

**RIVERSTONE HOUSE
BANCHORY
ABERDEENSHIRE**



Standing Building Survey

Carried out 20th April 2017

by

Murray Archaeological Services Ltd



Report No: MAS 2017-09

by

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RIVERSTONE HOUSE
BANCHORY
ABERDEENSHIRE

- Standing Building Survey -

1. Background

1.1 A standing building survey was required for Riverstone House, Banchory, Aberdeenshire, prior to the demolition of existing structures and construction of three replacement dwellings 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/2017/0127.

1.3 A Level 1 Standing Building Survey was required which includes measured floor plans and a written account of the building's plan, form, function, age and development sequence, in addition to a photographic survey.

1.4 Murray Archaeological Services Ltd was commissioned to undertake the work by Lippe Architects, on behalf of their client Deedream Ltd. The site element of the survey was completed on the 20th April 2017.

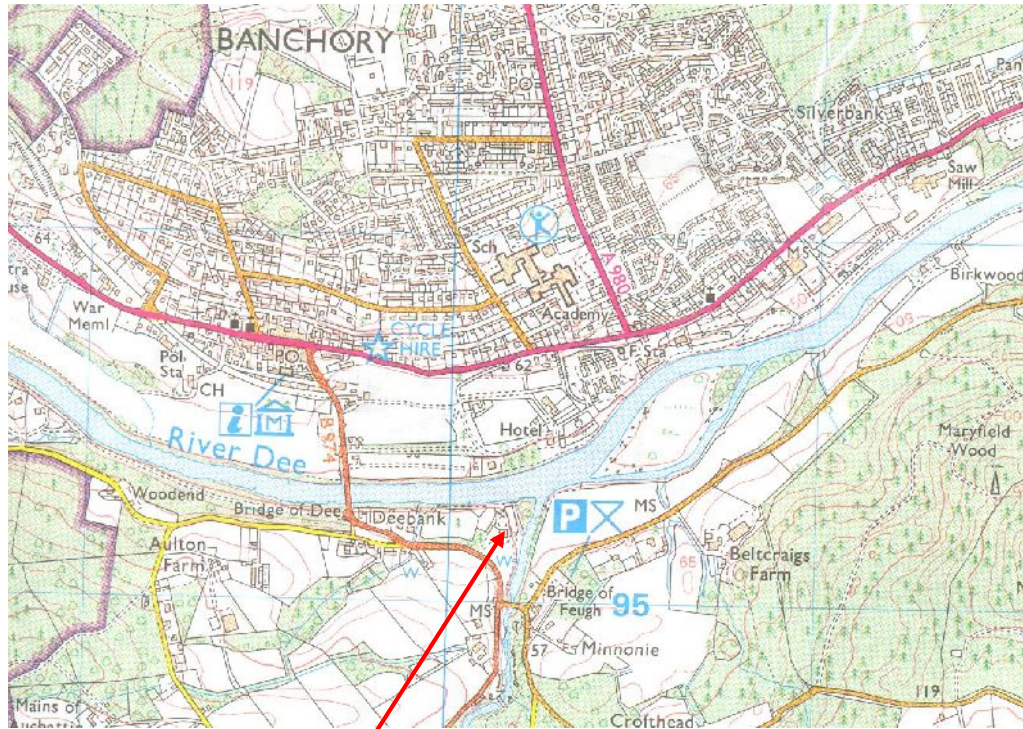
2. Desk-top survey

2.1 A search was carried out in the Sites and Monuments Record, Archaeology Service, Aberdeenshire Council, the Sites and Monuments Records of Historic Environment Scotland (HES), the Listed Buildings Register (HES) and the Buildings at Risk Register.

2.2 The 25"/mile 1st and later Ordnance Survey maps were consulted.

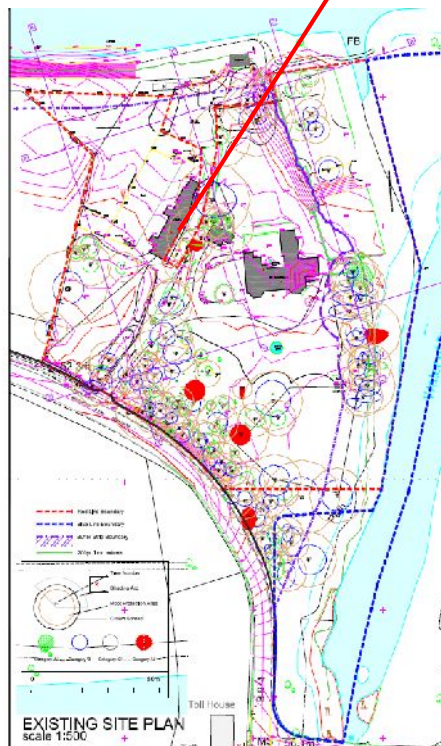
2.3 The British newspaper archives were consulted for any references to the property.

2.4 Site plans and elevations were kindly supplied by Lippe Architects and have been annotated and used as a basis for detailed plans of the observed areas.



Illus 1 Location.

License No 100049810



Illus 2 Site map courtesy of Lippe Architects

3. The Site

3.1 The property lies in a triangle of ground between the River Dee, the River Feugh and the B974 Banchory to Strachan road. It looks N across the Dee to Banchory Lodge (Hotel) which has often been under the same ownership as Riverstone House.

Parish: Banchory-ternan

NGR: NO 7014 9519

NRHE No: NO79NW 61

Aberdeenshire SMR: NO79NW0109

3.2 Riverstone is described by Geddes (2001) as having originated as a U-plan 17th-century building facing N towards the river Dee with the orientation changed in the early 19th century when the S facade became the frontage, with the addition of bays to the E and W wings. Geddes (2001, 98) also remarks that as part of the 19th-century interior redesign, the door architraves have 'same lions' head stops as Banchory Lodge'. This detail is perhaps explained by the common ownership of the two properties during part of the 19th century.



Illus 3 View from the N, showing the 17th-century U plan at the core of the building

The newspaper accounts (below) indicate that the property ownership passed between various members of the Burnett Ramsay family of Banchory Lodge Banchory. The original 17th-century building was redesigned by General William Burnett (1762-1839) in c 1800. For much of the 19th century it appears to have been leased out, either annually for the fishing season or longer term. In 1928, at the time of the fire it was owned by Baroness Benetinck (wife of Baron Benetinck of Netherlands and 3rd daughter of William Burnett-Ramsay of Banchory Lodge to which she succeeded on the death of her sister Catherine Burnett-Ramsay). In 1950 it appears to have been sold to Brigadier de Winton.

The letting advertisements are useful as they list the rooms at any period.

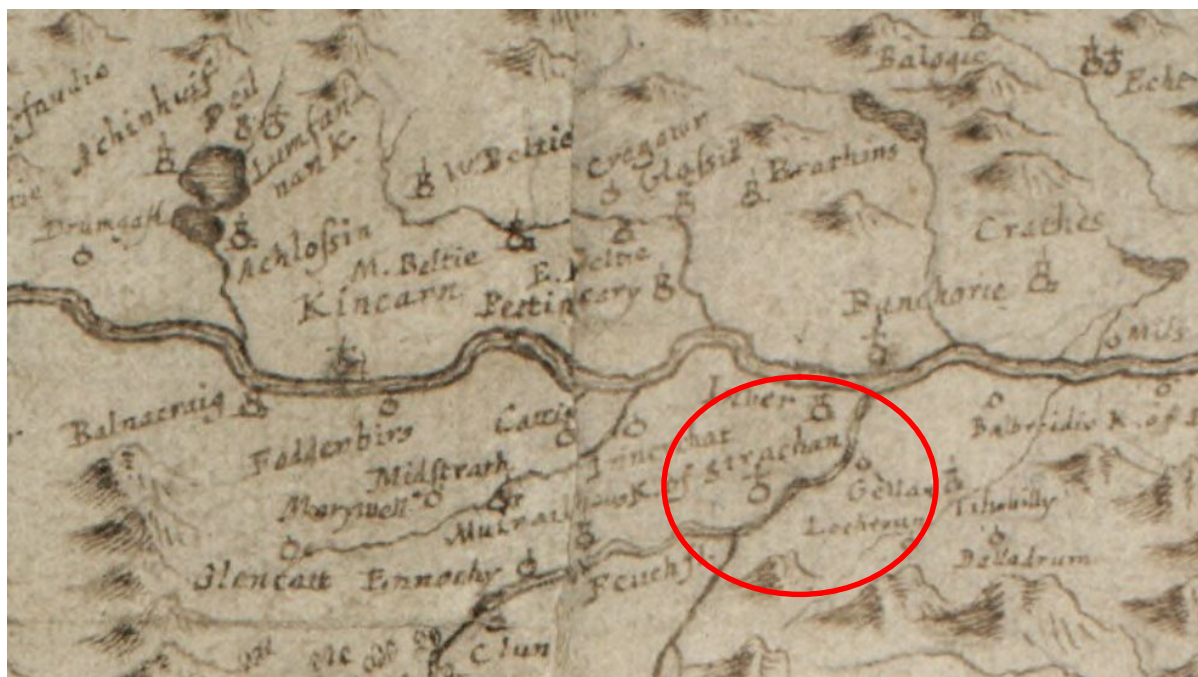
4. Documentary evidence

1583-1614 Pont Map 11. Lower Deeside shows a substantial 2 storied house named 'Inver' in the angle between the rivers Dee and Feugh. This may however indicate the 16th-century Invery House, although on modern maps this is much further from the Dee.



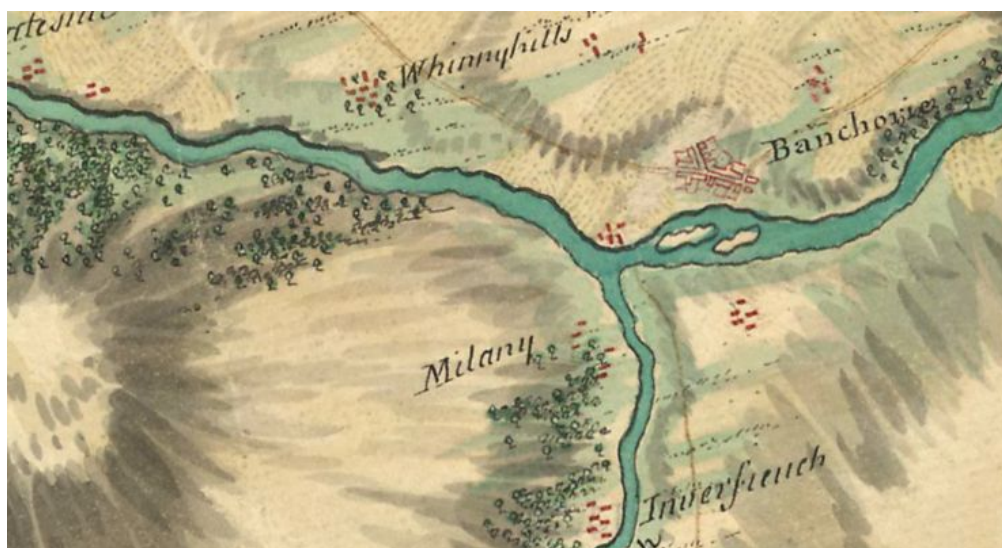
Illus 4 Extract from Pont Map 11. Lower Deeside

1636-52 Robert Gordon: A map of Eastern Scotland, including basins of Rivers Don, Dee, Tay, Forth, and Tweed shows a building/settlement called Inver in the angle between the Dee and the Feugh. As above, this may however indicate the 16th-century Invery House.



