

**Kintrockat House, Kintrockat, Brechin, DD9 6RP  
Report on Level 2 Standing Building Survey**



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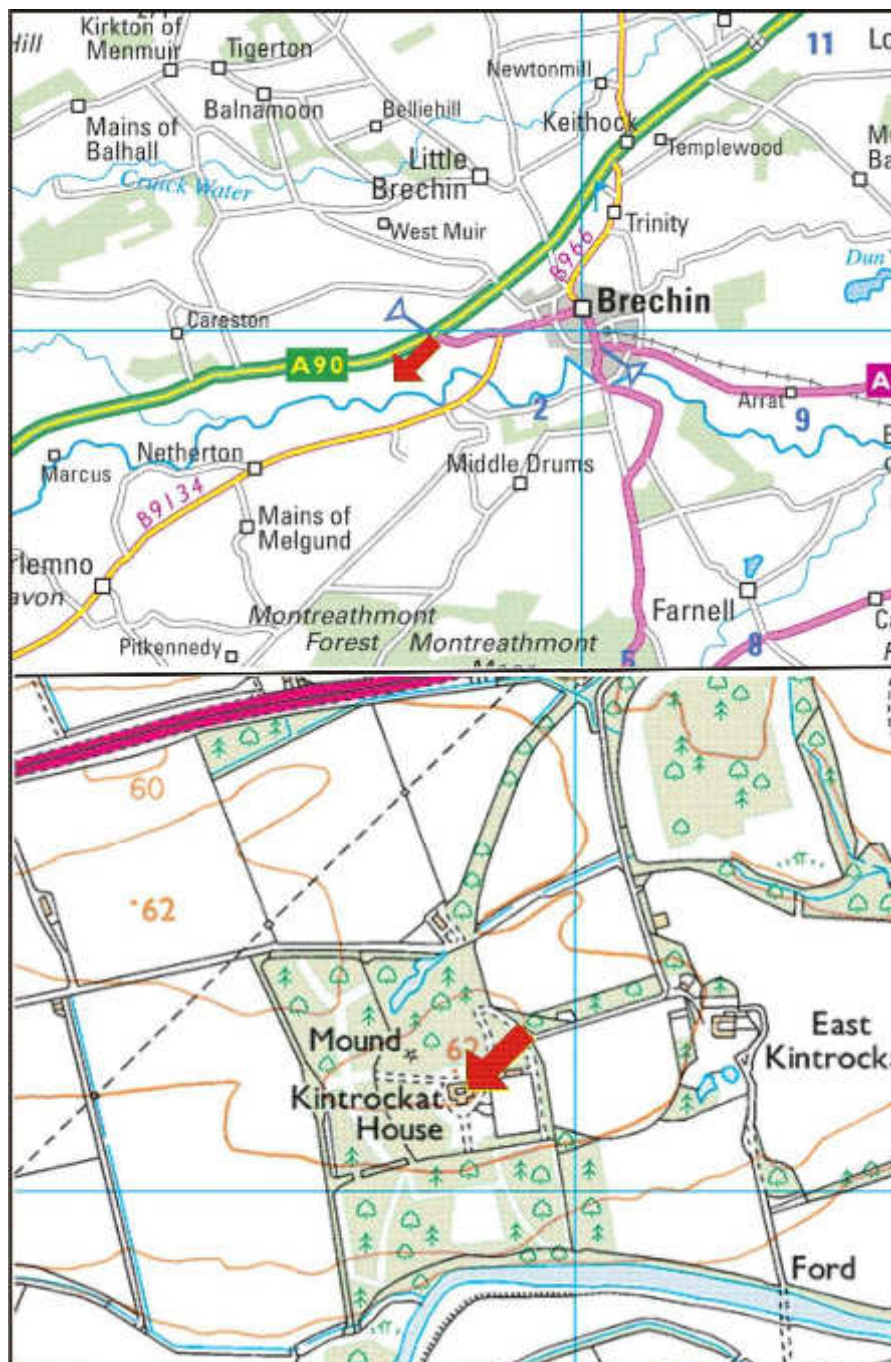
## SUMMARY

A Level 2 standing building survey was carried out on 29 January 2016. At least five phases of development were identified but these buildings have had several major and many minor changes since the 18<sup>th</sup> century. In the 18<sup>th</sup> century a two storey house with attic and basement was constructed with parkland and views to the south. Two wings were added using the same decorative sandstone features including raised sandstone string courses with large windows utilising the string course for lintels and sills, harled between the sandstone quoins and jambs. The W and E wings were extended and a N wing added with stables, bothy and other agricultural buildings, possibly in the late 18<sup>th</sup> or early 19<sup>th</sup> century. The wings were joined to the Phase 1 house and apertures opened and a corridor added running the full length of the N side of the Phase 1 house. The 1<sup>st</sup> Edition OS map shows corridors on the W and N side of the courtyard but these have since been demolished. There are several small additions within the courtyard, porch on the W façade and squash court added on the E façade in the 20<sup>th</sup> century by Brigadier Knox and his wife Elizabeth.

It is recommended that no further archaeological work is required during the current planning application.

# 1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the south side of the A90 WSW of Brechin. It is centred on NGR NO 56841 59131, at 50-55m OD (Illus 1) and in the parish of Brechin.
- 1.2 The work was commissioned by Marc Baybut. An Angus Council planning application number 15/00986/FULL for alterations to main house and conversion of outbuildings to form ancillary accommodation was approved on 29.12.15 and there is a requirement for a Level 2 standing building survey (Condition 2a).
- 1.3 All the archaeological work was carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Scottish Historic Environment Policy (SHEP), 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 2016)

## 2 BACKGROUND

- 2.1 Kintrockat House is probably late 18<sup>th</sup>-century in date and is Listed A (11.6.71; NMRS NO55NE 54). It is quadrangular plan with the main house centre of the S frontage. The house is two storey with a basement and attic, 3-window elevation with centre pediment, corbelled cornice. The house may date to 1721 (Gifford 2012) and the wings may date to c.1791 the date inscribed on the garden gate lintel (Illus 2). There are two 2-storey symmetrical wings set back: harled, windows framed in margins and string courses flush with the harling to mirror the Phase 1 main house. The N frontage is sandstone ashlar, symmetrical with 2-storey centre and ends and single-storey links, probably built in one phase in the early 19th century.



Illus 2 Lintel of gate to walled garden inscribed '1791' (not included in this planning application); this may date the house or more likely the Phase 2 or 3 wings; facing W

- 2.2 The first record of Kintrockat appears to be in 1435 (Warden 1882), when an Alexander Thome (Thomson) of Kintrockat is twice mentioned in the Registers of the Episcopacy of Brechin. Warden further writes: "The Cramonds acquired Aldbar, Melgund and Kintrockat at an early period ... but we have not yet ascertained when they became proprietors. It had been before the year 1442, as in that year Cramond of Aldbar sold portions of the lands of Aldbar to Annand of Melgund." In a retour, dated 27th April, 1686, in favour of James, Earl of Panmure, as heir of his brother, Earl George, the town (farm) and lands of Kintrockat are included. Kintrockat seems subsequently to have come into the possession of the Ouchterlonys of Guynd, an estate near Arbroath. John Ouchterlony, described as a banker in Ayr, married Mary Ruperta, daughter of John Skinner of Brechin and his wife Henrietta, who was descended from one of Prince Rupert's natural children. John Ouchterlony was further described as laird of East and West Kintrockat. He built a town house in Montrose, which survives to this day. He died in 1807, having sold Kintrockat at some previous date, possibly to the Ferriers, who were a noted Angus family in the late 18th century.

The Hon. A. Gillies of Kintrockat appears among the list of the Freeholders of the county of Forfarshire (now Angus) for the year 1821. In a map of the Basin of the Tay, published in 1831, Hunter of Kintrockat is mentioned. This was Alexander Gibson Hunter, a partner in the Edinburgh publishing firm of Archibald Constable & Co.

Alexander Gibson Hunter died in 1812, leaving Kintrockat to his son, David, who, after his marriage, moved first to St Andrews and then to Edinburgh, where he died in 1882. By that time Kintrockat was once again part of the lands of Aldbar, an estate principally on the opposite bank of the South Esk, belonging since 1753 to the Chalmers family. The Hunter family still owned Kintrockat in the late 1830s, but no record of when they sold it has been found.

The Knox family bought Kintrockat from the Aldbar Estate in the early 1930s, having previously rented the house for 10 years. The late Brigadier John Knox and his sister Elizabeth were both keen squash players; he was a county player and Miss Knox was several times Scottish Ladies Squash Champion between the Wars. There was a tennis court in the walled garden at Kintrockat and they built the first private squash court in Angus. Tennis parties were all the rage, and if rain stopped tennis, at Kintrockat they could simply move indoors and play squash. The tennis court was dug up in the Second World War as part of the war effort. The Brechin Squash Club was established at Kintrockat and many local players learnt to play there under the tuition of the Knox family, who played doubles into their late 60s.

The Knox family established a successful soft fruit business, selling not only fruit, which was shipped all over Great Britain, from Covent Garden to Oban, but also canes and bushes. They also bred their own varieties of raspberries (paperwork associated with house sale).

The Knox family moved to Kintrockat in 1919 and bought it in 1931. At that stage the west wing incorporated staff quarters. The house was divided between members of the family in the late 1950s. Initially, the walled garden was used to produce fruit, and as this became more successful the agricultural fields were also turned over to fruit production and the outbuildings at the house were used for packing. However, as small scale fruit production became less profitable the fields were planted under a Woodland Premium scheme (paperwork associated with house sale).

- 2.3 National Records of Scotland have seven documents mentioning Kintrockat including two maps, one of East Kintrockat and one titled 'Eskmount estate.' Lithographed by W Forrester, Edinburgh [1:4800] 1 in = 6 Imperial chains 62 x 46 cm which is an estate plan with boundary coloured showing house, gardens, pleasure grounds, plantations, Kintrockat, West Mains and Home farms. Field boundaries shown with acreages given in table of contents. River South Esk, lodge and turnpike noted. 1842 (RHP1165).
- 2.4 The house is set in 40 acres of land, woodland, walled garden, lodge and associated garden buildings (none of which are included in this application). There is a probable burial cairn in the grounds NO55NE0023. Remains of the earth and stone mound (8.5m in diameter by 4m in height), and lies on the edge of a scarp 60m NW of Kintrockat House. It is reputed to have been erected to mark the site of a market held close by during the plague of 1647-8. It is, however, probably a well-preserved prehistoric burial-cairn.



### 3 THE LEVEL 2 STANDING BUILDING SURVEY

A level 2 standing building survey was carried out on 29 January 2016. A full set of photographs were taken and architects plans checked and annotated. Extra drawings of architectural elements such as sandstone lintel and mouldings and basement walls including plans and elevations of stone shelves F27 were drawn.

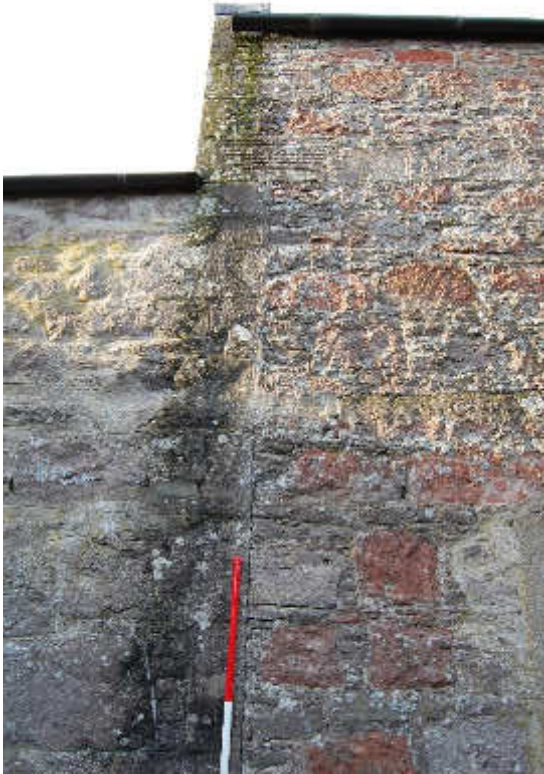
The Phase 1 house is 15m long and 10.5m wide. Rooms 1-6 form the basement of the Phase 1 house, Rooms 8-12 the ground floor, 29-31 the 1st floor and Rooms 39-41 the 2<sup>nd</sup> floor. The W wing is not included in this application and has been surveyed from the exterior. Rooms 19 and 20 with Rooms 34 and 35 above form the Phase 2 E wing and there is an equivalent on the W wing. These Phase 2 wings are 12m long and 6.2m wide. The S gables of these Phase 2 wings have been constructed to mimic the S façade of the Phase 1 house with sandstone string courses and large windows set in to the string courses. They are harled flush with the string courses, quoins and jambs.

