

**Drumtochty Arms Hotel, Market Square, Auchenblae
Aberdeenshire, AB30 1WS
Report on Level 1 Standing Building Survey**

**APP/2015/3013 Erection of Replacement Hotel and Alterations to
Former Store to Form Managers Flat**



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SUMMARY

A Level 1 standing building survey was carried out on 25 July 2019. The building is constructed of red sandstone and was built in one phase. It was part of the Drumtochty Arms Hotel which was probably originally 18th century and was extended and rebuilt throughout the 19th and 20th centuries. The hotel was rebuilt in the 2009 and prior to being fully opened was demolished by a gas explosion on 7 January 2009. This building is the only one that survived and there are piles of loose rubble around the SW and SE sides of the building allowing no access. The NE end of the building has been demolished as has the building which attached to the SE wall. 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 SE side of Mackenzie Avenue near its junction with Kintore Street. It is centred on NGR NO72714 78801, at 115-120m OD (Illus 1) and in the parish of Fordoun.
- 1.2 The work was commissioned by Kirleigh Fisher, AB Roger & Young for Drumtochty Castle. A planning application APP/2015/3013 for Erection of Replacement Hotel and Alterations to Former Store to Form Managers Flat was approved on 18 August 2016 with the requirement for a Level 1 survey on this store.
- 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.



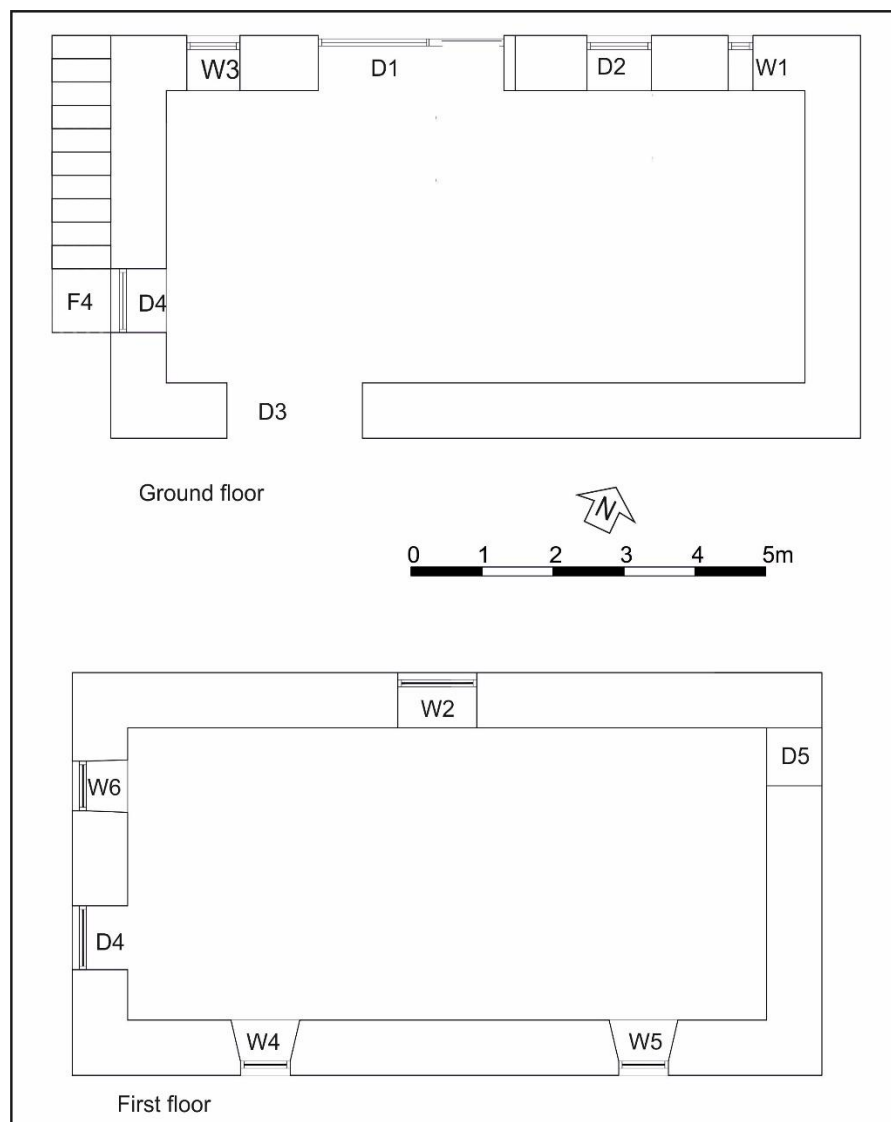
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2019)

