-Wood 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

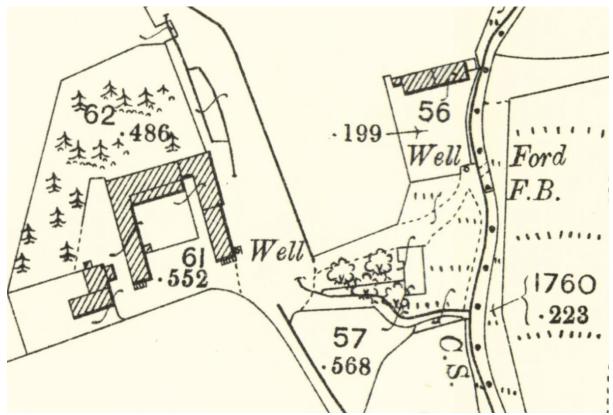


Illus 25 Roy Military Survey of Scotland, 1747-55 (copyright National Library of Scotland)

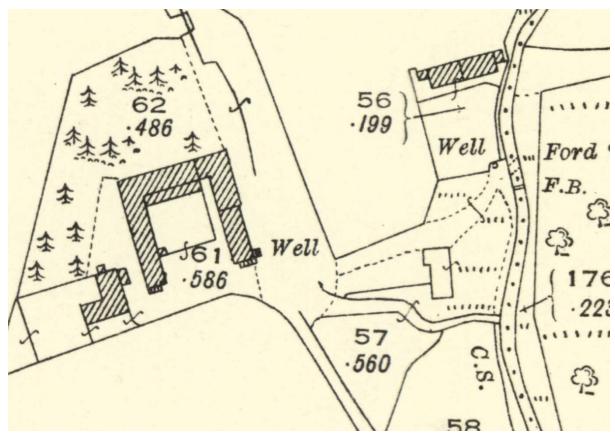




Illus 26 First Edition Ordnance Survey map Kincardineshire XIX.10 (Fettercairn) Survey date: 1863 to 1864 Publication date: 1864 (copyright National Library of Scotland)

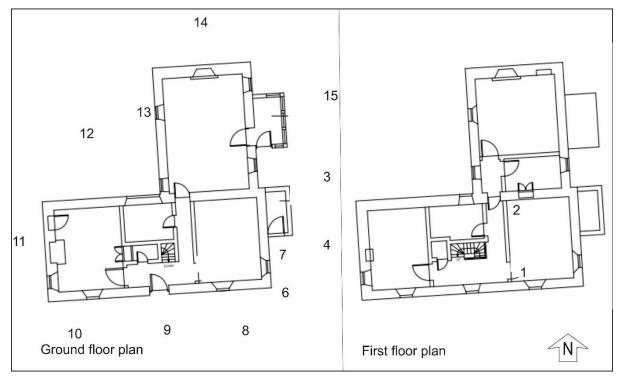


Illus 27 Second Edition Ordnance Survey map Kincardineshire XXIII.7 (Fettercairn; Fordoun) Publication date: 1903 Revised: 1901 (copyright National Library of Scotland)

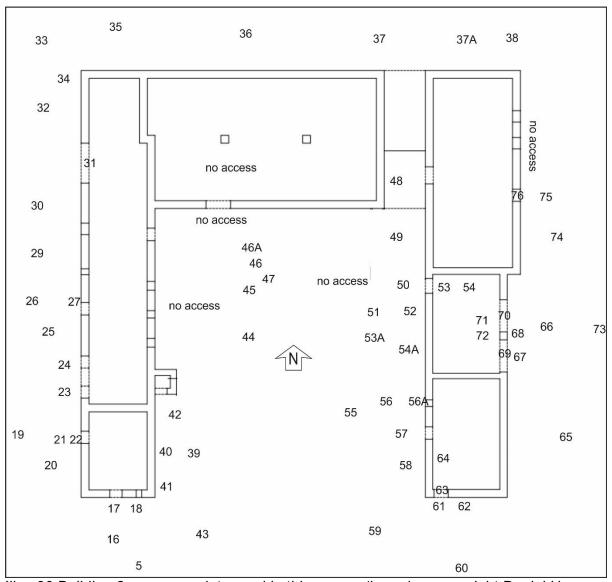


Illus 28 Third Edition Ordnance Survey map Kincardineshire XXIII.7 (Fettercairn; Fordoun) Publication date: 1925 Revised: 1922 Levelled: 1902 (copyright National Library of Scotland)

