# Reinacharn Bothy, Tarland, Aberdeenshire, AB34 4XT

# **Report on Level 1 Standing Building Survey**

ABERDEENSHIRE COUNCIL PLANNING APPICATION APP/2021/1737



Alison Cameron Cameron Archaeology 14 October 2021

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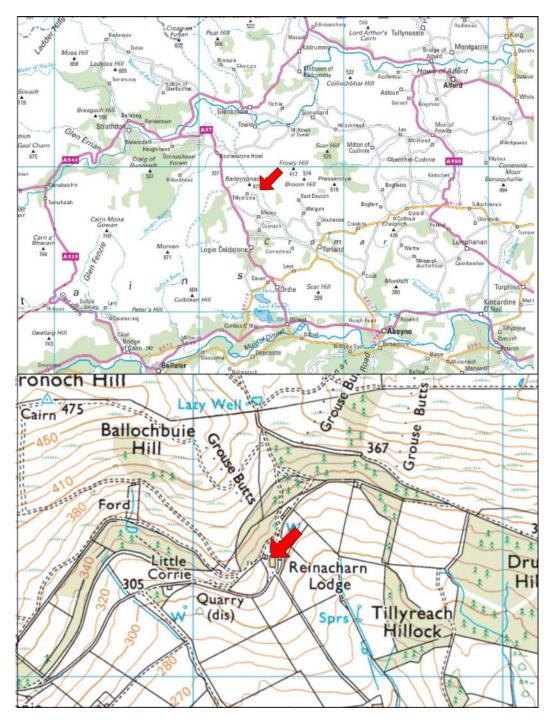
#### SUMMARY

A level 1 standing building survey was carried out on 7 October 2021. A measured survey was carried out and a photographic survey. Building 1 was constructed in the mid 20<sup>th</sup>-century in one phase. Building 2 has an 18<sup>th</sup>-or 19<sup>th</sup>-century stable building (Rooms 12 and 13) with red brick floor and the remains of wooden stalls. The W wing of the building has a stone core which is 19<sup>th</sup>-century in date with additions in the mid and late 20<sup>th</sup>-century. The W wing has been completely refitted inside in the 20<sup>th</sup>-century but was probably originally a stone agricultural building.

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 N of Migvie at Reinacharn Lodge. It is centred on NGR NJ4425308400 (Building 1) 4425208389 (Building 2), at 305-310m OD (Illus 1) and in the parish of Logie-Coldstone.
- 1.2 The work was commissioned by Sarah Farquhar, Bidwells for owner Peter Turner. A planning application APP/2021/1737 for demolition of dwellinghouse 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.



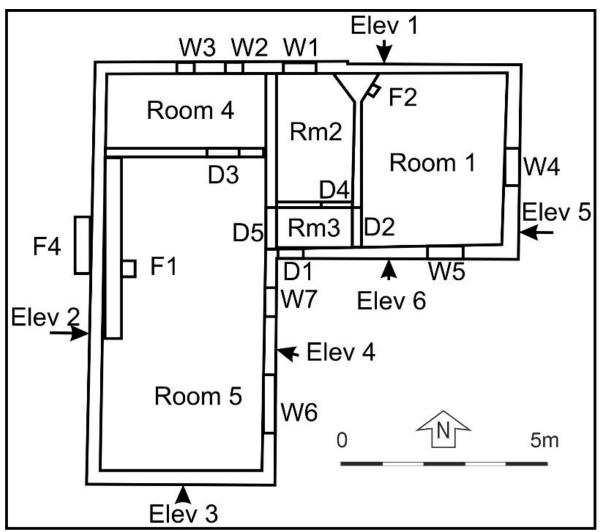
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2021)

# 2 BACKGROUND

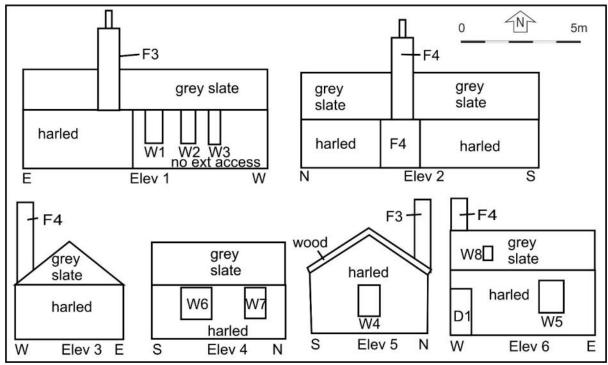
The site appears in Aberdeenshire HER (NJ40NW0135) and is a lodge, farmstead and kennels, in use, depicted on historic mapping as Rinnacharn (Illus 14, 15). The HES record number is NJ40NW 112.02, .03.

