

**BROOMBANK STEADING  
TARLAND  
ABERDEENSHIRE**



**Standing Building Survey**

Carried out 8<sup>th</sup> May 2018

by

**Murray Archaeological Services Ltd**



**Report No: MAS 2018-08**

by

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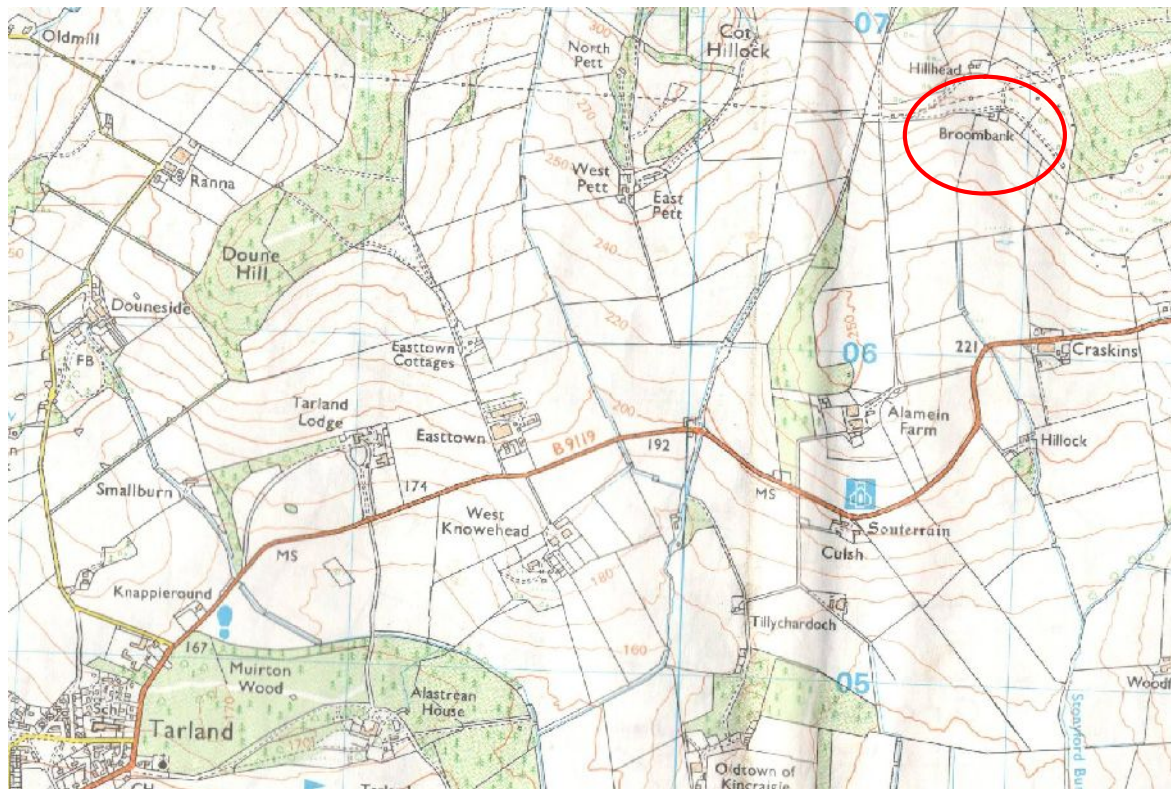
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**BROOMBANK STEADING  
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**- Standing Building Survey -**

1. Background
  - 1.1 A standing building survey was required for a small farm steading at Broombank, Tarland, Aberdeenshire, prior to its demolition and replacement by a dwelling and garage.
  - 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//2015/0014
  - 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 Mrs Lucy and Mr Jaimin Jethwa. The site element of the survey was completed on the 8<sup>th</sup> May 2018.
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 1<sup>st</sup> and 2<sup>nd</sup> edition Ordnance Survey maps were consulted. The Ordnance Survey Name Book was consulted on-line at <https://scotlandsplaces.gov.uk/digital-volumes/ordnance-survey-name-books>
- 2.3 The British Newspaper archive was searched for references to the property.  
[www.britishnewspaperarchive.co.uk](http://www.britishnewspaperarchive.co.uk)
- 2.4 The archives for the Cromar estate in the 19<sup>th</sup> century were consulted in the Haddo archives courtesy of the Marquess of Aberdeen. (18 May 2018).
- 2.5 Census details and Valuation Rolls were consulted on-line at [www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) . (Accessed May 2018).



**Illus 1** Detail of OS map. Ordnance Survey © Crown copyright (2007) All rights reserved. Licence number (100049810). Site indicated by red circle.

