

**MYRESIDE FARM
RAEMOIR
BANCHORY
ABERDEENSHIRE**



Standing Building Survey

Carried out 12th December 2016

by

Murray Archaeological Services Ltd



Report No: MAS 2016-37

by

H K Murray and J C Murray

H K Murray BA, PhD, MCifA, FSA Scot

J C Murray BA, MCifA, FSA Scot, FMA

Hill of Belnagoak, Methlick, Ellon, Aberdeenshire AB41 7JN

Telephone: (01651) 806394 e-mail: cmurray@btinternet.com

**MYRESIDE FARM
RAEMOIR
BANCHORY
ABERDEENSHIRE**

- Standing Building Survey -

1. Background
 - 1.1 A standing building survey was required for a steading at Myreside Farm, Raemoir, Banchory, Aberdeenshire, prior to its alteration and extension to form three dwelling houses.
 - 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/2016/1733. Condition 4.
 - 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 Mr David Clark. The site element of the survey was completed on the 12th December 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 supplied courtesy of Mr David Clark and annotated by MAS Ltd.

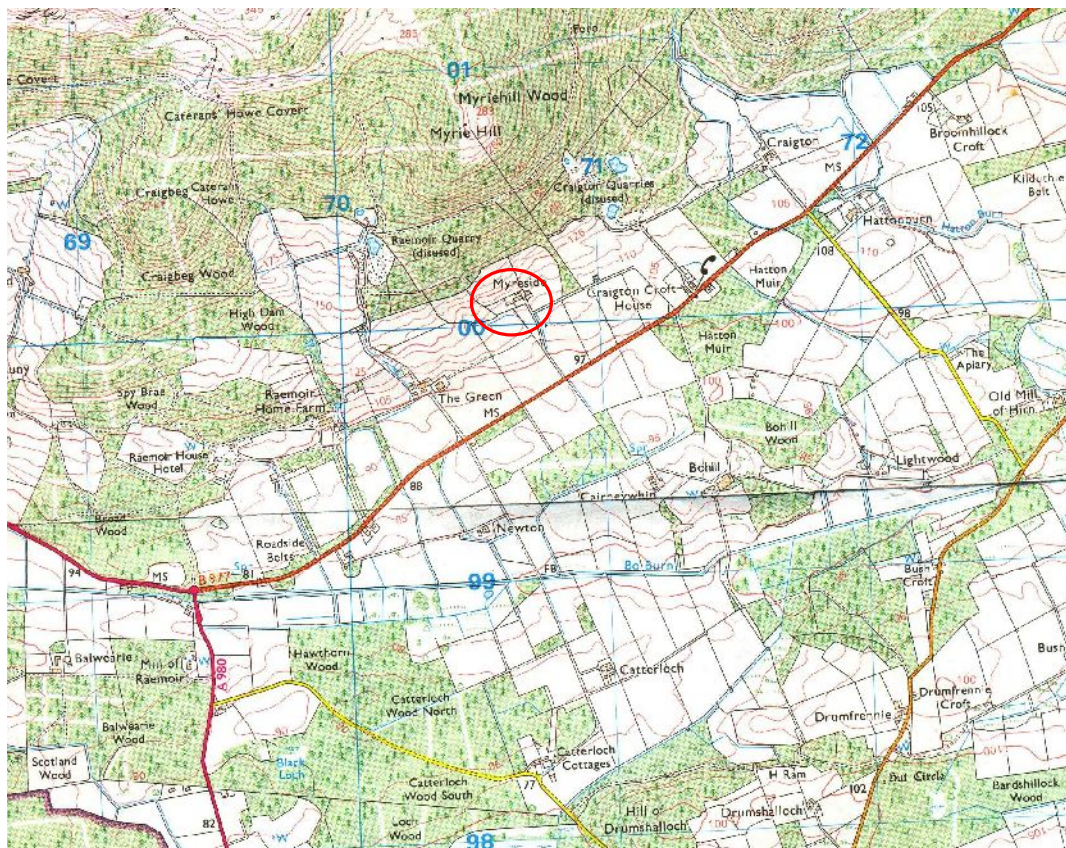
3. The Site

3.1 The site, which extends to c. 7000 sq m, lies on a private track just N of the B977 and lies at c115m OD on the S slopes of the Hill of Fare. It was originally part of the Raemoir properties of Dunecht Estates.

