

DUBSTON STEADING
INVERURIE
ABERDEENSHIRE



Standing Building Survey

Carried out 9th November 2017

by

Murray Archaeological Services Ltd



Report No: MAS 2017-30

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

DUBSTON
INVERURIE
ABERDEENSHIRE

- Standing Building Survey -

1. Background

1.1 A standing building survey was required for a farm steading at Dubston, Inverurie, Aberdeenshire, prior to its demolition and replacement by three dwelling houses.

1.2 The archaeological condition (Condition 9) was applied in the context of planning legislation (PAN 2/2011, SPP, HESPS), 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/2017/1593

1.3 A Level 1 Standing Building Survey of the extant buildings and structures 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 Lippe Architects and Planners for their client, Mr John Sorrie. The site element of the survey was completed on the 9th November 2017.

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 have been drawn by Lippe Architects and Planners and annotated as necessary by MAS Ltd.



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

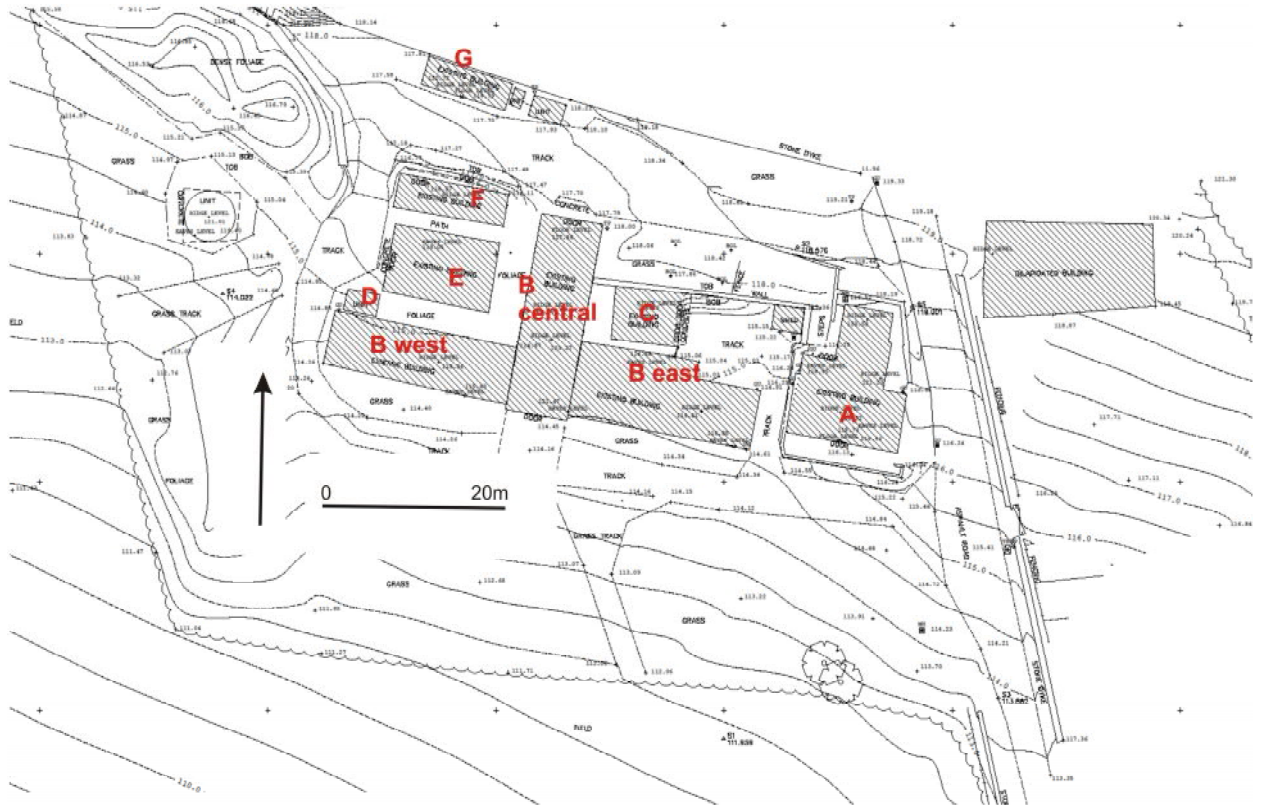
3. The Site

3.1 The steading lies some 1km W of Inverurie and beside a minor road to the W of the A96. It is in the middle of fertile farmland, lying on the S flank of Dilly Hill.