2 BACKGROUND

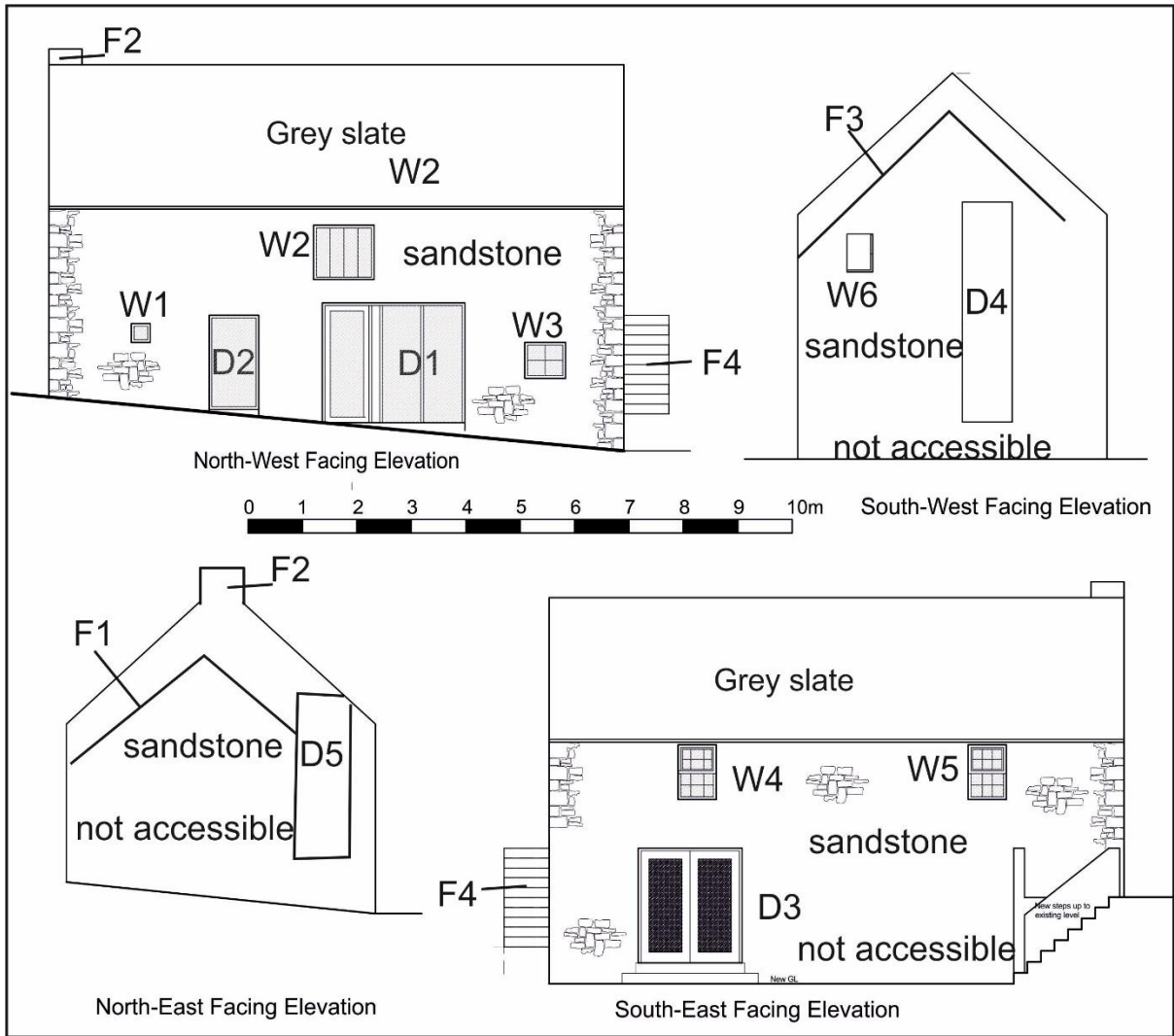
This building is on the Aberdeenshire HER as a store (NO77NW0170), currently disused, probably dating from the 18th century. It is a two-storey rubble building with a slate roof that has no skews. The store has small irregular fenestration with large lintels and quoins, a garage door, door, two blocked windows and a first-floor window on the north side. The south-west gable has a forestair to a first-floor door and window, and there is a truncated chimney at the north-west end. Slated roof, no skews. The building is Listed Category C. The hotel was demolished by a gas explosion on 7 January 2009 (BBC News) and this building is the only one that survived.

