

**Plot 1 Lochton of Leys Cottage, Banchory, AB31 5QB
Report on Level 1 Standing Building Survey**

Aberdeenshire Planning application APP/2018/1978



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17 May 2019**

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SUMMARY

A Level 1 standing building survey was carried out on 14 May 2019. The cottage (Building 1) and the garage (Building 2) were photographed and architects plans and elevations were annotated. All areas were accessible and the weather was hot and sunny.

There were three phases in Building 1 (Illus 14), all constructed before the date of the First Edition OS map (1865; Illus 15). The Phase 1 cottage consisted of Rooms 1-4; the Phase 2 building was probably originally part of the farm and later incorporated into the house to create Rooms 5 and 6. Room 7 is a small animal byre with cobbled floors and cobbled runnel or grepe.

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 of Banchory on the E side of A980. It is centred on NGR NO 70310 97296, at 70-75m OD (Illus 1) and in the parish of Banchory-ternan.
- 1.2 The work was commissioned by Iain Alexander, AJC. A planning application APP/2018/1978 was approved on 12 November 2018 with a condition for this 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 2019)

2 BACKGROUND

This cottage is the W cottage at Lochton of Leys (HER NO79NW0111). By the First Edition OS map the three sections of Building 1 are complete; the garage is added in the late 20th century.

3 THE LEVEL 1 STANDING BUILDING SURVEY

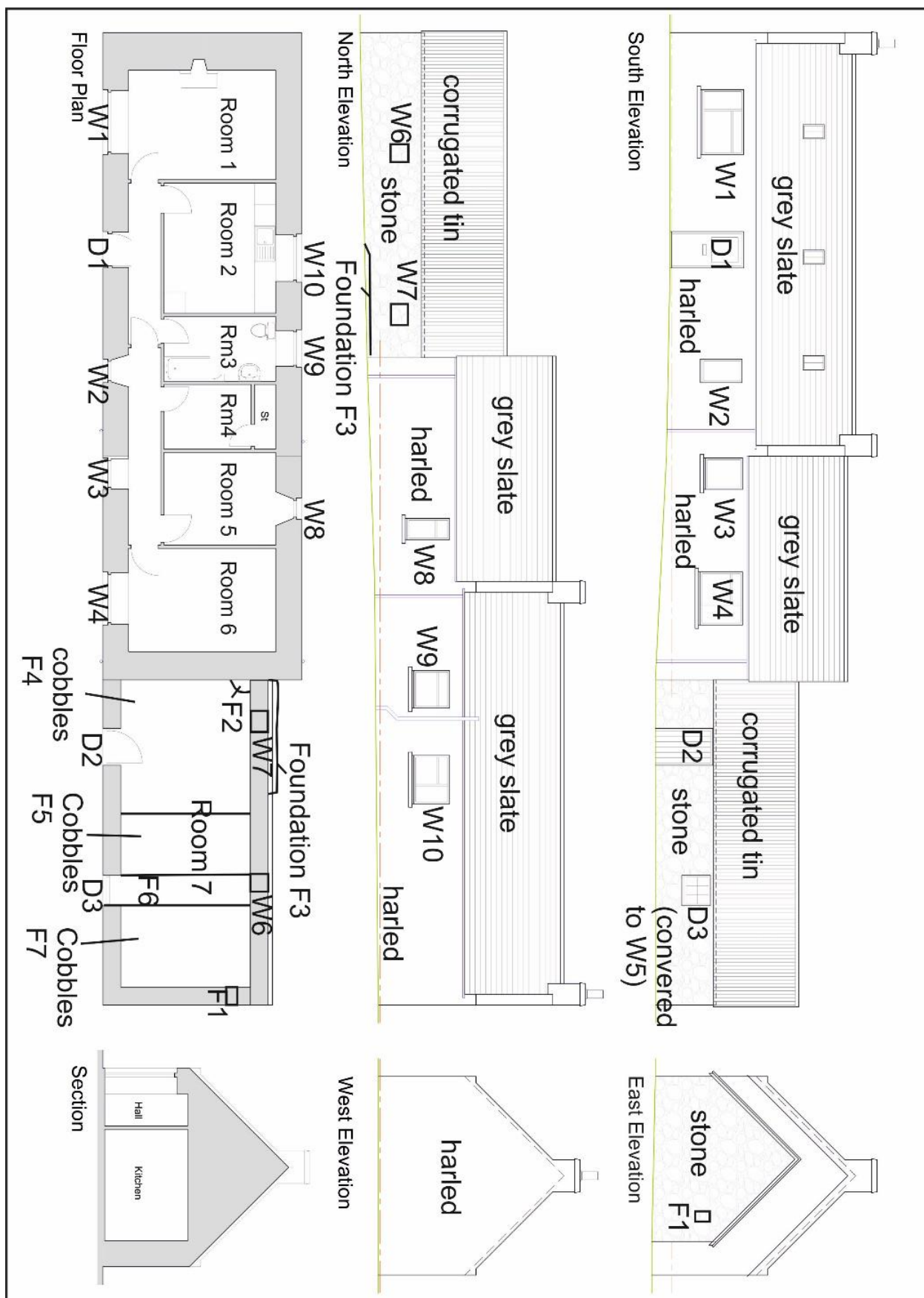
A Level 1 standing building survey was carried out on 14 May 2019. The cottage (Building 1) and the garage (Building 2) were photographed and architects plans and elevations were annotated. All areas were accessible, and the weather was hot and sunny.

