

Heritage Statement

Incorporating a Conservation Statement with Outline Statement of Significance and Outline Conservation Strategy

And

Heritage Impact Assessment for the proposed repair and development of

Kingswells House Aberdeen



Kingswells House

James Giles c.1840

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October 2023

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1.0 Preamble

This heritage statement for Kingswells House, Aberdeen was commissioned by the owner, Andrew and Doris Mosely, through his agent Mark Hadfield, McWilliam Lippe Architects, St James Place, Inverurie in September 2023 at a time when the sustainability of this place is under threat. Its use category is currently Class 10 (Non-Residential Institution (Religious)) and it is proposed to secure a Change of Use back to Class 4 (Business).

The risk that this place will not secure a change of use is a great threat to the future of this listed building.

This paper will demonstrate that the property has exceptional heritage value and were the risk realised the loss would be an unacceptable loss to the heritage of the region.

2.0 Introduction and Methodology

2.1 Purpose of the document

The Heritage Statement has been commissioned by the owner, Andrew and Doris Mosely, through his agent Mark Hadfield, McWilliam Lippe Architects, St James Place, Inverurie in September 2023 at a time when the sustainability of this place is under threat. It is part of a suite of documents to be submitted for a Planning Application, and Listed Building Consent to Aberdeenshire Council.

Its purpose is to set out, albeit in a preliminary form, the current state of knowledge about Kingswells House including its history and its significance so that this informs the process of undertaking the various appraisals exercises for improving its sustainability.

This value-led approach will provide a basis upon which to develop plans for a scheme of development of the property.

2.2 Status of the document

The document has been prepared as a Heritage Statement. It incorporates a Conservation Statement perhaps best defined as an abridged conservation plan. In this form it is more appropriate for the early stages of a project to establish significance based on limited knowledge of the site.

A Conservation Statement will normally follow the basic format of a Conservation Plan, with the key sections within the document relating to Statements of Significance and Conservation Policies set out in outline form, based on a preliminary evaluation of the property from what is known from the limited documentary sources that have been consulted and the evidence of the building itself. In this document these are presented as an Outline Statement of Significance and an Outline Conservation Strategy (Chapter 5). A Heritage Impact Assessment is also included within this Heritage Statement.

In the Outline Statements of Significance, an attempt has been made to set down values based on an assessment of relative significance. It should be noted, of course, that all matters listed cannot be assumed to have equal significance. Value judgements must always be made when considering the impact of any proposed alterations on the layout or the significant parts of the fabric of the building.

2.3 Statutory designations

Kingswells House has one statutory designation.

B Listed HES Ref LB15681

2.4 Research methodology

Limited archival research has been undertaken at this stage. It has involved online searches for historic images (some of which are reproduced in this report), and a review of the reports relating to the site although this has been targeted and has not been exhaustive.

A literary review has been carried out, mainly of literature in the author's own library and borrowed.

Photographs, unless credited otherwise, were taken during visits to the site during 2023. Where other photographs have been reproduced in the document the sources have been identified, with whom the copyright rests. Images appearing in this document should not be reproduced other than with the agreement of the original copyright holder.

Online sources consulted included the Map Library of the National Library of Scotland and the National Records of Scotland.

More research could be carried out at a future stage of the project to add to the growing knowledge of the history of the site.

2.5 Acknowledgements

The author expresses his gratitude to the owners for providing essential background information.

2.6 Author of the document

Ian Mitchell Davidson is an accredited conservation building surveyor and an architectural historian who has been involved in the preparation of conservation plans and heritage reports for many of historic sites and undertakes conservation planning education at Robert Gordon University, where he is Visiting Professor at the Scott Sutherland School of Architecture and the Built Environment.

3.0 Historic Development and Evaluation

3.1 Preamble

This heritage statement for Kingswells House, Aberdeen was commissioned by the owner, Andrew and Doris Mosely, through their agent Mark Hadfield, McWilliam Lippe Architects, St James Place, Inverurie in September 2023 at a time when plans were being drawn up to address a development opportunity to ensure the sustainability of this category B listed building.

It will assess and analyse the prevailing and important characteristics of the place to help determine the significance of the building and the surrounding area.

It will describe the evolution of the building over time and include an evaluation of the proposed works and how these works are sympathetic to the character of the building.

Currently the structure is in a reasonable condition, but the facilities and accommodation are considered inadequate for the needs of the owner who intends to protect this historic structure in a manner that is appropriate to the heritage of this place.

The author has been reliant on information acquired from known sources.

3.2 Introduction

The present house at Kingswells is a much-altered building. The exact date for the development of the first iteration of this place is not known. A date of 1666 has been ascribed to it, but this is conjectural.

The following evaluation will consider the origin of the present structure, its later alterations and present condition. It will demonstrate that while it is now a largely Scots Baronial building of 1855 it is a very important small Lairds house, linked to the civic development of Aberdeen in the 17th century and the 'troubles' of that time culminating in the Commonwealth of Oliver Cromwell and the restoration of the Stuarts. Furthermore, it provides an insight to the fluctuations in religious adherence in Aberdeenshire and demonstrates the influence of the Society of Friends (Quakers).

In addition, it is linked to the agricultural improvements of the late 18th century and the development of antiquarianism in Scotland.

Kingswells House is undoubtedly a structure with exceptional cultural significance.

3.3 Short History of Kingswells House

An understanding of the development and use of the house through time is an essential element in determining the cultural significance and heritage value embodied here. The relative importance of this house lies not only in architecture but also in an association with past owners and their role in society. The value that we place in our heritage might be related to the fabric or design of a place but of equal importance are its associations with people or events, pleasing or picturesque qualities, relationship with important changes in society and so on. Houses such as Kingswells provide a tangible link to these features and for this reason they should be protected.

The following precis of the historic development of the house is intended to provide a context for the outline statement of significance and the outline conservation strategy to follow.

3.3.1 Kingswell Estate

Kingswell House was the centre of a substantial estate, situated outside of historic Aberdeen.

The probable builders of Kingswells House were the Jaffray family, several of whom were important in the civic history of the town, county and nation. It will be helpful at this point to identify the known lairds and later owners of Kingswells, before discussing their activities that lend significance to Kingswells House. Dates are given where they are known.

1. John Arthur

- 1581 - Kingswells was feued to John Arthur
2. **Alexander Jaffray** (1st Alexander) 1564 – 1645
 - 1613 Baillie of the City of Aberdeen, his armorial was registered.
 - Acquired Kingswells Estate in either 1586, 1579, 1587, or 1597.¹
 - Married Christine Burnett (dtr. of Leys)
 3. **Alexander Jaffray** (2nd Alexander) 1584 - ?
 - Marries Magdalen Erskine (of Pittodrie)
 4. **Alexander Jaffray** (3rd Alexander) 1614 – 1673
 - 1635 – 36, 1638 – 39. 1641 – 42 - Provost of Aberdeen
 - 1632 - Marries Jean Dun (d. 1644). 10 children, 7 male 3 female.
 - 1647 – Marries Jean Cant, daughter of the minister if St Nicholas kirk.
 - 1656 - Author of *The Diary*.² 1641 – 1661.
 - Quaker, Covenanter.
 5. **Alexander Jaffray** ? - 1672
 - 1672 - predeceased father
 6. **Andrew Jaffray** 1650 d. 1726
 - Half Brother of Alexander (4th)
 - Inscribed stone *1688 O Lord Mak us Lyvellye Stonis of thy eternal Building Deo Gloria 1. Peter 11. 5* (To him be the power for ever and ever. Amen) erected.³
 7. **Alexander Jaffray** (4th Alexander) 1677 - 1741
 - 1700 - Marries Christine Barclay⁴
 - 1701 – succeeded to Kingswells
 - 1713 – possible date for either construction or redevelopment of the house. NB Alexander (5th) in his 'Recollections' claims Alexander (4th) built the house to a plan of his own.⁵ 1721. The dictionary of Scottish Architects suggests he altered an existing house. He states that the house had
 - 1720 – visited London to see the buildings and gardens and how they were constructed.
 - 1721 – appointed first surveyor of roads and bridges in Aberdeenshire.⁶
 8. **Robert Jaffray** 1702 -
2nd son of Alexander (4th). His brother Alexander by 1st marriage did not succeed due to incapacity.
1741 - Parents dispose of Kingswells to him.
Moved to Dublin.
 9. **Alexander Jaffray** (5th)
Son of Robert
Governor Bank of Ireland.
Author of Alexander Jaffray's Recollections of Kingswells, 1755-1800⁷
 10. **Alexander Jaffray** (6th Alexander)
1818 – Takes over Kingswells House
1854 - Disposes the estate to his brother Richard.
 11. **Richard Jaffray**
1854 – Sells Estate to Sir Francis Edmond.

