

**Nether Bankhead Croft Cottage, Midmar,
Aberdeenshire, AB51 7QJ
Report on Level 1 Standing Building Survey**

**Aberdeenshire Council planning application
APP/2020/1279**



**Alison Cameron
Cameron Archaeology
26 October 2020**

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SUMMARY

A Level 1 standing building survey was carried out on 14 October 2020. The house and steading were probably constructed in the early 19th century and were well established by the 1st Edition OS map. Additions were added before the 2nd Edition OS map and then subsequently further small additions including six stack bases.

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 NW of Comers, N of Bankhead Farm. It is centred on NGR NJ6631908660, at 165-170m OD (Illus 1) and in the parish of Midmar.
- 1.2 The work was commissioned by Andrew Copus. An Aberdeenshire Council planning application APP/2020/1279 for a replacement house was approved on 7.9.20 and there is a requirement for 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 Historic Environment Policy Scotland Statement (HEPS), which state that archaeological remains should be regarded as part of the environment to be protected and managed.



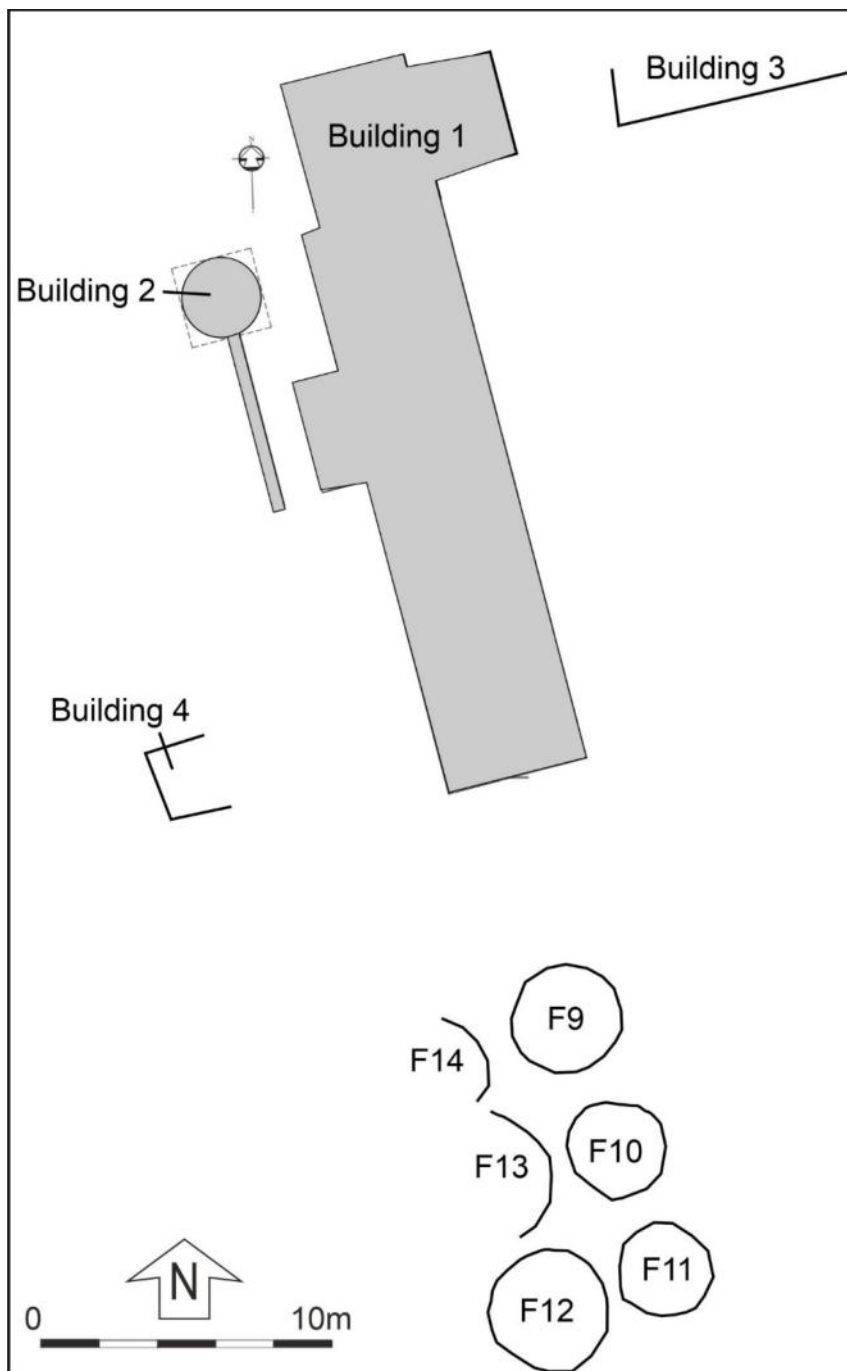
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2020)