Parish: Banchory-Ternan NGR NJ 7067 0011

GPS in front of steading: 370700, 800102

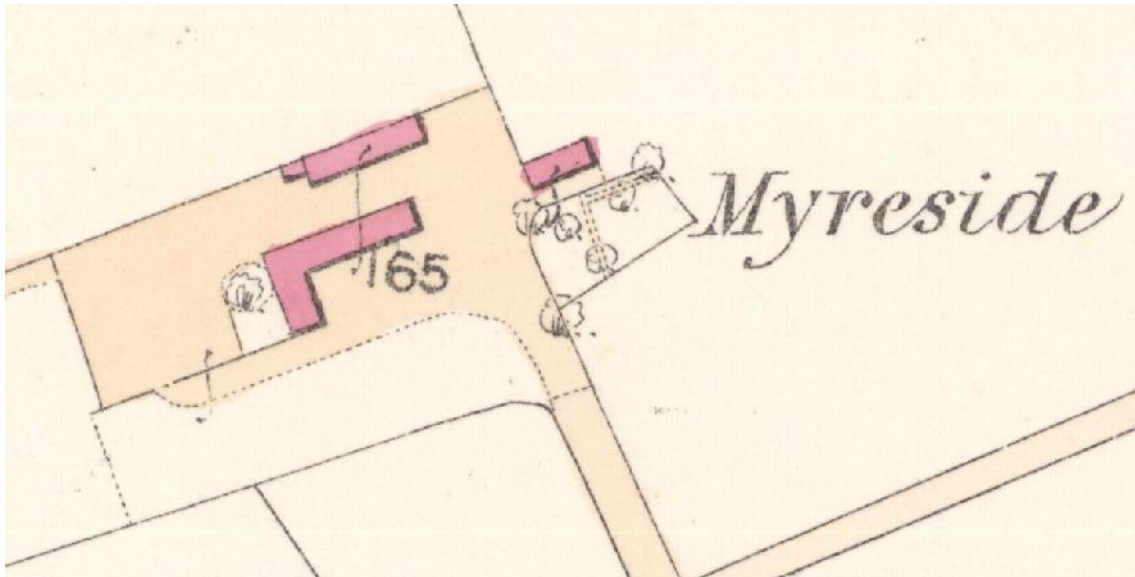
Aberdeenshire SMR: NJ70SW0060 Farmstead.



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

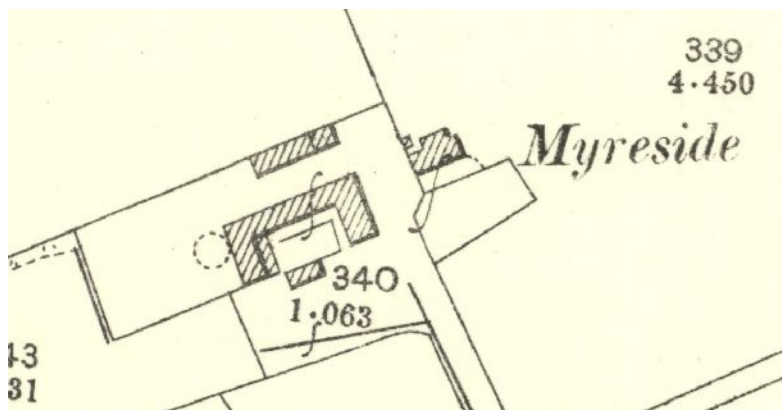
4. Documentary evidence

4.1 **1864 Kincardine Sheet II.13 1864 (pub 1868)** shows an L plan steading with N range and W range with horsemill at NW. A second building lies to the N, parallel with the N range. The house is to the E of the track.