### 3 Methodology

- 3.1 The ground plan (Illus 7) and elevations (Illus 25) have been supplied courtesy of Annie Kenyon, Architect and annotated to show details which may help in understanding the development and history of the building.

3.2 The building recorded was photographed. The full set of photographs will be supplied for the archive and a table and an annotated plan in the present report (Illus 24) indicates the position of each.

#### 4. The Site

4.1 The steading lies c. 2m NE of Tarland, on a private track off the B9119.

4.3 The farmhouse is not part of the present survey. It has been extensively modernised but is identifiable as the farmhouse shown on the 1867 and 1899 OS maps (Illus 2, 3).

Parish: Tarland

NGR: NJ 509067

Aberdeenshire SMR: NJ50NW0081

#### 5 Documentary evidence

No settlement is shown here on Roy's Military Map of 1747-55 ([www.nls.ac.uk](http://www.nls.ac.uk))

The documentary evidence indicates that Broombank was originally a tenancy leased from the Cromar Estate of the Earl of Aberdeen. Cromar was part of the estates of the Earl of Aberdeen, the Cromar estate as a whole being sold at the beginning of the 20<sup>th</sup> Century to the MacRobert Estate. From the mid 19<sup>th</sup> century the tenants appear to have been the Anderson family.

**1856** *Stonehaven Journal*. (27 March). A daughter of William Anderson crofter at Broombank died in an accident.

**1858** *Banffshire Journal and Advertiser* Mr Anderson bought 12 stotts (young store cattle) at Strathdon for £100

**1859** *Aberdeen Press and Journal* (14 September) Mr Anderson sold an ox at Alford mart.

- 1861** Census lists William Anderson at Broombank and describes him as ‘farmer of 25 acres’. Also living there were his wife, Ann, three daughters and two sons.  
[www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) .
- 1863** Death of William Anderson [www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) .
- 1866** The Ordnance Survey Name Book, Aberdeenshire Volume 83 (OS1/1/83/12: [www.scotlandsplaces.gov.uk](http://www.scotlandsplaces.gov.uk) ) describes Broombank as, ‘ A small farmhouse, with suitable offices attached’. The proprietor is named as Lord Aberdeen.
- 1867** The 25”/mile OS map Aberdeenshire lxxi.9 1867 (published 1867) shows a small rectangular steading on the N side of an irregular enclosure (the corn yard), with a rectangular house at the SW corner. A well is shown midway between the house and steading.



**Illus 2** The 25”/mile OS map Aberdeenshire lxxi.9 1867 (published 1867) [www.nls.ac.uk](http://www.nls.ac.uk)

- 1866** The Ordnance Survey Name Book, Aberdeenshire Volume 83 (OS1/1/83/12: [www.scotlandsplaces.gov.uk](http://www.scotlandsplaces.gov.uk) ) describes Broombank as, ‘ A small farmhouse, with suitable offices attached’. The proprietor is named as Lord Aberdeen.
- 1871** Census lists George Anderson at Broombank and describes him as ‘farmer of 33 acres arable’. Also living there were his sister-in-law Ann and two nephews.  
[www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) .



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- 1871** *Aberdeen Press and Journal* (1 March). Advertisement for creditors of Mrs Anderson.
- 1873** Broombank leased for £16.3.3 initially to Anderson's heirs. Pencilled annotation 'new lease' and name Geo(rge) inserted (*Cromar Rental* 1873-78).
- 1874** Tenant still marked in ink as 'Anderson's heirs and farm name Broombank. Pencilled annotation changing name to 'Broombrae' and adding tenant's name as Geo Anderson. Pencil change to rent from £16.3.3 to £20. (*Cromar Rental* 1873-78).
- 1875** Tenant marked as 'William Anderson's heirs' in ink with Geo(rge) annotated in pencil and again the name 'Broombank' in ink corrected in pencil to 'Broombrae'. (*Cromar Rental* 1873-78). This appears to be when George formally took over the tenancy with a new 19 year lease.
- 1876, 1877, 1878** Entries all in ink. George Anderson was the tenant of Broombrae with a lease to 1894 and a rent of £20 (*Cromar Rental* 1873-78).
- 1879,1880,1881,1882,1883** George Anderson was the tenant of Broombrae with a lease to 1894 and a rent of £20 (*Cromar Rental* 1879-1884).
- 1881** Census lists George Anderson at Broombank Also living there were his wife, Isabella, three sons (Alexander, George, Harry) and two daughters (Jane, Margaret). [www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) .
- 1884** George Anderson was still the tenant with a rent of £20 but an additional charge was added of £1.18.0 'interest on improvements'. This would be interest paid by the tenant on improvements undertaken by the Estate. (*Cromar Rental* 1879-1884).
- 1891** Census George Anderson tenant at Broombrae
- 1895** Valuations Roll. Broombrae. George Anderson as tenant.  
[www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) .
- 1898** The sale particulars of the Cromar Estate list each farm with details. (*Description and particulars of the Estate of Cromar for sale whole or in lots.* 1898)  
Broombrae. Tenant George Anderson. Lease entry 1894. 19 year lease due to expire Whitsun 1913.

