

**OLD BOURTIE FARMHOUSE
INVERURIE
ABERDEENSHIRE**



Standing Building Survey
Carried out 29th February 2016
by
Murray Archaeological Services Ltd



Report No: MAS 2016-08
by
H K Murray and J C Murray

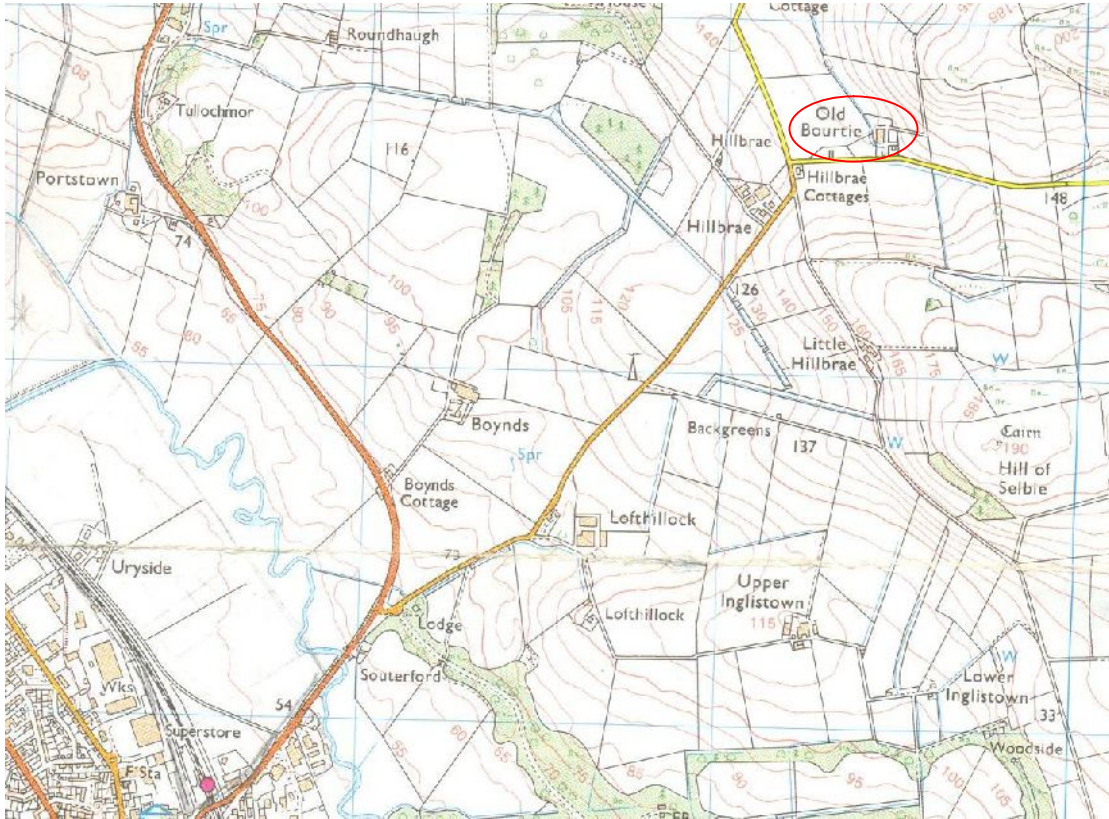
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INVERURIE
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- Standing Building Survey -

1. Background
 - 1.1 A standing building survey was required for the farmhouse at Old Bourtie, Inverurie, Aberdeenshire, prior to its demolition. A new dwelling house is to be erected on the site.
 - 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/2014/3198
 - 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 Norman P. Lawie Ltd, on behalf of their clients Mr and Mrs A Murrison. The site element of the survey was completed on the 29th February 2016.
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, now HES) through Canmore and Pastmap.
 - 2.2 The 1st and 2nd edition Ordnance Survey maps were consulted.

- 2.3 Plans and elevations were supplied by Norman P. Lawrie Ltd and annotated by MAS Ltd.



