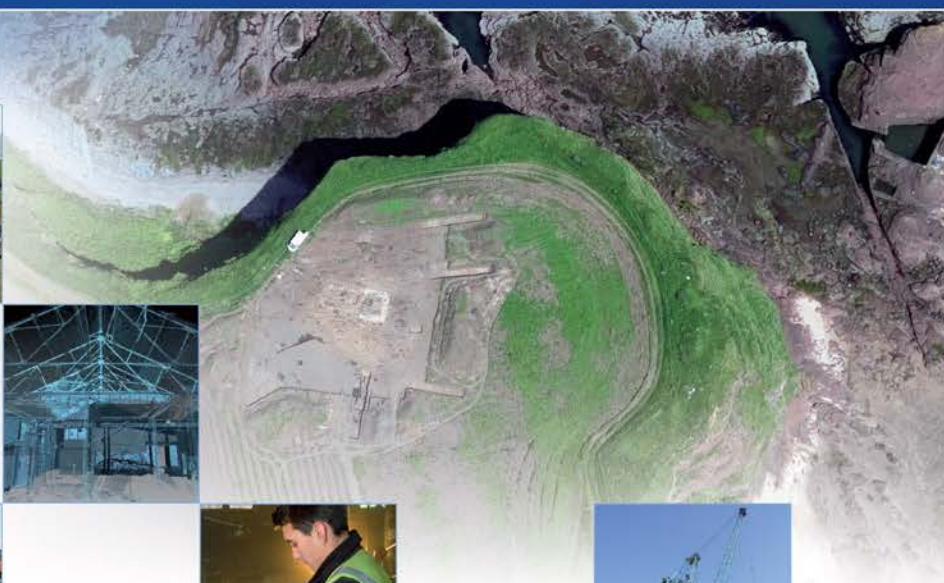


Oldfold Farm, Milltimber, Aberdeen: Historic Building Recording Report

AOC 22800

19th November, 2014



Oldfold Farm, Milltimber, Aberdeen: Historic Building Recording Report

On Behalf of:	Cala Homes (North) Limited Anderson House 1 Kingshill Park Venture Drive Arnhall Busines Park Westhill AB32 6FL
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AOC Project No:	22800
Planning Application No:	P130378
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Date:	19 th November 2014

This document has been prepared in accordance with AOC standard operating procedures.

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 Appendix 2: Discovery and Excavation in Scotland (DES) Entry

Summary

AOC Archaeology Group was commissioned by Cala Homes (North) Ltd to undertake a programme of archaeological works prior to and during the development of the land previously known as Oldfold Farm (latterly the Aberdeen Riding Centre) and land to the north. The works were required as part of the planning condition on the development which will see the demolition of the farm.

Oldfold Farm was constructed in the mid-19th century as a courtyard steading and adjacent farmhouse, first appearing on the First Edition Ordnance Survey map of 1863. Today, only two long steadings survive to the south-west and north-east of the courtyard, with a modern stable block built between them. The upper level hay lofts have been removed and many of the original openings have been blocked-up.

An archaeological evaluation is still required on all ground-breaking works associated with the development.

1 Introduction

1.1 Project Background

- 1.1.1 AOC Archaeology Group was commissioned by Cala Homes (North) Limited Ltd to undertake an historic building survey of Oldfold Farm in Milltimber, Aberdeen. The works were required as part of the planning consent on the development (Ref: P130378) by the Aberdeen City Council who are advised on archaeology planning matters by the Aberdeen City Council Archaeology Service. The works were undertaken in keeping with the policies outlined in *Scottish Planning Policy* (2010) and *PAN 2/2011 Planning and Archaeology* (2011) and all nationally recognised guidance for such work, including standards laid down by the Institute for Archaeologists (IfA).

1.2 Site Location

- 1.2.1 Oldfold Farm is located in the small town of Milltimber to the south-west of the city of Aberdeen and is centred on NGR: NJ 86495 02161 (Figure 1). The two surviving steadings include two linear ranges forming the north-east and south-west sides of the courtyard which have been labelled A and B as depicted on Figures 13 & 14. A modern stables block is located to the north-west side of the courtyard, spanning the two.

2 OBJECTIVE

- 2.1 The main objective of the historic building recording survey was to record the existing buildings as a 'preservation by record' through photography, written and drawn record prior to their part demolition and renovation. A more detailed objective was to create a general history and development of the buildings.

3 METHODOLOGY

- 3.1 A programme of historic building survey was undertaken, preceded by a short element of historical research, including a photographic, written and drawn record of the remaining historic buildings. A simple map regression exercise was undertaken on the site to establish its history and development, the results of which can be found in Section 4.
- 3.2 A general and detailed photographic record was made of the exterior and interior of the buildings in black and white print and colour digital using a 35mm SLR and DSLR respectively. A 1m or 2m ranging pole was discreetly placed in all shots for scale and a running register of photographs was made on site and can be found in Appendix 1. A selection of digital photographs have been used as Plates to illustrate this report.
- 3.3 A written record of the buildings was also made using AOC *pro forma* recording sheets which included comment on condition, construction, architectural style, evidence for phasing and function and anything else pertinent to the historical record. This record has been used as the basis for the architectural appraisal of the buildings in Section 5.
- 3.4 A drawn record of the buildings was also required and, as existing drawings of the buildings did not exist, a measured survey of the external elevations of the buildings was made using a trimble robotic total station with additional hand measurements where necessary. A floor plan survey of the buildings was also made by hand on site. All final drawings can be found in this report as Figures 8 - 14.
- 3.5 The archive for this project can be found in the National Monuments Record for Scotland (NMRS) (original photographs and report) which, at the time of writing, is stored at the RCAHMS building, contact: John Sinclair House, 6 Bernard Terrace, Edinburgh, EH8 9NX tel: 0131 662 1456. A copy of the report has also been