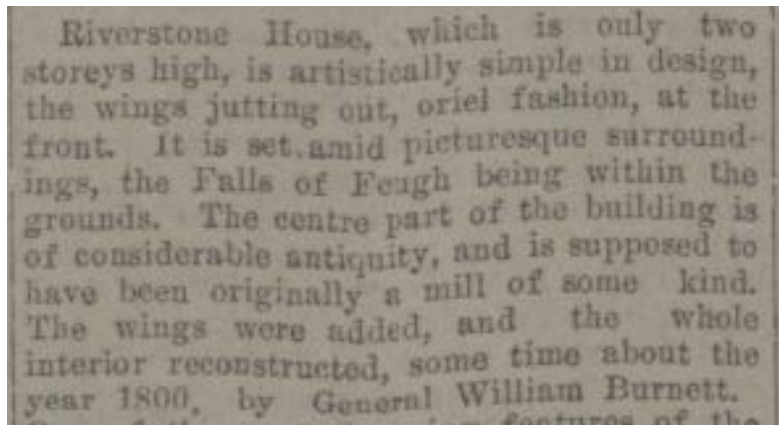
Illus 5 Detail from Gordon map of E Scotland 1636-1652

1747-55 Roys Military Map 1747-55 shows a number of buildings in the angle between the Rivers Dee and Feugh with the name Milany. This name does not appear in Kincardineshire in Bogdan and Bryce, N and I B D (1991) 'Castles, manors and 'town houses' survey', *Discovery Excav Scot*, 1991, nor do they cite a manor on the coordinates of the site.



Illus 6 Detail from Roy's Military Map of 1747-55. www.nls.ac.uk

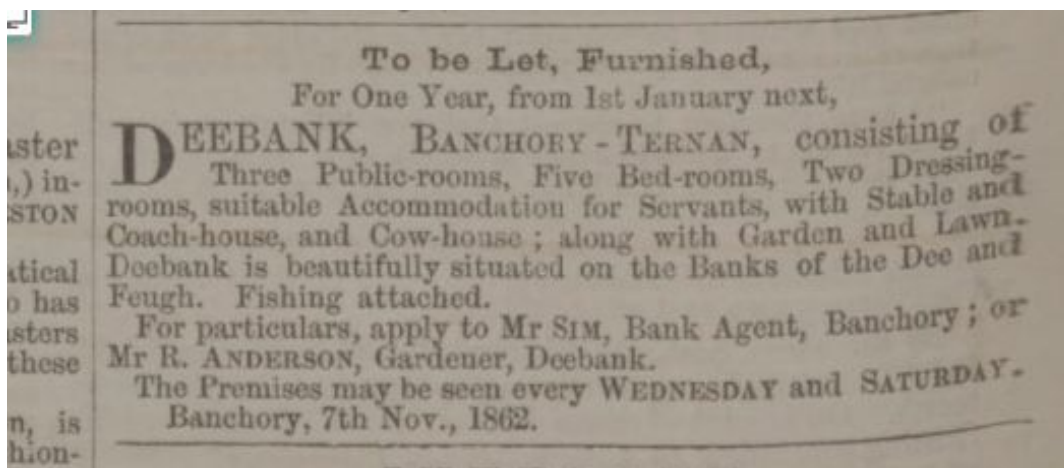
c1800 Extended from original by General William Burnett (see account of fire : illus 7, 18) of Banchory Lodge. The newspaper account attributes the addition of the wings and the redesign of the interior to this period.



Illus 7 Extract from *Aberdeen Press and Journal* 25th January 1928 (Note the use of name Riverstone House in this account dated 1928)

1850 Death of Lieut-Colonel Thomas Gordon at Deebank, Banchory (Inverness Courier 19 Sept 1850)

1862 Deebank House to let furnished for a year (*Aberdeen Press and Journal* 12 Nov 1862)

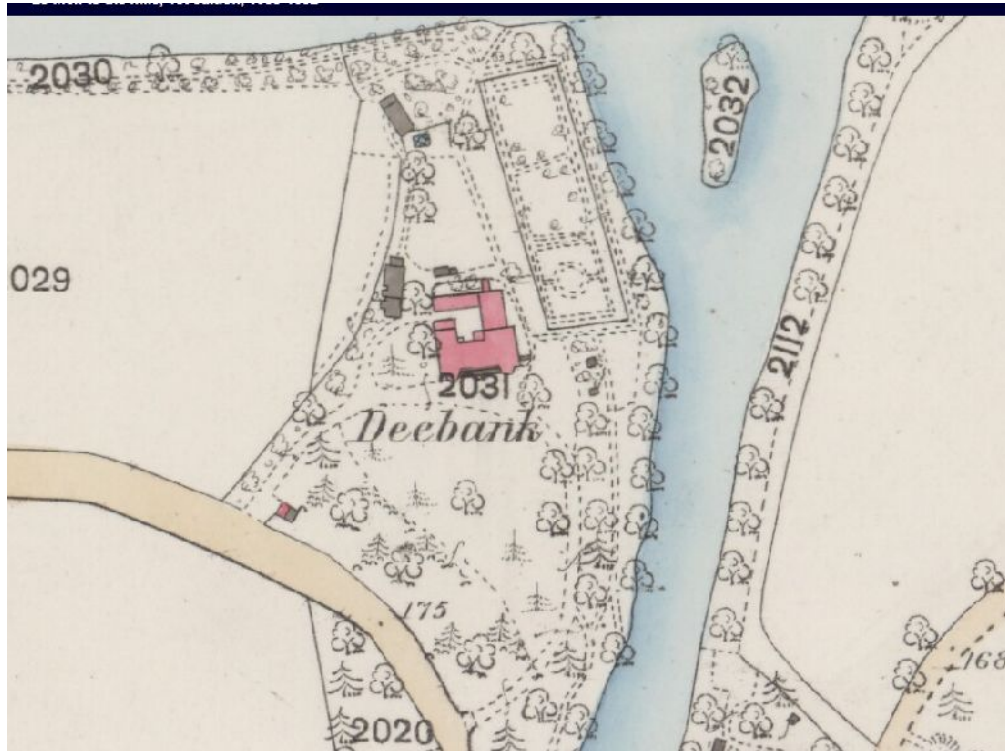


Illus 8 Extract from *Aberdeen Press and Journal* 12 Nov 1862
www.britishnewspaperarchive.co.uk

1863 OS Name Book. Kincardineshire Vol 03. Banchory Ternan parish. Name given as Deebank, it is described as : *A substantial dwelling house, two storys(sic), slated, and in good repair; property of Mrs. Col. [Colonel] Gordon*
(www.scotlandsplaces.gov.uk OSI/19/3/103)

1864. The **1st edition Ordnance Survey 25” to the mile map** (Kincardine Sheet V.12 published 1868) shows the mansion named as Deebank. This name is also used more generally for the cottages to the W.

In 1864 the main drive from the Banchory Road swept past the S facade of the house and looped back to the road. A branch of the drive ran past the coach house and into the courtyard on the N side of the house. A small building, probably a lodge is shown by the main gate onto the public road. A building is shown on the site of the existing coach house. Another building, with a smaller structure to the S of it, lies in the NW corner of the property. A small building lies directly N of the N range of the house. Either of these may have been the cow house mentioned in an advertisement dated March 1864 (Illus 10). Two very small structures, E of the mansion, overlooking the river, may be garden related or may be gazebos overlooking the river. Most of the grounds appears to be landscaped with trees but a long narrow formal garden is shown along the E side of the property in its present position.

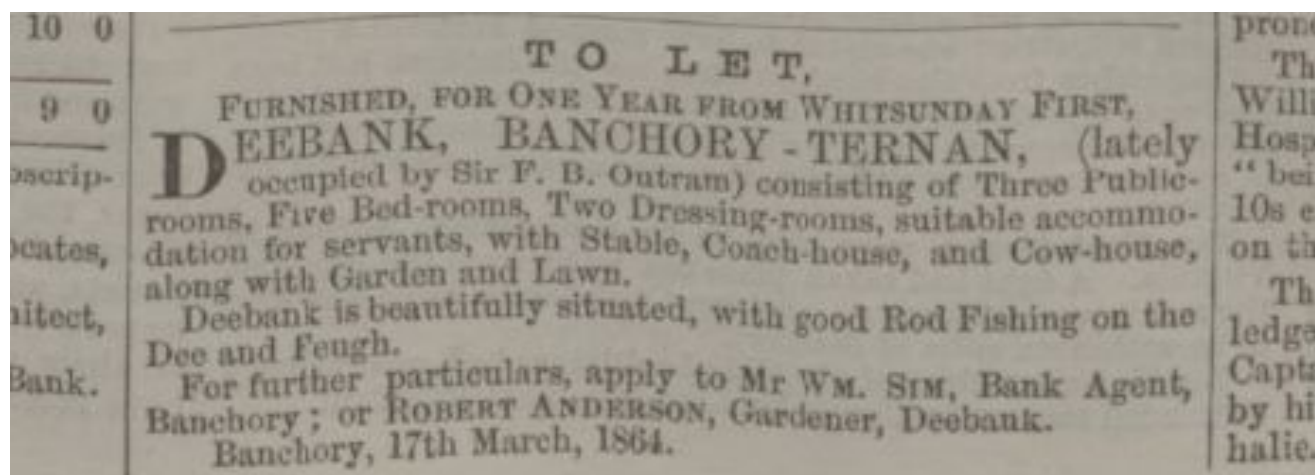


Illus 9 1st edition OS map (25"/mile) surveyed 1864, published 1868 and enlarged detail of mansion (Kincardine sheet V.12) (www.nls.ac.uk)

The plan of the mansion itself clearly indicates the original U-plan core orientated to the N but with the addition of the bays added to the S end of each wing which re-orientated the front of the building towards the S. The centre of the frontage, between the bays is shown as a glass structure. The W wing has a short extension at the N end. The E wing has a longer extension up to the line of a N range. A narrow structure abuts the N wall of the N range. Within the courtyard there is a small structure

(porch?) at the SW corner and a larger structure at the SE corner. The cellar steps are indicated in their present position at the S end of the E wall of the mansion.

1864 March. Deebank House offered for let. (*Aberdeen Press and Journal* 23 March 1864). The house, 'lately occupied by Sir F B Outram', is described as having 3 public rooms, 5 bedrooms, 2 dressing rooms, suitable accommodation for servants, and a stable, coach house and cow house.