¹ Alternative dates are provided in reference material, namely *Recollections*, *Morgan*, *the Diary*, *Fraser* respectively.

² Alexander Jaffray's memoir of Kingswells. Discovered at Ury Stonehaven. Edited by GM Fraser City Librarian

³ Relocated by Edmonds 1855. *History of Kingswells* written by unknown author 1966 (written at Whiterashes)

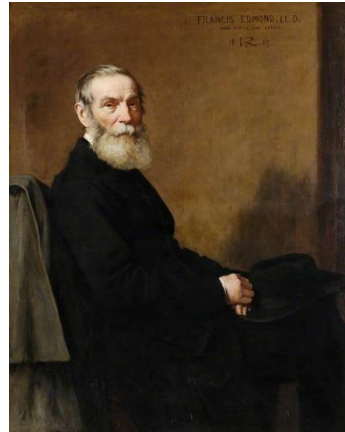
⁴ Probable, date from a missing date stone. *Alexander Jaffray's Recollections of Kingswells, 1755-1800*. Published 1935 Spalding. Ed GM Fraser.

⁵ Recorded as a Quaker amateur architect, responsible for St Pauls Church Aberdeen 1720 (demolished)

⁶ Dictionary of Scottish Architects.

⁷ Alexander Jaffray's Recollections of Kingswells, 1755-1800. Published 1935 Spalding. Ed GM Fraser.

12. **Sir Francis Edmond**
1854 - Bought Kingswell Estate
1855 – Altered and enlarged Kingswell House.
1892 – Estate becomes The Kingswell Trust
13. **The Kingswell Trust**
1892 - Sir Frances Edmond disinherits his son and creates the Kingswells Trust.



Francis Edmond of Kingswells
George Reid 1841 – 1913

14. **Calderwood**
1956 – Cmdr Calderwood acquires Kingswells House and establishes a mink farm there.
15. **Home Farm**
The House was sold to the Home Farm and tenanted.
16. **Clark Findlay**
2003 – Acquired by Clark Findlay.
2005 - Bequeathed the house to the Summerland Trust
17. **Summerland Trust**
2005 - House bequeathed by Clark Findlay
18. **Present owners**

3.3.2 Origin of Kingswells

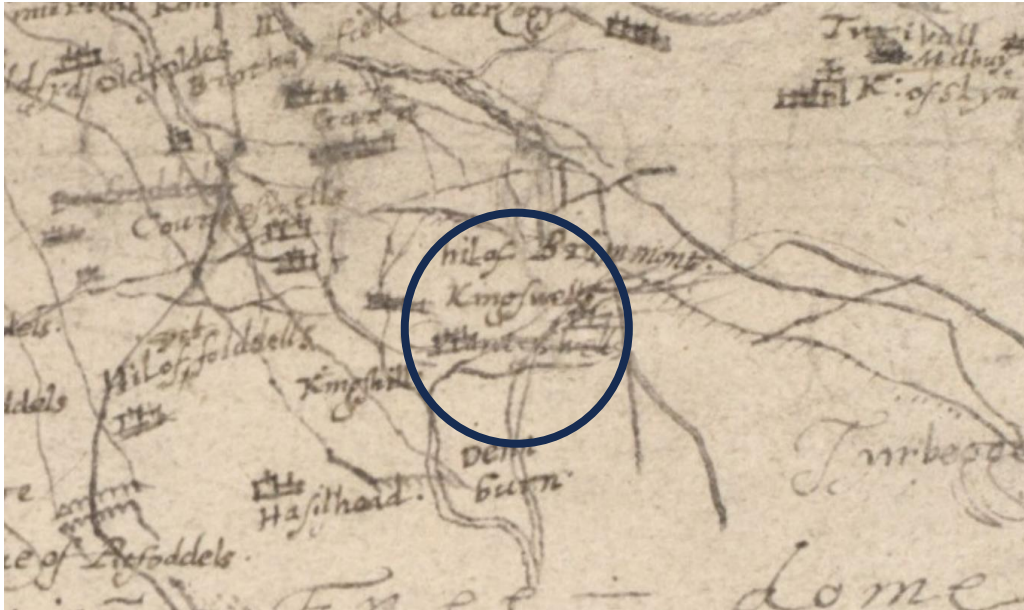
Kingswells was a small estate c. 5 miles from Aberdeen. It had been part of the Parish of Old Macher (Aberdeen) until 1581 when following Queen Mary I Confirmation Act the place was feud to John Arthur, whose son sold it to Alexander Joffrey (Jaffrey) in either 1586, 1579, 1587, or 1597.

It is said that this was undeveloped land at that time.

The property of Kingswells is said to derive its name from an apocryphal story that Charles II stopped there and drank from the house's well on his return from France in 1650. However, the documentary record reveals that a John Arthur acquired the Kingswells land in 1551.⁸ Furthermore the Pont Manuscript map (1583 – 1614)⁹ clearly identifies Kingwells as does the Gordon Manuscript of 1640.

⁸ History of Kingswells written by unknown author in Westhill, 1966

⁹ Pont 11



Timothy Pont
Lower Deeside 1583 - 1614¹⁰ extract © NLS



Robert Gordon of Straloch
Aberdeen, Banf (sic), Murrey (sic), : and Fra the north water to Ross 1640 extract © NLS

It is, therefore, not possible to determine the etymology of the name of this place.

This information does not reveal the presence of a substantial house on this site and the first visual representation is on the 1826 Butterworth Map. This identifies a substantial house but provides no accurate representation of the place.

¹⁰ Robert Gordon of Straloch criticised the Pont map 'the myles are too little'



Butterworth E
Aberdeen and Banff shires extract 1826 © NLS

The paucity of a visual record is resolved by the *Drawings of Aberdeenshire Castles*, commissioned by Lord Aberdeen between 1838 and 1855



James Giles
c. 1838 – 1855 © NTS

This watercolour, on display at Haddo House, reveals the building in its pre 1855 condition. The changes identifiable will be discussed below. It is a crucial record that helps identify the substantial changes that this place underwent.

This painting confirms that it was a shallow U shaped harled building, with ground and first floor. The listing description says it was '*originally rectangular, 2 – storey, 3 - window centre flanked with shaped jerkin head gables (central door was flanked in ionic pilasters, elliptical window above and elliptical window at 1st;*

There is another structure shown on this painting, on the north side of the house and is, apparently thatched, with one high level window evident. It is possible this housed the offices and may be an earlier structure.

