

**MASTRICK FARM
OLD RAYNE
ABERDEENSHIRE**

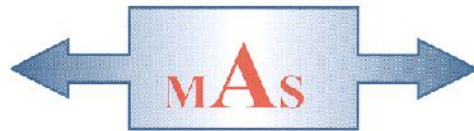


Standing Building Survey

Carried out 1st October 2015

by

Murray Archaeological Services Ltd



Report No: MAS 2015-30

by

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- Standing Building Survey -

1. Background
 - 1.1 A standing building survey was required for the steading buildings at Mastrick Farm, Old Rayne, Aberdeenshire, prior to their demolition before the construction of two new dwellings.
 - 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: APP/2015/0263 (Condition 2).
 - 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 John Wink Design on behalf of their client Mr Stephen Milne. The site element of the survey was completed on the 1st October 2015.
2. Desk-top survey
 - 2.1 A search was carried out in the 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 to the W of the road between North Rayne and Kirkton of Rayne on a ridge at about 135m OD with wide views to the S towards Bennachie.

Parish: Rayne

NGR NJ 6914, 3040

RCAHMS No: NJ63SE 36

Canmore id: 155100

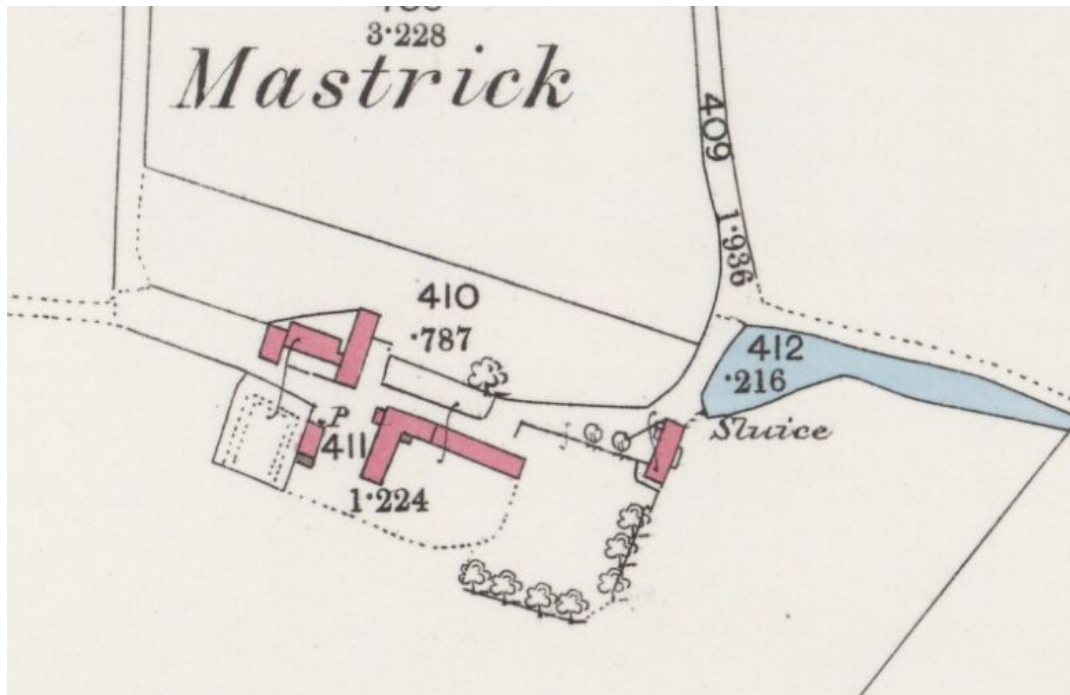
Aberdeenshire SMR No: NJ63SE064



Illus 1 Aerial view. <https://maps.google.co.uk/>

4. Documentary evidence

- 4.1 **Roy's Military map of 1747-55** There is no settlement shown on the site on Roy's Military map; this may simply indicate it was of no military significance.
- 4.2 **1st edition Ordnance Survey 25"/mile Aberdeen Sheet XXXVI.13 surveyed in 1867, published in 1873** shows the mill and mill pond. The main steading is L-shaped with a small building to W of it. The farmhouse has a central E/W section with unequal wings on either side.



Illus

2 Detail of the 1st edition Ordnance Survey 25" map, surveyed in 1867 (published 1873).
www.nls.ac.uk

4.3 The 2nd edition 25"/mile Ordnance Survey of 1899 (published 1900. Aberdeenshire Sheet 036.13). The only change by 1899 appears to be a foreshortening of the N range of the steading.