Arable 32.544 acres

Pasture 3.475 acres

Roads and house stance .394 acres

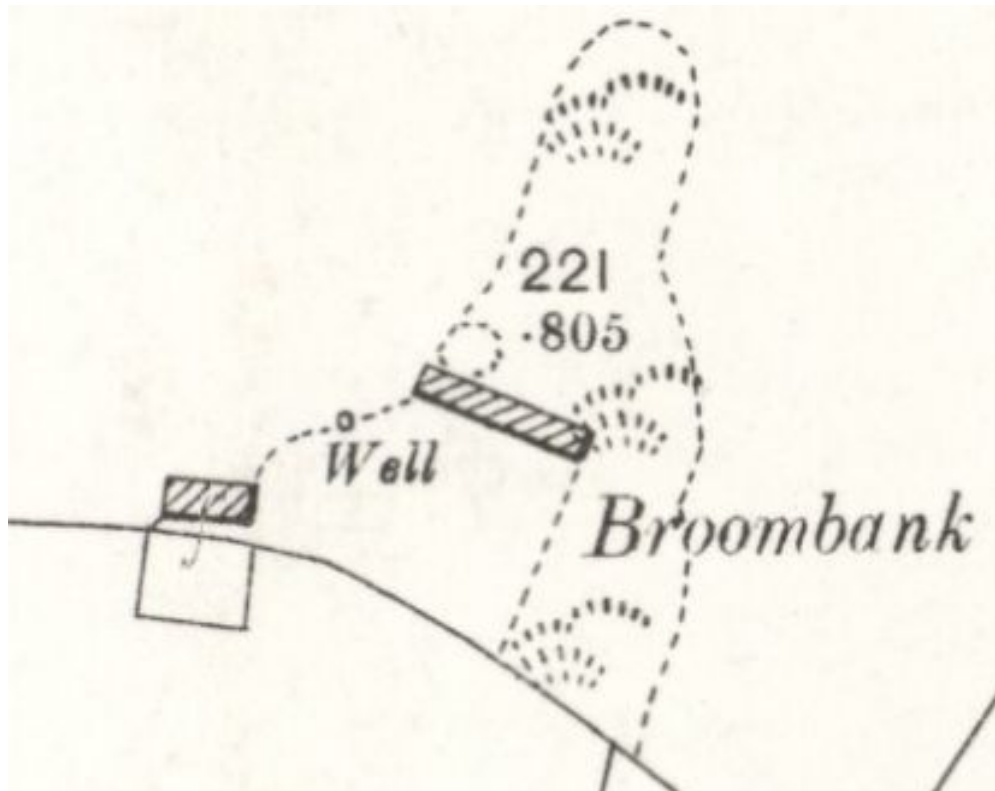
Stream .260 acres

Total extent 36.676 acres

Rent £21.18.0

Remarks: 'Tenant entitled to sawn home wood for one repair to offices free of interest'

**1899** The 25"/mile. OS map Aberdeenshire lxxi.9 (Leochel-Cushnie: Tarland) (published 1902) shows the croft unchanged, with the exception of the addition of a horse mill attached to the W end of the N wall of the steading.



**Illus 3** The 25"/mile. OS map The 25"/mile OS map Aberdeenshire lxxi.9 (Leochel-Cushnie: Tarland) 1899 (published 1902) [www.nls.ac.uk](http://www.nls.ac.uk)

**1901** The 1901 census records the inhabitants of Broombank as George Anderson, farmer, his wife Isabella, their oldest son Harry, who worked on the farm as a horseman, a younger son and daughter both at school and a grandson. (1901 Census (Census 242/3/5. [www.scotlandspeople.gov.uk](http://www.scotlandspeople.gov.uk) Accessed 2 May 2018).

**1916** *Aberdeen Press and Journal* (23 October) Temporary service exemption was granted for Harry Anderson crofter. (son of George).

## 6 The Buildings

### 6.1 The Farmhouse

The farmhouse was not part of the present survey and has been extensively renovated. It lies slightly SW of the steading, also facing S/SW. Although modernised, the original single-storey and attic rectangular plan cottage is still evident.



