

**BOATLEYS
KEMNAY
ABERDEENSHIRE**



Standing Building Survey
Carried out 30th November 2016
by
Murray Archaeological Services Ltd



Report No: MAS 2016-34
by
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- Standing Building Survey -

1. Background
 - 1.1 A standing building survey was required for a steading at Boatleys Farm, Kemnay, Aberdeenshire, prior to its demolition and the proposed construction of two 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 Numbers: APP/2015/1630. Condition 6.
 - 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, Architectural Design, on behalf of their clients Mr & Mrs Murdo Adam. The site element of the survey was completed on the 30th November 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 National Monuments Records of Scotland at the Historic Environment Scotland (HES) through Canmore and Pastmap.

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

2.3 The plans and elevations were drawn and annotated by MAS Ltd.

3. The Site

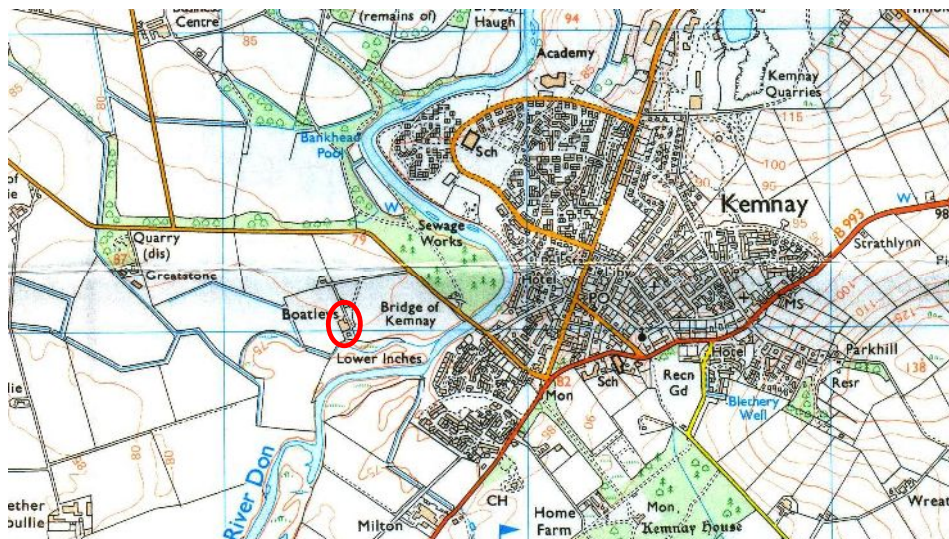
3.1 The site, which extends to 0.13ha, lies on a private track just S of the road from between Kemnay and Blairdaff. It is at c75-80m OD on the W side of the Don, overlooking the river.

Parish: Chapel of Garioch NGR NJ 7239 1601

GPS in front of steading: 372403, 816003

NMRS No: NJ71NW 123 Steading

Aberdeenshire SMR: NJ71NW0131 Farmstead.



Illus 1 Detail of OS map.Ordnance Survey © Crown copyright (2015) All rights reserved. Licence number (100049810). Site indicated by red circle.

4. Documentary evidence

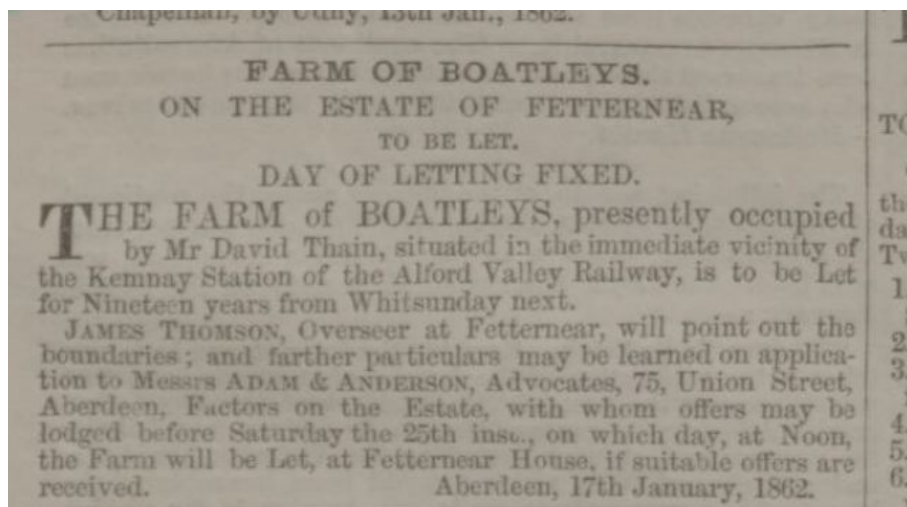
4.1 **1838** *Plan of the Barony of Balquhain lying in the Parishes of Inverury and Chapel of Garioch and County of Aberdeen.* Surveyed 1838 by Walker and Beattie, Aberdeen'. The plan shows two crofts of James Melvin c 200m WNW of present Boatleys steading (NMRS No: NJ71NW 129. SC797600)