Illus 10 Extract from *Aberdeen Press and Journal* 23 March 1864
www.britishnewspaperarchive.co.uk

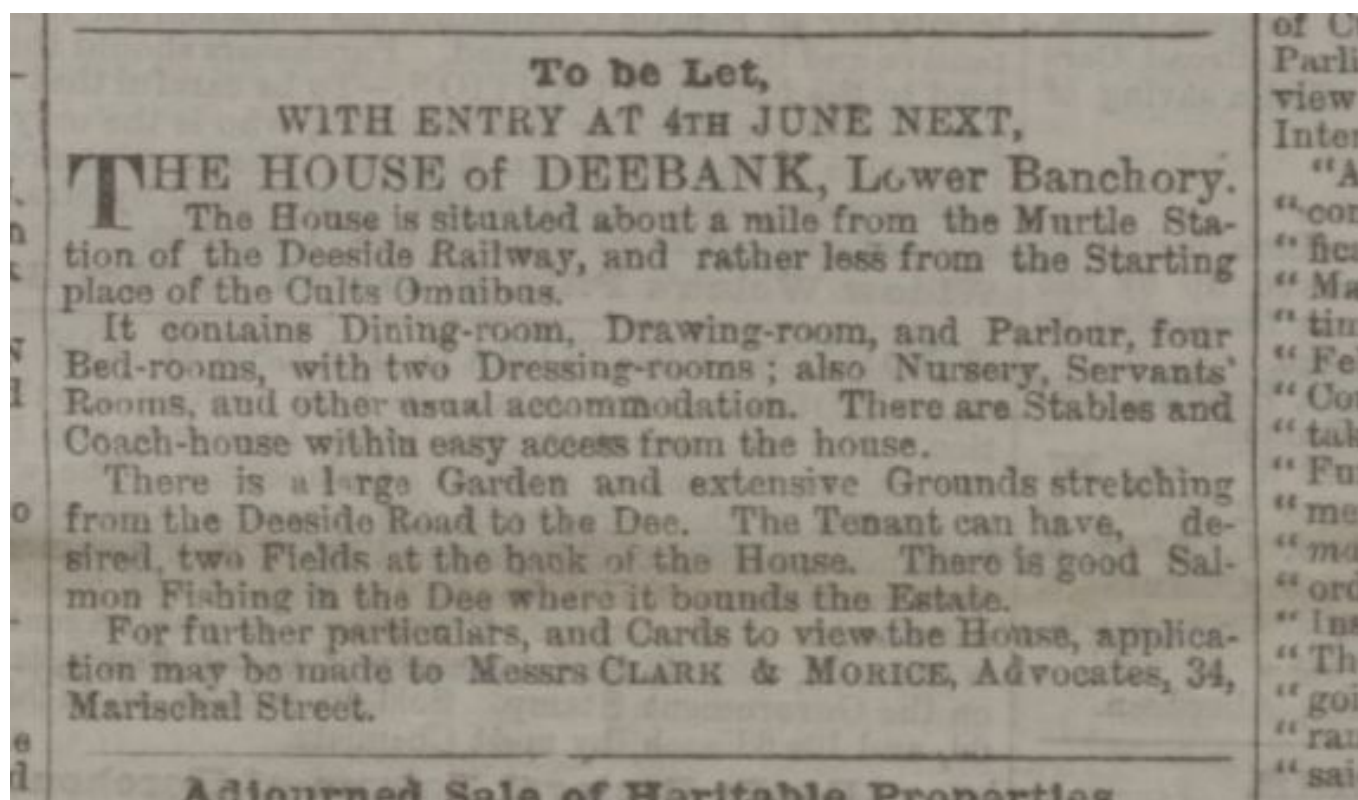
1871 Advertisement for tradesmen to build stable and coach house at Deebank House. (*Aberdeen Press and Journal* 9 August 1871). This would appear to refer to the coach-house and stable shown on the 1901 OS map and forming the basis of the existing structures. They are on the footprint of earlier (?) coach-house and stable which appear to have been wooden (grey on 25" OS map).



Illus 11 Extract from *Aberdeen Press and Journal* 9 August 1871
www.britishnewspaperarchive.co.uk

1874 Sale of horse by General Gordon of Deebank House ‘Parted with in consequence of family going abroad’ (Scotsman 6 Nov 1874)

1875 Advertisement for Deebank House to be let from June 1875 (*Aberdeen Press and Journal* 27 Jan 1875). The house is described as having Dining room, drawing room, parlour, 4 bedrooms with 2 dressing rooms, nursery, servants’ rooms and ‘other usual accommodation’. Stables and coach house are mentioned.



Illus 12 Extract from *Aberdeen Press and Journal* 27 Jan 1875
www.britishnewspaperarchive.co.uk

1875 Sale of, furniture from Deebank House - personal effects of General Gordon (2 April 1875 *Aberdeen Press and Journal*, repeated 21 April. Date of sale May 1). This gives an interesting insight into the furnishings of the house at this date.

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ALEXANDER BROWN.

**Sale of Household Furniture,
Mangle, Garden Tools, Spring-Cart, Dog Kennel,
Stoves, Grates, Poultry Houses, Pit,
and Flowers,
AT DEEBANK, BANCHORY.**

Upon MONDAY, 3d May, there will be Sold, by Auction, in the
House, DEEBANK, Banchory,

THE FURNITURE and EFFECTS there, be-
longing to General Gordon—consisting of

DRAWING AND DINING ROOM FURNITURE.

Ten Drawing-room Chairs, in red Moreen; Sofa to match;
Couch, in Chintz; 3 Sets Cretonne Window Curtains; Walnut
Cabinet; Walnut Table; Book Shelves; Mahogany Card Table;
Mahogany Book Case; Music Stool; Whatnot; Mahogany Four-
door Sideboard, with Mirror Back; Set Mahogany Dining Tables,
15 feet long; Two Easy Chairs, in Morocco; 10 Single and 3 Arm
Teakwood Chairs, in Damask; Side Table; Moreen Window
Curtains; Wall Mirror, in gilt frame; Mahogany Writing Table;
Flower Stand; Fenders and Fire-irons; Tapestry Carpets and
Rugs; Dinner Tray and Stand.

BED-ROOM FURNITURE.

Consisting of Iron and Wooden Half-Tester Bedsteads and
Curtains, with Spring, Hair, Wool, and other Mattresses; Chests
of Oak, Mahogany, and other Drawers; Japanned Wardrobe,
with Mirror Door; Oak and Mahogany do.; Suite of Painted
Chamber Furniture; Dressing Glasses; Easy Chairs; Sofa;
Folding Chairs; Linen Airers; Sets of Chamber Ware; Window
Curtains; Cane Chairs; Commodes; Painted Cupboard; Blan-
kets and Bedding; Baths; Cane-seated Sofa; Felt Carpet.

MISCELLANEOUS.

Brussels Stair Carpet and Rods; Oak Hall Chairs; Oak Hat

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MISCELLANEOUS.

Brussels Stair Carpet and Rods; Oak Hall Chairs; Oak Hat
and Umbrella Stand; Linoleum and Oil Cloths; Matts; Hall
Tables; Figures; Hall and Bed-room Stoves; Register Grates;
Servants' Bedding and Furnishing; Kitchen Furniture; Cook-
ing Utensils; Hotplate and Oven; Eight-day Clocks; Plate
Rack; Meal Girmal; Box Mangle; Fixed Tubs, with Fittings;
Metal Boiler; Meat Safe; Laundry Stove; Ironing Table; Bas-
kets; Screens; Dogs' Kennel (Zinc); Small Wooden House;
Fishing Rod; an Assortment of Garden Tools; Wooden Fenc-
ing; Two Wheelbarrows; Spring-Cart; Poultry Houses; Pit,
and Flowers; with a great variety of other Articles.

Sale at 11 o'clock Forenoon.
On View on SATURDAY, 1st May.

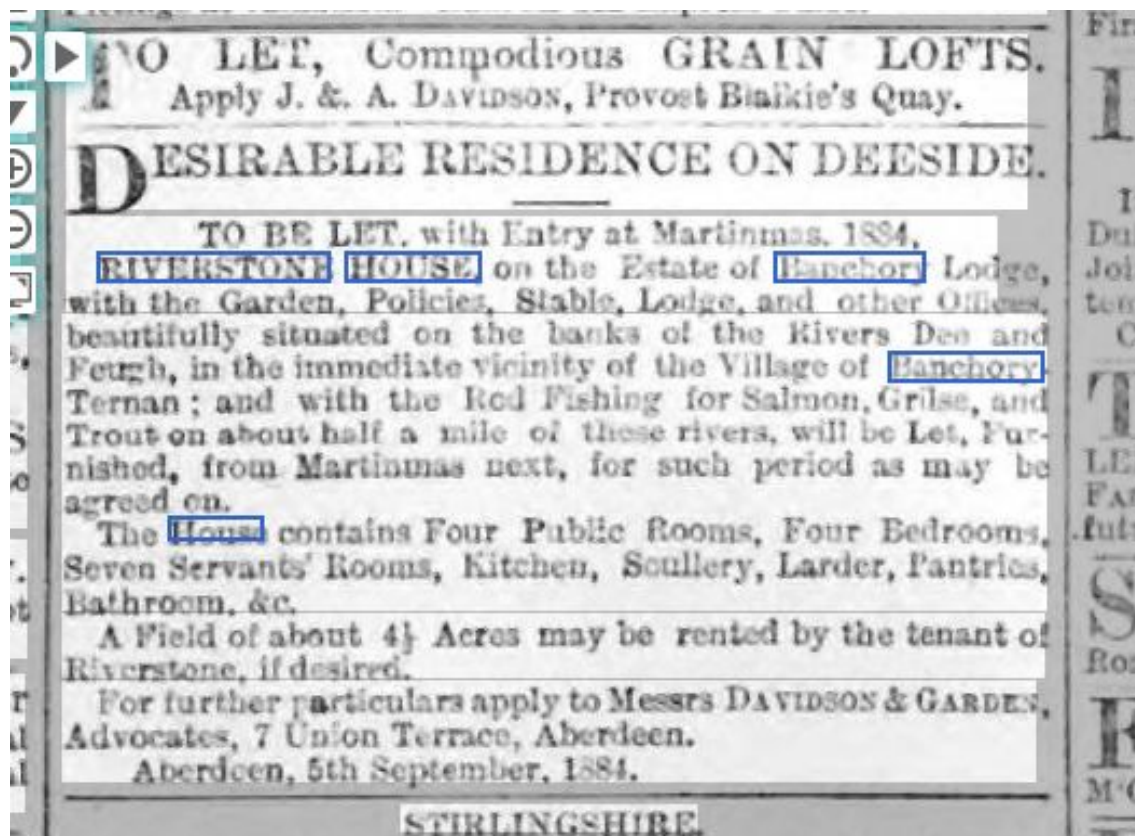
ALEXANDER BROWN.