3 THE LEVEL 1 STANDING BUILDING SURVEY

A level 1 standing building survey was carried out on 25 July 2019. Architects plans and elevations were checked, corrected and annotated (Illus 2, 3). A photographic survey was carried out of the NW elevation and at a distance the other aspects. There was no access to the interior, but the client had some photographs which are included in this survey. There is loose rubble dumped on the SW and SE sides of the building which are overgrown and not accessible at this time.



Illus 2 Floor plans annotated with numbers used in this survey (copyright AB Roger & Young)



Illus 3 Elevations annotated with numbers used in this survey (copyright AB Roger & Young)

The building is 10.6m long and constructed of red sandstone blocks and rubble with a grey slate roof. There is one chimney (F2) on the NE gable. The window lintels, sills and jambs are all of red sandstone apart from the NE jamb of W1 which has been replaced more recently with light brown sandstone and the NE jamb of D1 which is constructed of sandstone rubble as the door has been extended to the NE.

There are small ground floor windows on the NW façade (W1 and W3; Illus 4), medium sized first floor window (W2) and two doors D1 and D2. There is a first floor window W6 on the SW façade and first floor door (D4) which appears to have been extended down to the ground floor but this area is inaccessible.



Illus 4 Window W3 showing red sandstone lintel, sill and jambs; facing SE

The SE wall has ground floor door D3 and first floor window W4 and W5 but these are inaccessible. The NE gable has door D5 blocked with concrete blocks and a roof raggle F1 where the building seen on the 1st and 2nd Edition OS maps has been removed (Illus 5). There is a roof raggle (F3; Illus 6) on the SW gable where a building has been attached but there is no evidence of this structure on the OS maps.

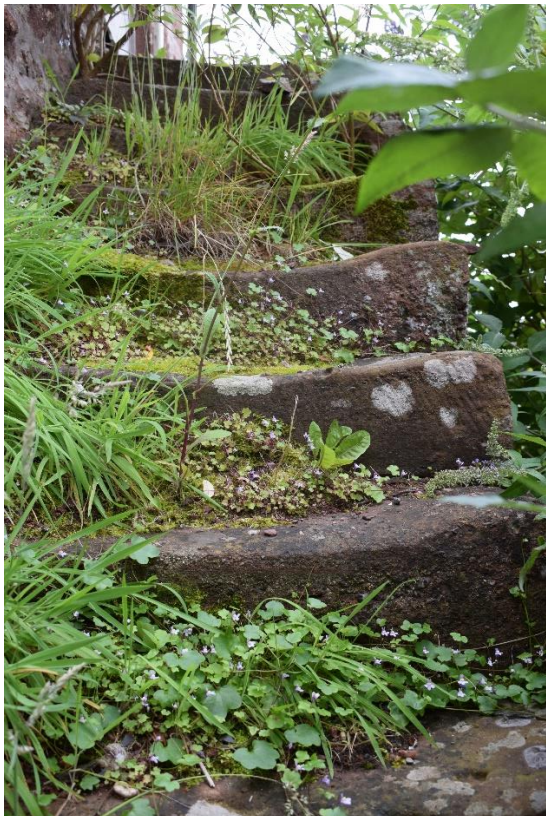


Illus 5 NE gable with roof raggle F1 (left), blocked door D5 (right) and sandstone chimney F2 (top); facing S



Illus 6 SW gable with W6 (left), blocked door (D4; right) and roof raggle F3; facing NE

There is a set of sandstone steps (F4; Illus 7); 0.85m wide attached to the SW gable which would have been used to access D4 these are not accessible and were photographed and recorded through the wooden fence.



