

**Mains Of Williamston Farm, Culsalmond, Inch,
Aberdeenshire, AB52 6TX
Report on Level 1 Standing Building Survey**



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19 December 2018**

CONTENTS

1	INTRODUCTION	3
2	BACKGROUND	4
3	THE LEVEL 1 STANDING BUILDING SURVEY	4
3.1	BUILDING 1	4
3.2	BUILDING 2	8
3.3	BUILDING 3	10
3.4	BUILDING 4	10
4	CONCLUSIONS AND RECOMMENDATIONS.....	10
5	ACKNOWLEDGEMENTS	11
	APPENDIX 1 MAPS.....	12
	APPENDIX 2 PHOTOGRAPHS	13

ILLUSTRATIONS

Cover: top Room 1 E elevation W4 and D1 showing fieldstone and red granite construction and grey slate roof; facing W. Bottom Building 2 facing NE

Illus 1	Location plan	3
Illus 2	Plan annotated with numbers used in this survey (copyright Ian Duncan Architects) ..	5
Illus 3	Room 2 and 3 E elevation W5, W6, D3 and D4; facing W.....	5
Illus 4	NE corner of Room 7 showing the infilled lade.....	6
Illus 5	Edge of lade F3 on N side of N wall of Room 6 (to right of ranging rod); facing E	6
Illus 6	Room 10 W gable with D27 with W22 above; facing E.....	7
Illus 7	Elevations 1-4 annotated with numbers used in this survey	7
Illus 8	Elevations 5-8 annotated with numbers used in this survey	8
Illus 9	Plans and elevations of Building 2	9
Illus 10	Building 2 facing SW	9
Illus 11	Building 2 interior; facing NNE	10
Illus 12	First Edition Ordnance Survey map	12
Illus 13	Second Edition Ordnance Survey map	12
Illus 14	Camera points used in this survey (copyright Ian Duncan Architects)	13

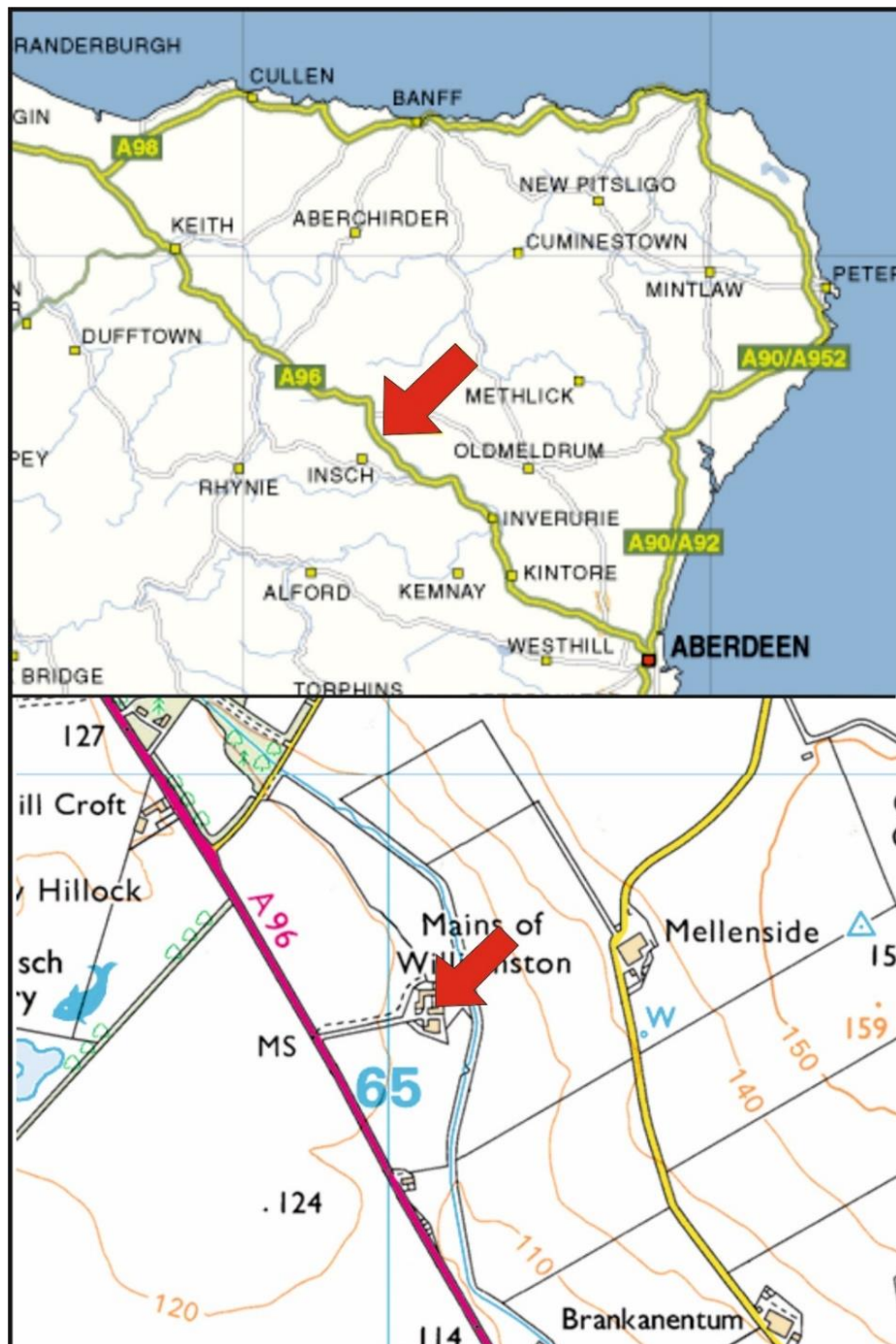
SUMMARY

A Level 1 standing building survey was carried out on 13 December 2018. A full photographic survey was carried out and architects plans and elevations were checked and annotated and extra elevations drawn. The main farmhouse and farmstead appear to have been built in one phase with the N wing built as a watermill and the remainder for other agricultural use. The buildings are in poor condition and certain areas were not accessible, but all buildings have been altered over the years for cattle/dairy use and some demolition has taken place. The bothy (Building 2) was constructed in Phase 1 between the dates of the First and Second OS maps.