Parish: Inverurie

NGR: NJ 7493 2192

GPS 374935, 821925 (N side of steading)

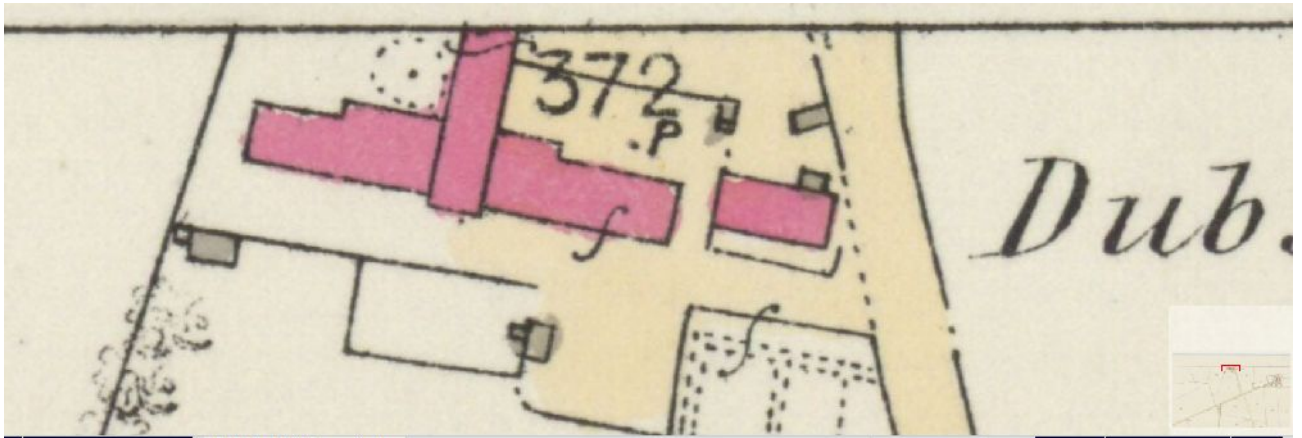


Illus 2 Site plan courtesy of Lippe Architects and Planners, annotated by MAS Ltd

4. Documentary evidence

1867 The Ordnance Survey Name Book describes Dubston as ‘A substantial farmstead, with offices and garden attached; property of James Gordon, Esqr. Manar House.’ The tenant is named as John Bean. <https://scotlandsplaces.gov.uk/digital-volumes/ordnance-survey-name-books/aberdeenshire-os-name-books-1865-1871/aberdeenshire-volume-42/35> (Manar House and estate lie to the S of Dubston on the Burnhervie Road, outside Inverurie)

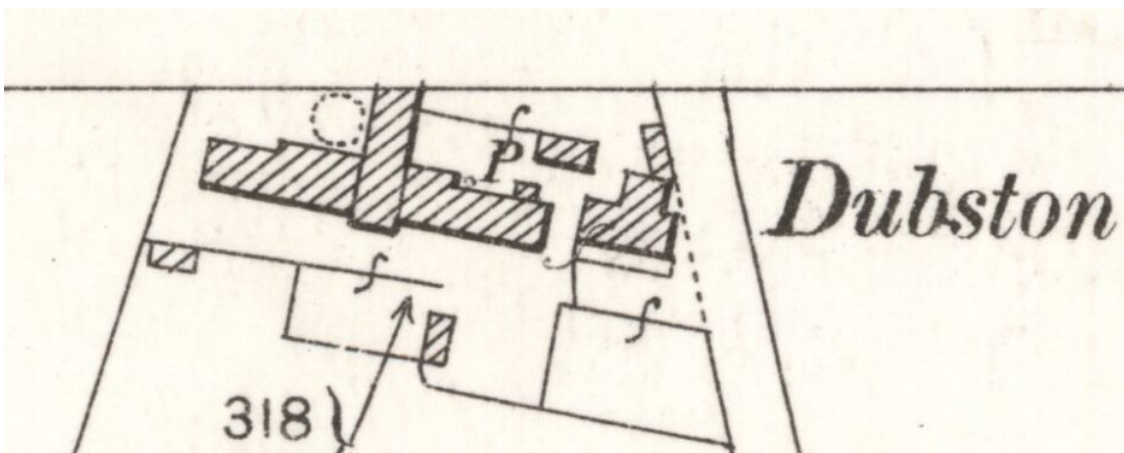
1867 25” OS map Aberdeenshire LIV.7, 1867, published 1869, shows the farmhouse as a rectangular building with a small timber outshot at the E end of the N wall. The steading is shown as a large T plan facing S with a horse mill to the W of the N/S central range. Three very small timber out buildings are also shown- none of which survive.



Illus 3 Detail of 25" OS map Aberdeenshire LIV.7, 1867, published 1869 www.nls.ac.uk

1879 Under the *Contagious Diseases (Animals) Act 1878*. John Bean of Dubston is cited among others for having pleuro-pneumonia in livestock on the farm. *Aberdeen Press and Journal* 1st October www.britishnewspaperarchive.co.uk.

1900 The 25"/mile OS map of 1899 (Aberdeenshire 054.07 published 1900) shows the steading on the same footprint. The farmhouse appears to have been extended on the N side. Two of the minor buildings remain to the S of the steading. Two small buildings to the N appear to have been replaced.



