

**YONDERTON FARM
HATTON
ABERDEENSHIRE**



Standing Building Survey

Carried out 8th December 2015

by

Murray Archaeological Services Ltd



Report No: MAS 2015-37

by

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- Standing Building Survey -

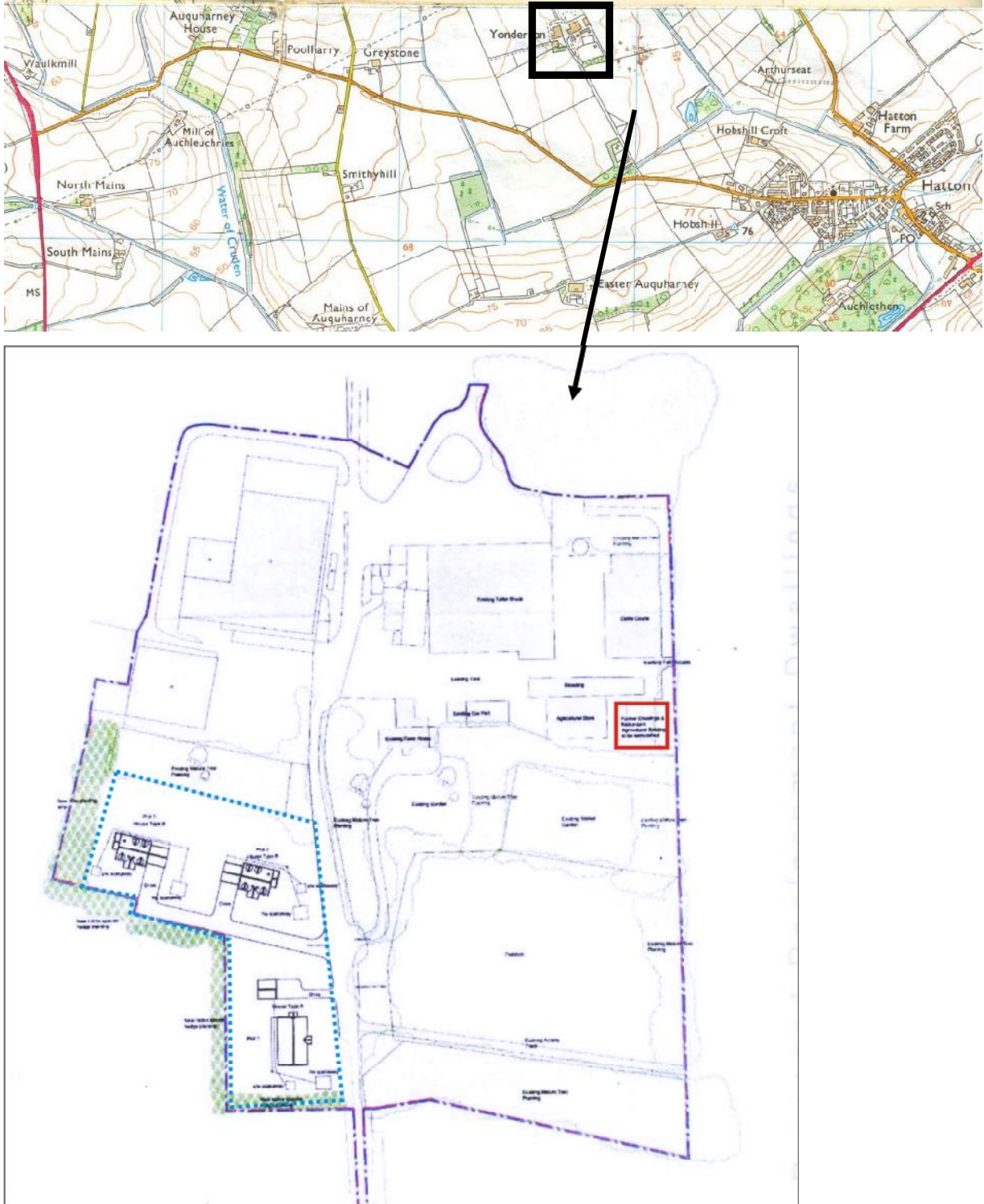
1. Background

- 1.1 A standing building survey was required for three small buildings at Yonderton Farm, Hatton, Aberdeenshire, prior to their demolition. Three dwelling houses are to be erected elsewhere on the farm 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/2015/0444
- 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 Architec (Aberdeen) Ltd, on behalf of their clients Mr and Mrs Henderson. The site element of the survey was completed on the 8th December 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, 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 Architec (Aberdeen) Ltd and annotated as necessary by MAS Ltd.



