

STANDING BUILDING SURVEY,
FARM STEADINGS, PITTODRIE HOUSE
HOTEL, ABERDEENSHIRE, AB51 5HS



CAMERON ARCHAEOLOGY
17 December 2010

SUMMARY

A standing building survey was carried out on farm steadings at Pittodrie House Hotel prior to demolition of derelict buildings and conversion of part of the complex into timeshare facilities.

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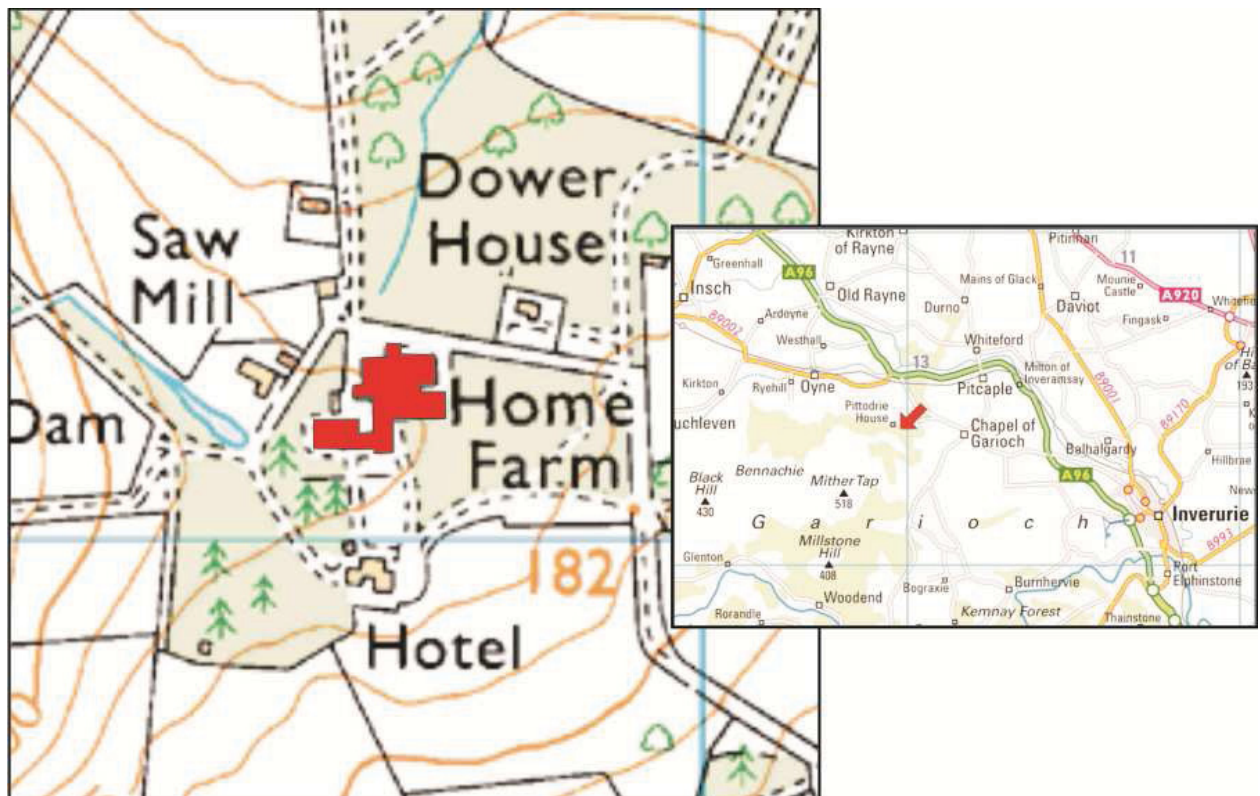
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1 INTRODUCTION

This report relates to Aberdeenshire Planning Application G/APP/2008/1823 which states that a Standing Building Survey must be carried out prior to the partial demolition and conversion of the steading to timeshare/holiday Units. The work was commissioned by Dougal Morgan, Managing Director, William Cowie, Chartered Architects, 6 & 7 Albyn Lane, Aberdeen AB10 6SZ on behalf of the client Macdonald Hotels and Resorts.

The site (NJ 69757 23976) lies in the grounds of Pittodrie House Hotel which lies between Oyne to the north-west and Chapel of Garioch to the east. It is in the Parish of Oyne and lies at 190m OD.