4.2 **1861** *Aberdeen Press and Journal*. 27/11/1861. Boatleys of Fetternear to be let.
Balquhain Estate.



Illus 2 www.britishnewspapersarchive.co.uk

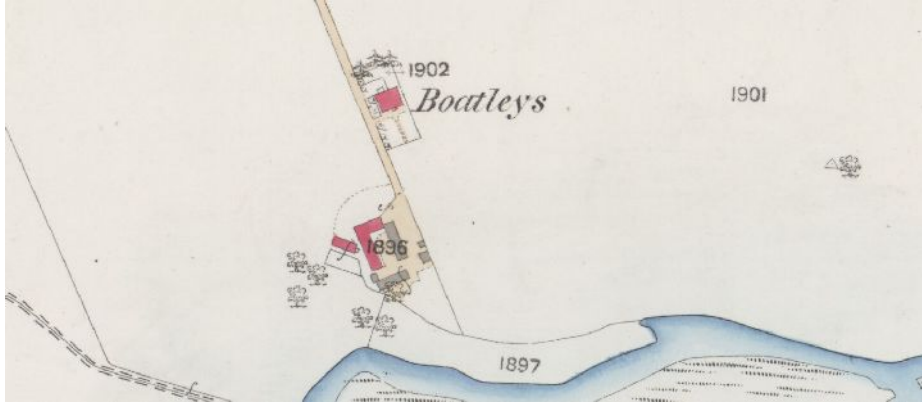
4.3 **1862** *Aberdeen Press and Journal*. 22/1/1862 still being advertised to let from
Whitsun (June 1862). This gives name of former tenant, David Thain.



Illus 3 www.britishnewspapersarchive.co.uk

4.4 **1869** *Aberdeen Sheet LXIV.2* **1864 (pub 1869)** shows a U-plan steading open to
the S. The N and W ranges are of stone. A detached E range is shown as built of
wood/iron. Another detached wood/iron building lies to the S side of the steading. A
detached W building lies to the W. The house and garden are N on the farm track.
The Ordnance survey name books (Aberdeenshire Vol 13 1865-71.OS1/1/13/121.
www.scotlandsplaces.gov.uk describes Boatleys as: *A small farmsteading with offices*

and garden attached; property of Col. [Colonel] C. Leslie, Fetternear. The tenant is named as Mr John Donald.



Illus 4 Detail of the 1st edition Ordnance Survey 25'' map, Aberdeen Sheet LXIV.2 1864 (pub 1869)
www.nls.ac.uk

4.5 **1871** *Aberdeen Press and Journal* 16/2/1876. Notice to debtors and creditors of the deceased Mr John Donald, timber merchant and farmer at Auquhirie, Dunnottar and Boatleys, Kemnay.

4.6 **1881** *Aberdeen Press and Journal* 22/5/1881. Displenish Sale for the late John Donald

JAMES DUNCAN, Auctioneer.

