

# Kingswells House Desk-Based Assessment (DBA)

**National Grid Reference:** NJ8621806402

**Parish:** Newhills

**Height OD:** 140-150m

**Planning application no:** not submitted

**Written and researched by:**

Cameron Archaeology

**Commissioning client:**

Mark Hadfield, McWilliam Lippe  
For Andrew Mosley

**Contractor:**

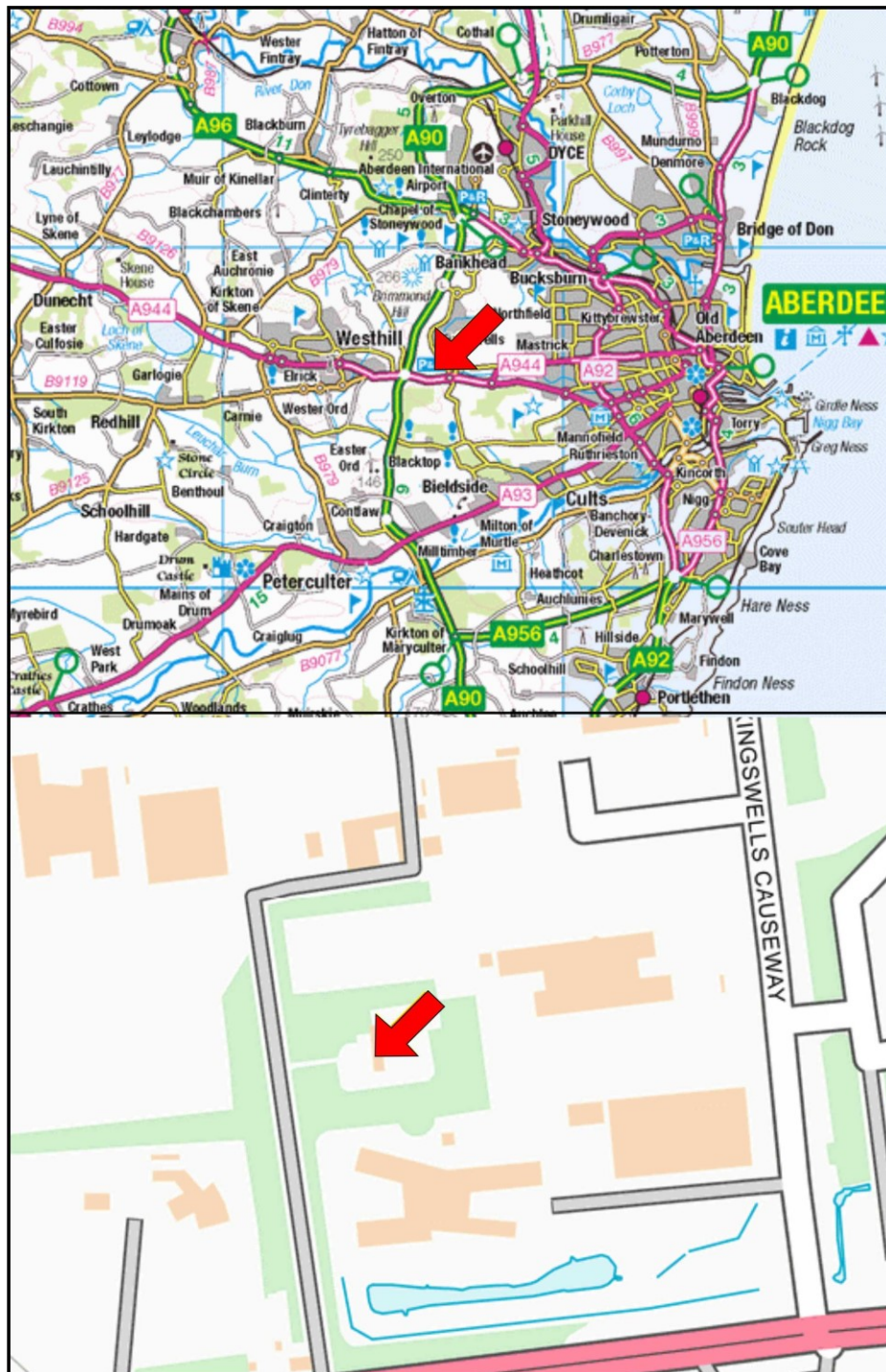
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**Date:** 10 October 2023

