

**LAND NORTH OF DUBSTON
FINZEAN
BANCHORY
ABERDEENSHIRE**

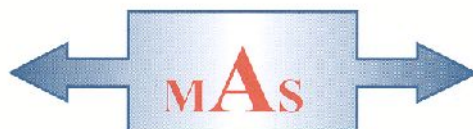


Standing Building Survey

Carried out 8th October 2019

by

Murray Archaeological Services Ltd



Report No: MAS 2019-24

by

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- Standing Building Survey -

1. Background

- 1.1 A standing building survey was required for a small cottar house prior to its demolition and replacement by a new dwelling house. The house lies in land N of Dubston Farm, Finzean, Banchory, Aberdeenshire.
- 1.2 The archaeological work was undertaken 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 Number: APP/2019/1650
- 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 Andrew Keir, Chartered Architect on behalf of Finzean Estate. The site element of the survey was completed on the 8th October 2019.

2. Desk-top survey

- 2.1 A search was carried out in the Aberdeenshire 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. The Ordnance Survey Name Book was consulted on-line at <https://scotlandsplaces.gov.uk/digital-volumes/ordnance-survey-name-books>
- 2.3 The property is too small to generate valid searches in the British Newspaper archive. www.britishnewspaperarchive.co.uk

3 Methodology

- 3.1 The ground plan (Illus 6) and elevations (Illus 9) have been drawn and annotated by MAS Ltd 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 annotated plan in the present report (Illus 15) indicate the position of each.

4. The Site

4.1 The site lies on a private track to the N of the B976 and just NE of Finzean village. It is directly N of Dubston Farm.

Parish: Birse

NGR: NO 6286 9301

Aberdeenshire SMR: NO69SW0063

RCAHMS Canmore: No entry



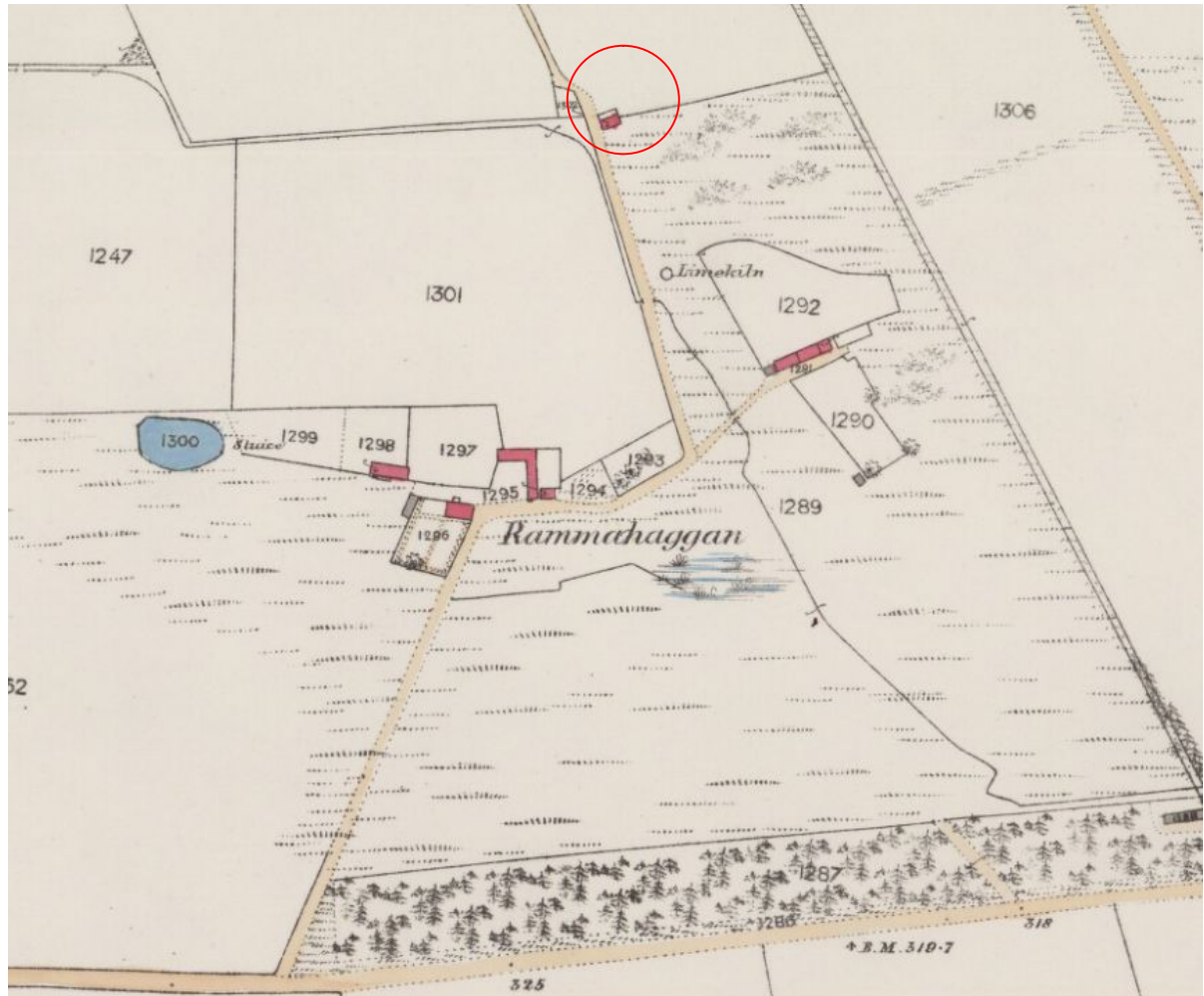
Illus 1 Location. Detail of OS map. Ordnance Survey © Crown copyright (2002) All rights reserved. Licence number (100049810). Site indicated by red circle