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 E side of the A96 between Colpy and Pitmachie. It is centred on NGR NJ 65074 30640 at 110-120m OD (Illus 1) and in the parish of Culsalmond.
- 1.2 The work was commissioned by Chris Duncan, Ian Duncan Architects for Andy Grieve. A planning application APP/2018/1354 Change of Use and Alterations to Steading to Form Residential Extension to Existing Dwellinghouse was approved on 10.8.18 and condition 3 requires 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 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

The farmstead is on the Aberdeenshire Sites and Monuments Record (NJ63SE0100; HES NJ63SE 55); it is still in use, depicted on historic OS maps. It is shown on the 1st edition OS map as a quadrangular-plan steading with two buildings and a sundial to the south and a well to the north-east, and is named 'Old Mains'. A mill lade leads to the farmstead from the north. On the 2nd edition OS map the name has been changed to its current name. An L-plan building has been added within the court of the steading, one of the buildings to the south has been extended and the other building and sundial have been removed. Current OS maps show the building to the south has been further extended, there are some minor additions to the steading, the eastern section of which is depicted as a ruin, and the well has been infilled. The route of the mill lade is now depicted as a field boundary.

3 THE LEVEL 1 STANDING BUILDING SURVEY

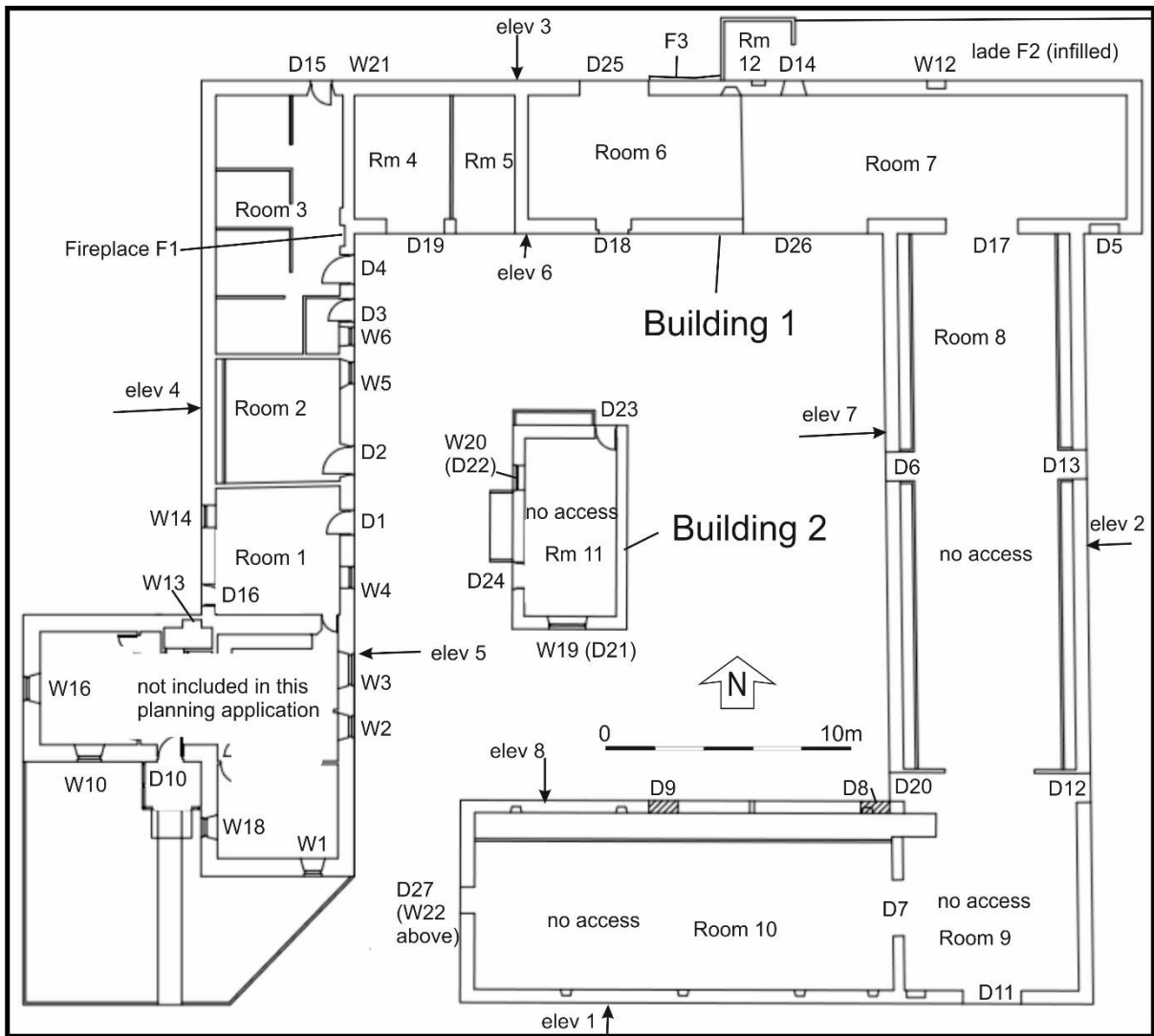
A Level 1 standing building survey was carried out on 13 December 2018. A full photographic survey was carried out and architects plans and elevations were checked and annotated (Illus 2, 7, 8) and extra elevations drawn. The interior of the farmhouse was not accessed as it is not being altered during these works and Rooms 8, 9 and 10 were viewed through the doors only as the roofs are collapsing. There was limited access to the area of the lade as some of the area was overgrown, areas were waterlogged and trees had been removed leaving holes and piles of soil.

3.1 BUILDING 1

Building 1 is a quadrangular plan steading with an entrance in the SW corner. The farmhouse is at the S end of the W wing and on the First Edition OS map (Illus 13) the courtyard undeveloped but by the Second Edition OS map (Illus 14) there is a bothy built in the centre (see Building 2 below).