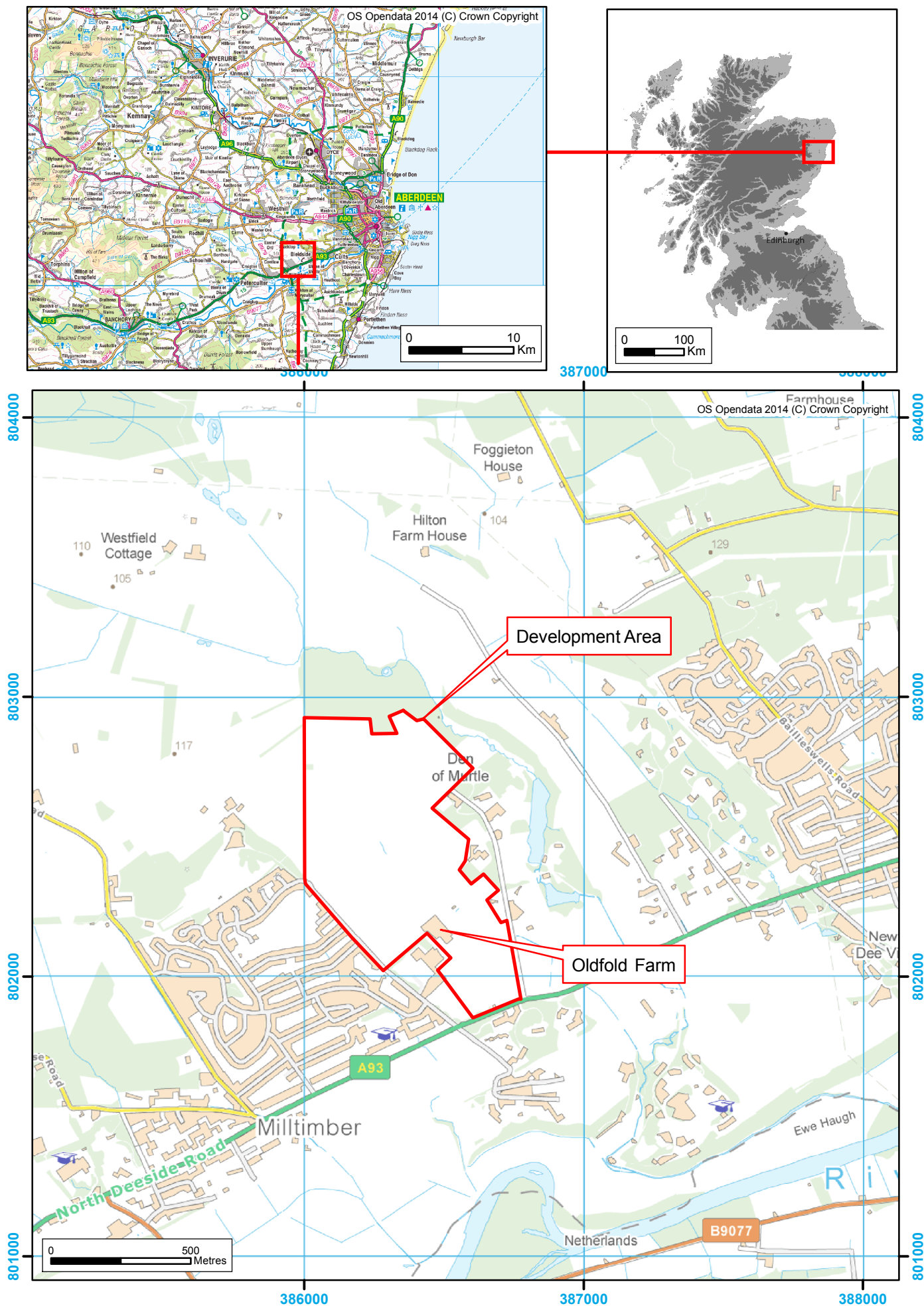


Figure 1: Site location plan

lodged with the Sites and Monuments Record (SMR) for the city of Aberdeen, contact: judiths@aberdeencity.gov.uk.

4 HISTORICAL BACKGROUND

- 4.1 The development area in the 18th century was open agricultural land, as can be seen in Roy's map of 1747 – 55 (Figure 2). This continues into the early 19th century, as the site is shown again as open land in Thomson's 1826 map (Figure 3). However, by the mid-19th century, the First Edition Ordnance Survey map of 1869 first identifies Oldfold Farm, dating it roughly between 1830s – 1860s (Figure 4). The close view of the farm of the same map shows the farm in detail (Figure 5). It features a range of separate farm buildings included a three-sided range of barns around a courtyard to the west, an L-shaped barn to the north and a linear barn to the south. To the south-west is a small farmhouse with porch to the north-west side. There are no other buildings or features within the development area apart from a small dam to the north of the farm.
- 4.2 By the turn of the 20th century there have been changes to the farm which have seen the demolition of all the barns apart from the three-side courtyard, as can be seen by the 1900 Ordnance Survey map (Figure 6). The barns have also been slightly extended to the north side of the north-east wing. The farmhouse looks unchanged. However, there has been a large development to the south of the development area with the construction of the Hydropathic Establishment, which later became the Tor-na-Dee Hospital.
- 4.3 By the later 20th century, the 1965 Ordnance Survey map shows that the buildings of the Tor-na-Dee Hospital have encroached onto the site to the south-west (Figure 7). Some more barns and Oldfold Cottage have also been built to the north (and a small one to the south). In addition, some additional structures have been added to the north-east side of the north-easternmost barn of the main steading.