Illus 2 Aerial view of Dubston Farm and the cottage (red circle) to the N. www.google.co.uk

5 Documentary evidence

1865 The 25"/mile 1st OS map Aberdeenshire XCIV.14 (Birse) of 1865 shows the cottage on its present footprint. At this stage the Dubston farm is named as Rammahaggan.



Illus 3 Detail from 25"/mile 1st OS map Aberdeenshire xciv.14 (Birse) 1865 (published 1867

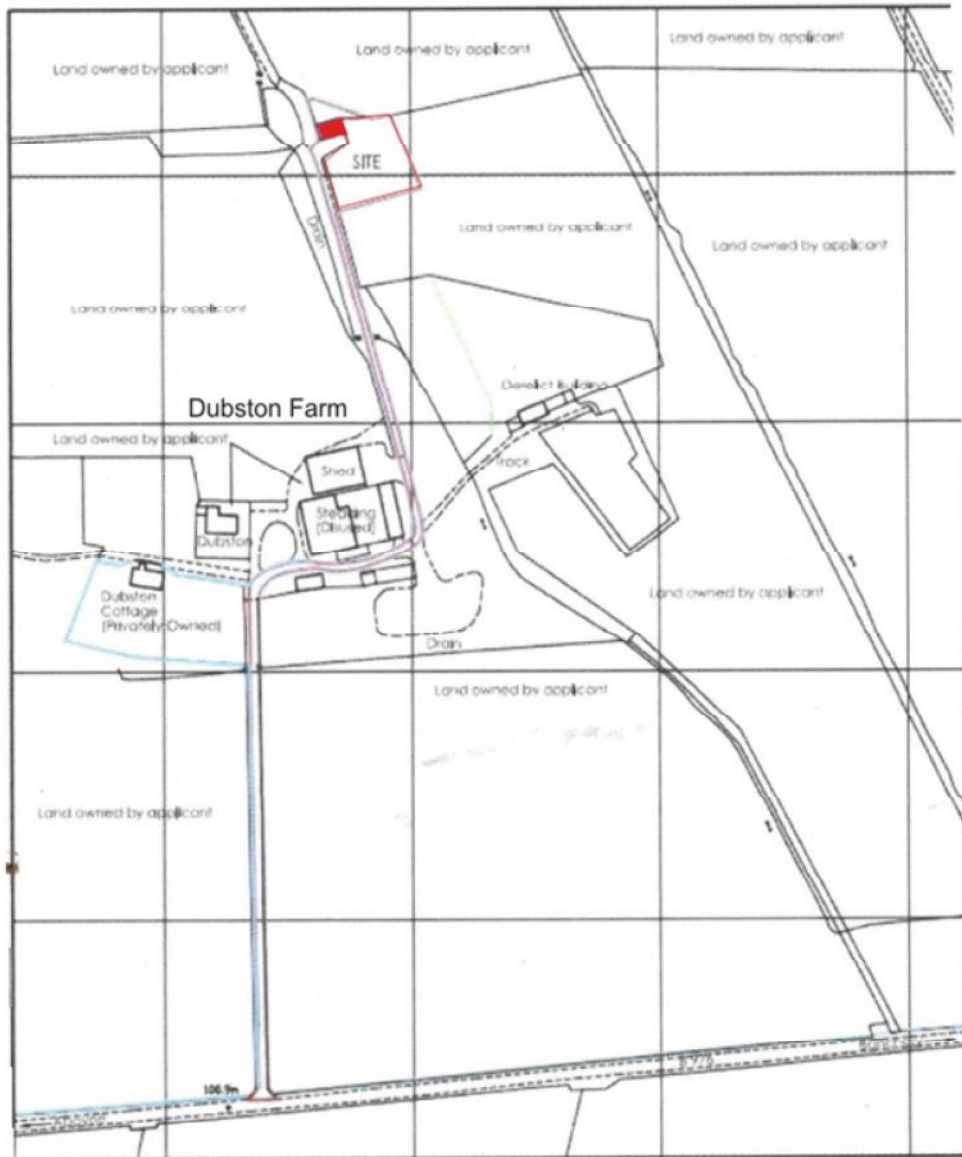
)www.nls.ac.uk

1899 The 25"/mile OS map Aberdeenshire XCIV.14 (Birse) of 1899 shows the farm name changed to Dubstone (sic). The cottage is then shown in a small enclosed area, with a tiny outbuilding (possibly a toilet) to the E.

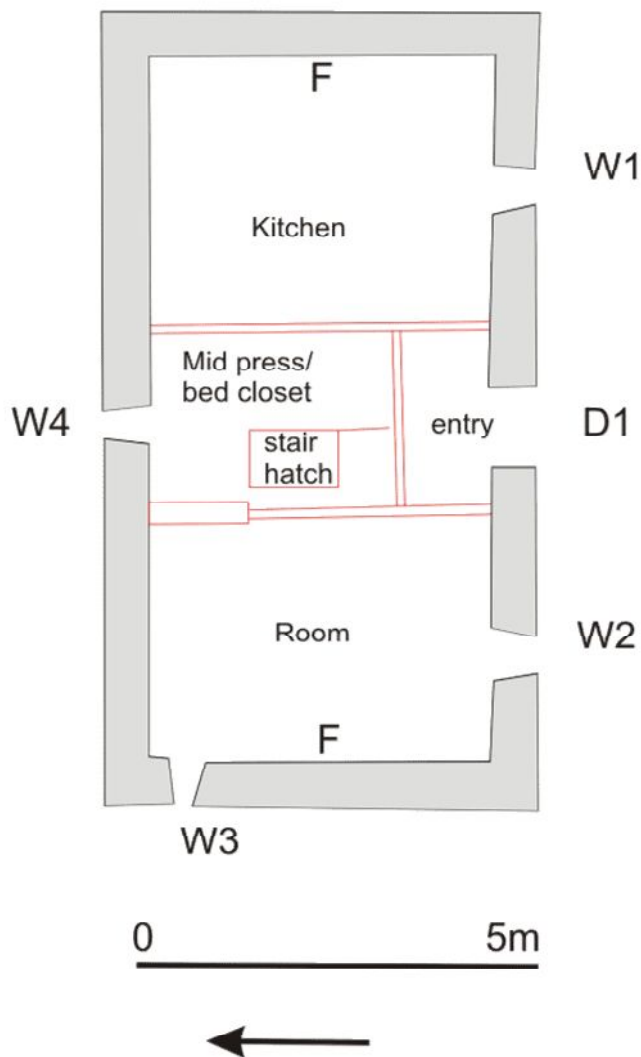


Illus 4 Detail from 25"/mile OS map Aberdeenshire xciv.14 (Birse) 1899 (published 1900 www.nls.ac.uk)