Building 1 is 37m W-E and 38m N-S; the W and N wings are 7m wide, the E wing is 8.8m wide and the S wing 8.4m wide (Illus 6). The majority of the buildings are fieldstones with red granite quoins, lintels, sills and jambs and the walls are 0.6m thick. Rooms 1 and 2 (Illus 2) have been domestic accommodation converted for farm use, Room 3 has a fireplace (F1; Illus 2) on the E wall and may originally have been built as accommodation but has been converted for dairy use. Rooms 5,6, 8-10 are all general agricultural buildings.

Rooms 6 and 7 were a mill. There was a waterwheel on the N side of these rooms which can be seen on the First Edition OS map (Illus 13) with a lade heading towards it from the NNE. By the Second Edition OS map a sluice has been added on the N of the building and a well on the E side. There is now a small concrete block building (Room 12; Illus 2, 5) although this post-dates the removal of the waterwheel and infilling of the lade; a section of lade wall (F3, Illus 5) can be seen on the N side of the N wall of Room 6. The lade is still visible as an infilled channel (Illus 2, 4) but no evidence of mill apertures are visible; the interior of this building has been rebuilt for cattle and the walls plastered.



Illus 2 Plan annotated with numbers used in this survey (copyright Ian Duncan Architects)



Illus 3 Room 2 and 3 E elevation W5, W6, D3 and D4; facing W



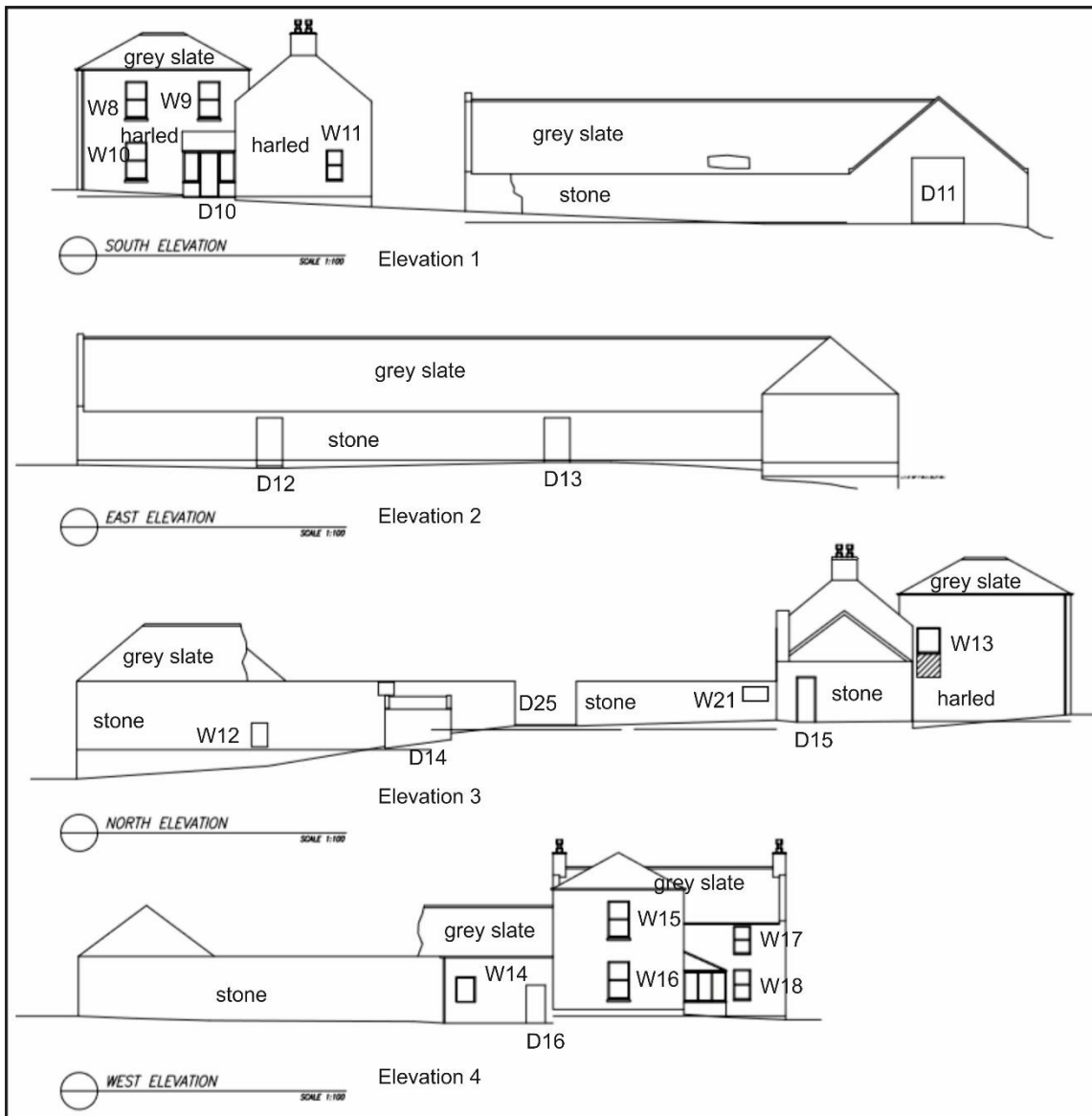
Illus 4 NE corner of Room 7 showing the infilled lade (at the bottom of the ranging rod); facing SW