Illus 7 Sandstone steps F4; facing SE

The interior is one large space with no first floor and no room partitions. The store was latterly converted to a pool and games room (Dougal, Drumtochty Castle, pers comm).

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 25 July 2019. The building is constructed of red sandstone and was built in one phase. It was part of the Drumtochty Arms Hotel which was probably originally 18th century and was extended and rebuilt throughout the 19th and 20th centuries. It was rebuilt in the 2009 and prior to being fully opened was demolished by a gas explosion on 7 January 2009. This building is the only one that survived and there are piles of loose rubble around the SW and SE sides of the building allowing no access. The NE end of the building has been demolished as has the building which attached to the SE wall. It is recommended that no further archaeological work is required during the current planning application.

5 REFERENCES

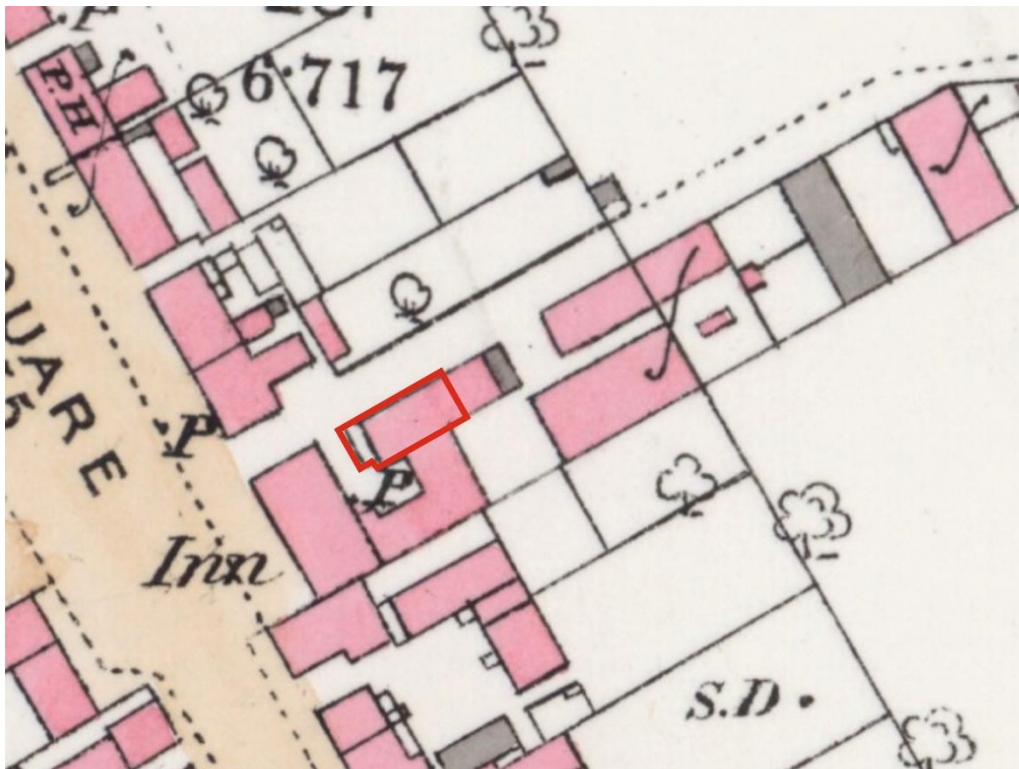
BBC News http://news.bbc.co.uk/1/mobile/scotland/north_east/7816665.stm