6 The Cottage



Illus 5 Site plan courtesy of Andrew Keir annotated by MAS Ltd. Site marked in red.



Illus 6 Plan

Plan Rectangular

Dimensions 9.8 x 5.25m externally

Present/recent use General storage

Former use Dwelling, probably a cottar house belonging to Dubston Farm.

Walls Rubble stone c. 600mm thick.

Roof The existing roof was of corrugated iron but this had clearly replaced thatch as the earlier stone chimney at the E gable indicates (Illus 7). At both gables there was an infill of c.300mm stonework when the thatch was replaced. Examination through the hatch through the lobby ceiling revealed turves that had been below the thatch were still in situ. These lay directly on split rounded timbers that had been used as purlins (Illus 8).

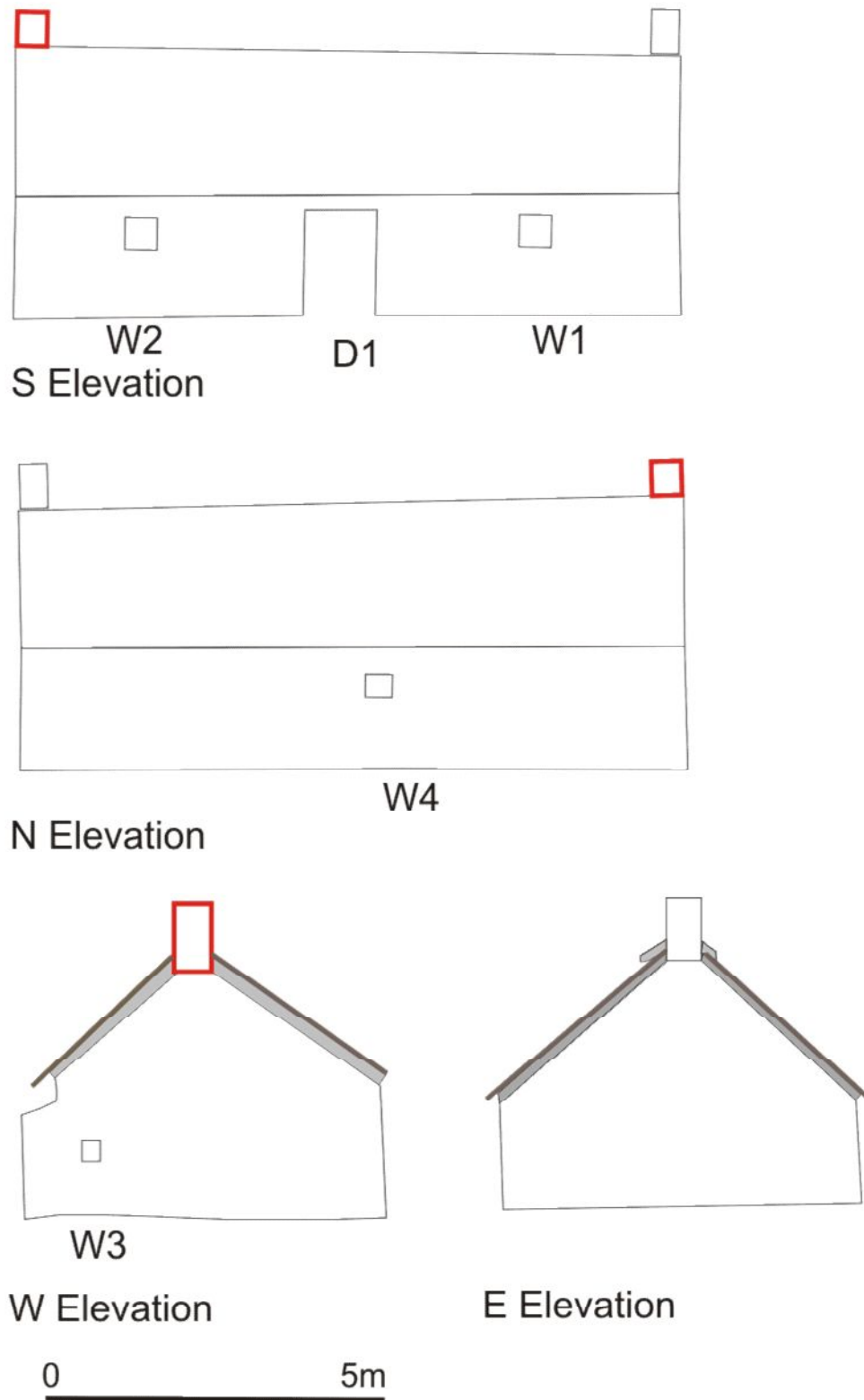
There were chimneys at each gable. The E chimney of stone retains projections that would have protected the edge of the thatch around the chimney base (Illus 7); this is likely to have been the earlier chimney. The W chimney was of brick.