3.1 BUILDING 1

Building 1 (Illus 2-11) is a rectangular one-storey stone cottage with grey slate roof, harled exterior walls and concrete window sills. Phase 1 to the west is 12m long and 6.15m wide with central door D1 on the S façade with flanking windows W1 and W2 (Illus 2-5). There are two windows W9 and W10 on the N wall. This section of the cottage consists of living room at the W end with window W1 on the S wall and fireplace on the W wall, kitchen Room 2 with window W10 on N wall, bathroom Room 3,

In Phase 2 two bedrooms were added by incorporating a former agricultural building 6.4m long and 6.15m wide. It added bedrooms Room 5 with window W8 on N wall and bedroom Room 6 at E end with window W4 on the S wall. This building also has grey slates on the roof, concrete window sills and is harled on all walls.

The Phase 3 Room 7 is 9.2m long and 5.2m wide which is butted (Illus 10) onto the Phase 2 building. It is one storey and is constructed of fieldstone and granite blocks (Illus 6-9). There are tin sheds attached to the S façade. It has two doors in the S wall D2 and D3 (later converted to window W5) and two windows on the N wall W6 and W7 both later blocked with stone. Lintels, jambs and sills are all granite blocks. The building interior has rounded and angular medium cobbles at the W end (F4), rounded cobbles F5 in the centre of the room and rounded cobbled surface F7 at the E end with a channel or grepe in between (F6; Illus 11) which is 0.75m wide. Here is a small aperture in the E gable (F1; Illus 8). There is a large boulder in the NW corner of the room which is part of the foundations (F2) and the foundations visible on the exterior of the N wall (F3).



Illus 2 Building 1 with numbers used in this survey (copyright AJC)



Illus 3 Cottage Phases 1 and 2 Rooms 1-6 S facade; facing N



Illus 4 Cottage Phases 1 and 2 Rooms 1-6 N facade; facing ESE



Illus 5 Cottage Room 1 W gable; facing E



Illus 6 Cottage Phase 3 Room 7; facing N



Illus 7 Cottage Room 7 E gable; facing W



Illus 8 Cottage Room 7 E gable F1; facing W



Illus 9 Cottage Phase 3 Room 7 N wall with blocked windows W6 (left) and W7 (right); facing S



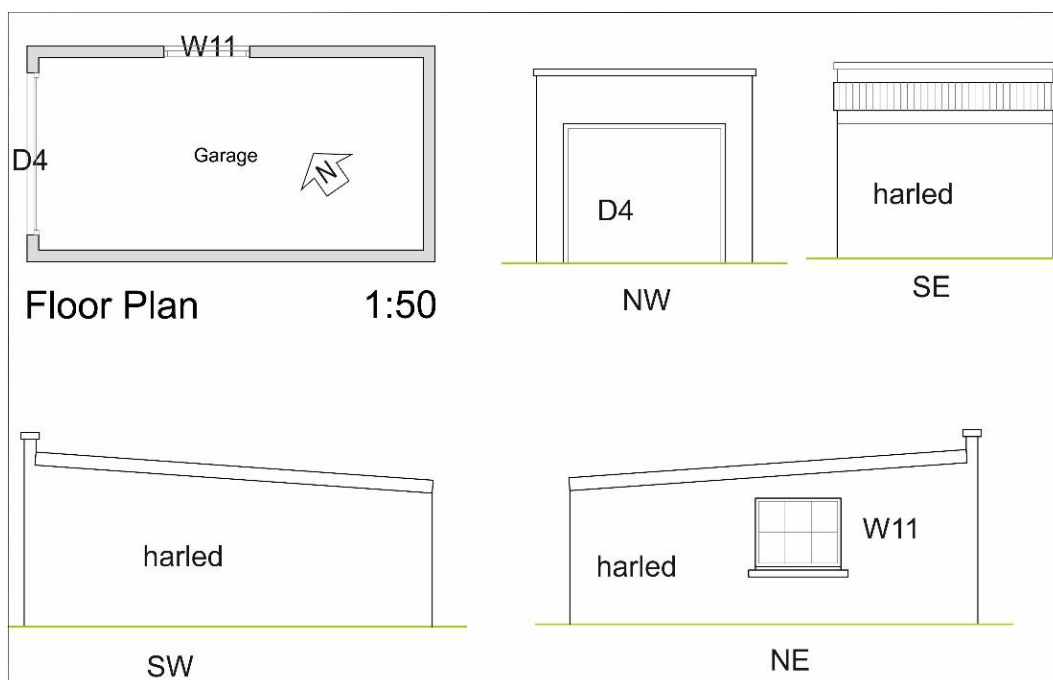
Illus 10 N wall Room 7 butted onto Phase 2 cottage; facing N



Illus 11 Room 7 cobbled surface F4 (foreground), F5, F6; facing E

3.2 BUILDING 2

Building 2 is a concrete block, harled garage built in the late 20th century (Illus 12, 13).



