

Tarland



Built Heritage Appraisal

Tarland Built Heritage

Appraisal

May 2014



"Tarlan's a lot quairter noo, ye ken, than it eased tae be. They eence threw a bobby doon the burn at Tarland. They widna dee that noo. Div ye like thon cup ower there? I wun yon curlin. Ay, I wis a dab haun at curlin at Tarlan."

'A Secret Keepit' by Jimmy Bremner

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1.0 Introduction

In 2014 it was proposed by Aberdeenshire Council to designate the village of Tarland as a Conservation Area. The purpose of the Conservation Area Appraisal document was to explain the purpose and justification for the proposal and to identify and evaluate the architectural and historic interest of the village. This was all with the view to improve the future management and enhancement of Tarland.

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from local residents, property owners and other stakeholders. As part of the appraisal process a consultation period was undertaken. This spanned from 24th February - 11th April 2014 and included several public meetings.

Following on from this, residents of Tarland felt that although they cared for Tarland and its heritage there were other aspects of the village's development they felt took president. Such as, affordable housing and business development and they did not feel Conservation Area status would be a benefit to Tarland.

In response the Conservation Area Appraisal has been converted in to a Built Heritage Appraisal and will be made available on-line as a record of the village and its development.

1.1 Overview of Significance

Historically Tarland has been an important and progressive market village which developed due to its close proximity to the burn, fertile farming ground and fundamental link from Donside to Deeside via the Whitley Burn Bridge. As a result of its historical development it enjoys unique characteristics, The Square gives the village its commercial heart and focal point but this is combined with large open spaces within its settlement boundaries, linking Tarland to its farming past and highlighting its key position on the drove roads of Scotland. This space is currently utilised as amenity ground for the local community.

Tarland currently has 6 listed buildings, 1 listed bridge and 1 listed war memorial all of which have played an important role in Tarlands development, history and its character. The listed buildings also include two parish churches which highlight the importance of the spiritual and administrative function Tarland played within the region.

2.0 Geographic Location

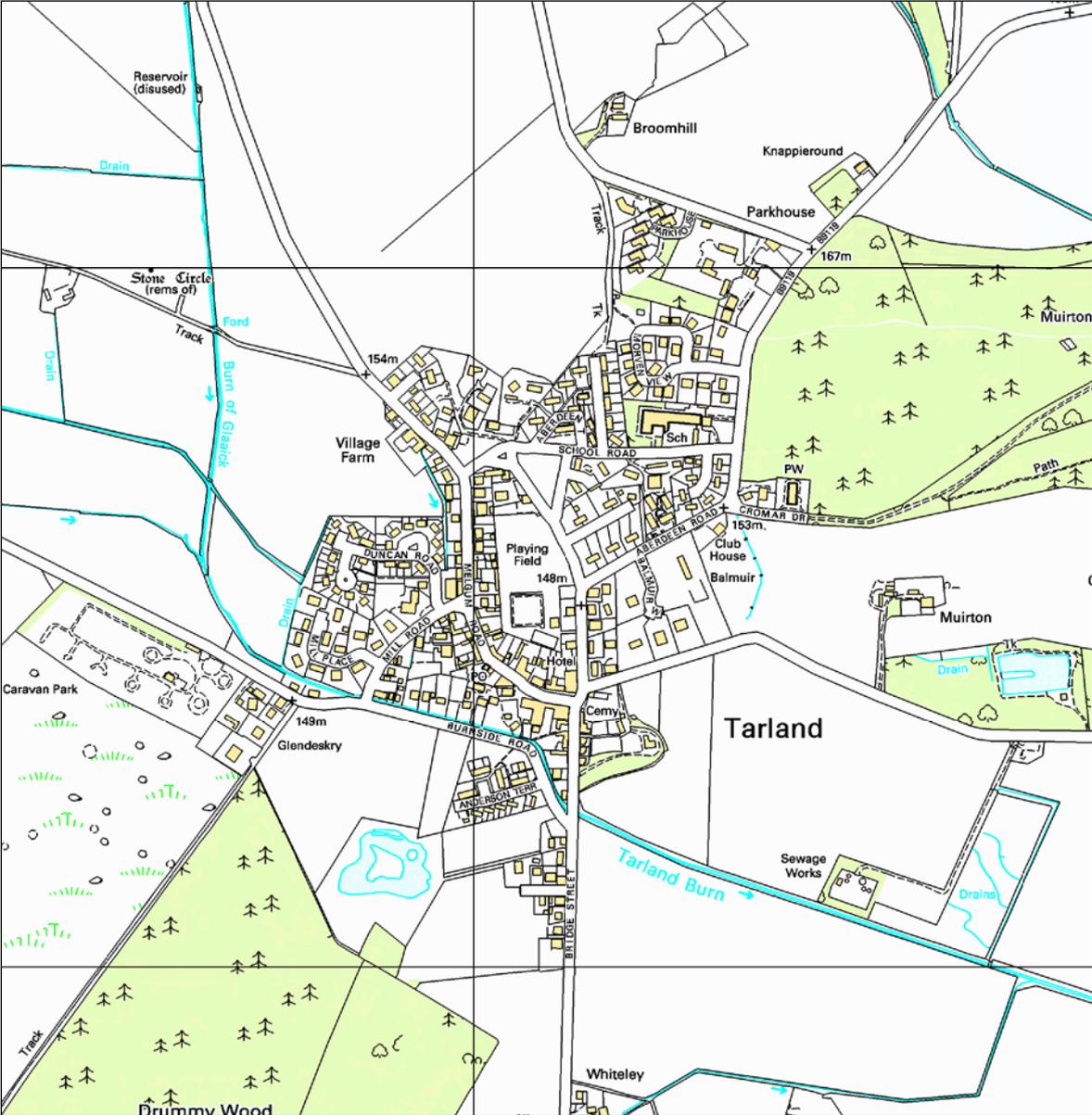
Tarland is situated on the B9119 approximately 6 miles north of Aboyne and 37 miles east from Aberdeen City. The B9119 passes through Tarland and leads onward to Ballater and Braemar in the west. The area is covered by the Aberdeenshire Local Development Plan and is situated within the Marr administrative district.