Illus 1 Detail of OS map. Ordnance Survey © Crown copyright (2007) All rights reserved. Licence number (100049810). Site indicated by black square. Site plan by Architec (Aberdeen) Ltd. Blue = location of new dwellings. Red = location of buildings to be demolished.

3. The Site

3.1 The site lies to the N of a minor road which runs between the A90 and the A952. It is approximately 1km NW of Hatton village. The buildings to be demolished lie at the SE corner of the original farm steading.

Parish: Cruden NGR: NK 0374 3791 (Farm generally)

GPS in front of Building 1: 403809, 837912

Aberdeenshire SMR: NK03NW0098. Not on Canmore.

3.2 At the time of survey a deep pipe trench lay around the NE and SE sides of the buildings, with soil piled near the walls, so some conclusions are tentative.

4. Documentary evidence



Illus 2 Detail of the 1st edition Ordnance Survey 25" map, surveyed in 1870 (published 1872)
Aberdeen sheet XXXI.11 www.nls.ac.uk Red circle indicates the buildings referred to in this report.

4.1 **Aberdeen Sheet XXXI.11 1870 (pub 1872)** shows a U-shaped steading with a separate S range forming a rectangular yard. The mill is in the N range. The E end of the S range has a small external structure, probably a stair to the upper floor. The house, which is T-shaped lies to the SW. The buildings which are the subject of the present report lie to the SE corner of the steading. They lie on the same NNW/SSE

axis as the steading. They are clearly shown as two roofed structures of equal length, but with the W building slightly wider. Two small, unroofed enclosures are attached to the S wall of the W building.

4.2 The 2nd edition 25"/mile Ordnance Survey of 1899 (published 1901).

Aberdeenshire Sheet 31.11) shows the overall layout of the farm as the same as in 1870. The only change to the buildings discussed in this report is that the enclosures attached to the W building are no longer shown.