6 ACKNOWLEDGEMENTS

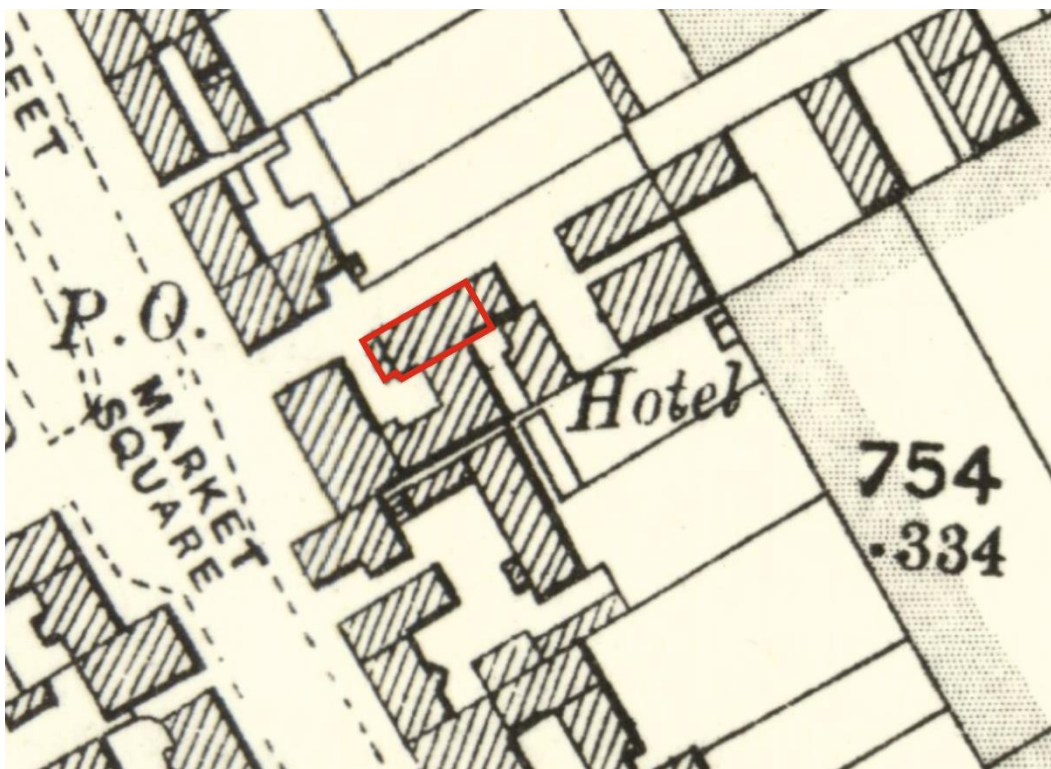
Thanks to Kirileigh Fisher, AB Roger & Young for commissioning this project, Dougal of Drumtochty Castle for assistance with the survey and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