Illus 7 E Chimney with thatch protection (red arrow) and infill stonework (a)



Illus 8 Turves visible below corrugated iron, seen through hatch in ceiling in lobby.



Illus 9 Elevations. Red indicates brick chimney. Grey shading is secondary infill stonework between level of thatch and level of corrugated iron.

Doors and windows

S Elevation

D1 W:1.02m H: 1.60m. Rough cut granite lintel. Field stone rybats.

W1 W: 500mm H: 660mm. Rough cut granite lintel. Field stone rybats. 4 pane window

W2 W: 470mm H: 660m. Rough cut granite lintel. Field stone rybats. 4 pane window



Illus 10 S elevation

W Elevation

W3 W: 370mm H: 520mm.



Illus 11 W gable

N Elevation

W4 W: 300mm H: 450mm.



Illus 12 N elevation

Interior

The interior was full of stored furniture etc and not very accessible. All internal partitions had been removed but the position of the partitions was marked in the paintwork on the plank ceiling and has been plotted. This indicates that the interior had been divided into a small lobby just inside the door (D1) with a room on either side and a small mid-closet or additional bedroom at the back (lit by W4). A hatch in the ceiling above the lobby gave access to the loft but no stair survived.



Illus 13 Interior. Looking from D1 at paint lines in ceiling which indicate former internal walls

Both fireplaces had been blocked off, but scarring on the wall above the W fireplace (Illus 14) indicates a mantelpiece had been removed so it is perhaps likely that this was the parlor/room, with the kitchen at the E end of the building.



Illus 14 Interior looking towards W fireplace

7 Discussion

This is a typical mid-19th century cottage, probably built to accommodate the farm grieve or other farm worker associated with Dubston Farm. The apparent former internal layout can be paralleled throughout Aberdeenshire (Fenton and Walker, 1981, 191). Glendinning and Wade Martins (2008, 85) argue that from the mid to late 19th century there was a tendency for farm workers' accommodation to be built a short distance away from the farmhouse and steading, as would appear to have been the case here.