**Sale of Office Furniture,
LARGE BOOK CASE, WRITING TABLES, &c.**

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Illus 13 *Aberdeen Press and Journal* 21 April 1875 www.britishnewspaperarchive.co.uk

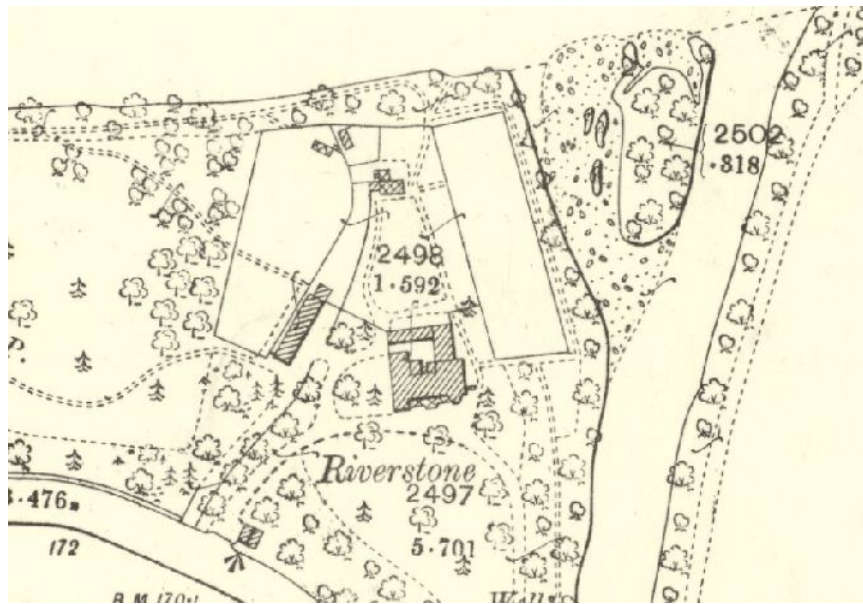
1884 Riverstone House offered for let. It is described as having 4 public rooms, 4 bedrooms, 7 servants' rooms, kitchen, scullery, larder, pantries, bathroom etc with stables, lodge and other offices outside. (*Aberdeen Press and Journal* 6 September 1884). This is first reference to the name Riverstone House that has been identified. This name is shown on the OS maps from 1901 onwards.



Illus 14 Extract from *Aberdeen Press and Journal* 6 Sept 1884
www.britishnewspaperarchive.co.uk

1887 May. Death of Major-General Lindsay at 'his residence Riverstone House, Banchory' (*Aberdeen Evening Express* 30 May 1887).

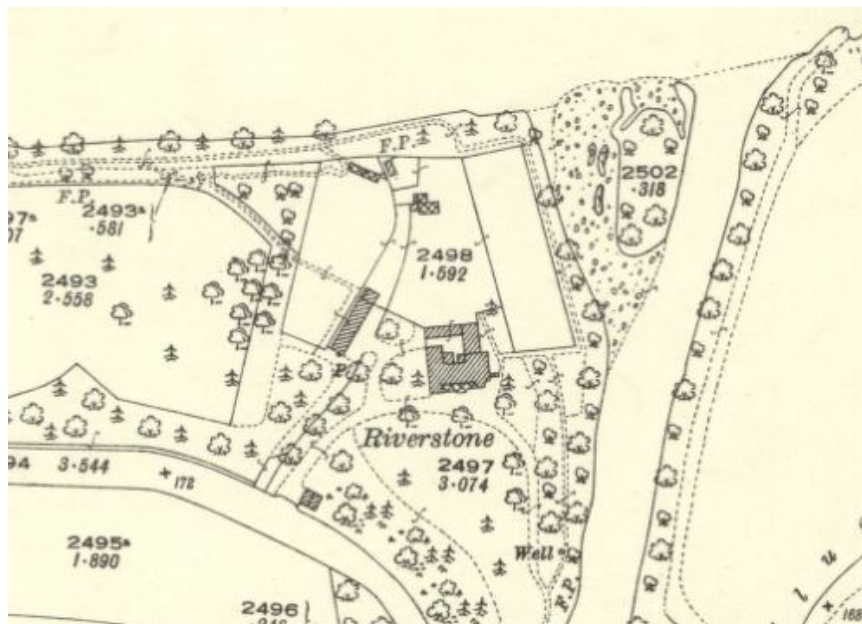
1901 By the 2nd edition 25"/mile **Ordnance Survey of 1901** (published 1903. Kincardineshire sheet 009.05) there is little change. The new stables and coach-house, near the site of the earlier buildings, are narrower and longer in plan- these are presumably those built in 1871 (above). There is little change to the mansion, although the very narrow extension to the N gable of the N extension has been removed. Within the courtyard the structures at the SE and SW corners appear larger.



Illus 15 2nd edition 25"/mile Ordnance Survey of 1901 (pub 1903) and detail of mansion
(www.nls.ac.uk)

1923 The 3rd edition 25"/mile Ordnance Survey of 1923 (published 1925.

Kincardineshire sheet 009.05) shows minor changes to the outbuildings in the NW corner of the property. No changes are shown to the plan of the mansion.



Illus 16 3rd edition 25"/mile Ordnance Survey of 1923 (pub 1925) (www.nls.ac.uk)

1928. Fire destroyed East wing

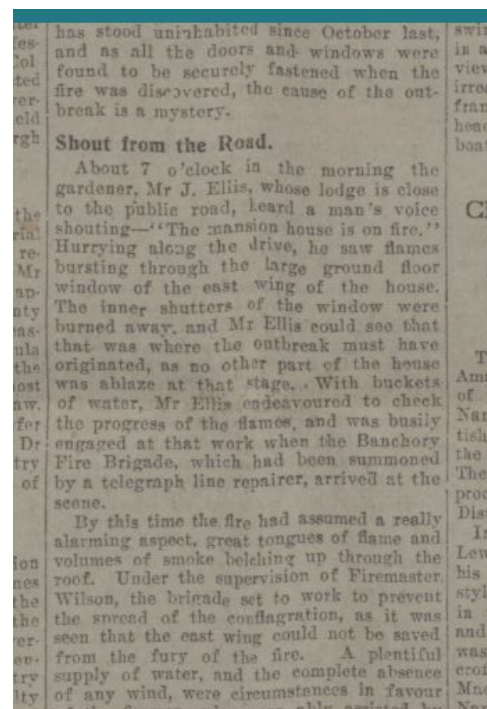
A photograph of the aftermath of the fire shows the S facade with a ladder propped against the East Wing. This is particularly helpful as it also shows the glass conservatory running along the front of the building between the wings; this appears as hatched (glass) structure on the 1901 and 1923 OS maps and as grey on the 1864 map.

It also shows that there have been changes in the ground and first floor windows of this central section since 1928 as well as the addition of the porch at the main door. At this period the house was the property of Baroness Bentinck of Banchory Lodge and was leased to tenants for the fishing and shooting seasons.



Illus 17 *Aberdeen Press and Journal* 25 January 1928. Aftermath of the 1928 fire.
www.britishnewspaperarchive.co.uk

The description of the fire gives some details of the interior, including identifying the ground floor of the E wing as the Dining Room with the Drawing room on the first floor. The house had electricity, apparently run by a private generator. There is an intriguing reference to a decorated ceiling in the E wing that had been destroyed by the fire.



supply of water, and the complete absence of any wind, were circumstances in favour of the firemen, who were ably assisted by a number of voluntary helpers from Banchory.

Firemen on the Roof.

Getting on to the top of the house by means of a ladder; members of the brigade cut away a portion of the roof, and a continuous stream of water trained on this part, finally marked the area to which the flames were confined. Fully an hour's arduous labour went to the accomplishment of this task.

Meantime as much of the furniture as could be saved had been removed, and the flames gradually spent themselves, but the thick, granite walls, a small ante-room, and the staircase were all that remained intact of the east wing.

The House.

Riverstone House, which is only two storeys high, is artistically simple in design, the wings jutting out, oriel fashion, at the front. It is set amid picturesque surroundings, the Falls of Feugh being within the grounds. The centre part of the building is of considerable antiquity, and is supposed to have been originally a mill of some kind. The wings were added, and the whole interior reconstructed, some time about the year 1800, by General William Burnett. One of the most charming features of the interior is its old-fashioned "coach" ceiling, beautifully decorated, and the

interior is its old-fashioned "coach" ceiling, beautifully decorated, and the destruction of this, in the east wing, is one of the most serious results of the fire.

The house consists of five living rooms, ten bedrooms, an ante-room, and several out-houses clustering round the courtyard. The part which was destroyed included the dining room, on the ground-floor, and the drawing room above it. The fact that substantial gables of the original part of the house had not been removed when the wings were added was a circumstance which told in favour of the firemen in their efforts to confine the fire to its place of outbreak.

Probable Cause.

The house is heated and lighted by electricity, and although it has been tenanted for some months, the wires are kept charged for the purpose of keeping the generating plant in order. Workmen were at the house recently, harling the walls and repairing the roof, but they finished their work over a week ago.

There is a theory that the fire may have been caused by the fusing of an electric wire. If this happened close to the wood-work of the window, all evidences of it would, of course, be obliterated by the flames.

The damage, which has not yet been assessed, is covered by insurance.

GUIDE TO MALAYA.

Illus 18 *Aberdeen Press and Journal* 25 January 1928. Description of the 1928 fire.
www.britishnewspaperarchive.co.uk

1949 Riverstone house was advertised for sale. It is described as having an entrance hall, 4 reception rooms, 5 principal bedrooms, 2 bathrooms, domestic offices, stabling and garage with a gardener's cottage. It also had both electric light and a telephone. (*Aberdeen Press and Journal* 7 April 1949 and *Scotsman* 1 April 1949)

PROPERTIES

ABERDEEN 18 miles. BANCHORY 1 mile. STONEHAVEN 16 miles. DEESIDE.

RIVERSTONE HOUSE AND VALUABLE AGRICULTURAL AND SPORTING ESTATES OF BANCHORY

extending to approximately 2000 acres, and offering 3½ miles of Salmon Fishing in the Dee and the Feugh, and comprising:—

(1) **RIVERSTONE HOUSE**.—A lovely Manor House in a unique position at the junction of the Dee and the Feugh, with fishing in both waters, and providing entrance hall, 4 reception rooms, 5 principal bedrooms, 2 bathrooms, servants' rooms, domestic offices, stabling and garage, gardener's cottage, tennis court, electric light and telephone.

(2) **OLDTOWN FARM**, 48 acres, overlooking the Dee, with Vacant

Illus 19 *Aberdeen Press and Journal* 7 April 1949 www.britishnewspaperarchive.co.uk

1950 Riverstone House bought by Brigadier R P de Winton (*Aberdeen Press and Journal* 23 Nov 1950).

Recent use Riverstone House remained in use as a family home, most recently for the Jaffray family who owned Banchory Lodge Hotel from 1966 to 2012. Latterly Riverstone House had been used by them as Bed and Breakfast accommodation (pers.comm John – former gardener).