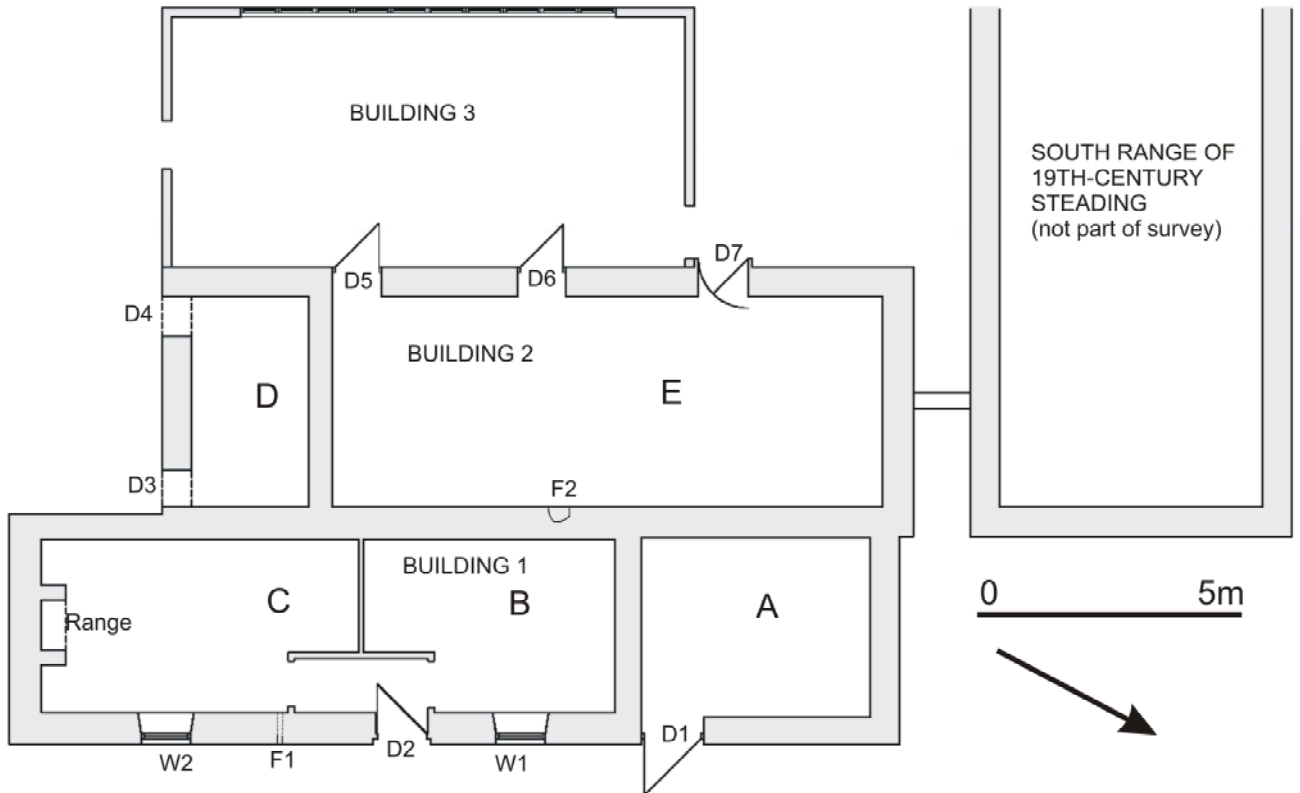


Illus 3 Detail of the 2nd edition 25"/mile Ordnance Survey of 1899 (published 1901). Aberdeenshire Sheet 31.11 www.nls.ac.uk Red circle indicates the buildings referred to in this report.

5 Methodology

5.1 The ground plan (illus 4) and elevations (illus 12, 19) have been annotated to show details 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 25) indicates the position of each.



Illus 4 Plan. Annotated from plan courtesy of Architec (Aberdeen) Ltd

6 The Buildings

Building 1

Orientation Long axis NNW/SSE with front facing NE

Dimensions 16.6m x 4.3m externally

Present/recent use Derelict.

Original use There is evidence that its original use may have been for livestock, with a secondary conversion to use of the S end as a dwelling for farm workers.

Walls Front and NW walls of well squared red granite blocks with small stacks of pinnings between blocks. SE wall and S end of NE wall of more mixed stone, with red granite rybats at corner. The S end of SW (back) wall appears to abutt the wall of Building B2 (Illus 21). Wall thickness: 600mm

Roof Hipped roof. Slate with ceramic ridge ventilators. Secondary brick chimney at SE end. A-couples with sarking. Metal skylights into Areas A, rooms B and C and lobby.



Illus 5 NE (front) facade of Building 1, looking S.



Illus 6 Building 1 Chimney at SE end

Interior

Divided into two main areas. Area A most recently used for pigs. Two metal skylights. Concrete floor. No blockings and no evidence this had ever had a chimney/hearth.



Illus 7 Interior of Building 1, 'Room' A, looking W

Areas B and C A two-roomed bothy with small entrance lobby. Walls and ceiling lined with pitch-pine throughout. The N room (B) has a window to front and skylight in back of roof- this appears to be of same date as the wooden lining. No evident blockings and no evidence of a hearth. Possible bed alcove at S end. S room (C) is as room B but with a cast iron range in a concrete fire surround at S end. Cupboard alcoves on either side. Possible bed alcove at N end.



Illus 8 Interior of Building 1, 'Room' B, looking W



Illus 9 Interior of Building 1, 'Room' B, looking E to range



Illus 10 Interior of Building 1, 'Room' B, looking W to lobby (RHS) and bed alcove (LHS).