Illus 4 OS map of 1899 (Aberdeenshire 054.07 published 1900) www.nls.ac.uk

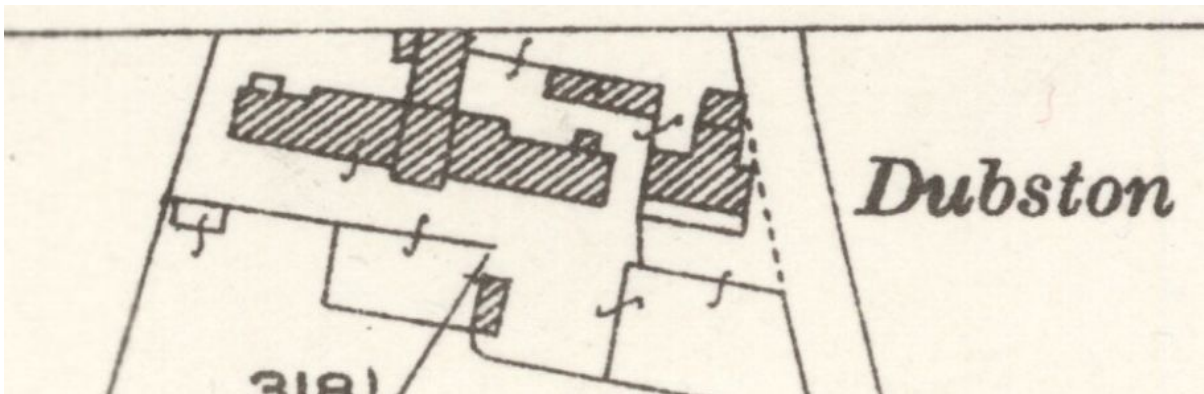
1901 George Bean, general merchant in Inverurie, residing at Dubston, was cited in a court case regarding the use of glucose in jam. *Aberdeen Press and Journal* 10th Dec. www.britishnewspaperarchive.co.uk.

1907 Death of Jane Rae, wife of George Bean at Dubston. *Aberdeen Press and Journal* 5th Dec. www.britishnewspaperarchive.co.uk.

1915 Mr G Bean named in sales list from Aberdeen Angus bull sales in Aberdeen Buchan Observer 16th Feb. www.britishnewspaperarchive.co.uk.

1923 Executry Notice regarding the late George Bean, Dubston. *Aberdeen Press and Journal* 12th Oct. www.britishnewspaperarchive.co.uk.

1924 The OS map of 1924 (Aberdeenshire 054.07 published 1926) shows little change to the main steading with the exception of the removal of the horse mill. The house has been further extended to the N (to its present footprint). One of the small buildings N of the steading, near the house, has been extended.



Illus 5 Detail of 25" OS map of 1924 (Aberdeenshire 054.07 published 1926) www.nls.ac.uk

1955 Death announcement for Jane Davidson Forrest, wife of John Bean of Dubston. *Aberdeen Evening Express* 10th Jan www.britishnewspaperarchive.co.uk.

1964 Advertisement for displenish sale of stock belonging to Mrs S G Bean- included 44 cattle, mostly stores but also 3 dairy cows. *Aberdeen Press and Journal* 25th April www.britishnewspaperarchive.co.uk.

5 Methodology

5.1 The ground plans (illus 13-15) and elevations (illus 24) have been annotated to show details which may help in understanding the development and history of the building.

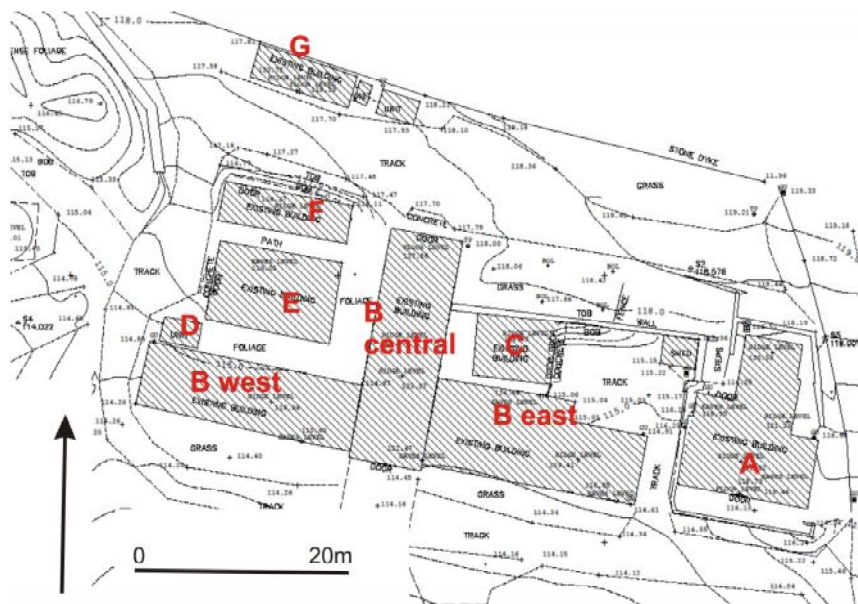
5.2 The areas recorded were photographed. The full set of photographs will be supplied for the archive and annotated plans in the present report (illus 21-23) indicates the position of each.