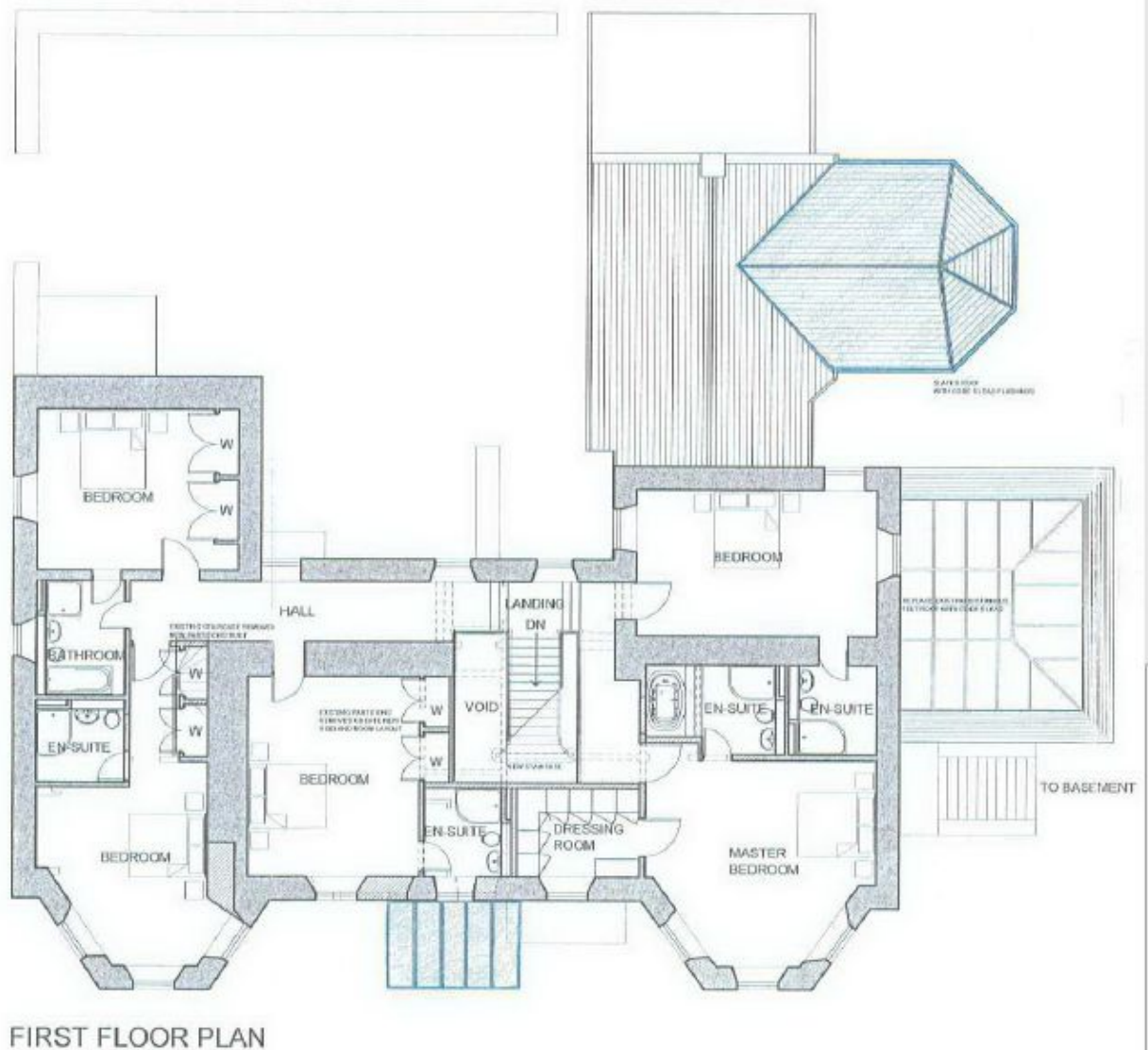
2010 Planning application APP/2005/2448 Plans in connection with this application indicate the internal room walls that had been removed before the 2017 survey and indicate the use of the rooms at that time. The proposals for a central porch and lobby in the S facade and for a sun room adjoining the E face of N extension, were not fulfilled.



Illus 20 The mansion from the SW



Illus 21 Plan by William Cowie Partnership of existing ground floor in 2005 (APP/2005/2448)
upa.aberdeenshire.gov.uk



**Illus 22 Plan by William Cowie Partnership of existing first floor in 2005 (APP/2005/2448)
upa.aberdeenshire.gov.uk**

5 Methodology

- 5.1 The ground plan and elevations (illus 23, 26, 28, 33,34) have been 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 to Aberdeenshire SMR and annotated plans in the present report (Illus 69-72) indicate the position of each.



Illus 23 Main plan annotated from drawings courtesy of Lippearchitects

6 The Building

6.1 THE HOUSE (SITE PLAN ILLUS 58 : BUILDING A)

The house comprises a core of a U-plan building of probable 17th-century date, with 19th- and 20th-century additions and modifications.

Description

Dimensions Main block c 13m N/S by c23m E/W. E single storey addition 5.4m E/W by 7m N/S. NE single storey addition 5.5m E/W by 9m N/S.

Walls Externally cement harled. Where the building materials had been exposed, the 17th and 19th-century walls were of rubble stone. Some of the 19th-century stonework

(paler grey on plan) was distinctive with thin horizontal slabs between courses; this may represent work undertaken c 1800. 20th-century additions appear to be of concrete block with occasional areas of brick. Internal walls where observed were of lathe and plaster or concrete blocks.

Roof Slate. Main roofs pitched, with shallower pitch above passage on N side of house. E extension roof almost flat.

Four chimney stacks on main building, all rectangular with flat tables. Chimney on E facade main block stepped out at base.



Illus 24 View from N into courtyard, showing lower pitch of roof over back passageway.

S facade

The S facade comprises matched bays with an off-centre door. The 1928 photograph (illus 17) shows a glass conservatory extending across the full width between the bays, with a central pergola forming a far more balanced and symmetric aspect. The S facade is considered to be part of the modernisation of the building undertaken c 1800 by General William Burnett c 1800 (Geddes, 2001, 97 and *Aberdeen Press and Journal* 25th January 1928). The glazed conservatory is shown on OS maps from 1864 to 1923 (above).



Illus 25 S facade



Illus 26 S elevation annot:

s

W1- W3 Bay at S facade of W wing. W: 1.05m. H: 1.88m. Glazing visible on 1928 photograph (illus 17) as 6/6 pane sash windows

W4-W6 form a triple window with narrower side windows flanking a wider central window.

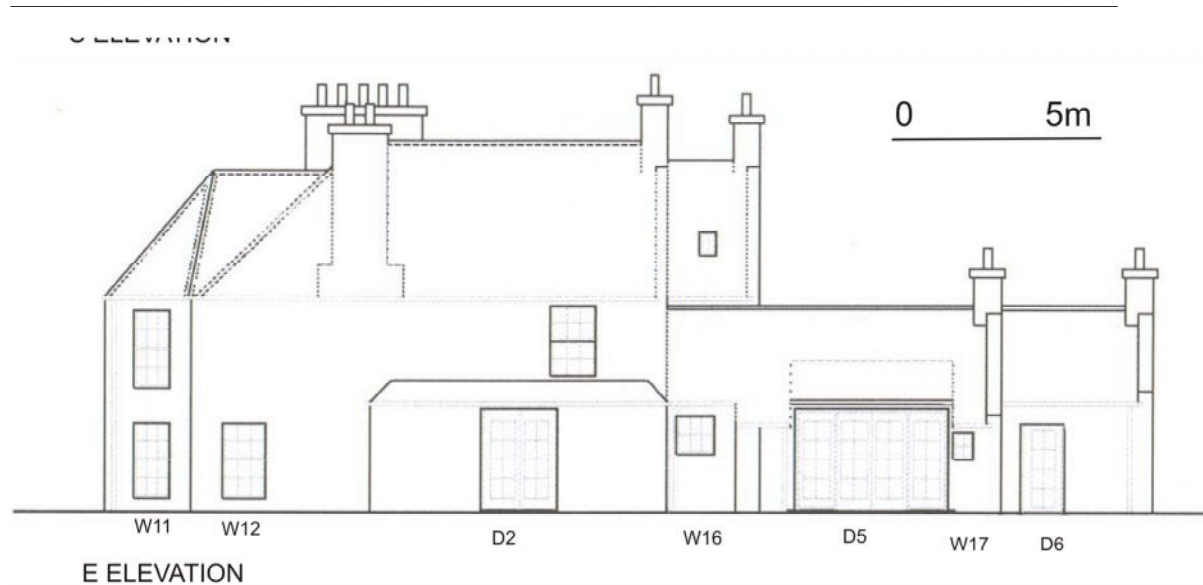
- W4** W: 0.42m H: 1.85m Glazing visible on 1928 photograph (illus 17) as 2/2 pane sash windows
- W5** W: 1.07m H: 1.85m Glazing visible on 1928 photograph (illus17) as 6/6 pane sash windows
- W6** W: 0.42m H: 1.85m Glazing visible on 1928 photograph (illus 17) as 2/2 pane sash windows
- D1** W: 1.58m (door opening). H: 2.24m. Has a wide open porch with a flat canopy supported by two fluted columns. Although the door is obscured in the 1928 photograph by the earlier conservatory, the columns cannot be seen and this porch would appear to be part of the restructuring after the fire. The doorway is flanked by narrow windows W7 and W8. The plain wooden door appears modern. Geddes (2001, 98) refers to 'bold door architraves having same lions'-head stops as Banchory Lodge'. This detail does not survive.
- W7 & W8** W: 0.28m H: 0.99m
- W9-W11** Bay at S facade of E wing. W: 1.05m. H: 1.88m. Glazing visible on 1928 photograph (illus 17) as 6/6 pane sash windows

First floor windows As access to the first floor was unsafe, none of the upper windows were measured. They appear, as on the drawn elevation, to mirror the ground floor windows in size and detail.

A central first floor window has been added since the 1928 photograph.



Illus 27 E elevation



Illus 28 E elevation annotated from drawings courtesy of Lippearchitects

E facade main block

W12 W:1.04m H: 1.88

W15 W: 1.04m H: 1.22m

W16 W: 0.94m H: 0.92m

E single storey extension

Concrete block rectangular single-storey extension abutting the E wall of 17th-19th century E wing. Roof flat except for shallow pitched slated margins. Opens to patio area. Not on OS maps to 1923. Probably 20th-century addition.

S wall

W13 W: 1.04m H: 1.88 6/6 pane sash window

E wall

D2 Double glass doors between single storey extension and patio area W: 1.80m
H:2.25m

N wall

W14 W: 1.04m H: 1.88 6/6 pane sash window



Illus 29 E facade showing E single storey addition

NE single storey extension

The NE single-storey extension has clearly been built in two parts, with stone gables including chimneys at the N end of each segment.. The walls appear to be a mixture of concrete blockwork and stone. The roof is pitched and slated. It appears to quite awkwardly abut the N end of the original wing. The full length of this extension is shown on OS maps from 1864 onwards.



Illus 30 NE extension looking NW, showing E wall and the two gables.

E wall

D5 Wide glass doors. W:3.20m H: 2.08m

W17 W:0.47m H:0.58m

D6 W:0.99m H: 0.95m. Opens into N (secondary) part of N extension.