**Illus 4** The farmhouse and steading viewed from the S

### 6.2 The Steading

The steading is a long, narrow, rectangular structure, facing S/SW with the N side cut into the hillside behind. There appears to have been levelling and terracing of the slope behind the steading to create a trackway and it is possible that the ground was not originally as high close to the back wall of the steading.

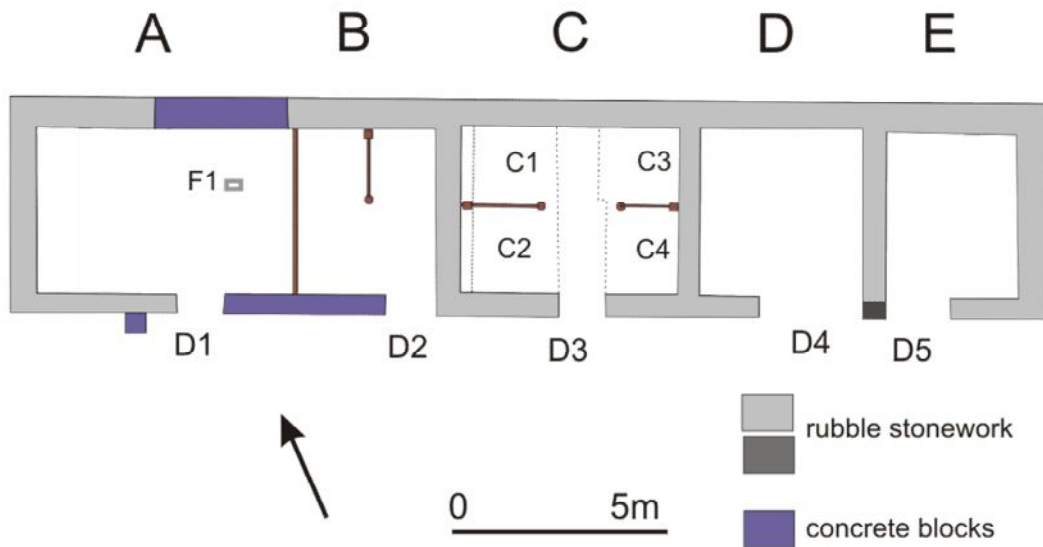




**Illus 5 S elevation of the steading**



**Illus 6 N wall of the steading, looking E. The approximate position of the horse mill shown on the 1899 OS map is indicated by a red arrow.**



**Illus 7** Ground plan courtesy of Annie Kenyon, Architect and annotated by MAS Ltd.

Plan Rectangular, divided by internal partitions into five separate compartments.

Dimensions 24.3 x 5m externally.

Present/recent use Derelict and storage

Former use Small farm steading

Walls Pink and grey rubble walls c.500-550mm thick, with roughly dressed rubble quoins. Two sections of the wall have been rebuilt with concrete blocks. Significantly, one of these is in the N wall near the location of the horse mill shown on the 1899 OS map; vibrations from the mill may have caused damage to the original wall at this point. There is a visible difference in the construction of the S wall to the E of door D5, with rows of small wedge-shaped pinnings between the rubble courses (Illus 8,9); this difference may indicate that the E end was an extension- or possibly a repair. The corresponding part of the N wall was obscured by the higher ground behind the building.





**Illus 8 Door D5 and wall structure of E and of S wall.**



**Illus 9 Door D1 and wall structure of W end of S wall**

Roof Corrugated iron pitched roof with metal ridge. A-frame couples with sarking.  
Metal roof lights on S aspect of roof, each corresponding to a different compartment in the steading.



## Doors and windows

### *S wall*

**D1** W: 1.09m. H: 1.94m W side rubble rybats. E side rebuilt with cement blocks. Red granite lintel and sill. Plank door.

**D2** W: 1.19m. H: 1.94m Rubble rybats on E side with large boulder at the base. W side rebuilt with cement blocks. Grey granite lintel.

**D3** W: 1.07mm. H: 1.75m Rubble rybats. Plank door. Red granite lintel.

**D4** W: 2.30m maximum, although foundation on W side may indicate this was originally 1.90m. E side, between D4 and D5, appears originally to have been built as a free-standing column, later abutted by the internal stone partition wall between compartments D and E. (Illus XX).

H: 1.80m. Timber lintel. It is possible this lintel has been raised as on both sides of the door there is a difference in the stonework at the top of the wall (Illus 10-11).