Illus 3 Detail of the 2nd edition Ordnance Survey 25" map, surveyed in 1899 (published 1900).
www.nls.ac.uk

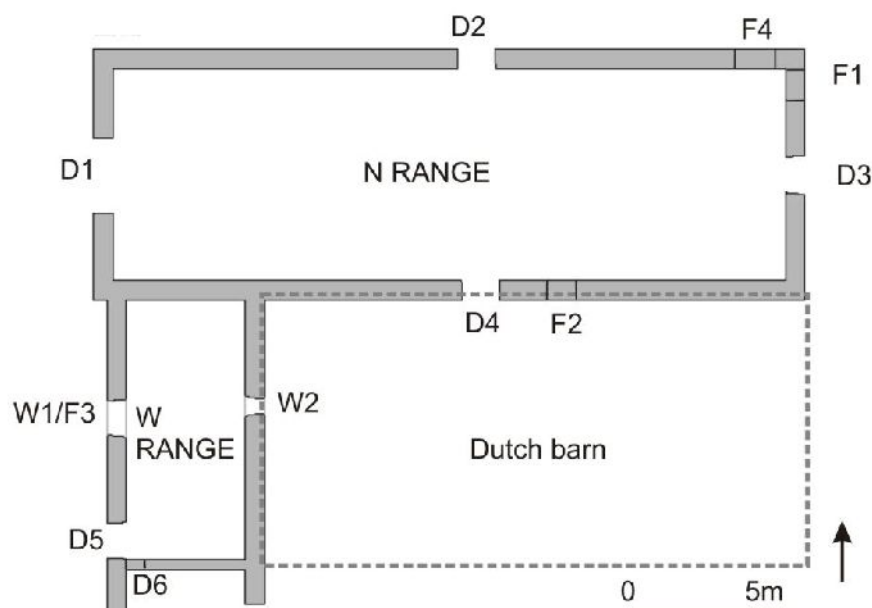
5 Methodology

- 5.1 The ground plans (Illus 5, 17, 26) and relevant elevations (Illus 6, 18) have been drawn and 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 annotated plans in the present report (Illus 32-35) indicates the position of each.

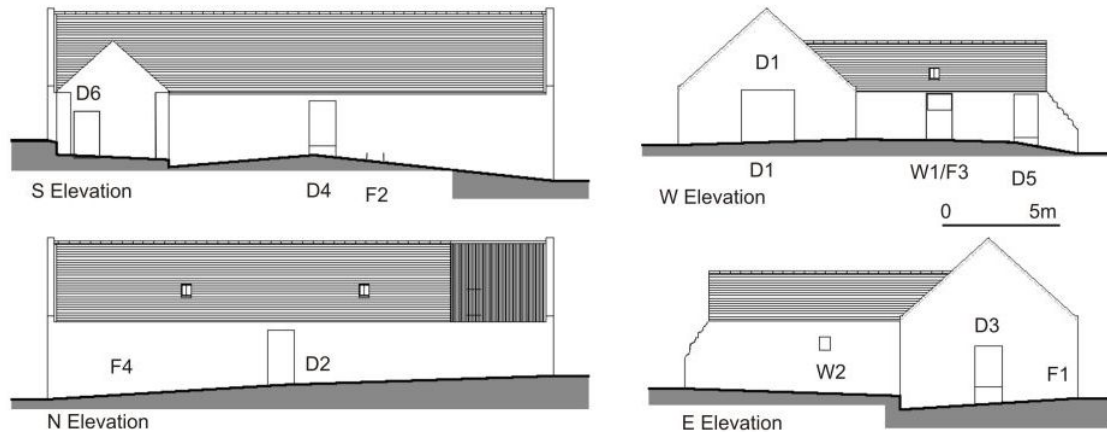


Illus 4 Steading and house looking N

6 The Steading



Illus 5 Plan of steading. Based on drawing supplied courtesy of John Wink design.



Illus 6 Elevations of steading. Based on drawing supplied courtesy of John Wink design.

6.1 NORTH RANGE

Dimensions 7.5 x 21.4m externally

Original use Livestock

Present/recent use Livestock

Walls Rubble stone with large boulders with split flat faces. Small pinning stones. Internal faces stone much smaller. Thickness: 0.58m.