# 1 BACKGROUND

- 1.1 The site (Illus 1) is located N of the A944 S of Kingswells. It is centred on NGR NJ8621806402, at 140-150m OD in the parish of Kingswells.
- 1.2 The work was commissioned by Mark Hadfield, McWilliam Lippe for Andrew Mosley. This Desk-Based Assessment is being written pre-application.
- 1.3 All the archaeological work will be carried out in the context of National Planning Framework 4 (NPF4), Planning Advice Note (PAN 2/2011) and Historic Environment Policy Scotland (HEPS) which state that archaeological remains should be regarded as part of the environment to be protected and managed.



Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2023)

## 2 ARCHAEOLOGICAL BACKGROUND

2.1 Kingswells House (Aberdeen HER NJ80NE0037; NRHE NJ80NE14) dates from 1666, built for Alexander Jaffrey III, restored in the 19th century. On the 1st edition the house is on an L-plan, but had been extended to the north and south by the time of the 2nd edition map. The house was originally rectangular, 2-storey with a 3-window centre flanked by narrow wings with shaped jerkin head gables. The central door was framed in Ionic pilasters with an elliptical window above, and another at first floor level. There is a semi-circular porch corbelled to square at attic level, a corner turret and a central rear addition. The interior was completely recast in 1855 (the details suggesting that this was possibly by James Matthews). A date stone bears three dates: 1666, 1713 and 1855. Within the garden is a 1688 stone (from the Inverurie area). A sundial of 17th century obelisk type was removed. The gardens (Aberdeen HER NJ80NE0032) and designed landscape of Kingswells House are depicted on historic OS maps. Within the garden one sun dial (NJ80NE0263) is shown on the OS 1st edition map, three on the 2nd edition (Bogdan and Bryce 1991, 23; Coventry 2008, 73, 293; Cruickshank 1959, 24).

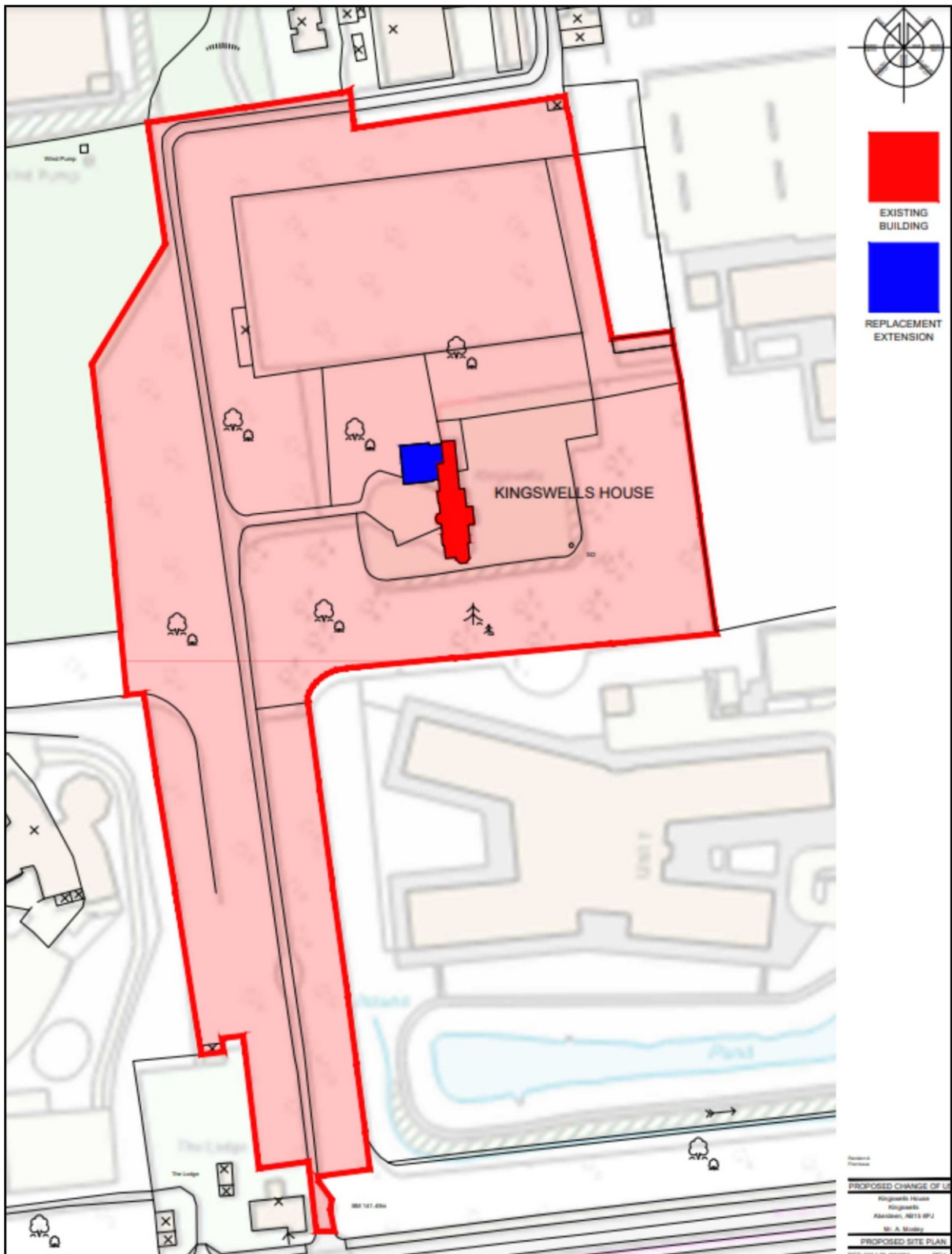
2.2 A watching brief was carried out by S Buchanan in September 2007 during groundworks in the driveway and in front of the west facade associated with a new soakaway and septic tank (Buchanan 2007, 10). No archaeological features or artefacts were recorded. Outwith the area of groundworks, at the northwest corner of the house a square drystone shaft was observed, possibly for an old well head. A now illegible granite marker or milestone was also noted nearby.