**Illus 10** W side of door D4. Arrow shows change in stonework at top of wall



**Illus 11** E side of door D4, showing column between D4 and D5. Arrow shows change in stonework at top of wall

**D5** W: 0.95m. H: 1.65m Rubble rybats. Red granite lintel. Cobble step. Plank door



## Interior

### A Barn for storage and threshing

Some traces of cobbling remained in A, the most significant feature was a stone (Illus 7: F1, Illus 13), c. 300 x 200mm, set in the floor, in line with the E side of door D1 and 2.46m into the room. There was a rectangular socket c. 70 x 160mm and c.20mm deep cut in its upper surface. The position of this stone may indicate it was associated with the machinery (thresher and/or bruiser) run by the horse mill.

Compartments A and B were divided by a vertical pine plank partition with an opening at the S end (possibly secondary).



**Illus 12 Interior of A, looking E to partition between A and B.**



**Illus 13** Floor of Area A, showing stone F1 (marked by arrow).

## B Stable

Floor cobbled. A timber trevis attached to the N wall formed two horse stalls, c. 1.95m long and 1.7m (W) and 1.58m (E) wide. The trevis was of horizontal planks set in vertical grooves in the head and hind posts. The hind post was octagonal.



**Illus 14** Interior of B. Stable showing trevis between stalls.



A horizontal timber on the face of the partition wall appears to have broke-off harness pegs (Illus 15).



**Illus 15 Interior of B. Possible position of harness pegs.**

## C Cow byre

Compartment C had a cobbled floor with a central drain and trevise attached to the E and W walls forming four tied-cow stalls, each probably originally for 2 cows. The trevise were of horizontal planks set in vertical grooves in the head and hind posts. The hind posts were octagonal. The stalls ranged in width between 1.84m and 2.06m and in length between 1.65m and 1.75m. A stone setting, 500mm wide, at the head end of the W stalls is likely to have formed the base of a feed trough, with a horizontal plank remaining from the hay hakes.



**Illus 16 Interior of C showing central drain in cobbled floor.**





Illus 17 Interior of C showing E cow stalls



Illus 18 Interior of C showing W cow stalls



Small sockets in the N side of the hind posts may have been used for temporary rails, for example to keep calves to the back of the building.

D



No surviving detail.

**Illus 19 Interior of D**

E

No surviving detail.



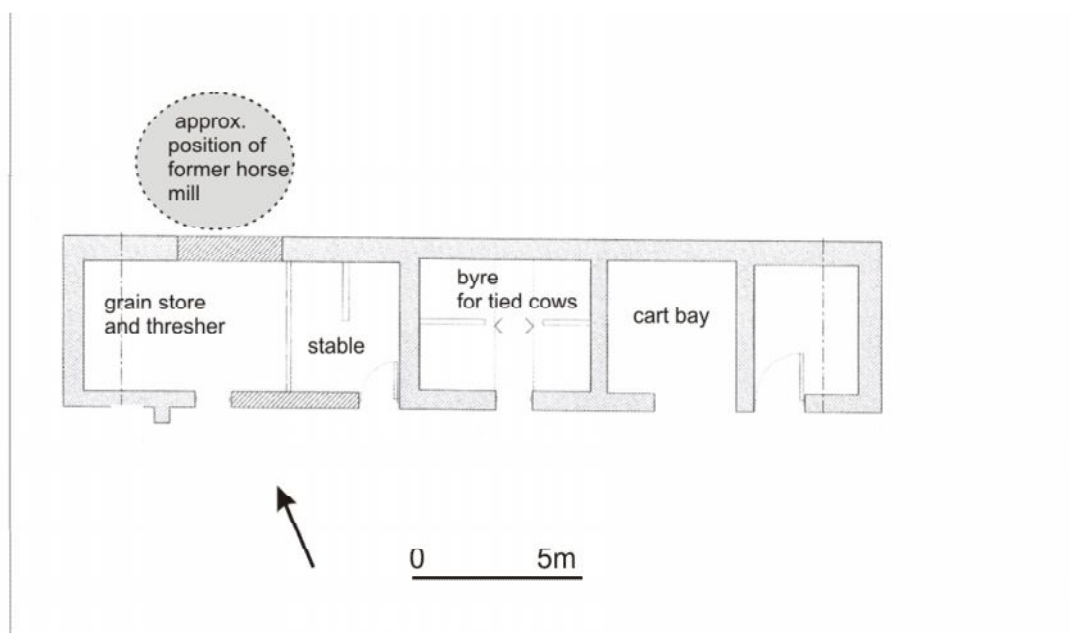
**Illus 20 Interior of E**

## 7 Discussion

Broombank was part of the Cromar estate of the Earl of Aberdeen and extended to a total of just over 36 acres including 32.5 acres of arable and 3.4 acres of pasture. Some of this land appears to have been brought into arable production between 1861 when the census described William Anderson as farmer 'of 25 acres' and 1871 when his brother George who had taken over Broombank, was described as farmer of '33 acres arable'.