The N end of the W (Illus 3) and E wings were added in Phase 3 and the N wing is probably contemporary. The N wing is 38.1m long and 6.2m wide and the extensions to the W and E wings are 8m long. The Phase 3 wings have been built onto the N ends of the Phase 2 wings (Illus 4, 5). There is no evidence that the N ends of the E and W wings and the N wing was built in more than one phase, possibly in the early 19<sup>th</sup> century. There are tooled sandstone mouldings throughout (although some of the mouldings have been replaced with sympathetic concrete mouldings).

A corridor (Rooms 14 and 15) were added on the N side of the Phase 1 house in Phase 2 or 3 and the 1<sup>st</sup> Edition OS map shows that this corridor originally extended along the W and N sides of the courtyard. The utility room at the SW corner of the courtyard may be the remains of this. There is a roof scar above D20 in the NE corner of the courtyard and this may be evidence of this structure.



Illus 3 Phase 2 W wing not included in this application, W wall; facing E



Illus 4 Junction Phase 2 W wing (left) Phase 3 W wing (right); facing W



Illus 5 Phase 2 E wing (right) Phase 3 E wing (left); facing E



Illus 6 Stairwell F23 covers central window of Phase 1 house N façade suggesting the stairs were located elsewhere in Phase 1; facing N

### Room 1

There is a full basement under the Phase 1 house. Room 1 is on the west side of the basement under the Phase 2 or 3 link structure. It has a small window in the S wall (W67) and now contains boiler equipment.

### Room 2

NW basement room with steps to ground floor (F34; Illus 8) and window in the W wall (W3; Illus 7).



Illus 7 Room 2 W wall with W3 (left) and D52 (right); facing W



Illus 8 Sandstone stairs down to basement; facing W

### Room 3

SW basement room with flue for fireplace on the W wall (F25) and window on S wall (W1). There is a brick column at the E side of the room to support the new wooden roof beams.

### Room 4

Small room in centre of S basement which has been partially demolished and infilled with rubble. It is 3.3 x 3.5m in size and the walls stand to 1.5m in height (Illus 9). These walls are butted on to the S wall of the house adjacent to the exterior steps F3.



Illus 9 Room 4 NE corner of wall showing partially demolished wall (right), new wooden ceiling beams (top) and brick support for new ceiling (left); facing SSW

### Room 5

SE basement room with window W2 in the S wall. There is a modern brick column and a wood support for the roof which has been replaced recently.

### Room 6

This is the NE basement room which was a cold store or pantry. The room is 5.1m long and 3m wide with plastered stonework walls. On the E wall is window W4 and on the S wall W66. On the N wall is a series of 10 plastered masonry and sandstone alcoves (Illus 10) used for keeping foodstuffs cool. There are two rows of five shelves but it is possible there was another row above which were removed when the new wooden roof was built.

The shelf structure is plastered masonry creating apertures on the top row 68 x 42cm and 85cm deep and on the lower shelf 68 x 70cm and the same depth. At the front of the aperture are sandstone blocks 73 x 22cm in size forming a lip (Illus 11); the sandstone blocks have been pinned with iron staples (Illus 11). The shelves are also constructed of sandstone blocks. This room was latterly used to store coal and there is a pile of coal at the E end of the room.



Illus 10 Stone shelves F27; facing N



Illus 11 One of the upper alcoves showing sandstone shelf (top and bottom) and plastered masonry supports; facing N

### Room 7

This room is in the SE corner of the Phase 1 house and was a dining room. It has marble fireplace with wood surround on the E wall (F10; Illus 12) and a window on the S wall. There is cornicing which is probably part of the Victorian adaptations which have taken place in the house including removing fireplaces, skirting boards and coving (verbal report by Mr Graham Grant, a lecturer at Robert Gordons University to current owner). The lath and plaster has been taken off some of the walls of this room (due to water ingress) and this reveals sandstone blocks and rubble construction (Illus 13).



Illus 12 F10; facing E



Illus 13 Detail of S wall Room 7 showing sandstone block and rubble construction; facing S

### Room 8

This is the NE room of the Phase 1 house and was latterly the kitchen. It has window on the E wall W5 and fireplace/hearth F12 (Illus 14) on the N wall formed using 20<sup>th</sup>-century bullnose bricks with (possibly original) wood surround.



Illus 14 F12; facing N

### Room 9

Room 9 is the vestibule inside main door D2 (Illus 15). D2 is 1.25m wide and 3.1m high and is accessed by a set of sandstone steps (F3; Illus 15) with cast iron balustrade. The door has an upper fanlight window and the walls on either side of the door are curved creating a circular threshold (Illus 16). The vestibule has a glass and wood partition and doo leading to the hallway, Room 10.



Illus 15 Steps F3 to D1 and Room 9 vestibule; facing N



Illus 16 Phase 1 house S façade central door D2, W17 with roundel F2 (top); facing N



### **Room 10**

Room 10 is the stairwell leading to the main stair F23 and to the door to the basement (D51, on the E side of the stairs). There are wooden arches dividing the hallway from the stairs (Illus 17). The stairs from the ground to first floor are sandstone. There are doors in the W and E walls to the two main reception rooms (Rooms 7 and 11).



Illus 17 Arches on N side Room 10 between hallway and stairs; facing SSW

### **Room 11**

This is the SW room was the sitting room. It is accessed from hallway Room 10 through door D31 and has two windows on the w wall (W8, W10) and would have had another in between (W9) but this has been blocked and harled over (Illus 18). There is a fireplace (F11) on the W wall and a window on the S wall W7. The room is now partitioned with an arched wood partition into an office and a door (D32) on the N wall to a cupboard adjacent to the main stair.

### **Room 12**

Small office at the N end of Room 12 with an alcove on the N wall (Illus 19).

### **Room 13**

Small store off the N wall of Room 11

### **Room 14**

Rooms 14 and 15 form a corridor (Illus 20) on the N wall of the Phase 1 house which may be Phase 2 or 3. It was constructed either when the Phase 2 wings were built or more likely at the same times as the Phase 3 wings. There is a window facing the courtyard (27) and a door (D4) has now been converted to a window (Illus 21). This corridor can be seen on the 1<sup>st</sup> Edition OS map. It formed a corridor for staff to access areas of the house and wings without entering the main house. The door at the E end of the corridor (D37) was originally an exterior door until D3 was built enclosing this area. Room 14 is single storey and has been used as a laundry.



Illus 18 Phase 1 house W gable with Room 11 windows (W8, W9 blocked, W10 centre); facing E



Illus 19 Room 11 with arched wooden partition to office, Room 12 and door to cupboard (D32, centre with D31, right); facing N



Illus 20 Room 14 corridor along the n wall of the Phase 2 house with D37 (right); facing E



Illus 21 Room 14 N wall (centre) with D3, D4, W27 (L-R), Phase 1 house N wall (top) and steps to Phase 2 E wing F4 (left); facing S

### Room 15

Corridor room on the N wall of the Phase 1 house which is now two storey. This corridor can be seen on the 1<sup>st</sup> edition OS map (Illus ) and links (with Room 14) the Phase 1 house and the working areas of the farm.

### Room 16

Extension on the S side of the courtyard now used as a bathroom (Illus 22). Constructed of brick with concrete window sills and harled. There is a building in this location on the 1<sup>st</sup> Edition OS map (Illus 44) but this has presumably been rebuilt on the 20<sup>th</sup> century.



Illus 22 Room 16 N wall W28 (below) W25 (top) with Phase 1 house N wall at rear; facing S

### Room 17

Victorian style bathroom with fittings (Illus 23). This room is in the link between the NE corner of the Phase 1 house and the Phase 2 E wing with door to the Phase 1 house on the W wall and to the courtyard on the N wall. The room had a large window on the S wall which has been blocked and harled leaving a small upper window when the room was converted to a bathroom.

### Room 18

At the E end of Room 14, the Phase 2 or 3 corridor, this was originally an open area between the Phase 1 house and the E wing, but door D3 a wood and glass door was constructed enclosing this area. There is a door to Room 19 on the E wall and on the S wall D36 leads to a bathroom which has an access door to the phase 1 house.

### Room 19

Workshop at the S end of the Phase 2 E wing. This room has a large window on the S wall (W52; Illus 24) and a door on the E wall (D7) which has been inserted or altered with brick infill around the jambs (Illus 25). There is a flue on the N wall (F13) below chimney F30.



Illus 23 Room 17 fittings; facing E



Illus 24 Phase 2 E wing (right) ground floor Room 19 window W52 and Room 34 W51 (above) with link to Phase 1 house Room 17 W50 (left); facing N



Illus 25 Room 19 E wall showing D7 with rebuilt surround in brick' facing E

### Room 20

Former stables room at the N end of the Phase 2 E wing. There is a door to the courtyard (D22) and a door to the Phase 3 extension to the N (D26). The room has a cobbled floor and uprights for wooden stalls survive and much of the interior of the room have been plastered (Illus 26). There is a triangular inset between the floor and roof in the SW corner of the room which is probably associated with stairs F4 which are on the exterior of this wall. It is possible that this is the remains of an earlier internal staircase.



Illus 26 Room 20 with cobbled floor, D22 (right) and wooden partition for animals; facing S

## Room 21

Room on ground floor at S end of Phase 3 E wing on used as a store. There is a gap/door (D54; Illus 27) in the N wall through to Room 22 at the E end where the wall has been removed and another smaller door in the centre of the N wall (D27). There is a door to the courtyard on the W wall (D21) and D8 on the E walls. D28 was blocked when the squash court was built (Illus 28).



Illus 27 Room 21 N wall with gap/door D54 (right) and D27 (centre); facing N



Illus 28 Room 21 door D8 with blocked window W37 (top right) showing junction between Phase 2 E wing (left) and Phase 3 (right); facing W

## Room 22

Room on ground floor at N end of Phase 3 E wing on used as a store. There is a stone staircase (D49; Illus 30) on the S wall of this room, a window on the N wall (W54; Illus 29) and door on the E wall (D9). Access to these rooms from the courtyard is through a stone door (or corridor) D20 (Illus 31).



Illus 29 Room 22 N wall window W54 (bottom) and Room 37 window W53 (above); facing S



Illus 30 Stone stair on S wall Room 22; facing S





Illus 31 Door D20 a short stone-lined corridor through from the courtyard to the E wing rooms 21 and 22 showing scar of demolished structure (top right); facing NE.

### Room 23

Room 23 is the wood store. It is a single storey link building between the two storey E wing and the two storey bothy (Illus 32). Here is a door (D19) and window (W63) on the S wall onto the courtyard and a door D11 and window W55 on the N wall. There is a small recess 40 x 30cm Room 23 interior S wall W of D19 (Illus 33). The rooms of the N wing have no chimneys associated and no fireplaces evident so were probably associated with the farm and nearby stables.



Illus 32 S wall of Room 23 the wood store with D19 and W63; facing N



Illus 33 S wall Room 23 interior W63, D19, alcove F18 (L-R); facing S.

### Room 24

Ground floor room in centre of N wing used as cart shed/garage. There are two large cart doors on the N façade (D12 and D13) 2.25m wide and 2.4-2.75m high. The N façade is all of sandstone ashlar and the arched lintels of these door was fashioned from radiating blocks of sandstone (Illus 34). There are two lintels above each door on the S wall (D17 and D18; Illus 35) indicating that the height of the doors has been reduced and new lintels inserted. These may originally have been cart doors.



Illus 34 Detail of ashlar sandstone forming lintel of cart door D12; facing S



Illus 35 Room 24 S wall onto courtyard showing metal rung steps F24 (left of centre) and two lintels above each door (D17 left and D18 right) indicating that the height of the doors has been reduced and new lintels inserted.

### Rooms 25-27

Room at the W end of the N wing used as a store which was originally probably one room. The rooms were in use as larder and stores. There are two doors in the S wall (D15 and D16) and a window (W61) and a door (D14) and window (W58) in the n wall. Door D16 in S wall may have been a smaller door or a window which was opened out and a new sandstone lintel inserted (Illus 36).