Illus 2 Detail of the 1st edition Ordnance Survey 25" map, Kincardine Sheet II.13, 1864 (pub 1868) www.nls.ac.uk

4.2 **1901** By the 2nd edition 25"/mile Ordnance Survey of 1901 (published 1903, Kincardineshire Sheet 005.09) the steading has been developed into a U-plan open to the S, with an new E range. A small building forms part of the S side of the dung court. The building to the N remains. The house has been extended on the N side.

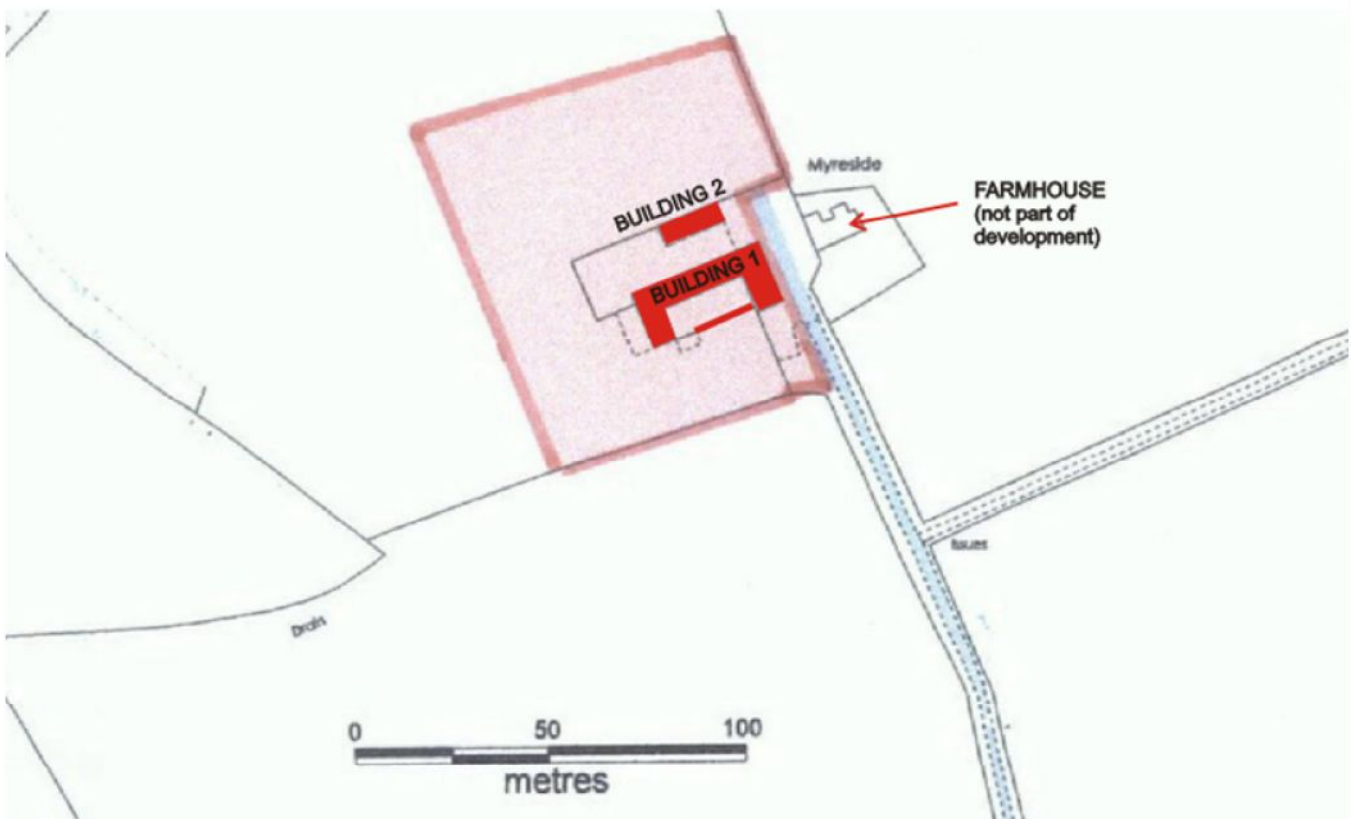


Illus 3 Detail of the 2nd edition 25"/mile Ordnance Survey of 1901 (published 1903, Kincardineshire Sheet 005.09) www.nls.ac.uk