2.3 On the 1<sup>st</sup> Edition OS map (Illus 4) an outbuilding (garage) is located at the N of the proposed replacement extension. On the 2<sup>nd</sup> Edition OS map (Illus 5) there is a rhomboidal extension has been added and this survives within the current building. It is to be demolished for the replacement extension. There is no evidence that an older (pre-19<sup>th</sup> century) building has ever been sited in the area of the replacement extension but archaeological work will help to determine this.

## 3 ARCHAEOLOGICAL REQUIREMENTS

A replacement extension (Illus 2) is planned and an application is yet to be submitted to Aberdeen City Council. Aberdeen City Archaeological Advisor will determine what mitigation is required for these works once the planning application is submitted (Bruce Mann, pers comm). Mitigation will include:

1. A photographic survey of the exterior of the building to supplement the plans and elevations you've already sent through (and which will presumably be submitted as part of the planning application). This will ensure we have a record of the elevations etc prior to the new extension being added.
1. An archaeological watching-brief of any ground-breaking works, though an evaluation could take place in advance if the DBA suggests there is a higher possibility of remains within the proposed footprint of the extension.



Illus 2 Site plan showing proposed development (copyright McWilliam Lippe)

## 4 REFERENCES

**Bogdan and Bryce, N and I B D.** (1991) 'Castles, manors and 'town houses' survey', *Discovery Excav Scot*, 1991.

**Buchanan, S.** (2007) 'Kingswells House, Aberdeen (Newhills parish), watching brief', *Discovery Excav Scot*, vol. 8, 2007. Cathedral Communications Limited, Wiltshire, England.

**Coventry, M.** (2008) *Castles of the Clans: the strongholds and seats of 750 Scottish families and clans*. Musselburgh.