Illus 36 Room 27 S wall W61, D15 showing tooled sandstone lintels and mouldings with D16 (right) with newer sandstone lintel inserted when door inserted; facing N

## Room 28

Phase 1 house 1<sup>st</sup> floor SE bedroom. There is a large window on the S wall (W16) and on the E wall (W15) and a fireplace on the W wall (Illus 37). The rooms on this floor all have very dep skirting boards and there are wooden window seats and shutters *in situ* on many windows (Illus 38).



Illus 37 Room 28 NE corner showing coving and later fireplace (F8) set into earlier fireplace surround with W15 (right); facing NE.



Illus 38 Room 28 W15 showing stonework around the window and original window seat and cupboard and wooden shutters in situ; facing E

**Room 29**

Phase 1 house 1<sup>st</sup> floor NE bedroom. Window on the N wall W22 and fireplace on the E wall F9.

**Room 30**

Phase 1 house 1<sup>st</sup> floor small front S central bedroom. There is a window in the S wall W17.

**Room 31**

Phase 1 house 1<sup>st</sup> floor SW bedroom. This is the largest bedroom (or possible 1<sup>st</sup> floor sitting room) with window on S wall (W18) and two large windows facing W (W11 and W12) with fireplace in between (F7). There is a bathroom off this room (Room 31A) and a large cupboard (Room 31B) mirroring the layout of the large sitting room below (Room 11).

**Rooms 32 and 33**

First floor rooms above corridor Rooms 14/15 now in use as study and bathroom.

**Room 34**

Room not accessible due to poor condition of access stairs. Loft in Phase 2 E wing accessed by stone stairs F4 (Illus 39).



Illus 39 Sandstone stairs F4 leading to Room 35 D23 (left) and Room 34 D24 (right); facing E

**Room 35**

Room not accessible due to poor condition of access stairs. Loft in Phase 2 E wing accessed by stone stairs F4 (Illus 39).

**Room 36**

Former store on the first floor of the Phase 3 E wing. There is no floor and therefore no access but it is visible from Room 21 below (Illus 40 ).



Illus 40 Room 21 E wall (below) with D54 (left), blocked door D8 (centre) and Room 36 (above) with W37; facing E

### Room 37

Former Groom's room on the 1<sup>st</sup> floor at the N end of the Phase 3 E wing. It has a large window on the N wall (W53) and the E wall (W38), fireplace on the W wall (F17; Illus 41) and is accessed by stone steps F16. The walls are plastered.



Illus 41 Room 37 W wall fireplace F17 showing ceiling beams and no floor; facing W

### **Room 38**

Room 38 is on the 1<sup>st</sup> floor above Room 24 in the centre of the N wing and was a former bothy. The S wall onto courtyard has metal rung steps F24 (Illus 39) from the first floor window W62 which has been replaced and probably enlarged. These steps are presumably a fire escape.

### **Room 39**

Phase 1 house 2<sup>nd</sup> floor attic room on the W side of the building. This room has a dormer window on the S side (W19) and a window (W13) and fireplace (F6) on the W wall.

### **Room 40**

Phase 1 house 2<sup>nd</sup> floor attic room in the centre of the S side of the building. This room has a small window in the S side in the roof.

### **Room 41**

Phase 1 house 2<sup>nd</sup> floor attic room on the E side of the building. This room has a dormer window on the S side (W20) and a window (W14) and fireplace (F5; Illus 42) on the E wall. The E wall of this room has plaster removed showing the sandstone block and rubble construction under the whitewashed plaster.



Illus 42 E wall Room 41 with fireplace F5 (centre) and blocked window W14 (right); facing E

## 4 CONCLUSIONS AND RECOMMENDATIONS

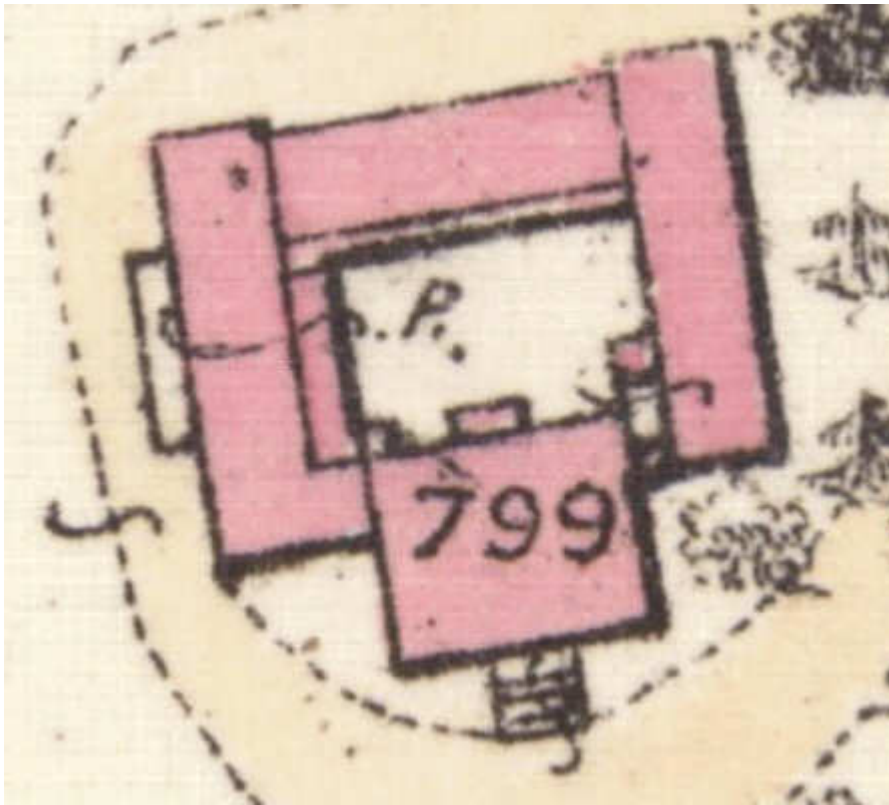
A Level 2 standing building survey was carried out on 29 January 2016. At least five phases of development were identified but these buildings have had several major and many minor changes since the 18<sup>th</sup> century. The phases are summarized in Illus 43 (below). In the 18<sup>th</sup> century a two storey house with attic and basement was constructed with parkland and views to the south. Two wings were added using the same decorative sandstone features including raised sandstone string courses with large windows utilizing the string course for lintels and sills, harled between the sandstone quoins and jambs. The W and E wings were extended and a N wing added with stables, bothy and other agricultural buildings, possibly in the early 19<sup>th</sup> century. The wings were joined to the Phase 1 house and apertures opened and a corridor added running the full length of the N side of the Phase 1 house. The 1<sup>st</sup> Edition OS map (Illus 44) seems to show corridors on the W and N side of the courtyard but these have been demolished. There are several small additions within the courtyard, porch on the w façade and squash court added on the E façade in the 20<sup>th</sup> century by Brigadier Knox and his wife Elizabeth.

It is recommended that no further archaeological work is required during the current planning application.



Illus 43 Phase plan showing development of buildings (from copyright A.B. Roger & Young)





Illus 44 First Edition Ordnance Survey map house detail Forfar Sheet XXVI.16 (Brechin) Survey date: 1862 Publication date: 1865 (copyright National Library of Scotland).

## 5 REFERENCES

Gifford, J 2012 'Dundee and Angus' (Pevsner Architectural Guides: Buildings of Scotland). Yale.

Warden A& 1882 'Angus or Forfarshire – the land and people', Volume III. Dundee.

## 6 ACKNOWLEDGEMENTS

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## APPENDIX 1 MAPS



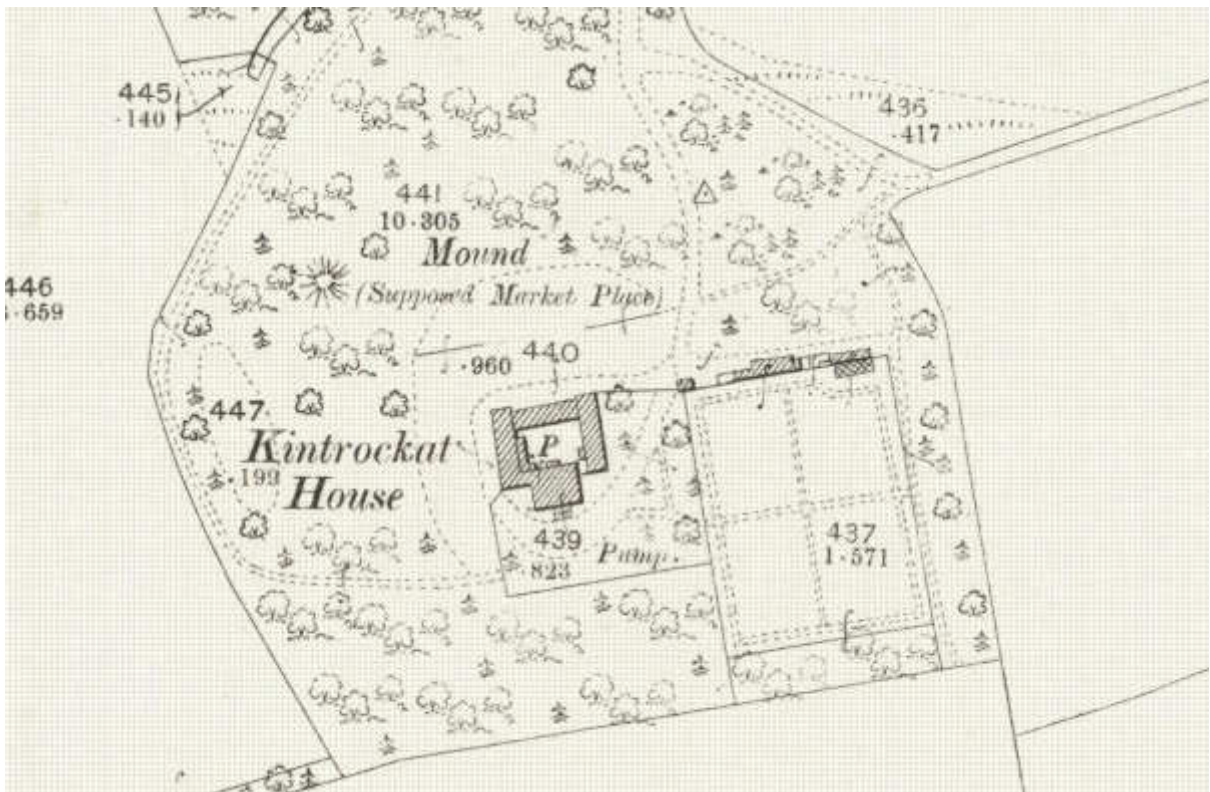
Illus 45 Roy's map showing 'Kinchrachill' (copyright National Library of Scotland)