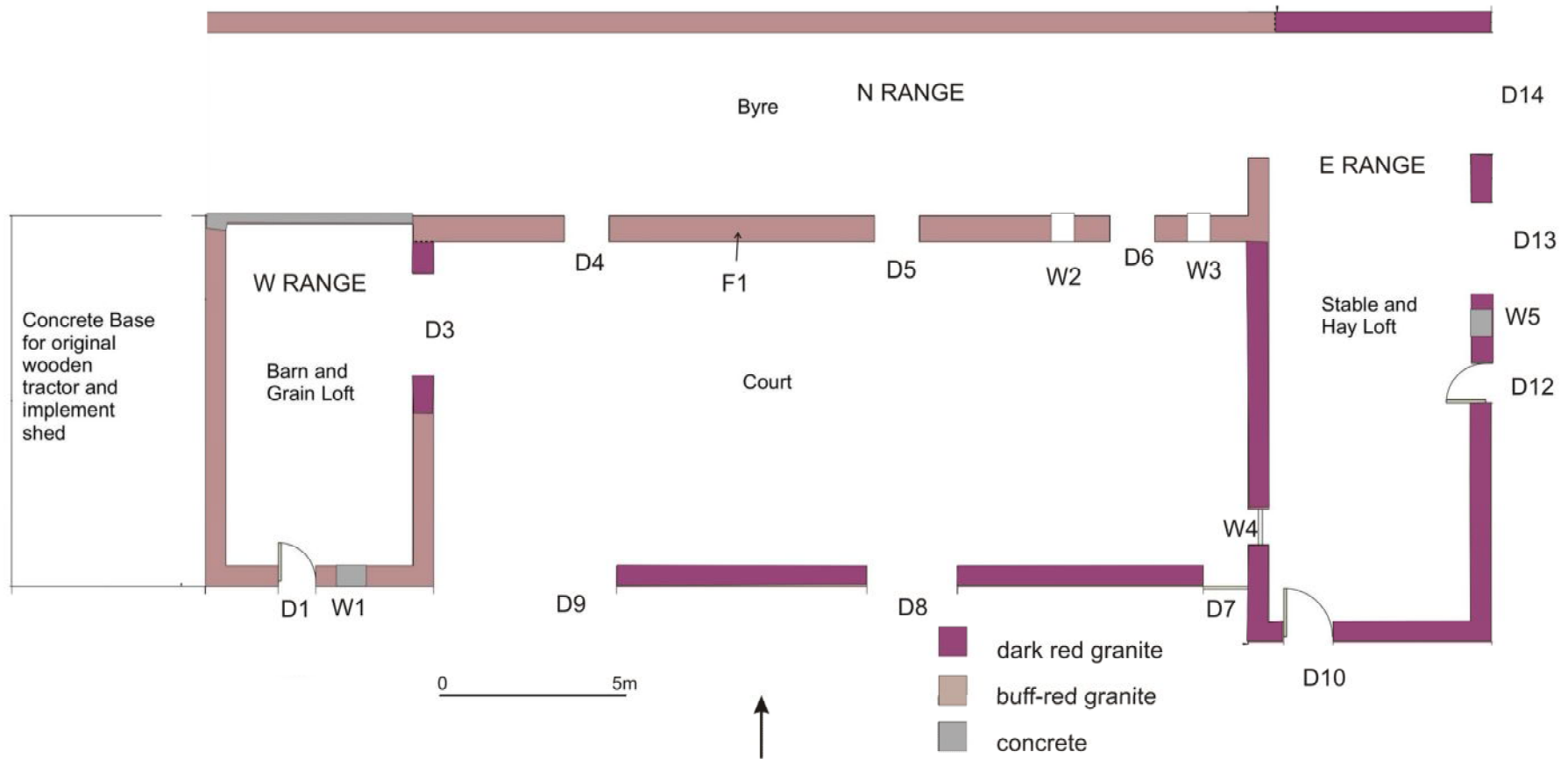
5 Methodology

- 5.1 The ground plans and elevations courtesy of Mr David Clark (illus 5, 7, 17, 19) have been annotated by MAS Ltd 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 annotated plans in the present report (illus 22) indicate the position of each.