Pink granite rybats at corners

Roof Pitched, A-frame roof lying E/W. Slate over sarking with ceramic ridge with ventilation tiles. 2 metal skylights on each side of roof. W end of N side of roof repaired with corrugated asbestos.



Illus 7 S wall of N range



Illus 8 E wall of N range (truncated between 1867 and 1899)



Illus 9 N wall N Range. Blocked opening F4

Doors and windows

W wall

D1 H: 2.18m W: 2.25m. Pink granite rybats but replacement concrete lintel.

N wall

D2 H: 1.90m. W: 1.17m. Rybats and upper lintel pink granite. Lower lintel slate. Blocked with concrete.

F4 Pink granite lintel and rybats W: 1.20m. Only 0.60m of height visible as lower part obscured by concrete render. (Could not be viewed internally as blocked by feed pass and bales).

E wall

D3 H: 2.50m W: 1.30m No rybats. Wooden lintel. This may originally have been an internal doorway as the building was foreshortened between 1867 and 1899.

F1 H: 1.50- 1.90m. Modern break-through with cement block surround. Probably for access to feed pass.

S wall

D4 H: 1.88m W: 1.14m Pink granite lintel and rybats.

F2 H: 1.50m W: 0.76m. Pink granite lintel and rybats. Stone blocked.

Interior Part of cobbled floor remains but largely restructured with a concrete feed (1.4m wide) pass along the inside of the N wall. One remaining tethering ring suggests the space was originally used for tied cow stalls.



Illus 10 Interior N Range looking E

6.2 WEST RANGE

Dimensions 4.7m x 9.5m+ externally The S end has been demolished in the past with only stubs of the walls remaining.

Original use livestock, possibly stable

Present/recent use Sow farrowing crates and pig pens.



Illus 11 W range, W wall



Illus 12 W Range. Truncated S wall

Walls Stone. The broken section through wall at S end shows use of clay bonding in core (Illus 13).



Illus 13 Detail of core of broken S end of wall of W range showing clay binding in core.

Roof Pitched lying N/S. Slate over A-frame with sarking. Ceramic ridge.
Metal roof light in W side.

Doors and windows

W wall

D5 H: 1.85m W: 1.10m Pink granite rybats. Lintel obscured by cement render.

W1/F3 Original opening (F3) H: 1.85m W: 1.05m. Sides splay internally suggesting this might have been window rather than a door. Modern window inserted H: 0.60m with concrete blocks below.

S wall

D6 H: 1.8m. W: 0.90m. Blocked with stone. Internal doorway between N and S parts of W range.

E wall

W2 H: 0.65m W: 0.40m Splayed internally. Possibly secondary as no pink granite rybats.

Interior No original details

6.3 DUTCH BARN

A modern Dutch Barn with timber supports and a corrugated iron roof had been built in the angle between the N and W ranges. The ground level had been reduced in this area, exposing the foundations of the older buildings.