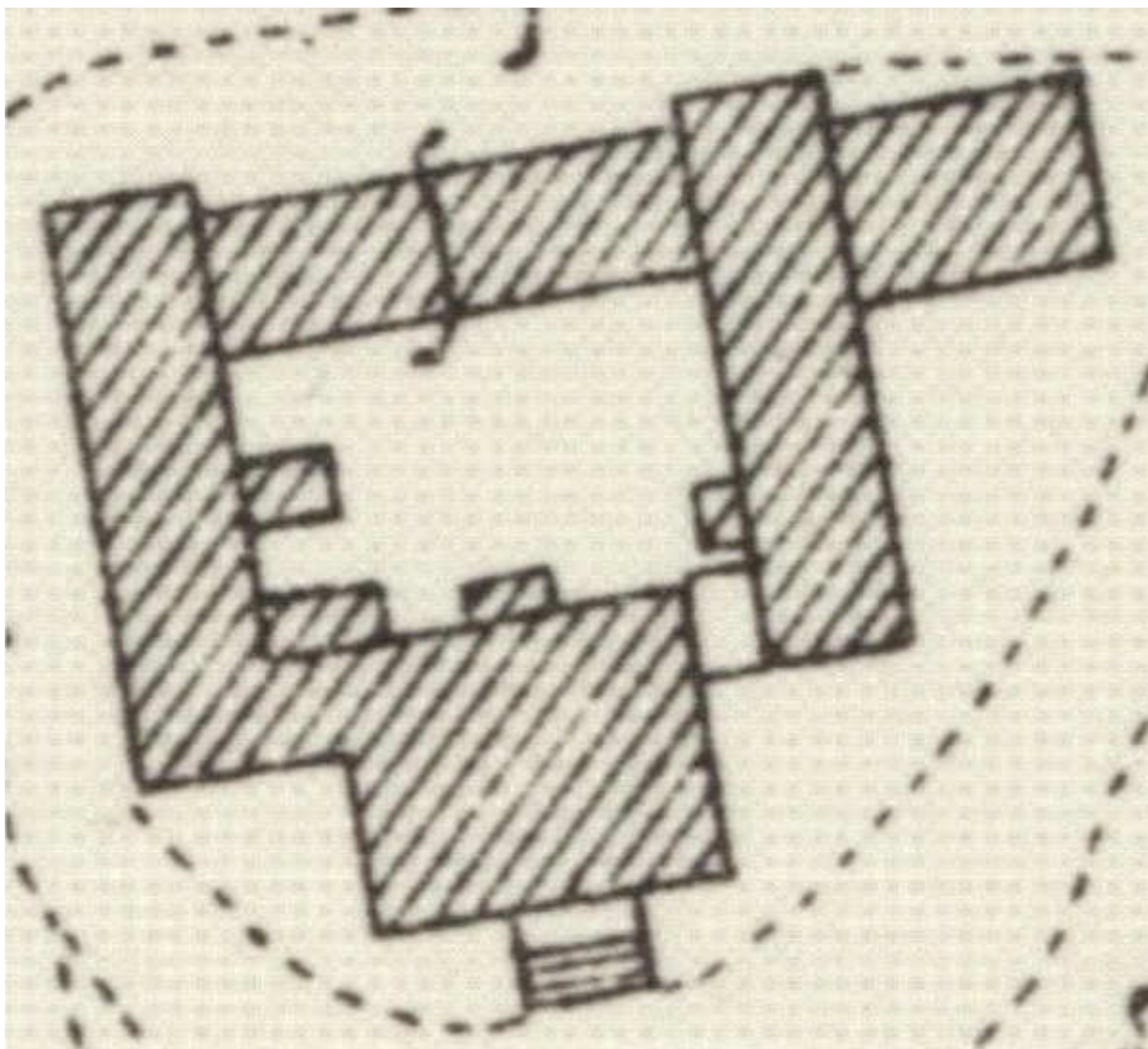
Illus 46 Thomson map (copyright National Library of Scotland)



Illus 47 First Edition Ordnance Survey map Forfar Sheet XXVI.16 (Brechin) Survey date: 1862 Publication date: 1865 (copyright National Library of Scotland)



Illus 48 Second Edition Ordnance Survey map. Forfarshire 026.16 (includes: Brechin) Publication date: 1902 Revised: 1901 (copyright National Library of Scotland)



Illus 49 Third Edition Ordnance Survey map (copyright National Library of Scotland) Forfarshire 026.16 (includes: Brechin) Publication date: 1924 Revised: 1922 Levelled: 1901

## APPENDIX 2 Features recorded in this survey

Aperture/feature no	Location and description
W1	Phase 1 house S façade 1.1 x 1.1m ext 170 x 110 on interior; sandstone string course forms lintel
W2	Phase 1 house S façade 1.1 x 1.1m sandstone string course forms lintel, 145 x 130cm on interior
W3	Phase 1 house W gable , basement window 1m high 70cm wide; sandstone mouldings, lintel and sill formed using sandstone string course
W4	Phase 1 house E gable small basement window, 85 x 125cm on interior
W5	Phase 1 house E gable 2 x 1m complete window with string course continuing around into the S wall of the Phase 2 E wing
W6	Phase 1 house S façade 2 x 1m sandstone string course forms lintel and sill

W7	Phase 1 house S façade 2 x 1m sandstone string course forms lintel and sill
W8	Phase 1 house W gable 2m high, 1m wide; sandstone mouldings, lintel and sill formed using sandstone string course
W9	Phase 1 house W gable 2m high, 1m wide; sandstone mouldings, lintel and sill formed using sandstone string course
W10	Phase 1 house W gable 2m high 70cm wide; adapted when W wing Phase 2 was built; N jamb moved? ; sandstone mouldings, lintel and sill formed using sandstone string course
W11	Phase 1 house W gable 2m high, 1m wide; sandstone mouldings, lintel and sill formed using sandstone string course; blocked and harled
W12	Phase 1 house W gable 2m high, 1m wide; sandstone mouldings, lintel and sill formed using sandstone string course
W13	Phase 1 house W gable small second floor window; sandstone mouldings, lintel and sill formed using sandstone string course
W14	Phase 1 house E gable 2nd floor attic window
W15	Phase 1 house E gable 2 x 1m
W16	Phase 1 house S façade 2 x 1m sandstone string course forms lintel and sill
W17	Phase 1 house S façade 2 x 1m sandstone string course forms lintel and sill
W18	Phase 1 house S façade 2 x 1m sandstone string course forms lintel and sill
W19	Phase 1 house S façade 2nd floor attic window
W20	Phase 1 house S façade 2nd floor attic window
W21	Phase 1 house S façade 2nd floor attic window
W22	Phase 1 house N façade (now in courtyard)
W23	Phase 1 house N façade (now in courtyard); stairs to 2nd floor cut across this window.
W24	Phase 1 house N façade (now in courtyard)
W25	N wall Room 16 (first floor) concrete lintel, brick structure, harled, probably built 20th century to replace earlier structure
W26	Window inserted in roof Room 33, concrete mouldings
W27	N wall Room 14 sandstone mouldings
W28	N wall Room 16 (ground floor) concrete lintel, brick structure, harled, probably built 20th century to replace earlier structure
W29	N wall Room 15 partially covered by brick harled extension Room 16; sandstone mouldings
W30	N wall Room 15, replacement concrete mouldings
W31	N wall WC extension W wing
W32	E wall utility room extension to W wing
W33	Ground floor E wall W wing; tooled sandstone lintel and jambs, replacement concrete sill
W34	Ground floor E wall W wing; replacement concrete mouldings
W35	E wall W wing, 1st floor
W36	E wing E façade Phase 2 1st floor window sandstone mouldings

W37	E wing E façade Phase 3 1st floor window tooled sandstone mouldings blocked with brick
W38	E wing E façade Phase 3 1st floor window tooled sandstone mouldings blocked with sandstone
W39	W wing W façade; replacement concrete mouldings
W40	W wing W façade; replacement concrete mouldings
W41	W wing W façade
W42	W wing W façade; replacement concrete mouldings
W43	W wing W façade; replacement concrete mouldings
W44	W wing W façade
W45	W wing W façade
W46	W wing W façade; replacement concrete mouldings
W47	W wing S gable
W48	W wing S gable 2.15 x 1.1m
W49	W wing S gable 2 x 1m bottom section blocked up leaving small upper window
W50	E wing S gable 2 x 1m infilled and harled
W51	E wing S gable sandstone string course forms lintel and sill
W52	E wing S gable 1.1 x 2.15m sandstone string course forms lintel and sill
W53	N wing N wall
W54	N wing N wall 120 x 170 infilled with board painted with glazing pattern
W55	N wing N wall
W56	N wing N wall
W57	N wing N wall
W58	N wing N wall
W59	N wing N wall
W60	N wing N wall 120 x 170 infilled with board painted with glazing pattern
W61	S elevation N wing 75 x 130cm tooled sandstone
W62	S elevation N wing first floor concrete mouldings, larger window inserted as fire escape? See F24
W63	S elevation N wing 60 x 110cm tooled sandstone
W64	E wing W elevation, tooled sandstone mouldings, not measurable
W65	E wing W elevation, tooled sandstone mouldings, not measurable
W66	Small window between basement Rooms 5 and 6; on n side 235 x 30cm, on S side 35 x 8cm
W67	Small window inserted into W wing S gable under W49
W68	E wing E façade Phase 2 1st floor window, wood lintel
W69	E wall modern brick harled extension Room 16
W70	E wall Room 22 blocked when squash court built
D1	Door between Rooms 5 and 6, basement, 110 x 195cm
D2	Main front door S façade Phase 1 house up steps F3; 1.25m wide, 3.1m high; the wall above the threshold is curved forming a small entrance way

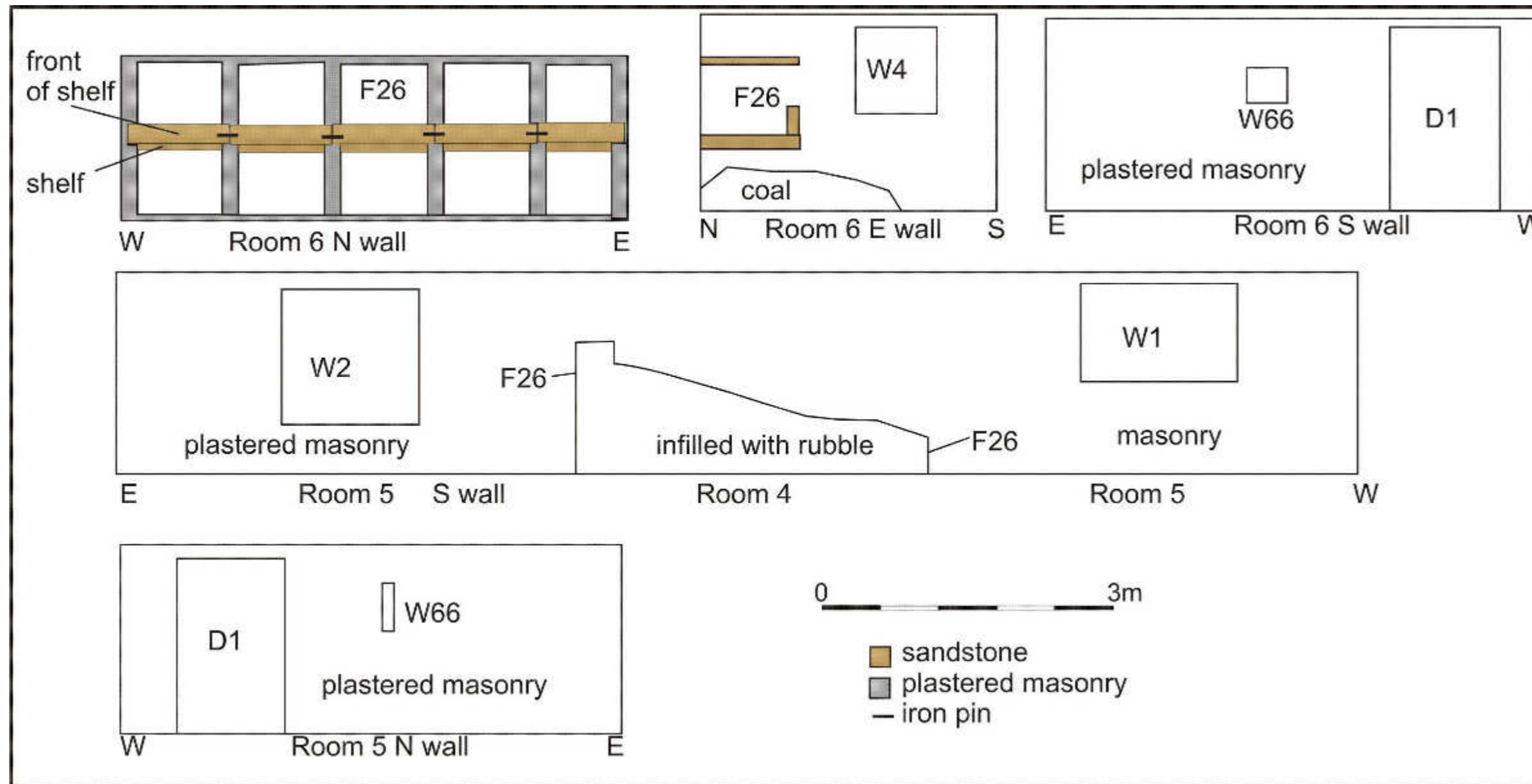
D3	Glass infill door N wall Room 18; was probably an open gap
D4	N wall Room 14 110 x 70cm; sandstone mouldings around door infilled with sandstone to form window
D5	N wall utility room extension on E side w wing
D6	E wall W wing Phase 3 N section; tooled sandstone mouldings
D7	E wing E façade 105 x 190cm, 2 steps up to door, sandstone lintel, width altered with brick inserts on both jambs
D8	E wing E façade 110 x 190cm sandstone lintel and jambs made from large blocks of tooled sandstone. There is another lintel/sill above this (F33)
D9	Room 22 E wall reduced in width when squash court built
D10	Garage door W façade W wing; no mouldings harled around
D11	N wing N wall 125 x 230cm
D12	N wing N wall cart door 225cm wide, 240-275cm high; ashlar sandstone mouldings
D13	N wing N wall cart door 225cm wide, 240-275cm high; ashlar sandstone mouldings
D14	N wing N wall 125 x 240cm
D15	S elevation N wing 95 x 210cm tooled sandstone
D16	S elevation N wing 120 x 245cm sandstone lintel removed and door height raised with new lintel
D17	S elevation N wing 90 x 215cm. New sandstone lintel put in to lower height of door
D18	S elevation N wing 90 x 215cm. New sandstone lintel put in to lower height of door
D19	S elevation N wing 90 x 215cm tooled sandstone
D20	E wing W elevation tooled sandstone corridor through to interior of N and E wing
D21	E wing W elevation tooled sandstone 90 x 190cm
D22	E wing W elevation tooled sandstone 110x210cm
D23	E wing W elevation tooled sandstone, not accessible
D24	Set of 11 iron rungs from window W62 to ground - fire escape steps
D25	Flue W wall basement Room 3
D26	Partially demolished wall in basement, around Room 4
D27	N wall Room 22
D28	Blocked door E wall Room 21, blocked when squash court built
D29	Door between Rooms 20 and 21
D30	Phase 1 house ground floor Internal door between Rooms 7 and 10 with wooden surround, ?18th century
D31	Phase 1 house ground floor Internal door between Rooms 11 and 10 with wooden surround, ?18th century
D32	Phase 1 house ground floor Internal Cupboard door Room 13 from Room 11
D33	Phase 1 house ground floor Internal Door between Rooms 7 and 8
D34	Phase 1 house ground floor Internal between Room 8 and stairwell
D35	Phase 1 house ground floor Internal door between house and Phase 2 or 3 corridor Room 15