The standing building survey took place on 9 December 2010 and was carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note 42 (PAN 42) and Scottish Historic Environment Policy (SHEP), which state that archaeological remains should be regarded as part of the environment to be protected and managed.



III 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2010)



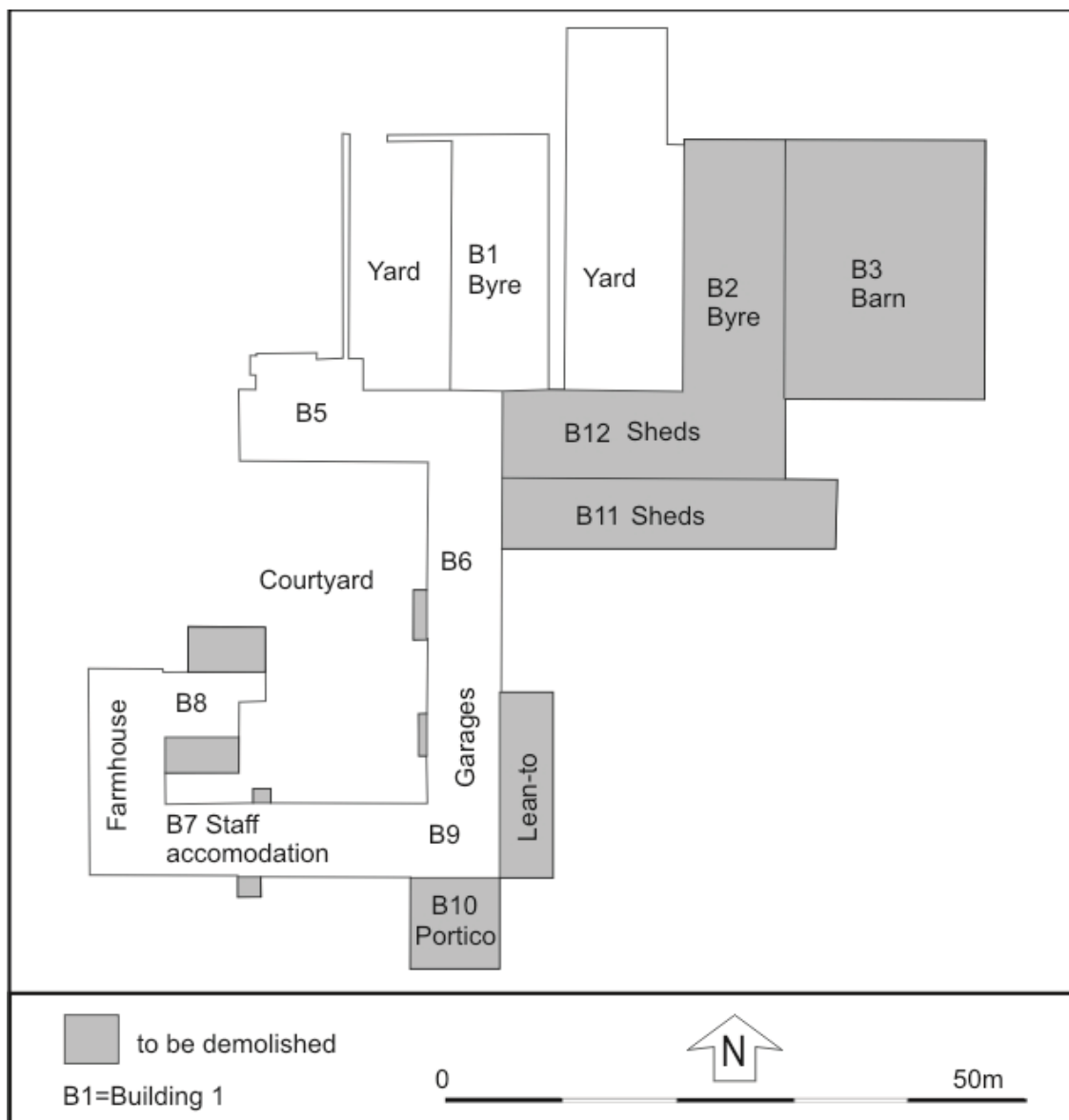
III 2 Extract from First Edition Ordnance Survey map (National Library of Scotland)

2 ARCHAEOLOGICAL BACKGROUND

Pittodrie House Hotel (NJ62SE 12) is a listed building. Its earliest date is suggested as 1490 AD but it mainly dates to the early 17th century. Later additions included a neo-Jacobean mansion complete with three-storey balustraded entrance tower to east and an ogee-capped tower on the south built by Archibald Simpson in 1841 (Shepherd 1994, 113). The house is now run as a hotel. Pittodrie Home Farm lies to the north of the House (NJ62SE 12.01; NJ 6977 2412).