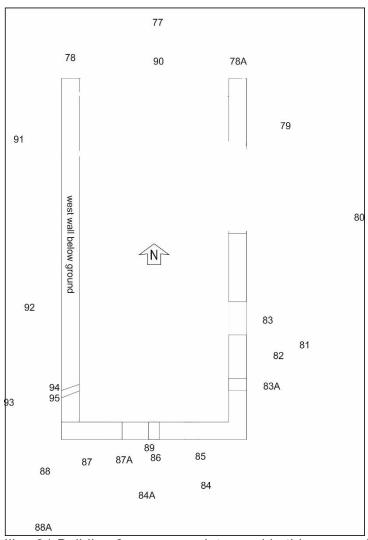
APPENDIX 2 PHOTOGRAPHS



Illus 29 Building 1 ground and first floors: camera points used in this survey (based on copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 30 Building 2: camera points used in this survey (based on copyright Daniel Herrera Gutierrez-Avellanosa)



Illus 31 Building 3: camera points used in this survey (based on copyright Daniel Herrera Gutierrez-Avellanosa)

Photo no	Description	Facing	Camera point
3581	Building 1 Room 1 door to be broken through to Room 2	NE	1
3582-3	Building 1 Room 1 door to be broken through to Room 2	E	2
3584	Water tower extension Room 2	W	3
3585	Water tower extension Room 2 with D1 below	NW	4
3586	Water tower extension Room 2 roof where it meets house E gable	NW	4
3587-8	House with water tower (centre)	W	5
3589-90	Water tower extension Room 2	N	6
3591-2	House E wall S end	N	7
3593-4	House S wall E end	N	8
3595-6	House S wall centre	N	9
3597-8	House S wall W end	N	10
3599	House w wall	E	11
3600	House N wall W end	S	12
3601	House W wall N end with W1 (bottom left)	E	12
3602	W1	Е	13
3603	House N gable	S	14
3604	House E wall N end	W	15

3605	House E wall N end	NW	3
3606	Building 2 W wing room 3 S gable	NE	7
3607	Building 2 W wing room 3 S gable	NNE	7
3608	Building 2 W wing room 3 S gable	N	16
3609	D2 with W2 above	N	17
3610	W3	N	18
3611	Room 3 W wall W5 (D7)	E	19
3612	Room 3 W wall S end	E	20
3613	D7 converted to smaller window W5	E	21
3614-15	Reused stone above W5 - roof has been raised?	E	22
3616	Room 3 NW corner - wall demolished	S	23
3617-18	Room 4 W wall partially demolished	N	24
3619	Room 4 W wall	E	25
3620-21	D8	E	16
3622-23	D8 N jamb	NNE	27
3624-5	Room 4 through D8	E/SE	27
3626-31	Room 4 W wall	E	29
3632	Room 4 W wall D9 (left)	E	30
3633-4	D9 S jamb	S	31
3635-6	Room 4 north end interior	NE/E	31
3639-40	D9 N jamb	N	31
3641	Room 4 N end W wall	E	32
3643-4	Room 4 NW corner	SE	33
3645	Room 4 NW corner	E	34
3646	Room 4 N wall	SSW	35
3647	Room 4 N wall	S	35
3648	Room 5 N wall	S	36
3649	Room 5 N wall	ESE	36
3650-1	Room 5 N wall	WSW	37
3652-3	Room 6 W wall area inaccessible	SSE	37
3654	Room 5 E wall tumbled and inaccessible	S	37
3655	Room 6 W wall area inaccessible	SSE	37
3656-8	Room 6 N end tumbled and overgrown	S	37A
3659	Room 5 N wall	SW	37A
3660-1	Room 3 E wall F3	W	39
3662	F3 bee boles	W	40
3663	Room 3 SE corner large stone foundation	W	41
3664	F3 bee boles	W	40
3665	D15 wall of outbuilding Room 9	N	40
3666	D15	N	42
3667	Room 3	NW	43
3668	Room 3	W	55
3669	Courtyard overgrown with Room 4 in background	WNW	55
3670	Grey slates		
3671-2	E wall Room 4 D17; area very overgrown	W	46
3673-5	Interior Room 4 through D17; area very overgrown	SW/W/NW	46A
3676-7	D17 N jamb; area very overgrown	NW	46