Illus 12 Building 2 with numbers used in this survey (copyright AJC)



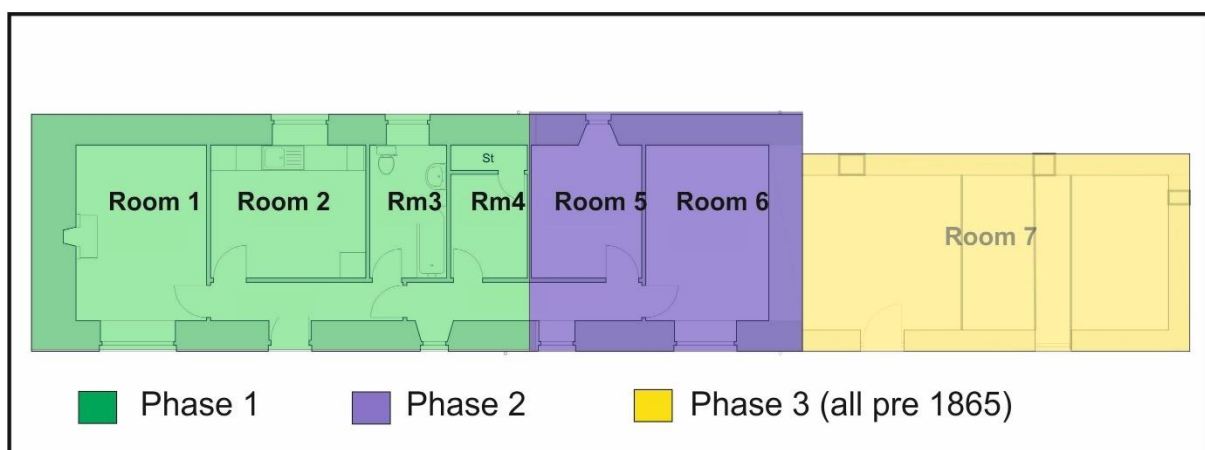
Illus 13 Building 2; facing S

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 14 May 2019. The cottage (Building 1) and the garage (Building 2) were photographed and architects plans and elevations were annotated. All areas were accessible and the weather was hot and sunny.

There were three phases in Building 1 (Illus 14), all constructed before the date of the First Edition OS map (1865; Illus 15). The Phase 1 cottage consisted of Rooms 1-4; the Phase 2 building was probably originally part of the farm and later incorporated into the house to create Rooms 5 and 6. Room 7 is a small animal byre with cobbled floors and runnel or grepe.

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



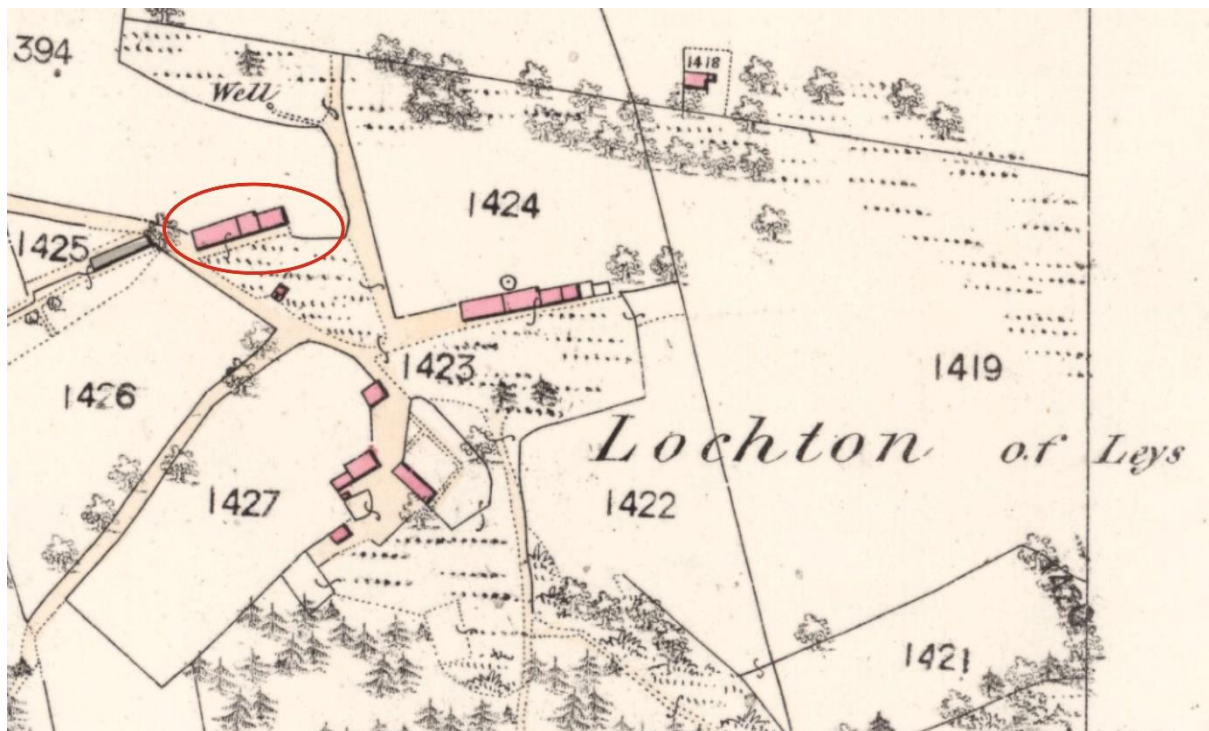
Illus 14 Phase plan Building 1 (from copyright AJC)