S wall

F1 Blocked window. W:0.46m H:0.72m



Illus 31 View looking SW, showing E and N walls of NE single storey addition

W wall

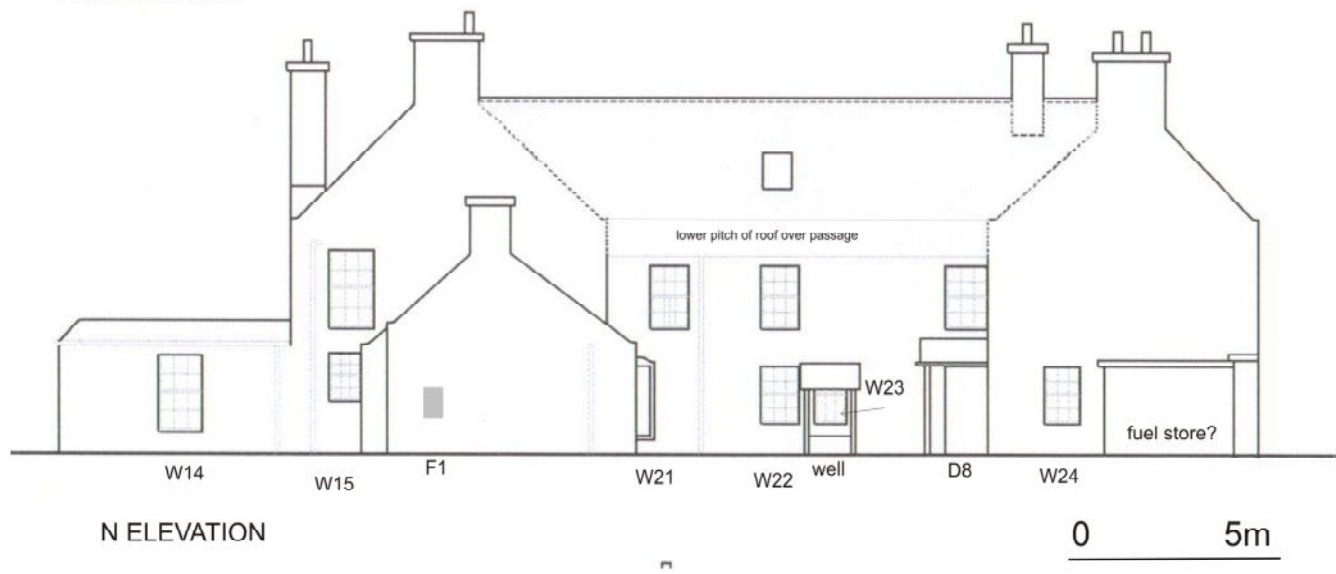
W18 W: 0.91m H:0.63m

W19 W: 0.91m H:0.63m

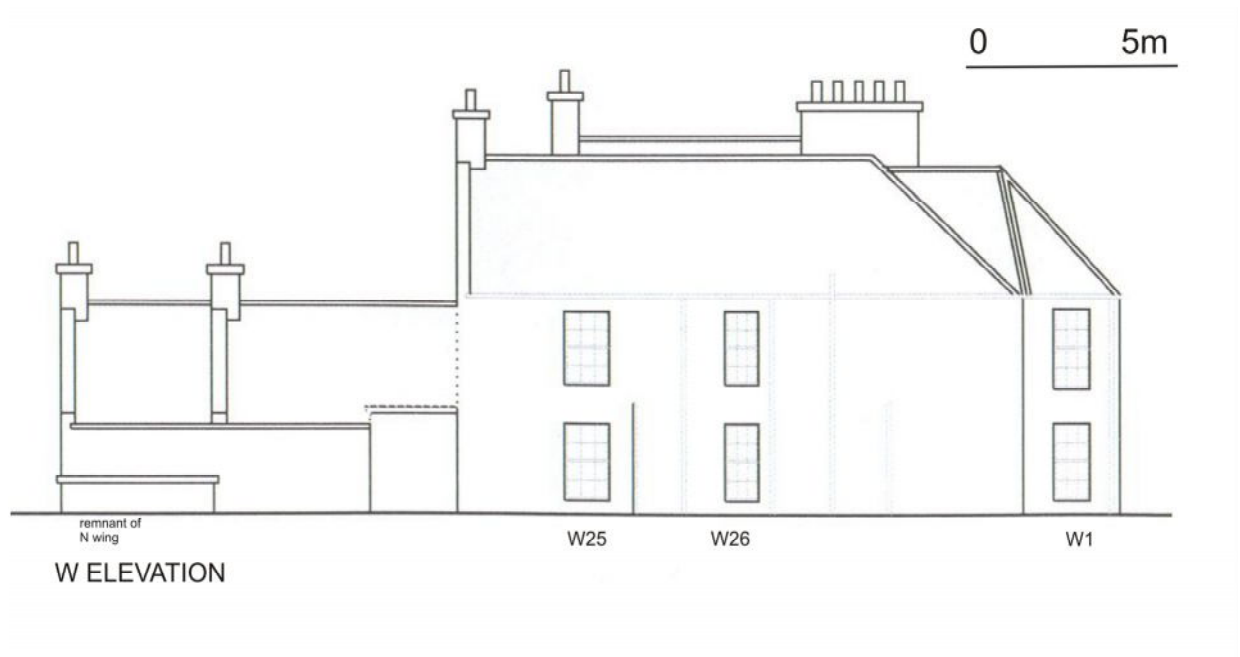
D7 W:0.99m H: 2.10m (into N extension from courtyard)



Illus 32 W wall of NE extension, facing into courtyard



Illus 33 N elevation annotated from drawings courtesy of Lippearchitects



Illus 34 W elevation annotated from drawings courtesy of Lippearchitects



Illus 35 Courtyard (N) aspect of main building

Main building facing into courtyard

W wall

W20 W: 1.04m H: 1.80m

N walls

W21 W: 0.94m H: 1.65m. Arch above 'window' suggested this was a blocked door. Examination of inner face of wall showed that this was true, with the lower part of door blocked. This would have entered into the (perhaps secondary) passage across the back of the main building.

W22 W: 0.91m H: 1.30m

W23 W: 0.73m H: 1.30m

D8 W: 1.04m H: 2.05m with recent porch

W24 W: 0.83m H: 1.50m

Well Stone well 1m external diameter, 0.50m internal diameter. Enclosing wall 0.80m above yard ground level. Internal depth 5.4m. This does not appear on any of the OS maps and, at least in its present form, appears to be a relatively modern feature.

W facade of main building

W25 W: 1.06m H: 1.80m

W26 W: 0.78m H:1.80m



Illus 36 W facade of main building looking E



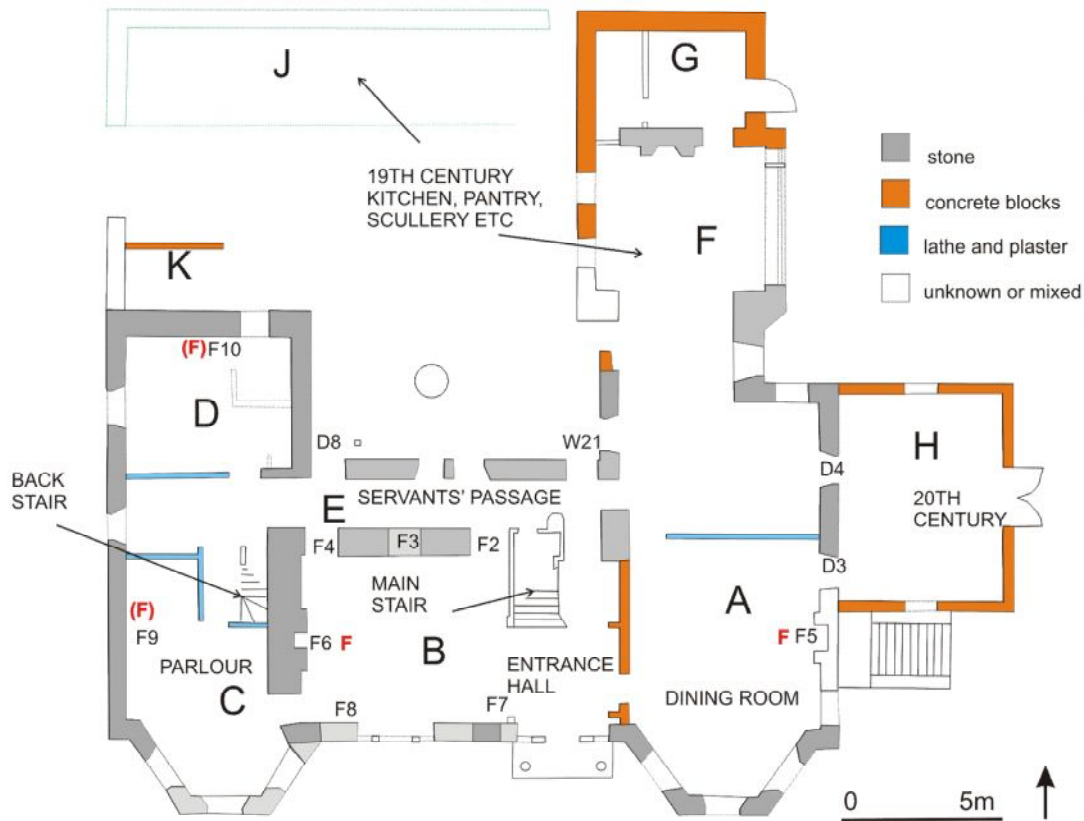
Illus 37 W facade of main building looking N

N wing of main building

The N wing, which can be seen on OS maps from 1864 to 1923, is now only represented by a low garden wall (Illus 38: J).

Interior

Ground floor



Illus 38 Plan indication interior features at ground floor level annotated from drawings courtesy of Lippearchitects

Most of the internal partitions between rooms had been removed before the time of the survey and some areas at the N side of the building were unsafe to enter. Much of what remains is the result of its recent use as bed and breakfast accommodation. Some attempt is made below to analyse the elements that belong to the 19th-century and early 20th-century use of the building as reflected in the various newspaper advertisements of the house as a rented property.

Entrance Hall: Inside the main door there was an entrance hall, with stairs to the first floor straight ahead and a passage through to the back of the building to the E of the stairs. Fluted plaster pillars with acanthus-leaf decoration (Illus 39-41) divided the area by the door from room B.



Illus 39 Entrance hall looking N to stair



Illus 40 Pillars between entrance hall and main hall Room B



Illus 41 Detail of pillar decoration

Room B: Room B (Illus 42-43) consisted of an open hall with a fireplace (F6) at the W end. It was lit by a wide window in the S wall. To the W there was a door into the W wing room C. In the N wall there were two existing doors (F2, F4) into the back passageway. A third, central doorway (F3) in this wall was blocked and may have belonged to an earlier phase of this building. The 2005 plan shows a WC and Cloakroom along this N wall but no evidence of this was evident.



Illus 42 Room B looking W, fireplace F6 in background to RHS of door into Room C.



Illus 43 Room B. Doorways and blocked doorway F3 (RHS of ranging rod) in N wall. Detail of blocked door F3

F2 W: 0.90m H: 2.25m. Wooden (internal) lintel. Stone rybats

- F3** W: 1.07m H: 2.25m. Wooden (internal) lintel. Stone rybats. Blocked with smaller stones with thin horizontal slabs between courses which appears to be 19th-century work.
- F4** W: altered by rebuilt brick on both sides. H: to wooden lintel 2.25m
- F6** Modern fireplace blocking original fireplace with granite mantel. Room to W of entrance (? 19th-century parlour)
- F7** Raggle in front (S) wall- possibly an early N/S wall line
- F8** Raggle in front (S) wall- possibly an early N/S wall line



Illus 44 Room 3 Raggles of earlier walls on inside of S wall.