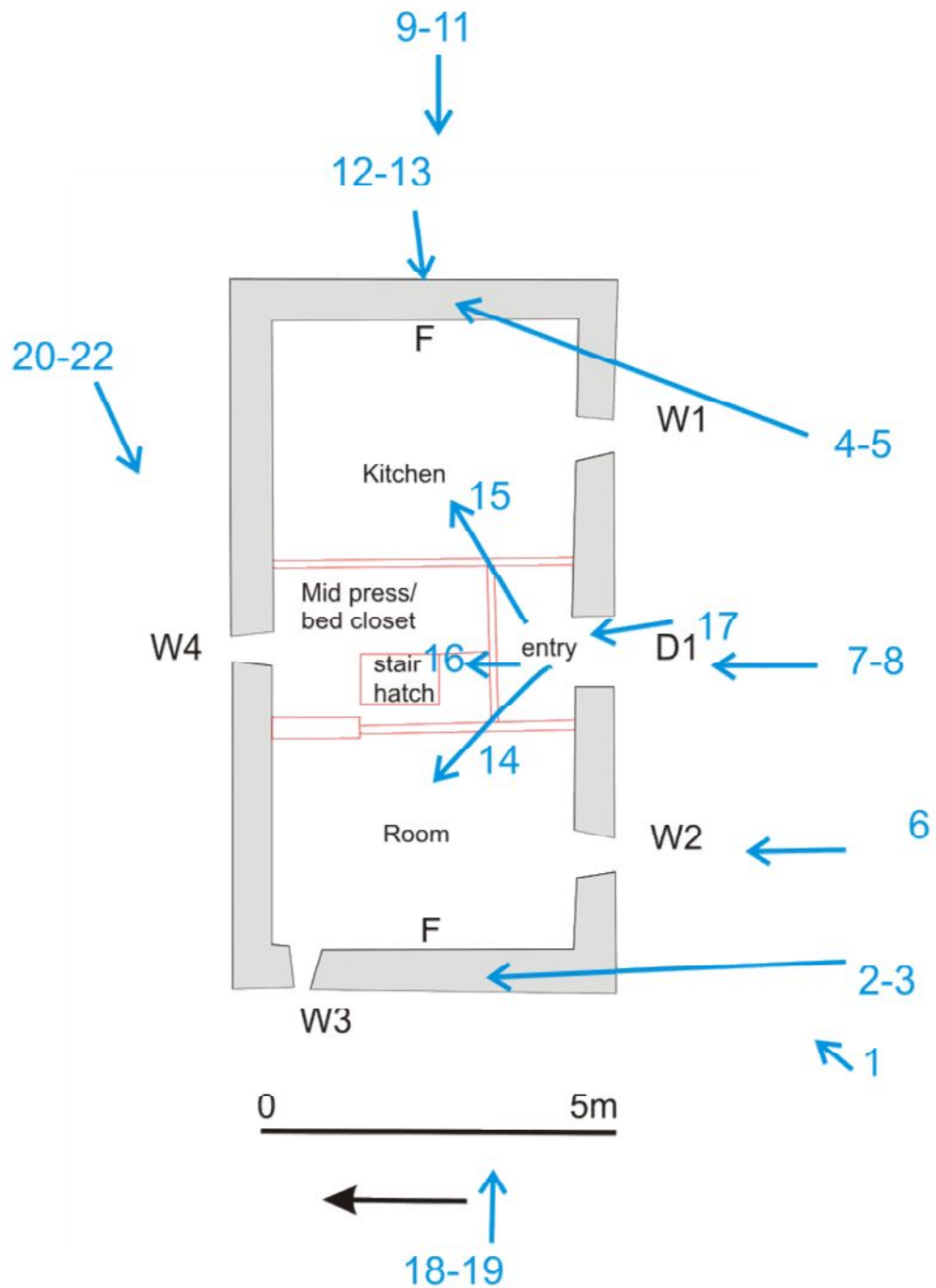
8 References

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

Glendinning, M and Wade Martins, S 2008 *Buildings of the Land*. Edinburgh: RCAHMS.

9 Archive

A full set of photographs with the photo location plans (Illus 15) will be supplied to the Aberdeenshire SMR and to the HES archive.



Illus 15 Photo locations

Photo number	Content
Dubston Cottage, Finzean, Aberdeenshire	
1	S elevation
2-3	W chimney
4-5	E chimney
6	W2

7-8	D1
9-11	E gable
12-13	E chimney
14	Interior looking W
15	Interior looking E
16	From D1 looking through ceiling hatch to turf at underside of roof
17	From D1. Ceiling with marks of former internal walls
18-19	W gable
20-22	N elevation, looking W