6 The Buildings

This report primarily concentrates on the 19th-century steading, Building B. The farmhouse, Building A, is not part of this planning application and is only briefly described to give context to the steading. Building C is a garage associated with the house. Buildings D, E, F and G comprise a mixture of modern steel sheds, containers and Portacabins in use by Ola Oils and not part of the present survey.



Illus 6 General view looking E showing modern sheds etc (G,F,E,D) and W gable of Building B (west)



Illus 7 Plan annotated from drawing courtesy of Lippe Architects and Planners.

The farmhouse (Building A)

The farmhouse, is T –plan. The earliest rectangular block of 1 ½ storeys which is S facing, is shown on the 1867 OS map, with two extensions added to the N side shown on the 1899 and 1924 maps respectively. It is of harled rubble stone with ashlar detailing. The roofs are slate. Windows and doors are modern.



Illus 8 The farmhouse (RHS) in relation to the steading.

The 19th-century steading (Building B)

Orientation The steading is an inverted T-plan, facing S, with the central N/S range flanked by E and W ranges, also facing S. The steading is built on a slope so that at the back (N) side the upper floor of the central range is entered at ground level.

Dimensions Central range: 22 x 7m. E range: 20 x 7m. W Range: 20.5 x 6.5m.

Present/recent use Storage and workshop.



Illus 9 S elevation Building B



Illus 10 N elevation of Building B looking W

Original use Mill with loft above (Central range), with probable cattle byres in the E and W Ranges.

Walls Rubble stone with cement harling. Details obscured externally by harling. Internal view of central range shows the walls of the original loft have been raised with concrete block construction (Illus 11-12).

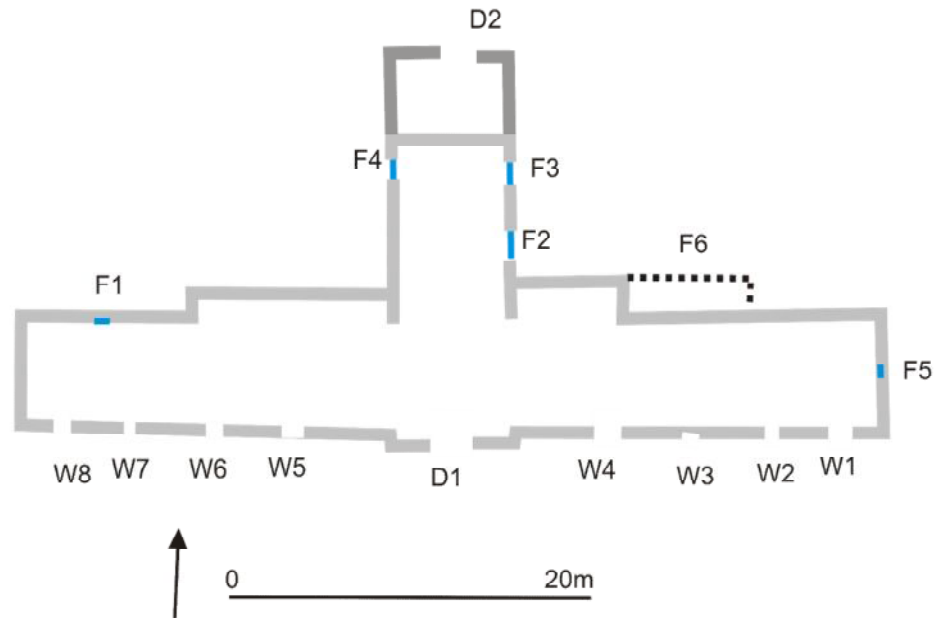


Illus 11 Looking S inside the upper floor of the central range of Building B. Note the original S gable of the loft, with walls raised with concrete blocks.