5 ACKNOWLEDGEMENTS

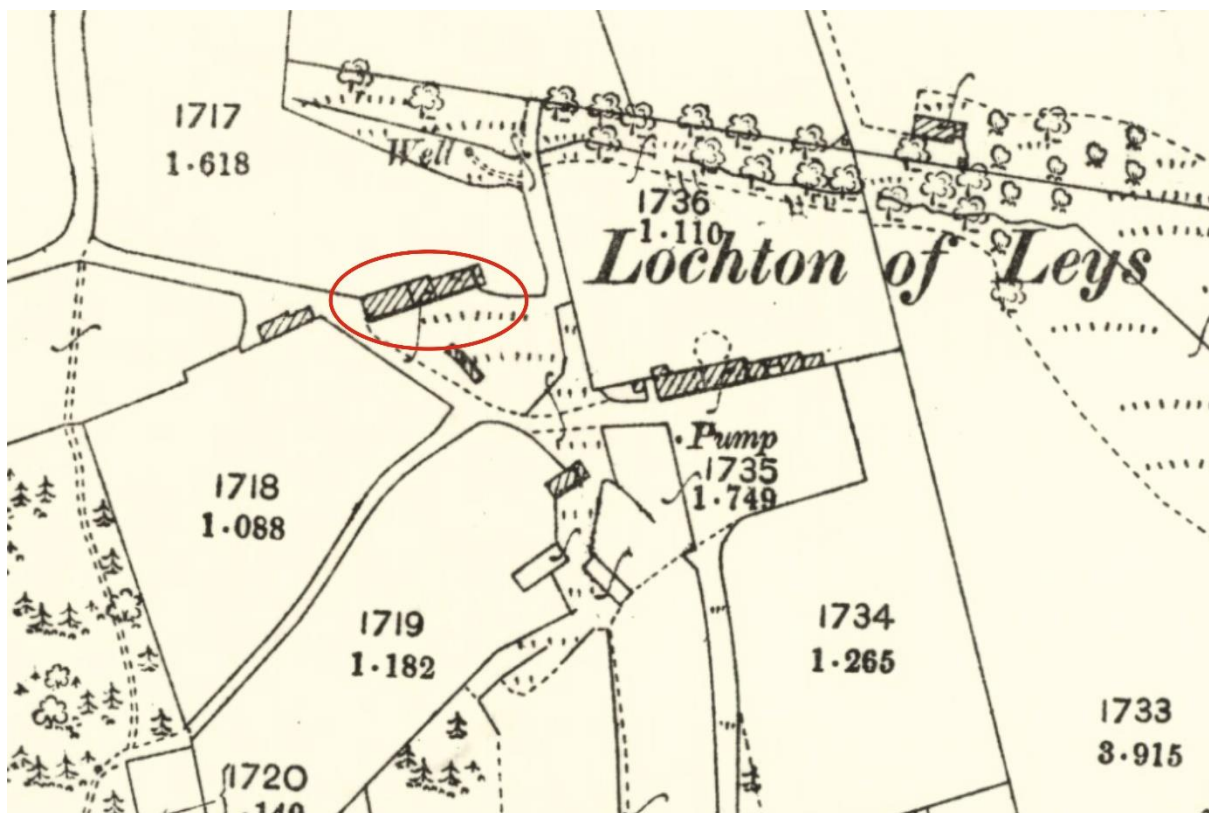
Thanks to Iain Alexander, AJC for commissioning this project and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