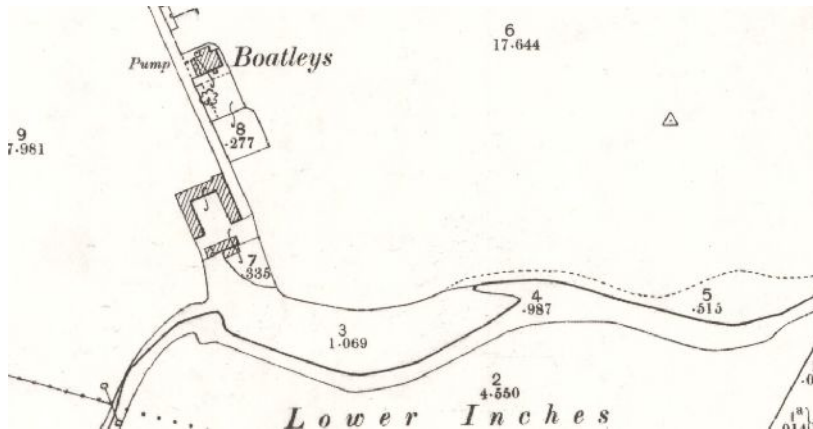
DISPLENISH SALE
AT BOATLEY KEMNAY

On TUESDAY, 24th MAY, there will be Sold, by Public Roup,
THE Whole STOCKING, IMPLEMENTS,
and Surplus FURNITURE belonging to the Representatives of the late JOHN DONALD, viz.:—1 Brown Work
MARE; 1 Black, do., do.; 2 Young COWS, calved; 1 Old do.,
to Calve on 18th May; 3 Two-year-old QUEYS; 17 do. STOTS
1 One-year-old QUEY; 2 do STOTS; 3 Young CALVES.
IMPLEMENTS.—2 Box carts, with Tops; Single, Double, and
Shim Ploughs; Broadcast and Turnip-Sowing Machine; Beech-
wood Roller, Grubber; Horse Harness, &c., &c.
Also, a large quantity of WOOD for Paling and Firewood; a
quantity of surplus Household Furniture including—Mahog-
any Sideboard; Chest Mahogany Drawers; Tables; Chairs,
Bedsteads, &c., &c. (unless taken at valuation by incoming
Tenant); 3 Fenders; Fireirons, &c., along with the whole of
the Kitchen Furniture and Dairy Utensils.
Sale to commence at Tea o'clock A.
Terms—Credit, with approved security.
JAMES FARQUHAR, Auctioneer.
April 30 1881.

Illus 5 www.britishnewspapersarchive.co.uk

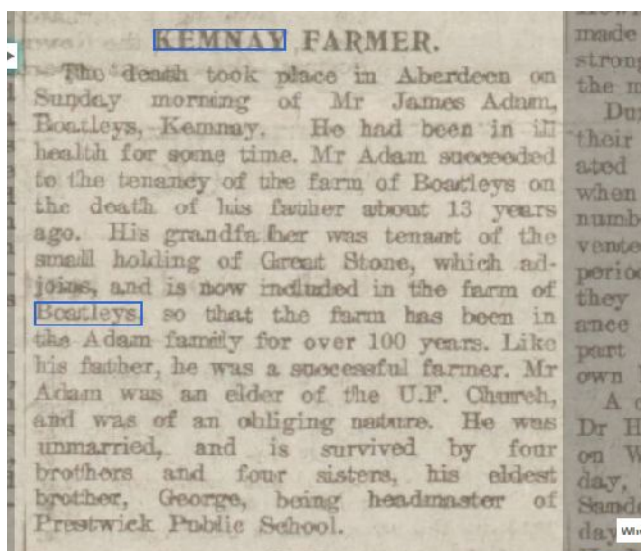
4.7 1899 By the 2nd edition 25"/mile Ordnance Survey of 1899 (published 1900.

Aberdeenshire Sheet 064.02) there is still a U-plan steading. However while the N and W ranges may be the original buildings shown in 1864, the N range has been extended E and a new, attached, E range built, beside the farm track. The S building also appears to have been replaced, central to the new plan of the open court. The detached W building has been removed. The house remains to the N.



Illus 6 Detail of the 2nd edition 25"/mile Ordnance Survey of 1899 (published 1900. Aberdeenshire Sheet 064.02) www.nls.ac.uk

4.8 1924 *Aberdeen Press and Journal* 27/2/1924. Death notice for James Adam of Boatley (died 24/2/1924). The text suggests his father had the tenancy from c 1911 and that his grandfather had the adjoining tenancy of Great Stone from perhaps the 1820s. By 1924 Great Stone was included in the Boatleys tenancy.

