

**41-43 NEW STREET
ROTHERS
MORAY**



Standing Building Survey

Carried out 28th July 2015

by

Murray Archaeological Services Ltd



Report No: MAS 2015-24

by

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- Standing Building Survey -

1. Background
 - 1.1 A standing building survey was required for a dwelling at 41 New Street, Rothes, prior to its demolition and the future use of the site as a car park for the hotel opposite.
 - 1.2 The archaeological condition was applied in the context of planning legislation (PAN 2/2011, SPP, SHEP), which states that it is necessary for developers to arrange for archaeological work to take place prior to development, in appropriate circumstances. Planning Application Number: 15/00601/APP
 - 1.3 A Level 1 Standing Building Survey was required which includes measured plans and elevations, a written account of the building's plan, form, function, age and development sequence in addition to a photographic survey of the interior and exterior of the building.
 - 1.4 Murray Archaeological Services Ltd was commissioned to undertake the work by Ken Mathieson Architectural Design Ltd on behalf of their clients. The site element of the survey was completed on the 28th July 2015.
2. Desk-top survey
 - 2.1 A search was carried out in the Moray Sites and Monuments Record, Archaeology Service, Aberdeenshire Council and in the Sites and Monuments Records of the Royal Commission for Ancient and Historic Monuments in Scotland (RCAHMS) through Canmore and Pastmap.

2.2 The 1st and 2nd edition Ordnance Survey maps were consulted.

3. The Site

3.1 The site lies on the E side of New Street, Rothes at its junction with a lane between New Street and Station Street.

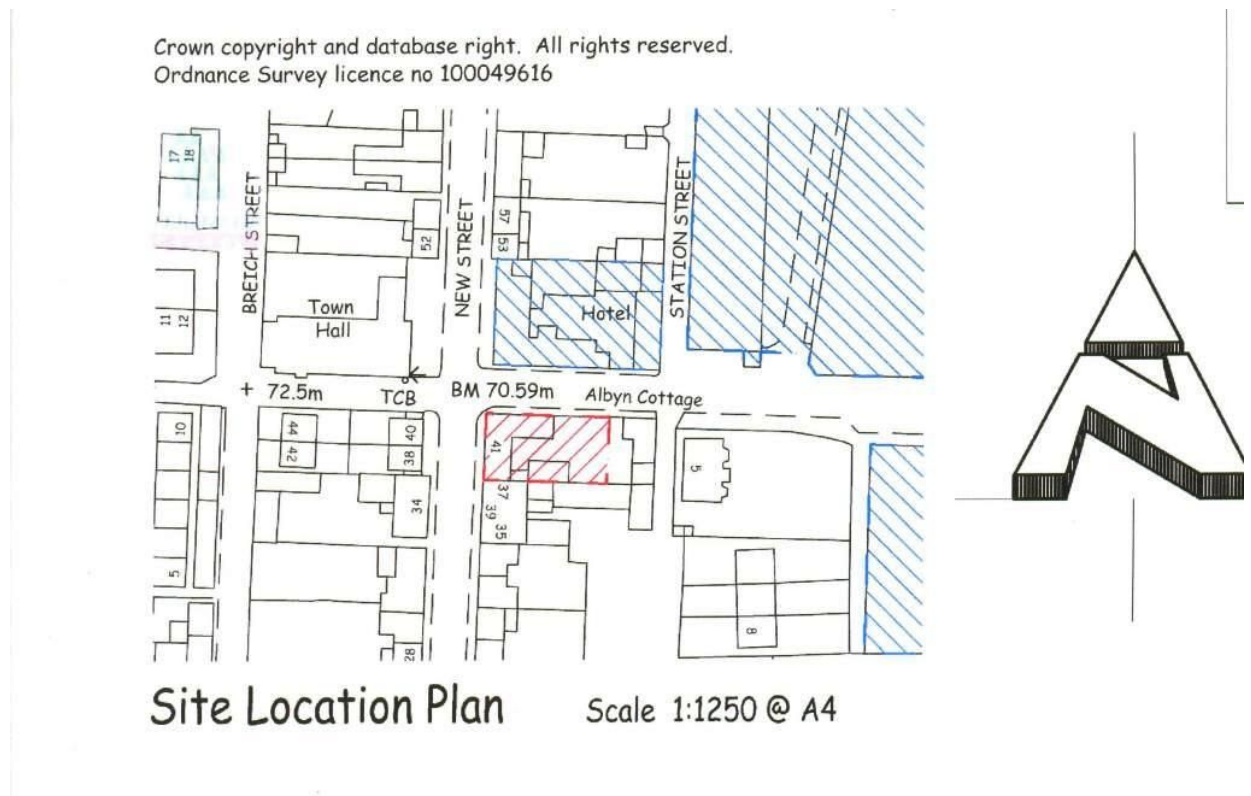
Parish: Rothes

NGR NJ 27756 49376 GPS: 327764,849376

RCAHMS No: NJ24NE173

Canmore id: 253496

Moray SMR No: NJ24NE31 (Rothes town)



Illus 1 Overall plan. Courtesy of Ken Mathieson architectural design Ltd. Site hatched red.

4. Documentary evidence

- 4.1 **1st edition Ordnance Survey 25"/mile Elgin sheet xviii (Rothes) 1871 (pub 1874)** shows a rectangular stone building on the New Street frontage with a small, almost square, outhouse abutting the back wall. The remainder of the plot is shown as open garden ground.