Figure 2: Extract from Roy's map, ca. 1747 - 55



Figure 3: Extract from Thomson's map, 1823

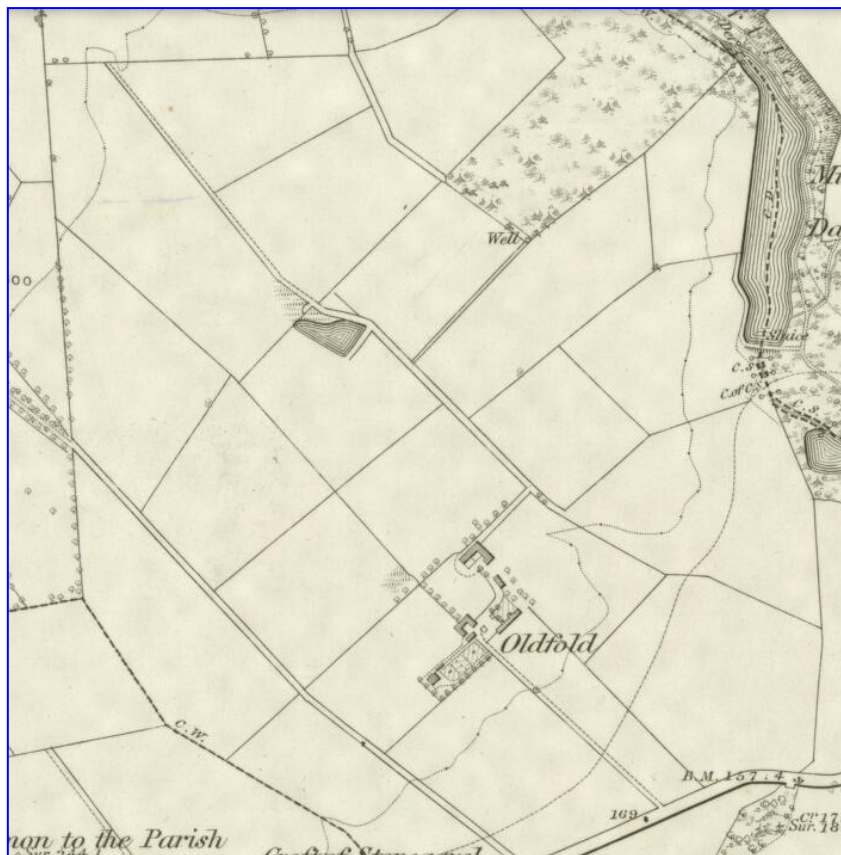


Figure 4: Extract from Ordnance Survey map, 1869

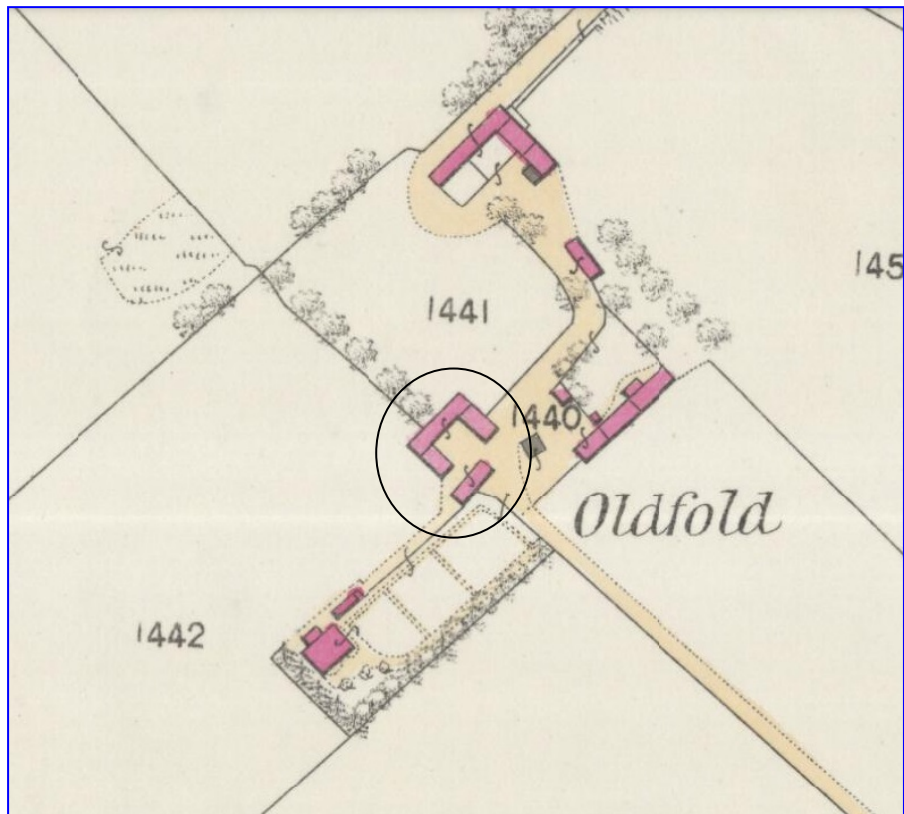


Figure 5: Extract from Ordnance Survey map, 1869 showing detail of Oldfold Farm

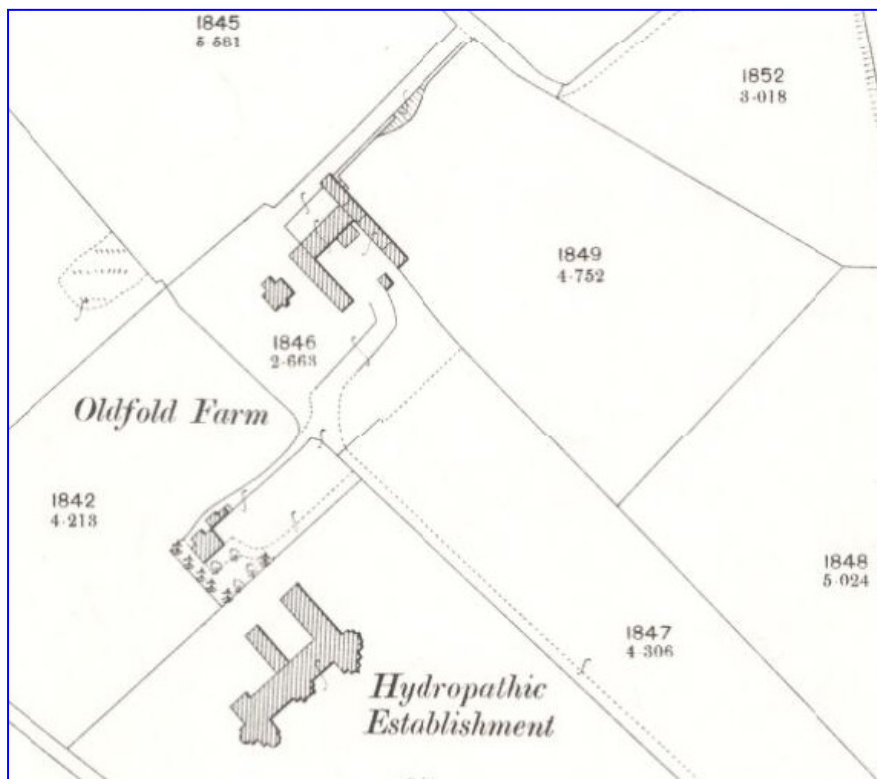


Figure 6: Extract from Ordnance Survey map, 1900 showing detail of Oldfold Farm and the new 'Hydropathic Establishment'