D36	N wall Room 17 link room between Phase 1 house and E wing
D37	E wall Room 14 Phase 2 or 3 corridor, originally an external door
D38	Phase 1 house 2nd floor bedroom door, Room 41
D39	Phase 1 house 2nd floor bedroom door, Room 40
D40	Phase 1 house 2nd floor bedroom door, Room 39
D41	Phase 1 house 1st floor door to Room 31
D42	Phase 1 house 1st floor door Room 30
D43	Phase 1 house 1st floor door between Rooms 28 and 30
D44	Phase 1 house 1st floor door on E side hallway into vestibule for Rooms 28 and 29
D45	Phase 1 house 1st floor door to Room 29
D46	Phase 1 house 1st floor door to Room 28
D47	Door between Phase 1 house Room 8 and link room to Phase 2 E wing Room 17
D48	Door between Room 15 and modern brick extension Room 16
D49	Door on S wall Room 22, main access from courtyard
D50	Door S wall Room 22 under stone stairs F16
D51	Phase 1 house ground floor Internal door to basement
D52	Phase 1 house basement door between Rooms 1 and 2
D53	Phase 1 house basement door between Rooms 2 and 3
D54	N wall Room 21 - actually a gap between E and N walls
F1	Sandstone roundel centre N façade gablet over window W56/57
F2	Sandstone roundel centre S façade gablet over window W17
F3	Sandstone steps up to D1 Phase 1 house S façade; 4.2m long with cast iron balustrade
F4	sandstone steps to 1st floor E wing ; cast iron frame to S with access to D23 and D24 ; not accessible
F5	Fireplace E wall Room 41
F6	Fireplace W wall Room 39
F7	Fireplace W wall Room 31
F8	Fireplace E wall Room 28
F9	Fireplace E wall Room 29
F10	Fireplace E wall Room 7
F11	Fireplace W wall Room 11
F12	Fireplace N wall Room 8
F13	Flue N wall Room 19
F14	S elevation N wing recess 28 x 19cm
F15	Recess 30 x 40cm internal E wall link between rooms 21 and 22
F16	stone steps in Room 22
F17	Fireplace W wall Room 37
F18	Recess 40 x 30cm Room 23 interior S wall W of D19
F19	Date stone 1791 above gate into walled garden (not included in this survey)
F20	Chimney W wing between Phase 2 and 3
F21	Chimney W wing Phase 2
F22	Chimney W gable Phase 1 house

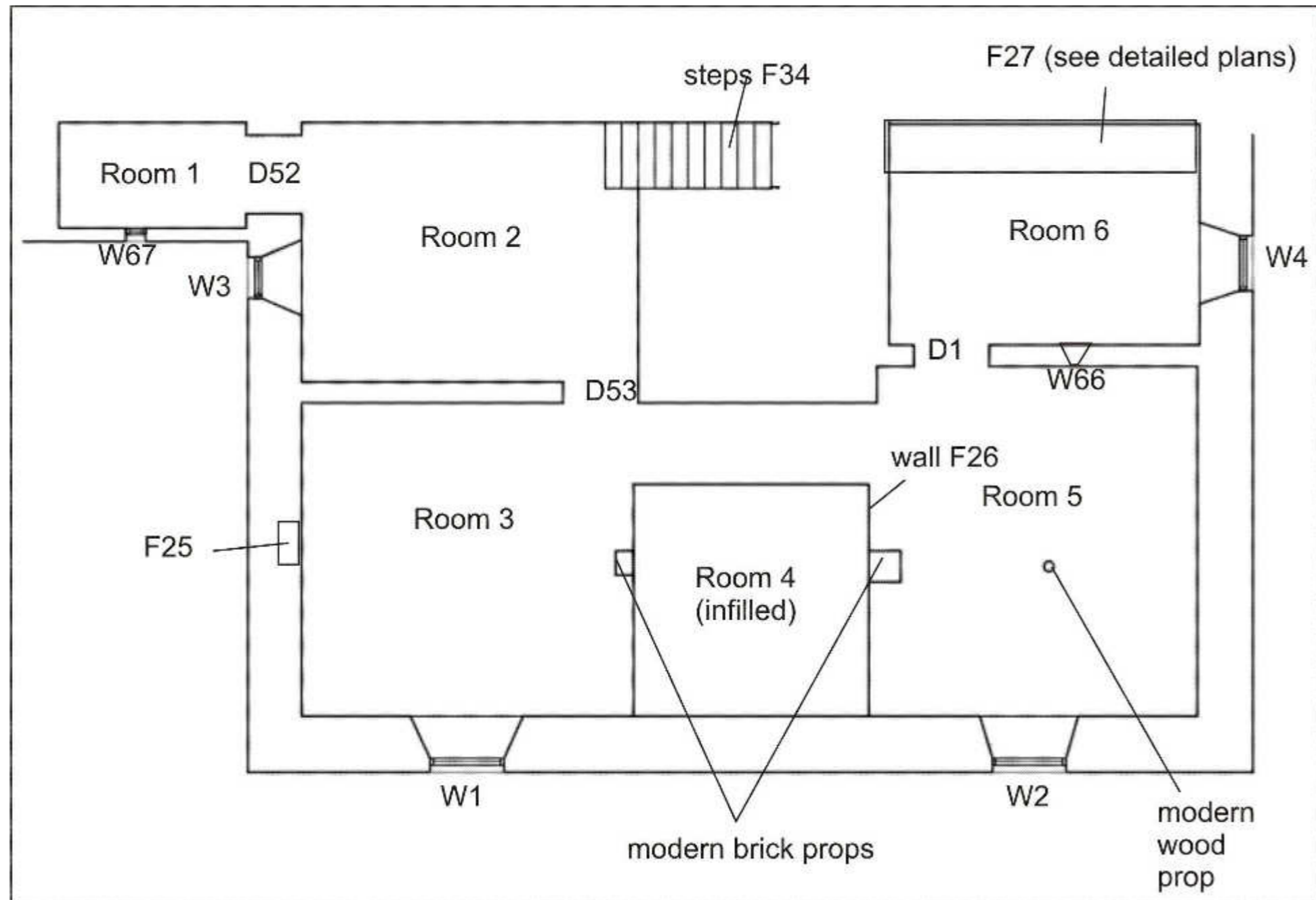


F23	Phase 1 house main stairs to 1st and 2nd floor; the stairs to the 1st floor are sandstone
F24	S elevation N wing
F25	Fireplace/flue W wall basement Room 3
F26	Wall within basement adjacent to steps F3
F27	Set of 10 sandstone and masonry shelves in cold room/pantry Room 6 on N wall
F28	E wing chimney above Room 37 fireplace F17
F29	E wing chimney above Rooms 20/21 at junction of Phase 2/3
F30	E wing chimney above fireplace/flue F13 Room 19
F31	E wing W elevation Cement roof scar lean to
F32	Chimney E gable Phase 1 house
F33	Possible blocked window/door on E façade E wing at junction between Phase 2/3 structures above D8; it is possible that this is an effect
F34	Stone steps down from ground floor into basement
F35	Gateposts main road at entrance house grounds