3 THE STANDING BUILDING SURVEY

A standing building was carried out on 9th December 2010 (III 3). The snow was lying up to 1m deep on the site and banked up against the buildings and on the roofs. Some of the buildings were inaccessible either because of the snow (B5) or because they were in a state of collapse (B2, B3). B7 is in use as staff accommodation and was therefore not accessed. Buildings B6, B8 and B9 had been heavily modernised internally during the late 20th century.



III 3 Survey building numbers and buildings to be demolished



III 4 Building 3 (left) Building 2 (centre) Building 1 (centre right) Building 5 (right)

BUILDING 1

Building 1 is 22 x 8m in size and is constructed mainly of coursed granite rubble with coursed granite blocks on the north gable. Its construction suggests that it is contemporary with Building 2. It has been altered to accommodate cows and has a large barn door on the north gable (III 5). Barns B1 and B2 were part of the Phase 2 steadings and may date from the 19th century. This building is to be retained in the new development and converted for timeshare accommodation.



III 5 Building 1 north gable



III 6 Building 1 interior facing south

BUILDING 2

Building 2 is 22 x 8m in size and is constructed of mainly of coursed granite rubble with coursed granite blocks on the north gable. Its construction suggests that it is contemporary with Building 1. It has been altered to accomodate cows and has a large barn door on the north gable (III 5). Barns B1 and B2 were part of the Phase 2 steadings and may date from the 19th century. It is to be demolished during the current development.



III 7 Building 2 exterior east wall from Building 3; facing WNW



III 8 Building 2 west wall showing entrance and collapsed roof

BUILDING 3

This modern shed was inaccessible during the survey as the roof and walls are in an advanced state of disrepair. It was built in the late 20th century and is to be demolished during the current development.



III 9 Building 3 from SE

BUILDING 4

Outwith the current development - details available in archive only.

BUILDING 5

This building is 22 x 6m in size and built of semi-coursed granite blocks. It was probably part of the Phase 1 steading complex but has been extended and added to in recent times. A small extension from the east of this building can be seen on the 1867 OS map (Ill 2) which may have been part of the original layout but was probably demolished when Building 12 was constructed. A small granite rubble lean-to was also added to the north side (Ill 10). The lower walls have been cemented to allow for animal accomodation and the roof heightened in recent times (Ill 12). This building is to be retained in the new development and converted for timeshare accommodation.



Ill 10 Building 5 from the west



III 11 Building 5 from the south



III 12 Building 5 facing west

BUILDING 6

This steading is 30 x 6m wide and was part of the original steadings. They may date from the 18th century. They have a granite forestair in the centre of the

west wall to allow access to a door on the first floor of a gablet. Above this door is an old clock, now in poor condition. The building has been substantially modified in the late 19th or early 20th century to allow accommodation for cars and farm vehicles. This includes three pillars (Ill 14) constructed of large granite blocks on the north end of the west wall of the building to allow for the housing of farm vehicles. This building is to be retained in the new development and converted for timeshare accommodation.



Ill 13 Building 6 facing east showing alterations to the building (right) to accomodate cars



III 14 Building 6 facing east showing granite pillars added to allow accomodation for tractors.



III 15 Building 5 from east showing section of original unaltered granite building with upper skylights



III 16 Building 5 interior facing NE

BUILDING 7

This building is 30 x 6m in length and now forms staff accommodation. It was inaccessible during the survey but has been substantially altered in the 20th century. It is to be retained in the new development and converted for timeshare accommodation.



III 17 Building 7 facing north

BUILDING 8

This farmhouse is c 13 x 10m in size and has been substantially altered during the 19th and 20th centuries. This building is to be retained in the new development and converted for timeshare accommodation.