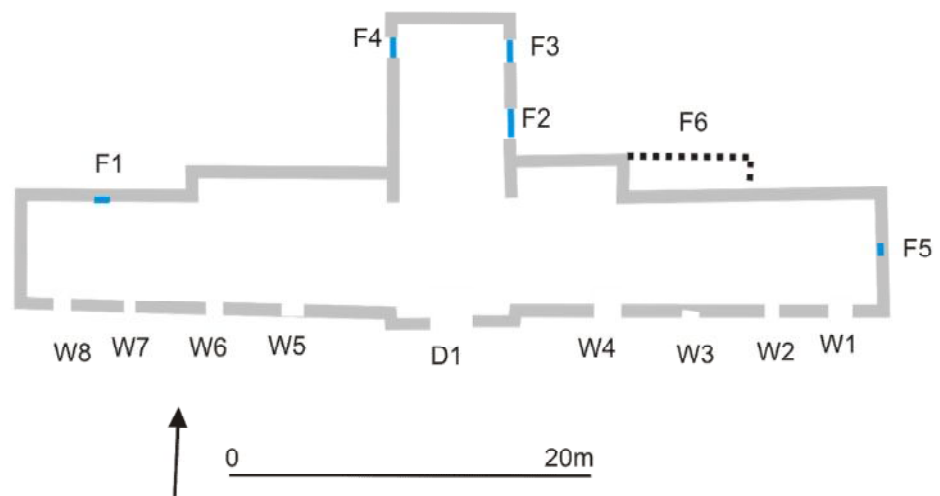


Illus 12 Detail of Building B original S gable of loft

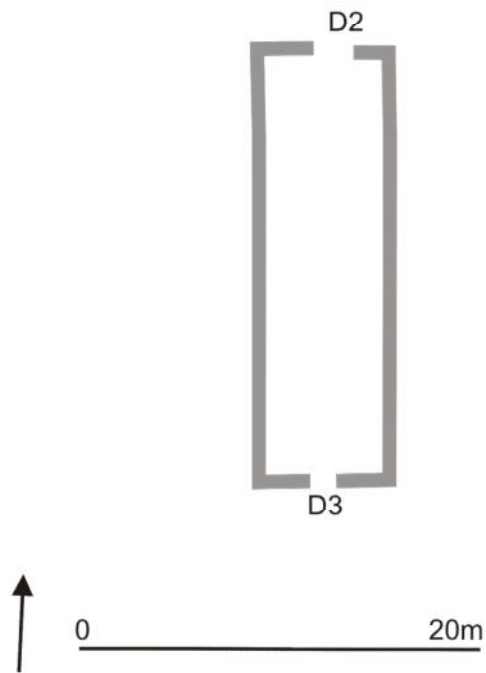
Roof Corrugated asbestos with corrugated plastic roof lights.



Illus 13 Building B. Overall plan annotated from drawing courtesy of Lippe Architects and Planners.



Illus 14 Building B. Ground floor plan annotated from drawing courtesy of Lippe Architects and Planners.



Illus 15 Building B. First floor plan annotated from drawing courtesy of Lippe Architects and Planners.

Doors and windows



Illus 16 Looking at original loft door D3, above door D1 in S gable of Building B, central range

S wall

D1 W: 2.26m H:2.30m Wooden sliding doors.

At loft level D3. Estimated width c. 1m. Covered externally with wooden boxing.

W1 W: 1.20m H:1.22m Modern window. Wood blocked

W2 W: 0.75m H:1.22m Modern window. Wood blocked

W3 W: 1.37m H:1.22m Modern window. Wood blocked

W4 W: 1.29m H:1.22m Modern window. Wood blocked

W5 W: 1.29m H:1.22m Modern window

W6 W: 1.29m H:1.22m Modern window. Wood blocked

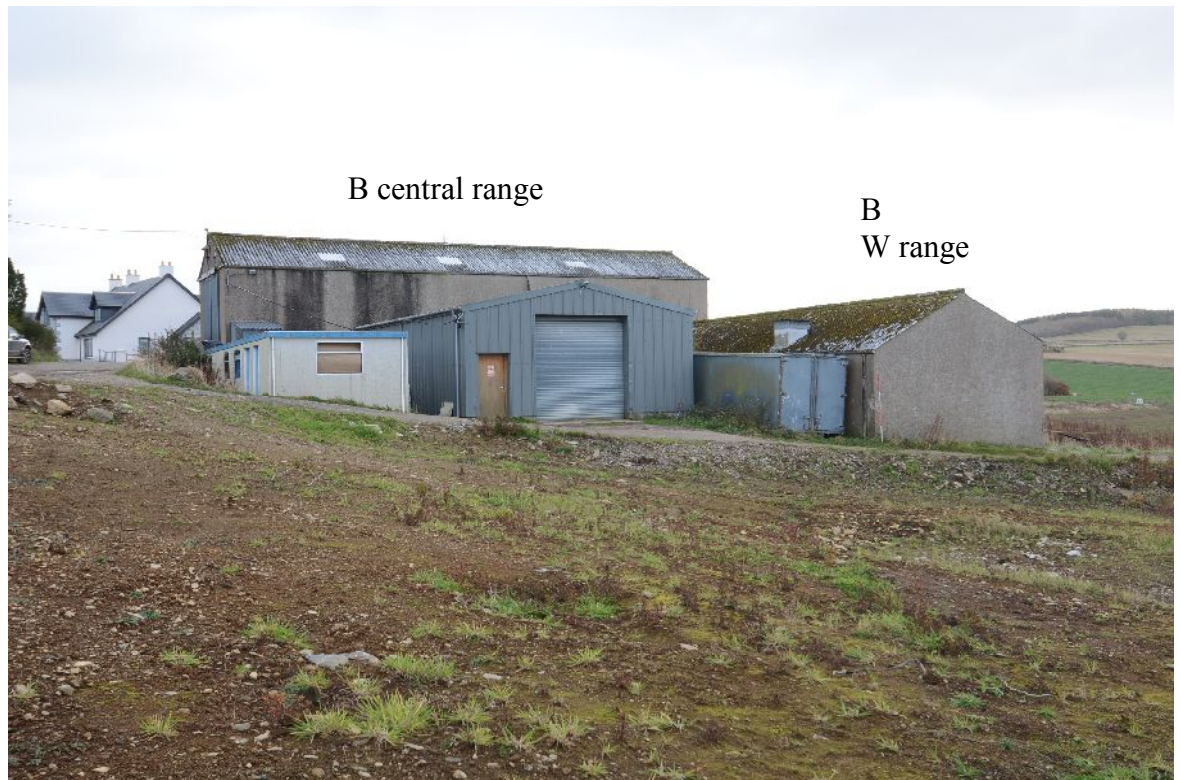
W7 W: 0.75m H:1.22m Modern window. Wood blocked