Room C (? Parlour): Room C (Illus 45) was in the W wing of the 17th-century structure and was enlarged in the 19th century with a wide bay in the S wall. There appears to be a blocked fireplace in the W wall. The N half of the area has apparently been partitioned to screen the back stairs. The rough timber of the partition suggests this was part of the 19th-century work, not more recent.

At some point there has been a bathroom/WC in the NW corner with a tap and drain remaining.

F9 Possible blocked fireplace



Illus 45 Room C looking N to Room D. Back stairs on RHS beside door into back passageway and back door to courtyard

Room D: Room D (Illus 46) at the N end of the W wing was unsafe to enter. It had a blocked fireplace at the N gable. It is possible this was part of the service rooms/kitchens etc in the 19th century.

F10 Blocked fireplace



Illus 46 Room D looking N

Back/ Servants' passage

Access was not possible because of the instability of the ceiling. This would have allowed a service access to both E and W wings of the building.



Illus 47 Back/Servants' passage looking E

Room A (Dining Room)

Room A to the E of the entrance was the 19th-century dining room according to the 1928 newspaper account of the fire (Illus 18). This account also describes the E wing as having had an 'old-fashioned coach house ceiling beautifully decorated' which was destroyed by the fire. (This term cannot be traced but may have described a plastered shallow arched ceiling- reminiscent of the shape of a carriage- or railway carriage roof)

F5 Modern fireplace with concrete and brick surround.

D3 and D4 are now internal doors between the single storey E extension and the main building E wing. D4 appears likely to have been originally an external door, possibly into the 17th-century E wing

D3 W: 1.05m H:2.15m. Sides brick with concrete lintel.

D4 W: 0.98m H:2.15m Granite lintel on E side, wooden on W side. Granite. rybats. S side straight. N side splays slightly outwards on W side.



Illus 48 Doors D3 (LHS) and D4 (RHS) from inside the E single storey extension. Note stone rybats on D4 (Detail below)



Illus 49 Detail of door D4

Room F & G

The fireplace at the N end of room F (Illus 50) suggests this might have been part of the 19th-century kitchens, with room (s) G possibly scullery/pantry etc. By 2005 plan the room F is shown as a family room with the kitchen at the S end. On the same plan room(s) G shown as a utility room and a shower room.

Apart from the fireplace, no original details survived.



Illus 50 Looking N across F with fireplace in centre of N end wall.

Room H

On the 2005 plan this is shown as a dining room.

Structure J

Garden wall using or on the line of foundations of 19th-century N wing.

Structure K

Lean to fuel store against N gable of W wing.

First floor

The first floor was unsafe to enter and was only photographed from the top of the stairs. Geddes (2001, 97) describes this as a 'lofty piano nobile with fine hall space, coved ceiling, now divided into two rooms'. The 2005 plan (Illus 21-22) shows the E wing first floor divided into two bedrooms. In 1928 however (Illus 18) this was the



Illus 51 First floor room in E wing from top of main stair. In 1928 this was drawing room. Detail of roof timbers

drawing room which would have encompassed many of the functions of an earlier hall – so this may well have been the position of the 17th-century hall. The roof timbering visible in Illus 51 indicates the former existence of a gently arched ceiling- possibly

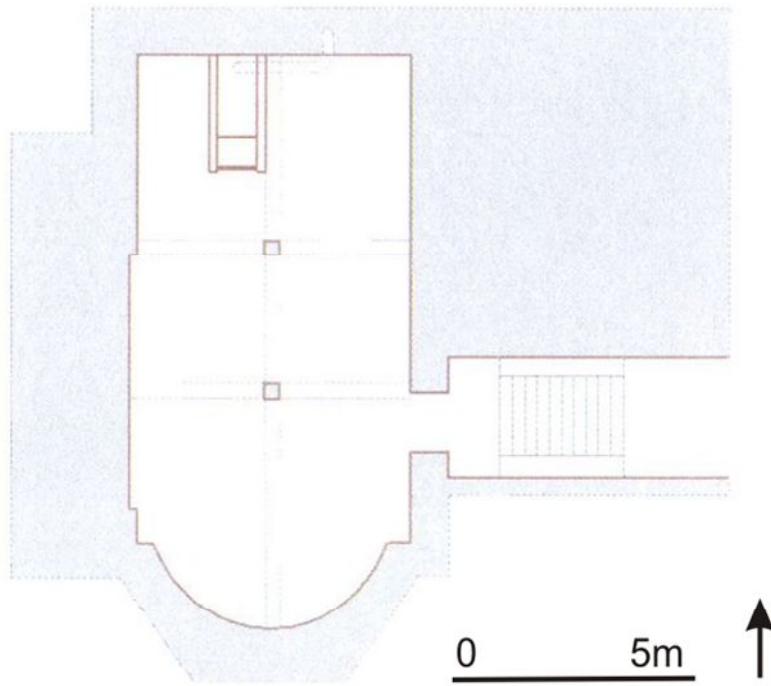
reflecting the ‘carriage ceiling’ described as having been destroyed in the 1928 fire (Illus 18).



Illus 52 First floor looking S and W from top of main stair. To LHS is front centre room with fireplace on W wall (above fireplace F6) . To RHS passage to rooms in W wing.

Cellar/Basement

A basement lies beneath the E wing, with access down an external stair from the path to the E of the building. It has stone walls with an apsidal wall at the S end. The ceiling is flat, with several brick supporting pillars. There is what appears to be a heating system at the N end. Geddes (2001, 97) describes this as vaulted cellar, but at the time of survey there was no surviving vaulting., although stones projecting from the side walls may have been the base of vaulting arches (Illus 56: A). There appears therefore to have been considerable structural alteration.



BASEMENT BELOW
EAST WING

Illus 53 Plan of cellar below E wing drawing courtesy of Lippearchitects



Illus 54 Cellar door looking W



Illus 55 Inside cellar looking S from door



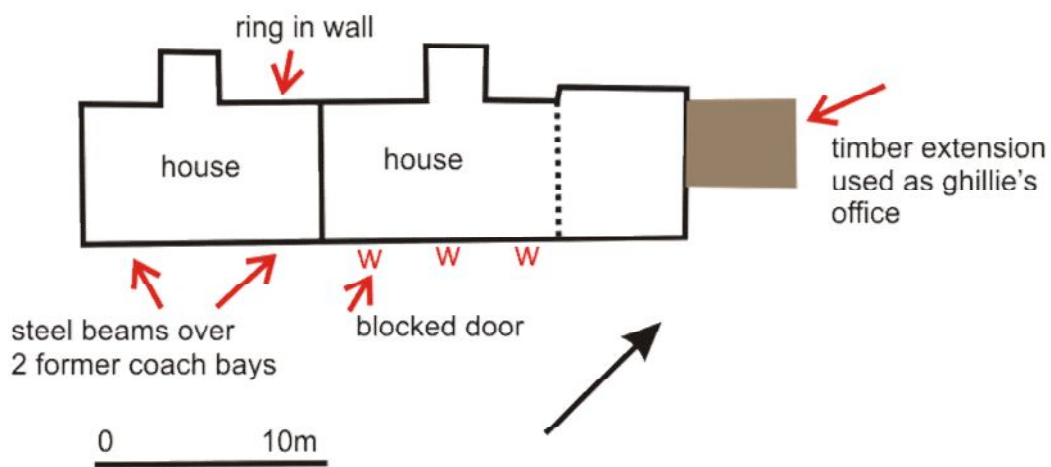
Illus 56 Inside cellar looking N from door with detail (below) of projecting stones

THE COACHHOUSE AND STABLE (SITE PLAN ILLUS 58 : BUILDING B)

Description

The coach house and stable lie to the W of the mansion. They appear to be the buildings for which masons and slaters were being sought in the 1871 advertisement (illus 11). Apart from the external walls, very little remains of their original form as they have been previously converted and used as dwellings in the 20th century. At the time of the survey much of the interiors had been removed.

The wooden extension at N gable had been recently used as a ghillie's office.



Illus 59 Plan of coach house



Illus 60 S and E elevations of coach house



Illus 61 W elevation of coach house

Dimensions c26m x 6m with wooden extension at N end c 4 x 5m

Walls Stone, except for N extension of timber.

Roof Slate with inserted slated dormers. Slated porches to W.

The existing windows are modern, inserted when the structure was converted to dwellings. The windows in the S end of the E wall are clearly set into the concrete blocking of the original cart bays (Illus 64)

Interior of N house

The interior of the N part of the coach house had been stripped (Illus 62) . The only features of the earlier useage were blocked doorways in the front (E) wall, which had been converted into windows (Illus 63) a blocked doorway which had led between the former stable and coach house.

There is little evidence but the fairly narrow doorways suggest this end of the building comprised stables.

Interior of S house

The interior of the S house was also stripped. However the front (E) wall comprised two wide openings which had been blocked with concrete blocks when the building was converted into a house. Both had iron lintels- one H-section steel, the other



Illus 62 Interior of N 'coach house'



Illus 63 SE corner of N 'coach house' showing blocked door in front (E) wall and blocked door through to S 'coach house'

appeared to be an iron railway track rail. These openings can probably be interpreted as the original cart/carriage bay openings. A fragment of original paintwork and an iron ring- either for harness or for tethering survived in the W wall (Illus 65).



Illus 64 Interior of S house looking S with blocked cart/ carriage bay openings in front (E) wall



Illus 65 Detail of W wall of S house, showing surviving iron ring in wall and part of original paintwork.

THE GARAGE (SITE PLAN ILLUS 58 : BUILDING C)

Description

Modern 2 door garage.



Illus 66 Garage (building C) from SW



Illus 67 Garage (building C) from E

7. Summary of development

The earliest part of the building is a 17th-century U-plan house with E and W wings and a cross passage all enclosing a court open to the N, facing the Dee. This plan essentially survives within the core of the later development. The first floor position of the 19th-century drawing room in the E wing may indicate the position of a 17th-century hall. There is some evidence that the cellar below the E wing was originally vaulted.

No historical documentation of this property at that date has been identified. It is possible that it can be identified with a structure shown on Pont's late 16th/early 17th-century map and Gordon's 17th-century map although these may in fact indicate Invery which is slightly further to the S.

The 1st OS map of 1864 shows that the original 17th-century E wing had been extended N with a single storey extension (extant) and a N wing which formed a courtyard which may have contained many of the domestic offices, kitchen, pantry etc. This development is attributed to General William Burnett in c 1800. At the same time the focus of the building was reversed, with new bay windows in the S facade creating a new S frontage.

The OS maps suggest that from 1864 to at least 1923 there was little change to the overall plan, although a number of small additions were made in the SE and SW corners of the courtyard which do not survive today. From the 1864 map up to the fire of 1928 (illus 17) there was a glass sunroom or conservatory across the middle of the S facade between the wings.