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APPENDIX 1 MAPS

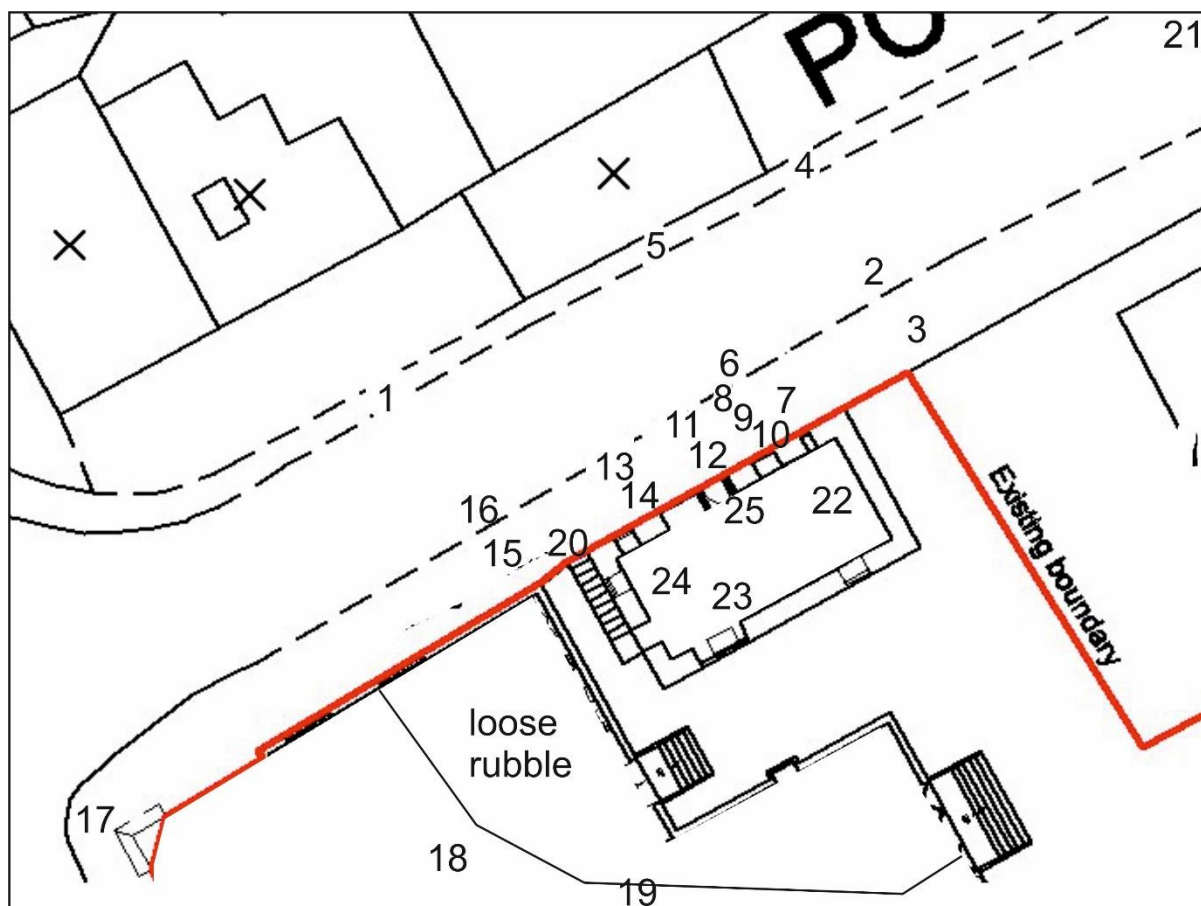


Illus 8 First Edition Ordnance Survey map with building outlined in red. Kincardineshire XX.1 (Combined) Survey date: 1863 to 1864 Publication date: 1896 (copyright National Library of Scotland)



Illus 9 Second Edition Ordnance Survey map with building outlined in red. Kincardineshire XIX.14 (Fordoun) Publication date: 1903 Revised: 1901 (copyright National Library of Scotland)

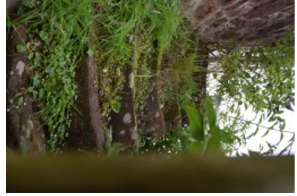
APPENDIX 2 PHOTOGRAPHS



Illus 10 Camera points used in this survey

Photo no	Description	Facing	Camera point
9100	NW frontage	SE	1
9101	NE gable from street (no access) showing blocked ?D5 and roof raggie F1 (left)	SSW	2
9102	Chimney F2	S	3
9103	Roof raggie F1	S	3
9104	NE gable from street (no access) showing blocked ?D5 and roof raggie F1 (left)	S	3
9105	D5	SSW	3
9106	Building from N	S	4
9107	Building from NW	SSE	5
9108	Chimney F2 (left) W1, D2 (right)	SE	6
9109	W1	SE	7
9110	D2	SE	8
9111	D2 lintel	SE	9
9112	D2 NE jamb large old red sandstone block weathered	SE	10
9113	D1	SE	11
9114	W2	SE	11
9115	D1 NE jamb showing door extended	ESE	12

9116	D1 NE jamb showing door extended	ESE	12
9117	D1 SW original door jamb	SW	12
9118	D1 SW original door jamb	SW	12
9119	W3	SE	13
9120	W3	SE	14
9121	SW gable (no access) W6 (top left) D4 (blocked, right)	NE	15
9122	SW gable (no access) W6 (top left) D4 (blocked, right)	NE	16
9123	W6	NE	16
9124	D4	NNE	16
9125-26	Site of demolished hotel	SE	17
9126-7	Site of demolished hotel	SSE	17
9128-9	Hotel from SW	NE	18
9130-32	Hotel from S	N	19
9133-36	Sandstone steps F4	SE	20
3057	Building showing location	SW	21
Int 1	Interior SW wall with W6 (top right)	SW	22
Int 2	Interior NW wall D1 (left) W2 (top middle) and D2, W1 (right)	N	23
Int 3	Interior NE wall	NE	24
Int 4	Interior SE wall W5 (left) W4 above D3 converted to window? (right)	S	25



DSC_9135



DSC_9136



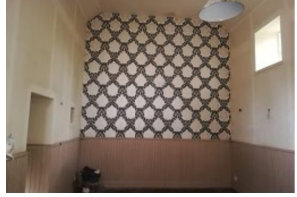
IMG_3057



int 1



int 2



int 3



int 4