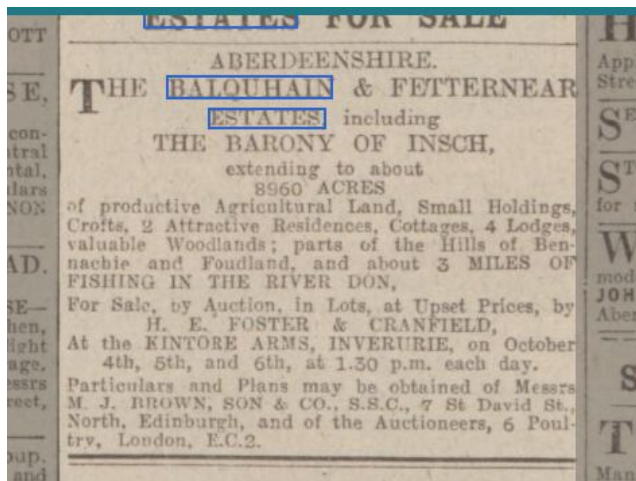


Illus 7 www.britishnewspapersarchive.co.uk

4.9 **1932.** In 1932 the tenant was Mr William Adam. At that point the farm was 126 acres (51ha) (NMRS No : NJ71NW123)

4.10 **1932** Sale catalogue of the Balquhain and Fetternear Estates in the parishes of Chapel of Garioch and Inverurie. Messrs H E Foster and Cranfield, auctioneers, 1932 (HES: MS992/4. Quoted in NMRS No : NJ71NW123). Many of the estate farms were sold to the tenants.

Boatleys is described as having: a barn with 2 stables for total 4 horses and 3 byres to take a total of of 26 cattle. There was also a turnip house.



Illus 8 www.britishnewspapersarchive.co.uk

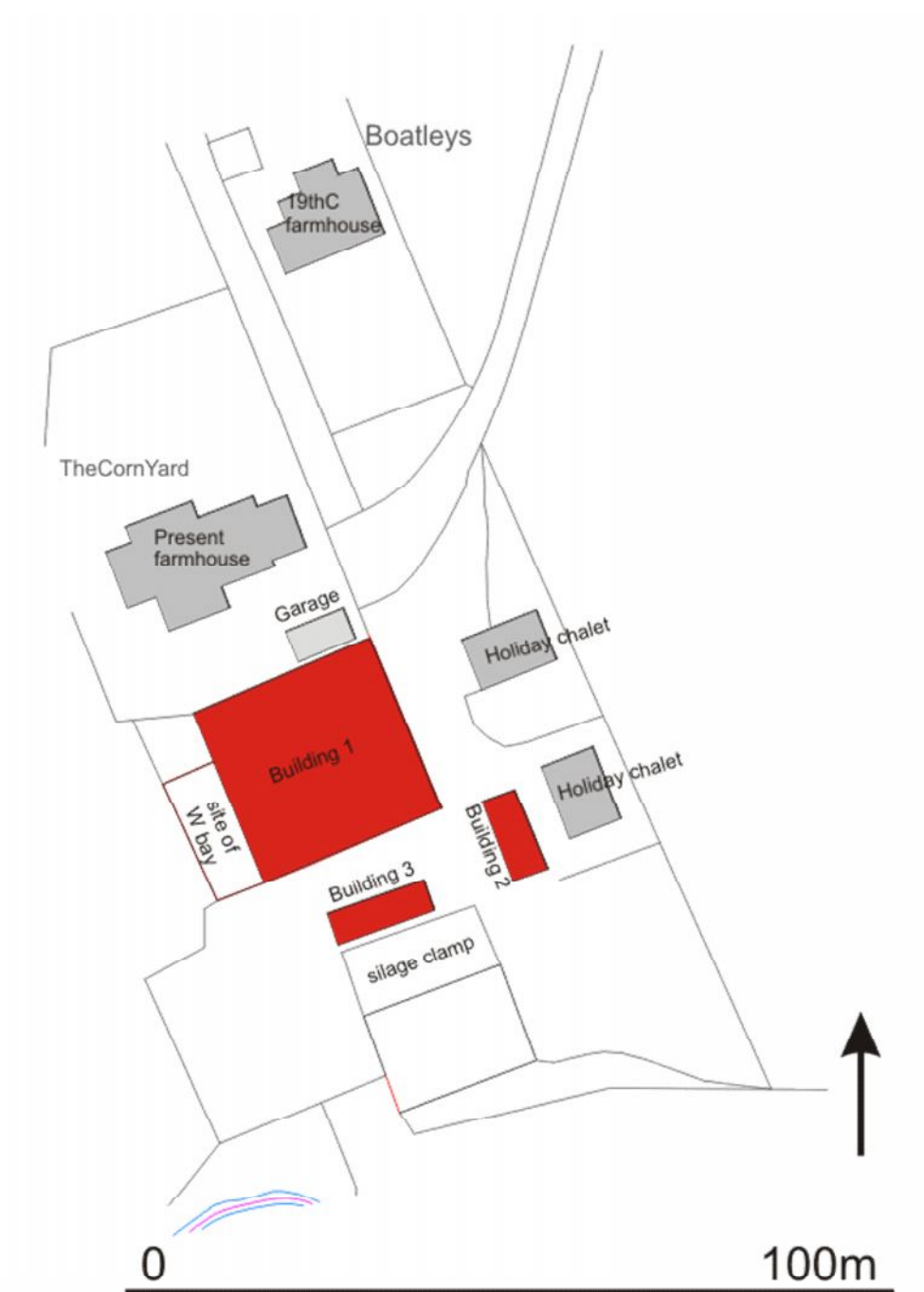
4.11 **2016.** The farm is still owned by the Adam family.