3678	Room 5 S wall W end	N	46
3679-81	overgrown courtyard no access to Room 5	N/NW	47
3682	Room 6 W wall	E	47
3683-4	D10	E	48
3685-6	wall N of D10	NNE	48
3687-9	wall between D10 and D11	NE NE	49
3690-2	D11 with W6 (top right)	E	50
3693-4	W6	E	52
3695	Room 7 S wall	SSE	53
3696	Room 7 E wall D5 and D4	ESE	53
3697-9	Room 7 S wall	S	54
3700	Room 6 (left) Room 7 (right) W wall	NE NE	53A
3701	W7	E	53A
3702-3	W7	E	54A
3702-3	Room 6 (left) Room 7 (right) W wall	NE	55
3704	Room 8 W wall	INL	55
3706	Room 8 W wall W8 above W10 and D12		56
3706			
	Room 8 W wall W8 above W10		56A 57
3708-09	Room 8 W wall D12	E	
3710	W9		58
3711	Building 1 (left) Building 2 Room 3 (right)	W	59
3712	Room 8	NE NE	59
3713	Room 8 S gable D3 (bottom left) D14 (top)	N	60
3714	D3	N	61
3715	D14	N	62
3716-20	Room 8 interior with stone cobbled floor	NNW/N	63
3721	D3	S	64
3722	Room 8 E wall	W	65
3723	Room 7 E wall D5 and D4	W	66
3724	D4	W	67
3725	red sandstone pillar between D4 (left) and D5 (right)	W	68
3726	red sandstone pillar between D4 (left) and D5 (right)	NW	67
3727-32	red sandstone pillar between D4 and D5 with graffiti	N	69
3733-37	D5 S jamb sandstone	S	70
3738	D4 S jamb	S	69
3739-40	Room 7 S wall	S	71
3741-2	Room 7 W wall D11 (left) W6 and W7 above	W	71
3743	W6 and D11 below	W	54
3744-50	Room 7 N wall D13	N/NNW	72
3751-2	Room 7 E wall D5 and D4	ESE	53
3753-4	Room 7 E wall N of D5	E	71
3755	Room 7 E wall D5 and D4	SE	71
3756-7	red sandstone pillar between D4 (right) and D5 (left)	SE	72
3758	Room 6 E wall	WNW	73
3759	remains of watercourse running E of Rooms 6 and 7	N	73
3760-1	Room 6 E wall D6 (right)	W	74
3762-4	D6	W	75