3.3.3 The (possible) First Kingswells House (pre 1647)

The first iteration of a house at Kingswells is unknown. However, there was a residence there by 1647. It is recorded that the 3rd Alexander of Kingswells moved there at a time of the plague in Aberdeen. His Memoirs state.

'In the year 1647, the pestilence raged in Aberdeen for the space of five or six months. All this time, my family was preserved ; which was the more observable, as I was every day among the sick people, being a magistrate : for the time, I removed to Kingswells.'

The size and nature of the property at that time is not known. However, it might be reasonable to assume it was suitable to accommodate his family (he married in 1643 and would have 10 children, it might be presumed one or two would have been alive at that time. He would also have had staff.

At the time of this occupation in 1647, Jaffray had been Provost of Aberdeen three times (1635, 1638 and 1641) and it might also be reasonable to assume his house would match his status.

A small Lairds house in Aberdeenshire at that time might have been a courtyard building, probably with accommodation for family and staff, with a separate stable, kitchen, stores etc. Perhaps also policies with gardens for produce. The fields would have been in the old rig and furrow system.

It might also be expected that it was either a single or two storey structure, within a courtyard wall and there may be some defensive features (gun loops etc), though by this time they could be decorative.

If the house had more than one storey it is likely to have a turnpike stair especially if it was an earlier house, although a square stair is also possible.¹¹

All of this is conjecture and there is currently no tangible supportive evidence.

3.3.4 The (possible) second Kingswells House (c. 1666)

The consensus in the record is that a building was erected by the 3rd Alexander of Kingswells c. 1666. There is no tangible evidence to support this, and it seems to relate to important events occurring at that time where the proprietor was an important participant.

The conjecture for this date is that the house was in the possession of Provost Jaffray and that in 1663 he had become a member of the Society of Friends (Quakers), following which he formed a chapel in his house. This is an early date for the Society in Scotland which had only become established in the north of England a few years earlier.

His association with the Society was the culmination of a religious journey beginning with his adherence to the National Covenant. He fought at the Battle of Dunbar and would represent the Estates (the Scottish parliament), after of the Commonwealth, in their examination of King Charles while in Holland, before allowing him to return for his Coronation at Scone in 1651.

It can be accepted that Provost Jaffray was a political figure with both a regional and national profile and his status would have allowed him to build or significantly alter a new country house

¹¹ E.g. at Balbithan, near Kintore, a large circular stair was dismantled and a new square stair tower added around the time Jaffray was at Kingswells.

around 1666. Furthermore, his new adherence to the Society of Friends, which was not within the mainstream of religious practice at this time of intolerance, may have encouraged him to find a safer place than the city for its practice.

In 1664 Patrick Scougal became Bishop of Aberdeen and instituted a persecution of Quakerism. This included a challenge to Provost Jaffray.¹²

'...on the 11th of the 9th month, 1668, he was taken from his own house at Kingswells, in a sickly, debilitated condition, and carried by three messengers to Banff" prison, at the instigation of the Bishop of Aberdeen, under the pretence of a fine of six hundred merks, formerly imposed upon him by the High Commission Court, for suffering religious meetings at his house, contrary to their order.'

And

'He was there detained prisoner nine months and sixteen days, to his great expense and detriment, (some of his family being mostly with him,) as well as to the endangering of his life ; for he might have died there, had not the civil power relieved him from ecclesiastical tyranny ; the King's Privy Council giving order for his release, without his paying any thing whatever for the fine, or for fees or charges'

The only reference to the house at this time is that it was used for Society meetings.

(NB It also is the date when David Barclay of Ury joined the Society of Friends The Barclay and Jaffray families were close would later be united in marriage by 1700.)

The year 1666 has an alternative local importance and was the year for the creation of the parish of Newhill, separating it from its former parish of Old Macher.

This date for the construction of the house seems unconvincing. Jaffray's age, health and religious challenges would probably suggest that the creation of a chapel at Kingswells was probably an adaption to an existing building.

3.3.5 The (possible) third Kingswells House (c. 1713 or 1720)

It is likely that this iteration was a substantial reconstruction of the house at Kingswells. The dates are still conjecture but can be related to the occupation of the house by the architect Alexander Jaffray, the 4th Alexander there.

The prospective date of 1713 is tenuous, it is suggested by the unknown author of the History of Kingswells (1966) who identifies a date stone on a nearby building that includes the date 1855, which is the only verifiable date associated with Kingswells, suggesting that they are related. (NB this stone also includes the date 1666).

The prospective date of 1721 seems more plausible, however.

When the persecuted Provost Jaffray died in 1673, he is succeeded by Andrew, the eldest son of his second marriage, all others having predeceased him.

Andrew was a Quaker apologist and his children followed him in the Faith.

The house was conveyed his son, Alexander, in 1697, which was the date his mother died. Andrew died in 1726.¹³

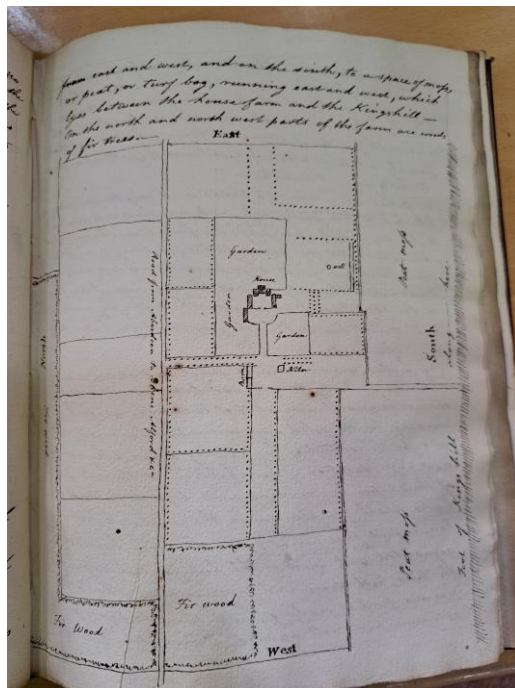
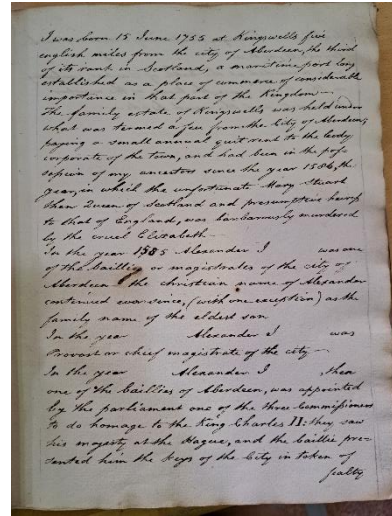
¹² Alexander Jaffray's memoir of Kingswells. Discovered at Ury Stonehaven. Edited by GM Fraser City Librarian

¹³ Alexander Jaffray's memoir of Kingswells. Discovered at Ury Stonehaven. Edited by GM Fraser City Librarian p512

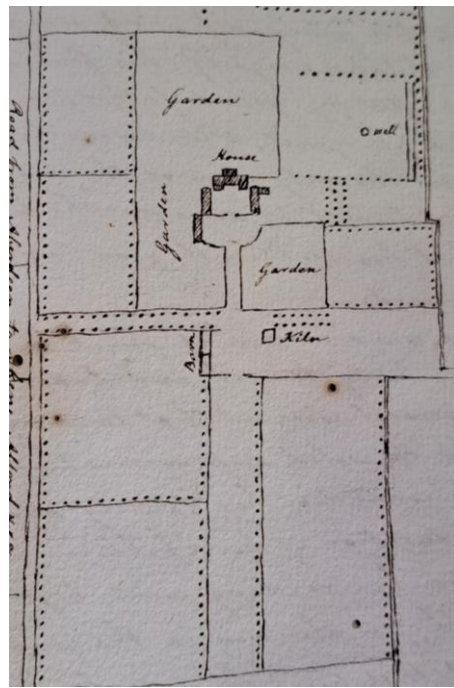
Alexander (4th) is recorded as an architect by the Dictionary of Scottish Architects¹⁴ and by his grandson, Alexander (5th) in his *Recollections*.