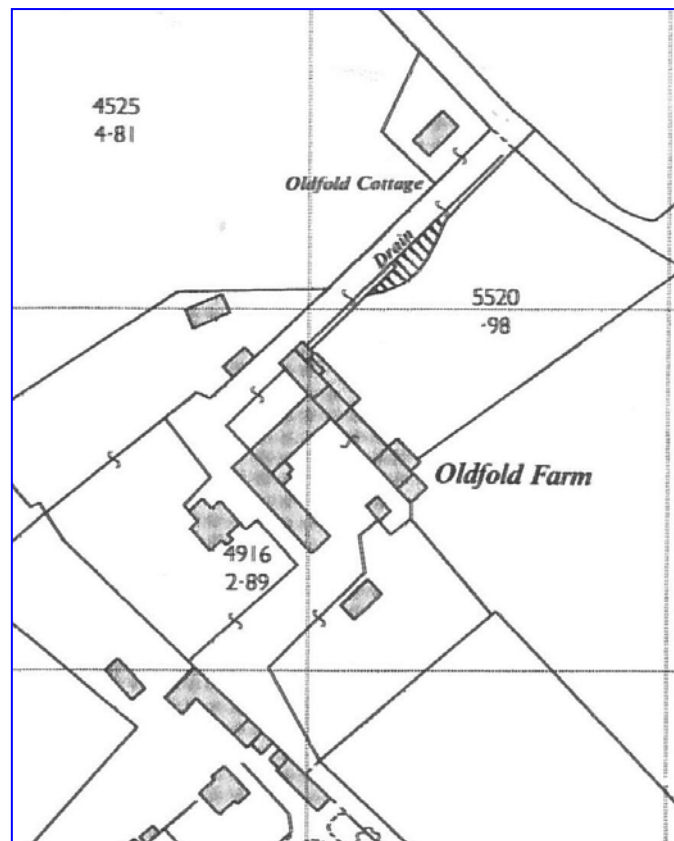


Figure 7: Extract from Ordnance Survey map, 1965

5 RESULTS

5.1 Barn A

- 5.1.1 This barn to the south-west side of the courtyard is the smaller of the two and has been completely converted to accommodate a stables, open to the rafters with all previous divisions and the hay loft gone. It is a long multi-bay double-height barn of coursed stone rubble build with raised skewes and a modern corrugated steel roof (Figure 8; [Plates 1 & 2](#)). The main entrance to the courtyard is to the north-east, with a simple doorway with sliding door flanked by blocked openings, comprising another doorway and window ([Plate 3](#)). The façade is then interrupted by a small lean-to toilet block to the north of which are two more blocked doorways, the north-westernmost being disturbed by the later modern stable block ([Plate 4](#)). This block then exceeds the length of the barn, so that the remainder of the former external wall here is located within the stables. The scar of the former gable of the north-western range can then clearly be seen here on both sides of a large wide knocked-through opening ([Plates 5 & 6](#)). The opposite south-west elevation is relatively plain and located in private land of the adjacent (contemporary) farmhouse, but still possible to view from the land belonging to the stables (see Figure 9; [Plates 2 & 7](#)). There are two high-set small windows to the south end (due to the slope of the ground here) a further doorway between two blocked windows. There is also a breeze-blocked hay loft window above the northernmost window. The south-east gable has two high-set blocked windows (Figure 10; [Plate 8](#)). Another loft window can be seen to the interior, although little evidence of this could be seen to the exterior wall. The opposite north-west gable has largely been rebuilt in brick with a large steel sliding door ([Plate 9](#)).

- 5.1.2 Internally, the barn is now completely open with stables set along the rear south-west wall (Figures 13 & 14; Plates 10 & 11). As described above, the south-east gables have the two blocked small windows with the upper hay loft window, also blocked (Plates 12 & 13). Along the north-east wall is the main entrance into the stables, although the adjacent blocked openings cannot be seen to the interior due to the rendering of the internal walls. Further to the north is the knocked-through opening through to the modern stable block (Plate 14). The blocked openings along the south-west wall can be seen behind the stables (Plate 15). The relatively new section of roof here indicates that this may have once been a loading door rising above the eaves.

5.2 Barn B

- 5.2.1 This is the larger barn of the two and has a small later annexe (C), tacked on to the south-east end. It is a multi-bay two-storey barn in two phases, both built in coursed stone rubble with raised skewes to a modern corrugated steel roof, hipped to the north-west end (Figure 10; Plates 16 - 19). The main entrance to the courtyard is to the south-west and consists initially of a three-bay former cart shed, each unit now converted to an individual stables (Figure 11; Plate 20). Each arched entrance has a corresponding hay loft window, now blocked. Moving to the north-west along this elevation, is a set of three doorways and a blocked window and another three corresponding blocked hay loft windows (Plates 21 & 22). Beyond this doorway is a clear phase line, marking the extension (the cart shed) from the earlier building to the north-west side. Beyond this is another doorway – now under cover of the modern stables building – forming the main entrance into this building, with a blocked loading door above (Plate 23). The rest of the openings along this elevation are all blocked, consisting of two blocked windows and two blocked hay loft windows (Plate 24).
- 5.2.2 The north-east elevation is much plainer with all blocked openings (Plate 25). There is a central doorway with three hay loft windows and two smaller high-set ground floor windows to the south-east side (Plate 26). On the north-west side there is a slot in the wall, clearly related to the former buildings added in the 20th century (Plate 27). The south-east gable is plain, obscured by the later Barn C, and the north-west gable has also been rebuilt, rendered roughcast, with a small doorway to the west side (Plate 28).
- 5.2.3 Internally, the barn to the ground floor is an open stables to the north-west side with separate stables as described above to the south-east (Figures 13 & 14). The room has the blocked openings identified to the exterior with the main entrance to the south-west wall (Plates 29 & 30). There is a blocked doorway opposite this in the north-east wall together with another adjacent high-set window (Plates 31 & 32). On the south-east side is a modern stair up to the hay loft, the remains of the stone rubble dividing wall still surviving (Plates 33 & 34). The upper hay loft to the south-east side is bare to the stone rubble walls with the blocked splayed hay loft windows on the north-east and south-west sides (Figure 12; Plates 35 – 38).

5.3 Barn C

- 5.3.1 Barn C is the later barn added in the early 20th century, now a tack room, consisting of a single-bay single-storey block with a hipped corrugated steel roof (Plates 39 & 40). The entrance is to the courtyard on the south-west elevation with a small door and window, another window to the north-east.
- 5.3.2 Internally, the room is still in use so is rendered throughout, although has evidence of a chimney breast to the north-west wall, the former fireplace now blocked and rendered over (Plates 41 & 42).