Illus 68 Detail of the conservatory after the fire in 1928 *Aberdeen Press and Journal* 25 January 1928. www.britishnewspaperarchive.co.uk

Throughout this period a series of letting advertisements in the *Press and Journal* give an indication of the functions of the rooms.

By 1862-64 there were 3 public rooms, 5 main bedrooms, 2 dressing rooms and servants' quarters.

In 1875 the public rooms are named as dining room, drawing room and parlour. At this point one of the main bedrooms appears to have been changed into a nursery.

There were 4 main bedrooms, 2 dressing rooms and servants' rooms.

The 1875 sale of furniture gives an indication of the furnishings at this time.

By 1884 there were 4 public rooms, 4 main bedrooms, 7 servants' rooms, with kitchen, scullery, larder, pantries and bathroom. Outside the stables and lodge are mentioned.

There are no further details until 1928 when there were 5 living rooms, an anteroom and 10 bedrooms (presumably including servant's rooms). The description of the 1928 fire notes that the dining room was on the ground floor of the E wing with the drawing room above. There was clearly electric light at this point as it was suggested that wiring faults had been a cause of the fire.

In 1949 there was an entrance hall, 4 reception rooms and 5 main bedrooms with 2 bathrooms (possibly the former dressing rooms?) and domestic offices. The house had electric light and a phone. Outside there were stables, garage, and a gardener's cottage

8. References

Bogdan and Bryce, N and I B D (1991) 'Castles, manors and 'town houses' survey',

Discovery Excav Scot

Geddes, J 2001 *Deeside and the Mearns: an illustrated architectural guide*. RIAS:

Edinburgh.

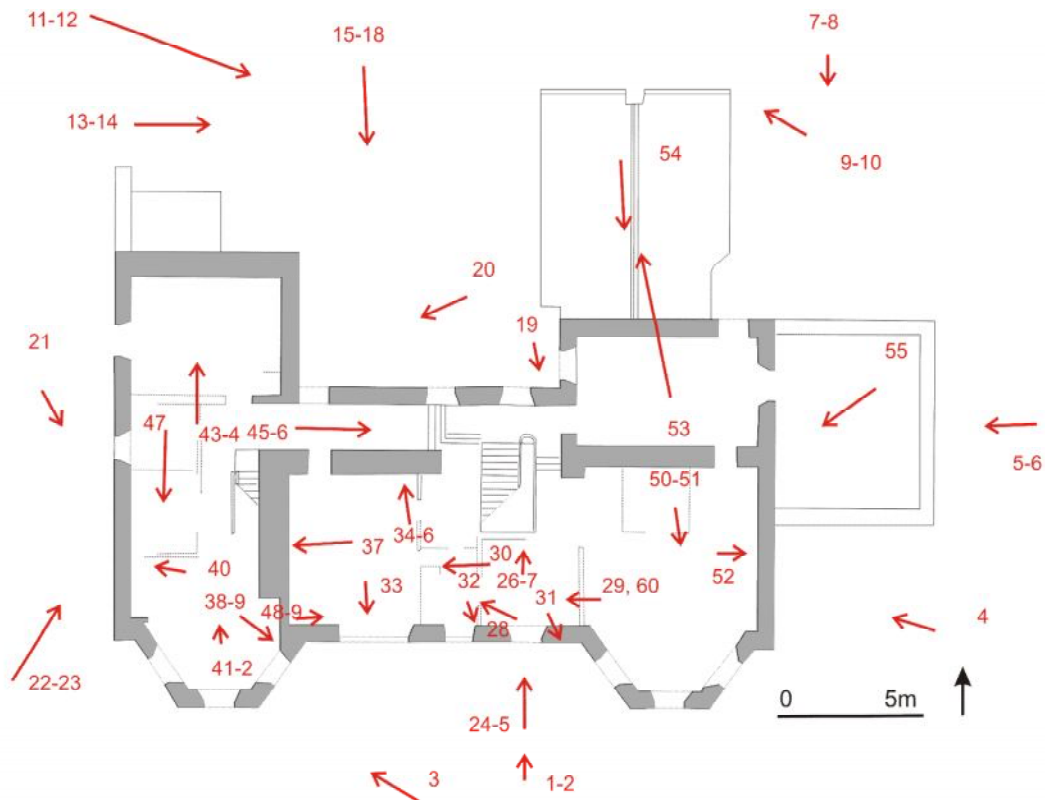
9. Archive

A full set of photographs with the photo location plans will be supplied to the Aberdeenshire SMR.

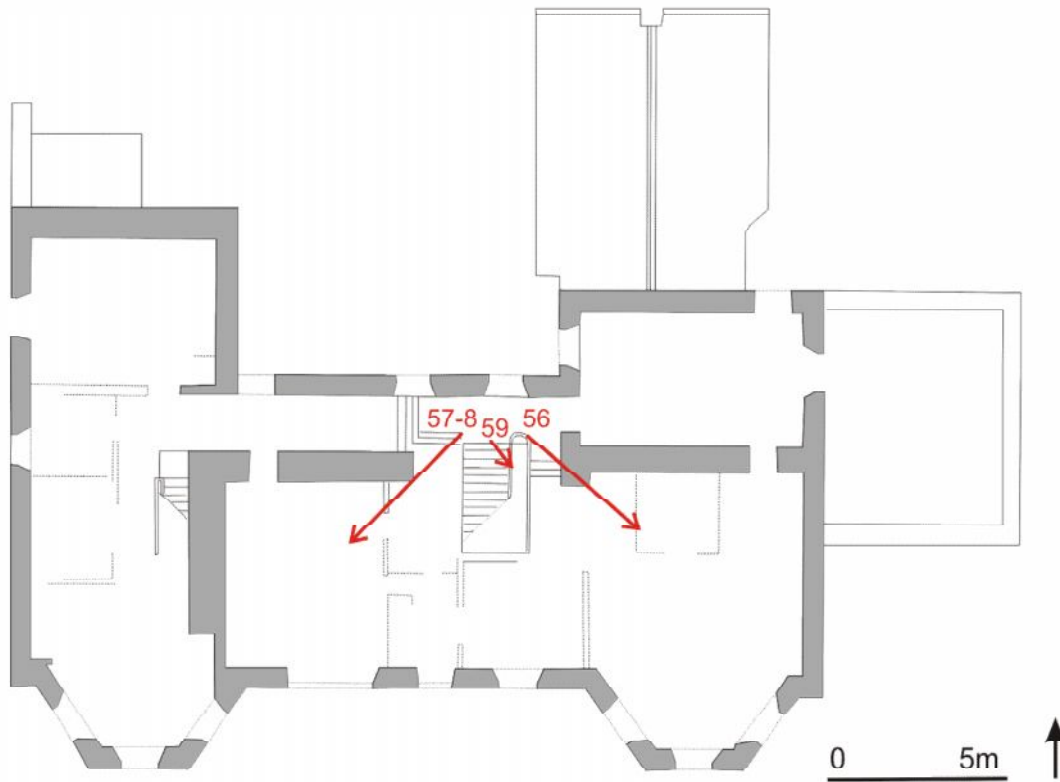
Appendix 1:

Photographic Catalogue

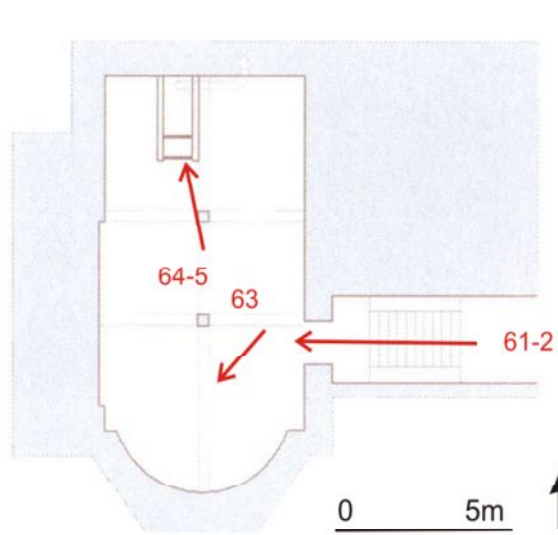
The position of photographs can be seen on annotated drawing Illus 69-72



Illus 69 Photos external and ground floor. Annotated from drawing courtesy of Lippearchitects

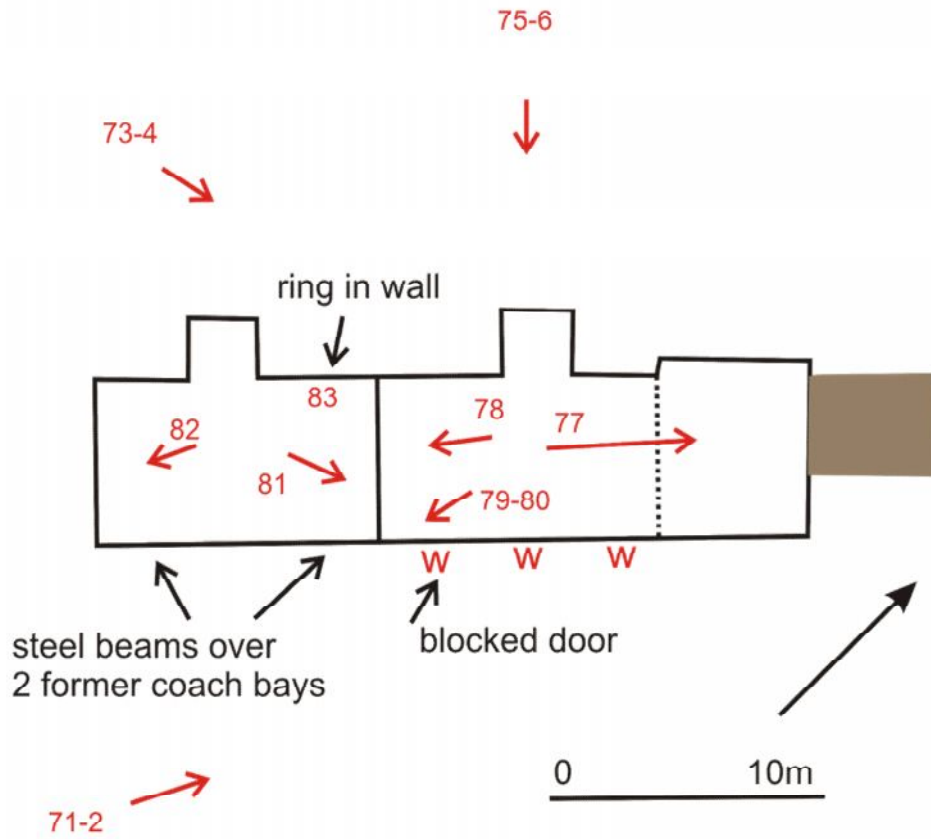


Illus 70 Photos first floor, internal. Annotated from drawing courtesy of Lippearchitects



BASEMENT BELOW
EAST WING

Illus 71 Photos basement. Annotated from drawing courtesy of Lippearchitects



Illus 72 Photos coach house

Miscellaneous photographs: 66-70 Walled garden