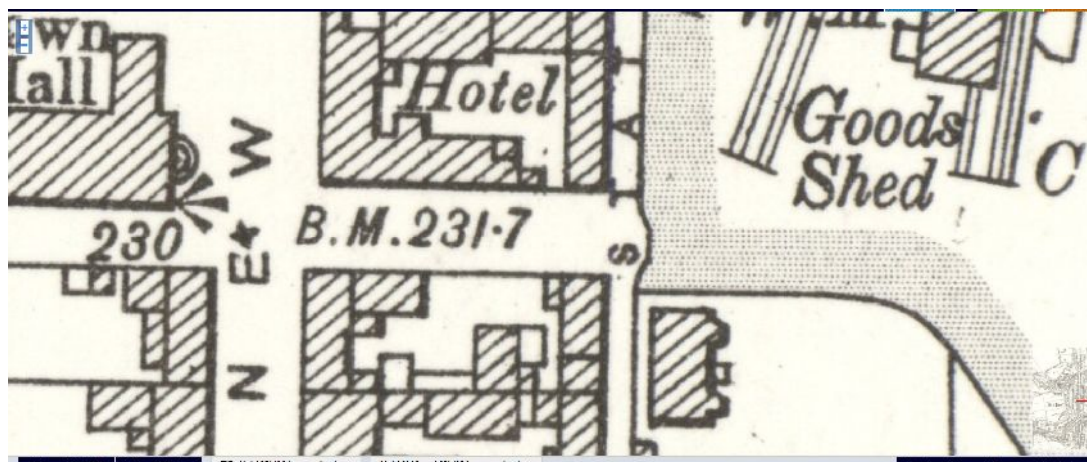


Illus 2 Detail of the 1st edition Ordnance Survey 25" map, surveyed in 1871 (published 1874. Elgin sheet xviii (Rothes) www.nls.ac.uk

4.2 The **2nd edition 25"/mile Ordnance Survey of 1902 (published 1905.**

Banffshire 018.03 (includes: Rothes))

By 1902 the property is considerably built up, with a separate set of buildings fronting on Station Street. The building on the New Street frontage remains but has an extension at right angles, fronting on the lane between New Street and Station Street. In the back yard, the earlier outbuilding appears to have been replaced by a small structure at the junction of the two main buildings, and a series of small sheds along the S boundary.



Illus 3 Detail of the 2nd edition 25''/mile Ordnance Survey of 1902 (published 1905. Banffshire sheet 018.03) www.nls.ac.uk

5 Methodology

- 5.1 The plans (Illus 9, 17) and elevations (Illus 18, 24-27) have been annotated to show details and to indicate differences in the building materials which may help in understanding the development and history of the building.
- 5.2 The areas recorded were photographed. The full set of photographs will be supplied for the archive and an annotated plan in the present report (Illus 22-23) indicates the position of each.

6 The Building

The building comprises an earlier W wing, parallel to the New Street frontage, and a later E wing along the side street. Although distinct externally, internally the dividing walls have been broken through to form one unit.

Three small sheds in the back yard abut the party wall between this property and the neighbouring property to the S.

6.1 W WING

Externally the W wing is c. 13.7 x 6m. To the S it abuts nos 35-39 New Street. The walls are of rubble stone, with a wide range of stone, including quartzite stone. Rybats at openings and at the corners are of dressed sandstone. The roof is slate with a metal

ridge. There are two metal skylights in the E side. The single rectangular chimney, at the N gable, is of sandstone with a plain table and two ceramic pots.



Illus 4 W frontage on New Street

6.2 E WING

Externally the E wing is c. 7.5 x 5.2m and it abuts the W wing. The walls are externally pebble-dashed rendered, but internally several areas of the wall face have been stripped and it can be seen to be of mass concrete construction. In appearance it is very coarse and it is almost certainly ‘no fines concrete’, common in the late 19th century (Urquhart, 2013, 8-9). Window margins are of precast concrete (Illus 5). The roof is of slate with a metal skylight on the S side. The chimney is a plain rectangle. It is pebble-dashed but likely to be of concrete block construction.



Illus 5 Window W10 with concrete surround. Note on RHS junction between the earlier stone building and the later concrete building.



Illus 6 N elevation



Illus 7 E elevation

6.3 GROUND FLOOR

Room 1: Kitchen. Plaster board lining. Modern tiling and cupboards.
Concrete floor.