Alexander (5th), writing after 1800 recalls the estate. He was born there and lived until boarding first in Aberdeen then in Banff with his uncle. His *Recollections* provide a vivid image of his life at that time and his affection for the house. He would however move to Ireland and despite a few return visits would not live there again.

However, he recorded the place as he recalled it from the 1770's noting that it had 8 rooms, 2 storeys, 2 garrets in attics, Front elevation facing west, Rear elevation facing east, Square court, and outside the main building, Offices north and south of court., Stable, Doocot, Room for Quakers meetings.



1770's
Estate recollected by Alexander (5th)
NB North is facing left.



1770's Estate detail.
Note location of Courtyard buildings.

¹⁴ Alexander Jaffray was born 1677 into a Quaker family in Aberdeen, son of Andrew Jaffray married Christine Barclay a daughter of the Quaker apologist Robert Barclay. They had one son Robert. Alexander Jaffray was the 4th Laird of Kingswells and was an active agricultural improver as well as an architect and building contractor. He visited London in 1720 to see the buildings and gardens for himself. In a letter to Archibald Grant of Monymusk he wrote 'I have not only seen all the fine buildings and gardens here and the method of execution but have likewise observed the different agriculture throughout the country'. And later in the letter he says, 'I have settled correspondence with the best and most useful artists here and provided myself in all sorts of instruments and books' in 1721 he was appointed the first Surveyor of Roads and Bridges in Aberdeenshire.

His architectural work was mostly confined to Aberdeenshire, beginning with alterations to his own house but worked as far afield as Banffshire where he carried out a design by James Gibbs with some modifications. His principal independent work was St Pauls Episcopal Chapel.

The sketch of the estate by Alexander (5th) provides crucial information, revealing that there were three structures flanking the west court. Two on the north. This indicates that the Giles watercolour (see below) presents the place after that on the south and one on the left were removed.

The Giles watercolour c. 1840 suggests a structure of the 18th rather than the 17th century. It is reasonable therefore to suggest that Alexander drastically reconstructed the earlier building, or perhaps built a new structure adjacent, converting the first building to offices. This must remain conjecture until a standing building survey can be undertaken.

3.3.5.a Giles Watercolour (c. 1840)



This paper proposes that the present Kingswells is a building largely of 1721. This is supported by the evidence of the Giles watercolour of 1840.

It is also proposed that the 1721 intervention is mostly the work of Alexander Jaffray (4th).

The analysis to follow is based wholly on the Giles image and a short visual assessment of the house (now in an altered condition). It is not definitive but could be tested when the place is repaired, especially if the harling is replaced.

Option 1 – pre-1721 house with offices/stable at northwest corner adapted with new jerkin headed mini wings added on west elevation with alterations to windows and door.

Option 2 - 1721 house with pre 1721 house at the northwest corner, adapted as offices.

Option 3 – 1721 house with 1721 detached office building at northwest corner.

All of these options are possible, but this paper suggests **option 1** is the most likely.

The justification for this preferred option is as follows.

- It is known that there was a house here at least as early as 1647. It is possible that it was built in the late 16th century, if the first feu holders were responsible.

- The house in the Giles image does not suggest an early date, its symmetry, classicism, large windows at ground floor, lack of defensive features (even in decorative form) indicates an eighteenth-century style.
- The building at the northwest corner is detached. It might have been expected that these, together, would have been a single-phase build if they were contemporaneous.
- The detached building at the northwest corner is a contrast in its scale and materials. It has one visible high level window, thatched roof and seems to be a different colour (though this may indicate shadow). This could be the original house, adapted as offices in 1721.

The Giles image was painted c.120 years after the house was reconfigured. It is likely therefore that the painting includes further change that took place, but this is not known.

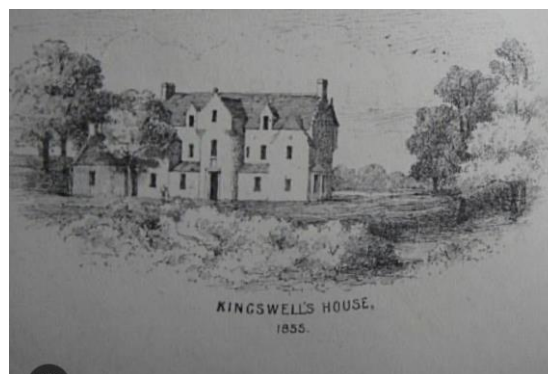
Finally, the use of jerkin headed gables on the small jamb rowers is unusual. The other recorded examples in Scotland are late 18th century and their use here is precocious. Jerkin head roofs, while a popular element in 19th century America is rare here. A few are recorded in Aberdeenshire but are later than Kingswells. It is likely therefore to be a feature seen by the architect in his travels to London in 1720. While many of the window openings are mid 19th century enough remain of the earlier structure to support this evaluation. The image below shows a 19th century opening at ground floor with an 18th century opening at first floor.

- The older window cill seem to have been reused, the sockets for iron bars face outward (probably to limit damage from frost. NB the casement is 21st century). Suggesting a substantial alteration to remove earlier window forms, (which may have been wooden shutters with leaded glass over; a 16th century construction).
- The window margins indicate that they are starts not rybats, i.e., not built into coursed rubble masonry. This suggests that the external walls are probably uncoursed rubble masonry, an antiquated form for 18th century buildings.



West Elevation Windows
Note reused cill on upper window and different chamfer profiles.

3.3.6 The (possible) Fourth Kingswells House (1855)



Francis Edmonds, Advocate, acquired Kingwells estate in 1854 and would be an influential agricultural improver, antiquarian and developer, altering the house and increasing its size. The house was extensively remodelled in 1855, the only date that can be reliably attributed. A drawing from 1855 reveals many of the changes implemented at that time.

Edmonds took possession of the place from Richard Jaffray in 1854 and in 1855 substantially altered the house.

The architect for these changes is attributed to James Mathews 1819 – 1898.¹⁵ Mathews was known to design in the Scots Baronial idiom and the changes at Kingswells are that.

The changes implemented drastically altered the earlier structure, adopting elements of the historical architecture of Scotland in the Late Middle Ages and the Early Modern Period.

External

The changes are most clearly seen on the exterior of the house. These include.

- Additional structures to the north to form kitchen and Laundry (NB the latter is a latter addition).
- The court offices northwest of the house are remodelled to form additional storage and coal cellar.
- Exterior has 1855 cement harl on top of earlier lime harl.



Kitchen at north gable

Roof

- Increase in height with new gabled dormer windows to attic rooms.
- Crowstep gables and heightened chimneys.



Main Elevation

- Central drum tower with new studded door, date stone over and crowstepped gable.
- Single storey additions between new central tower and jerkinhead jambs.



South Gable

- Single storey bay window added (later replaced by conservatory)
- Corbelled turret on southeast corner with bell cast roof.
- Garret window blocked.

¹⁵ Mathews formed Mathews and Mackenzie in 1844 and in 1850 was operating out of 16 Adelphi Court. Edmonds office was at 20 Adelphi Court.



South Gable



1855 – note bay window.