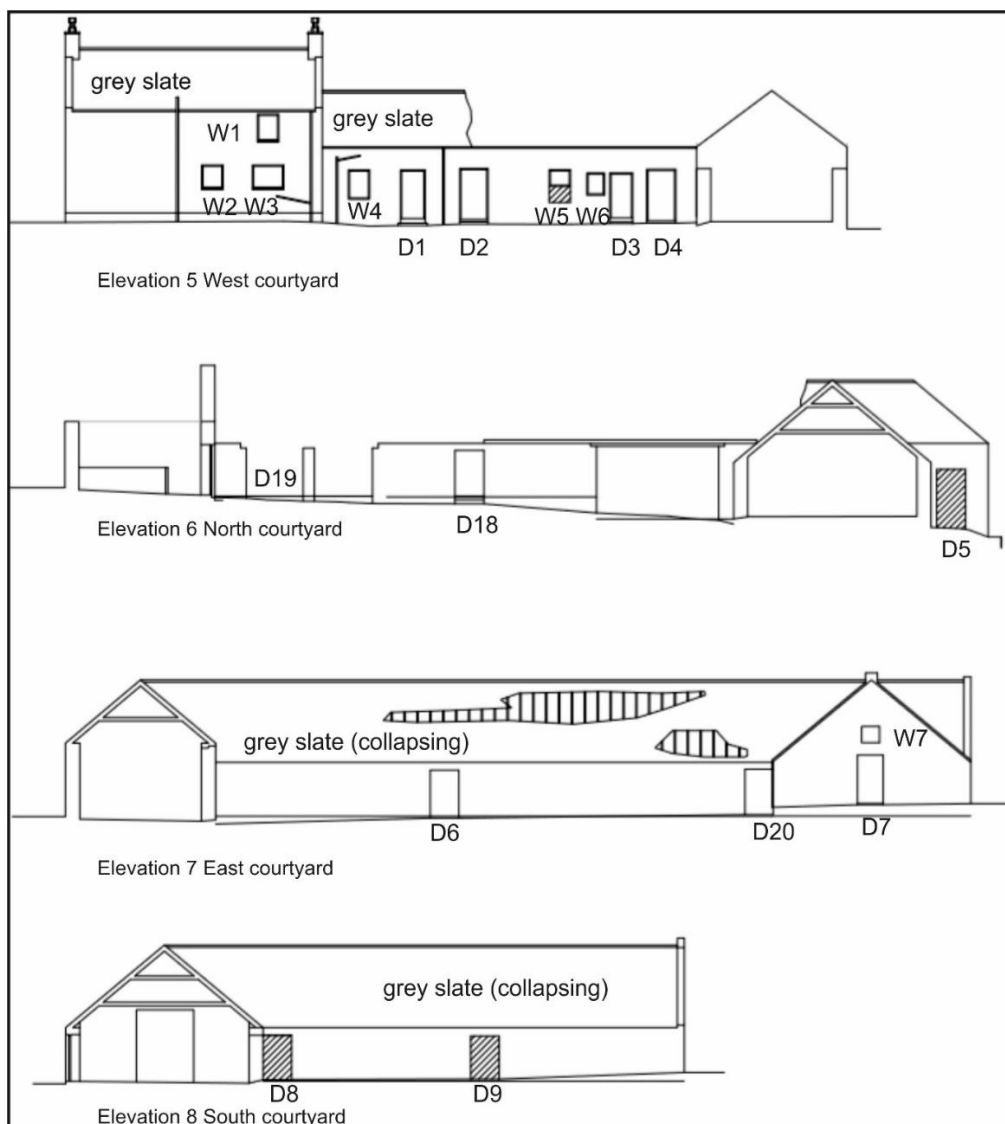
Illus 5 Edge of lade F3 on N side of N wall of Room 6 (to right of ranging rod); facing E



Illus 6 Room 10 W gable with D27 with W22 above; facing E



Illus 7 Elevations 1-4 annotated with numbers used in this survey (copyright Ian Duncan Architects)

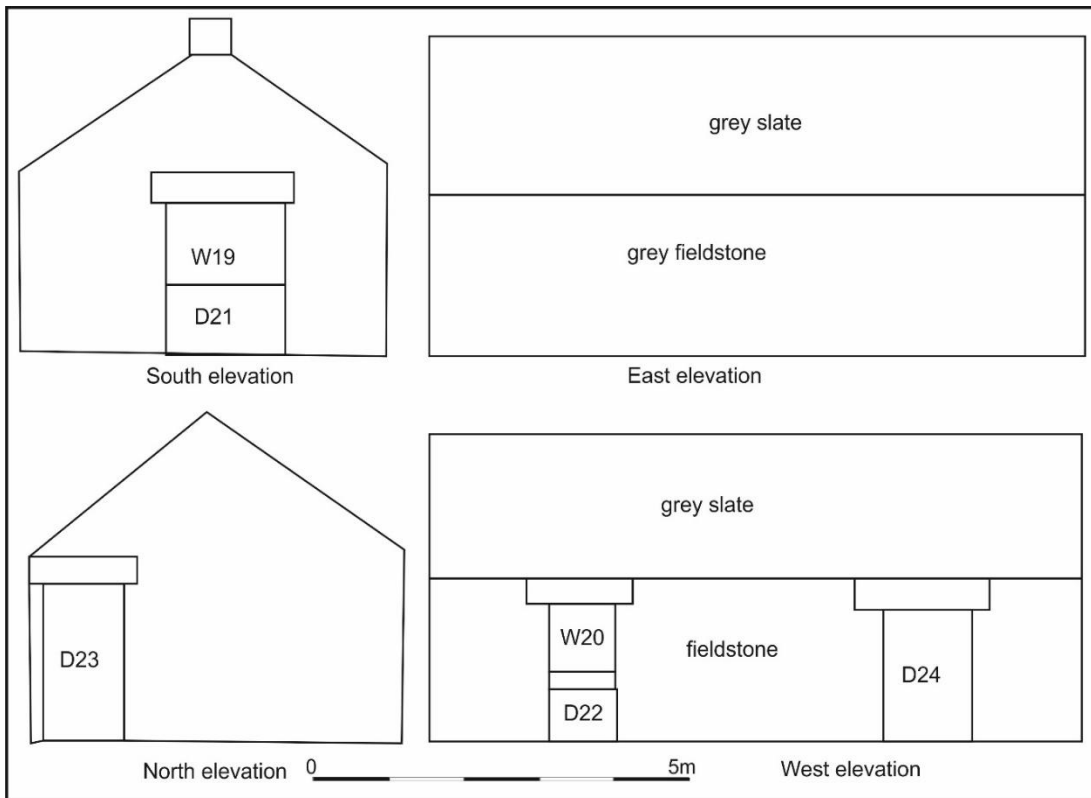


Illus 8 Elevations 5-8 annotated with numbers used in this survey (copyright Ian Duncan Architects)

3.2 BUILDING 2

Building 2 is a bothy in the centre of the courtyard (Illus 9, 10). It is constructed of grey fieldstone with red granite quoins and door mouldings and is 8.6 x 4.8m in size and single storey. There is a window in the S wall within a blocked door (W19/D21) and the same on the N end of the W wall (W20/D22) and another door on the W wall (D24) and the N wall (D23). There was a chimney on the S gable. Another L-shaped building was attached to the E wall of this building on the 2nd Edition OS map (Illus 14) but this has since been demolished.