# 3 THE LEVEL 1 STANDING BUILDING SURVEY

A level 1 standing building survey was carried out on 7 October 2021. A measured survey was carried out (Illus 2, 3, 7, 8) and a photographic survey. The buildings are in a poor condition and overgrown but all areas were accessible apart from the E side of Building 1 which is very overgrown and the NW corner of Building 2 where water has rotted the floor making the area unsafe. There is no access to the first floor of Building 2 so it has been recorded from the ground floor only.



Illus 2 Building 1 plan



Illus 3 Building 1 elevations

# 3.1 Building 1

Building 1 is an L-shaped building 10.3m N-S and 10.8m E-W (Illus 2, 4). The walls are 0.2m thick and the walls are harled with grey slate roof and concrete lintels throughout. There are 5 rooms: Room 1 has window on the E wall (W4) and S wall (W5), door to the corridor (D2) and a fireplace in the NW corner (F2). The wall between Rooms 1 and 2 is thickened at the N end to allow for chimney F3. Room 2 is a bathroom with window in N wall (W1) and door to corridor on S wall (D4); Room 3 is a corridor with door to exterior (D1) on S wall and door to Room 4 (D5) on the W wall; Room 4 is wood paneled (Illus 5), has two windows on the N wall (W2, W3); Room 5 has two windows on the E wall (W6, W7), door to Room 4 on N wall (D3) and fireplace on the W wall (F1; Illus 6) with exterior chimney breast and chimney (F4). There is a rooflight (W8) on the S facing grey slate roof.