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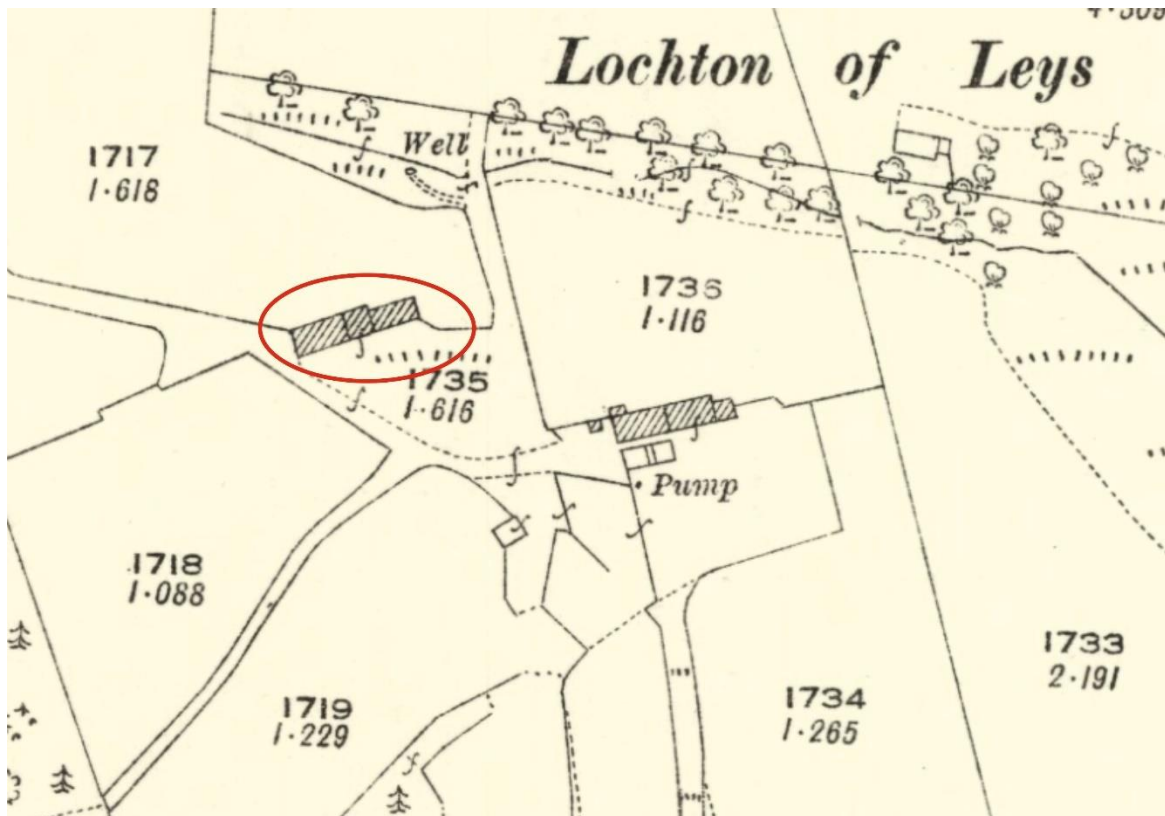
APPENDIX 1 MAPS



Illus 15 First Edition Ordnance Survey map with cottage circled in red Kincardineshire V.8 (Banchory Ternan) Survey date: 1865 Publication date: 1866 (copyright National Library of Scotland)