5 Methodology

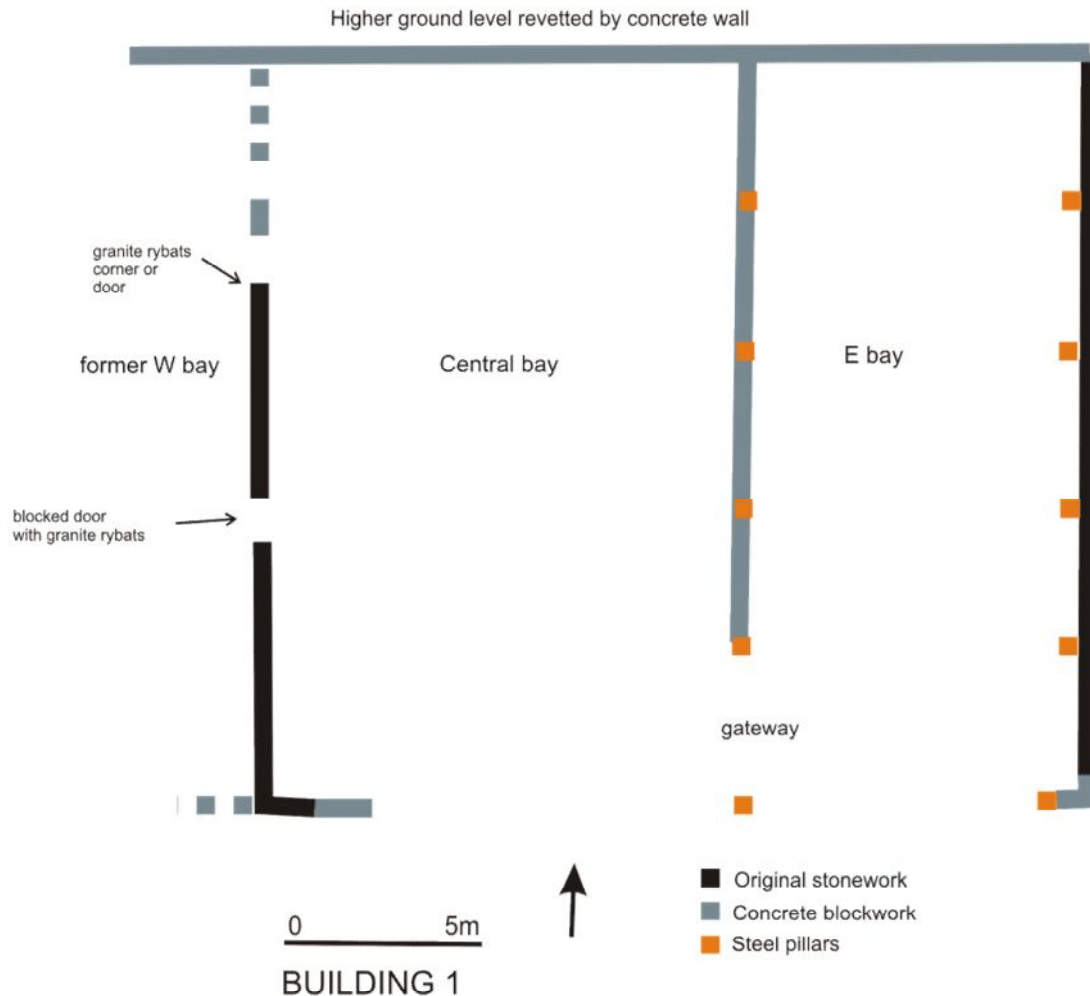
5.1 The ground plans (illus 9, 10, 16) have been annotated to show details which may help in understanding the development and history of the building. No elevations have been drawn as too little of the original steading survived.