Illus 4 Building 1 from E



Illus 5 Room 4 showing wood paneling and W31 (left); facing E

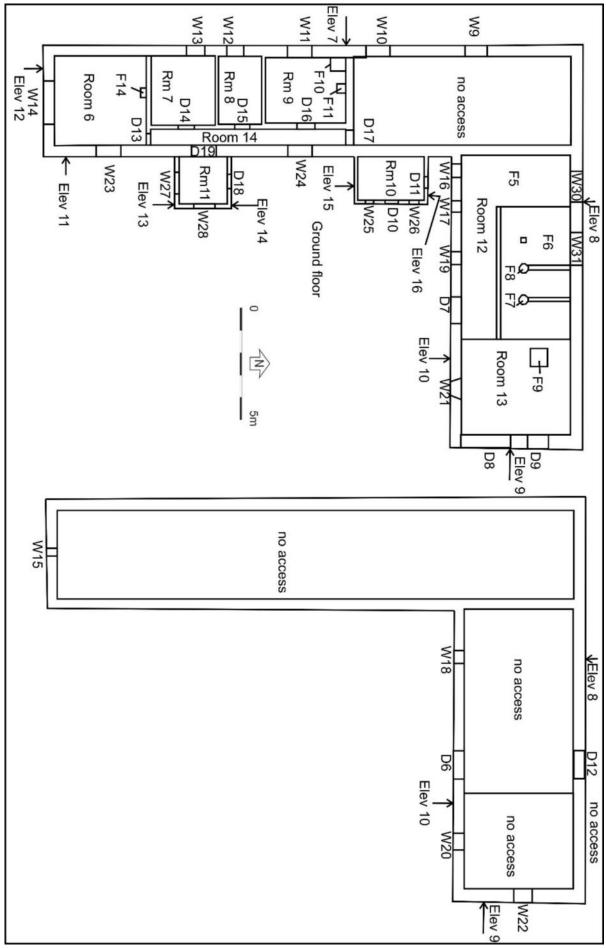


Illus 6 Room 5 W wall fireplace F1; facing W

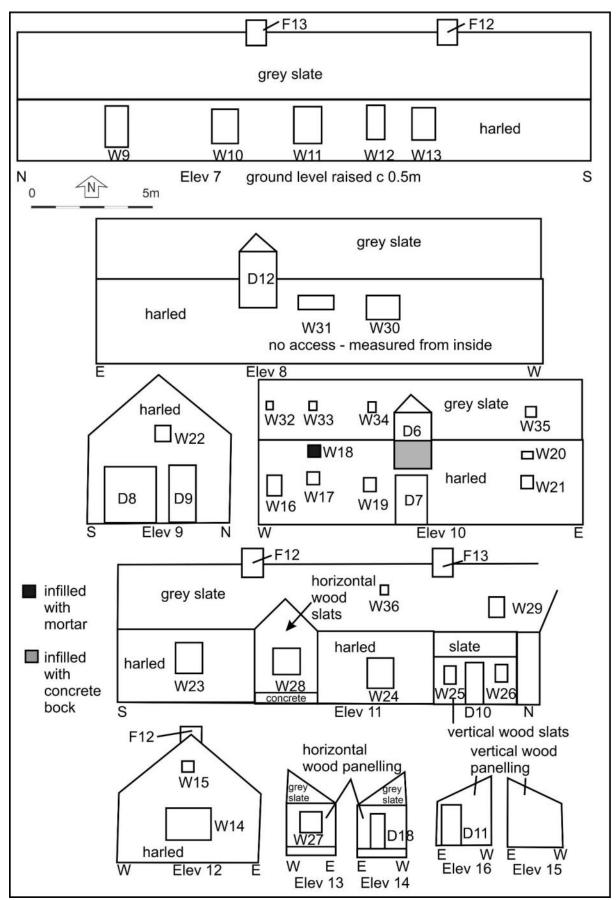
# 3.2 Building 2

Building 2 is 24.8m N-S and 20m E-W. The first phase of the building is the stable block (Rooms 12 and 13); it is possible that the N and W wings of this building are contemporary but alterations and areas which are inaccessible make this impossible to confirm. It is 14x6.1m in size with stone walls 0.6m thick. Room 12 is the stables with a red brick floor

(F5); the bricks are 22.5x8cm in size. In the area of the stalls concrete floor has been laid (F6) with octagonal wood uprights (F7 and F8) forming the ends of the stall dividers. The room has two windows on the N wall (W30 and W31), small windows on the S wall W16, W17 and W19 on the ground floor and upper window W18. There is a door D7 and above that is a former door (D6) which has been partially blocked with concrete; a door on the N wall of this building (D12) is not accessible. The W wall is also in concrete block, presumably added when the W wing was constructed (or when it was converted if they are contemporary). Room 13 has a concrete floor, windows on the S wall (W20, W21) and large cart door on the E wall (D8) and smaller door (D9) with window (W22) on the upper floor (not accessible). There is a concrete block on the floor (F9) with metal fittings where a piece of machinery has been sited. This may have been the former smithy associated with the stables. There are rooflights on the S facing roof (W32-35).



Illus 7 Building 2 plans of ground and first floor (no access)



Illus 8 Building 2 elevations



Illus 9 Room 13 (right), Room 12 (left); facing NW



Illus 10 Room 12 brick floor F5; facing W

The second phase is the W wing Rooms 6-9 and the area which is inaccessible. The walls are 0.3m thick, harled on the exterior and with a grey slate roof. The building has been converted into a domestic structure. Five rooms were recorded: Room 6 has a large window (W14) on the S wall, small first floor attic window (vent) on the first floor (not accessible; Illus 11), window (W23) on the E wall and fire on the N wall (F14; Illus 12); Room 7 has a window on the W wall (W13); bathroom Room 8 has a window on the W wall (W12); Room 9 has a window on the W wall (W11), fireplace on the N wall (F11) and cupboard in the NW corner (F10). The areas rooms to the N are inaccessible due to water ingress and rotted floorboards (including W9 and W10). There is a corridor (Room 14) running along the E side of the building with Door D19 to the porch (Room 11) and window W24 and doors to the rooms (D13-D17). There is a rooflight on the E facing roof (W36). There are two stone chimneys (F12 and F13).