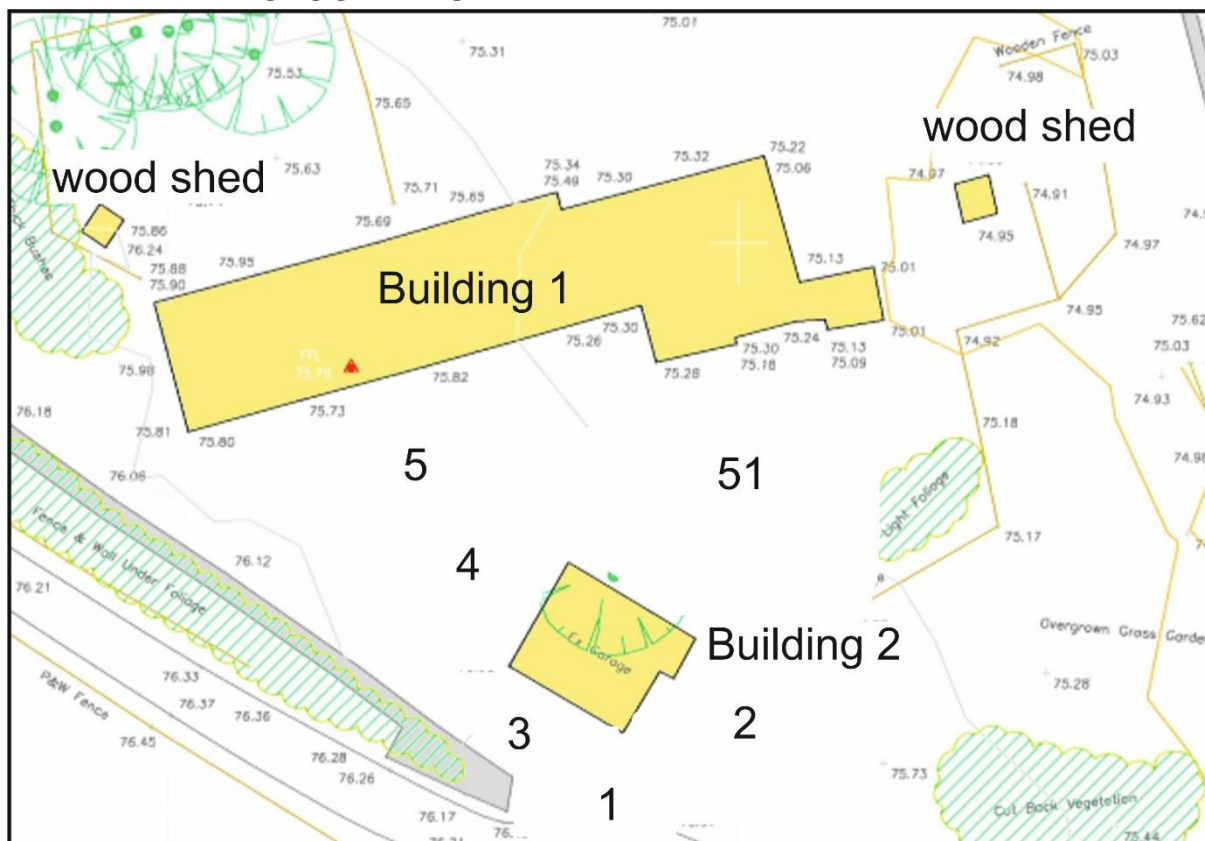


Illus 16 Second Edition Ordnance Survey map with cottage circled in red Kincardineshire IX.1 (Banchory-Ternan) Publication date: 1903 Revised: 1901 (copyright National Library of Scotland)

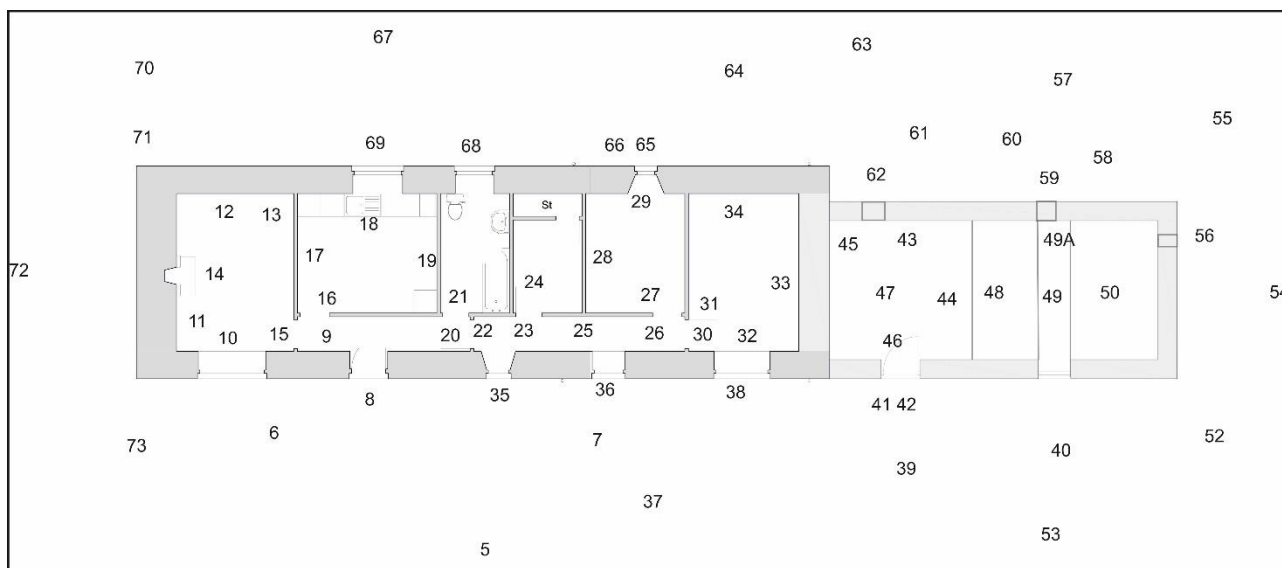


Illus 17 Third Edition Ordnance Survey map with cottage circled in red Kincardineshire IX.1 (Banchory-Ternan) Publication date: 1925 Revised: 1923 Levelled: 1902 (copyright National Library of Scotland)