Although the croft is named Broombank on the OS maps and in the OS Name Book of 1867, there is evidence that it was also known as 'Broombrae' from 1874 when the new name was annotated in the Rental Books of the Cromar Estate. The name Broombrae is also used in the 1891 census and in the 1895 Valuations Roll. Modern usage is 'Broom bank'.

Broombank is a fairly typical small croft steading for this area of Aberdeenshire. The survival of some internal features allows fairly confident interpretation of the functions of the different areas of the building.



**Illus 21 Interpretation of the functions of the steading**

Area A, at the W end of the building appears to have been a grain store with a horse mill shown outside the N wall on the 1899 OS map, which would have driven a small threshing machine set inside the building. Little physical evidence of the mill remains as the part of the N wall where the horse mill is shown on the 1899 map has been rebuilt with concrete

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blocks (it may well have become unstable with the vibrations of the mill). However, a socketed stone (F1) in Area A may relate to the fixing for some part of the mill mechanism- possibly the threshing machine. In light of the higher ground on the N side of the steading, the drive shaft of the mill would have to have been culverted underground, with a vertical spindle outside the N wall around which the horse-driven shaft rotated.

Small open-air horse-driven threshing mills were common on small farms in the later part of the 19<sup>th</sup> century, particularly those of around 40-60 acres which could afford a couple of horses to undertake the farm work.

After c 1840-50 the adoption of cast iron gearing reduced the cost of installing a horse mill (Fenton & Walker, 1981, 167) and many of the mills on smaller farms are likely to date from after this period. The mill at Broombank is not shown on the 1867 OS map but had been built by the 1899 map. There is no direct reference to the mill in the Cromar Estate records but, in the 1884 rental an additional £1.18.0 was charged as interest on improvements and it is possible that this refers to the installation of the mill.

The nearby horse mill at Tillychardoch, Tarland (Murray & Murray 2007), also originally part of the Earl of Aberdeen's Cromar estate, had a similar arrangement, with a rectangular stone-lined hole 1.2m square and 0.90m deep to house the engine mounting in the centre of the circular horse walk. Although there is no visible evidence of the equivalent setting outside the N wall of the Broom bank steading, its former existence is attested by two long granite slabs which have been built into a garden wall; they can be paralleled by the top slabs from the top of the engine setting at Tillychardoch (Illus 22).



The slots in the top of these slabs are likely to have held an A-frame to stabilize the upper part of the mechanism, around which the horse walked (Illus 23). As the two crofts are only some 1.5km apart and both were tenancies of the Cromar Estate, it is even probable that both horse mills were built by the same people.



**Illus 22 Top of engine setting of horse mill at Tillychardoch, Tarland, Aberdeenshire (Murray & Murray 2007, illus 15)**

Area B, next to the mill, was clearly a stable for two horses; these would have been used for cultivation, as well as the horse mill and carting. Two horses would be fairly typical of a croft of some 30-60 acres or so



**Illus 23 Archie Fisher and his horse Judy threshing on Islay in 1981 ([www.scran.ac.uk](http://www.scran.ac.uk))**

Area C had four stalls, each probably for two tied cattle.

There is little direct evidence for the function of areas D and E, but the wide doorway into Area D suggests it was originally a small cart bay. However, at times both of these areas may also have been used for young store cattle or other livestock overwintered inside.

## 8 References

*Cromar Rental 1873-78* (in Haddo Estate archives).

*Cromar Rental 1879-84* (in Haddo Estate archives).

*Description and particulars of the Estate of Cromar for sale whole or in lots.*

1898. Edinburgh (in Haddo Estate archives).

Fenton, A and Walker, B 1981 *The Rural Architecture of Scotland*. John Donald: Edinburgh

Murray, H K & Murray J C 2007 *Tillychardoch Horse Mill, Tarland, Aberdeenshire : Standing Building Survey*. MAS 2007-24. Unpublished client report. In archive in Aberdeenshire SMR.

## 8 Acknowledgements

Murray Archaeological Services wish to thank the Marquess of Aberdeen for allowing access to Mss regarding the Cromar Estate in the Haddo Estate archives- and to the factor, Mark Andrew, for his assistance.