East Elevation

- Heightened central jamb with crowstep gable



East Elevation

Note Turret, Dormer and Upper section of jamb are 1855

Windows

- The Edmond windows are clearly identifiable by their window margins, in a grey granite, contrasting with the pink stone used on the earlier openings.
- The same granite is used on the turret corbels, crowsteps and the door margins



1855 Double window to Drawing Room

Internal – Main Building

Changes to the interior are challenging to identify given there are no plans from the 1855 changes. However, it is possible to identify some elements that can confidently be attributed to these changes.

Attic

The attic rooms in the main building are 1855 and all internal finishes are from that time. This help to confirm the date for the stair balustrading. See bellow.

Doors

The studded doors are complementary to the external door and will be 1855.

Plasterwork

It is likely that the room plan was partially remodelled and therefore the cornicing will probably be largely 1855.



Drawing Room

Note studded door. Fireplace probably 1855. There is some indication at the fireplace marble that this room had a chair rail

Main Stair

It is likely that the structure of the main stair is from the 1721 building but the balustrading is 1855. The newel sits uncomfortably on the step and suggest it was retrofitted, likewise the balustrading extends into the attic space and is unlikely to have been used for access to the small garret spaces that preceded the existing bedrooms.



Entrance Hall

Note newel sits on bottom step, indication chronology of changes



Attic Floor

Note ballustrading continues to this floor

Internal – Kitchen

The kitchen is an 1855 addition at the north gable. It would have had a narrow stair to an attic room, now replaced with a modern spiral stair.

Also missing is the pantry and other stores.



Kitchen

Note Range would have been in the position of modern cooker

Post 1855 additions

Garage and coal cellar

The northwest structure, now used as a garage, includes the coal cellar and it is in approximately the same location as the court offices. The 1855 drawing does not show it but the 1864 OS map does. (see below). There are images of Kingswells House on the Canmore which suggest that prior to the insertion of the garage doors it was a curved structure. The roof appears to have both pitched and flat areas and there is an indication of glazing protruding from the flat roof section. It is not possible to now identify these elements fully, however they do indicate that this is a structure that has experienced several substantial changes.



Garage block/Coal Cellar
Note 1855 – 1864. Altered 20th century.



Coal cellar access in garage structure.

Laundry and Conservatory

- The Laundry, an additional structure north of the kitchen, is later than 1864. It is accessed from the garage building and could be from the post 1892 changes when the Kingswells Trust were in residence.
- A conservatory replaced the bay window after 1864, and could be from the post 1892 changes.



1st OS Map 1864

Note that the coal cellar structure is present but the Laundry and conservatory are not



OS Map 1901

Note the Laundry and conservatory have been built and the coal cellar altered.



Laundry

NB it is not shown on the 1864 OS map but is on the 1901 OS Map



Pre 1901 Conservatory on south gable
Replacing bay window of 1855
© Canmore

The post 1855 additions, the coal cellar, laundry and conservatory, are not contemporaneous.

The coal cellar is from 1855 – 1864 and probably linked to the provision of a radiator heating system. The later insertion of garage doors probably removed earlier openings that could assist in assessing this space. Internally all internal fittings are lost, other than the coal cellar.

Edmonds died in 1892 (disinheriting his son) and the house became The Kingswells Trust, a benevolent foundation for clergy and local men. It is possible the laundry, added after 1864, was to support that initiative and the conservatory could have been part of the overall change this initiated.

Later changes

The house has experienced several changes through the 20th century. Including the replacement of the Conservatory insertion of garage space into the coal cellar structure and major internal alterations.

The internal changes are primarily decorative and improvement to utilities.

There are clearly changes to the room plan on the north side of the ground floor and kitchen, but the evidence does not allow a detailed assessment.



uPVC Conservatory

3.4 Evaluation

The preceding description of the historic development at Kingswells is reasonably robust although there are tantalising gaps in the timeline and conjecture based on professional judgement, is required to establish a reasonable evaluation of the chronology.

The house today is an altered but intriguing historic building. Its fabric retains evidence of past change, which is supported by the documentary record.

It can be reasonably asserted that it is largely a merging of two structures, namely the early eighteenth century house designed by architect Alexander Jaffray and the Scots Baronial house of

1855, commissioned by Francis Edmonds and probably designed by the prominent architect James Mathews.

Jaffray was probably influenced on his educational exploration of the south of England and his use of Jerkinhead roofed jambs seems precocious. The building he created, assuming the Giles watercolour is a good representation of that building (built 120 years earlier), was an elegant, and stylish home that may have incorporated elements of earlier buildings, but there is no corroborative evidence for this.

The home created in 1855 for Edmonds altered the earlier building almost out of recognition and it became a bourgeois residence for this well-read antiquarian advocate. The restructured building enlarged the place by adding a storey with additional bedrooms and a kitchen, with staff accommodation over it. The later changes to include a coal cellar on the northwest and a laundry and conservatory demonstrate the ongoing adaption of the place to meet contemporary requirements. The insertion of garage doors to the northwest structure diminishes the aesthetic quality of the place.

The importance of Kingswells House is not limited to its architecture or its fabric. It is also enhanced by the ties this place has with events and people of regional and national interest. Which can be summarised as follows.

- The establishment of the estate in the late 16th century links the house with the Confirming Charter (1551) of Queen Mary I that brought previously unproductive land into use. This would include Kingswells, acquired in 1551 by John Arthur.
- The association with Provost Jaffray is a tangible link to the civic governance of Aberdeen in the 17th century.
- The use of the house, or its predecessor, to escape the plague during the early seventeenth century provides an insight to an almost forgotten episode that could devastate the population.
- The religious journey of Provost Alexander Jaffray whose affiliation took him from the episcopalian establishment of the north east to the Society of Friends, culminated in the prohibited use of the house as a Society of Friends meeting place.
- Jaffray's arrest for his prohibited Quaker meeting room at the house provides a tangible link to the religious intolerance of that time.
- Jaffray's support for the National Covenant and later move to support the Royalists during the Troubles leading to the exile of King Charles II is further enhanced by his role in bringing Charles back to Scotland and the last coronation on Scottish soil.
- The use of the house to proselytise the Society of Friends adds interest.
- The association with Francis Edmonds, a noted antiquarian, adds interest
- The baronial reimagining of the house may be linked to Edmonds antiquarian interest.
- Edmonds interest in and protection of the unique Aberdeenshire system of Consumption Dykes, which are now scheduled monuments, is a testament to his perspicacity.
- The 20th and 21st century could be seen as a decline in the fortunes of the house, but this is to diminish the role it played in the Spiritualist faith and its use as a retreat. Kingswells was, for a time, central to that interest in 21st century Scotland and should be recognised for it.
- The survival of the house and immediate grounds is emblematic of the importance of this place to the city and shire.

4.0 Significance

4.1 Preamble

This outline Statement of Significance utilises the analysis and evaluation in section 3.0 to confirm the heritage values in the house and formulate an outline Statement of Significance that will be used to support the outline conservation strategy in section 5.

The significance of the place lies in the significance associated with its

- Historic and Evidential Value
- Architectural and Aesthetic Value
- Detrimental to Significance

Table	
Category	Level of Significance in relation to this place only
0	Neutral
I	Some
II	Considerable
III	Exceptional
D	Detracting from Significance, which sets down those relatively few matters that are considered to diminish the significance of the house.

4.2 Historic and Evidential Heritage Value

The Historic and Evidential Value **associated with the house** rests in its.

- Association with the development of unproductive land after 1551.
- Association with the Jaffray family from 1586 to 1854.
- Association with Provost Alexander Jaffray.
- Association with the Society of Friends.
- Early 18th century architectural classicism.
- Association with architect Alexander Jaffray and through him James Gibbs.
- Association with Francis Edmonds, advocate and antiquarian.
- Mid 19th century Scots Baronial architectural fashion and ongoing adaption.
- Association with the Spiritualist movement in the 21st century.