Illus 14 Dutch barn looking N

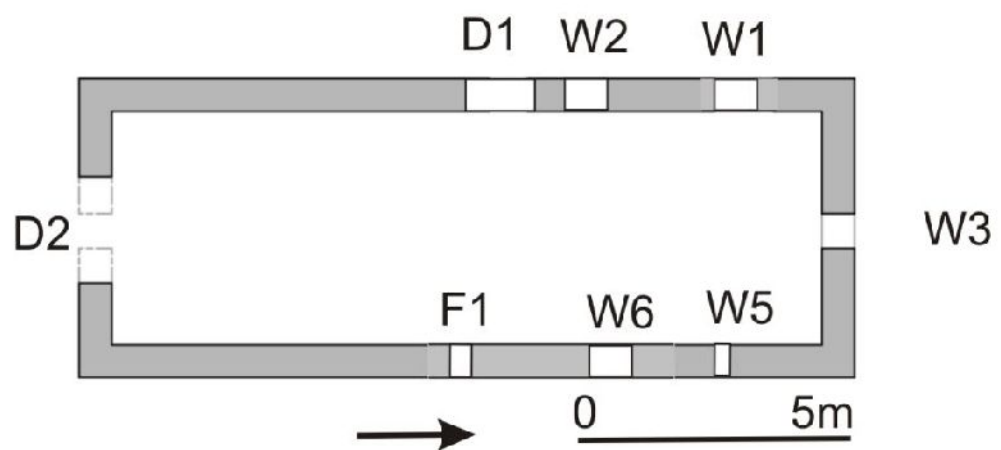
7 The Mill



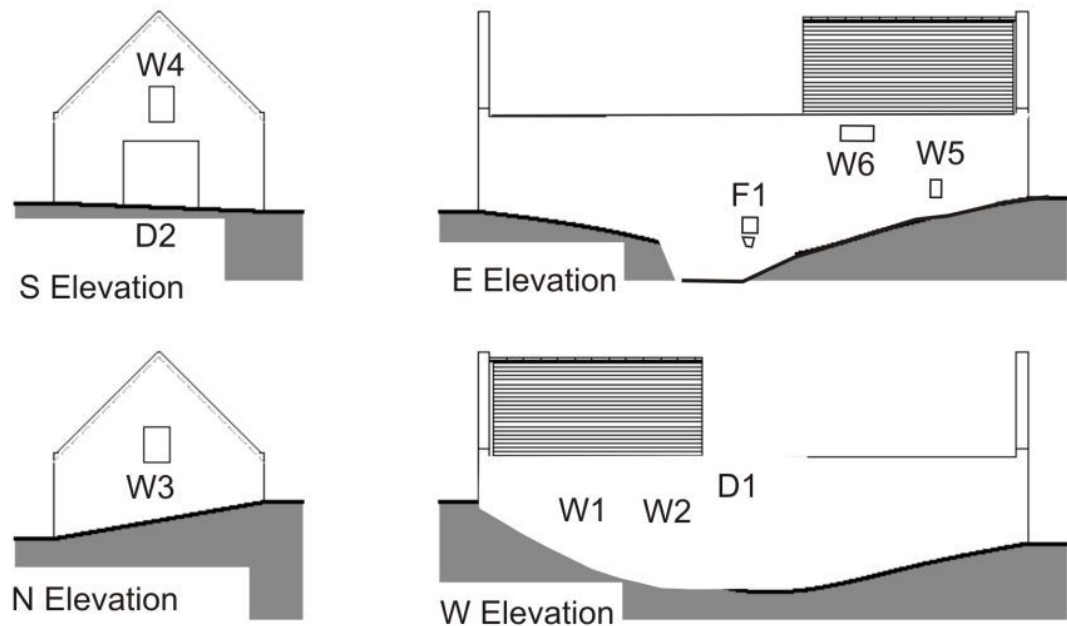
Illus 15 View of mill from steading, looking NE



Illus 16 Mill looking E



Illus 17 Plan of mill. Based on drawing supplied courtesy of John Wink design.



Illus 18 Elevations of mill. Based on drawing supplied courtesy of John Wink design.

Dimensions 5m x 14m externally

Original use Water mill

Present/recent use Derelict

Walls Rubble stone with rybats of squared rubble.

Roof Roof at S end collapsed. Slate pitched roof with A-framework.

Doors and windows

W wall

W1-W2 H: 0.47m W: 0.78m Slate sill and fieldstone lintel and rybats. Splay internally. Light the upper/loft floor.

D1 H: 1.50m+ (base blocked by rubble) W: 1.07m. Granite rybats and slate lintel. Access to ground floor.

N wall

W3 H: 1.35m W: 0.65m. Slate lintel and sills. Field stone rybats. Opens into upper/loft floor.



Illus 19 Mill. W wall, looking S



Illus 20 Mill interior looking S through W3

E wall

W5 H: 0.48m W: 0.29m Stone lintel sills and rybats (not slate). Lights ground floor.

W6 H: 0.47m W: 0.78m Slate sill and fieldstone lintel and rybats. Splays internally. Lights the upper/loft floor.



Illus 21 Mill. E wall

F1 Fittings for axle of mill wheel. Two openings. Upper opening H: 400mm W: 370mm. Pink granite lintel, sill and rybats. Goes through wall thickness (600mm). Internally blocked partly with wood, partly glass. Lower hole. H: 350mm. W Splays 200-250mm. Stone blocked.



Illus 22 Mill wheel axle hole (F1)

S wall

D2 H: 1.95m + W: 2m Pink granite lintel and rybats.

W4 H: 0.92m. W: 0.72m. Slate sill and lintel. Stone rybats. Lights upper/loft floor.



Illus 23 Mill. S wall

Wheel pit The wheel was missing but part of the wheel pit survived. The mill pond is now planted with trees (Illus 1-3).

Interior The interior was unsafe. Viewed through D2 and W 3. Wooden loft partly survived at N end.