3765-8	Room 6 interior through D6	SW/W/NW	76
3769-70	D6 N jamb	N	76
3771	Building 3 N wall demolished and sealed with Heras fencing	S	77
3772	Building 3 W wall N end	S	78
3773-4	Building 3 E wall N end section	S	78A
3775	Building 3 E wall N end face	W	79
3776	Burn of Garrol	SE	79
3777	Building 3 E wall	W	80
3778	Building 3 E wall S end	W	81
3779	Building 3 W12 (left) W13 (right)	W	82
3780-1	Building 3 W13	W	83
3782	Building 3 W12 (bottom) W11 (above)	W	83A
3783	Building 3 W12 (bottom) W11 (above)	WSW	81
3784	Building 3 S gable F1 (left) W15 (right top)	NNW	84
3785	Building 3 S gable W15 (left) W15 (right)	N	84A
3786	Building 3 F2 (bottom left) F1 (bottom right)	NNW	84
3787	Building 3 W15	N	85
3788	Building 3 F2 (bottom left) F1 (bottom right)	NNW	85
3789	Building 3 F1	N	86
3790	Building 3 F2 with W14 (top right)	NNW	87
3791-2	Building 3 F2 with W14 (top right)	NNE	88
3793-8	Building 3 S gable	N/NNE	88A
3799- 800	Building 3 W14	N	87A
3801-3	Building 3 F1 showing thickness of wall	NE	89
3804	Building 3 N end	S	90
3805	Building 3 W wall N end	Е	91
3806	Building 3 W wall	SSE	91
3807-9	Building 3 interior S gable	SE	92
3810-11	Building 3 S gable	E	93
3812-13	Building 3 W wall	NE	93
3814-5	Building 3 E wall interior over W wall	E/ENE	92
3816-17	Building 3 F4	E	94
3818-19	Building 3 F4	NE	95
3820-21	Building 3 S gable	E	93
3819	Building 2 from track to mill	W	