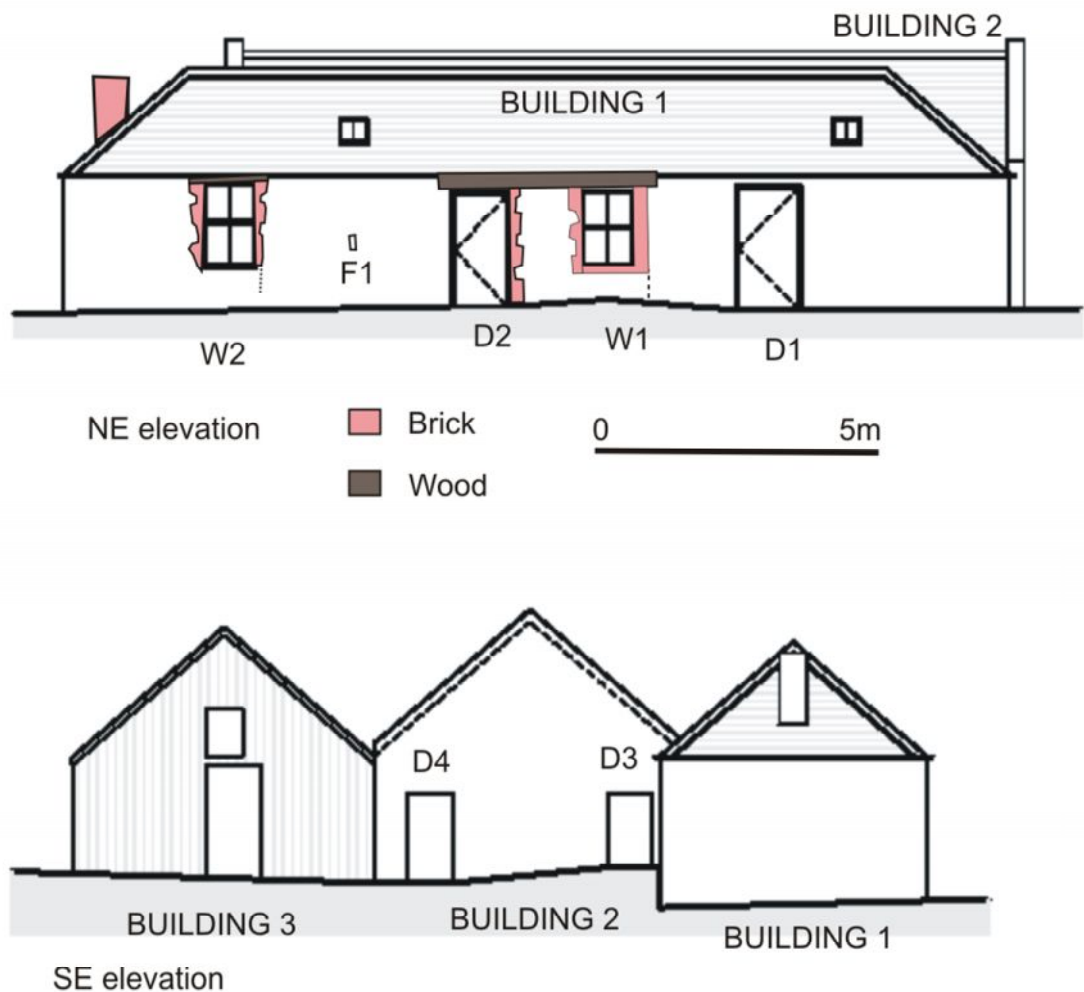
Doors and windows

NE wall

D1 W: 1.15m. H: 2.20m. Has original granite lintel and rybats. Secondary wooden door. (Opens into 'room' A.)

D2 W: 1.07m H: 2.05m. Both door D2 and window W1 share a long wooden lintel (300mm wide) that runs along the wall top. D2 has original stone rybats on S side, but on the N side there is brick infill where stones have been removed, presumably to widen the door. Opens into lobby between rooms B and C.

W1 W: 0.92m H: 1.33m. Splays internally. Sash window with 2/2 panes. Concrete sill. Brick infill on either side, with S side clearly a widening, but original rybats on N side. There may have been a door here rather than a window as the original rybats appear to go below the level of the window. (This is tentative as access was not easy).



Illus 12 NE and SE elevations Annotated from drawing courtesy of Architec (Aberdeen) Ltd

W2 W: 0.92m H: 1.50m. Narrower wooden lintel at wall top. Sash window with 2/2 panes. Concrete sill. Brick infill on either side, presumably widened or a complete break-through of original wall. There was a slight indication that the raggle to N side of W2 may have extended for the full height of the wall, however as debris was piled against the wall this is uncertain.

F1 Small vertical slit vent H: 330mm. W: 70mm. Originally this probably went through the full thickness of wall- brick and cement blocking visible from outside. Not visible on inside of wall as it is covered by wooden lining. This looks like a livestock vent- similar vents can be seen in the building (not part of survey) which formed S range of steading (see illus 24).