Tarland is a corruption of the Celtic word 'Turlann' meaning a flat plain and is situated in an area known as Cromar (Gaelic – Cro' Mha'rr) also known as Howe of Cromar, a natural hollow of land situated between the rivers of Dee and Don. These characteristics have been hugely influential in the development of the community and its success, particularly throughout the 18th and 19th centuries.

The area itself is low lying land with a mixture of farming and forestry. It is flanked by hills such as Morven in the west and Pressendye in the north, which in particular gives expansive views back over the Howe of Cromar. In addition, Tarland is nestled in close proximity to the Cairngorm National Park and within the view of Royal Lochnagar so forms an important part of the vista of the surrounding landscape.

Granite belonging to the Cromar Pluton forms the bedrock in this area. It is very largely obscured by a covering of a superficial deposit known as Till, Devension, Diamicta. The village lies within the large topographical glacial basin known as the Howe of Cromar. This major basin contrasts with the adjacent upstanding Cairngorm Massif. The bedrock is perfectly demonstrated in the extensive use of granite in the construction of Tarlands built heritage, as a result of its ready local availability.

2.1 Map



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3.0 Historical Development

3.1 Early History

It was understood that there was human activity in this area for approximately 4,000 years as a result of excavations carried out at the Tomnaverie recumbent stone circle. Recent findings from excavations at Waulkmill and Hillhead, which sit just North West of the current village boundary, support this, and have demonstrated that a particularly well organised and successful community formed in this area at that time. However, further excavations at Waulkhill have revealed 6000 year old pottery which puts the current date some 2000 years earlier than originally thought. In addition, one mile east of Tarland on the B9119 is the Culsh Earth House, an underground chamber used for storage and dating from approximately 2000 years ago. In terms of built heritage, the oldest street pattern in Tarland dates from the medieval period and is outlined from the arrangement of houses along Bridge Street, The Square and some way up Melgum Road.

Tarland's development as a parish is demonstrated by the existence of a church in Tarland since the 12th century. This was reinforced by the addition of Tarland's Old Parish Church in 1762 and St Moluag's Parish Church in 1869.

In August 1683 Tarland was granted a Burgh of Barony in favour of Alexander Irvine of Drum by King Charles II. This allowed Tarland certain trading rights, in particular the ability to hold a market. Tarland became the only market town in Cromar. Burghs of Baronies were abolished in 1975 by the Local Government (Scotland) Act.

3.2 18th Century

Tarland in the 18th century was the combined parishes of Tarland and Migvie, although they had been separate parishes historically. The Old Parish Church of Tarland was rebuilt in 1762, and during the 18th century was described as being in a good state of repair. It was documented to contain around 500 sitters and was well furnished at the expense of the heritors.

Tarland had established itself as a thriving market village with around 40 houses and a census of 150 souls (people) living within the settlement (excluding Migvie), supported by a significant variety of amenities. Weekly markets were held on a Wednesday and three larger markets annually; February horses, May sheep, cows and cattle in November. It was documented that this was a central market to the region where people would travel several miles to attend.

Within the statistical accounts of this period Tarland was documented as producing significantly more grain than was required for the local community. Large quantities of produce were sent to Aberdeen and the surrounding Highlands, to support inhabitants and to make beer and whisky. The land around Tarland was described as being flat and level, but liable to flood. It was documented in 1768 that an area between Coull and Tarland was under water (the area running along the Tarland Burn) although, the soil in this location was also described as good and fertile.

Prior to 1799 the lands had been held by four tenants who had leased land from the Earl of Aberdeen. This had not been seen as a beneficial situation and was commented to lead to idleness and immorality, which led to a fundamental change in the way land was farmed. When the leases were renewed all the villagers were given their own plot of land held on a 19 year lease, which was said to have a visibly good effect and improved productivity.

The main manufacturing trade in Tarland was spinning yarn and making stockings or hose. This work was mainly carried out by the women and made a large contribution towards rent and livelihoods, bearing in mind the seasonal characteristics of farming.

3.3 19th Century

A few fundamental developments during the 19th century highlight Tarland as a progressive community with a constant eye on development and improvement.

In 1824 The Whitely Burn Bridge 'a neat and substantial bridge of one arch and 22 feet span' was built over the burn of Tarland and this completed communication between Dee and Don-side. The turnpike road (old drove road) which led from Tarland to Aberdeen, passing through the parishes of Coull, Lumphanan, Kincardine O Neil and Midmar was also described as being 'much improved' due to the commutation of statue labour (money in return for the obligations to maintain the road network).

In 1842 there is documentation of, "an excellent mill, with approved machinery, in complete repair, and well managed". This was a recommendation from the previous statistical account after a comment that Coull had recently developed a mill with great success.

In addition the flooded area, which had historically been known as Bog-more due to its marsh and lake like qualities, was rectified by redirecting the burn on a new straighter course which resulted in draining the lower grounds and adding no less than 140 acres of superior rich alluvial soil.

In the 19th century the number of houses in Tarland had increased to around 68 and it was still described as the only market town in the region of Cromar. The weekly markets had fallen by the wayside. However, the annual markets were still ongoing as was the Inn in addition to; 5 alehouses, 1 post office, 8 shops, 1 library and 1 savings bank (under the patronage of the Earl of Aboyne). The Post Office Directory of 1853 – 1854 lists the commercial activities in the village highlighting shoemakers and carpenters as the most common occupations, although by 1854 there was only one stonemason living in the village.

The parochial school at Tarland was the only seminary of learning in these parishes and was documented in the 18th century to have been going for 100 years. The subjects generally taught were, Greek, Latin, English, arithmetic, writing, book-keeping, and the principles of geometry and mathematics. The schoolmaster enjoyed accommodation, minimum salary and school-fees.