Illus 1 Detail of OS map. Ordnance Survey © Crown copyright (2002) All rights reserved. Licence number (100049810). Site indicated by red circle.

3. The Site

- 3.1 The site lies on a minor road to the E of the B9170 road between Inverurie and Old Meldrum. It is approximately 2.5km NE of Inverurie. The steading of Old Bourtie had been converted some years ago and is not part of the present application.

Parish: Bourtie NGR: NJ 7943 2366

GPS in front of house: 379458, 823643

Aberdeenshire SMR: NJ72SE0124

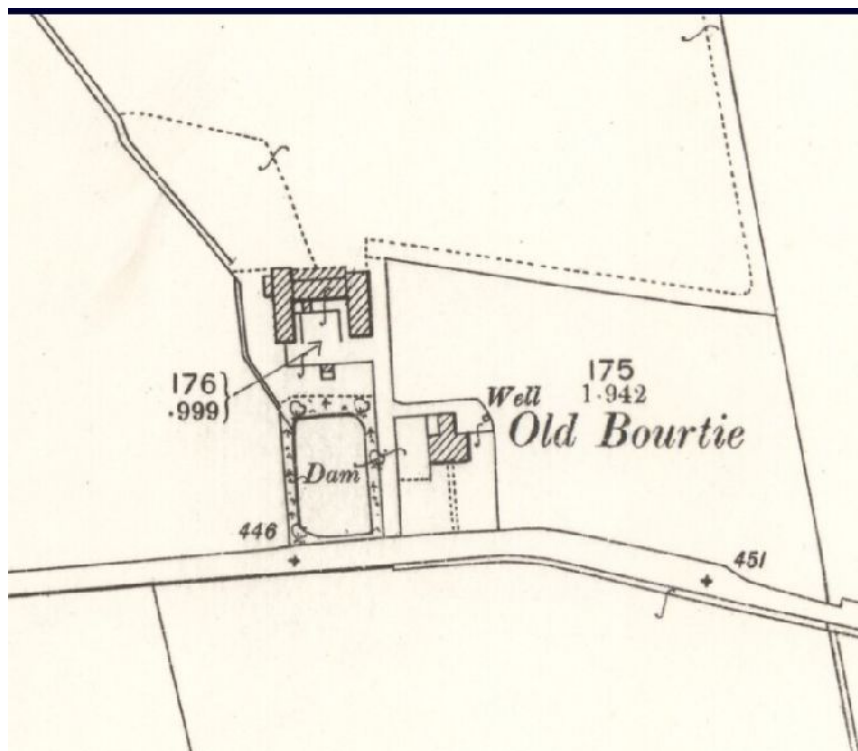
RCAHMS: NJ72SE119

4. Documentary evidence

4.1 **Aberdeen Sheet XLIV.13 of 1867 (published 1870)** does not show any buildings on the site of Old Bourtie farm.

4.2 The **2nd edition 25"/mile Ordnance Survey of 1899 (published 1900)**.

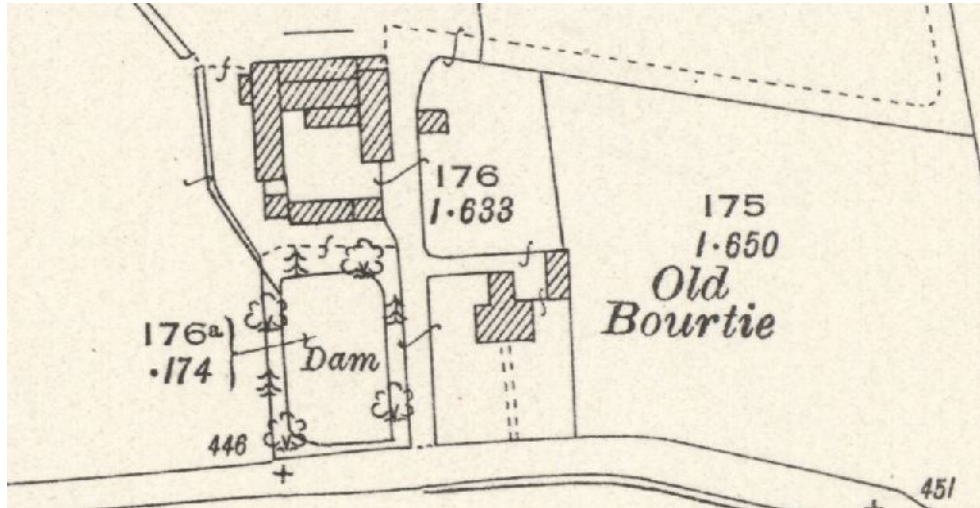
Aberdeenshire Sheet 054.07 shows the house on its present site to the SE of the U-plan steading. In plan the house is T-plan as it is at present.