6 The Steading



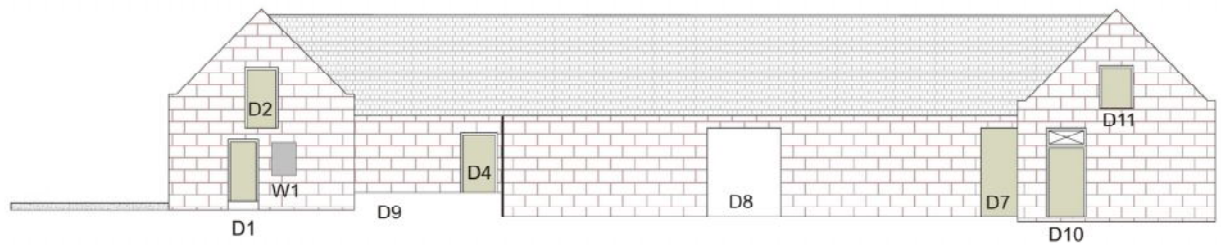
Illus 4 Key plan courtesy of Mr David Clark, annotated by MAS Ltd



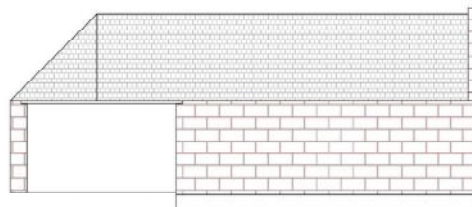
Illus 5 Plan of Building 1. courtesy of Mr David Clark, annotated by MAS Ltd



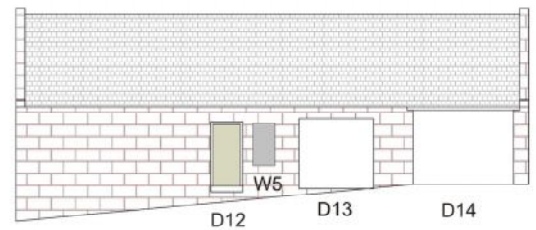
Illus 6 View from S



S ELEVATION (court wall partly hides S wall of N range)

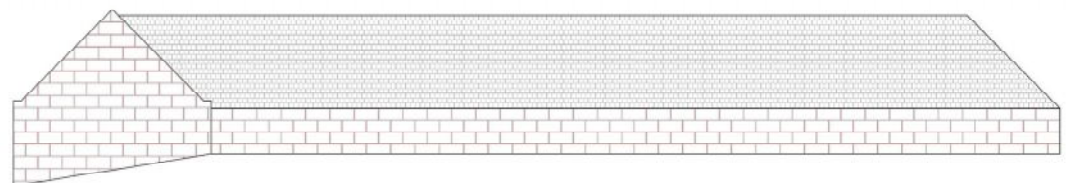


W ELEVATION



E ELEVATION

0 5m



N ELEVATION

Illus 7 Elevations of Building 1. courtesy of Mr David Clark, annotated by MAS Ltd

Building 1

Dimensions 34.4 x 16.8m externally

Present/recent use Derelict

Original use

N range Byre

E range Stable and cart bays with loft above.

W range Barn with grain loft

Walls E range and S wall of court: walls of squared blocks dark red granite with small black flecks.

N and W ranges: walls of squared granite with greater range of colours buff-pink.

Roof N range roof now collapsed (not as in drawing dated 2015). E and W ranges slate roofs with ceramic ridge and metal skylights. E range both gables pitched. W range /junction to N range at NW roof hipped.

Doors and windows

W range S wall

D1 W: 1.01m H: 2.01m. Wide pink granite lintel that also forms lintel of W1 and is the sill of D2. Wall stones form rybats. Plank door (Painted dark Buckingham green which was for many years the Dunecht estate 'colour' for their properties). Iron pivots to either side of door.