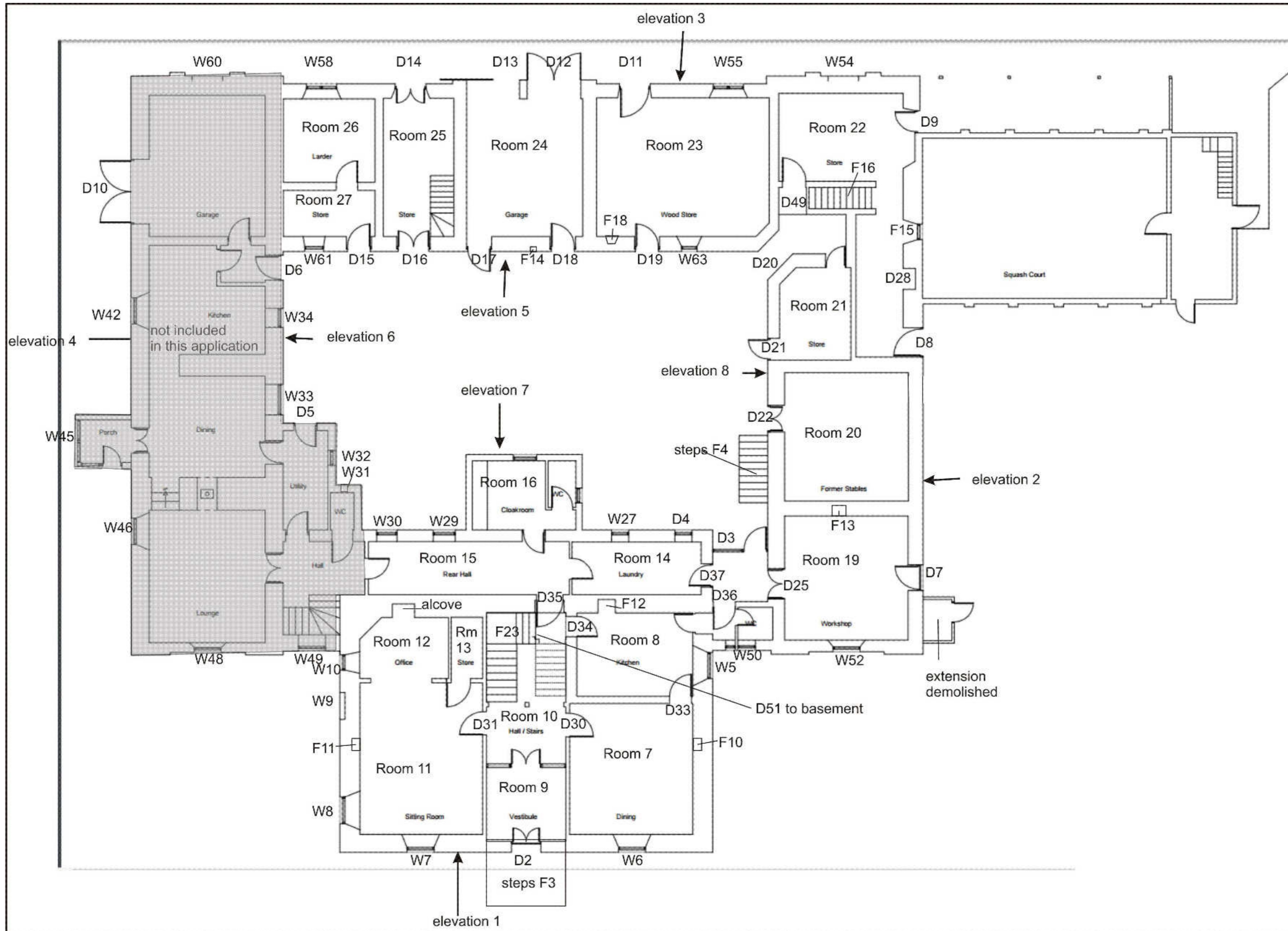
APPENDIX 3 Plans and elevations



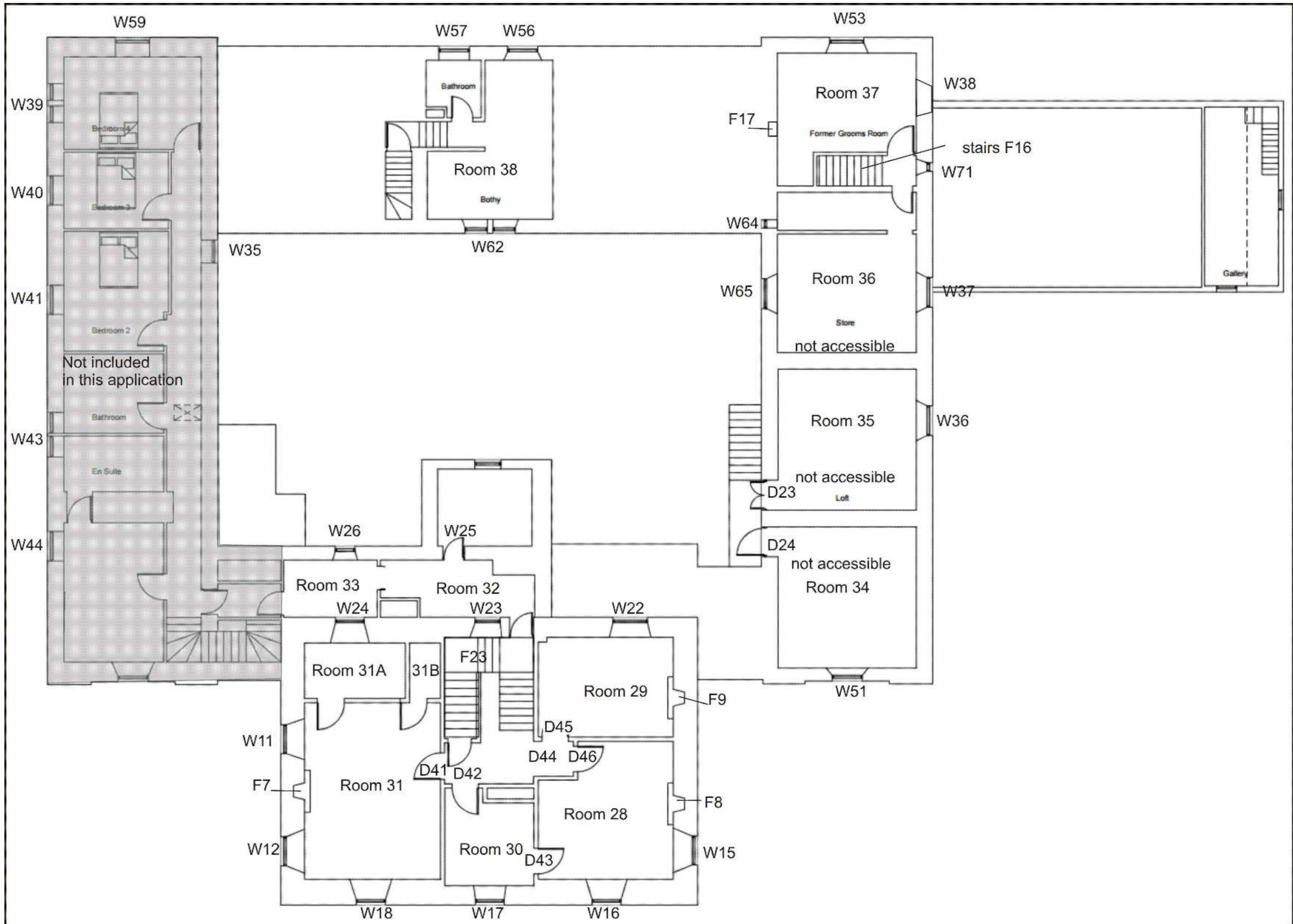
Illus 50 Basement elevations including cold room shelves F26



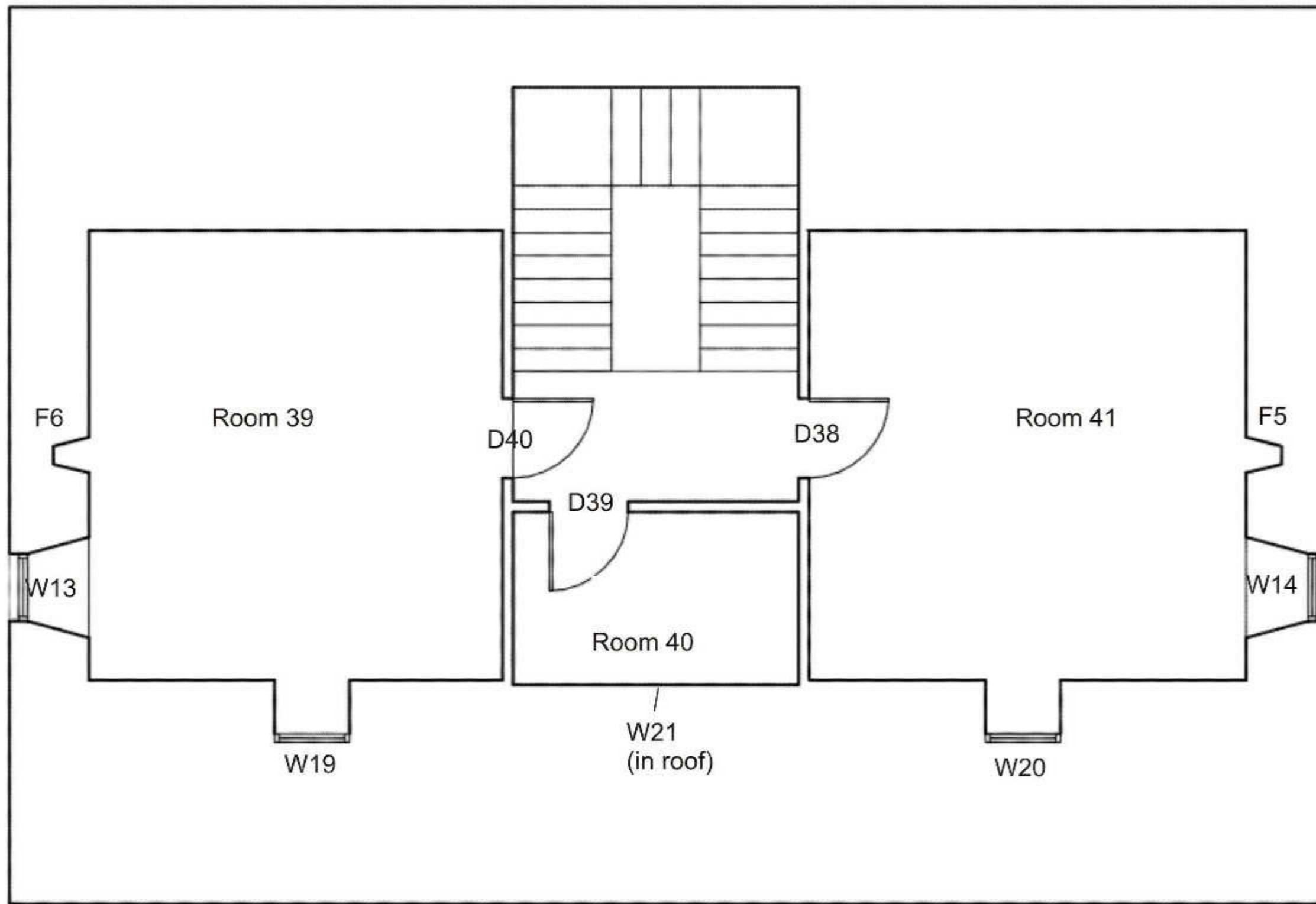
Illus 51 Basement plan showing features recorded in this survey (copyright A.B. Roger & Young)



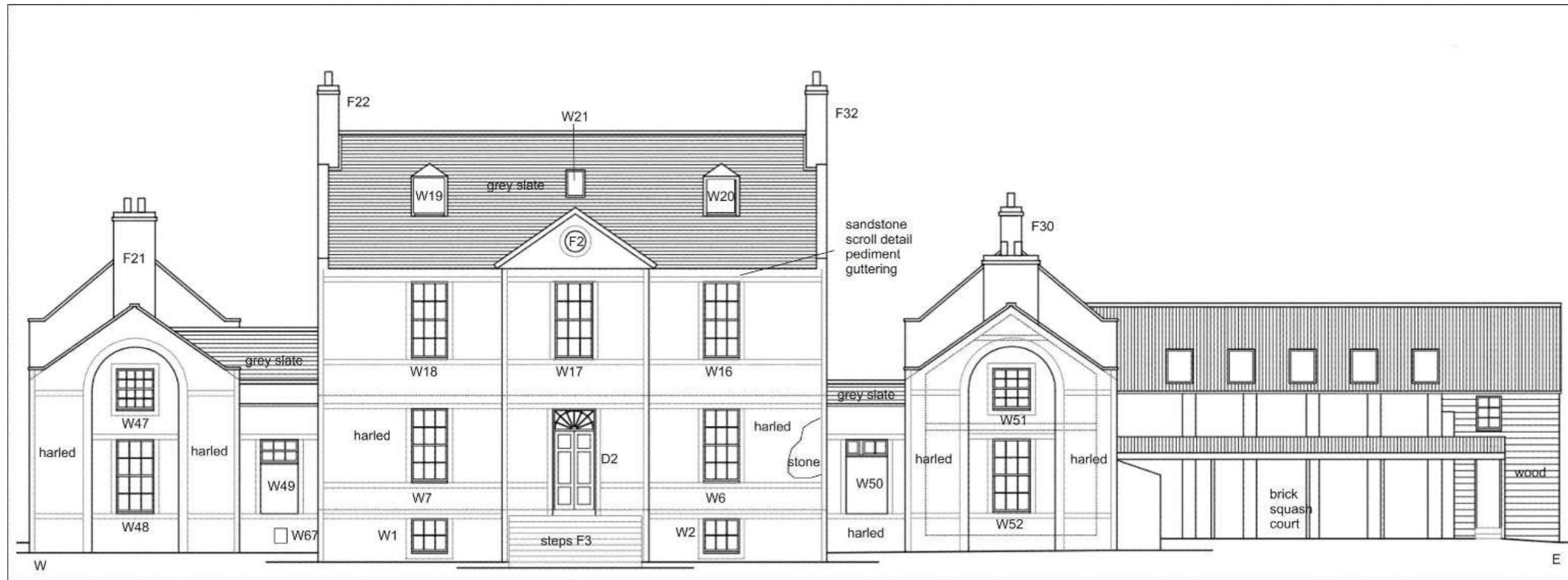
Illus 52 Ground floor plan showing features recorded in this survey and elevation locations (copyright A.B. Roger & Young)



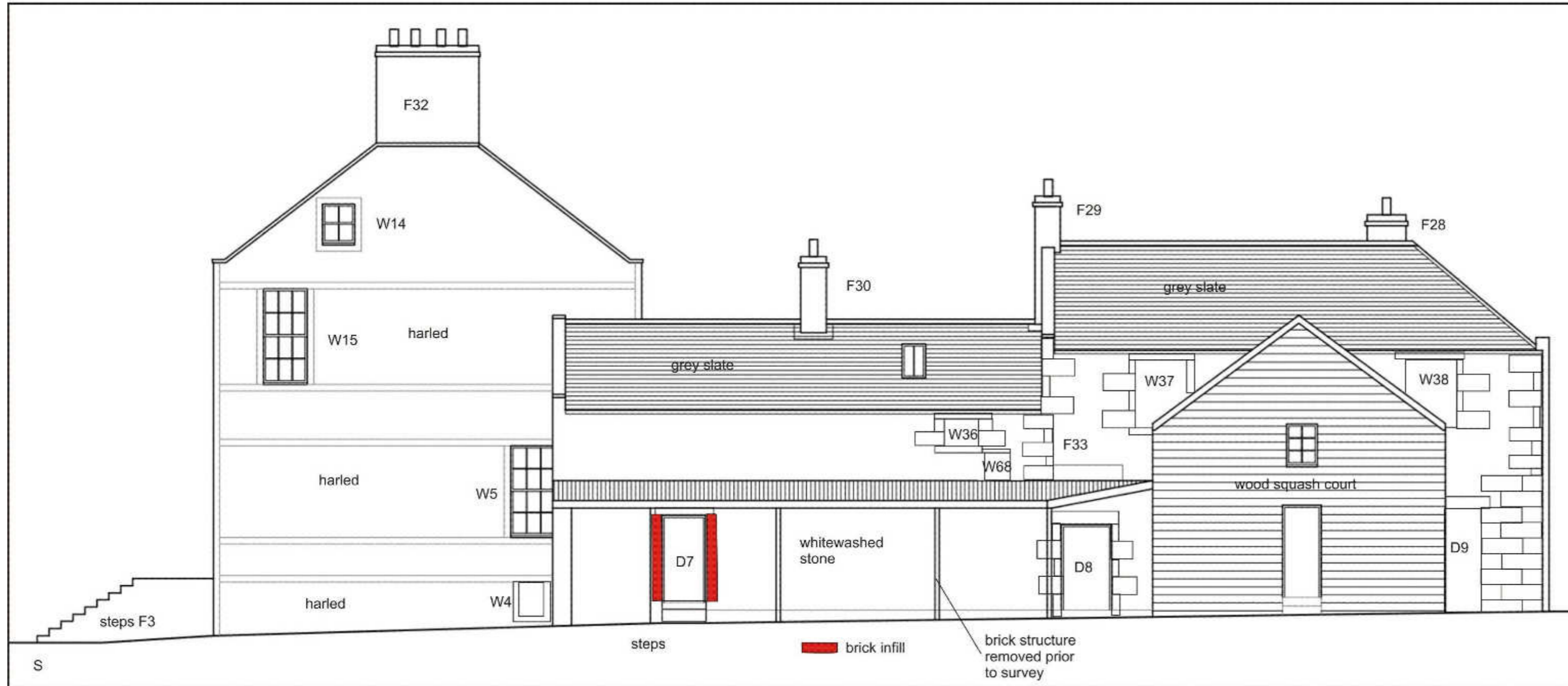
Illus 53 First floor plan showing features recorded in this survey (copyright A.B. Roger & Young)