Illus 2 Detail of the 2nd edition 25"/mile Ordnance Survey of 1899 (published 1900). Aberdeenshire Sheet 046.13 www.nls.ac.uk

4.3 The **3rd edition 25"/mile Ordnance Survey of 1924 (published 1926)**.

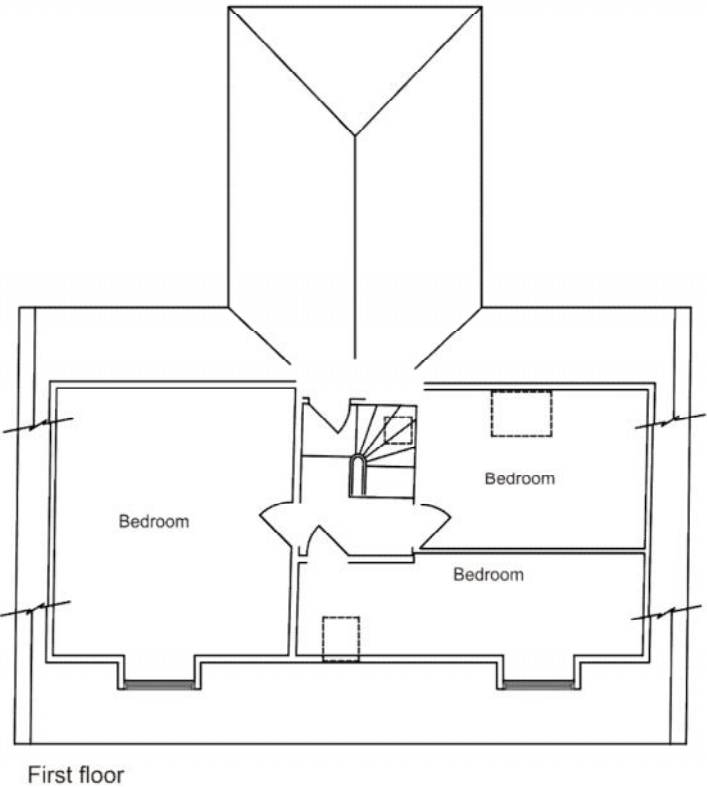
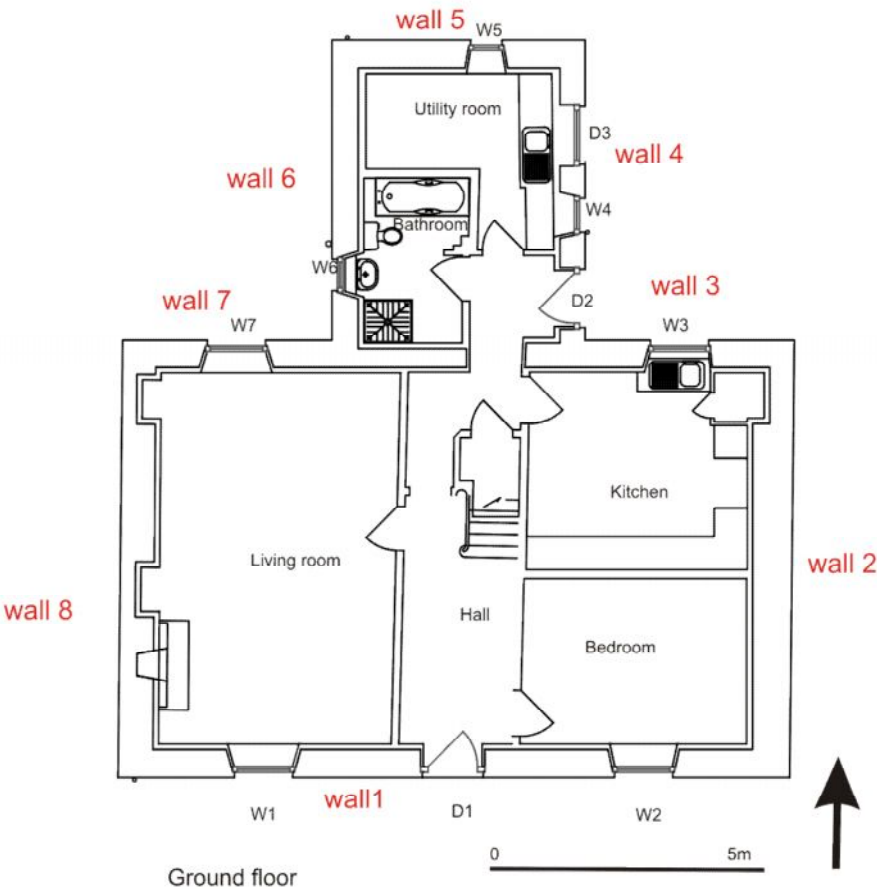
Aberdeenshire Sheet 054.07 shows the house as it was in 1899 but an additional freestanding building is shown directly to the NE (Illus 3), within the house enclosure, where a well was shown in 1899 (Illus 2).