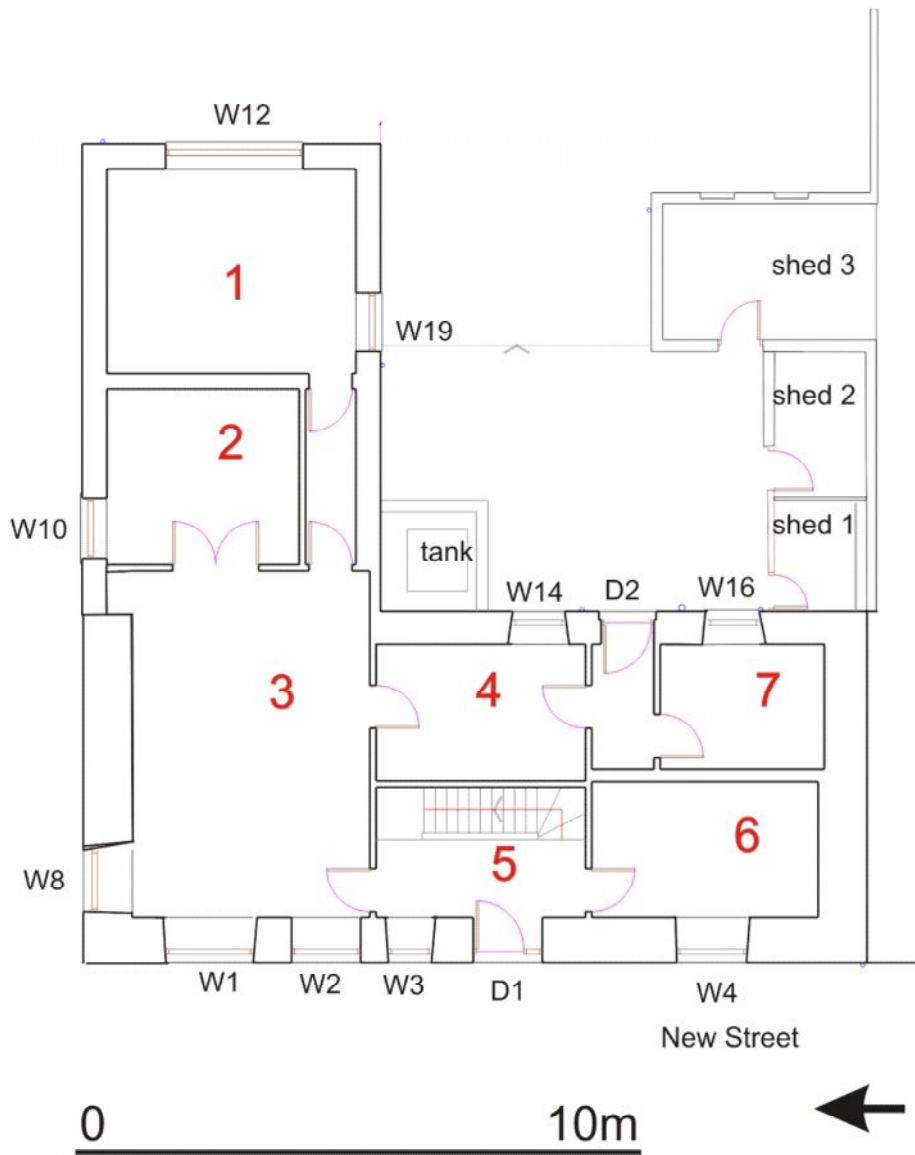
Doors and windows

W12 H: 1.00m W: 2.32m Modern window with fixed central pane with small hinged pane above and larger hinged panes on either side.

W19 H: 1m W: 1m. Modern window. 2 panes. Not opening.



Illus 8 Room 1: Kitchen



Illus 9 Ground floor plan annotated from plan courtesy of Ken Mathieson architectural design Ltd.

Room 2: Computer room

Doors and windows

W10 H: 1.53m W: 1.04m Modern window with fixed central pane with small hinged pane above. Concrete surround.

Fyffe stone and glass doors between Rooms 2 and 3.

Room 3: Lounge

Large modern fireplace unit on N wall. Narrowing of E end of N wall indicates the original back of the W wing. The original wall line of the E wall can be seen in the ceiling.



Illus 10 Room 3, looking towards NE corner. Note narrower external wall in corner and the line of original E wall across the ceiling.

Doors and windows

W1 H: 1.53m W: 1.50m Splays internally. Externally tooled sandstone rybats with margin draft.

W2 H: 1.43m W: 1.19m No internal splay. Externally tooled sandstone rybats with margin draft. Externally it is clear that this was originally a door, with the lower section stone blocked and the upper part made into a window. This also accords with the lack of splay.

W8 H: 1.59m W: 1.12m Splays internally. Externally tooled sandstone rybats with margin draft.

Room 4 External wall of stone. Internal walls plaster board but lathe and plaster visible behind the board in area below the stairs in room 5.

Doors and windows

W14 H: 1.26m W: 0.86m Splays internally. Externally tooled sandstone rybats with margin draft.

Room 5: Front hall with stair Under stair cupboard with original panel door. Stair to 1st floor.

Doors and windows

W3 H: 1.28m W: 0.72m Splays internally. Externally tooled sandstone rybats with margin draft. This appears to be a secondary window, possibly after the blocking of the door at W2. The tooling on the sandstone is different from all other windows (see illus 11).



Illus 11 Detail of rybats on W3 (LHS) and D1 (RHS). Note the less weathered and more separated tool marks on window W3.

D1 H: 2.26m (door H: 1.96m with glass fanlight above). W: 1.22 (door W: 0.80m- wood and glass to RHS). No splay. . Externally tooled sandstone rybats with margin draft.



Illus 12 W elevation from LHS: W1, W2 with blocking below and W3



Illus 13 Detail of bottom RHS of W2 showing new sill breaking across rybats of earlier door.



Illus 14 Room 3 Window (blocked door) W2 (LHS) and W1 (RHS)

Room 6: Bathroom Modern bathroom.

Doors and windows

W4 H: 1.55m W: 1.2m Splays internally. Externally tooled sandstone rybats with margin draft.



Illus 15 Room 6: bathroom

Room 7 and back lobby

Doors and windows

W16 H: 1.26m W: 0.87m Splays internally. Externally tooled sandstone rybats with margin draft.

D2 H: 2.12m W: 1.01m.

6.4 FIRST FLOOR

Room 8 Bedroom

Doors and windows

W13 H: 1.15m W: 2.37m Modern window with fixed central pane with small hinged pane above and larger hinged panes on either side

Room 9 Bedroom

Doors and windows

W11 H: 1.41m W: 1m Modern window. Fixed pane with hinged pane above

Room 10 Bedroom

Doors and windows

W9 H: 1.30m W: 1.09m Splays internally. Externally tooled sandstone rybats with margin draft.

W5 H: 1.30m W: 1.09 Splays internally. Externally tooled sandstone rybats with margin draft.