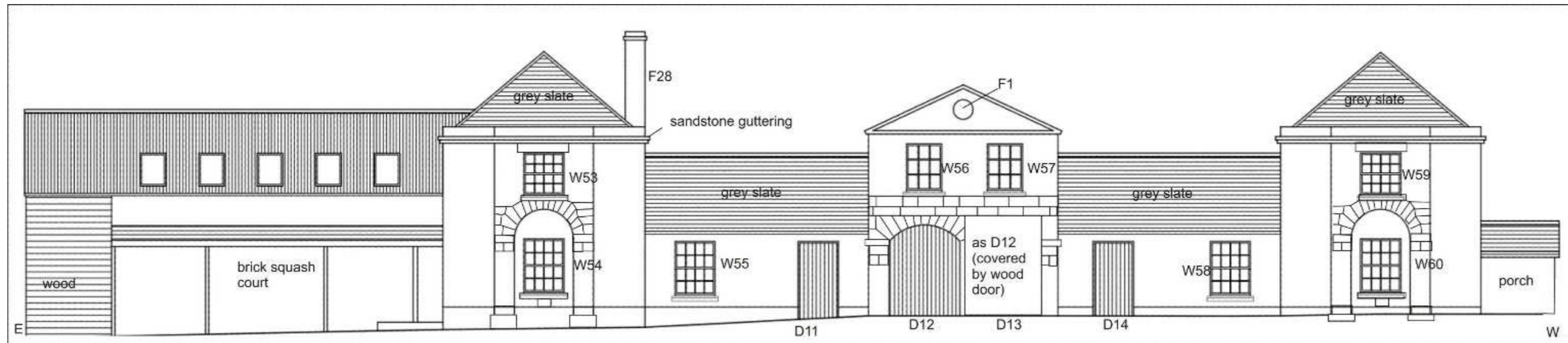
Illus 54 Second floor plan showing features recorded in this survey (copyright A.B. Roger & Young)



Illus 55 Elevation 1 showing features recorded in this survey (copyright A.B. Roger & Young)

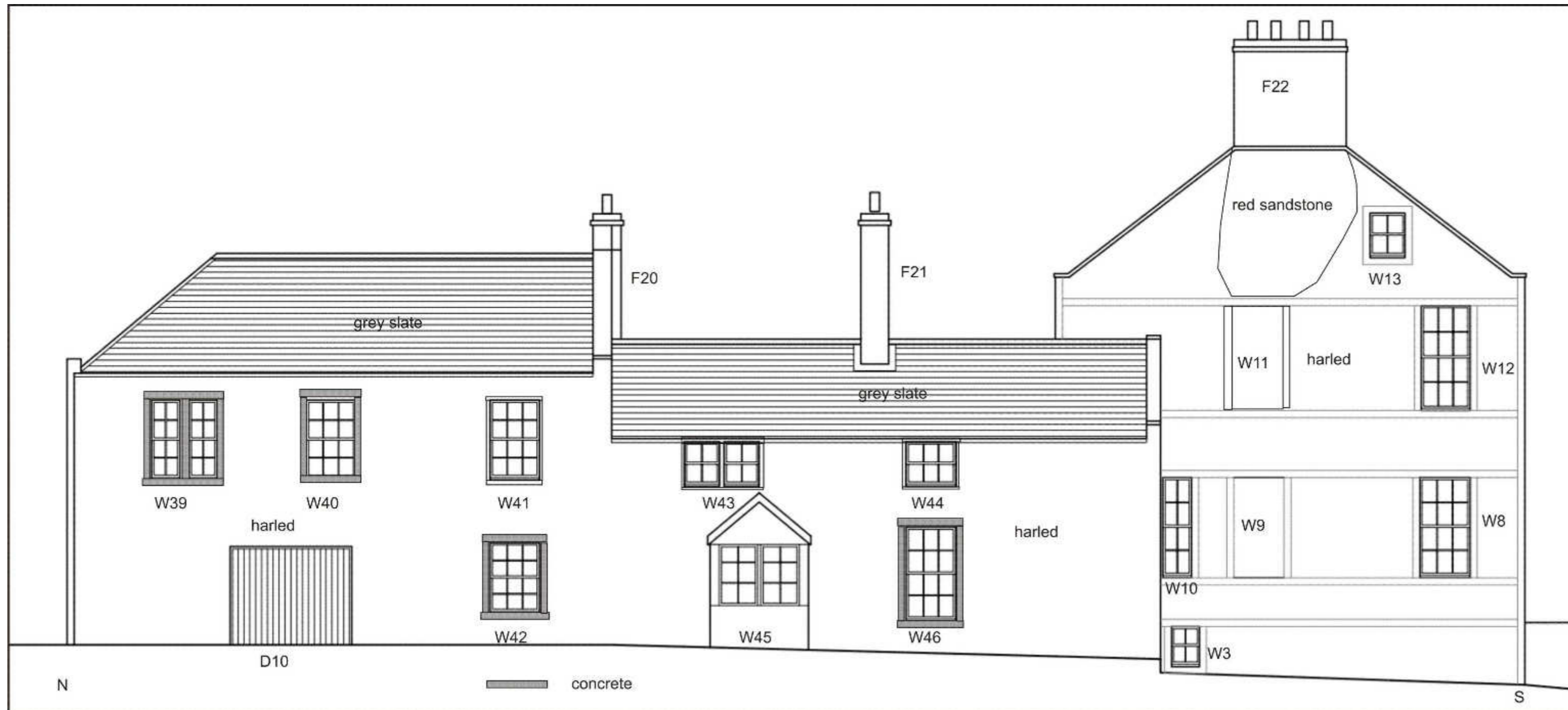


Illus 56 Elevation 2 showing features recorded in this survey (copyright A.B. Roger & Young)

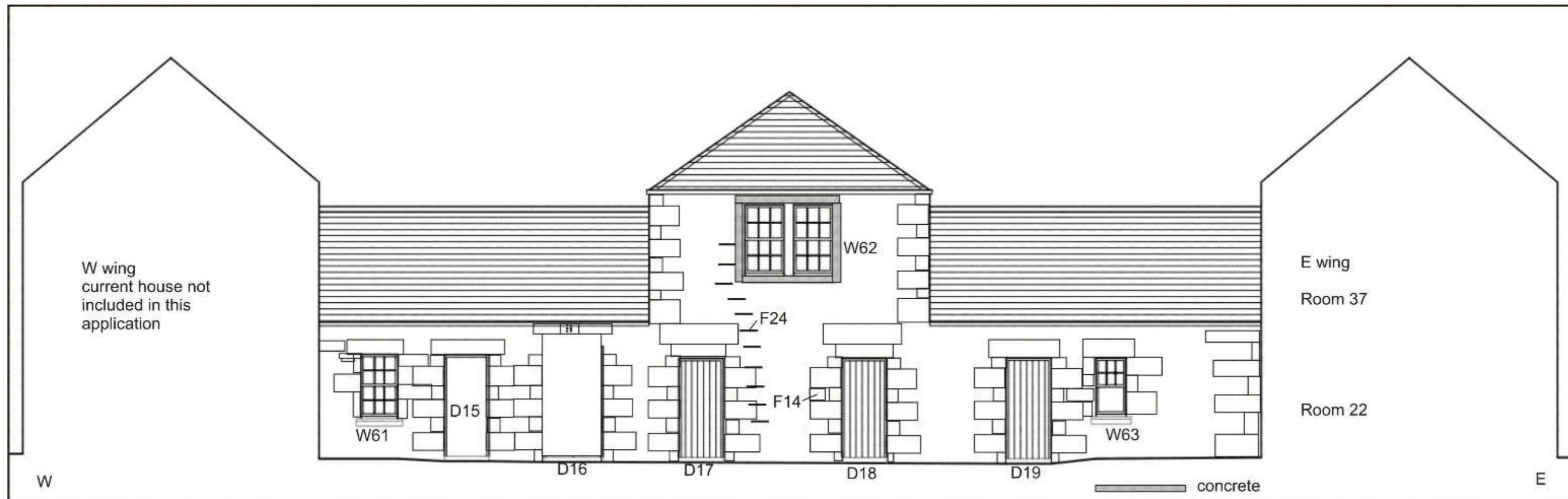


Illus 57 Elevation 3 showing features recorded in this survey (copyright A.B. Roger & Young)