16 poor people were documented as living in Tarland, in addition to two unfortunate and destitute poor held in the Lunatic Asylum of Aberdeen. This would have been a heavy expense upon the parish.

The chief land-owners in Tarland and Migvie parishes within Cromar were, the Earl of Aberdeen, the Marquis of Huntly and the proprietors of Invercauld and Finzean. In 1842 Corrachree house was built by Lieut Colonel John Farquharson on land purchased from the Huntly estate.

The Deeside Railway was opened on 8th September 1853, reaching Ballater some 13 years later. But this completely bypassed Tarland and so the village did not benefit from the Victorian expansion. As a consequence the village today retains its pre industrialisation pattern.

3.4 20th Century

The 20th century saw the population of Tarland decline which was in a large part put down to families moving to Aberdeen to find work and better prospects.

At this time the MacRobert family began to have an influence upon the region. Alexander MacRobert, an Aberdonian who had prosperous business interests in India, bought Burnside Farm (later renamed Douneside) in 1888. As his fortune grew, he was able to acquire more land, notably the Cromar Estate from the Marques of Aberdeen and Temair. After Sir Alexander's death, Lady MacRobert continued to farm the estate and made an important contribution to the development of agriculture both locally and nationally. During the Second World War, after the death of her three sons, she became famous for donating £25,000 to the R.A.F. for the purchase of a bomber to be known as 'MacRobert's Reply'. She died in 1954, but through the MacRobert Trust the family fortune continues to fund a wide variety of charitable causes, including many in Cromar.

Another local name who helped put Tarland on the map at this time was Peter Milne (1824-1908), the "Tarland Minstrel" Milne has a memorial stone overlooking The Square dating from around the 1930s. Self taught from the age of 17 he befriended a young James Scott Skinner and employed him as a cello player and although Milne only wrote around 30 works in his life time, he was said to have composed some of the finest Scottish fiddle music and had a leading place in nurturing traditional fiddle skills.

In 1951 Tarland was still a thriving community with two Doctors, a small Fire Station, a Police Station, a sub Post Office, 4 grocers, 1 baker, 1 saddler, 1 chemist, 2 watch makers, 1 butcher, 2 shoemakers, 2 drapers, 1 hairdresser, 2 garages, 2 hotels a boarding house and two licensed premises.

In 1953 The MacRobert Memorial Hall was opened on the site of the original Cromar Hall. Lady MacRobert gifted the funds for the building in the hope that the village would have 'a better hall than any other village in Scotland'.

The 3rd Statistical account written in 1951 notes a change in the demographic of Tarland. By this time few of the old families were still living in Tarland, with most residents arriving from other parts of Scotland. Houses by the mid 20th century no longer had heather thatched roofs or earthed floors, although box beds were still a feature. With the end of world war two and with increased pressure to build housing, Aberdeenshire County Council built 40 houses in the village and since this point newer developments, taking the form of cul-de-sacs, had started to give the village a less rural and more suburban feel.

3.5 21st Century

Although Tarland has seen significant development, in the form of housing, it has managed to maintain its green spaces and amenity ground. This forms an important part of its character, the central focus of this being the village park which includes a bowling green, tennis courts, football pitch and play equipment in addition to the market stance situated to the north.

However, due to a decline in population and economic activity The Square has seen many of its commercial enterprises decline and shop premises converted in to residential dwellings. This has impacted on its character and those shop fronts still remaining would benefit from being retained. The MacRobert Memorial Hall was closed in 2011 for major renovations but is now open and remains a central hub for community functions and activities.

4.0 Townscape Appraisal

4.1 Setting

Tarland sits in an attractive geomorphologic bowl flanked by hills which provides an attractive setting. The area is a mixture of forestry and farm land situated close to the Cairngorm National Park. The view point from the East has particular historical significance after being made famous by Queen Victoria and being given the name 'The Queens View'.

4.2 Gateways

The two most historically significant gateways in to Tarland are that from Bridge Street in the South and Aberdeen Road in the North, both routes show on maps dated 1766. What is most notable from the 1766 map, on the southerly approach, is the cluster of trees. Trees also form an important part of the approach from the North in the form of Muirton Wood.



The Burnside Road approach from the West, which as the name suggests follows the path of the Tarland Burn, appears on maps dated from 1874 as does an unnamed road from the East which appears to skirt the area now designated as the golf course.

Melgum road spanning to the North West is one of the oldest roads in Tarland and provides an important connection between The Square and the Market Stance two of the most historically significant aspects of Tarland.

4.3 Open Space

Tarland's most significant open space is the central playing field which shows on maps as far back as 1874. For a village of its size Tarland enjoys a good range of open spaces, but it is the playing field which provides a real central focus including a bowling green, football pitch, tennis court and play equipment.



Tarland benefits from a variety of open green spaces throughout the village in addition to graveyards, church grounds, allotments and semi natural areas. The village also boasts a number of large plot sizes with plantations within them, which add to the character of the area and is evidence of the change in tenant relationship implemented in 1799.

Map's dating from 1869 – 1870 designate the area just north of the playing fields as the Market Stance, the majority of which has already been developed and so it would be beneficial to protect this area not only due to its historic connection but also the positive attribute this open space has on the character of Tarland.

The Square also benefits from an open area around the War Memorial, this is largely utilised for car parking and is tarmaced throughout. However, although it does not benefit from any green space it does have a strong visual connection with the grave yard at the easterly end. This gives an attractive vista out of The Square which incorporates the Old Parish Church as well as a number of established trees.

4.4 Street Pattern

Tarland is not a planned town and there is a clear definition between the original street plan and more modern developments. Maps from 1776 clearly show the road patterns stemming from the Market Square out to the North via Aberdeen Road, out to the South via Bridge Street, West via Burnside Road and North West via Melgum Road.