2 BACKGROUND

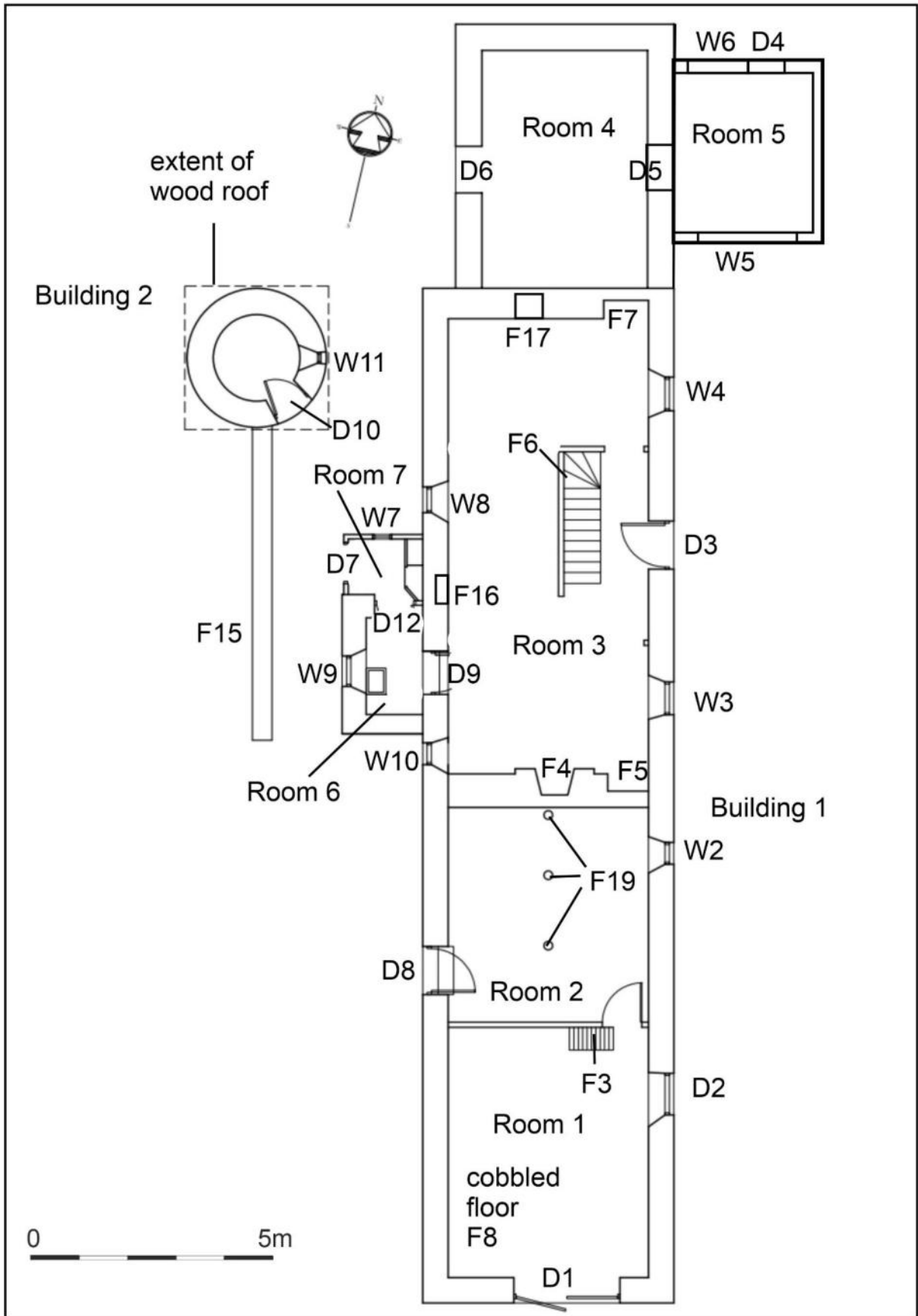
Nether Bankhead is on the Aberdeenshire HER NJ60NE0063 and HES database NJ60NE 24. On the First Edition OS map (Illus 14) Building 1 is depicted with an addition to the W and separate buildings to the NW, SW and NE. By the Second Edition OS map (Illus 15) there is also a building to the SE and Building 2 has been constructed.

3 THE LEVEL 1 STANDING BUILDING SURVEY

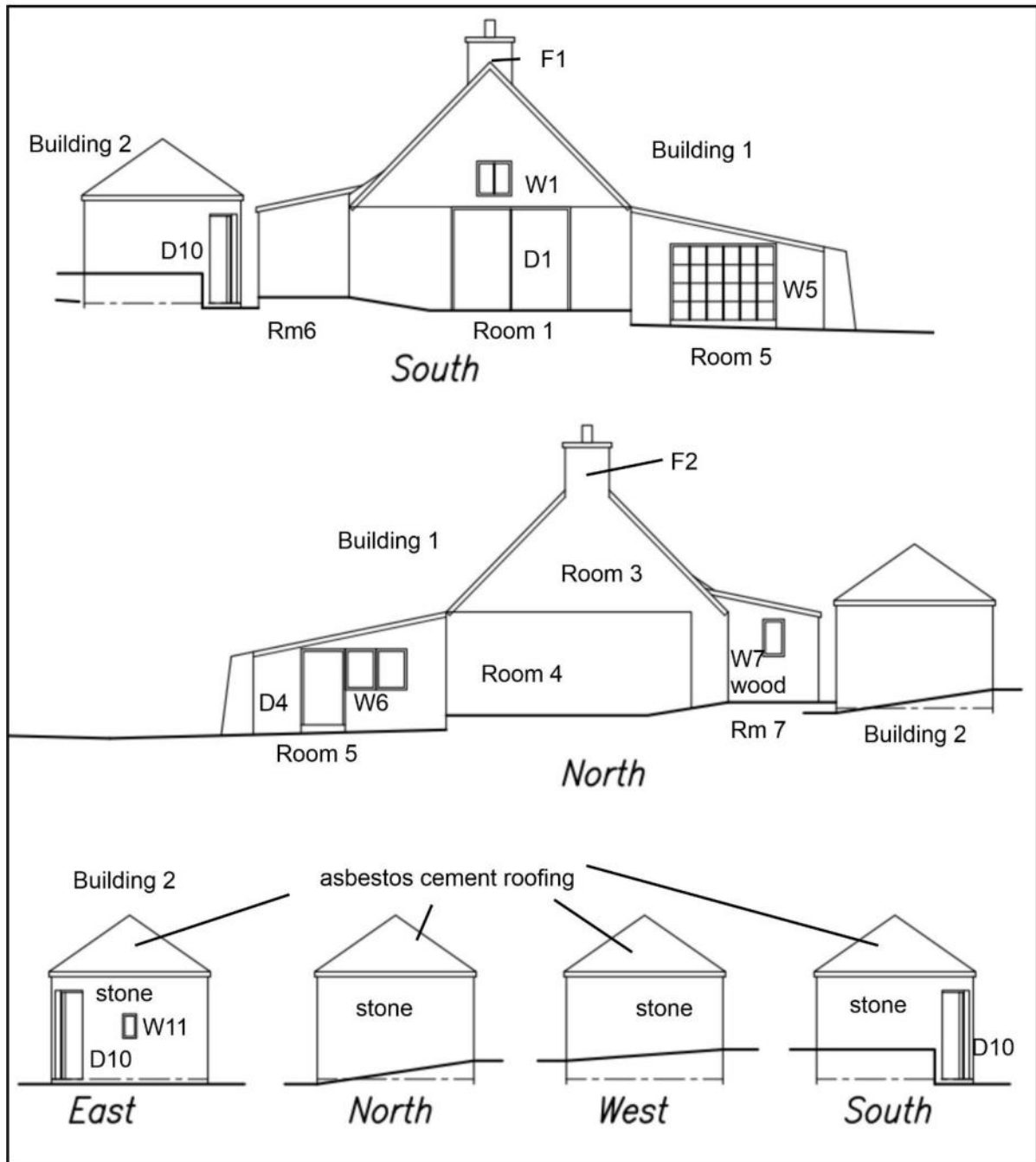
A level 1 standing building survey was carried out on 14 October 2020. Architects plans and elevations were checked and annotated with numbers used in this survey and a full photographic survey carried out.