8 The Farmhouse

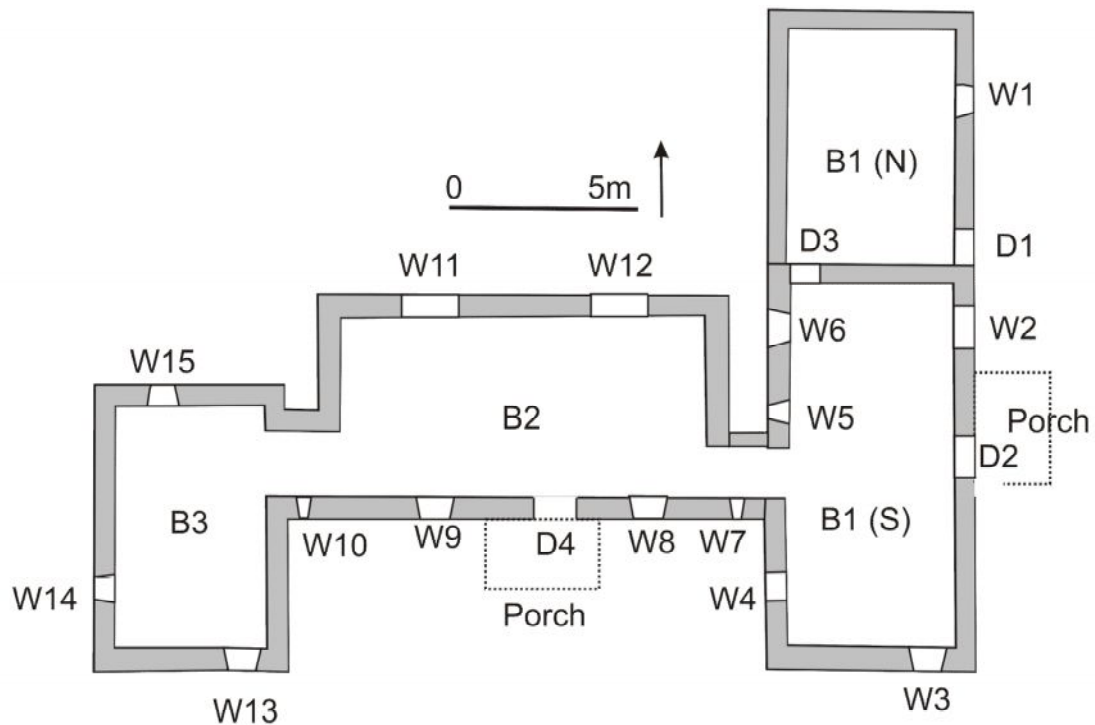
The farmhouse is also due for demolition. It has been altered internally but the ground plan is as shown on the 1867 OS map, being of an unusual form with a central section flanked by two unequal wings.



Illus 24 Farmhouse front (S) wall



Illus 25 Farmhouse back (N) wall



Illus 26 Plan of farmhouse

8.1 BUILDING 1. E WING

N end single storey abuts 1 ½ storey S end.

Dimensions externally 5.3m x 17.3m (comprising N end 6.5m + S end 10.8m)

Original use S end domestic. N end byre

Present/recent use Derelict

Walls S end: harled stonework. N end: rubble stone, large slabs similar to steading. Not harled.

Roof S end: slate with ceramic ridge. Chimney at S gable: rectangular stone with plain table and ceramic pot. Carved skewputts at S gable match those on B2 and B3. N end roof: corrugated iron.



Illus 27 Building 1 E wall

Doors and windows (Heights not recorded).

E wall

D1 W: 1m

D2 with modern porch

W1 W: 0.70m

W2 W: 1.2m. Modern window.

S wall

W3 W: 0.80m. Internally splayed, probably original.

W wall

W4 W: 0.70m. Internally splayed, probably original.

W5 W: 0.40m. Internally splayed, probably original.

W6 W: 1m.

Internal connecting door D3 not measured.

8.2 BUILDING 2. CENTRAL STRUCTURE

Dimensions 6m x 12.7m externally including connecting passages to B1 and B3 which were only 2.2 and 3m wide externally.

Original use House. Single storey. No attic/ stair

Present/recent use Derelict

Walls Harled stonework. Wall thickness 660mm.

Roof Slate with ceramic ridge. E and W gables chimneys: rectangular stone with plain table and ceramic pots. Carved skewputts at both gables.