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 20) indicate the position of each.

6 The Steading



Illus 9 Key plan



Illus 10 Plan of Building 1. November 2016

Building 1

Dimensions 22.9m (N/S) x 24.75m (E/W) externally

Present/recent use Derelict, much of the steading had been destroyed by wind damage during the winter of 2015 (pers. comm. Mrs Adam).

Original use Cattle.

Walls Three bays open to S had been built around the outer E and W walls of the 19th-century steading. In 2016, the E bay was supported by steel beams with a low W wall of concrete blocks. The central bay was demolished in the storms of 2015 but a structural report undertaken in April 2015 (Lamb 2015) records that it was supported on the steel columns of the E bay and on the W by a masonry wall. The W bay (which no longer exists) is described as supported by the existing stone wall on the E and by a concrete block wall on the W. All three bays are shown with large openings/sliding doors open to the S.



Illus 11 View of Building 1 looking NW

Original walls E wall: Rubble stone. No blockings.

W wall: Rubble stone with blocked central door. Stone rybats at N end, either another blocking or the original NW corner of steading.

Roof Corrugated asbestos and tin. Surviving only on E bay.



Illus 12 Building 1. E wall of E range. This is outer wall of 19th-century E range



Illus 13 Building 1. W wall of Central range. This is inner side of outer wall of 19th-century W range



Illus 14 Building 1. W wall of Central range. This is outer side of outer wall of 19th-century W range. Arrows mark central door and rybats of another door or of the original corner of the building

Building 2

Dimensions 11.05m (N/S) x 3.90m (E/W)

Present/recent use Workshop

Original use Workshop

Walls Concrete blocks and bricks.

Roof Asbestos



Illus 15 Building 2

Building 3



Illus 16 Plan of Building 3. November 2016

Dimensions 13.2m (E/W) x 5.95m (N/S)

Present/recent use Derelict. Formerly used for cattle with feeding pass and trough along inside of blocking in N wall.

Original use Possibly cart shed or turnip store as rybats survive on either side of the blocked gap. The N wall may originally have been open, though it must have had some central support.

Walls Good stone blocks.

E gable appears to have had a doorway near the S end as rybats survive, but gable since opened up with steel beam over wide opening, blockwork above and to N.

S wall original window W: 600mm H: 750mm. granite rybats (not accessible to photograph from silage pit.

Air vent in W gable.



Illus 17 Building 3. E gable. Arrow marks rybats of possible opening.



Illus 18 Building 3 N wall. Arrows mark rybats.



Illus 19 Building 3. Interior looking W.

7 Discussion

The documentary evidence indicates that Boatleys was developed from a croft in 1838 to a c50acre farm with an Improved steading by 1869, with enlargement of the steading between 1869 and 1899.

There is insufficient of this steading remaining to indicate any level of detail.