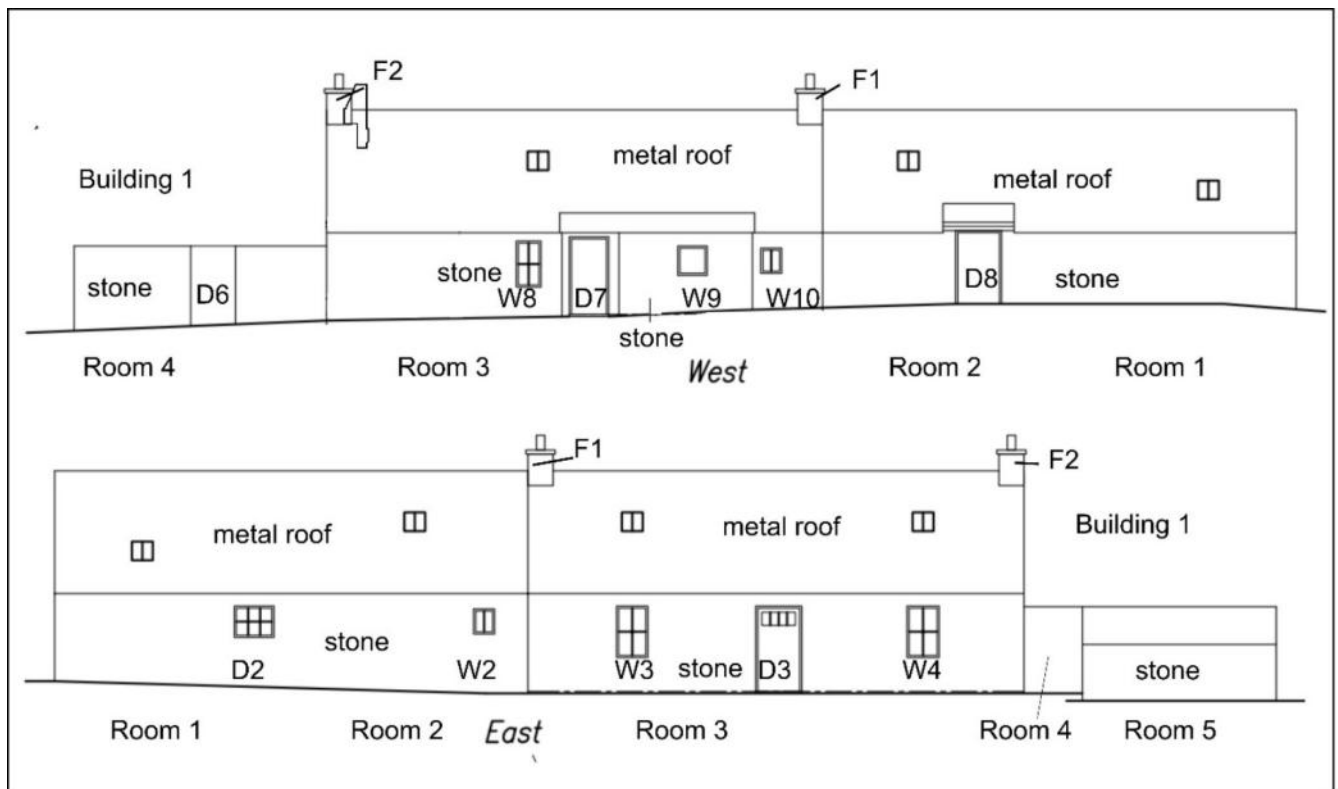
Illus 2 Plan showing Buildings 1-4 and stack bases F9-F14 (from copyright Gordon Gauld)



Illus 3 Plan showing Buildings 1 and 2 annotated with numbers used in this survey (copyright Gordon Gauld)



Illus 4 N and S elevations of Buildings 1 and all elevations Building 2 annotated with numbers used in this survey (copyright Gordon Gauld)



Illus 5 E and W elevations of Building 1 annotated with numbers used in this survey (copyright Gordon Gauld)

3.1 BUILDING 1

Building 1 is a farmhouse and steading constructed of stone blocks and fieldstones; lintels and sills of the Phase 1 structure are all granite and the E façade is harled. The farmhouse has stone chimneys on the N (F2) and S (F1) gables (Illus 2). The farmhouse (Room 3) is 12.2m long and 5.8m wide; the main steading (Rooms 1 and 2) is 11m long and 5.8m wide and built at the same time as the house. There is also an extension (Room 4) on the N end of the house 6m long and 4.7m wide and single storey porch (Rooms 6 and 7). The house and main steading are 2 storey with a metal roof and Room 4 is one storey with no roof. The farmhouse is now one single room (Room 3) with main door on the E façade (D3) flanked by two windows (W3, W4). On the W wall is D9 which leads into Phase 2 stone porch Room 6 and Phase 3 wood extension Room 7. Room 3 has a small window next to D9 (W10), fireplace F16 and a window W8. There is a fireplace on both N and S walls (F4 and F17), alcoves F5 and F7 and a wooden staircase to the first floor (F6). The stair is in poor condition as are the floors above so the lower steps were just accessed to view the attic which in one large room. Room 4 is 6m long and 4.7m wide and has been attached on to the N in Phase 2 and has a door on the W wall (D6) and a blocked door on the E (D5). This was blocked when Room 5 was added to the E; Room 5 (no access) is 3.7x3.7m in size and has a stone E wall and wooden N and S walls with door (D4) and window (W6) on the N wall and large window (W5) on the S wall.