Illus 11 Room 6 S wall W14 (below) W15 (above); facing N



Illus 12 Room 6 N wall fireplace F14 showing collapsing ceilings and rotten floorboards; facing N

In Phase 3 Room 10, a lean-to shed 2.3x3.5m in size was added to the E wall of Room 14 (Illus 13). It was constructed of vertical wooden slats with door D11 on the N wall and door (D10) and two windows (W25, W26) on the E wall.



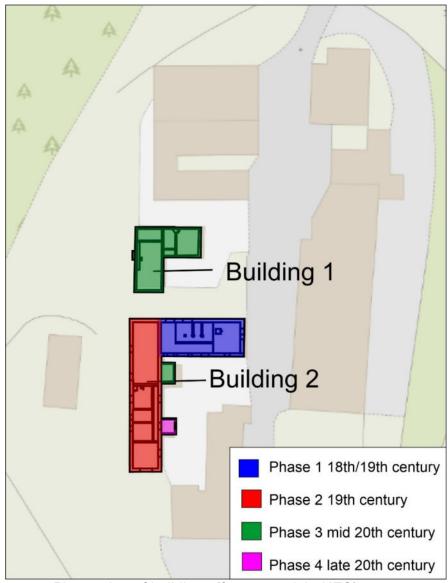
Illus 13 Shed Room 10; facing W

In Phase 4 porch Room 11 was added to the E wall of Room 14. It is 2x2.5m in size and has a door on the N wall (D18), windows on the E wall (W28) and S wall (W27); it is constructed of horizontal wooden boards on a concrete base and is late 20<sup>th</sup>-century in date. There is also a velux rooflight (W29) in the E facing roof.

# 4 CONCLUSIONS AND RECOMMENDATIONS

A level 1 standing building survey was carried out on 7 October 2021. A measured survey was carried out and a photographic survey. Building 1 was constructed in the mid 20<sup>th</sup>-century in one phase (Illus 14). Building 2 has an 18<sup>th</sup>-or 19<sup>th</sup>-century stable building (Rooms 12 and 13) with red brick floor and the remains of wooden stalls. The W wing of the building has a stone core which is 19<sup>th</sup>-century in date with additions in the mid and late 20<sup>th</sup>-century. The W wing has been completely refitted inside in the 20<sup>th</sup>-century but was probably originally a stone agricultural building (see 1<sup>st</sup> and 2<sup>nd</sup> OS maps; Illus 15, 16).

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



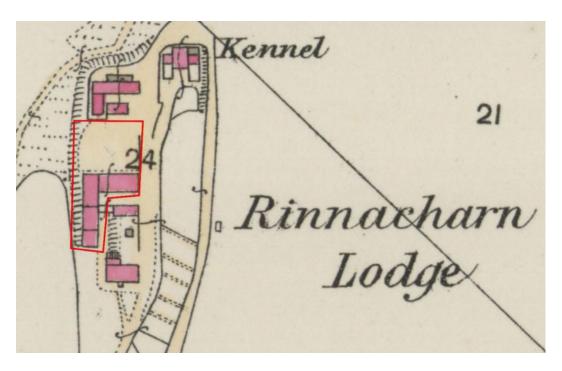
Illus 14 Phase plan of buildings (from copyright HES)

# 5 ACKNOWLEDGEMENTS

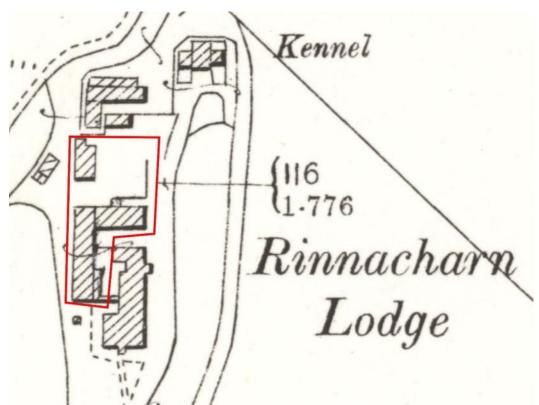
Thanks to Sarah Farquhar, Bidwells and Peter Turner for commissioning this project and to Claire Herbert, Aberdeenshire Council Archaeology Service for her advice during the work.