DSC_3583







DSC_3586



DSC_3587



DSC_3588



DSC_3589



DSC_3590



DSC_3591



DSC_3592



DSC_3593



DSC_3594



DSC_3595



DSC_3596



DSC_3597



DSC_3603

DSC_3602



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DSC_3600

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DSC_3607

DSC_3606



DSC_3608



DSC_3609









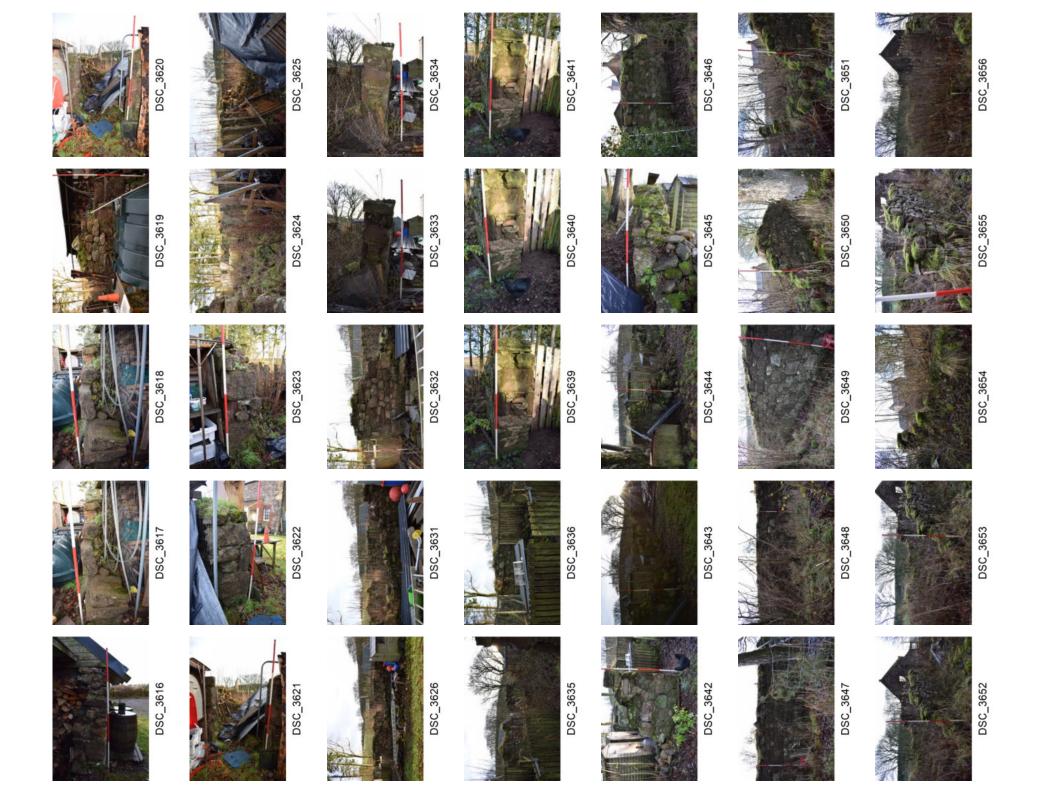


DSC_3612



DSC_3613









DSC_3692



DSC_3694





DSC_3696



DSC_3698



DSC_3699





DSC_3701

DSC_3700



DSC_3702



DSC_3703



DSC_3704





DSC_3706

DSC_3705



DSC_3707



DSC_3708



DSC_3709





DSC_3711



DSC_3712











DSC_3718



DSC_3719



DSC_3720





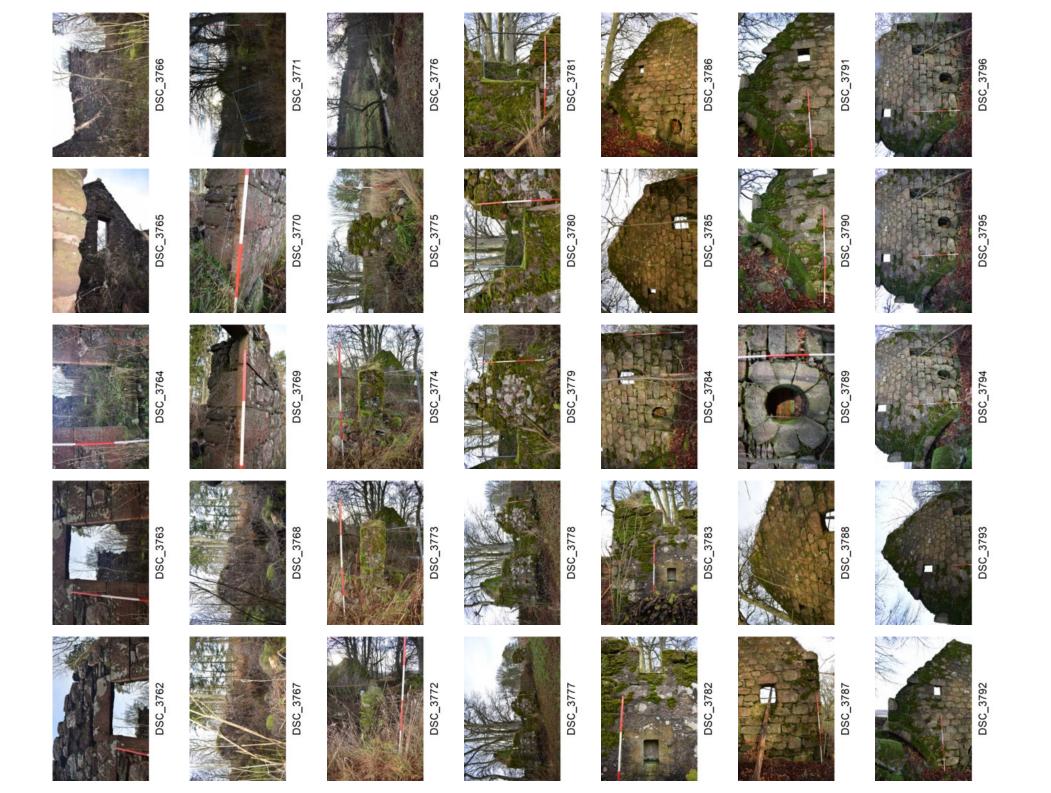
DSC_3723



DSC_3724









DSC_3822