The steading is formed by Rooms 1 and 2; it is now a single storey but was originally a ground and first floor attic. Room 1 has cobbled stone floor with channel (or greip; F8) running N-S with a door (D2) on the E wall later converted to a window. There is a large door on the S gable (D1) and window above (W1). There is a wooden staircase (F3) but there is no access as it is in poor condition. Room 2 has an earthen floor, door (D8) on the W wall and window W2 on the E wall. There are 3 wooden ceiling supports (F19). There is a garden wall F15 parallel to Building 1 and attached to Building 2.



Illus 6 Room 3 S wall alcove F5 (left), stove F4 (centre), window W10 (right); facing S



Illus 7 Porch Room 6 with Room 7 (left); facing NE



Illus 8 Room 5 E wall; facing W



Illus 9 Steading from SW; facing NE



Illus 10 Room 1 cobbled floor F8



Illus 11 Room 4 with D6; facing E

3.2 BUILDING 2

Building 2 is a dairy room 3.1m x 3.1m in size with an internal width of 2.1m. It is circular, one storey and stone built with a square roof covered with asbestos cement roofing. It is harled on the exterior and plastered on the interior. There is a door D10 at the SE and a small window W11 on the E side.

3.3 BUILDING 3

A fragment of Building 3 which appears on the 2nd Edition of the OS map survives in the garden attached to the garden wall.

3.4 BUILDING 4

Building 4 appears on the 2nd Edition OS map. It survives as part of a garden wall and a small stone 'cupboard' which may have been for food storage such as a meat safe.



Building 4 stone 'cupboard'; facing NNW

3.5 STACK BASES F9-F14

Six stone stack bases were constructed in the area of a small building on the 1st (when it was unroofed) and 2nd Edition OS map and are therefore later than 1899. They may have been constructed using the stone from this demolished building. They are circular, 3.1-3.7m in diameter and up to 0.8m high.

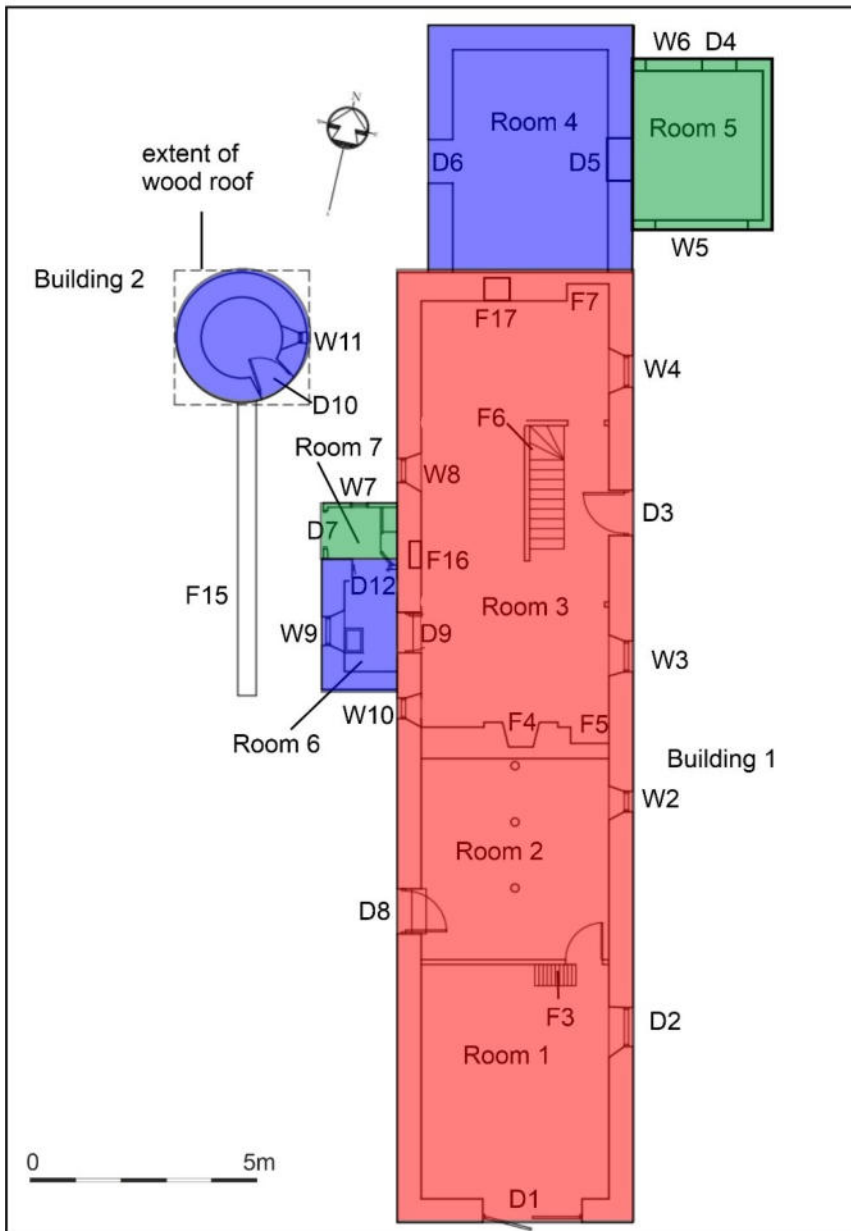


Illus 12 Stack base F12; facing E

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 14 October 2020. The house and steading were probably constructed in the early 19th century and were well established by the 1st Edition OS map. Additions were added before the 2nd Edition OS map and then subsequently further small additions including six stack bases.