III 18 Farmhouse (Building 8) facing SW

BUILDING 9

This building is part of original steadings which was altered substantially to accommodate cars in the 20th century. It has a series of garage doors on its south side that accommodated the Laird's Rolls Royce cars (pers comm hotel staff) and there is a date of 1896 (III 19) above the garage door. This is probably the date of the alterations to this building. This building is to be retained in the new development and converted for timeshare accommodation.



III 19 Cottage converted to garages (Building 9) showing date detail, facing north

BUILDING 10

Building 10 is 8 x 8m in size and is a portico built of wood attached on to the south side of garage building B9. It is to be demolished during the current development.



III 20 Building 10, wooden portico attached to south side Building 9; facing NW

BUILDING 11

This granite rubble shed is 29 x 6m in size. The interior has been substantially altered for the accommodation of cows and much of the exterior of the building was obscured by snow during the survey. It is to be demolished during the current development.



III 21 Building 11 facing north



III 22 Building 11 interior concreted for cows; facing west

BUILDING 12

Building 12 is a granite rubble built steading 25 x 8m in size. It is to be demolished during the current development.



Ill 23 Building 12 east gable

COURTYARD 1

Walled courtyard between Buildings 1 and 2 (Ills 24, 25) is to be demolished during the current building works. A corral or paddock surrounded by a granite wall has been recorded at the north end of the courtyard.