**Cruickshank, J.** (1959) 'Kingswells valley', *The Deeside Fld*, 2nd, vol. 3, 1959.

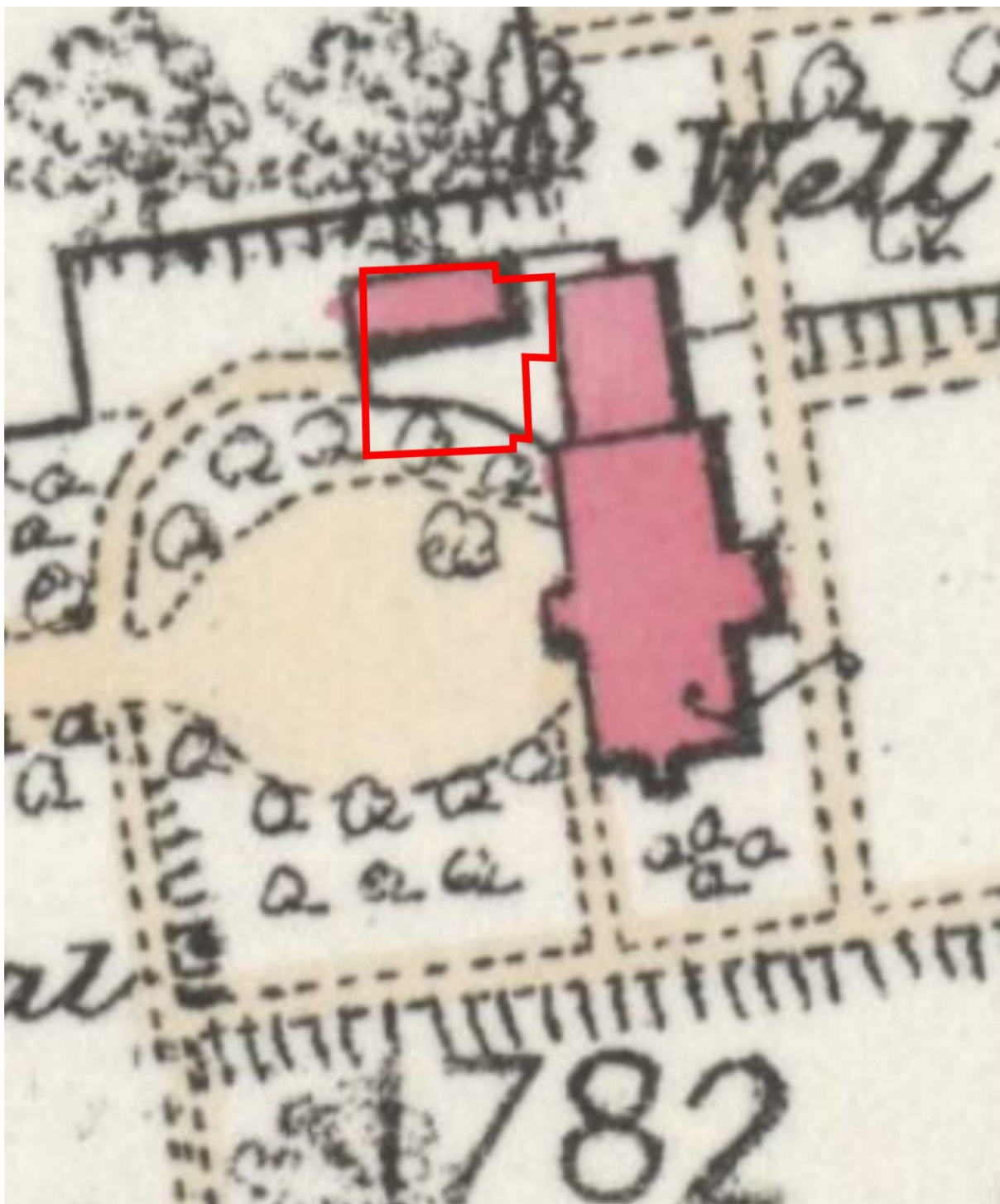
## 5 ACKNOWLEDGEMENTS

Thanks to Mark Hadfield, McWilliam Lippe for Andrew Mosley for initiating this project and to Bruce Mann, Aberdeenshire Council Archaeology Service (who advise for Aberdeen City) for his advice during this work.