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



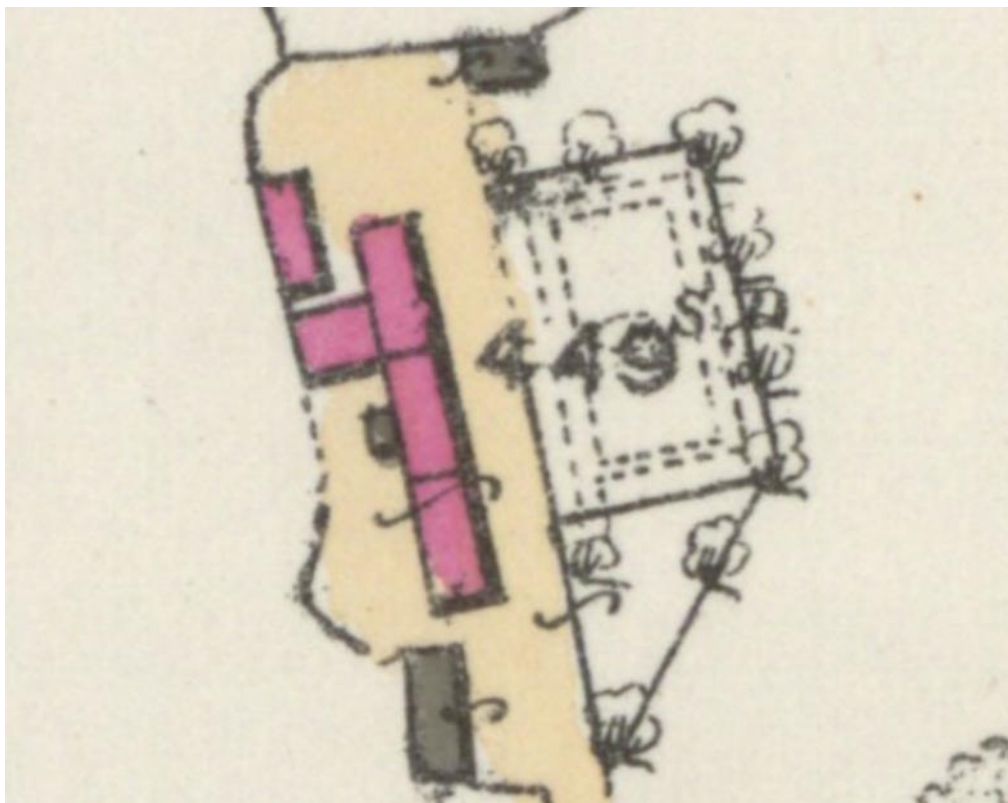
Illus 13 Phase plan: Phase 1 (red) Phase 2 (blue) Phase 3 (green) (copyright Gordon Gauld)

5 ACKNOWLEDGEMENTS

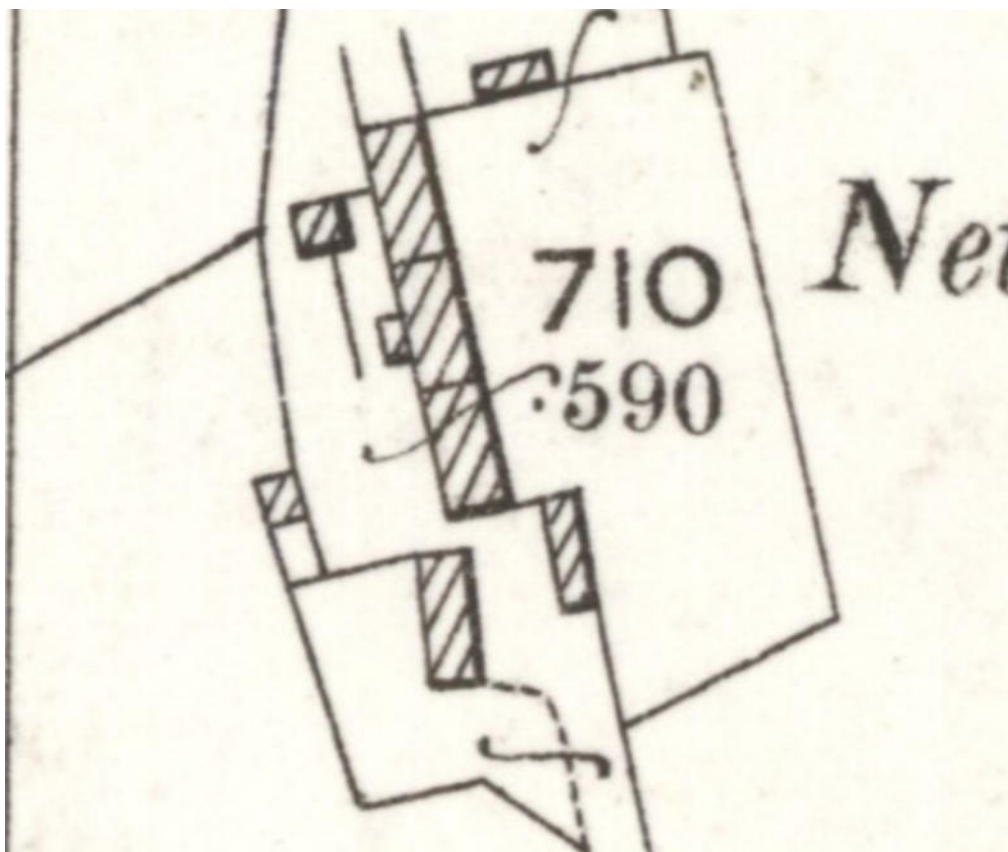
Thanks to Andrew Copus for commissioning this project and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

Cameron Archaeology
 45 View Terrace
 Aberdeen
 AB25 2RS
 01224 643020
 07581 181057
 cameronarch@btinternet.com
 www.cameronarchaeology.com
 Company registration no 372223 (Scotland)
 VAT registration no 990 4373 00