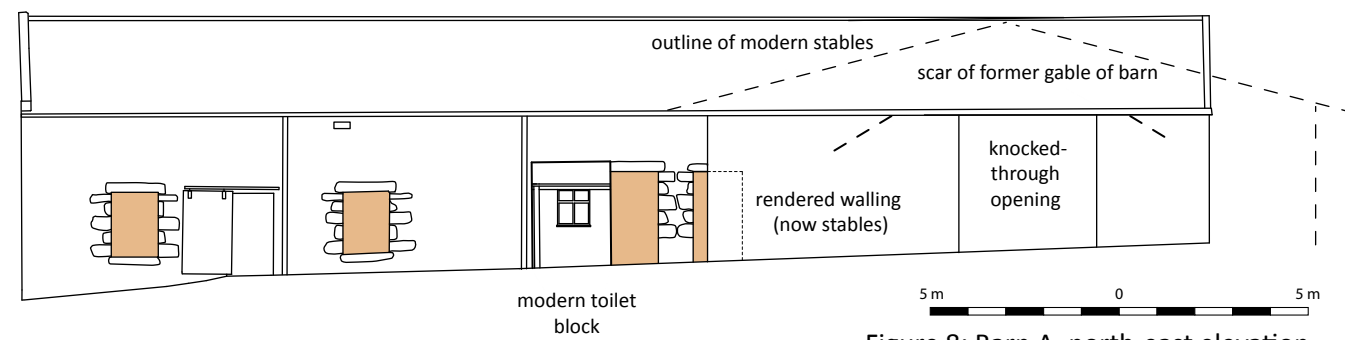


Figure 8: Barn A, north-east elevation

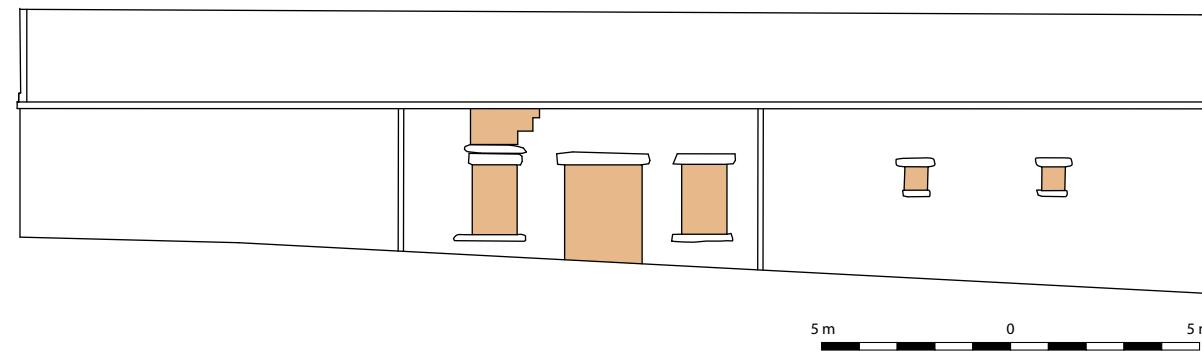
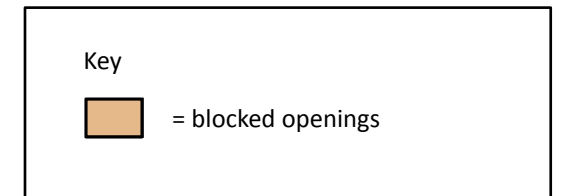