4.2.1 Association with the development of unproductive land after 1551.

The 1551 Confirmation Act permitted the burgesses of Aberdeen to bring unproductive land into use, thereby increasing the revenue to the city through Feu legislation. This permitted the acquisition of the estate at that time by John Arthur. The estate is listed in *The Freedom Lands and Marches of Aberdeen*.

This association with the development of unproductive land after 1551 has Some Historic and Evidential Heritage Value for the house.

4.2.2 Association with the Jaffray family from 1586 to 1854.

The Jaffray family were important members of Aberdeen civic Society and include at least two Provosts. Alexander Jaffray (3rd of Kingswells) held that role on three occasions. His grandson, also Alexander, was a noted amateur architect, who redesigned the house in an elegant form utilising the classical principals he found in

his travels to London. He was the first Surveyor of Roads and Bridges in the county and his influence will have been well known at that time.

The association with the Jaffray family has Considerable Historic and Evidential Heritage Value for the house.

4.2.3 Association with Provost Alexander Jaffray.

Provost Jaffray was one of the most important political figures in 17th century Scotland. He was, in addition to Provost of Aberdeen, a member of the Estates of Scotland (Parliament), a Covenanter who participated in several Battles including Justice Mills and Dunbar. He was one of those selected to meet with Charles II in Holland to determine if he could return to Scotland and the throne.

II

The association with Provost Jaffray has Considerable Historic and Evidential Heritage Value for the house.

4.2.4 Association with the Society of Friends.

The Society of Friends (Quakers) became established in Scotland in the 1660's and Provost Jaffray became a member in 1663. This association helps to reveal the religious turmoil of the time through the persecution that led to the arrest and imprisonment of Jaffray in 1666, despite his status and influence. His persecution arose from the use of the house for religious meetings and this gives the place added interest.

II

The association with the Society of Friends gives Considerable Historic and Evidential Heritage Value to the house.

4.2.5 Association with architect Alexander Jaffray and through him James Gibbs.

Alexander Jaffray (4th) is recorded as an amateur architect. Some of his buildings are now lost including St Pauls in Aberdeen (demolished 1865) and Balvenie House (Demolished 1929) which was to a design by James Gibbs that he altered slightly.

III

The association with architect Alexander Jaffray has Exceptional Historic and Evidential Heritage Value for the house.

4.2.6 Early 18th century architectural classicism.

The house revealed in the James Giles watercolour of c. 1840 is an elegant, symmetrical, two storey building with classical decorative motifs. The use of Jerkinhead roofs on the small jambs is unusual, they are uncommon in Scotland and surviving examples are first found, mostly, in the late 18th century. They may be evidence of Jaffray's exploration of London houses.

III

The association with 18th century architectural classicism has exceptional Historic and Evidential Heritage Value for the house.

4.2.7 Association with Francis Edmonds, advocate and antiquarian.

Francis Edmonds was a successful Aberdeen Advocate. His acquisition of the house was transformational in its redevelopment. Edmonds, in addition to his legal role was an antiquarian, who identified and protected the unique Consumption Dykes of the district. This protection has allowed these features to be protected as Scheduled Monuments and his role cannot be underestimated.

III

The association with Francis Edmonds has exceptional Historic and Evidential Heritage Value for the house.

4.2.8 Mid 19th century Scots Baronial architectural fashion and ongoing adaption

The house was reformed using a Scots Baronial style. This allowed the place to be heightened and additional rooms added, especially a kitchen extension to the north.

III

Scots Baronial is a revival architectural style, reimagining the architecture of medieval and early modern Scotland. It is contemporary with Jacobean revival in England and is one of many revival styles popular throughout Europe in the 19th century. The impact on the house was to largely erase the restrained neo classicism of the 1721 house and replace it with a 17th century fantasy. This change facilitated the essential improvements to the utility of the place allowing it to continue in use through the remaining 19th century.

The perceived link with architect James Mathews gives added interest.

Late 19th century additions add interest but the provision of the garage doors diminishes the aesthetic value here.

The use of Scots Baronial designs has exceptional Historic and Evidential Heritage Value for the house.

4.2.9 Association with the Spiritualist movement in the 21st century.

Spiritualism is an international social religious movement that began in the United States in the 1840's. It is found throughout the world but only became widespread in the USA and United Kingdom. The use of Kingswells house for several years in the early 21st century adds interest to the place.

I

The association with the Spiritualist movement has some Historic and Evidential Heritage Value for the house.

4.3 Architectural and Aesthetic Heritage Value

4.3.1 Preamble

The quality of the Architectural and Aesthetic Value of the House today cannot be disassociated from the previous iterations of the place. The house today is a much-altered structure, despite which retains evidence of earlier structures.

It is possible that there were three versions of the place here.

- **Phase 3. 1855 – Present**

This is a three Scots Baronial adaption of an 18th century two storey house with detached offices/stable. The house was remodelled in 1855 by owner Francis Edmonds. He may have engaged the services of James Mathews, principal partner with Mathews Mackenzie (who were one of the most successful architectural partnerships in north east Scotland). It was further altered by the addition of a coal cellar (which was larger than the present garage building and may have included additional support space, such as pantry and other storage areas) and, laundry, and conservatory before 1901.

The house was extensively remodelled internally in the early 21st century. The coal cellar building appears to have been altered and adapted on several occasions, and the present iteration is as a garage, undated but probably thirty years ago.

- **Phase 2. 1721 – 1855**

This was a restrained house with neoclassical features. The detached office/stable may have been an element in the phase 1 house.

- **Phase 1. c. 1600 – 1721**

There is little evidence for the form of this house. It is known that there was a house here in 1647, when Provost Jaffray was in residence. The first house may relate to the acquisition of the estate in 1551.

4.3.1.a Phase 3 1855 - Present

The architectural and Aesthetic value of the phase 3 house is primarily as a Scots Baronial reimagining of the 1721 house. III

The intervention in 1855 was extensive and overwhelming. There are few documentary resources available to reveal the full extent of the changes, but an examination of the place reveals many of them. These include.

External

- Increase the height to accommodate substantial attic bedrooms from small garrets.
- Installation of gabled dormers.
- Installation of corbelled turret with bell cast roof on southeast corner.
- Additional and altered windows, using grey granite masonry margins with different chamfer profile from earlier structure.
- Addition of front drum tower entrance with crowstep gable over
- Addition of bay window on south gable (later replaced with conservatory (pre 1901)
- Addition of kitchen extension on north gable.
- Removal of office stable from northwest of house.
- Increase in height of central jamb on east elevation.
- Addition of Laundry on north gable of kitchen and Coal Cellar in new structure at north side of front court (possibly 1890's (which may have included other support accommodation).
- Addition of cement harl on top of earlier lime harl.

Internal

- Addition of new balustrading on stairwell.
- Replacement of doors on ground from with studded panelled doors.
- Addition of two attic bedrooms for family.
- Addition of kitchen in new structure on the north gable of house.
- Addition of Laundry with access from new structure at north side of court.
- Probable new internal cornicing on ground floor (at least).

The Phase 3 changes to the house has exceptional Architectural and Aesthetic Heritage Value for the house.

4.3.1.b Phase 2. 1721 – 1855

The architectural and Aesthetic value of the phase 2 house is obscured by the phase 3 changes. III

The value of the house in 1721 lay in its restrained classicism. It was probably a redevelopment of an earlier building with some elements reused (e.g., window margins). Its architectural form is not without some oddity. The use of jerkin headed jambs disrupts the symmetry of potentially a simpler buildings front façade. It could be that they are added to the earlier building and that the main structure of the house is substantially from phase 1. This cannot be determined without an invasive analysis and perhaps a standing building survey by a qualified historic building professional or archaeologist.