It was constructed between the dates of the First and Second OS maps as accommodation for farm staff. There is now no access into the interior as the roof is in very poor condition, but the interior has been plastered and converted for dairy use (Illus 11).



Illus 9 Plans and elevations of Building 2



Illus 10 Building 2 facing SW



Illus 11 Building 2 interior; facing NNE

3.3 BUILDING 3

Building 3 is a concrete block workshop to the S of Building 1. It is not included in this planning application.

3.4 BUILDING 4

Building 4 is a concrete block garage on the SW side of Building 3. It is not included in this planning application.

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 13 December 2018. A full photographic survey was carried out and architects plans and elevations were checked and annotated and extra elevations drawn. The main farmhouse and farmstead appear to have been built in one phase with the N wing built as a watermill and the remainder for other agricultural use. The buildings are in poor condition and certain areas were not accessible, but all buildings have been altered over the years for cattle/dairy use and some demolition has taken place. There is no evidence of the E end of Room 4 having been extended (as suggested by the Second Edition OS map; Illus 13) and so it is assumed that there was an extension on that end of the building (smaller than the one shown on the First Edition OS map) which has since been demolished.

The bothy (Building 2) was constructed in Phase 2 between the dates of the First and Second OS maps (1868-1901) as accommodation for farm workers and was later converted for dairy use.

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



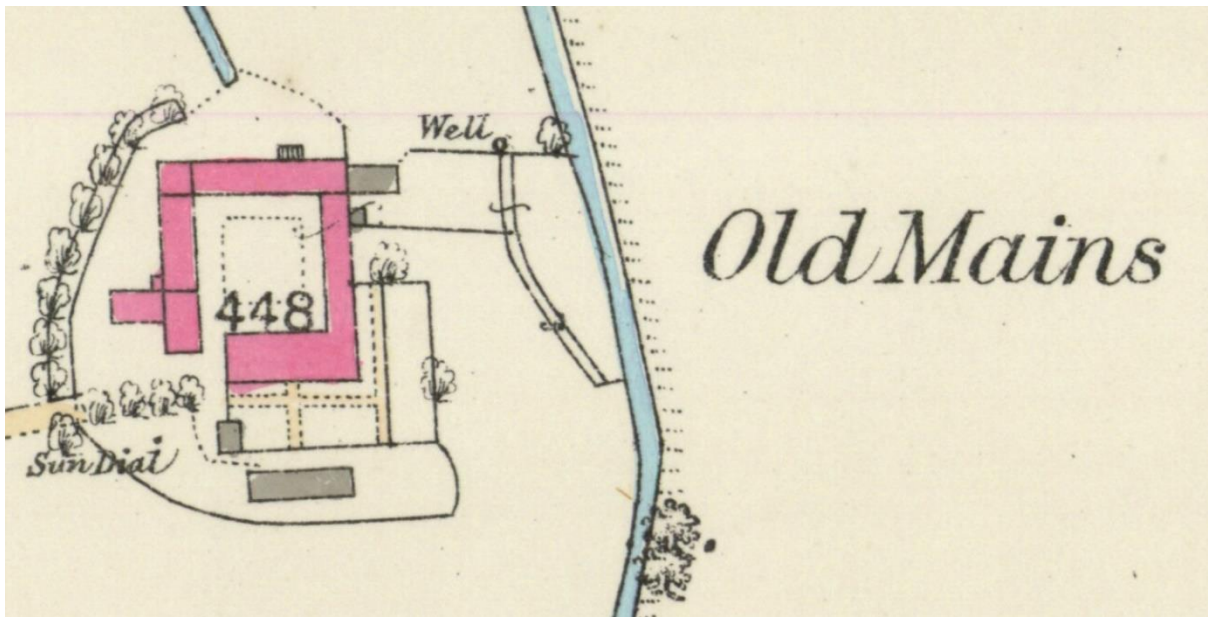
Illus 12 Phase plan (copyright Ian Duncan Architects)

5 ACKNOWLEDGEMENTS

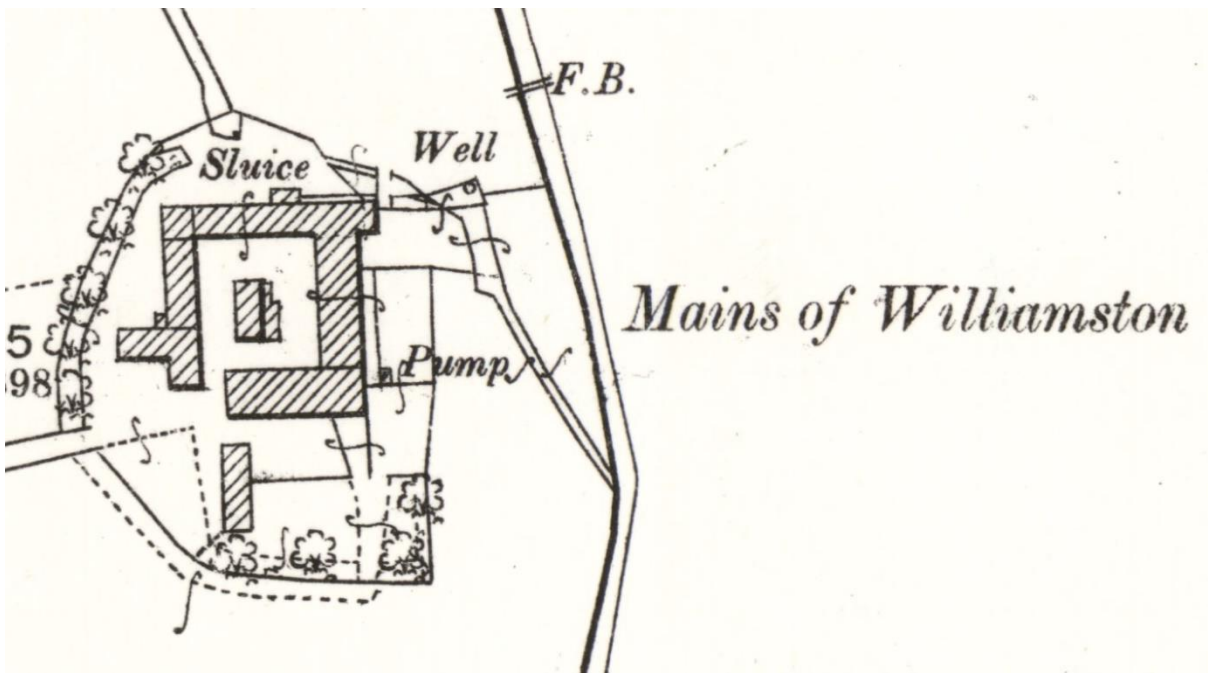
Thanks to Chris Duncan, Ian Duncan Architects for Andy Grieve for commissioning this project and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