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#### **APPENDIX 1 MAPS**



Illus 15 First Edition Ordnance Survey map showing area of buildings recorded in this survey in red. Aberdeenshire LXX.6 (Tarland and Migvie (Det. No.2))
Survey date: 1867, Publication date: 1867 (copyright National Library of Scotland)



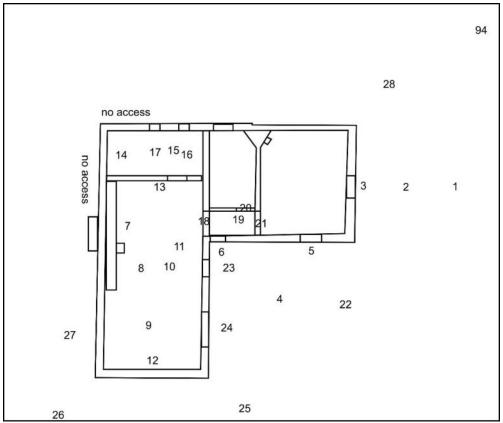
Illus 16 Second Edition Ordnance Survey map showing area of buildings recorded in this survey in red. Aberdeenshire LXX.6 Revised: 1900, Published: 1902 (copyright National Library of Scotland)

# **APPENDIX 2 TABLE OF FEATURES RECORDED IN THIS SURVEY**

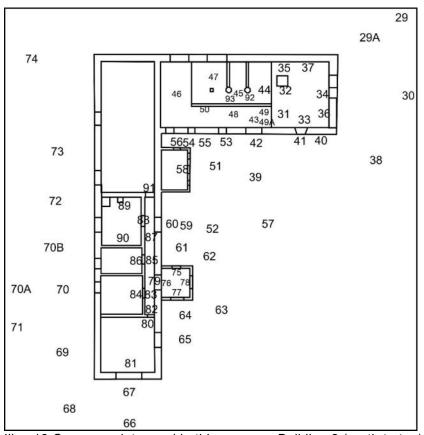
			1
No	Description	Size cm (W, H)	Structure
W1	Room 2 N wall (access to interior only)	92x130	1
W2	Room 4 N wall (access to interior only)	45x90	1
W3	Room 4 N wall (access to interior only)	30x90	1
W4	Room 1 E wall	92x130	1
W5	Room 1 S wall	100x145	1
W6	Room 5 E wall	145x145	1
W7	Room 5 E wall	100x145	1
W8	Rooflight S facing roof	-	1
W9	W wall ext access only	110x160	2
W10	W wall ext access only	110x160	2
W11	W wall Room 9	110x160	2
W12	W wall Room 8	68x140	2
W13	W wall Room 7	90x145	2
W14	S wall Room 6	190x130	2
W15	S wall Room 6 first floor	25x25	2
W16	S wall Room 12	60x80	2
W17	S wall Room 12	54x60	2
W18	S wall Room 12 first floor blocked with mortar	54x30	2
W19	S wall Room 12	50x60	2
W20	S wall Room 13 first floor	50x32	2
W21	S wall Room 13 ground floor	50x60	2
W22	E wall Room 13 first floor	70x80	2
W23	E wall Room 6	110x130	2
W24	E wall W wing	110x125	2
W25	E wall shed Room 10	80x50	2
W26	E wall shed Room 10	80x50	2
W27	S wall porch Room 11	80x90	2
W28	E wall porch Room 11	80x50	2
W29	Modern velux E facing roof (in area with no access)	-	2
W30	N wall Room 12 (accessible on interior only)	100x31	2
W31	N wall Room 12 (accessible on interior only)	100x40	2
W32	Roof light S facing roof over Room 12	-	2
W33	Roof light S facing roof over Room 12	-	2
W34	Roof light S facing roof over Room 12	-	2
W35	Roof light S facing roof over Room 13	-	2
W36	Roof light E facing roof over Room 9	-	2
D1	S wall Room 3	85x195	1
D2	Between Rooms 1 and 3	85x195	1
D3	Between Rooms 4 and 5	80x200	1
D4	Between Rooms 2 and 3	85x195	1
D5	Between Rooms 3 and 5	85x195	1
	First floor Room 12 S wall, lower half blocked with		
D6	concrete blocks	130x210	2
D7	Ground floor Room 12 S wall	120x200	2
D8	Ground floor E wall Room 13	220x230	2