Room 11 Bedroom

W15 H: 1m W: 1.93m Modern window with fixed central pane with small hinged pane above and larger hinged panes on either side

Room 12 Bathroom

W17 H: 1.22m W: 0.92m Splays internally

Room 13 Bedroom

W7 H: 1.33m W: 1.13m Splays internally. Externally tooled sandstone rybats with margin draft.

Room 14, 14A Lobby/hall and airing cupboard

W18 H: 0.85m W: 0.49m Splays internally

Room 15 Passage

W20 H: 1m W: 1.26m Modern window. Fixed pane with hinged pane above

Room 16 Front lobby/stair

Door to N side of stair opens to attic stair.

W6 H: 1.30m W: 1.09m Splays internally. Externally tooled sandstone rybats with margin draft.

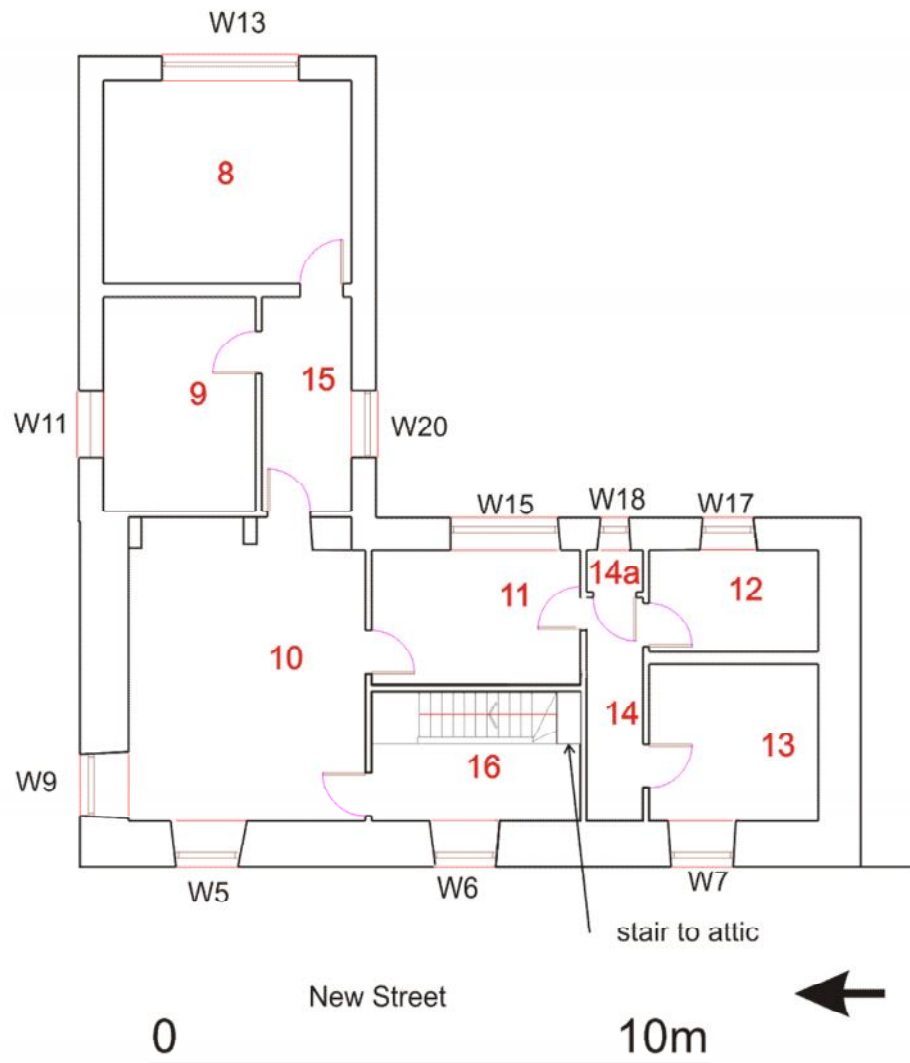
6.5 ATTIC

Floored attic over front W wing of building. A frame roof with sarking. Traces of lathe and plaster. Some charring on some rafters.

Attic (not entered) over E wing of building.



Illus 16 Attic of W wing looking S. Note charring on rafter in foreground



Illus 17 First floor plan annotated from plan courtesy of Ken Mathieson architectural design Ltd.

6.6 SHEDS

Three sheds abut the boundary wall on the S side of property. They are built of a mixture of cement blocks and brick, pebble-dashed. Corrugated tin roof.

No evidence of original function.



Illus 18 W elevation annotated from plan courtesy of Ken Mathieson architectural design Ltd.

6 Discussion

Rothes has medieval origins but the layout of the core of the present settlement lies in the establishment of a planned village on the Seafield estates in 1766. *The New Statistical Account* (NSA, 1842, vol 13, 230) notes that each of the original tenements was 1/8th acre in size.

Groome (1882-1884) notes that by the 1880s it was a centre of local trade and states that, ‘the original houses, which were merely one-story thatched tenements, have now to a large extent been replaced by more pretentious structures’.

The frontage of 41 New Street, as shown on the 1871 OS map, fits within Groome's description. It is a well-built stone house, with some element of sophistication in the detailing of the sandstone around the windows and door. Although less pretentious than the neighbouring building to the S (Nos 37/39), it is considerably larger than the smaller buildings further S along the street- many of which show a distinct stonework that is different from No 41 (Illus 19).