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APPENDIX 1 MAPS

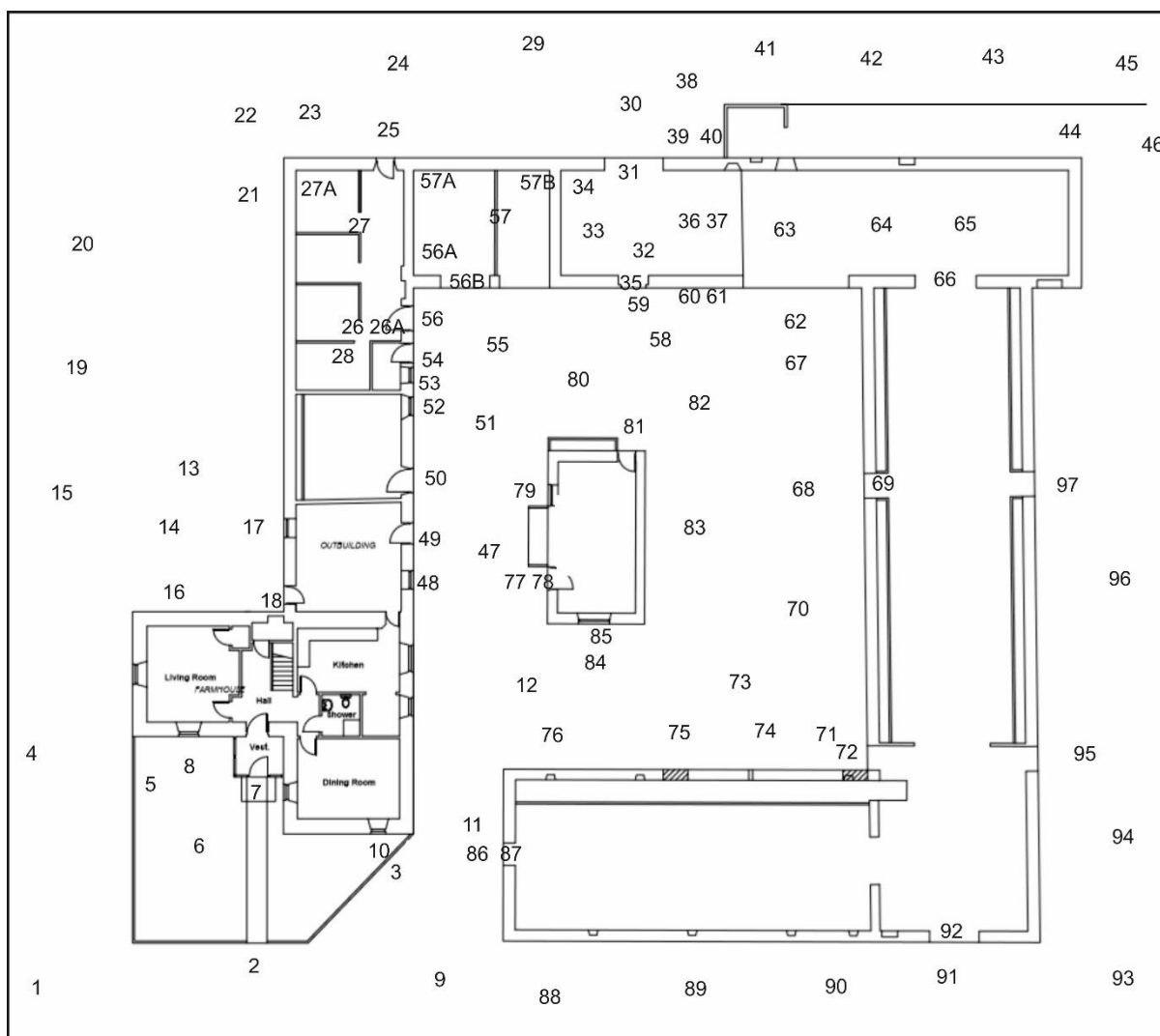


Illus 13 First Edition Ordnance Survey map (copyright National Library of Scotland)
Aberdeenshire XXXV.15 (Culsalmond) Survey date: 1868 Publication date: 1868



Illus 14 Second Edition Ordnance Survey map (copyright National Library of Scotland)
Aberdeenshire XXXV.15 (Culsalmond; Inch) Publication date: 1901 Revised: 1899

APPENDIX 2 PHOTOGRAPHS



Illus 15 Camera points used in this survey (copyright Ian Duncan Architects)

Photo no	Description	Facing	Camera point
3344	Farmhouse S façade	NE	1
3345	Farmhouse (left) Room 10 (centre) Building 4 (right)	E	1
3346	B3 and B4	ESE	1
3347	Farmhouse S façade	NE	2
3348	Farmhouse S façade W11	N	3
3349	Farmhouse W façade	E	4
3350	W17, W18	E	5
3351	Farmhouse S façade W8, W9, W10, D10	N	6
3352	D10	N	7
3353	W9	N	7
3354	W10	N	5
3355	W8	N	5
3356	Farmhouse S façade W11	NNW	9