D9	Ground floor E wall Room 13	110x230	2
D10	E wall shed Room 10	80x180	2
D10	N wall shed Room 10	70x180	2
D12	N wall Room 12 first floor (no access)	130x210	2
		130X210	2
D13	Door between Rooms corridor Room 14 and 6		
D14	Door between Rooms corridor Room 14 and 7		2
D15	Door between Rooms corridor Room 14 and 8		2
D16	Door between Rooms corridor Room 14 and 9		2
D17	Door between Rooms corridor Room 14 and		
D17	inaccessible area	70.400	2
D18	N wall porch Room 11	70x180	2
D19	Door between Rooms corridor Room 14 and 11		2
F1	Fireplace E wall Room 5		1
F2	Fireplace NW corner Room 1		1
F3	Chimney N wall (for fireplace F2)	260x100	1
		150x200x20 with	
	Chimney breast exterior W wall Room 5 (for fireplace	chimney 260x100	
F4	F1)	above	1
F5	Red brick floor Room 12	Bricks 22.5x8; 8400x4900	2
F6	Concrete floor Room 12		2
Fb	Octagonal wooden post at end of horse stall divider	600x330	
F7	Room 12	20x20	2
' '	Octagonal wooden post at end of horse stall divider	20/20	
F8	Room 12	20x20	2
F9	Concrete block on floor Room 13 with iron fittings	60x95x5	2
F10	Cupboard NW corner Room 9	-	2
F11	Fireplace N wall Room 9	-	2
F12	Building 2 chimney	-	2
F13	Building 2 chimney	-	2
F14	Fireplace Room 6	-	2

# APPENDIX 3 PHOTOGRAPHS



Illus 17 Camera points used in this survey – Building 1 (north to top)



Illus 18 Camera points used in this survey – Building 2 (north to top)

Photo		Camera	
no	Description	point	Facing
8255	Building 1	1	W
8256	Building 1 W4	2	W
8257	W4	3	W
8258	D1 (left) W5 (right)	4	N
8259	W5	5	N
8260	D1	6	N
8261	Room 5 E wall D5, W7 (right)	7	E
8265	W7	8	E
8266	W6	9	E
8268	Room 5 S wall	8	S
8269	Room 5 W wall S end	9	W
8270	Room 5 W wall cupboards and fireplace F1 (right)	10	W
8271	Room 5 W wall cupboards and fireplace F1 (left)	11	W
8272	Room 5 N wall	8	N
8273	Room 5	12	N
8274	Room 5	13	S
8275	Room 4	14	E
8276	Room 4	15	E
8278	Room 4 N wall W2	16	N
8279	Room 4 N wall W3	17	N
8280-1	Room 4	17	W
8282	Room 4	16	W
8283	Room 3	18	E
8284	D2	18	E
8285,			
88	Room 2	20	N
8289	Room 2 rotten floor	20	N
8290	Room 1 E wall W4	21	ENE
8291	Room 1 F2 (left) W4 (right)	21	NE
8292	Elev 4 W6 (left) W7 (right)	22	W
8293	W6	23	W
8294	W7	24	W
8295	Building 2 overgrown N wall	24	NNW
8296	Building 2 overgrown N wall	24	N
8297	Building 2 overgrown N wall	24	NNE
8298	Elev 4 W6 (left) W7 (right)	25	NW
8299-			
301	Building 1 SW corner	26	NE
8302	Building 1 overgrown W wall chimney F4	27	NNE
8303-4	Building 1 overgrown N wall chimney F3	28	SW
8306	Building 2 overgrown N wall	29	SW
	Building 2 overgrown N wall with farmhouse (left) not included		
8307	in this survey	29	SSW
8308	Building 2 overgrown N wall	29A	SSW
8309	Building 2 Elev 9	30	W
8310	D8	31	Е
8311	D9	32	Е
8312	Room 13 N wall	33	N