Illus 19 Looking S along New Street

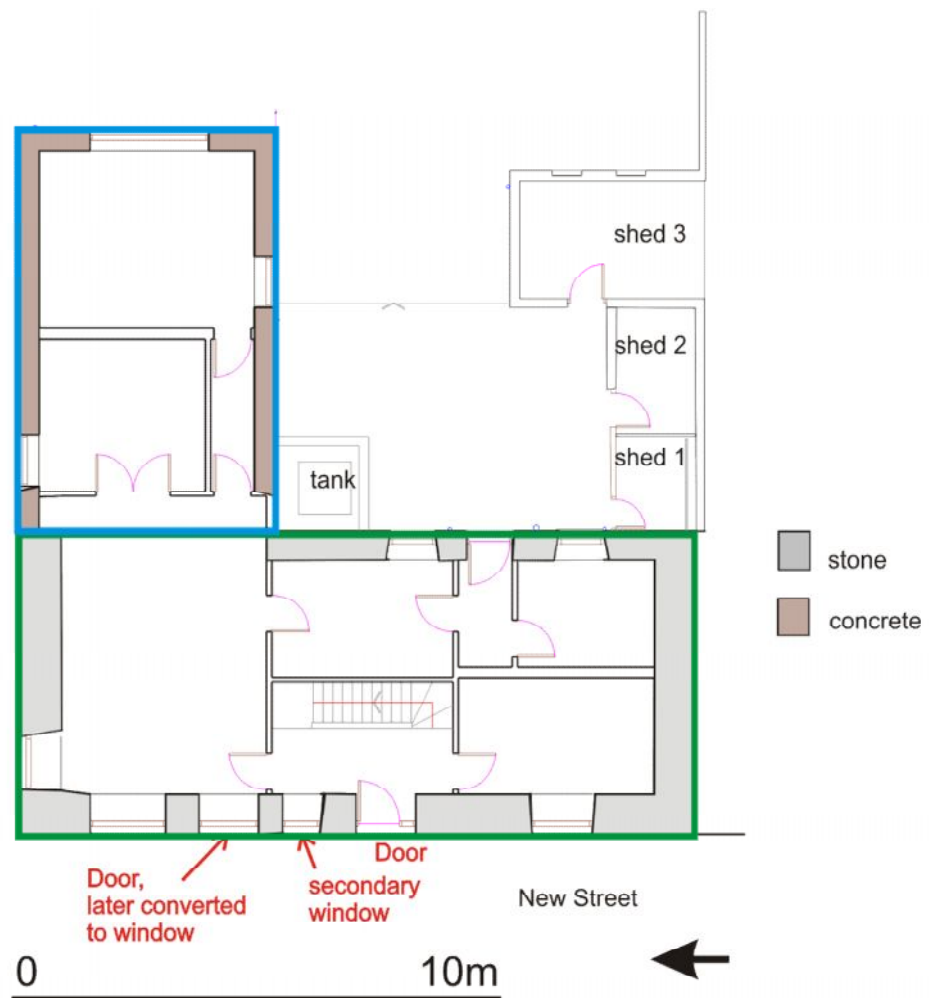
The blocked doorway (W2) and large window (W1) on the N side of the New Street frontage might indicate that in its original form this end of the building may have been a shop or workshop. It certainly appears to have been two separate occupancies, each with a door to New Street. There is an odd line of thin horizontal stones in the frontage above the level of the door which might suggest this had originally been a single-storey building. Tentative confirmation comes from the very much more worn nature of the rybats at the NW corner below the level of this line (Illus 20). It can also be argued that the upper windows on the New Street frontage appear to be of a slightly different colour of sandstone (although they could not be examined close-up). However there is no obvious break in the stonework on the side street N gable.



Illus 20 Detail of NW corner

The New Street frontage appears to be the building shown on the 1871 OS map (Illus 2). The date of any alterations is not known but clearly it was the 2-storied structure it is today by the time the E wing was built abutting it, along the side street. (Illus 21) This later 19th century extension at right angles to New Street appears to have been of mass concrete construction, with the very coarse appearance on inner wall faces suggesting it was a 'no fines concrete. Urquhart (2013, 8-9) notes that this was common in use for domestic buildings in the late 19th century. It is of interest that areas such as Speymouth in Moray, where mass clay construction was common, were also areas where mass concrete construction was developed fairly early (Urquhart, 2013, 6). It appears to have been built between 1871 and the later OS map of 1902 (Illus 3).

It is also of interest to note on this later map the extent to which the original plot behind the building had been built up. There was no evidence of the use of the sheds, some of which appear to be, or be on the footprint of, sheds on the 1902 OS map. It is likely that they included toilets etc.



Illus 21 Interpretation. Based on plan courtesy of Ken Mathieson architectural design Ltd. Green outline is the earlier building. Blue outline is the late 19th-century addition.