Illus 28 Building 2, S wall



Illus 29 Building 2, detail of skewputt

Doors and windows

S wall

- D4 W: 1.2m with modern porch
W7 W: 0.30m Internally splayed, probably original.
W8 W: 0.80m Internally splayed, probably original.
W9 W: 0.80m Internally splayed, probably original.
W10 W: 0.30m Internally splayed, probably original.

N wall

- W11 W: 1.5m Modern window.
W12 W: 1.5m Modern window.

8.3 BUILDING 3. W WING

Dimensions 5m x 7.5m externally

Original use House. Single storey.

Present/recent use Derelict

Walls Harled stone.

Roof Slate with ceramic ridge. S end pitched, N end hipped. S gable chimney: rectangular stone with plain table and ceramic pot. Carved skewputts at S gable.

Doors and windows

S wall

- W13 W: 0.80m Internally splayed, probably original.

W wall

- W14 W: 0.70m Internally splayed, probably original.

N wall

- W15 W: 0.70m Internally splayed, probably original.



Illus 30 Building 2, interior of W room



Illus 31 Building 3 S room, detail of fireplace. Swey on LHS

8.4 INTERIOR BUILDING 1-BUILDING 3

Building 1 was subdivided into the N part which appears to have been a byre with an interconnecting door to the S part. The S part comprised a room with a kitchen range at the S end and a smaller lobby behind with a stair to the attic. Building 2 comprised a living room with fireplace at the W end and a smaller back room on the N side of the W end, with a passage in front of it. Narrow passages (0.90m wide internally) connected B2 with both B1 and B3; it was not possible to see if these were part of the original design as they were lined internally and harled externally. B3 had a front room with a hearth on the S gable with a swey for cooking still remaining. There was a smaller back room the width of the building.

9 Discussion

The mill and original steading at Mastrick Farm are fairly typical of many medium sized farms in Aberdeenshire (Glendinning and Wade Martins 2008, 119-120). While all the buildings, with the exception of the modern barn, were in place by 1867, the differences in stonework suggest that the mill may have been built at a different time, possibly earlier.

The house is unusual and appears to be in the form it was in by 1867, although with modernisation. Although clearly in recent time it had been used as a single dwelling, the layout suggests that the E wing (B1) was originally one unit with byre attached. It would have had a S hearth and had additional rooms in the attic (these could not be safely accessed). The central (B2) and W (B3) sections of the building may have been a separate (although possibly interconnecting to B1) unit with the kitchen in the S room of B3, and three other rooms. B3 had no separate external door. The whole range of buildings, with the exception of the byre (B1 N), appeared to have been built at the same time, with matching details such as the skewputts and chimneys and a pleasing symmetry.