W1 W: 0.80m H: 1.10m. Concrete blocked

D2 W: 0.94m H: 1.9m. Grey granite lintel. Plank door

W range E wall

D3 W: 2.75m H: 2.97m Concrete and red granite on S side, red granite walling on N side, steel lintel. Clearly widened and raised.



Illus 8 W range, S gable



Illus 9 W range looking W. Building 2 in background LHS



Illus 10 S wall of N range, between doors D4 and D5. Blocking F1 marked by red arrows.

N range S wall

D4 W: 1.18m H: 2.05m Granite lintel. Wall stones form rybats at sides of door.

F1 Possible stone blocking- very unclear.. Appears to be door width but not visible for full height.

D5 W: 1.20m H: 2.05m. As D4.

W2 W: 0.62m H: 0.62m Grey granite lintel

D6 W: 1.20m H: 2.05m. As D4.

W3 W: 0.62m H: 0.62m Grey granite lintel. 4 pane fixed window.



Illus 11 S wall of N range from court, looking NE



Illus 12 N wall of N range looking E

E range W wall

W4 W: 1.0m H: 1.70m. Red granite lintel and sill. Base of window 1.10m from ground.

E range S wall

D10 W: 1.31m H: 2.82m. Plank door with 4 –pane fanlight above. Red granite lintel. Tiny horse-shoe on door.

D11 W: 0.93m H: 1.35m. Plank door. Red granite lintel and sill.

E range E wall

D12 W: 1.07m H: 2.13m red granite lintel and sill. Plank door.

W5 W: 0.73m H: 1.40m Red granite lintel and sill. Concrete blocked.

D13 Cart bay. W: 2.43m H: 2.20m Red granite lintel.

D14 Cart bay. W: 2.43m H: Lintel removed and replacement steel lintel at wall head



Illus 13 E wall of E range, looking N. Shows cart bays

S wall

D7 W: 1.23m H: 2.20m Concrete lintel. Plank door.

D8 W: 2.45m H: 2.20m, blocked with concrete blocks to 1.54m.

D9 W: 4.9m. Double metal gates.

Interior

The interiors were empty and little detail survived.

W range Loft floor almost fully removed. Concrete floor. No detail.

N range Derelict. Not safe to enter.

E range Loft floor removed, stubs of joists only. Concrete floor. No detail.



Illus 14 Interior W range looking S. Note remains of grain loft



Illus 15 Interior of N range looking E



Illus 16 Interior of E range looking S. Stubs of loft joists visible.

Building 2

Dimensions 16 x 5.2m externally

Present/recent use Empty

Original use Storage?

Walls Squared blocks dark red granite with small black flecks.

Roof Main area pitched slate roof. Lower, lean-to slate roof at E end.

Doors and windows

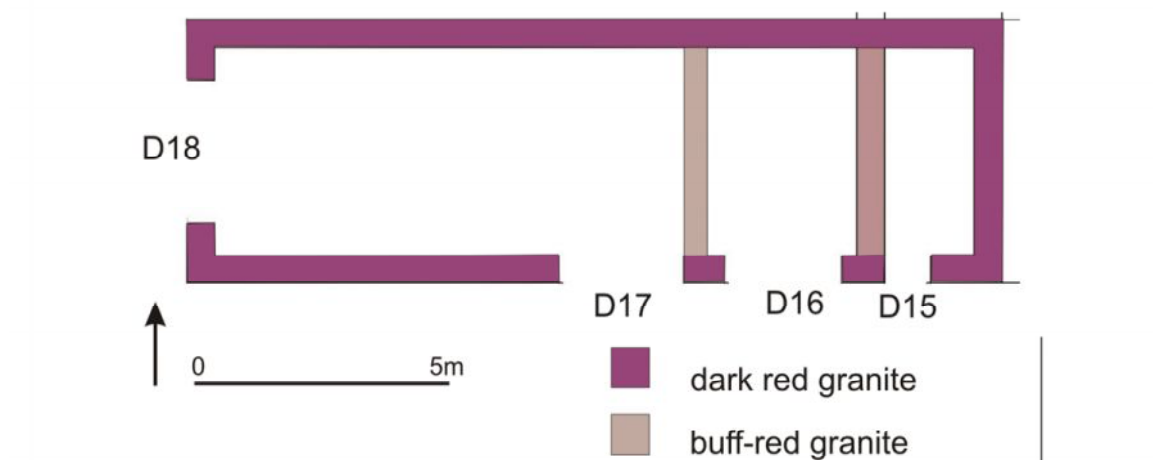
D15 W: 0.91m H: 1.92m. Granite lintel and sill.