W8 W: 1.29m H:1.22m Modern window. Wood blocked

N wall

D2 opens into first floor from high ground at back. W:4.5m. H: c. 3.5m.

Metal sliding doors.



Illus 17 Steading from W showing slope of ground



Illus 18 Building B central range with modern door D2 into heightened loft/first floor

F1 W: 1m H: unknown as lower part of wall concrete lined internally. Concrete blocked.

F6 Tin sided lean-to. Possibly kennel.

E wall

F2 W:1.3m H: unknown as lower part of wall concrete lined internally. Concrete blocked.

F3 W:1.0m H: unknown as lower part of wall concrete lined internally. Concrete blocked.



Illus 19 Building B central range. Interior at ground level looking N. Blockings F2 and F3 on RHS

F5 H: unknown as lower part of wall concrete lined internally. Concrete blocked.

W wall

F4 W:1.1m. H: unknown. Concrete blocked. Base half way up wall. Possibly related to former horse mill.



Illus 20 Building B central range, blocking F4

7 Discussion

The steading appears to have been of mid 19th-century date. Originally the central range was a mill- as shown by the horse mill on the 1867 and 1899 OS maps. With the possible exception of blocking F4, there was no surviving evidence of this former horse mill which had been removed by 1924. This is fairly typical of the transition from horse-driven mills to oil engines, partly an effect of the loss of horses in WW1 but also a trend prior to the war (as described in an article in the *Aberdeen Press and Journal* 19th September 1911 (www.britishnewspaperarchive.co.uk)). It is probable that at Dubston the horse mill was replaced by a motor. The original loft over the mill is illustrated by the surviving original S gable with loft door D3.

Subsequently the walls of the mill loft have been raised with concrete block construction and a tractor-height door inserted in the N gable from the higher ground at the back of the building.

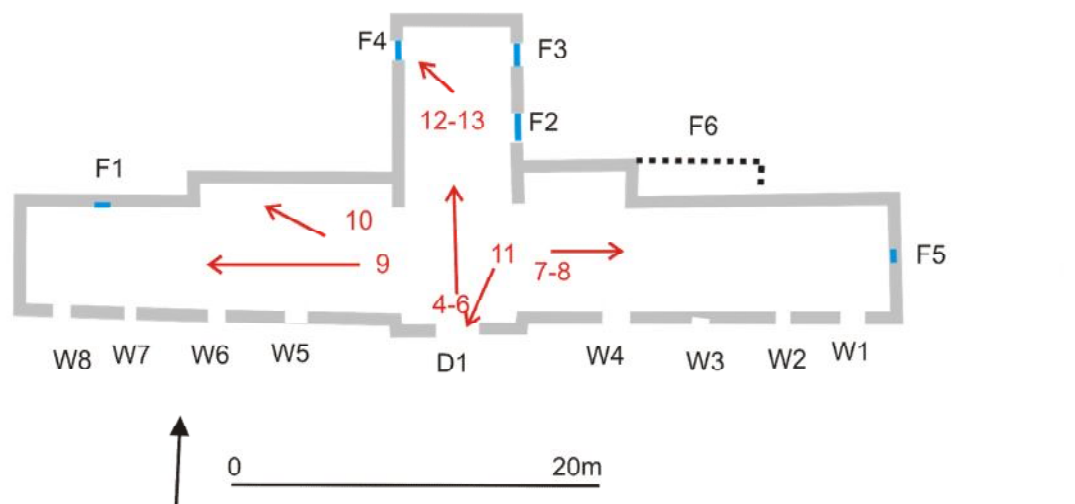
It is probable that the E and W ranges were used for cattle but the interior has been gutted and the lower parts of the walls lined out, so no details remain. A few blockings (F1, F2, F3, F5) are partially visible on the inner faces of the walls but are not visible externally because of the harling and can not be interpreted.