Figure 9: Barn A, south-west elevation

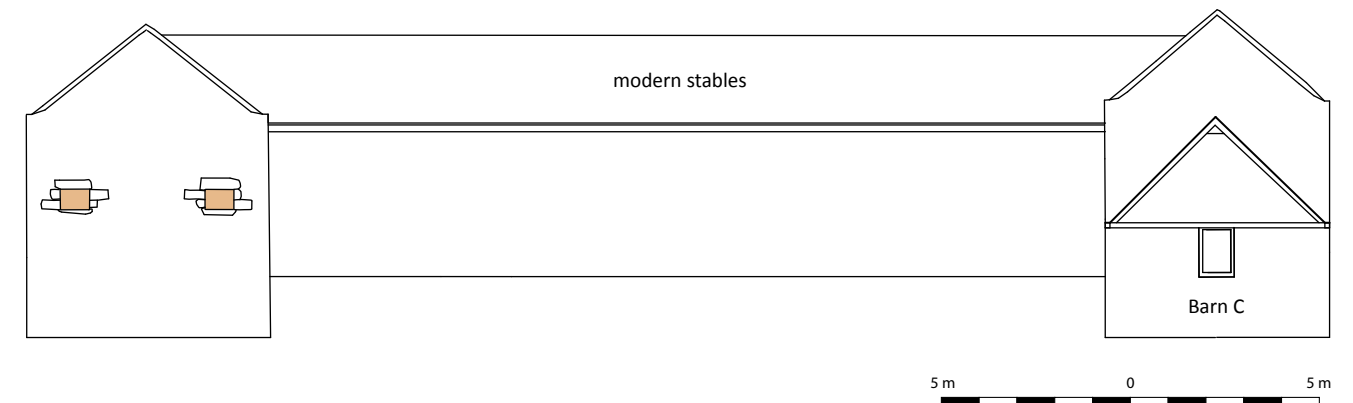


Figure 10: Barns A, B and C, south-east elevation

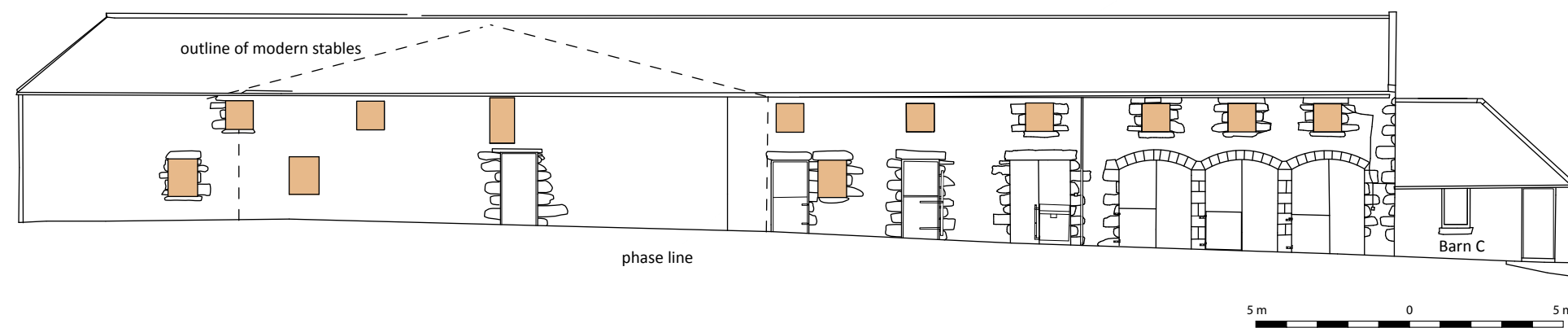


Figure 11: Barns B and C, south-west elevation

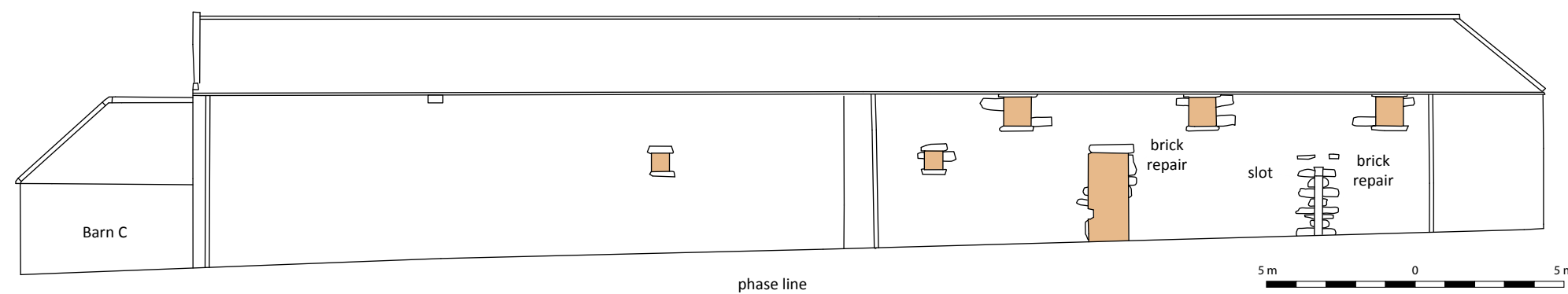
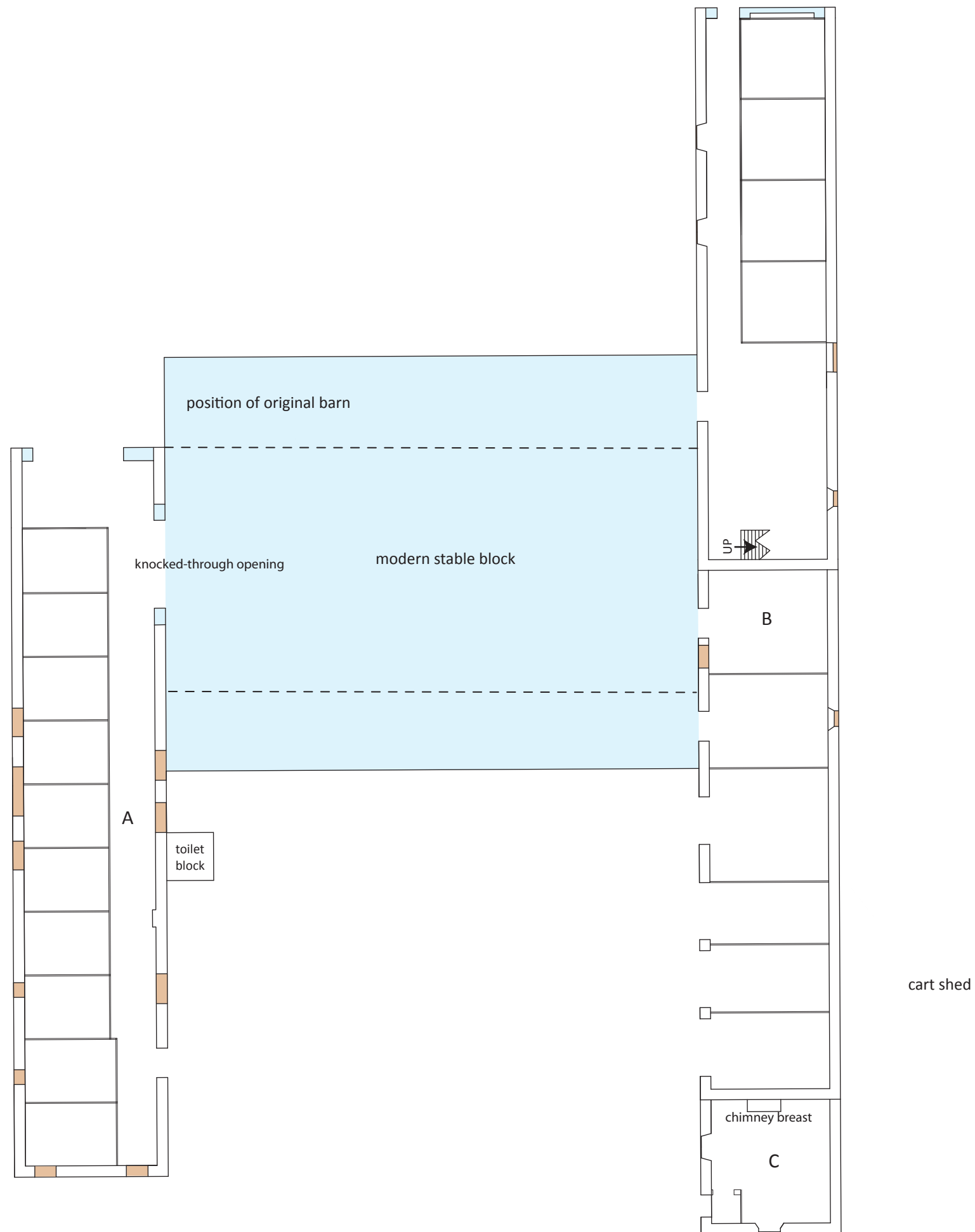