Illus 3 Detail of the 3rd edition 25''/mile Ordnance Survey of 1924 (published 1926). Aberdeenshire Sheet 046.13 www.nls.ac.uk

5 Methodology

- 5.1 The ground plan (Illus 4) and elevations (Illus 14) have been annotated to show details which may help in understanding the development and history of the building.
- 5.2.1 The areas recorded were photographed. The full set of photographs will be supplied for the archive and annotated plans in the present report (Illus 15, 16) indicate the position of each.



Illus 4 Plans courtesy of Norman P. Lawie Ltd and annotated by MAS Ltd.

6 The Buildings

The House

Orientation The main block of the house lay E/W and was S facing. There was an outshot in the centre of the N side. This appears likely to have been secondary but there was no documentary or structural evidence to support this view, with the exception of the difference in window widths.

Dimensions 8 x 12m with outshot 4.5 x 5.5m externally

Present/recent use Derelict.

Original use Domestic dwelling

Walls Rubble stone with granite rybats and skews

Roof Slate with skylights and ceramic ridge.

Chimneys At E and W gables. Rectangular with flat table. Ceramic pots.



Illus 5 S (front) elevation

Doors and windows

Wall 1: S wall of main house

D1 W: 1.12m H: 2.15m. Granite lintel and rybats. Modern door.

W1 W: 1.07 m H: 1.51m. Granite lintel and rybats. Modern window.

W2 W: 1.07 m H: 1.51m. Granite lintel and rybats. Modern window.

W8 W: 1.1m H: 1m. Dormer with slate sides and roof

W9 W: 1.1m H: 1m. Dormer with slate sides and roof

W10 Modern velux window

Wall 2: E gable wall of main house

No openings

Wall 3: E end of N wall of main house

W3 W: 1.07m H: 1.53m. Granite lintel and rybats. Modern window.

W11 Modern velux window



Illus 6 N outshot and back of main house

Wall 4: E wall of N outshot

D2 W: 1.07m H: 2.13m. Granite lintel and rybats. Modern door.

D3 W: 1.06m H: 2.12m. Granite lintel and rybats. Wooden plank door, blocked internally.

W4 W: 0.61m H: 0.91m. Granite lintel and rybats. Modern window.

Wall 5: N wall of N outshot

W5 W: 0.56 m H: 1.52m. Granite lintel and rybats. Modern window.