APPENDIX 1 MAPS

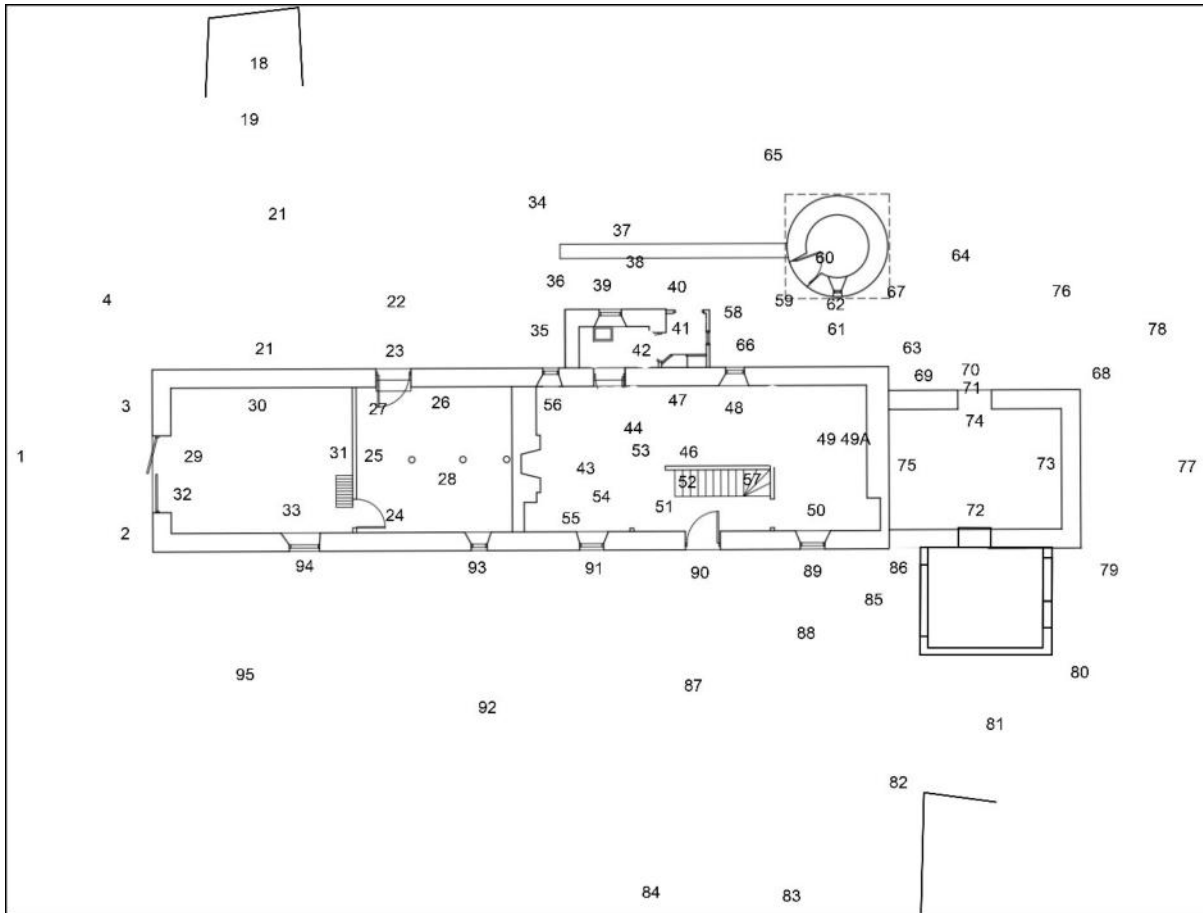


Illus 14 First Edition Ordnance Survey map showing Nether Bankhead. Aberdeenshire LXXII.8 (Midmar) Survey date: 1865 to 1866 Publication date: 1866 (copyright National Library of Scotland)

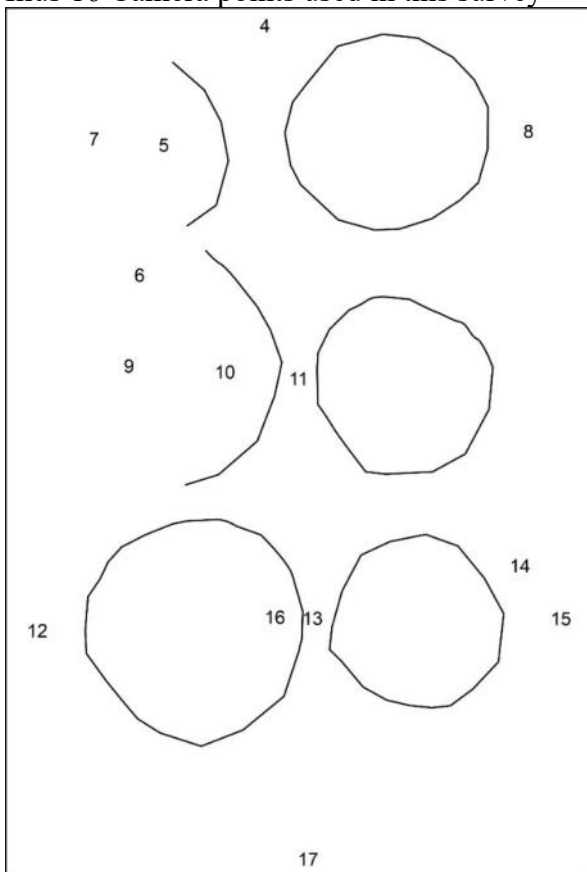


Illus 15 Second Edition Ordnance Survey map showing Nether Bankhead. Aberdeenshire LXXII.8 (Midmar) Publication date: 1900 Revised: 1899 (copyright National Library of Scotland)

APPENDIX 2 PHOTOGRAPHS



Illus 16 Camera points used in this survey



Illus 17 Camera points used in this survey (stack bases F9-14)