APPENDIX 2 PHOTOGRAPHS



Illus 18 Camera points external Building 2 used in this survey (copyright AJC)



Illus 19 Camera points Building 1 used in this survey (copyright AJC)

Photo no	Description	Facing	Camera point
7458	Building 2 concrete block garage from S	N	1
7459	Building 2 concrete block garage SE wall	NW	2
7460	Building 2 concrete block garage SW wall	NE	3
7461	Building 2 concrete block garage NW wall D4	SE	4
7462	Building 1 Phase 1 cottage	N	5
7463	Building 1 Phase 1 cottage (left) Phase 2 (right)	N	4
7464	Building 1 Phase 1 cottage (left) Phase 2 (right)	NE	4
7465	Building 1 Phase 1 cottage W end W1, D1	N	6
7466	Building 1 Phase 1 cottage E end D1 W2	N	7
7467-8	D1	N	8
7469	Building 1 interior hall door to Room 1	W	9
7471	Room 1 N wall	N	10
7472	Room 1 E wall door to corridor	E	11
7473	Room 1 S wall W1	S	12
7474	Room 1 W wall fireplace	SW	13
7475	Room 1	W	14
7476	Corridor	E	15
7477-8	Door to Room 2	NE	15
7479	Room 2 N wall W10	NNE	16
7480	Room 2 E wall	E	17
7481-2	Room 2 S wall	S	18
7483	Room 2 W wall	W	19
7484	corridor	E	20
7485-6	door to Room 3	NE	20
7487	Room 3 N wall W9	N	21
7488	W2	SSE	22
7489-90	Door to Room 4	NE	23
7491	Room 4 N wall	N	24

7492-3	corridor	E	25
7494	W3	SE	25
7495-6	Door to Room 5	NE	26
7497	Room 5 N wall W8	N	27
7498	Room 5 E wall	E	27
7499	Room 6	NE	27
7500-1	Room 6 S wall	S	29
7502-3	Door to Room 6	E	30
7504	Room 6 E wall	NE	31
7505	Room 6 N wall	N	32
7506	Room 6 W wall	NW	33
7507	Room 6 W wall	SW	33
7508	Room 6 S wall W4	S	34
7509	corridor	W	30
7510	W2	N	35
7511	W3	N	36
7512	Building 2 N wall	S	37
7513	Building 1 Phase 2 W3 and W4	N	37
7514	Building 1 Phases 1 and 2	NW	37
7515	W4	N	38
7516	Building 2 SE wall	S	39
7517	Building 1 Phases 1 and 2	NW	39
7518	Building 1 Room 7 S wall	N	40
7519	Building 1 Room 7 S wall D2	N	41
7520-21	Building 1 Room 7 junction with Phase 2 cottage	NNW	41
7522	Building 1 Room 7 S wall exterior inside tin shed	ENE	42
7523	Building 1 Room 7 S wall exterior inside tin shed	E	42
7524-5	Room 7 S wall D2	S	43
7526-7	Room 7 W gable	W	44
7528-30	Room 7 N wall butted on to Room 2 E wall	NNW	45
7531-2	Room 7 N wall butted on to Room 2 E wall	N	45
7533	Room 7 N wall W end infilled windows W	N	46
7534	Room 7 medium rounded and angular cobbles F4	N	46
7535	Room 7 medium rounded and angular cobbles F4	E	47
7536	Room 7 cobbled surface F6	E	44
7537-8	Room 7 N wall W6	N	49
7542	Room 7 W6	N	49A
7543-4	Room 7 N wall E end	N	50
7545-7	Room 7 E gable	E	49
7548	Room 7 hole in stonework - not an aperture	E	50
7549-50	Room 7 S wall E end	S	50
7551-2	Room 7 S wall centre D3 (converted to a window W3)	S	49
7553-4	Room 7 cobbled floors	W	50
7555	Room 7	W	50
7556	Room 7 F6	N	49
7557	Room 7 F6	S	49
7558-66	Room 7 S wall	S	48