D16 W: 2.30m H: 2.45m. Wide granite lintel. Metal doors. Iron hinge pivots.

D17 W: 2.44m H: 2.45m Wide granite lintel. Metal doors. Iron hinge pivots.

D18 W: 2.75m H: 2.45m. Red granite lintel. Metal door.

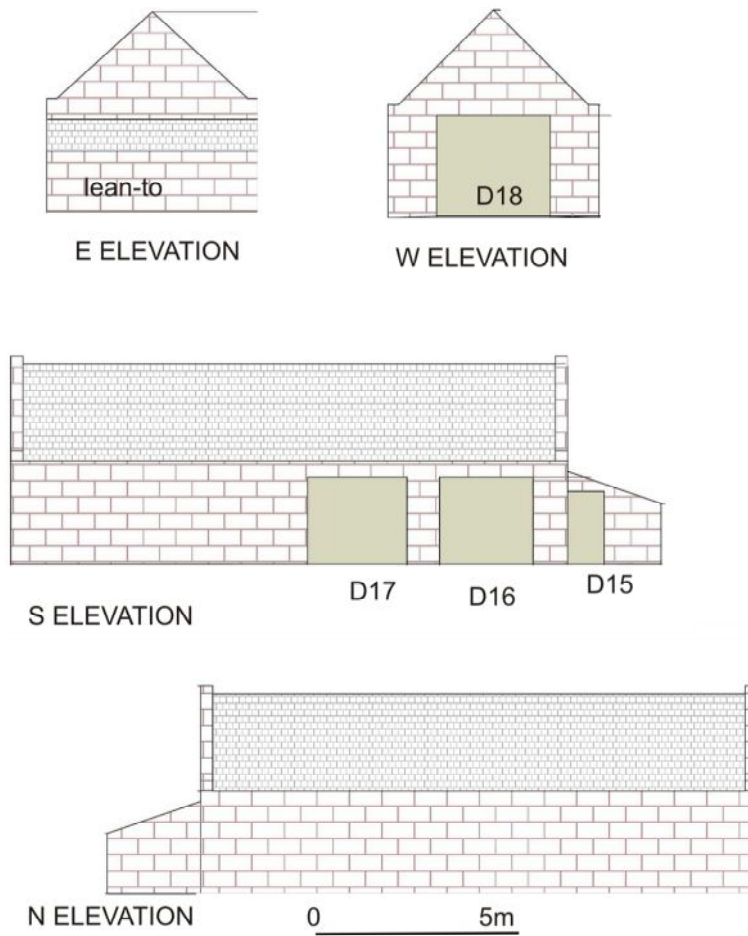
Interior. No detail. Main area divided in two sections.



Illus 17 Plan of Building 2 courtesy of Mr David Clark, annotated by MAS Ltd



Illus 18 Building 2 looking W



Illus 19 Elevations of Building 2 courtesy of Mr David Clark, annotated by MAS Ltd