Illus 13 Building 1. Blocked vent F1

Building 2

Orientation Long axis NNW/SSE with front facing SW.

Dimensions 14m x 5m externally

Present/recent use Derelict.

Walls Very good construction of squared red granite blocks.

Roof Pitched slate roof with gables to NW and SE. Granite skew with simple moulded skewputts surviving at NW gable. No evidence of chimneys having formerly existed. The S end of the SW side of roof is disturbed by the roof of later Building 3 being inserted onto wall head of Building 2.



Illus 14 Building 2 NW corner showing skew and skewputt

Interior The interior as it exists is divided into two areas: D at the SE end which was clearly designed as pig sties and E which is now open but has the remnants of a wooden partition just S of door D7.

Area D Low original doorways D3 and D4 (Illus 15) open into a 'room' 2.1m x 3.9m divided from the rest of Building 2 by a wall that is stone to the wall head at 1.68m and timber above. The interior is divided into two pens c 2m square by a rough timber and post partition (Illus 16). The 1st OS map of 1870 (illus 2) shows two small unroofed enclosures outside this gable- almost certainly open air yards for the pigs. These are not shown in 1899 (fig 3).



Illus 15 Pig doorway D4



Illus 16 Timber partition between the two pig stalls in Building 2, area D

Area E

Area E is c10.2m long, with traces of a timber partition just S of door D7 dividing off the N end into an area 3.6m wide. An intermediate upright against the inner side of the NE wall may indicate the former presence of a trevis dividing this area into two stalls. The height of the doorway would suggest these were for horses.

It is possible that there may have been another internal partition S of door D6 which would have divided the remaining area into two more compartments, each 3.6m wide; while there was no evidence to support this suggestion, the presence of two doorways (D5 and D6) so close together merits explanation.



Illus 17 Original outer wall of Building 2 seen from inside Building 3. Ranging rod stands beside door D5

Doors and windows

SE wall

D3 W: 0.74m H: 1.45m Granite rybats and lintel

D4 W: 0.74m H: 1.45m Granite rybats and lintel

SW wall

D5 W: 0.92m H: 1.70m Granite rybat and lintels. Secondary wire mesh door

D6 W: 0.92m H: 1.70m Granite rybat and lintels. Wooden door

D7 W: 0.92m H: 2.05m Projects into roof line. The additional height may be secondary but brick at the wall head on the SE side is related to the insertion of the rafters of Building 3.

NE wall (inner face)

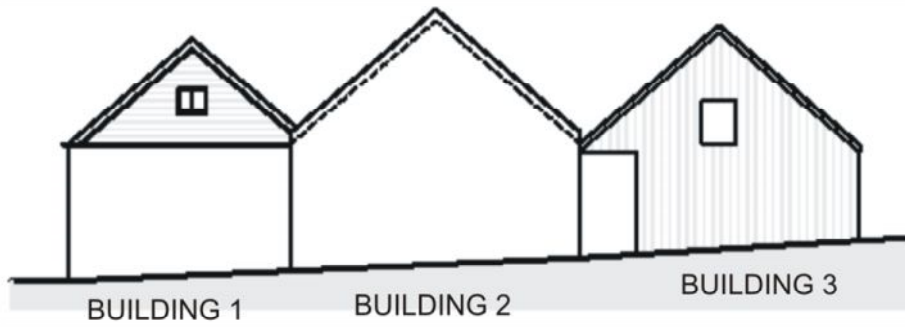
F2 Small semicircular alcove on inner face of wall W: 400mm H: 300mm Depth into wall 300mm. Top is 1.15m below wall head. The base is formed of slate.