References

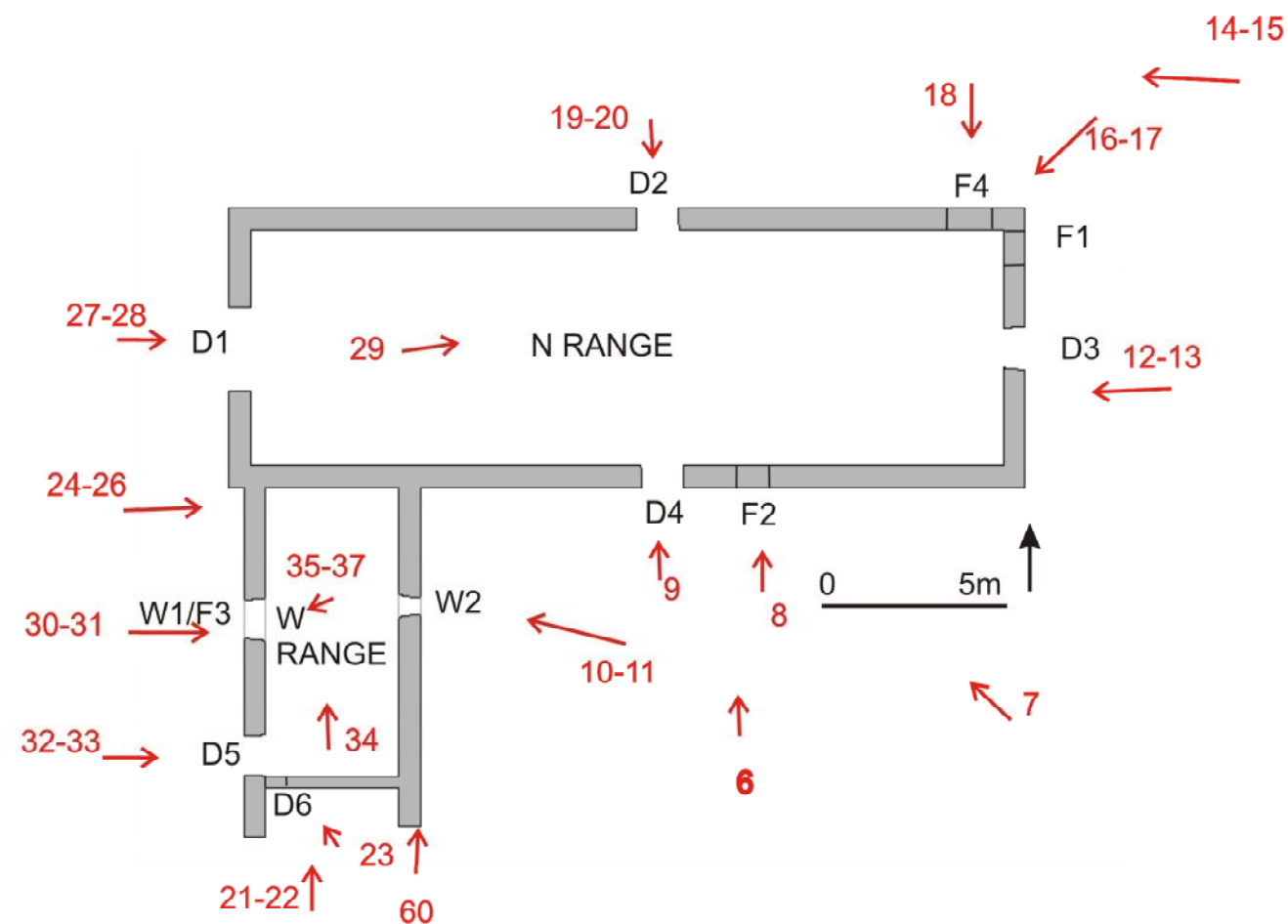
Glendinning, M and Wade Martins, S 2008 Buildings of the Land: Scotland's Farms 1750-2000 Edinburgh: RCAHMS.

Archive

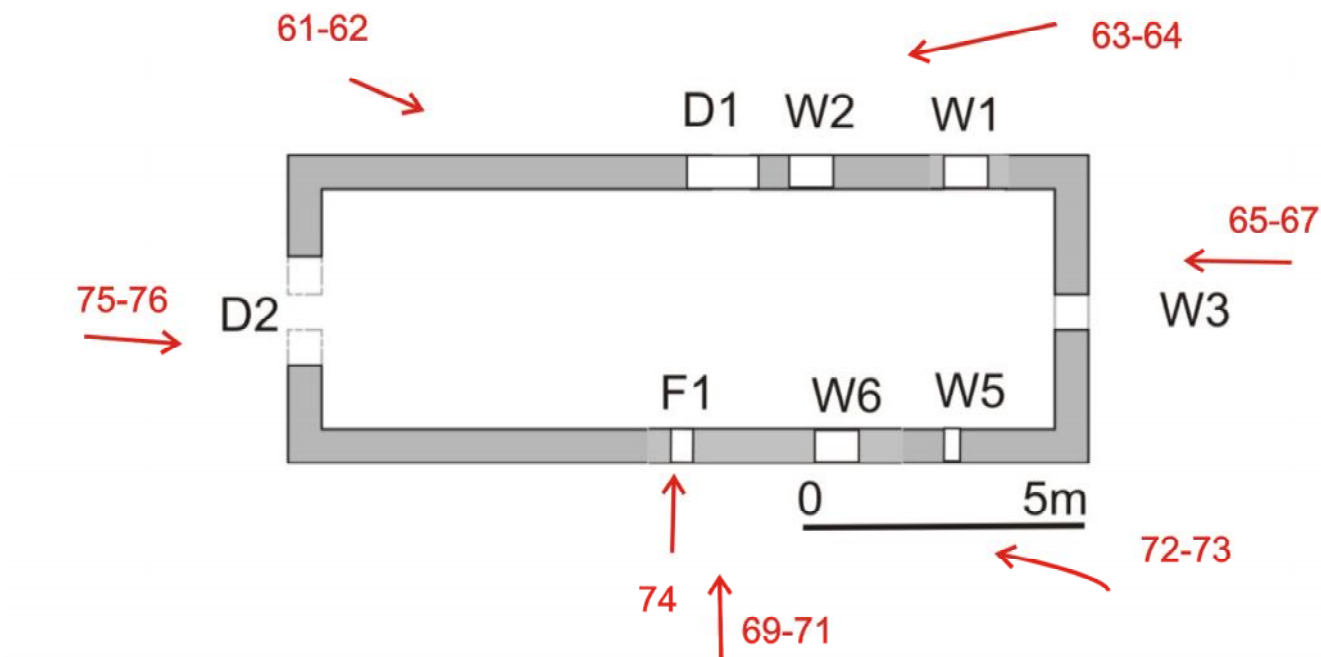
A full set of photographs with the photo location plans (Illus 32-35) will be supplied to the Aberdeenshire SMR in Aberdeen and to the NMRS.