The projecting outshots on the N walls of the E and W ranges are of 19th-century date but their function is unclear.

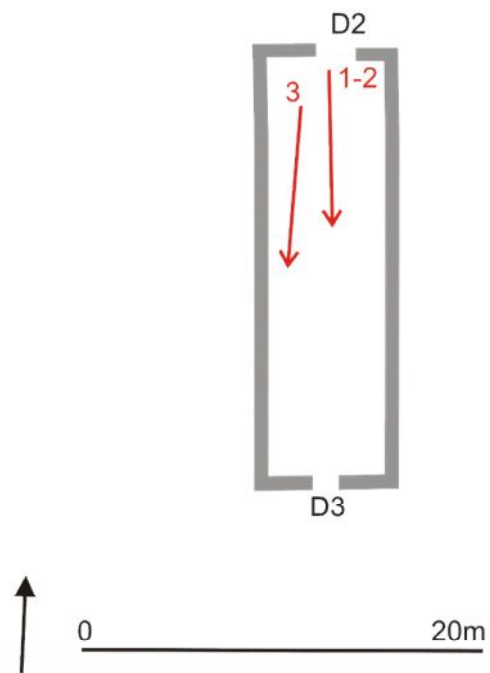
The documentary sources have shown that, in 1867 the farm was part of the Manar House Estate owned by James Gordon and the tenant was named by the Ordnance Survey Name Books as John Bean. The Bean family remained at Dubston as either tenants (or possibly later as owners) until at least 1964 when a Mrs Bean held a displenish sale. It was bought by the Sorrie family some 50 years ago (pers. comm. John Sorrie).

8 Archive

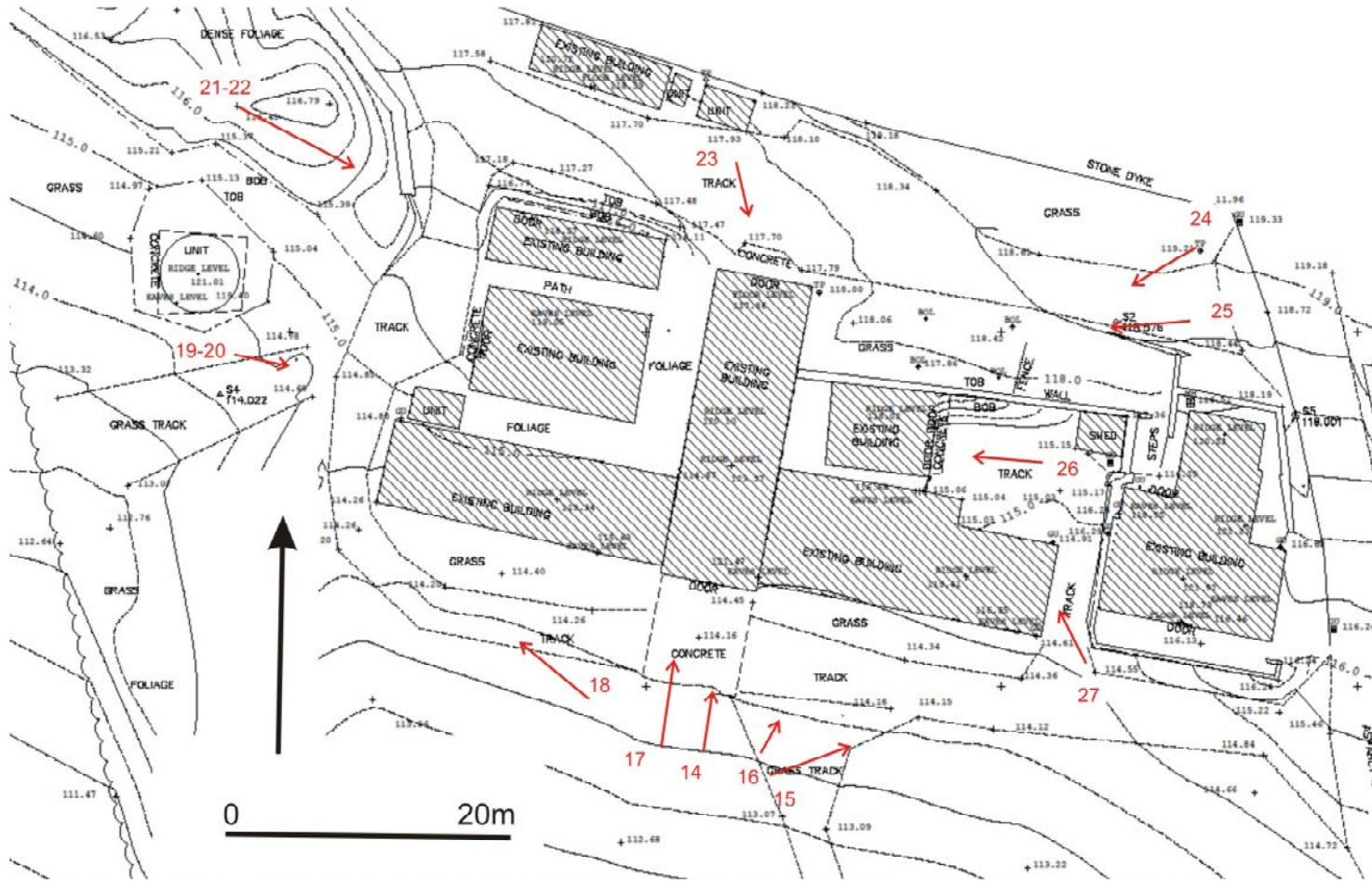
A full set of photographs with the photo location plans (Illus 21-23) will be supplied to the Aberdeenshire SMR and to the HES archive.