Illus 20 Building 2 looking E

7 Discussion

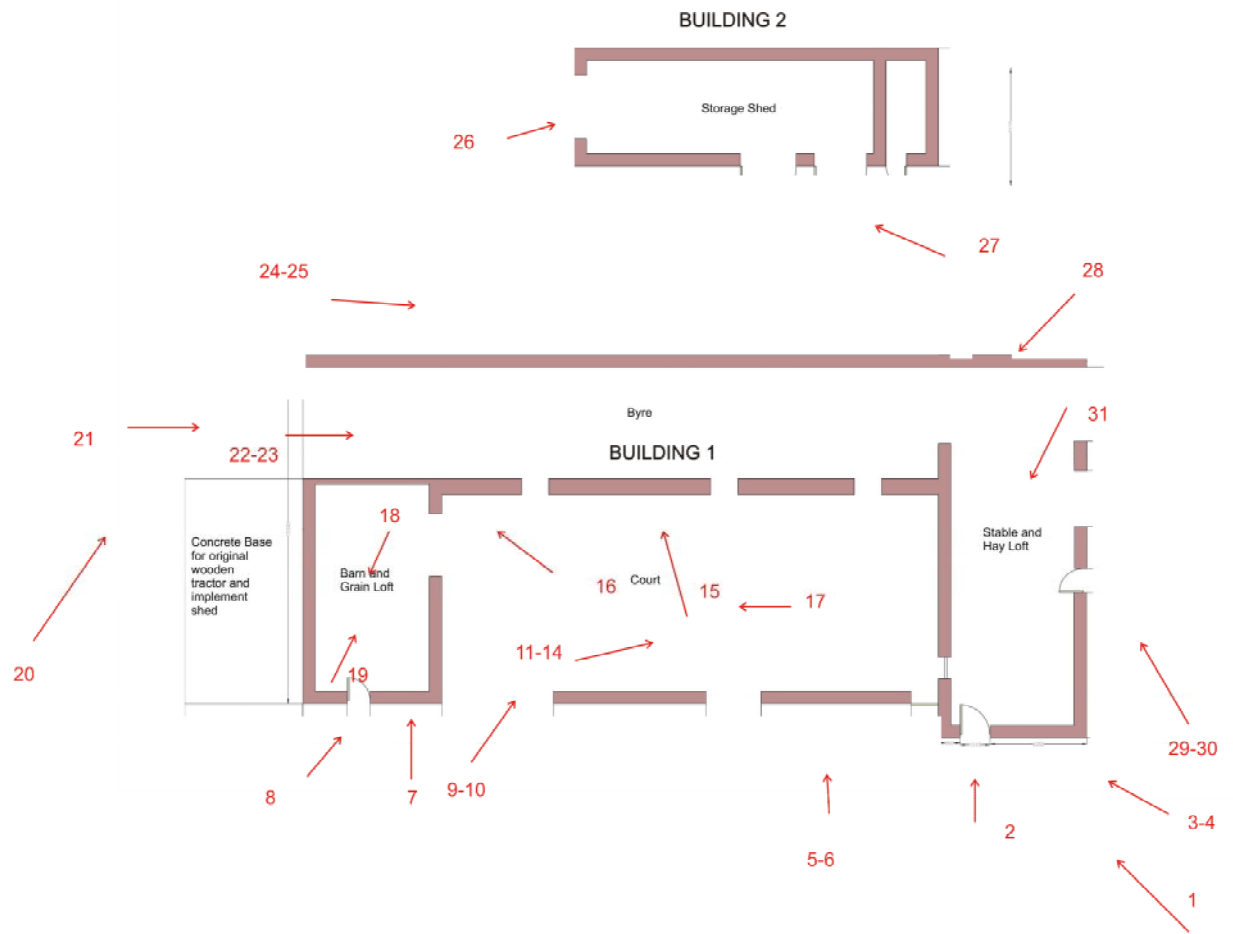
This is a fairly good example of an estate-built steading with generally good, well-dressed stonework. The more mixed granite of the N and W ranges is clearly the earlier construction confirming this is the original L-plan steading shown on the 1864 OS map. The horse-mill on the map indicates that the barn and grain loft were always in the W range. The dark red, speckled, granite of the E range and S wall of the court correspond to the buildings on the 1901 OS map, which extended the steading. As the new E range included stables and cart bays, it is possible that these functions were originally in the freestanding building to the N. The N building (Building 2) may also have been rebuilt between 1864 and 1901 as it is constructed on the same dark red, speckled, granite as the E range of Building 1. It is however on the same footprint as the building shown here in 1864.



Illus 21 Inside court, junction of N range and E range, showing difference in stonework

8 Archive

A full set of photographs with the photo location plan (illus 22) will be supplied to the Aberdeenshire SMR.



Illus 22 Photograph location. Based on plan courtesy of Mr David Clark