Figure 12: Barns B and C, north-east elevation

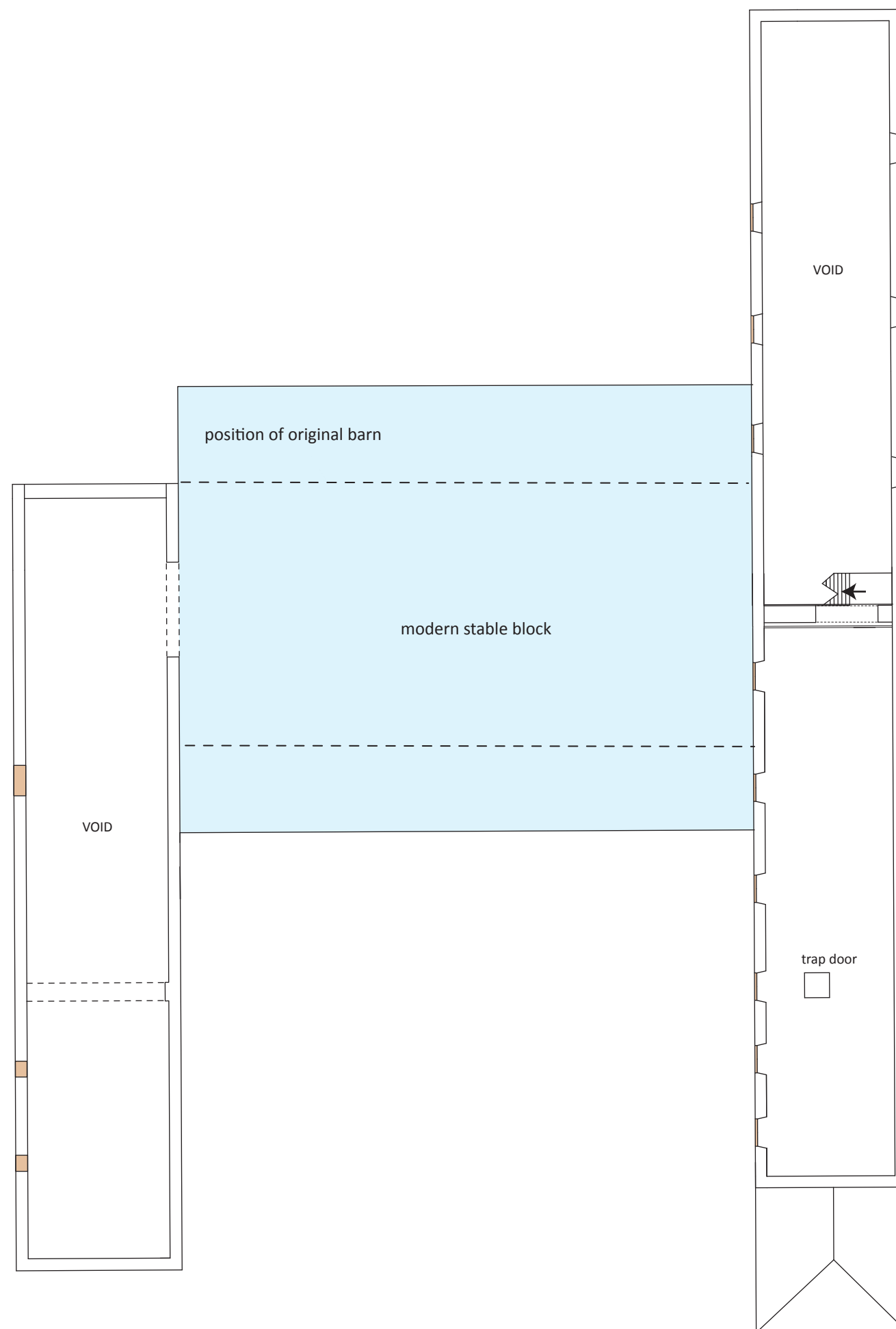


Key

- = blocked openings
- = modern additions/rebuilds



Figure 13: Ground floor plan



Key



-  = blocked openings
-  = modern additions/rebuilds



Figure 14: First floor plan



Plate 1: Barn A, general view from the east



Plate 2: Barn A, general view from the south



Plate 3: Barn A, north-east elevation, detail of the south-east end from the north



Plate 4: Barn A, north-east elevation detail of blocked openings to the centre adjacent to the modern stables block from the north-east



Plate 5: Barn A, north-east elevation, general view of gable scar within the later modern stables from the north-east



Plate 6: Barn A, north-east elevation, detail of gable scar within the later modern stables from the east



Plate 7: Barn A, south-west elevation, detail of blocked openings from the east



Plate 8: Barn A, general view of south-east gable from the SSE



Plate 9: Barn A, general view of north-west gable from the north-west



Plate 10: Barn A, general view of interior from the north-west



Plate 11: Barn, general view of interior (south-west wall) from the north



Plate 12: Barn A, detail of blocked window on the south-east wall from the north-west



Plate 13: Barn A, detail of upper loft window on the south-east wall from the north



Plate 14: Barn A, detail of inserted opening in the north-east wall from the NWW



Plate 15: Barn A, detail of blocked openings on the south-west wall from the north-east



Plate 16: Barn B, general view from the east



Plate 17: Barn B, general view from the south



Plate 18: Barn B, general view from the north



Plate 19: Barn B, general view from the west



Plate 20: Barn B, south-west elevation, detail of cart shed from the south-west



Plate 21: Barn B, south-west elevation, general view from the south



Plate 22: Barn B, south-west elevation, detail of central doorway and window from the south-west



Plate 23: Barn B, south-west elevation, detail of main entrance and blocked hay loft window from the west



Plate 24: Barn B, south-west elevation, detail of blocked openings to the south-east side from the south-west



Plate 25: Barn B, north-east elevation, general view from the east



Plate 26: Barn B, north-east elevation, general view from the north-east



Plate 27: Barn B, detail of slot in the north-west end, from the north-east



Plate 28: Barn B, general view from the NNW



Plate 29: Barn B, general view of the interior from the SSE



Plate 30: Barn B, detail of main entrance on the south-west wall from the north-east



Plate 31: Barn B, detail of door on the north-east wall from the SSW



Plate 32: Barn B, detail of blocked window on the north-east wall from the south-west



Plate 33: Barn B, general view of the interior from the NWW



Plate 34: Barn B, detail of broken former gable wall in the upper level of the stables from the west



Plate 35: Barn B, general view of hay loft from the north-west



Plate 36: Barn B, general view of the hay loft (north-east wall) from the west



Plate 37: Barn B, general view of the hay loft from the south-east



Plate 38: Barn B, detail of blocked hay loft window on the south-west wall from the north-east



Plate 39: Barn C, general view of south-east elevation from the south-east



Plate 40: Barn C, general view of the south-west elevation from the SSW



Plate 41: Barn C, general view of the interior from the west



Plate 42: Barn C, general view of the interior from the south

6 DISCUSSION & CONCLUSIONS

- 6.1 The phasing of the two remaining buildings is quite simple. Barn A appears to be one single phase, dating to the earliest ca. 1830s – 1860s build, contemporary with the north-west end of Barn B. However, the clear phase line shows that Barn B was extended in the late 19th century (by 1900) to create a stables and adjacent cart shed. Barn C then came later in the early 20th century, constructed in a larger stone rubble block.
- 6.2 Functionally, it is clear that the cart shed and stables were the main block to the north-east, with a hay loft above, with a possible threshing barn to the south-west. They have been heavily converted to its present use as a stables/riding school, and as such much of the original character and the functionality of the farm has been lost.
- 6.3 An archaeological evaluation is still required prior to development as part of the planning condition and is due to take place in December 2014.

7 REFERENCES

7.1 Bibliographical references

Scottish Planning Policy SPP23. 2008 *Archaeology and Planning*. Scottish Government Nov 2008.

Scottish Government 2011 *Planning and Archaeology 2/2011*.