Internally the present house suggests that the room layout is largely from 1721, with some remodelling and new fittings. The main stair is of interest and appears to be 1721 with 1855 balustrading.

If the main body of the house predated 1721, one might have anticipated both stone vaulting at ground floor and turnpike stair. The former need not be anomalous, similar construction is seen at Balbithan House from this period and Terpersie Castle.

The Phase 2 changes to the house has exceptional Architectural and Aesthetic Heritage Value for the house.

4.3.1.c Phase 1. c. 1600 – 1721

The architectural and aesthetic value of a phase 1 house is lost. There is no substantial evidence of this earlier building visible in the structure (except perhaps some reused cills) or archaeological record at this time.¹⁶

III

Any Phase 1 remains of the house has exceptional Architectural and Aesthetic Heritage Value for the house.

4.4 Summary of the Heritage Value of Kingswells House

The heritage value of Kingswells house today is twofold, its historic interest and its architectural quality.

It is a place with exceptional historic interest, that provides an insight to the civic and commercial development of Aberdeen. The houses association with people and events that have both regional and national significance over a period of 400 years is exceptional and rests primarily in the different owners of the place.

This begins in the mid-16th century when legislation affecting land management enhanced the financial wellbeing of the city and allowed Kingswells lands to be profitably worked. This change permitted the development of the place by three owners, the first established the estate and may have been responsible for the first iteration of the house. This established the property as a viable and successful estate, close to the city.

The Jaffray family took ownership in the late 16th century and in the mid-17th century the property was a country residence for the civic leader, Provost Jaffray. During his eventful custodianship the property experienced the effects of the plague on the city, the impact of the Covenanted wars and the growing reputation of the laird who would be an important interlocuter at the restoration of Charles II. However, the greatest impact on the place of Provost Jaffray and his son, Andrew, was their association with the Society of Friends (Quakers), when the house would be used by the members and a place to be visited by eminent proselytisers of the Society.

The architect Alexander Jaffray would redesign the house in the early 18th century, drawing on his auto-didactic training and exploration of London's built environment. His role as the first Surveyor of Roads and Bridges in the County adds to this value.

Architecturally, the house presents itself as a 19th century Scots Baronial suburban dwelling for the professional class. It is academic in its architectural form and reimagines the early modern detailing in a manner that supports the changes required by the new owner to create a substantial family home that met his needs and aspirations. It has had several additional changes throughout the late 19th and 20th century. Probably initially related to the changes in

¹⁶ An archaeological watching brief was in place for the installation of the septic tank southeast of the house which did not reveal any evidence of earlier structures.

management following the death of Edmonds in 1892 and the inevitable expectations of later owners as new technology was available and lifestyles changed.

This does not properly encapsulate the architectural and aesthetic heritage value here. The house is a building of some antiquity with enough of its phase 2 structure remaining for a visitor to appreciate its form and use.

The location of the house provides added interest, it is now enveloped by 21st century commercial buildings and its relatively small scale, provides a fascinating contrast.

4.5 Detrimental to Significance

The elements of this place that are detrimental to its significance rest largely in changes of the late 20th and 21st centuries. However, the use of cementitious mortars in 1855 are of concern as agents of deterioration.

The most pressing issues are.

- The cement harl on the house, while part of the 1855 changes it is failing and has been removed in some areas where the issue of damp penetration was most severe.
- The uPVC conservatory is a blight to the historic character of the house.
- The use of a stainless steel flue ofn the south gable is unappealing.
- The redecoration of the house when a spiritualist retreat is poor quality.

5.0 Outline Conservation Strategy

5.1 Preamble

The opportunity should, when implementing changes to the structures ensure that the significance of the place is respected, and the primacy of the architectural form and aesthetic appeal, should be protected and knowledge developed. It will be important to respect the exterior and appearance of the house.

For the present exercise of preparing a heritage statement for the site an attempt has been made to set down individual conservation policies which are based on an understanding of hierarchical significance.

The following sets out an outline conservation strategy to improve sustainability to the structure and its grounds. Any intervention needs to be balanced against the conservation gain to be achieved by enhancing the use of this building that is of local significance.

The aspirations to repair and develop the building should implement changes to the fabric should be necessitated by options which will extend the use and enjoyment of the building.

It will be important to respect the external forms and to address areas detrimental to the significance of the place or where it is essential to support the ongoing use as a family home of the proposal while protecting that significance. Accordingly, any alterations to any elevation should only be considered when necessitated by the needs to repair the building and support the creation of the proposed redevelopment.

The conservation strategy in support of the proposed development and repair works requires that care is taken to ensure that the significance of the place as described above is not in jeopardy. The project should identify opportunities to improve the sustainability and the effect that this might have on the significance of the place.

5.2 Threat

This statement was commissioned at a time when the sustainability of this place is under threat. Its use category is currently Class 10 (Non Residential Institution (Religious)) and it is proposed to secure a Change of Use back to Class 4 (Business).

The risk that this place will not secure a change of use is a great threat to the future of this listed building.

It is understood that discussions with the Aberdeenshire roads department indicates that the site access is appropriate to be used as an entry point but would not be suitable to be used as an exit due to the lack of visibility created by the gate house. It is also understood that there is no other viable point for egress from the property.

Should this matter not be resolved the risk to the house is great. It is possible that it will not be repaired and used. This threat could cause the irretrievable loss of the historic building.

5.3 The outline strategy:

The proposed development requires that care is taken to ensure that the significance of the place is not in jeopardy. Opportunities to improve infrastructure are considered and the effect that this might have on the significance of the place. The overarching thrust of the outline strategy is that.

- The repair and development of the house should respect the heritage of the site and the nature of the structure.
- The house should be repaired and made safe by addressing any maintenance backlog and addressing any significant repairs that may be needed following an inspection by or with the support of an Accredited Historic Building Professional.

- Decisions affecting any part of the historic environment of the house will be informed by an inclusive understanding of its breadth and cultural significance. As described in this statement.
- Decisions affecting the historic environment of the house will ensure that its cultural significance and enjoyment as well as its benefits are secured for present and future generations.
- The proposed development plans will be supported by policies that protects and promotes the historic environment. Where detrimental impact on the historic environment of the house is unavoidable, it should be minimised. This statement, supported by other documentation prepared by the owner demonstrate that alternatives have been explored, and the mitigation measures provided in section 6.0 HIA will be put in place.
- All proposed changes to the house and its context will be managed in a way that protects the historic environment as identified in the Heritage Impact Assessment. Opportunities for enhancement should be identified where appropriate.

It is considered that.

- The original building should as far as practicable be conserved.
- Where fabric has been lost and there is no record of what it was, it should not be conjecturally recreated, this does not preclude the installation of new fixtures and fittings.
- The policy for developing the place must be based on an understanding of its cultural significance.

Having set out what is considered to be significant about the historic environment, within the limitations of the area of study, the purpose of the conservation policies is to define how that significance may be protected and enhanced for the future through this development.

Given the varied characteristics of the site, the conservation policies have been subdivided and preceded by general guiding principles.