References

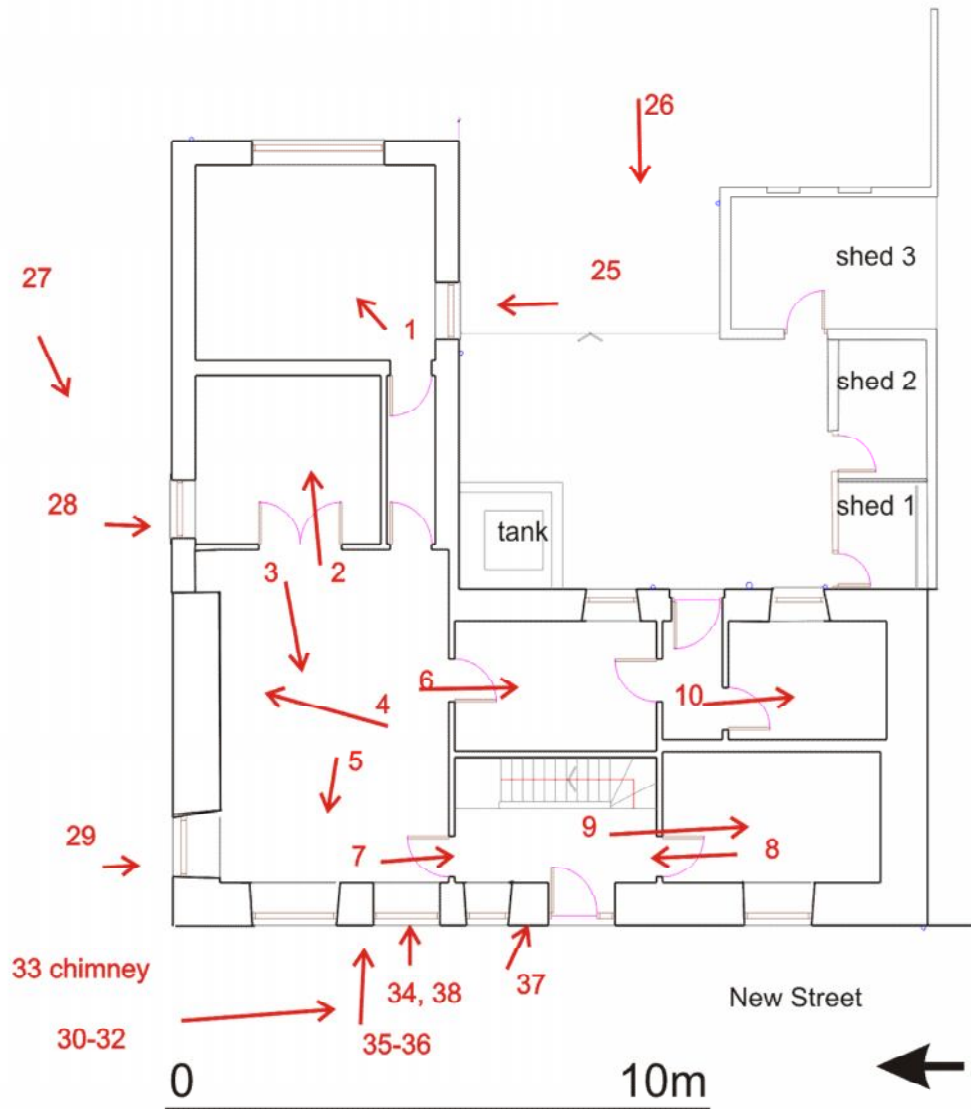
Groome F H 1882-1885 *Ordnance gazetteer of Scotland*. Edinburgh. On line: <http://www.scottish-places.info/parishes/parhistory249.html>

NSA New Statistical Account. Rothes, County of Elgin. <http://stat-acc-scot.edina.ac.uk/link/1834-45/Elgin/Rothes/13/230/>

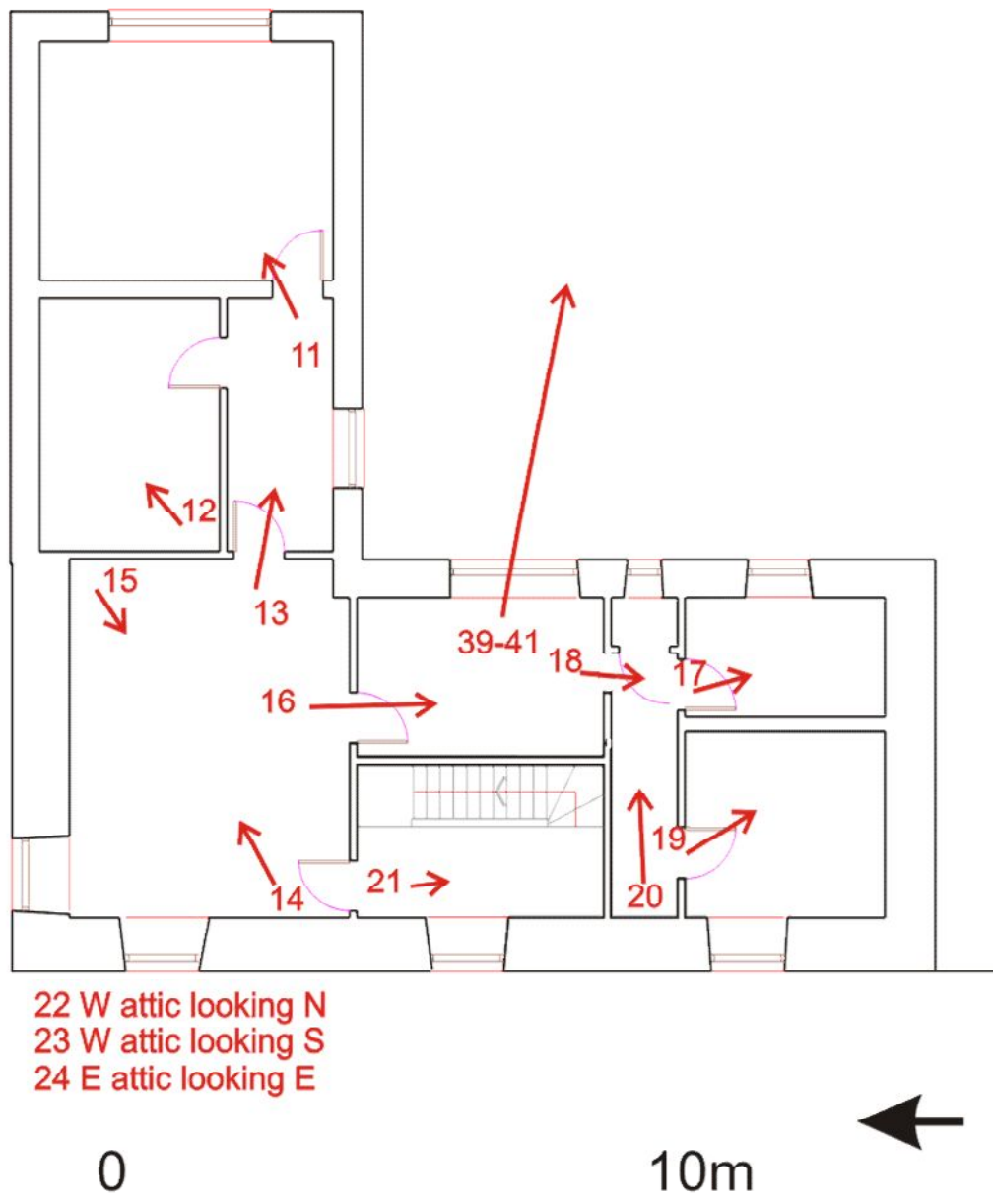
Urquhart, D 2013 *Historic Concrete in Scotland part 1: History and development*. Historic Scotland short guide, 5.