7.2 Cartographic references

1747 - 55	William Roy	<i>Military Map of Scotland</i>
1826	John Thomson	<i>Northern Part of Aberdeen & Banff Shires</i>
1869	Ordnance Survey	<i>Aberdeen Sheet LXXXV.8 (Peterculter)</i>
1869	Ordnance Survey	<i>Aberdeenshire Sheet LXXXV</i>
1900	Ordnance Survey	<i>Aberdeenshire Sheet 085.08</i>
1901	Ordnance Survey	<i>Kincardineshire Sheet 006.08</i>
1902	Ordnance Survey	<i>Aberdeenshire Sheet LXXXV.NE</i>
1965	Ordnance Survey	<i>Plan NJ 8602 & NJ 8702</i>

APPENDIX 1: PHOTOGRAPHIC REGISTER

Black & White Print & Colour Digital Film #1

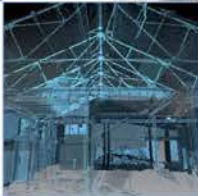
Frame	Barn	Description	Taken From	Date
1	B/1/1	General view from the top of the stairs	S	21/10/2014
2	B/2/1	General view of SE wall (to NW side)	E	21/10/2014
3	B/2/1	General view of SW wall (to NW side)	N	21/10/2014
4	B/2/1	Detail of NW-most window in the SW wall	NE	21/10/2014
5	B/2/1	General view of the SW wall (to NW side)	S	21/10/2014
6	B/2/1	General view of NW wall	SE	21/10/2014
7	B/2/1	General view of SW wall (to SE side)	N	21/10/2014
8	B/2/1	Detail of trap door	N	21/10/2014
9	B/2/1	General view of SE wall (to SE side)	W	21/10/2014
10	B/2/1	General view of the SE wall	N	21/10/2014
11	B/1/1	Detail of first floor window behind stall in SE wall	W	21/10/2014
12	B/1/1	Detail of niche in SE wall	NW	21/10/2014
13	B/1/1	General view of SE wall behind stalls	S	21/10/2014
14	B/1/1	General view of SW wall	SEE	21/10/2014
15	B/1/1	General view of the NW end	SEE	21/10/2014
16	B/1/1	Detail of window to the SW wall	S	21/10/2014
17	B/1/1	General view of SW wall	S	21/10/2014
18	B/1/1	Detail of door in SE wall	NW	21/10/2014
19	B/1/1	Detail of window in SE wall (to far S side)	NW	21/10/2014
20	B/1/1	General view of SE wall	NW	21/10/2014
21	B/1/1	General view of door and first floor window in SW wall	NW	21/10/2014
22	B	Detail of window and first floor window in the SW elevation	W	21/10/2014
23	B	General view of the SW elevation to the SE side	W	21/10/2014
24	B	Detail of door adjacent to modern stables of the SW elevation	SE	21/10/2014
25	B	General view of the SW elevation to the NE side	W	21/10/2014
26 – 27	B	As shot 25, detail of doorways	SW	21/10/2014
28	B	Detail of cart entrances on the SW elevation	SW	21/10/2014
29	B & C	General view of the SW elevation	S	21/10/2014
30	C	General view of the SE elevation	SE	21/10/2014
31	B	General view of the NE elevation to the NW side	NE	21/10/2014
32	B	General view of the NE elevation	NE	21/10/2014
33	B	General view of NE elevation	E	21/10/2014
34	B	General view of NE elevation	N	21/10/2014
35	B	General view of NE elevation	E	21/10/2014
36	-	Registration	-	21/10/2014

Black & White Print & Colour Digital Film #2

Frame	Barn	Description	Taken From	Date
1 – 2	A	General view of the NW gable and modern stables	E	21/10/2014
3 – 4	A	General view of the NW elevation (gable)	NW	21/10/2014
5 – 6	B	General view, including modern stables (rear)	W	21/10/2014
7 – 8	-	Detail of modern stables looking at Barn A	NE	21/10/2014
9 – 10	B	Detail of main entrance and blocked former hay loft window in the SW elevation	W	21/10/2014
11 – 12	B	Detail of blocked window in the SW elevation	S	21/10/2014
13 – 14	B	Detail of blocked window in the NW end of the SW elevation	SW	21/10/2014
15 – 16	A	Detail of openings on the SW elevation	S	21/10/2014
17 – 18	A	General view	S	21/10/2014
19 – 20	C	General view of interior SE wall	W	21/10/2014
21	C	General view of interior SW wall	E	21/10/2014
22 – 23	C	General view of interior NW wall	S	21/10/2014
24	A	Detail of blocked doorways in NE elevation	NE	21/10/2014
25	A	General view of NE elevation	N	21/10/2014
26	A/0/1	General view of NE wall	W	21/10/2014
27	A/0/1	General view of SW wall	N	21/10/2014
28	A/0/1	General view of SE gable wall	NW	21/10/2014
29	A/0/1	Detail of blocked window in SE wall	NW	21/10/2014
30	A/0/1	Detail of SE wall	N	21/10/2014
31	A	General view of SE gable	SE	21/10/2014
32 – 33	B	General view	W	21/10/2014
34	B	Detail of openings to the NW end of the SW elevation	W	21/10/2014
35	B/1/1	Detail of broken-away wall at the top of the stair	W	21/10/2014
36	-	Registration	-	21/10/2014

APPENDIX 2: DISCOVERY AND EXCAVATION IN SCOTLAND (DES) REPORT

LOCAL AUTHORITY:	Aberdeen
PROJECT TITLE/SITE NAME:	Oldfold Farm, Milltimber
PROJECT CODE:	AOC 22800
PARISH:	Peterculter
NAME OF CONTRIBUTOR:	Diana Sproat
NAME OF ORGANISATION:	AOC Archaeology Group
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	NJ80SE 77
SITE/MONUMENT TYPE(S):	Farmsteadings
SIGNIFICANT FINDS:	None
NGR (2 letters, 6 figures)	NJ 86495 02161
START DATE (this season)	21 st October 2014
END DATE (this season)	21 st October 2014
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	AOC Archaeology Group was commissioned by Cala Homes (North) Ltd to undertake a programme of archaeological works prior to and during the development of the land previously known as Oldfold Farm (latterly the Aberdeen Riding Centre) and land to the north. The works were required as part of the planning condition on the development which will see the demolition of the farm. Oldfold Farm was constructed in the mid-19 th century as a courtyard steading and adjacent farmhouse, first appearing on the First Edition Ordnance Survey map of 1863. Today, only two long steadings survive to the south-west and north-east of the courtyard, with a modern stable block built between them. The upper level hay lofts have been removed and many of the original openings have been blocked-up.
PROPOSED FUTURE WORK:	Archaeological Evaluation
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	Cala Homes (North) Limited
ADDRESS OF MAIN CONTRIBUTOR:	AOC Archaeology Group; Edgefield Road Industrial Estate; Loanhead, Midlothian EH20 9SY
EMAIL ADDRESS:	admin@aocarchaeology.com
ARCHIVE LOCATION	Archive to be deposited in NMRS



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