24



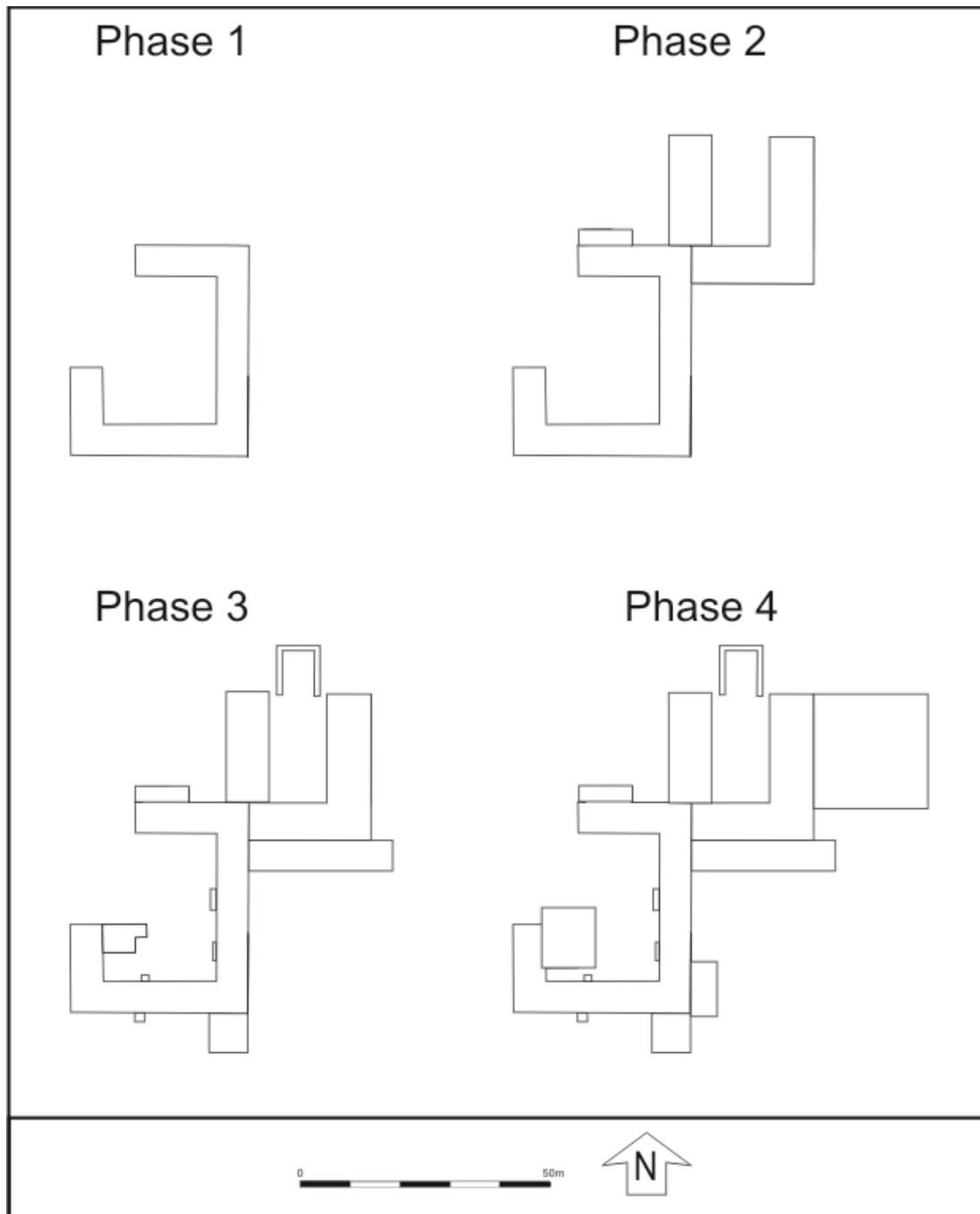
III 24 Courtyard 1 facing south



III 25 Courtyard 1 facing east

4 CONCLUSIONS AND RECOMMENDATIONS

The standing building survey was hampered by ruinous buildings and snow. All the buildings were photographed in their current condition and a phase plan has been prepared (Ill 26).



Ill 26 Phase plan showing approximate building phases

Although some of the buildings are ruinous and were not fully accessible and all were covered with snow, the earlier phases of the building were thoroughly recorded and the buildings to be demolished were adequately recorded. It is recommended that no further work is required during the current development but the final decision remains with Moira Greig, Aberdeenshire Council.

5 ACKNOWLEDGEMENTS

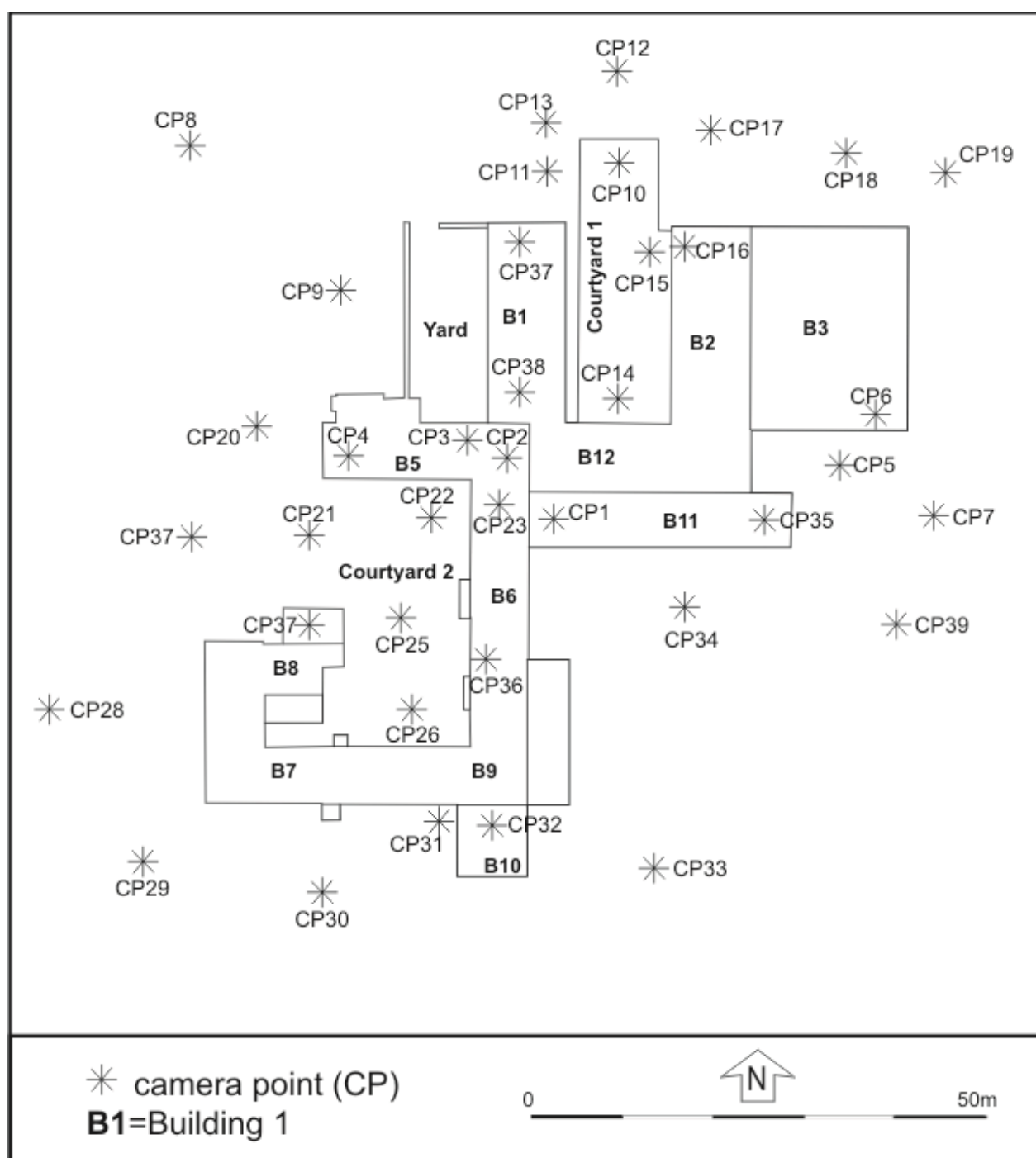
Thanks to Kate Kennedy, General Manager, Macdonald Pittodrie House Hotel; Dougal Morgan, Managing Director, William Cowie Partnership; Moira Greig, Aberdeenshire Archaeology Service.