This road network clearly began to expand, as is shown on maps dating from 1847. They show; Mill Road, an unnamed road out to the East, School Road and various other minor roads extending out of the village.

As the village has developed more modern road networks have been built, including a variety of cul- de-sacs to service newer housing developments on the periphery of the village. However the main routes in and out of the village remain.

Motorised vehicles are the prominent mode of transport within Tarland, supplemented by a number of local bus services. However the layout of the footpaths and the pedestrian access over the Tarland Burn, at a variety of points, does aid pedestrian and cycle travel.

4.5 Landscape and Trees

Trees play an important part in the landscape of Tarland with Muirton Wood to the North a cluster of established trees on the entrance to the South as well as a number of lime trees in the grave yard which form an important part of the view out of The Square. In addition, a feature of properties in Tarland is that many benefit from large plots and so have a number trees within their land boundaries.



Many of the trees are relatively modern phenomena as historical photographs from the mid 19th century frequently depict Tarland with few trees. This was common, as many trees would have been felled to provide building materials and firewood.

The soil had been described in earlier statistical accounts as congenial to most sorts of timber, especially common Scotch fir, larch, ash, and hard-wood of every description. This was something that was developed by the Earl of Aberdeen with the introduction of some enclosures and plantations in the 1800s.

There are no dominant species but the village benefits from a range of deciduous trees providing seasonal change including; Ash, Oak, Lime, Elm, Beech, and Chestnut, Rowan and Gean. The Tarland Burn with its deciduous banks provides a dominant green corridor through the village. Coniferous species present in the village include Douglas fir and Silver Fir.

There is only one current Tree Preservation Order in place at; Glendeskry, Burnside Road. It consists of a mix of deciduous and coniferous trees. Previous examination of the trees in the village proposed a Tree Preservation Order within the grounds of the Manse on Bridge Street, but this was not pursued. All trees within a conservation area would benefit from being protected, which would not prevent tree removal but would allow careful management of this important asset in the future.

4.6 Area Character Assessment

The buildings within The Square are a mixture of 18th, 19th and early 20th century architecture which is representative of the conservation areas as a whole. The buildings are a mixture of one and a half storey vernacular, stone built properties with evidence of previously thatched roofing and one and half and two storey granite built properties with decorative skewes, copes and finials. This shows how the village developed from a farming community to a vibrant village with extensive amenities.



Tarland still boasts two inns one of which, The Aberdeen Arms Hotel, is designated as category B listed by Historic Scotland showing its national importance. The inns within Tarland identify the significance of the markets held here in that people would travel from miles around to attend. Both hotels still have steading blocks to the rear which are currently under utilised. Although a larger steading to the rear of the Aberdeen Arms hotel has been converted to flats.

In the early part of the 20th century the addition of the MacRobert War memorial and the MacRobert Hall also highlights the increased significance of the MacRobert family to the community in later years. The village of Tarland was also a significant spiritual centre, the original parish church which has been designated as B listed by Historic Scotland, also provides an important vista from The Square.



Melgum Road is one of the oldest roads in Tarland and leads up to what remains of the Market Stance. Melgum Road provides an important link between the Market Square and the original Market Stance where annual and monthly markets would have been held and attended by people from miles around.



Melgum Road houses some of the oldest properties in the village, most notably two single storey cottages one of which now has a metal roof and one which is slated, they would have originally been thatch. Lornevale, one of the first properties when heading out of The Square, is sat on boulder foundations which are rare to see above ground level and appear to be the only ones of this type in the village.

The entrance to the village via Bridge Street leads over the Whitley Burn Bridge through the village and joins on to Aberdeen Road in the North. This particular route is one of the oldest approaches in to Tarland and demonstrates perfectly its rural setting and the significant role trees play in Tarland's overall landscape, drawing particular attention to the recently planted beech trees.

4.7 Architectural Character

The majority of buildings within the village centre are dated from the 18th, 19th through to the early 20th century and this defines Tarland's architectural style. A number of properties have been defined as being of regional, national or international importance and as such have been listed by Historic Scotland and can be found in Appendix 4.

For those buildings which have not been listed, it is their traditional construction, craftsmanship, form, scale and position within the overall street scape of the village that is important. In addition to significant features which link to its past. It must be borne in mind, often individual elements of one building may have little impact but can have a dramatic impact if it is a common feature of the street scape as a whole e.g. clay chimney pots.

Examples of important building features within Tarland;

- Chimneys and clay chimney pots
- Timber single and double leaf doors
- Timber sash and case windows
- Timber shop display frontages

- Slate roofs (in particular scotch slate)
- Dormers
- Cast iron, clay and stone finials
- Skew and skew butts
- Corrugated iron and tin roofs
- Horse chains outside properties
- Original post box
- Stain glass windows
- Cast iron railings
- Gable end roof line details
- Date stones
- Decorative cast iron gutters and hopper heads



Example of important traditional building materials within Tarland;

- Granite e.g. dressed, random rubble, polished, tooled
- Slate
- Timber windows
- Timber doors
- Cast iron
- Lead
- Zinc
- Tin
- Corrugated Iron
- Lime harling and pointing
- Clay



4.8 Public Realm

It is not only the buildings which add to the character of a place. Road surfaces, paths, street furniture, signage, boundary walling etc can all have an impact on the overall character of a village.

Early photographs show little evidence of a network of footpaths other than hard standing areas outside of individual properties. In contrast modern day Tarland has a variety of footpaths which allow pedestrian access throughout the village and gives clear separation between vehicular and pedestrian traffic. Traditionally the roads would have been dirt; however, the road network in Tarland has seen much modernisation and is tarmaced throughout. This has had an impact on the character of The Square in particular.



There is little in terms of traditional street furniture and signage within Tarland other than the cast iron coach style street lamps and railings around the War Memorial. However, there is the odd feature on individual properties such as an original post box and cast iron railings.

There are a number of properties within Tarland which have stone walling, some harled and some exposed stonework. Field gates to rear plots also provide an important link to Tarland's history and development.