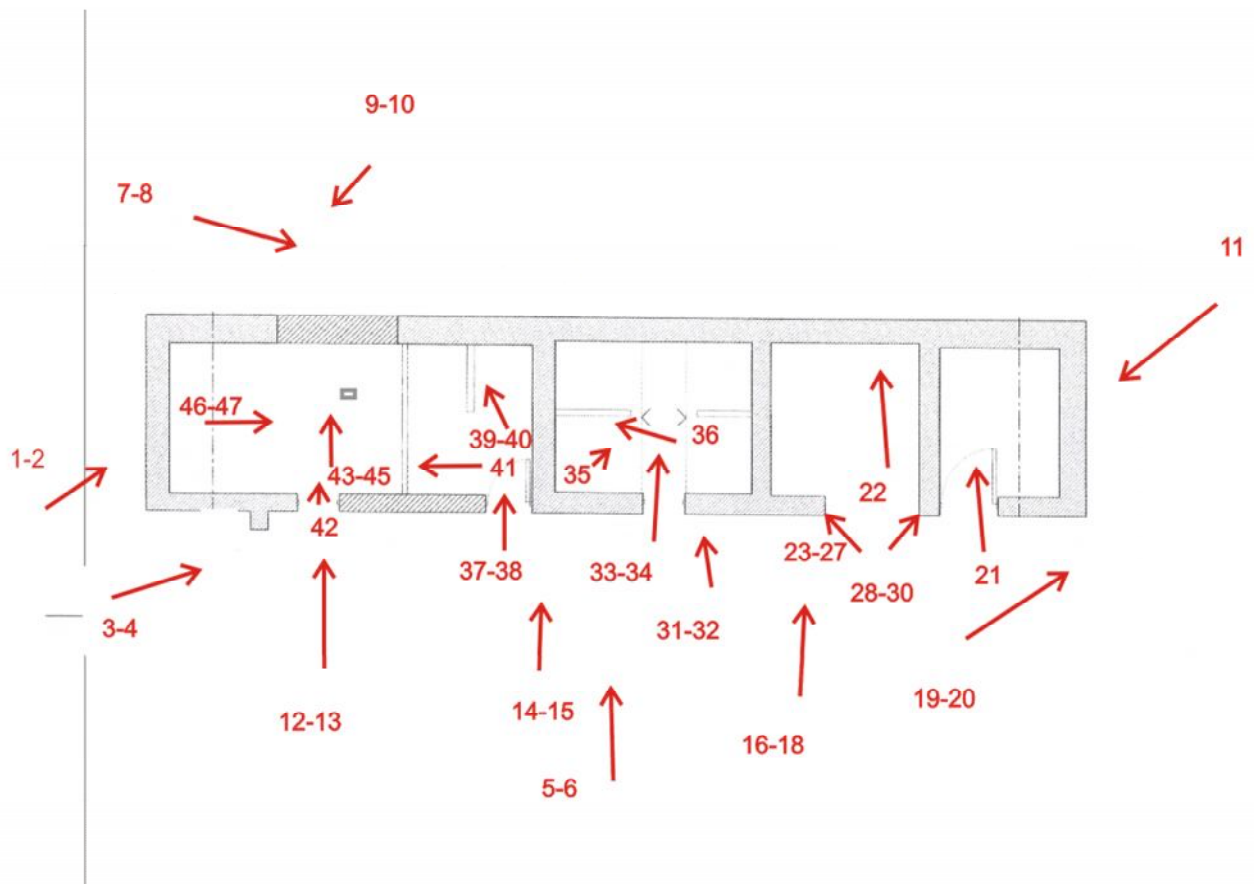
## 10 Archive

A full set of photographs with the photo location plans (Illus 24) will be supplied to the Aberdeenshire SMR and to the HES archive.