Photo no	Description	Facing	Camera point
4535	Building 1 S gable D1 with W1 above	N	1
4536	Wall with D1 (left)	N	2
4537	Wall with D1 (right)	N	3
4538	Building 1 from SW	NE	4
4539	Stack bases	S	4
4540	Stack bases F14 (foreground) F9 (top)	E	5
4541	Stack base F9	NE	6
4542	Stack bases F14 (foreground) F9 (top)	E	7
4543	Stack base F9	W	8
4544	Stack bases F13 (foreground) F10 (top)	E	9
4545	Stack bases F13 (foreground) F10 (top)	E	10
4546	Stack base F10	E	11
4547	Stack bases F12 (foreground) F11 (top)	E	12
4548	Stack base F11	E	13
4549	Stack base F11	SW	14
4550	Stack bases F11 (bottom) F12 (top)	W	15
4551	Stack bases F11 (bottom) F12 (top)	W	15
4552	Stack bases	N	17
4553	F18	NNW	18
4554	F18	NW	19
4555	Building 1 Room 1 W wall	E	20
4556	modern graffiti	E	21
4557	D8	E	22
4558	D8 steps	E	23
4559	Room 2 D8	W	24
4560	Room 2 W wall D8 (left)	NW	24
4561	Room 2 N wall	N	25
4562	Room 2 N wall	N	24
4563	Room 2 E wall W2 (left)	E	26
4564	Room 2 E wall W2 (left)	E	27
4565	Room 2 S wall	SSW	28
4566	D11	S	24
4567	Room 1 N wall	N	29
4568	Room 1 N wall and roof above	N	29
4569	Room 1 cobbled floor F8	N	29
4570	Room 1 cobbled floor F8	S	31
4571	Room 1 cobbled floor F8	S	31
4572	Room 1 W wall	W	33
4573	Room 1 W wall	SW	33
4574	Room 1 cobbled floor F8	S	31
4575	Room 1 S wall D1 with W1 above	S	31
4576	D1 E jamb	E	32
4577	D1 E jamb and Room 1 E wall	ENE	32
4578	D2 converted to window	E	31
4579	Roof above	E	31

4580	D2 converted to window	E	33
4581-3	Wooden stair F3 (no access)	NW	33
4584	Building 1 W wall	SW	34
4585	Building 1 W wall D8 (right)	E	34
4586	Room 6 porch extension junction with Room 3	NE	35
4587	Room 6 porch extension junction with Room 3	NNE	35
4588	Building 2 (left), garden wall F15 (centre) Building 1 (right)	N	36
4589	Building 1 porch Room 6	E	37
4590	Building 1 porch Room 6	E	38
4591	Building 1 porch Room 6	NE	34
4592	W9	E	39
4593	D7	E	40
4594	Room 7 wood panelling E wall	E	41
4595	Room 7 N wall W7	N	42
4596-7	D12	SSE	41
4598-9	Room 6	S	42
4600	Room 3 W wall W10 (left) D9 (centre)	W	43
4601	Room 3 D9	W	44
4602	Room 3 F16 (left) W8 (right)	W	46
4603	Room 3 F16	W	47
4604-5	Room 3 W8	W	48
4606	Room 3 W wall	W	49
4607	Room 3 roof above	W	49
4608	Room 3	S	49
4609	Room 3 N wall F17 (centre) alcove F7 (right)	N	49
4610	Room 3 N wall F17 (centre) alcove F7 (right)	N	50
4611	Room 3 F17	N	49A
4612	Room 3 E wall W4	E	49
4613	Room 3 E wall W4	E	50
4614	Room 3 wall between W4 and D3	NE	51
4615-16	Room 3 D3	ENE	51
4617	Room 3 stair F6 with D3	NE	53
4618	Room 3 W3	E	54
4619	Room 3 S wall F5 (left) F4 (centre)	S	53
4620	Room 3 F5	S	55
4621-22	Room 3 F4	S	43
4623	Room 3 W10	W	56
4624	Room 3 W wall W10 (left) D9 (centre)	W	43
4625	Room 3	N	43
4626	Room 3 wooden stair F6	SW	50
4627	Room 3 wooden stair F6	S	57
4628	Building 1 first floor attic photographed from stair only	S	57A
4629	Building 1 first floor attic photographed from stair only	N	57A
4630-1	Building 2 door D10	NW	58
4632	Building 2 door D10	NW	59
4633	Building 2 interior W11 (right) and wooden shelves	N	60
4634	Building 2 interior wooden shelves and plastered walls	NNW	60

4635	Building 2 interior wooden shelves and plastered walls	NW	60
4636	Building 2 interior roof	NW	60
4637-8	Building 2 E wall W11	NW	61
4639-40	Building 2 W11	NW	62
4641	Building 2	SW	63
4642	Building 2	S	64
4643	Building 2	NE	65
4644	Building 1 W8 behind modern shed	SE	66
4645	Building 1 Room 3 W wall N end	E	67
4646-7	Building 1 N gable with Room 4 (bottom)	SSE	68
4648	Building 1 junction of N gable and Room 4	SSE	69
4649	View of Bennachie		
4650-51	Room 4 W wall D6	E	64
4652	Room 4 W wall D6	E	63
4653	Room 4 W wall	E	70
4654	Room 4 W wall D6	SSE	71
4655	Room 4 W wall interior D6	W	72
4656	Room 4 W wall interior D6	WNW	72
4657-8	N gable Room 3	S	73
4659	Room 4 E wall D5	ESE	74
4660	Room 4 E wall D5	E	74
4661-2	Room 4 N wall	N	75
4663	Building 2	SW	71
4664-5	Room 4 W wall	E	76
4666-7	Room 4 N wall	S	77
4668	Room 4	SE	78
4669	Room 4	SW	79
4670	Room 5 N wall	S	79
4671	Room 5 N wall	S	80
4672	Room 5 E wall	W	81
4673	Building 3	E	81
4674	Building 3	NE	82
4675	Building 3	N	83
4676	Building 3	N	84
4677	Room 5 S wall	N	85
4678	Room 4 junction with Phase 1 Room 3	W	86
4679	Building 1 cottage	W	87
4680	Building 1 cottage (left) Room 4/5 (right)	WNW	87
4681	Building 1	SW	87
4682	D3 (left) W4 (right)	W	88
4683-4	W4	W	89
4685	D3	W	90
4686	W3	W	91
4687	Building 1 E wall	W	92
4688	W2	W	93
4689	D2 converted to window	W	94