Wall 6: W wall of N outshot

W6 W: 1.06m H: 1.52m. Granite lintel and rybats. Modern window.

Wall 7: W end of N wall of main house

W7 W: 1.06m H: 1.52m. Granite lintel and rybats. Modern window.

Wall 8: W gable wall of main house

No openings



Illus 7 W end of house

Interior

The interior had been fairly recently converted. There were no features of interest. Some of the internal doors upstairs may have been original.



Illus 8 Kitchen



Illus 9 Living room



Illus 10 Modern stair from below



Illus 11 Upstairs landing

Foundations to NE of House

A rectangular foundation to the NE of the house is on the footprint of the building shown on the 1924 OS map (Illus 3). Part of the original N and E walls had been retained in use as garden walls. A fireplace with a sway was on the inside of the N wall. Another opening, possibly related to the well shown on the 1899 OS map was in the E wall.



Illus 12 Foundations to NE of house



Illus 13 Detail of fireplace

The documentary evidence shows that this was built between 1899 and 1924 and was later than the main house. It may have been a bothy but the presence of the well (?) may suggest that it had been used as a wash house or similar.

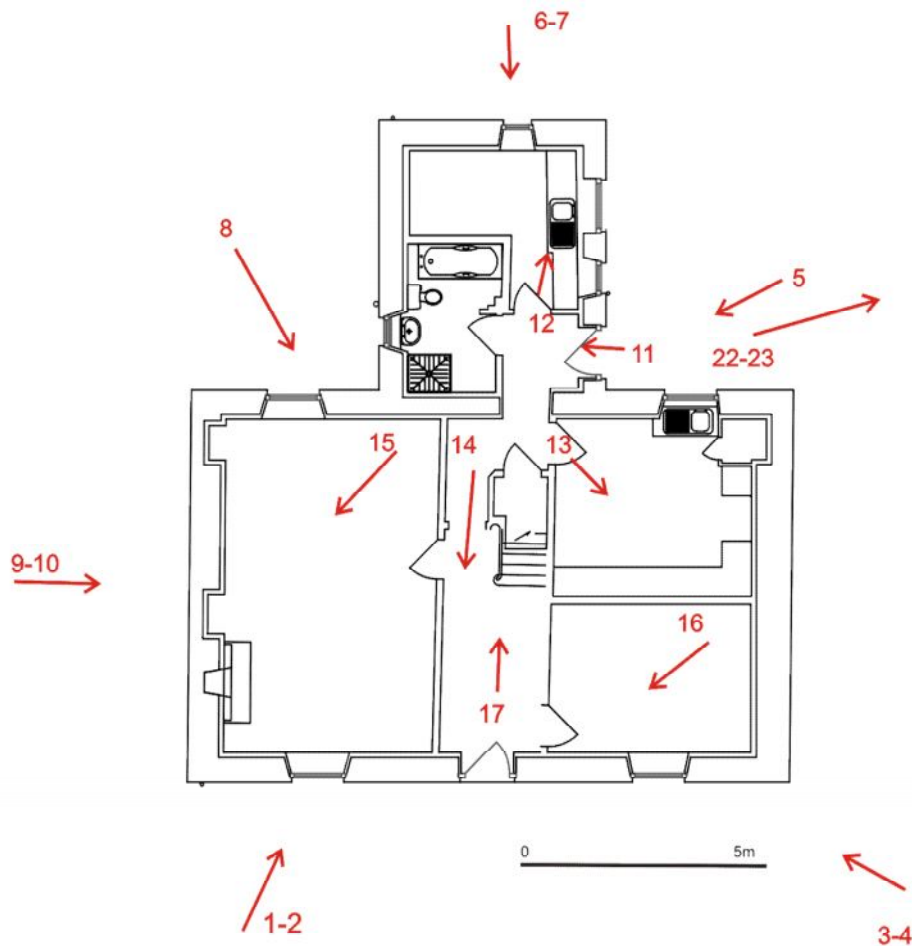
7 Discussion

This farmhouse would appear to have been fairly typical of many late 19th-century farmhouses in Aberdeenshire. Apart from the external walls, no original features survived.