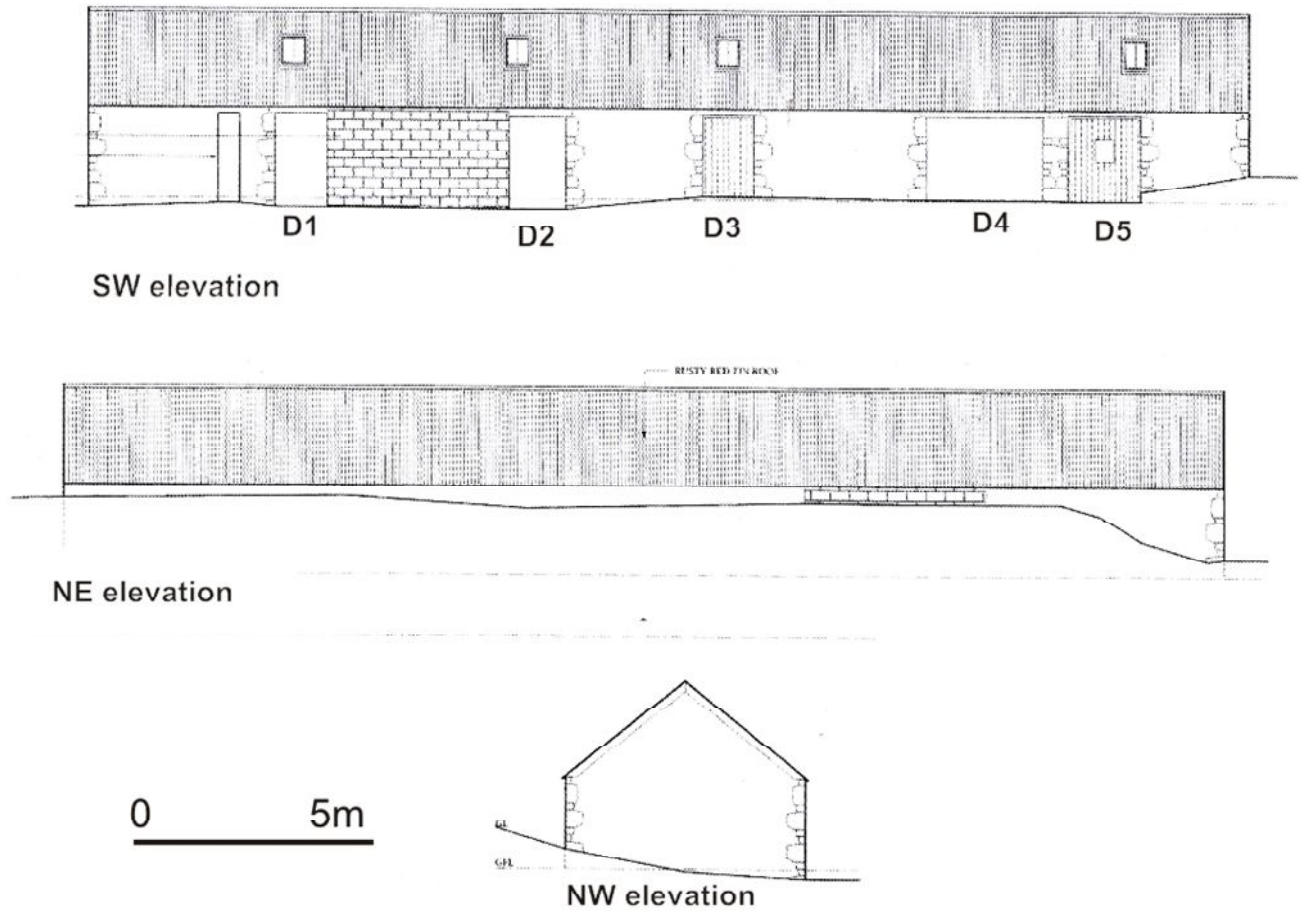
| Photo number                      | Content                                      |
|-----------------------------------|--|
| Broombank, Tarland, Aberdeenshire |  |
| 1-2                               | General view looking NE                      |
| 3-4                               | S wall, looking E                            |
| 5-6                               | S wall looking N                             |
| 7-8                               | N wall, looking E                            |
| 9-10                              | View from N, looking S, house visible on RHS |
| 11                                | E gable                                      |
| 12-13                             | S wall, D1                                   |
| 14-15                             | S wall, D2                                   |
| 16                                | S wall D3-D5                                 |
| 17-18                             | S wall, D4-D5                                |
| 19-20                             | S wall, D5                                   |
| 21                                | Interior Area E looking N                    |
| 22                                | Interior Area D looking NW                   |
| 23-27                             | D4 W side                                    |



|       |   |
|-------|---|
| 28-30 | D4 E side   |
| 31-32 | D3  |
| 33    | Interior Area C looking NE                                    |
| 34    | Interior Area C looking N, drain                              |
| 35    | Interior Area C looking E                                     |
| 36    | Interior Area C looking W                                     |
| 37-38 | S wall D2   |
| 39-40 | Interior Area B looking N at horse stalls                     |
| 41    | Interior Area B, W wall, possible harness peg fitting         |
| 42    | S wall D1   |
| 43-44 | Interior Area A, looking N                                    |
| 45    | Interior Area A, stone F1 in floor                            |
| 46-47 | Interior Area A, looking E to partition between Areas A and B |
| 48-52 | Broombank farmhouse (LHS) and steading (RHS) from the S       |



Illus 24 Photo location plan. Plan courtesy of Annie Kenyon Architect, annotated by MAS Ltd



Illus 25 Elevations courtesy of Annie Kenyon Architect, annotated by MAS Ltd