4.9 Negative Features

Following the two world wars a large number of traditional skills were lost as a direct result of a significant loss of life. Following on from this there were huge developments in modern materials which were used extensively in new and traditional buildings.

It is only in recent years that the negative impact of these modern materials and their lack of compatibility with traditional buildings have become evident, a list of the most common modern additions in combination with other negative features are shown below;

- UPVC Windows
- UPVC doors
- Cement pointing
- Cement harl
- Missing chimney pots

- Poorly placed TV aerials and satellite dishes
- UPVC gutters and downpipes
- Loss of original shop frontage
- Modern plastic signage replacing traditional signage
- Poorly planned modern extensions and alterations
- Lack of maintenance
- Tarmac around War Memorial

4.10 Sensitivity Analysis and Buildings at Risk

A significant feature of Tarland is the large plot areas to the rear of a number of properties. As popularity for the village grows, this will result in increased pressure to sell off land to potential developers or individuals wishing to build.

The use of cement pointing is also significant throughout the village which is an inappropriate material and can lead to the long term damage of the stone. This is a significant issue as stone is an expensive and limited resource and would result in significant cost to replace. Masonry is also intrinsic to the value of traditional buildings as a historic asset.

Early photographs demonstrate that a number of the stone built properties in Tarland would have been harled externally in lime. There is very little evidence of lime harling remaining in the village other than at gable ends and some pointing. Lime is the most appropriate material to use in pointing and harling stonework as it is porous and flexible which allows the building to breath, manages the moisture flow through the pointing and significantly reduces stone decay.



The Square

As Tarland has developed in to a commuter town so its commercial activities have diminished and as a result many of the shops in The Square have been converted in to residential properties and their shop frontages have been blocked up. In addition, a large amount of signage is modern and plastic with very few traditional shop frontage elements remaining.

The Old Mill

This former threshing mill and drying kiln brought with it increased economic prosperity for the area and so the building plays an important role in Tarlands history, which is evident in its category C listing. In its recent past the building was used as a mechanics workshop however managed to retain some of its original internal features such as the drying kiln itself. The Old Mill sits in a prominent location on a large plot within view of Melgum Road and still has its distinctive cowl to the roof. The building is in a somewhat dilapidated state and so would benefit from a sympathetic conversion to bring it back in to use and increase its chance of a secure future.

The Market Stance

On map's dated 1870 the Market Stance is shown as just over twice its current size and spanning north east from its current location. This area is now developed with a mixture of 1940's to 1990's style bungalows. The open space has played an important role in Tarlands past and plays a vital part in the character of the village. As the village comes under increased pressure from development this would be seen as an important aspect to protect.



4.11 Assessment of Significance

Tarland is a fine example of a thriving village community which has developed through the centuries due to its close link with its farming past. It is unique in that this also brought prosperity which allowed this small village to support a significant number of amenities and commercial activity.

All these elements are evident in the large network of open spaces within the village community combined with The Square, giving the village a commercial centre and focus.



Several of the properties surrounding The Square, Bridge Street and extending up Melgum Road also demonstrate an increased prosperity. They are not only simple vernacular stone built properties but are more architecturally advanced and benefit from decorative skews, gable end roof lines to their primary elevations, cast iron finials and gutters, amongst other things. This, in combination with the large plot areas to the rear and field gate access at the side, perfectly illustrates the change in the structure of farming implemented in 1799.

In addition, Tarland was originally developed as a parish which is highlighted in the significance of the churches within Tarland with particular relevance to the Old Parish Church. The church and in particular the grave yard form an important part of the vista from The Square and links it perfectly with its importance historically.

5.0 Conservation

5.1 Conservation Strategy

In line with Aberdeenshire Councils Historic Environment Strategy it has been identified as important to;

- Maintain community identity
- Enhance the image of an area
- Contribute to the quality of life
- Assist with economic development and tourism initiatives
- Enable regeneration through conservation led initiatives

5.2 Opportunities for Development and Enhancement

Tarland contains a few derelict buildings and vacant sites that have a negative impact on the character and appearance of the area. These represent opportunities for improvement and when managed effectively, can act as a catalyst for economic, community and environmental regeneration.

This would include;

- Adaptive reuse of The Old Mill
- Adaptive reuse of steadings and outhouses
- Improvements to the circulation space in the square around the War Memorial
- Encouragement of the use of traditional building materials
- Encouragement of regular maintenance
- Encouraging the retention of significant original features, whilst encouraging adaptive well designed new uses for redundant buildings or building requiring a change of use

The local community have also voiced their desire for the following elements to be considered;

- Any alterations in the street lighting to be sympathetic to the 'Dark Sky Places' in the nearby Cairngorm National Park
- Initiatives to encourage the development of affordable housing to allow young families to stay in the area
- Initiatives to encourage businesses to set up
- Encourage innovative, sympathetic and sustainable design

6.0 Conclusion

Although the Tarland community have not supported the proposal to create a Conservation Area, it is hoped that this document will act as a planning tool to help inform future developments. It will also be made available online as a record of the importance and significance of the village of Tarland.

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The British Geological Survey

Historic Scotland

Appendix 1: Buildings of Note - Bridge Street



Address: Cedar Bank and Firsdale

Use: Residential

Date: Unknown

Description: Cedar Bank, one and a half storey property, constructed of granite with pitched roof overlaid in slate incorporating dormer projections. Two bay windows to primary elevation. Large plot to rear.

Firsdale, one and half storey traditionally constructed property with extensive modern extensions and alterations.



Address: The Old Police House

Use: Residential

Date: Unknown assumed late 18th early 19th century

Description: One and a half storey former police house with associated cell block to rear. Constructed of stone, harled externally with a pitched roof overlaid in slate and incorporating dormer projections. Clay chimney pots still in place. Large plot.