3357	W11	NNW	3
3358	S gable	NNW	3
3359	Farmhouse E wall	W	11
3360	Farmhouse E wall	W	11
3361	Farmhouse E wall	W	11
3362-3	Farmhouse E wall W2, W3	WSW	12
3364-5	Farmhouse E wall W2, W3, W1 above	W	12
3366	Farmhouse N gable with W13	S	13
3367	Farmhouse N gable with W13	S	14
3368	W13 with D16 below	SE	14
3369	farmhouse	SE	15
3370	W wall Rooms 1 and 2	E	15
3371	W wall Rooms 2 and 3	NE	15
3372	Farmhouse N gable with W13	S	13
3373	Farmhouse N gable with W13	S	13
3374	Farmhouse N gable	S	14
3375-7	W13 converted from a door and blocked	S	18
3378	D16	E	18
3379	Room 1 W wall	E	15
3380	D16	ESE	15
3381	W14	E	17
3382	Room 2 W wall	E	19
3383	Rooms 2 and 4 W wall	E	20
3384	Rooms 1 and 2 W wall and farmhouse	SSE	19
3385	Room 3 W wall N end	E	21
3386	Rooms 1 and 2 W wall and farmhouse	SSE	20
3387	Room 3 W wall N end	SE	22
3388	Room 3 N wall	S	24
3389	Room 3 N wall	S	23
3390	D15	S	25
3391	D15	S	24
3392	Room 3 N wall	N	26
3393	Room 3 W wall	W	27
3394	Room 3 W wall	W	26
3395	Room 3 W wall	W	28
3396	Room 3 N wall	N	28
3397	Room 3 S wall	S	26
3398	D4	E	26
3399	D4	E	26
3400	Fireplace F1	E	26A
3401	Room 3 W wall	SE	27A
3402-3	Room 3 W wall N end gable between Rooms 3 and 4	E	27A
3404	Room 3 N wall	S	24
3405	Rooms 4 and 5 N wall	SE	24
3406	Rooms 4 and 5 N wall	S	29
3407	D25	SE	29

3408-9	D25	S	30
3410	D25 threshold	E	31
3411	D25 W jamb	W	31
3412	D25	N	32
3413	Rooms 6 and 7	E	32
3414	Room 6 W wall	W	33
3415	Room 6 W wall	W	34
3416	Room 6 S wall D18 (left)	S	34
3417	D18	S	32
3418	D18 E jamb	ENE	35
3419-20	D18 W jamb	W	35
3421	Room 6 S wall D18 (right)	S	36
3422	Room 6 N wall D25 (left)	N	36
3423	Room 7 N wall	ENE	36
3424-5	Room 7	E	37
3426-8	stones found during ground clearing		
3429-30	Room 6 N wall and concrete block extension Room 12	SSE	38
3431-32	Room 6 N wall with stones from mill lade (right)	E	39
3433-4	Room 6 N wall with stones from mill lade (right)	E	40
3435	Room 6 N wall and Room 12 (left)	S	41
3436	Room 7 N wall	SE	41
3437	Room 7 N wall	S	42
3438	Room 7 N wall	SW	42
3439	Room 7 N wall	SSW	43
3440-1	Room 7 N wall	SE	43
3442-3	Infilled mill lade next to N wall Room 7	WSW	44
3444	Wooden ?sluice gate	S	45
3445-6	Room 7 NE corner	SW	45
3447	Room 7 E wall	SW	46
3448	Room 1 E wall W 4 and D1	W	47
3449-50	W4	W	48
3451	D1	W	49
3452	Room 2 E wall D2 W5 W6	W	51
3453	D2	W	50
3454	W5	W	52
3455	Room 2/3 E wall	W	55
3456	W6	W	53
3457	D3	W	54
3458	D4	W	56
3459-60	NW corner of courtyard	N	56
3461	D19	N	51
3462	D19 W jamb	W	56
3463	courtyard	S	56
3464	D19 W jamb	SSW	56A
3465-6	Room 4 W gable	W	57
3467	Room 4 N wall	N	56B
3468	W21	N	57A

3469	Room 4 N wall	N	56
3470	Room 4 S wall	S	57B
3471	Room 4 N wall	NNW	55
3472	Room 6 S wall with D18	N	58
3473	Room 6 S wall with D18	N	59
3474	Room 6 S wall with D18	NNW	82
3475	Room 6 S wall with D18	N	82
3476	Room 6 S wall with D18	WNW	67
3477	drilled stone in N wall Room 6	N	60
3478	drilled stone in N wall Room 6	N	61
3479	D26	N	62
3480	Room 7 W wall	W	63
3481	Room 7 NW corner	NW	63
3482	Room 7 N wall	N	64
3483	Room 7 N wall	N	65
3484	Room 7 N wall	NE	65
3485	Room 7 E end	E	65
3486	D17 (left) D326 (right)	SSW	65
3487	D17	S	65
3488	Views into Room 8 through D17	S	66
3489	Views into Room 8 through D17	SSE	66
3490	Views into Room 8 through D17	S	66
3491	Room 8 W wall N end with D6 (right)	E	62
3492	Room 8 W wall N end with D6 (right)	E	67
3493-4	D6	E	68
3495	Views into Room 8 through D17	NNE	69
3496	Views into Room 8 through D17	NE	69
3497	Views into Room 8 through D17	E	69
3498	Views into Room 8 through D17	SE	69
3499	Room 8 W wall	E	70
3500	Room 8 W wall	E	73
3501	Room 8 W wall D20 (right)	E	74
3502	D20	E	71
3503	views through D20	E	72
3504	views through D20	SE	72
3505	Room 10 N wall	S	71
3506	Room 10 N wall	S	74
3507	Room 10 N wall	S	73
3508	Room 10 N wall	S	75
3509	Room 10 N wall	S	75
3510	Room 10 N wall	S	76
3511	Room 10 N wall showing collapsing roof and overgrown courtyard	NNE	76
3512-13	Building 2 W façade W20 and D24	E	47
3514	Building 2	NE	12
3515	Building 2 D24	E	77