5.4 Table - Conservation Policies

General

- CP01** Developments having a potential impact on the historic environment of the house in all its manifestations, relating to its protection and preservation, new uses, and all works of conservation and development, should observe this report and the proposals prepared by McWilliam Lippe Architects.
- CP02** In addition to the foregoing, works of repair and adaptation should be undertaken in accordance with the philosophy embraced by international conventions and conservation charters; in general, there should a presumption against conjectural restoration or reconstruction and the works should involve the minimum of intervention to the historic fabric and they should be, wherever possible, reversible.
- CP03** Seek to reconcile in a logical and integrated way any conflicting issues, in accordance with the architect's proposals for the whole site that addresses opportunities for improved and enhanced facilities and sustainable uses in the long term, without causing damage to the historic structure.
- CP04** Essential infrastructure necessary for the continuing appreciation of the historic environment – buildings, landscaping material - should be of the appropriate standards of contemporary design, undertaken in an integrated way, and should have minimal impact on the historic environment.
- CP05** Copies of the Statement, once adopted by the owner, could, if desired, be deposited with the National Monuments Record for Scotland, and in local depositories as a record of the place.

- CP06** The Conservation Statement and Heritage Impact Assessment should be reviewed should a further development be considered.
- CP07** The owner should seek to ensure that the protection of the house is reflected in appropriate statutory designations.
- CP08** Ensure that the natural environment at the house in all its manifestations is not damaged, either inadvertently, or casually, by any development proposals, and that any works that may cause damage are guided by appropriate conservation policies based on risk analysis or heritage impact assessment.
- CP09** The reconstruction of damaged features or elements of the historic fabric, deemed essential to the historic or architectural integrity of the buildings or the garden, should be based on sound evidence.
- CP10** The techniques of conservation repair, subject to the foregoing, should observe guidance set out in current HES Technical Advice Notes and other relevant advisory publications from Historic Environment Scotland; nothing in the foregoing should preclude adherence to other accredited sources for best conservation practice.
- CP11** Seek to appoint conservation professionals with appropriate accreditation, skilled in their respective fields and with knowledge of the historic environment, including archaeologists and accredited historic building professionals; considerable care should be taken over the preparation of specifications for repair and construction work, the intentions of which should be unequivocal as to their scope and content.
- CP12** In undertaking work of any kind which may pose a risk to the historic environment during its execution, ensure that appropriate protection is in place for its entire duration to an agreed risk management strategy.
- CP13** In seeking to apply the best standards of conservation only skilled contractors, craftsmen or conservators should be engaged, capable of interpreting and implementing the standards set down in specifications and other documents.
- CP14** Seek to engage local skills, provided this is commensurate with achieving the above general aims.
- CP15** When engaging professionals, conservators, or craftsmen, seek to ensure that a policy for skills training and continuous learning is promoted, and adhered to.
- CP16** Record by way of site notes, drawings and photographs all historic features that may be revealed (or concealed) during the works and, likewise, record any features to be removed; the survey products should be annexed to the conservation statement for future reference and updating the document
- CP17** Oral history of the historic environment at the house should be encouraged and recorded in a permanent form, to be retained for future reference as a potential source of knowledge.
- CP18** In general, as the historic fabric of the interiors has been mostly lost, and subject to the above clauses, the treatment of the spaces in the adaptation to new, or continuing uses, should be carried out in a contemporary manner to the highest design standards as a positive enhancement, and should be deferential to the historic environment.
- CP19** Opportunities for the development of the structures should not only seek to enhance the historic environment by adopting the policies set out above, but they should seek to address how to ameliorate the damage caused by those matters listed as being detrimental to significance.
- CP20** In general, and subject to the provisions of the previous clauses, repairs to the historic fabric should be undertaken using like materials; where the source of the original material cannot be established after reasonable enquiry, or cannot be replicated, considerable care must be exercised over the suitability of replacement material regarding its performance in use and potential effect on the integrity of the element to be conserved.
- CP21** There should be a presumption against the use of chemicals in any treatment of the historic fabric; the same considerations would need to be given to protected wildlife species.
- CP22** Have regard to the possibility of additional information of the significance of the site emerging during any repair or development works.

The House and Garden - External

- CP23** Care should be taken to protect hidden archaeology. Any excavation, especially both north and south of the courtyard.
- CP24** Consistent with the above any degraded external finishes surrounding the house should be replaced by new finishes of high quality befitting the setting.
- CP25** The use of cement mortar damages the local stone if possible during essential repairs its replacement with a lime-based material would help protect the fabric of the place.
- CP26** The uPVC Conservatory is unsympathetic to the amenity of the property and should be removed.
- CP27** The stainless steel flue is a low quality addition to the house and should be removed or replaced.
- CP28** Proposals for the demolition of the garage block and its replacement with a contemporary structure is reasonable as evidence of the continuation of changes to this part of the property. It is an area that has been regularly altered and adapted to meet the needs of the owner. Any intervention should be supported by archaeological supervision.

The House - Internal

- CP29** The evidence of all phases, other than where it is detrimental to significance, should be understood prior to any change.
- CP30** Any change to the interior of the place should be recorded and opportunities to preserve evidence of these changes should be identified.

6.0 Heritage Impact Assessment for the Proposed Option

6.1 Introduction

The vehicle of using a Heritage Impact Assessment (HIA) has been applied throughout the process of testing out the options appraisals in response to the brief. Close cooperation has been achieved at each stage of the design development between the author of the HIA, the architect and the client. This HIA is based on proposals prepared by Mark Hadfield, McWilliam Lippe Architects and agreed to by the client.

The basis for evaluating the potential impact of the scheme on the elements making up the historic environment of Kingswells House is determined by the Statements of Significance and the Conservation Policies set out in the Conservation Statement, first prepared in October 2023. It is the substantive document providing a sound basis for the value judgements made within the HIA.

6.2 Scope of the document

The focus of the HIA is on Kingswells House, and on its setting. The document does not specifically address the wider historic environment.

Upon completion of the design stage, the project will continue to evolve. This is appropriate, as many of the detailed recommendations relate to individual elements for which no detail is yet available. For the present exercise, the focus is only on those areas that have been identified where there is the potential for conflict between the recommendations set out in the Conservation Statement and the proposals.

Accordingly, the following HIA table sets out the appropriate references within the Conservation Statement. This is achieved by: extracting the clause relating to the significance of the element from the Conservation Statement; citing the relevant Conservation Policies; considering the justification for the potential impact; and noting any mitigation measures which may need to be considered as the scheme design evolves.

	Element	Description and Justification	Mitigation
	Garage	Remove Garage and store, single storey, flat roof, wing at northeast of building. To allow development of new office structure	<p>This is a, probable, 1890's structure altered when garage doors inserted. It is a much adapted structure, primarily when the garage doors were inserted (date unknown).</p> <p>The location was previously built on. An archaeological watching Brief should be commissioned to support the demolition and excavation activity.</p> <p>The proposed new structure should be considered the most recent change to an area that has been subject to many earlier interventions.</p>
	Doors	Internal doors at the proposed Means of Escape to be upgraded to meet Fire (Scotland) Act 2005 and The Fire Safety (Scotland) Regulations 2006 and the Building Scotland Regulations.	The studded three panel doors are to be upgraded at the vestibule and main stair. This is to be achieved using the Institution of Fire Engineers guidance, <i>Special Interest Group for Heritage Buildings Guide to the fire resistance of Historic timber panel doors</i> . And HES Managing Change in the Historic Environment: Fire Safety Management.
	Historic Building Fabric	<p>An, as yet, undefined programme of internal and external repair and maintenance work is proposed.</p> <p>This may include roof repairs, harling repairs/replacement, external joinery repairs, internal redecoration, installation of new services etc.</p>	<p>Some of these potential interventions will require LBC and discussions should be held with the local authority in advance of any decision.</p> <p>Care should be taken to follow the non-statutory guidance available from HES in their <i>Managing Change in the Historic Environment</i> publications. Any work should be supported by an accredited Historic Building Professional.</p>