Address: Rhinmhor

Use: Residential

Date: Unknown assumed early 20th century

Description: Two storey property with more modern two storey extension. Harled externally with pitched roof overlaid in slate and incorporating dormer projections. Decorative timber fascia boarding to dormers and gable ends, clay chimney pots still in place. Large plot.



Address: 14 Bridge Street

Use: Residential

Date: Unknown assumed late 19th early 20th century

Description: One and a half storey property. Constructed of granite and harled externally to gable end. Pitched roof overlaid in slate with dormer projections incorporated. UPVC windows and doors. Chimney pots still in place. Large plot and in close proximity to Whitley Burn Bridge.



Address: Deskie

Use: Residential

Date: 20th Century

Description: One and a half storey property. Constructed of granite with pitched roof overlaid in slate and incorporating dormer projection. Extensive modern extension to rear. Chimney pots still in place. UPVC windows and modern door. Gutters and downpipes are a combination of cast iron and UPVC. Field gate access to rear.



Address: Cottages

Use: Residential

Date: 20th Century

Description: Row of one and half storey cottages. Constructed of granite with pitched roof overlaid in slate and incorporating dormer projection. Chimney pots still in place, UPVC windows, cast iron guttering.

Two of the cottages have been combined to create one dwelling and historic photos show the most southerly property as being harled.



Address: 2 Bridge Street

Use: Commercial/ Architectural Granite Company

Date: Unknown

Description: Single storey property. Constructed of granite, pitched roof overlaid with profile metal sheeting. Modern timber windows.

Historically this site was the blacksmith's owned by John Arthur.



Address: Former Scout Hut

Use: Unknown

Date: 20th century

Description: Single storey building constructed of a combination of brickwork and timber cladding. Low pitched and hipped roof over clad in lead/ zinc. Windows are single glazed, timber framed with some panes missing.

Gifted by Lady Aberdeen and used by the Red Cross during the Great War.



Address: Former Town and County Bank

Use: Residential

Date: Unknown

Description: Two storey property with attic, formerly one building now comprising two separate dwellings, with modern extension to north elevation. Constructed of granite with pitched roof overlaid in slate and incorporating dormer projections. Windows are timber single glazed sash and case. Doors are timber panelled and both benefit from decorative porch hoods with scroll detail skewes.

Modern solar panels to front and rear elevations.

Appendix 2: Buildings of Note - The Square



Address: 1 The Square

Use: Pharmacy

Date: 19th century

Description: Single storey property with hipped roof over. Constructed of granite laid in an Aberdeen bond. Slate roof over, laid in diminishing courses with decorative finials. Timber single glazed shop frontage. UPVC gutters and down pipes with cast iron clips. Formerly a Bakery.



Address: 2 The Square

Use: Residential

Date: 19th century

Description: One and a half storey property with pitched roof over and modern dormer projections. Constructed of granite with slate roof over. Cast iron gutters and modern UPVC windows. Evidence that door has been narrowed, possibly originally a shop frontage. Clay pots still in situ.



Address: Ben Avon The Square

Use: Residential

Date: 19th Century

Description: One and half storey property with pitched roof over incorporating modern dormer projections. Constructed of granite with slate roof over, stone skews and lead flashing. Modern painted timber windows. Evidence that property was historically a house and associated saddlers shop. Metal ring on front elevation for tying up horses. Clay pots still in place.



Address: MacRobert Memorial Hall

Use: Hall

Date: 1951

Description: A two storey property with pitched roof over and decorative stone gable with clock face insert to main elevation. Constructed of granite and the roof is overlaid with slate, stone skews, with lead flashing and ridge detail. The windows are timber and painted large pane, sash and case.

There is a decorative carved stone plaque above the entrance way, in addition to a carved stone commemorating it's placement by Lady MacRobert to the west of the main entrance door. The gutters are cast iron and painted, with decorative hopper heads.



Address: 6-8 The Square

Use: Commercial at ground floor level

Date: Late 19th early 20th century

Description: A two storey property with pitched roof over incorporating three dormer projections. Constructed of granite the roof over is laid in slate with stone skews, lead flashing and metal snow guards. Gutters and down pipes are cast iron whilst windows are timber painted, single pane sash and case.

The shop frontage to number 6-8 consists of a modern UPVC glazed display window, with traditional timber signage boarding over. The doorway to the upper flats is a UPVC replacement.

The dormers have decorative cast iron finials to each pitch and the chimneys still benefit from clay pots.





Address: 9 The Square

Use: Commercial at ground floor level

Date: Late 19th early 20th century

Description: A two storey property incorporating dormer projections and a gable end roof detail to the front elevation.

The property is constructed of granite with some modern composite stone around shop frontage. The roof is overlaid with slate, stone skews and lead flashing. The windows to the upper section are UPVC sash and case whilst the shop frontage is timber and glazed with modern plastic signage and a UPVC door.

The gutters are cast iron and decorative in design whilst the gable end also benefits from an arched window detail and traditional decorative street lamp.

Historically the right hand section was understood to be a butcher's shop, with the remainder of the shop being ladies outfitters.

Address: 15 - 16 The Square

Use: Residential

Date: 19th century

Description: One and a half storey property with a pitched roof over incorporating dormer projections, with bothy to rear. Constructed of granite with the roof overlaid in slate. This property benefits from clay finials and chimney pots which are visible on a photograph dating pre 1920. This property was originally the chemist and there is evidence that the shop frontage was altered to create the current doorway and window.



Address: 18 The Square

Use: Commercial at ground floor level

Date: 19th century

Description: A two storey plus attic property with pitched roof over incorporating dormer projections. The property is constructed of ashlar stone work, whilst the roof over is slate with lead flashing. The windows are all modern UPVC however the main entrance is traditional timber panelled and painted.

The property was a watchmaker for a time pre 1920 and benefits from decorative finials to the dormers and clay chimney pots.

This is the site of an earlier thatched cottage.



Address: The Commercial , The Square

Use: Hotel

Date: Unknown (possibly 18th century)

Description: A two storey property which appears to comprise of what would originally have been separate dwellings of different periods. The property also has extensive modern additions to the rear including a detached former steading.