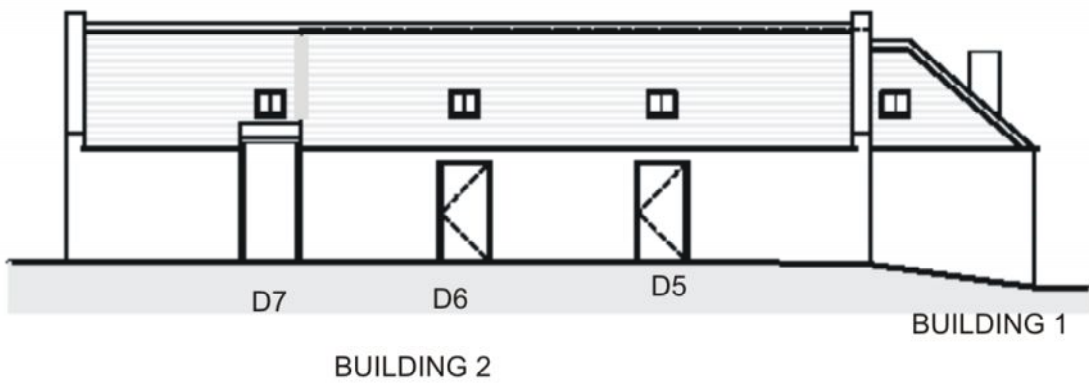
Illus 18 Building 2, Area E, looking NW to possible stable. Door D6 on LHS foreground. Alcove F2 beside ranging rod.

Building 3

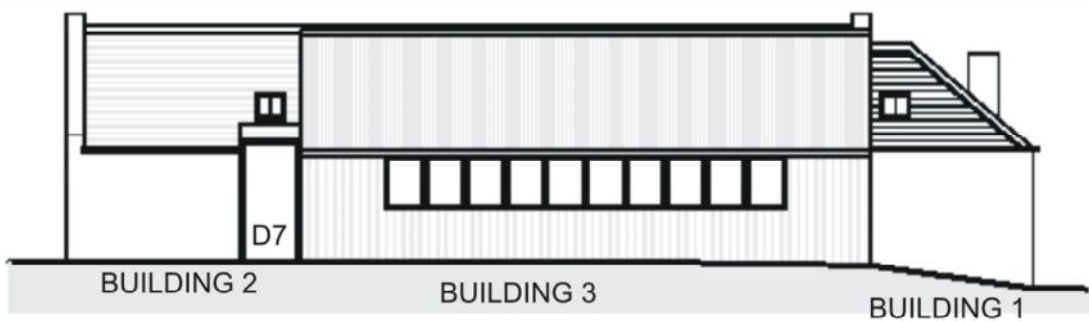
Building 3 is a fairly modern poultry house 9.9 x 4.8m externally. It is built of timber set on a stone foundation and with a corrugated iron roof. The rafters of the NE side of the roof had been supported on the outer side of the wall head of Building 2.



NW elevation



SW elevation without Building 3



SW elevation with Building 3

Illus 19 NW and SW elevations. Annotated from drawing courtesy of Architec (Aberdeen) Ltd



Illus 20 Building 3 abutting Building 2, looking SE

7 Discussion

Buildings 1 and 2 form part of the 19th-century steading, lying just behind the surviving S range (not part of the present recording). Building 2 appears to be externally little altered and of very good quality stone work with large regular red granite blocks and good, although simple, details such as the surviving skewputts. The stonework is similar to the front of the steading S range (facing the steading courtyard) but, interestingly at the back of the S range this level of stonework is only shown at the first floor level.

Building 1, which appears to have shared a common wall with Building 2, is also probably largely of early-mid 19th-century construction. However the 1870 and 1899 maps both clearly show the two buildings to be the same length. So, since c1900, Building 1 has been extended on the SE end; this can be seen in the poorer quality of the stonework abutting Building 2 at the SE. It is less clear in the front (NE) wall, but it is possible to see some difference in the wall construction on either side of window W2 (illus 22).

The changes to Building 1 may have taken place when it was converted to use as farm workers' accommodation. At this point a brick chimney was inserted, and as argued above, the SE end of the building extended by c2.8m. At the same time, or possibly as

later alterations, window W1 was inserted, probably into an earlier doorway, door D2 was altered/widened from an earlier doorway and window W2 was inserted. The interior of rooms B and C was lined and ceilinged with pine and a range and bed alcoves built in.



Illus 21 S end of back wall of Building 1 abutting SE corner of Building 2



Illus 22 Building 1 NE frontage showing secondary insertions

Clearly in the 20th century Building 1 was used as farm workers' accommodation, as was the upper floor of the S range (Pers.comm. Mr Henderson). However, the blocked slit vent (F1) suggests that the original function of the building may have been for livestock. Fenton and Walker (1981, 145) quote a report of 1871 which notes that many farm workers' cottages were converted from livestock buildings.