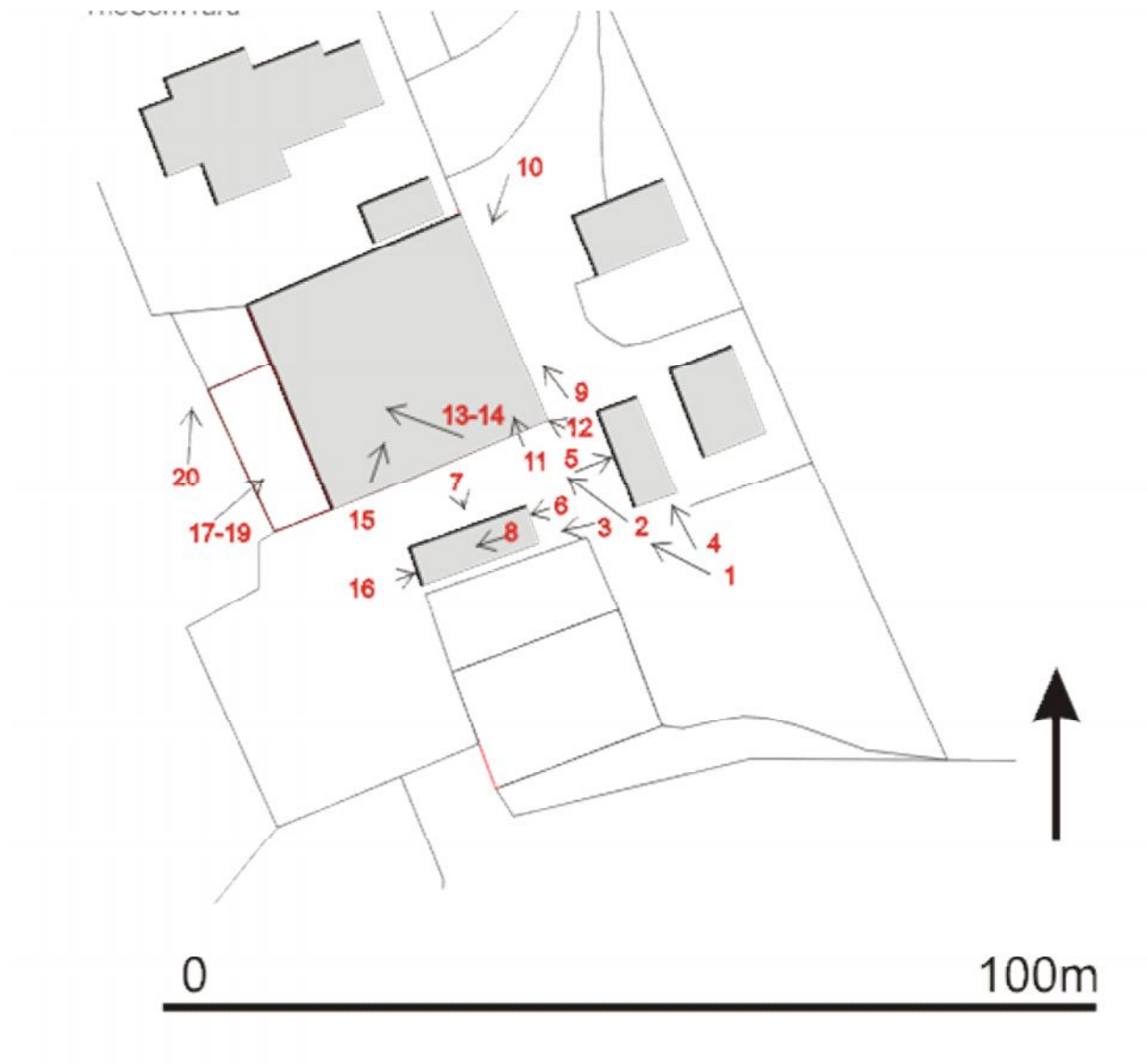
Building 1 lies within the framework of the later 19th-century U-plan range, but as with many farms in Aberdeenshire, the central court was roofed in the 2nd half of the 20th century and gable openings widened and raised to allow tractor access.

Building 3, which may originally have been a cart shed, is almost certainly the detached building to the S of the steading which appears to have been built between the 1st OS maps of 1869 and 1899.

Lamb, A S 2015 *Structural Report on the Existing Main Farm Buildings, Boatleys, Kemnay*. 13 April 2015. Accessed in Aberdeenshire Planning website.

8 Archive

A full set of photographs with the photo location plan (illus 20) will be supplied to the Aberdeenshire SMR in Aberdeen and to the NMRS.



Illus 20 Photograph location.