DSC_4535



DSC_4536



DSC_4537



DSC_4538



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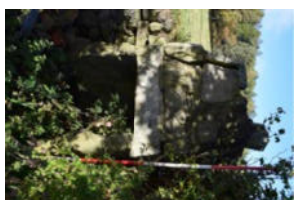
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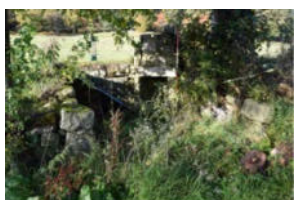
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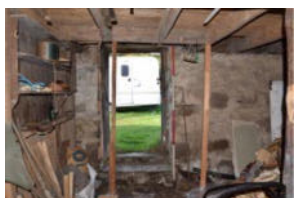
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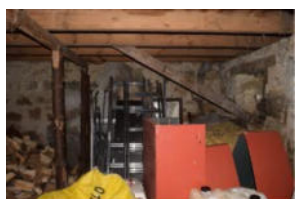
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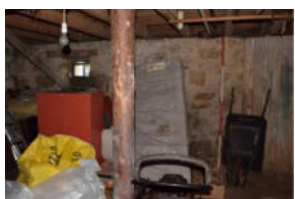
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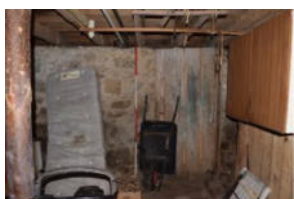
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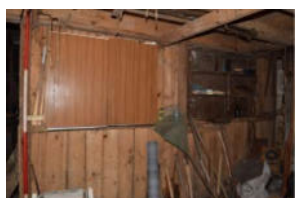
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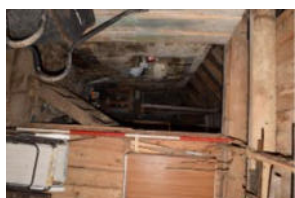
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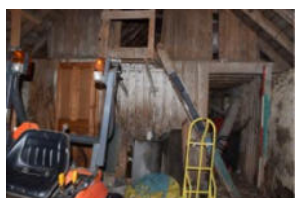
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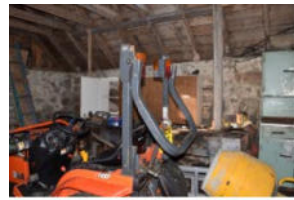
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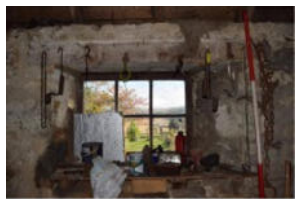
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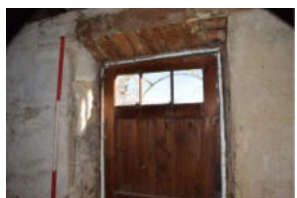
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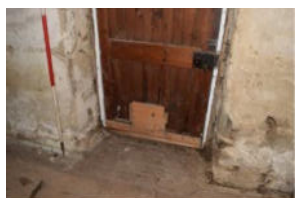
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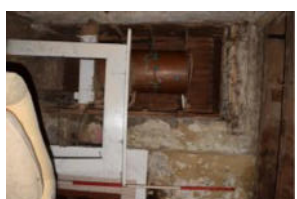
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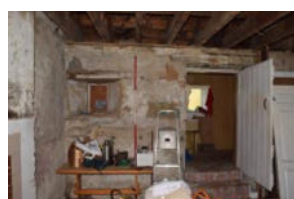
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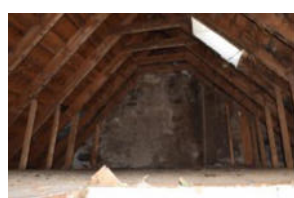
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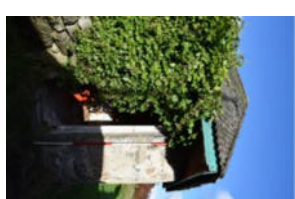
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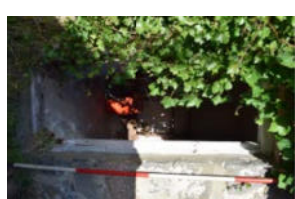
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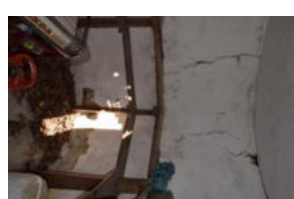
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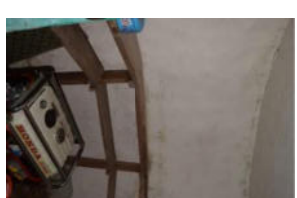
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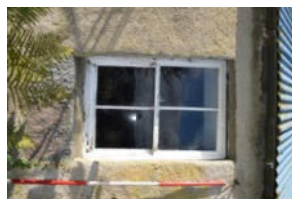
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DSC_4681



DSC_4682



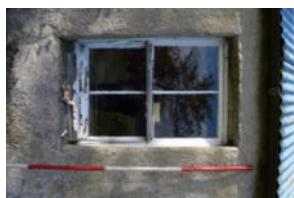
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DSC_4684



DSC_4685



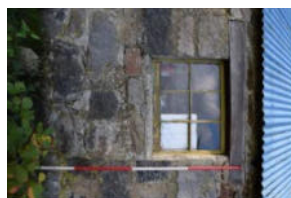
DSC_4686



DSC_4687



DSC_4688



DSC_4689



DSC_4690