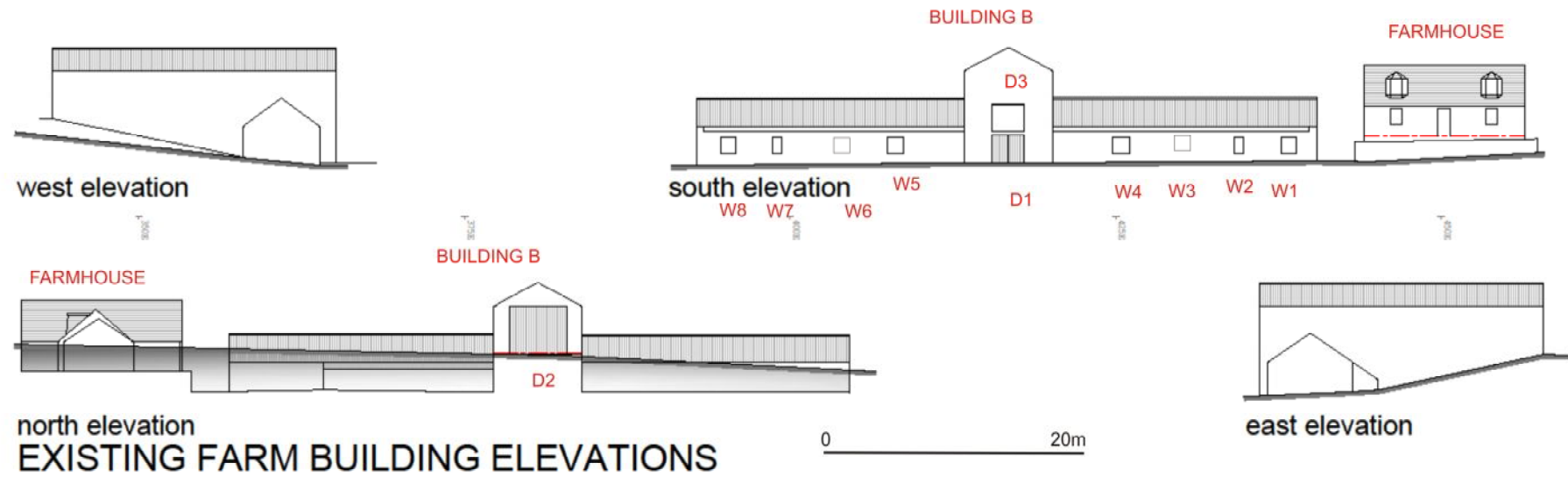
Illus 21 Building B. Ground floor photos, annotated from drawing courtesy of Lippe Architects and Planners.



Illus 22 Building B. First floor photos, , annotated from drawing courtesy of Lippe Architects and Planners.



Illus 23 General photos. Plan annotated from drawing courtesy of Lippe Architects and Planners.



Illus 24 Elevations, annotated from drawing courtesy of Lippe Architects and Planners.

Photo number	Content
1-2	Interior of Building B central range first floor looking S
3	Interior of Building B central range first floor looking SW
4-6	Interior of Building B central range ground floor looking N
7-8	Interior of Building B central range ground floor looking E
9	Interior of Building B central range ground floor looking W
10	Interior of Building B central range ground floor looking NW
11	Interior of Building B central range ground floor looking above D1 to D3
12-13	Interior of Building B central range ground floor F4
14	Building B S elevation
15	Building B S elevation- E end and house
16	Building B S elevation- E end
17	Building B S elevation- centre
18	Building B S elevation- W end
19-22	General views looking E
23	Building B, N gable, door D2
24-26	General views from near house, looking W
27	Building B E range E gable