9 Archive

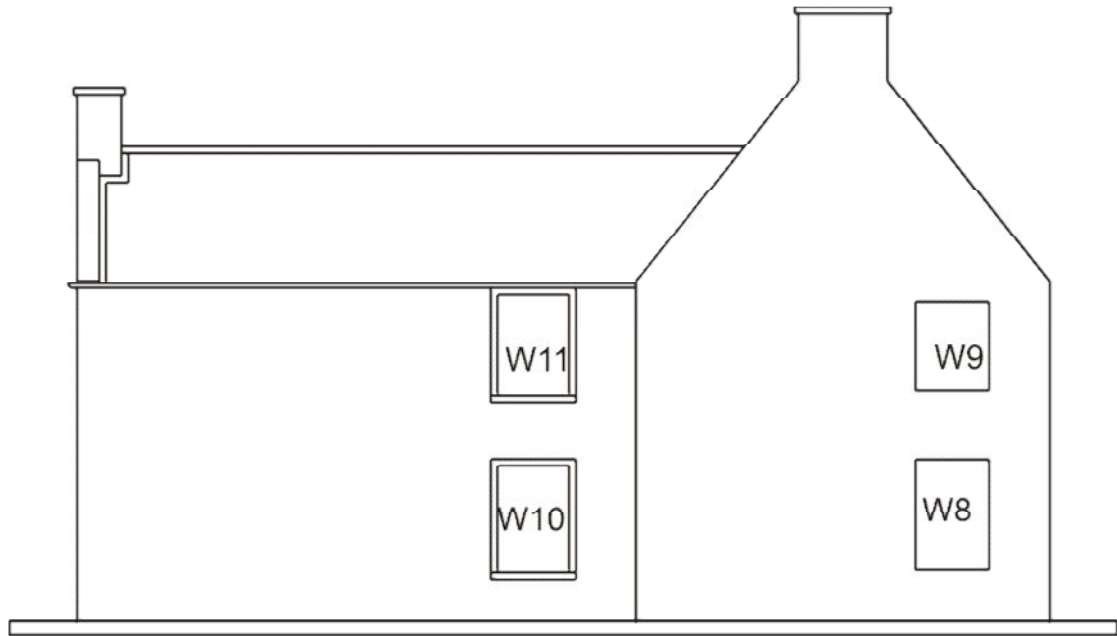
A full set of photographs with the photo location plan (Illus 22, 23) will be supplied to the Moray SMR in Aberdeen and to the NMRS.



Illus 22 Photographic reference: ground floor. (Plan courtesy of Ken Mathieson architectural design Ltd).



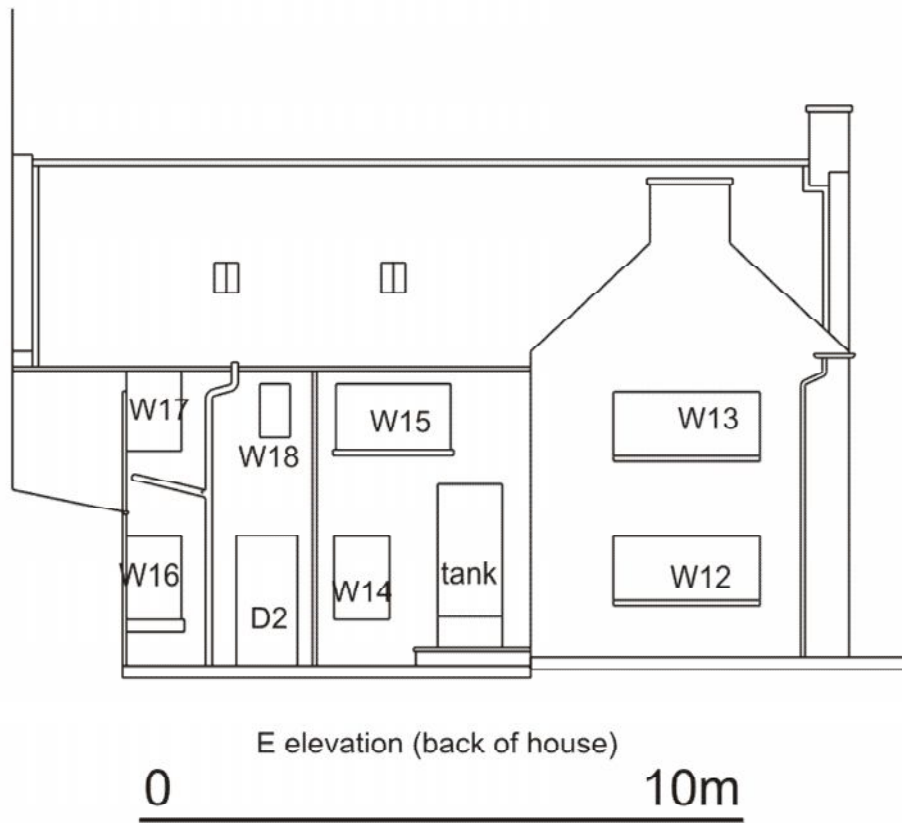
Illus 23 Photographic reference: first floor. (Plan courtesy of Ken Mathieson architectural design Ltd).