6 REFERENCES

Shepherd, IAG 1994 Gordon: an illustrated architectural guide, [Edinburgh] Page(s): 113 colour plate p. 96 Held at RCAHMS D.5.GOR

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APPENDIX 1 PHOTOGRAPHS



III 27 Camera points used in Building Survey

Photo number	Description	Facing	Camera Point
DCS0200	Building 11 west wall	W	1
DCS0208	Building 11 interior	E	1
DCS0209	Building 12 west wall	NW	1
DCS0216	Building B5	W	2
DCS0219	Building B5	W	2
DCS0226	Building B5 north wall showing raised height, former roof timbers, skylight windows	NW	3
DCS0227	Building B5 north wall showing raised height, former roof timbers, skylight windows	NW	3
DCS0236	Building B5	E	4
DCS0237	Building B5 west end	W	4
DCS0246	Building B5	E	4
DCS0252	Building B5 hoist and alterations on west wall	SW	4
DCS0253	Building B5 Blocked entrance north wall (west end)	NW	4
DCS0258	Building B12 east end	W	5
DCS0263	Building B11 (left) B12 (right)	SW	5
DCS0268	Building B3 (with dangerous roof) showing east exterior face B2	NW	6
DCS0271	Building B3 (with dangerous roof) showing east exterior face B2 (left)	NNW	6
DCS0272	Building B3 (with dangerous roof)	N	6
DCS0273	Building B3 (with dangerous roof)	NE	6
DCS0274	Building B3 (with dangerous roof)	N	6
DCS0277	Building B11 (left) B12 (centre) B3 (right)	W	7
DCS0286	Building B11 (left) B12 (centre) B3 (right)	W	7
DCS0287	Building B11 (left) B12 (right)	W	7
DCS0296	Building B3 (left), B2, B1, B5 (right)	SE	8
DCS0297	Building B2 (left), B1, B5 (right)	SE	8
DCS0303	Building B3 (left), B2, B1, B5 (right)	SE	8
DCS0304	Building B1 west wall	E	9
DCS0309	Building B1 west wall	SE	13
DCS0314	Building B1 west wall (left), B5 (centre)	S	12
DCS0319	Building B1 west wall (left), B5 (centre)	S	12
DCS0324	Building B1 north wall	S	11
DCS0330	Building B1 north wall	N	37
DCS0335	Building B1	S	37
DCS0340	Building B1 west wall (N end)	W	38
DCS0346	Building B1 west wall (centre)	W	38
DCS0350	Building B1 west wall (E end)	W	38
DCS0354	Building B1	N	38
DCS0356	Building B1 south end showing junction with B5/B12	S	38