7562-4	Room 7 S wall	S	44
7565	Building 2 NE wall	SW	51
7566	Building 1	NW	51
7567	Room 7	N	53
7568	Wood sheds E of Room 7	N	52
7569	Room 7 gable with F1 (top right)	W	54
7570	Room 7	SW	55
7571	F1	W	56
7572	Room 7 N wall with blocked windows W6, W7	S	57
7573	Room 7 N wall with blocked windows W6	S	58
7574	W6	S	59
7575	Room 7 N wall (centre)	S	60
7576	Room 7 N wall with blocked windows W7	S	61
7577	W7	S	62
7578	Junction Phase 3 Room 7 (left) Room 2 (right)	SW	62
7579	Junction Phase 3 Room 7 (left) Room 2 (right)	SSE	63
7580	Phase 2 W8	S	63
7581	Phase 3 W9, W10	SSW	63
7582	W8	S	65
7583-4	Junction Phase 2 cottage (left) Phase 1 cottage (right)	SW	64
7585	Phase 3 (left), Phase 2 cottage (centre) Phase 1 cottage (right)	SE	64
7586-7	Phase 3 (left), Phase 2 cottage (centre) Phase 1 cottage (right)	SSE	64
7588	Phase 1 cottage S wall	S	64
7589-90	W9	S	65
7591	W10	S	68
7592	Wood shed NW Building 1	NW	67
7593	Phase 3 (left), Phase 2 cottage (centre) Phase 1 cottage (right)	SE	67
7594	Phase 1 cottage S wall	SSE	67
7595-6	Phase 1 cottage W wall overgrown	S	70
7597	Building 2 NW end D4	SE	73
7598-9	Building 1 W gable	W	72
7600-03	Phase 1 cottage N wall	ENE	73



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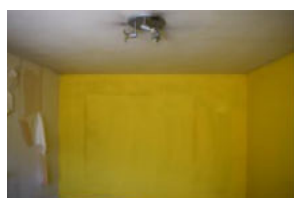
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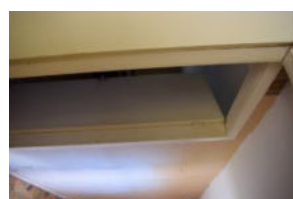
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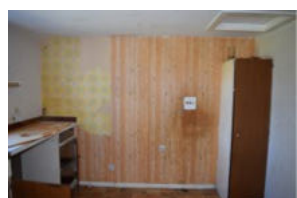
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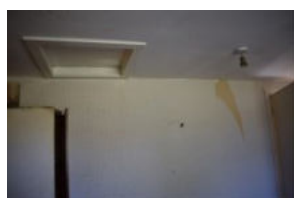
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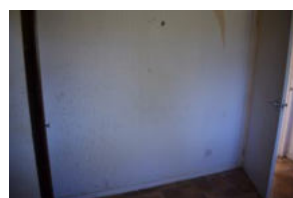
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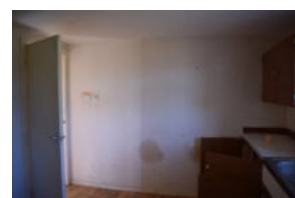
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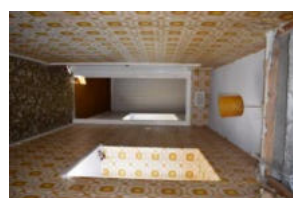
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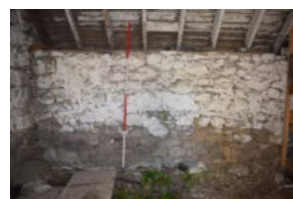
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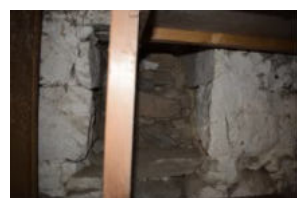
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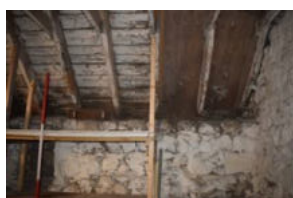
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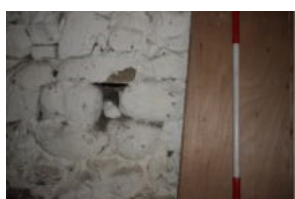
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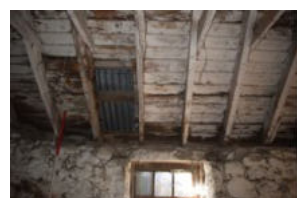
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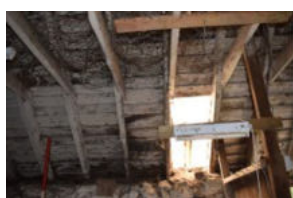
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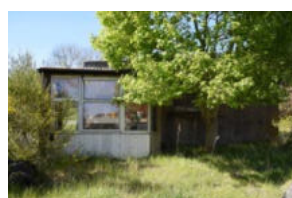
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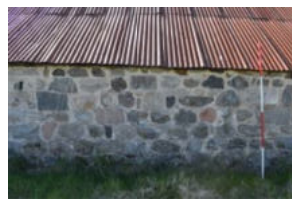
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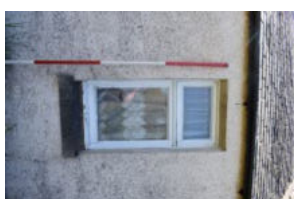
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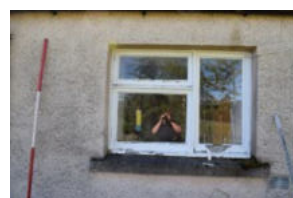
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