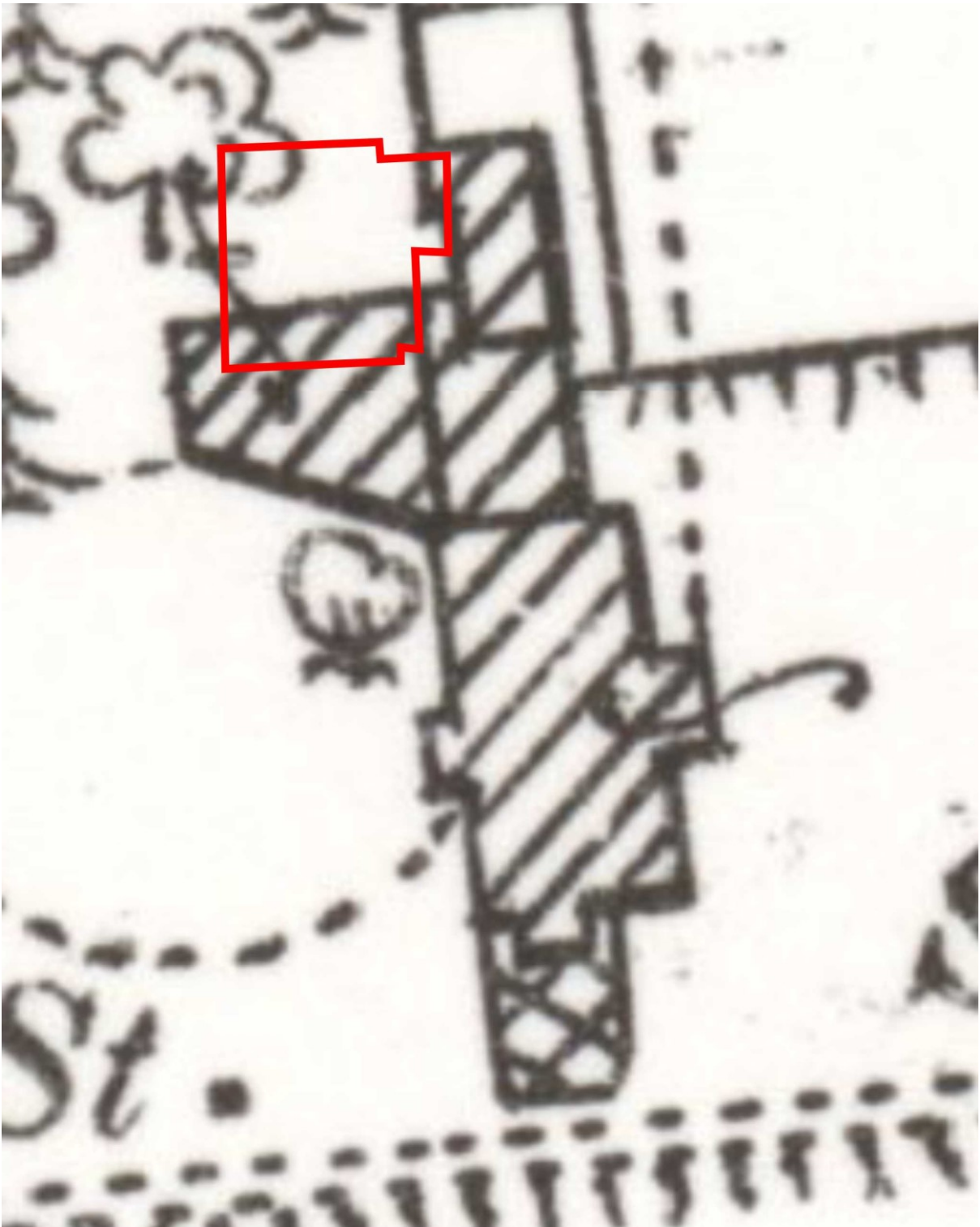
## APPENDIX 1 MAPS



Illus 3 Roy's map of 1747-55 showing approximate area of site outlined in red (*copyright National Library of Scotland*)



Illus 4 First Edition OS map showing approximate area of site outlined in red (*copyright National Library of Scotland*) Aberdeenshire, LXXIV.12 (Newhills) Survey date: 1864, Publication date: ca. 1866



Illus 5 Second Edition OS map showing approximate area of site outlined in red (*copyright National Library of Scotland*) Aberdeenshire LXXIV.12 Revised: 1899, Published: 1901