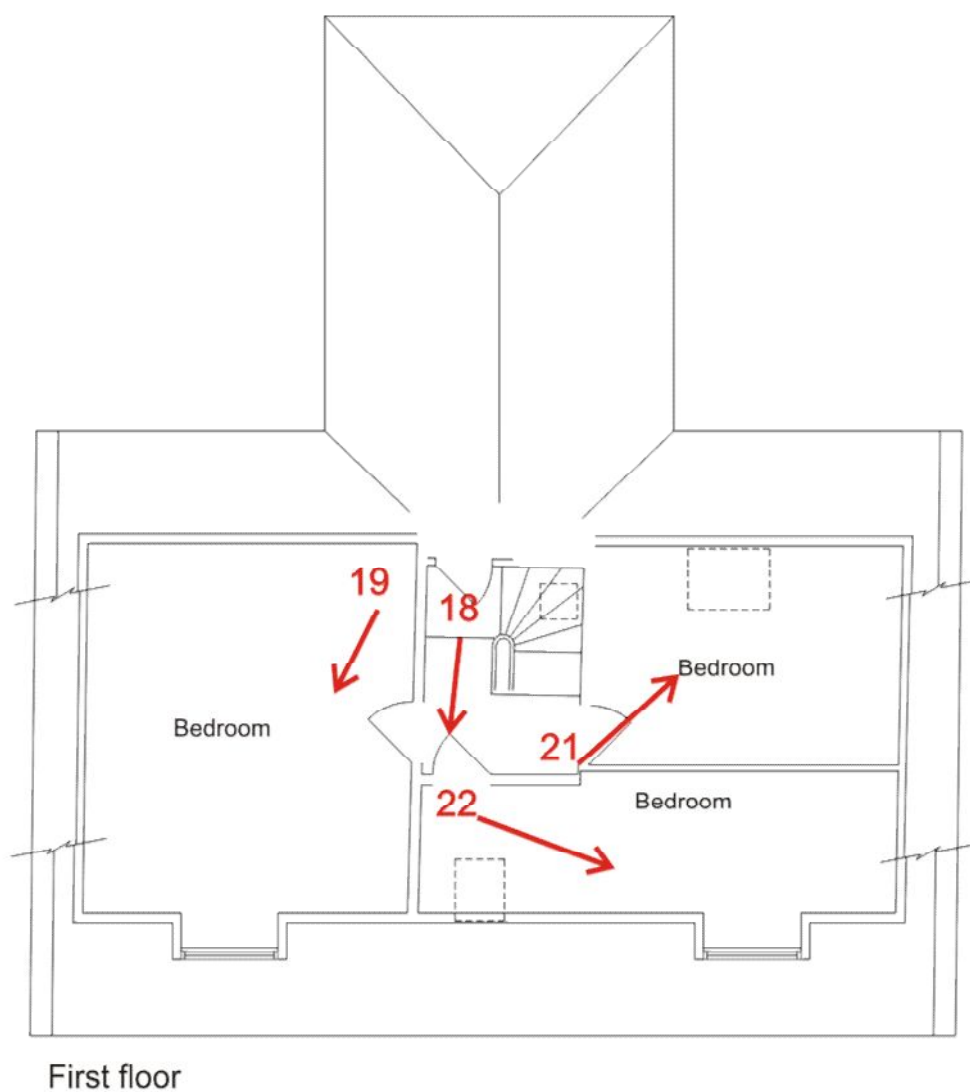


Illus 14 Elevations courtesy of Norman P. Lawie Ltd and annotated by MAS Ltd.

8 Archive: A full set of photographs with the photo location plan (Illus 15, 16) will be supplied to the Aberdeenshire SMR and to the HES archive.



Illus 15 Photo reference plan. Ground floor. Plan courtesy of Norman P. Lawie Ltd and annotated by MAS Ltd.



Illus 16 Photo reference plan First floor. Plan courtesy of Norman P. Lawie Ltd and annotated by MAS Ltd.