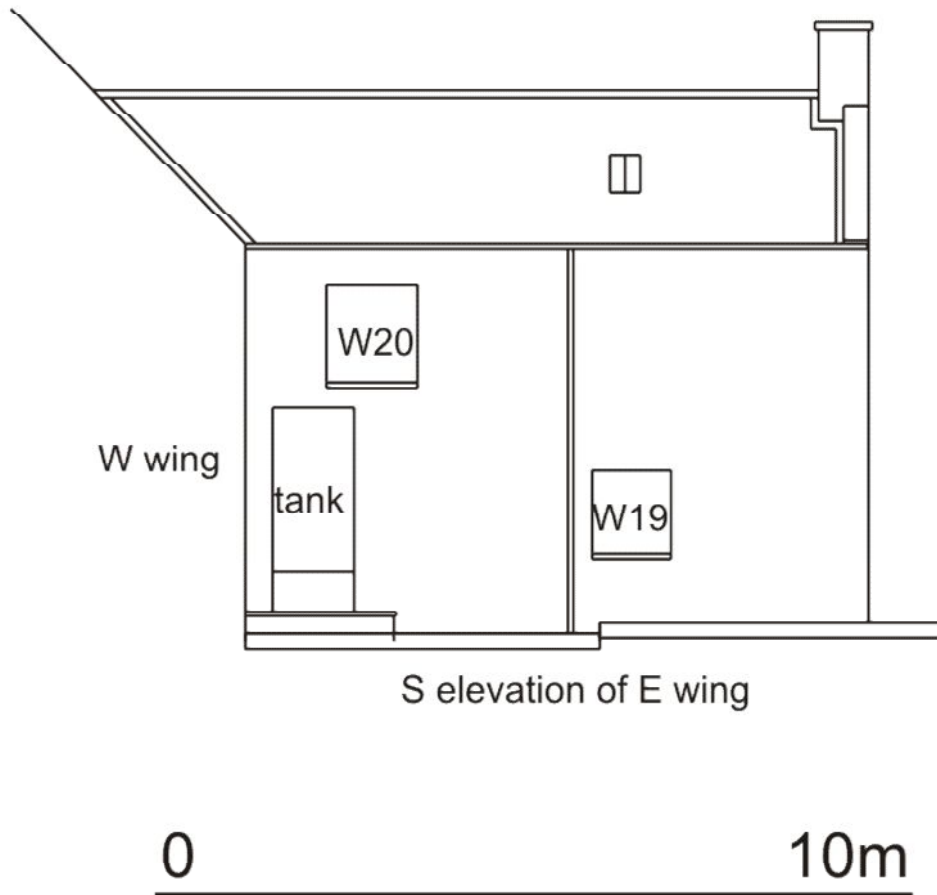
N elevation (on side street)

0 10m

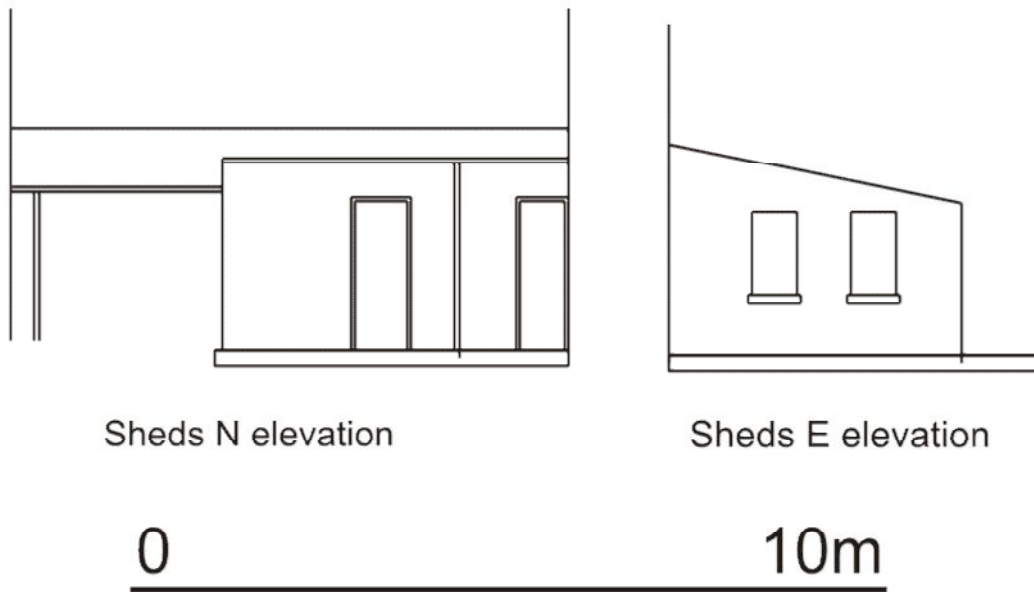
Illus 24 N elevation. Courtesy of Ken Mathieson architectural design Ltd.



Illus 25 E elevation courtesy of Ken Mathieson architectural design Ltd.



Illus 26 S elevation of E wing courtesy of Ken Mathieson architectural design Ltd.



Illus 27 Elevation of sheds courtesy of Ken Mathieson architectural design Ltd.