8313	Room 13 W wall	34	W
8314	F9	35	S
8315	Room 13 W wall	35	W
8316	Room 13 S wall W20	37	S
8317	W20	33	S
8318	Room 13 SE corner	38	NW
8319	Elev 10 D6 (top left) D7 (left), W20, W21	39	N
8320	Stone under harling	40	N
8321	W21 (below) W20 (above)	41	N
8322	D7 (below) D6 (above)	39	N
8323	D7 (below) D6 (above)	42	N
8324	D7	42	N
8325	Brick floor F5 Room 12	43	N
8326	D7	44	S
8327	W19	45	SSW
8328	W19 (left) W17 (right)	46	S
8329	Breezeblock wall W wall Room 12	50	W
8330	Brick floor F5 Room 12	50	W
8331	W30	46	N
8332	W31	50	N
8333-4	Horse stall F8	50	E
8336		48	N
8337	F8 F8	48	N
	F7	48	N
8338-9			
8340	Room 12	49A	NNW
8341	Room 12	49A	W
8342-3	Brick floor F5 Room 12	49A	W
8344	Elev 10 W17, W18 (blocked above), W19, D6/7 (right)	51	N
8345	Elev 10	52	NNE
8346	Elev 10	52	N
8347	W19	53	N
8348	W17	54	N
8349	W17 (below) W18 (above)	55	WNW
8350-51	W16	56	NW
8352	Shed Room 10 N wall D11	54	SW
8353	Shed Room 10 N wall D11	55	SW
8354	Shed Room 10 E wall W25, D10, W26	51	W
8355	Elev 11	52	WSW
8356	Elev 11	39	W
8357	Room 10	58	S
8358	Room 10	58	W
8359	Room 10	58	N
8360	W24	52	W
8361-2	Room 10	52	NW
8363	Room 10 (left) Elev 10	52	N
8364	Elev 10	52	NNE
8365	W24	60	W
8366	Room 11 N wall D18	61	S
8367	Room 11	62	SW
8368	Room 11	52	SW
8369	Room 11	63	NW
8370	Room 11 S wall W27	64	N

8371	W23	64	W
8372	W23	65	W
8376	Room 6 S wall W14	66	N
8377	W14	67	N
8378	W15	67	N
	Building 2 S wall (left) with farmhouse (not included in this		
8380	application)	68	ENE
8382	Building 2 SW corner	68	NE
8383	Building 2 W wall S end	70	E
8384	Building 2 W wall W13	69	NE
8385	Building 2 W wall W13, W12, W11, W10	71	NE
8386-7	Building 2 W wall S end	71	Е
8388	W11, W12, W13 (l-r)	70A	E
8389	W12, W13	70	E
8390	W13 with chimney F12 above	70	Е
8391	W11, W12, W13 (l-r)	70B	Е
8392	W10, W11	72	Е
8393	W9 W10	73	E
8394	W9	73	NE
8395	Building 1	74	NE
8396	W9 (right)	74	Е
8397-8	Building 2 W wall	74	ESE
8399	Building 2 W wall	74	S
8401	Room 11 D18	62	SW
8402	Room 11 S wall W27	75	S
8403	Room 11 E wall	76	Е
8404	Room 11 E wall	79	E
8405	Room 11 E wall	76	E
8406-8	Room 11 W wall D19	78	W
8409	D13	82	S
8410	Room 6 S wall W14	80	SSW
8411	Room 6 W wall	80	SW
8412	Room 6 N wall fire 14	81	N
8413	Room 6 E wall W23	81	NNE
8414	Room 14 corridor	82	N
8415	Room 7 D14	83	W
8416	Room 7 W wall W13	84	W
8417	Room 7 N wall	84	WNW
8418	Room 7 S wall	84	WSW
8419	Room 7 W wall W13	84	W
8420	Room 14 corridor	83	N
8421	Room 14 corridor	85	N
8422	Room 8 W12	86	W
8423	Room 14 corridor	87	N
8424	Room 14 W24	87	NE
8425	Room 9 W11	88	W
8426	Room 9 S wall	89	S
8427	Room 9 W wall	88	W
8428	Room 9 N wall F11	90	N
8429	Room 14 corridor	87	N
8430-34	Room 14 corridor	91	N
8437	Building 2 W wall	91	NE

8438-41	F7	92	N
8442-45	F8	93	N
8446-9	F8	45	W
8450	Building 1 (right) Building 2 (left)	94	SSW
8451-2	Building 1 (right) Building 2 (left)	94	SW
8453	Building 1	1	W
8454	Building 2 N wall overgrown	25	S
8455	Building 2 N wall overgrown	25	SSW
8456-7	Building 2	30	W