The property is constructed of granite with a combination of original lime and more modern cement pointing. The roof over is slate.

The windows are a mixture of sash and case and modern UPVC replacements to the rear and the entrance way has a modern porch overhang.



Address: 21 The Square

Use: Residential

Date: 1893

Description: One and a half storey property with gable end to street side. Constructed of granite with modern cement pointing. The roof over is pitched and clad in slate, with stone skewes and decorative finial. Property also benefits from a bothy to the rear.

The windows are UPVC although the clay chimney pots and decorative date panel are still in place.

Formerly a bus operator, there were two petrol pumps tucked in to the recess on the pavement in front Brooklyn.



Address: Brooklyn, The Square

Use: Residential

Date: 1800's

Description: One and a half storey property with pitched roof over and incorporating gable detail dormer projections with decorative stone work. The roof over is pitched and laid in slate.

The windows are modern UPVC however the door way is a timber painted double door with glazed section above inscribed with the property name.



Address: The Square
Use: Residential
Date: Unknown

Description: Single storey property constructed of granite, harled (modern cement) and painted to front elevation. Roof over is pitched and clad in slate with clay ridge tiles and stone skewes. Windows are UPVC as is side entrance door. TV antenna and sky dish modern additions.



Address: 27 The Square
Use: Commercial
Date: Pre 1920's

Description: One and a half storey property with gable end facing street side. Constructed of granite with a modern cement harl to main elevation. Pitched roof over clad in slate. Photograph dating pre 1920's shows this property being used as Mowatt's shop. The original stain glass window is still in situ however the timber windows have been replaced with UPVC.



Address: The Square
Use: Residential
Date: pre 1920's

Description: One and a half storey property with modern dormer extension. Constructed of granite with pitched roof over clad in slate. Modern UPVC windows throughout and cement pointing. Photograph dating pre 1920's shows this property with two dormer style windows and the original lime harl. They also show a timber gate to the east of the property giving access to the rear.

Appendix 3: Buildings of Note - Melgum Road



Address: 4 & 6 Melgum Road

Use: Residential

Date: Unknown (Late 19th early 20th Century)

Description: Two semi-detached one and half storey properties with pitched roofs over incorporating dormer projections. Constructed of granite, with slate roofs over, stone skewes and clay pots. Number four has modern cement pointing sat proud of the stone face and an UPVC window, 6 has modern timber windows. Both have cast iron gutters still in place.



Address: 1 Melgum Road

Use: Residential

Date: Unknown

Description: One and half storey property with pitched roof over. Constructed of granite with slate roof over, part scotch slate laid in diminishing courses. Clay ridge tiles and stone skewes with cast iron gutters, although incorporating modern metal replacement sections. The chimney detail suggests the property may have been thatched historically. The blocked in doorways suggest the property was originally two separate residences and it is understood it was a residence with associated grocers shop.. Large plot to rear with side access gate from street side.



Address: Lornevale, Melgum Road

Use: Residential

Date: Unknown

Description: Two storey property constructed of granite with a pitched roof, over laid in slate in diminishing courses. The windows are modern timber and glazed whilst the gutters are cast iron. There is an infill section to the side elevation of similar construction with a profile metal roof over.

This property is sat on boulder foundations which are one of the few in the village, and gable end is harled.



Address: 10 -14 Melgum Road
Use: 11-14 Residential, 10 Shop
Date: Unknown

Description: Row of one and half storey cottages. Constructed of granite with pitched roof, overlaid in slate, incorporating dormer projections. They all benefit from clay chimney pots and decorative clay ridge tiles. The skylights appear to have been replaced with modern metal skylights.



The Laurels appears to have originally had a shop frontage and has been converted in to residential premises. Whilst number 10 has the original timber shop frontage, double leaf timber door and signage boarding and is understood to have been a post office.

The gable end also has the original stamp vending machines still in situ, as are the decorative cast iron vents.



Address: 5 Melgum Road
Use: Residential
Date: Unknown

Description: One and a half storey property with extension to rear. Constructed of granite with pitched roof overlaid in slate. The windows appeared to be modern timber and glazed. The gutter and downpipes UPVC.



Address: 7 Melgum Road
Use: Residential
Date: Unknown

Description: One and a half storey property, constructed of granite with pitched roof overlaid in slate and incorporating dormer projections. The windows are modern UPVC sash and case look. However, the cast iron gutters and downpipes are still in place. There was evidence of original lime harl to gable end.



Address: Mill Bank, Melgum Road

Use: Residential

Date: Unknown

Description: One and a half storey property, constructed of granite with pitched roof overlaid in slate. The roof incorporates two modern dormer projections whilst later addition bay windows have been inserted at ground floor level. The windows are timber painted sash and case.



Address: Melgum Garage

Use: Garage

Date: Unknown possibly mid 20th century.

Description: Single storey industrial unit, harled and painted externally with pitched roof overlaid in profile metal sheeting. Windows appeared to be metal painted and glazed.



Address: Melville Place, Melgum Road

Use: Residential Flats

Date: Early 20th Century

Description: One and a half storey property. Constructed of granite with pitched roof overlaid in slate. The roof incorporates dormer projections as well as a gable end chimney detail to the front elevation. The windows are modern UPVC.



Address: Melgum Road

Use: Residential

Date: Unknown

Description: Two storey property, constructed of granite with pitched roof over.



Address: 15-19 Melgum Road

Use: Residential

Date: 1931

Description: One and a half storey property, constructed of granite with pitched roof overlaid in diamond cut possibly asphalt, which was popular in the 1920's through to the 40's. Modern windows and gutters. Decorative hood over entrance door and evidence of previous side extension to gable end. There is a single storey property with mansard style roof over and small extension to the side. This is currently a Kilt shop and has been an established business in Tarland for many years.