DCS0363	Building B1 east wall	NE	38
DCS0369	Building B1	N	38
DCS0374	Building B2 with courtyard 1 (centre)	E	11
DCS0383	Building B2 (left) B1 (right) with courtyard 1 (centre)	S	13
DCS0384	Building B2 (left) B1 (right) with courtyard 1 (centre)	S	13
DCS0390	Building B2 (left) B1 (right)	S	10
DCS0396	Building B2 west wall	E	15
DCS0401	Building B2 (left) B12 (right)	SE	10
DCS0402	Building B2 (left) B12 (centre) B1 (right)	S	10
DCS0403	Building B2 (left) B12 (centre) B1 (right)	S	10
DCS0410	Building B2 west wall	E	10
DCS0417	Building B2 (right) B1 (left) with courtyard 1 (centre)	N	14
DCS0422	Building B2 (right) B1 (left) with courtyard 1 (centre)	N	14
DCS0427	Courtyard 1 (centre)	N	14
DCS0433	Building B2 door in west wall N end	E	15
DCS0439	Building B2 view in through door showing collapsing roof	SE	16
DCS0445	Building B2 view in through door showing collapsing roof	SE	16
DCS0450	Building B1 east wall showing concrete courtyard wall (foreground)	W	10
DCS0455	Building B3 north wall	S	17
DCS0464	Building B3 (left) B2 (centre) B1 (background)	SW	18
DCS0468	Building B3	SW	19
DCS0475	Building B3 (left), B2, B1, B5 (right)	SE	19
DCS0520	Building B5 west end with stone extension to north (left)	E	8
DCS0521	Building B5 south wall	N	20
DCS0531	Building B7 (left) B8 (right)	S	21
DCS0540	Building B6 west wall showing garage doors	E	21
DCS0542	Building B6 north wall	N	22
DCS0547	Building B6 east wall	E	23
DCS0552	Building B6 east wall	SE	23
DCS0557	Building B6	S	23
DCS0564	Building B6	W	23
DCS0576	Building B6 gable entrance with wooden forestairs; oldest part of complex	E	25
DCS0582	Building B6 gable entrance with wooden forestairs; oldest part of complex	E	25
DCS0587	Building B6 gable entrance with wooden forestairs; oldest part of complex	E	25
DCS0592	Building B6 gable entrance with wooden forestairs; oldest part of complex	E	21
DCS0597	Building B6 gable entrance with wooden forestairs; oldest part of complex	NE	26
DCS0602	Building B7	S	25
DCS0607	Building B5 (left) B6 (right)	NE	26

DCS0612	Building B7 with wooden porch and icicles	SSW	26
DCS0613	Building B7 with wooden porch and icicles	SSW	26
DCS0617	Building B7 detail	S	26
DCS0618	Building B7 detail	SE	26
DCS0619	Building B7 detail	SW	26
DCS0620	Building B6 south end	E	26
DCS0624	Building B6 (right) B5 (left)	N	26
DCS0629	Building B8 with modern porch (centre)	S	21
DCS0636	Building B8 interior of porch showing original north exterior wall of farmhouse	S	27
DCS0637	Building B8 with modern porch (centre)	S	21
DCS0642	Building B8 with modern porch (right) B6 (left)	SE	21
DCS0651	Building B8 west wall with garden (foreground)	E	28
DCS0655	Building B8 (left) B7 (right)	NE	29
DCS0660	Building B7 with wooden garage cover B10 (right)	NE	29
DCS0665	Building B7	N	30
DCS0672	Building B7 (left) B10 (right)	NNE	30
DCS0675	Building B7 porch	NW	31
DCS0676	Building B7 gablet with bell housing over garage door and date stone 1896	N	31
DCS0683	Building B7 detail of date stone 1896	N	31
DCS0690	Building B10	E	30
DCS0691	Building B10	SE	31
DCS0696	Building B10	SW	32
DCS0701	Building B10	S	32
DCS0702	Building B10 (left) showing garage extension	NW	33
DCS0711	Building B11 south wall	N	34
DCS0712	Building B11 south wall (right) B6 (left)	NNW	34
DCS0713	Building B11 south wall (right) B6 (left)	NW	34
DCS0718	Building B6 (centre) B11 (right)	W	34
DCS0723	Building B11 south wall	N	34
DCS0728	Building B11	NW	39
DCS0733	Building B6 (centre) B11 (right)	NW	39
DCS0738	Building B11 (left) B12 (right)	W	7
DCS0745	Building B11 (left) B12 (centre) B3 (right)	NW	7
DCS0750	Building B3 south wall	N	7
DCS0755	Building B11	W	35
DCS0763	Building B11	E	1
DCS0764	Building B6 interior	SE	36
DCS0767	Building B6 interior	NE	36
DCS0768	Building B5	NE	37