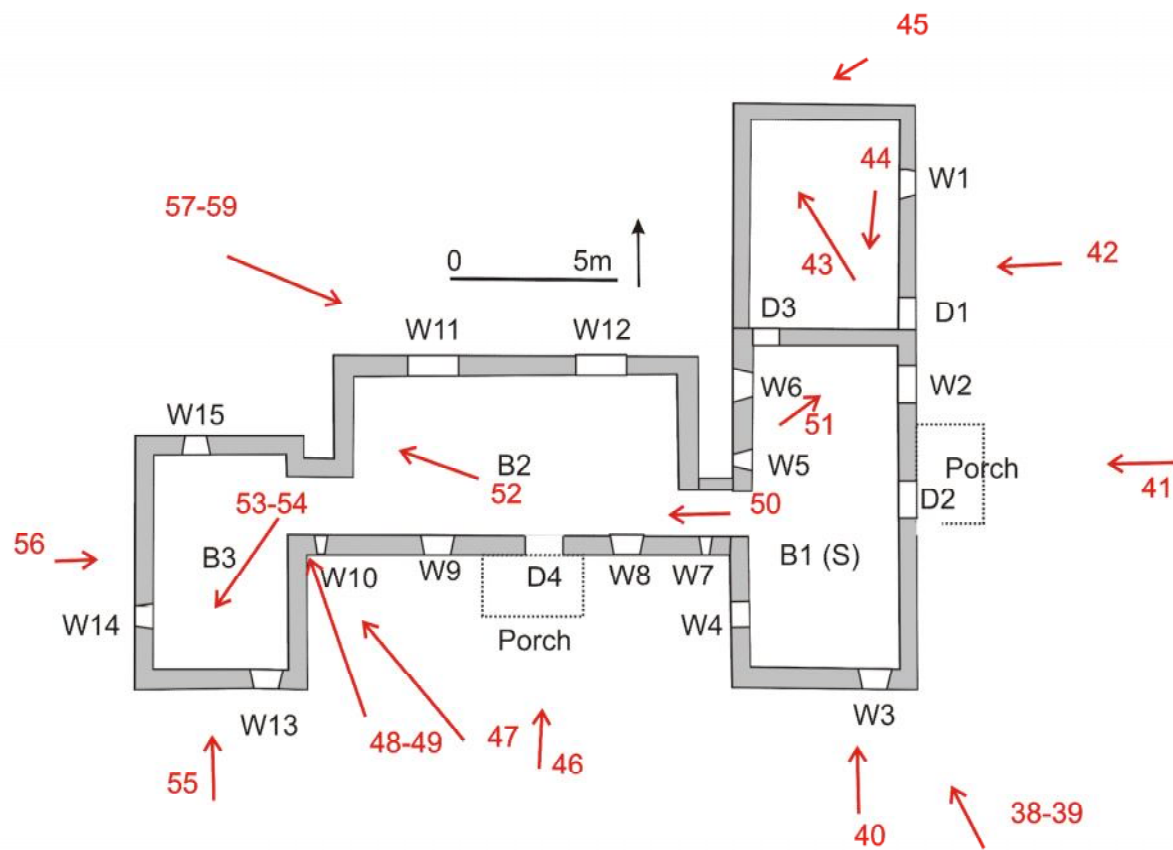
Illus 32 Photographs general (Nos 1-5)



Illus 33 Photographs of steading (Nos 6-37, 60)



Illus 34 Photographs of Mill (Nos 61-76)



Illus 35 Photographs of house (Nos 38- 59)