Address: Melgum Road

Use: Part Residential Part Garage

Date: Late 18th early 19th Century

Description: Two single storey cottages, constructed of granite harled externally with pitched roofs, one overlaid in slate, one overlaid in profile metal sheeting. Both have timber sash and case windows, whilst the gable end of the slated property has a modern garage door inset. These are two of the oldest properties in the village and would have been thatched originally.



Address: Melgum Road

Use: Residential

Date: Unknown

Description: One and a half storey property with extension to the rear. Constructed of granite with pitched roof overlaid in slate and incorporating dormer windows. Windows are modern UPVC. The wall surround is stone built with modern metal gates.



Address: Melgum Road

Use: Residential

Date: 20 Century

Description: One and a half storey property constructed of granite with pitched roof over incorporating dormer projections. Roof is overlaid in slate and windows are modern UPVC. There is a small modern lean to extension to the rear and a modern porch to the primary elevation.

Appendix 4: Listed Buildings

Photo not available

Address: Old Union House Steading

Use: Storage/ Outhouse

Category: C

Date: Early 19th Century

Description: Single storey, five bay, rectangular plan, piend roofed steading. Constructed of coursed rubble with squared long and short quoins and lime harled externally. Roof is pitched and overlaid in slate with traditional metal sky lights. Internally the property benefits from many of its original fittings including feeding byre, mangers and stone troughs with some sections of cobbled flooring.

The property is rare in that it has much of its internal fittings intact and was once associated with the nearby farm, Old Union House, which was converted in to a bank around 1843.



Address: St. Moluag's Parish Church

Use: Place of Worship

Category: B

Date: 1869, spire 1889

Description: William Smith Gothic church with broache spire bell tower and later addition spire. Constructed of stugged granite courses and polished margins to openings and details. The roof over is pitched and overlaid in slate with lead flashing and triangular roof vents. There is a larger tracery rose window to the primary elevation and the gable terminates in a cast-iron cross finial. Windows are a combination of timber and leaded.

William Smith was an Aberdeen contemporary of Alexander Ellis and this is a highly unusual piece of Victorian Gothic. In particular the battered bell cote.



Address: The Old Mill
Use: Redundant
Category: C
Date: Late 19th Century

Description: L-plan former mill with prominent kiln cowl on roof ridge. Constructed of yellow sandstone random rubble and squared lintels, rybats and quoins. The roof over is pitched and slated whilst the kiln flue is octagonal in design and slated. The doorway is timber and glazed with a metal runner. Internally the property has been converted in to a mechanics workshop. Although the pulleys hoists and other mill machinery are still suspended from the roof timbers. The former drying kiln still benefits from heavily smoke stained lime washed walls.

Formerly a threshing mill powered by the Whitley Burn. The mill lade and wheel pit can be discerned in the disused yard to the rear. The property adjacent, although not part of the listing, has a scotch slate roof laid in diminishing courses and external stone staircase, although has many modern additions and has been incorporated with the garage next door.



Address: War Memorial
Use: Memorial
Category: B
Date: 1920

Description: Robert W Morrison. Tapered square plan column on double plinth supporting a full sized statue of a Gordon Highlander resting on his rifle. Art deco style in rusticated granite with polished granite name plaques bearing parish roll of honour.

"We gratefully remember all the Men of this Parish who gave their lives for Kings and Country in the Great War".



Address: The Aberdeen Arms Hotel
(including steading)

Use: Hotel

Category: B

Date: Late 18th Century

Description: Two storey rectangular plan inn, constructed of squared and snecked yellow sandstone, harled to gable end, with pitched roof overlaid in slate, stone skews and lead flashing. Windows are timber sash and case whilst the main entrance is timber, double leaf and painted.



The steading is single storey with five bays. Roof over is pitched and overlaid in corrugated iron. With terminating ball finals.

Typical of 18th century improvement era housing, regular neat and symmetrical. The inn has similar scrolled skew putts to the old parish church and nearby Tillychardoch house which suggests the work of the same mason.



Address: Tarland Whitley Burn Bridge

Use: Bridge

Category: C

Date: 1824

Description: Single span bridge of squared granite with arch rings, coped parapet terminating in squared piers with shallow pyramidal caps.

Six separate mason marks are attributed to the bridge and is typical in style of the improvement period of the late 18th to mid 19th century. It was the first stage of a land draining scheme by the Cromar estate, culminating in the draining of the great lake in 1840.





Address: Tarland Old Parish Church (including churchyard, boundary wall, gate piers, lower terrace retaining wall and drinking fountain).

Use: Ruined Church and Associated Grave Yard.

Category: B

Date: 1762

Description: Rectangular plan roofless church with birdcage belfry. Constructed of random rubble granite with square stones to openings, lintels and rybats. The graveyard is a large rectangular area standing on terraced, raised ground, above the village's main square.

Predominantly 19th century gravestones some 18th century. Several stones lined up against the south wall carved with death motifs similar to Lumphanan and Coull suggesting work by same mason. Large Victorian screen monument to west wall.

The boundary wall and gate piers are coped, squared rubble walls, squared piers with pyramid caps. Retaining wall to lower terrace facing street. The drinking fountain is semi circular arched, tripartite slab stone on plinth, carved with Celtic knot work affixed to lower terrace wall constructed of pink granite with bronze, canted water trough to base.



Address: Tarlands Kirkland's of Cromar
(Former Tarland Manse)

Use: Unknown

Category: B

Date: 1846

Description: John and William Smith, rectangular plan Jacobean style manse. Constructed of squared and coursed granite. The principle elevation has stone steps leading to a timber door with Tudor arched frame over. Windows are a combination of tripartite and bipartite multi- pane sash and case windows, with arrow slits within rear elevation. Pitched roof overlaid in slate. The property also benefits from a walled garden with a squared and coursed granite boundary wall. Formerly Tarland Manse of the same design as Kincardine O' Neil, Tough and Tarvie. The property was harled in the 1930's and removed again in the 1960's.