There is no direct evidence that any of the other parts of Buildings 1 (Area A) or Building 2 were used as dwellings. There is however an oral tradition that this may have been the case. The upper floor of the S range was also housing for a married couple with single men's quarters elsewhere in the building (pers. comm. Mr Henderson).



Illus 23 Building 1 (LHS) in relation to the S range of steading.



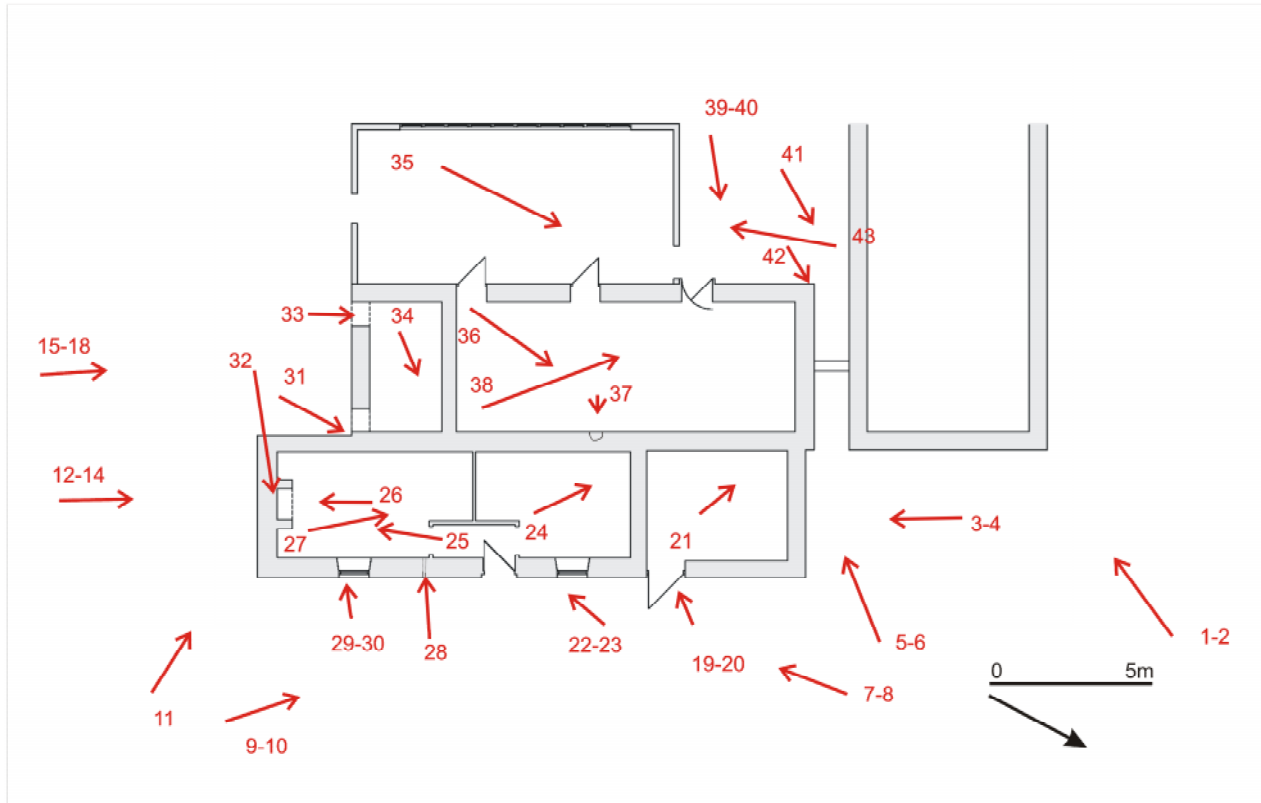
Illus 24 Building 2 (RHS) in relation to back of S range of steading. Note slit vent comparable to blocked vent in Building 1

References

A Fenton & B Walker 1981 *The rural architecture of Scotland*. Edinburgh: John Donald

8 Archive

A full set of photographs with the photo location plan (Illus 25) will be supplied to the Aberdeenshire SMR in Aberdeen and to the HES archive.



Illus 25 Photo reference plan