3516-17	Building 2 lawnmower badge SHANKS/ARBROATH/BRITISHER	E	77
3518	views through D24	NNE	78
3519	views through D24	NE	78
3520	views through D24	E	78
3521	Building 2 W20 converted from door D22	E	79
3522	Building 2	SE	51
3523	Building 2 N gable with D23 (left)	S	80
3524	Building 2 D23	S	81
3525	Building 2	SW	82
3526-7	Building 2	W	83
3528-30	Building 2 S gable with W19 converted from door D21	N	84
3531-34	Building 2	N	85
3535-6	Room 10 W gable D27 with W22 above	E	3
3537	D27 with W22 above	E	86
3538-41	views through D27	ESE	87
3542	views through D27	ENE	87
3543-4	Room 10	NE	9
3545	Room 10 N wall	N	88
3546	Room 10 N wall	NNW	89
3547	Room 10 N wall	N	89
3548	Room 10 N wall	NE	89
3549	Room 10 N wall	WNW	90
3550	D11	N	91
3551	views through D11	WNW	92
3552	views through D11	NW	92
3553	views through D11	N	92
3554	views through D11	NE	92
3555-6	D11 Room 9	NW	93
3557	Building 3	SW	93
3558	Room 9 E wall	W	94
3559-60	D12	W	95
3561	Room 9 E wall	W	94
3562	Room 9 E wall	NNW	94
3563-4	Room 9 E wall	N	94
3565-6	D13	W	97
3567	D5 through undergrowth	N	97
3568	courtyard	E	97
3569	courtyard	SE	97
3570	Room 9 E wall	S	97
3571	Building 3	W	98
3572	Building 3	SSE	99
3573	Building 3	E	100
3574	Building 4	SE	100
3575	Building 4	SE	101



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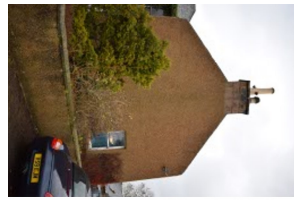
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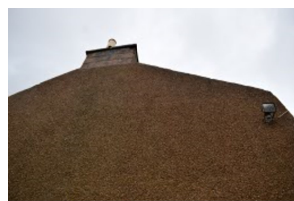
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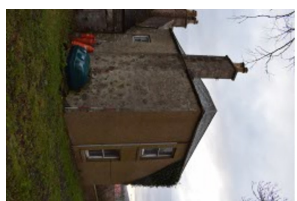
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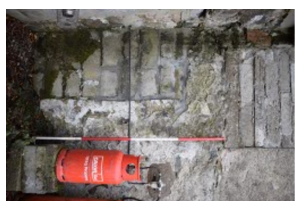
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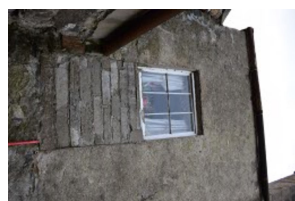
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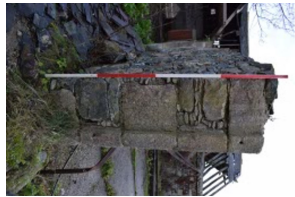
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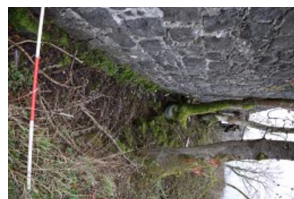
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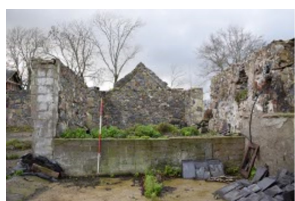
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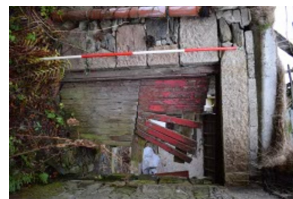
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DSC_3510



DSC_3511



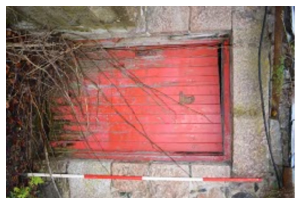
DSC_3512



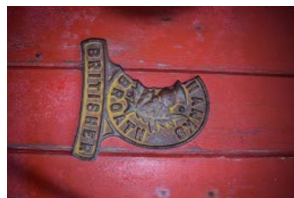
DSC_3513



DSC_3514



DSC_3515



DSC_3516



DSC_3517



DSC_3518



DSC_3519



DSC_3520



DSC_3521



DSC_3522



DSC_3523



DSC_3524



DSC_3525



DSC_3526



DSC_3527



DSC_3528



DSC_3529



DSC_3530



DSC_3531



DSC_3532



DSC_3533



DSC_3534



DSC_3535



DSC_3536



DSC_3537



DSC_3538



DSC_3539



DSC_3540



DSC_3541



DSC_3542



DSC_3543



DSC_3544



DSC_3545



DSC_3546



DSC_3547



DSC_3548



DSC_3549



DSC_3550



DSC_3551



DSC_3552



DSC_3553



DSC_3554



DSC_3555



DSC_3556



DSC_3557



DSC_3558



DSC_3559



DSC_3560



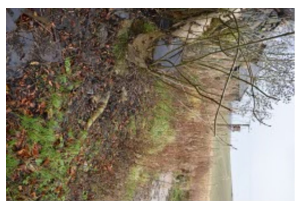
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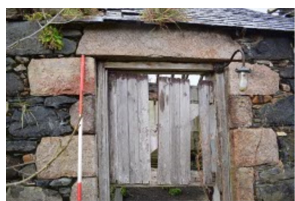
DSC_3562



DSC_3563



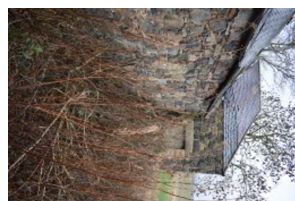
DSC_3564



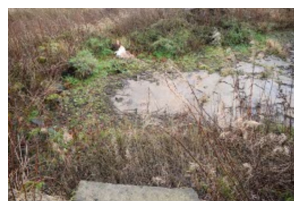
DSC_3565



DSC_3566



DSC_3567



DSC_3568



DSC_3569



DSC_3570



DSC_3571



DSC_3572



DSC_3573



DSC_3574



DSC_3575