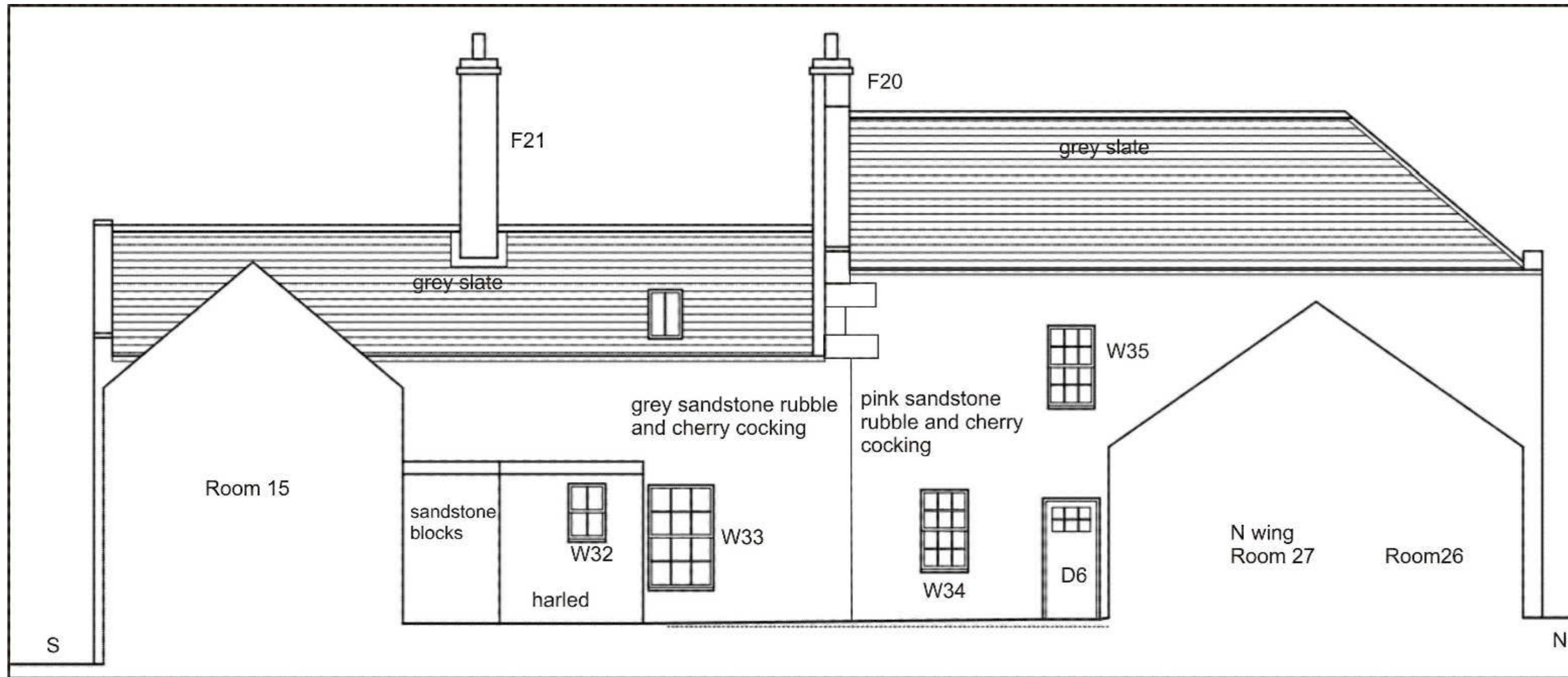




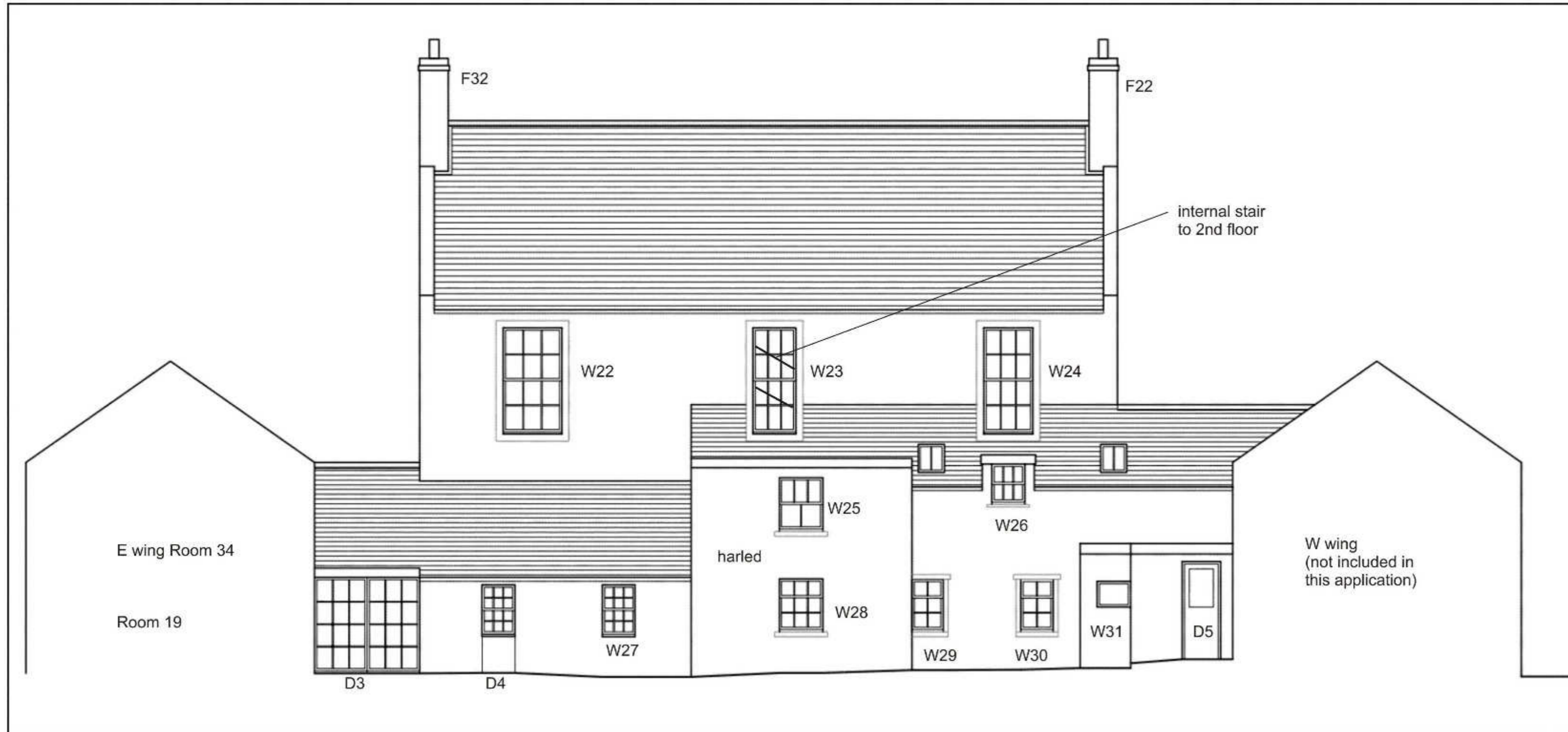
Illus 58 Elevation 4 showing features recorded in this survey (copyright A.B. Roger & Young)



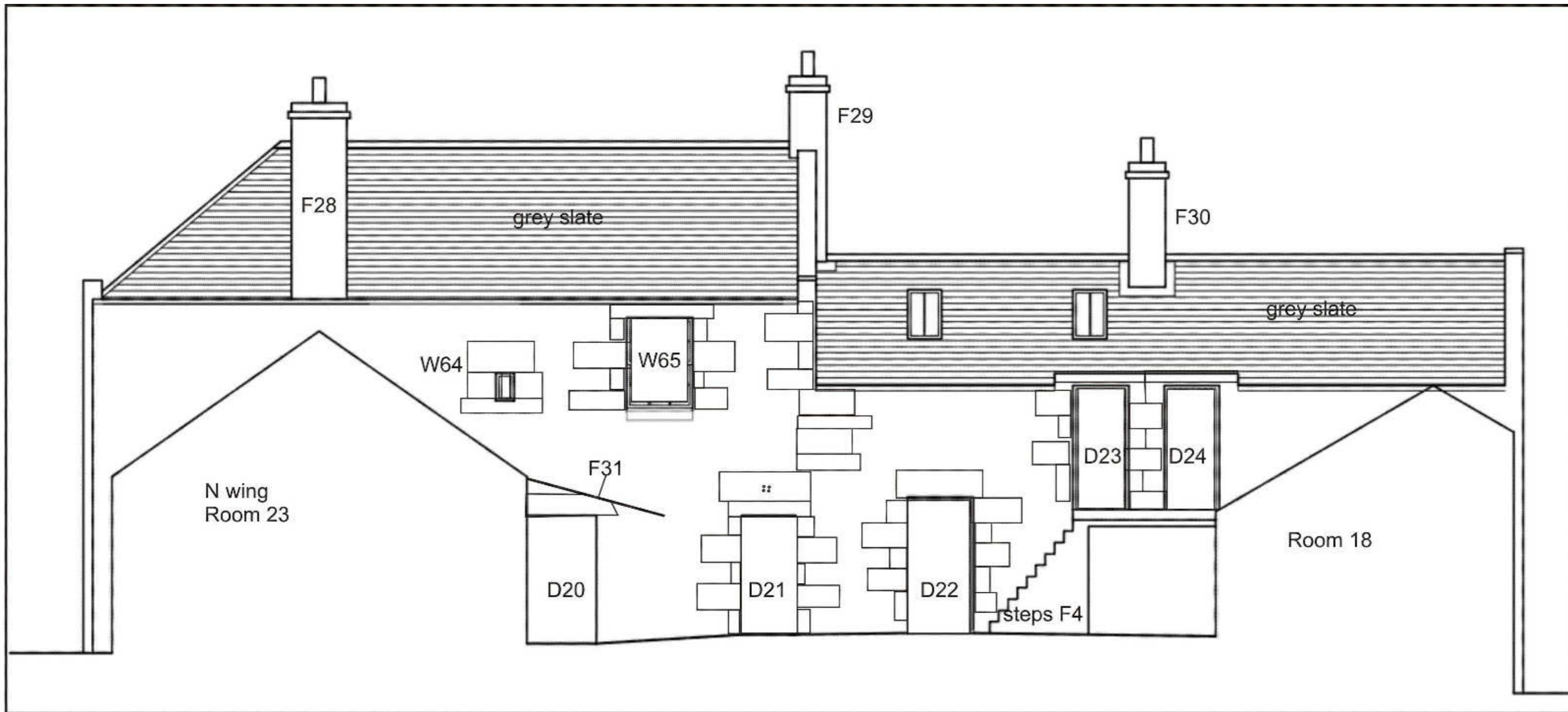
Illus 59 Elevation 5 showing features recorded in this survey (copyright A.B. Roger & Young)



Illus 60 Elevation 6 showing features recorded in this survey (copyright A.B. Roger & Young)

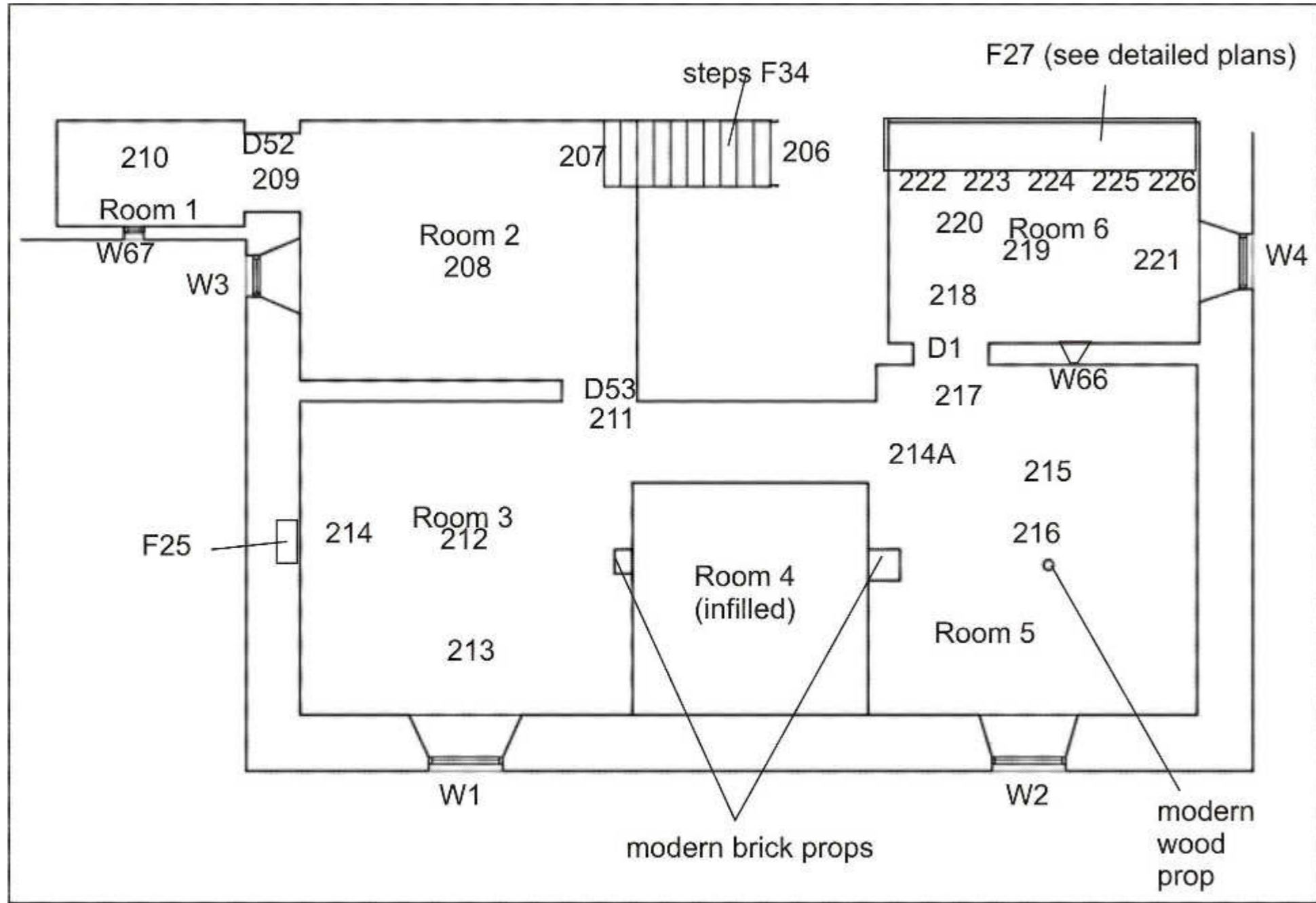


Illus 61 Elevation 7 showing features recorded in this survey (copyright A.B. Roger & Young)

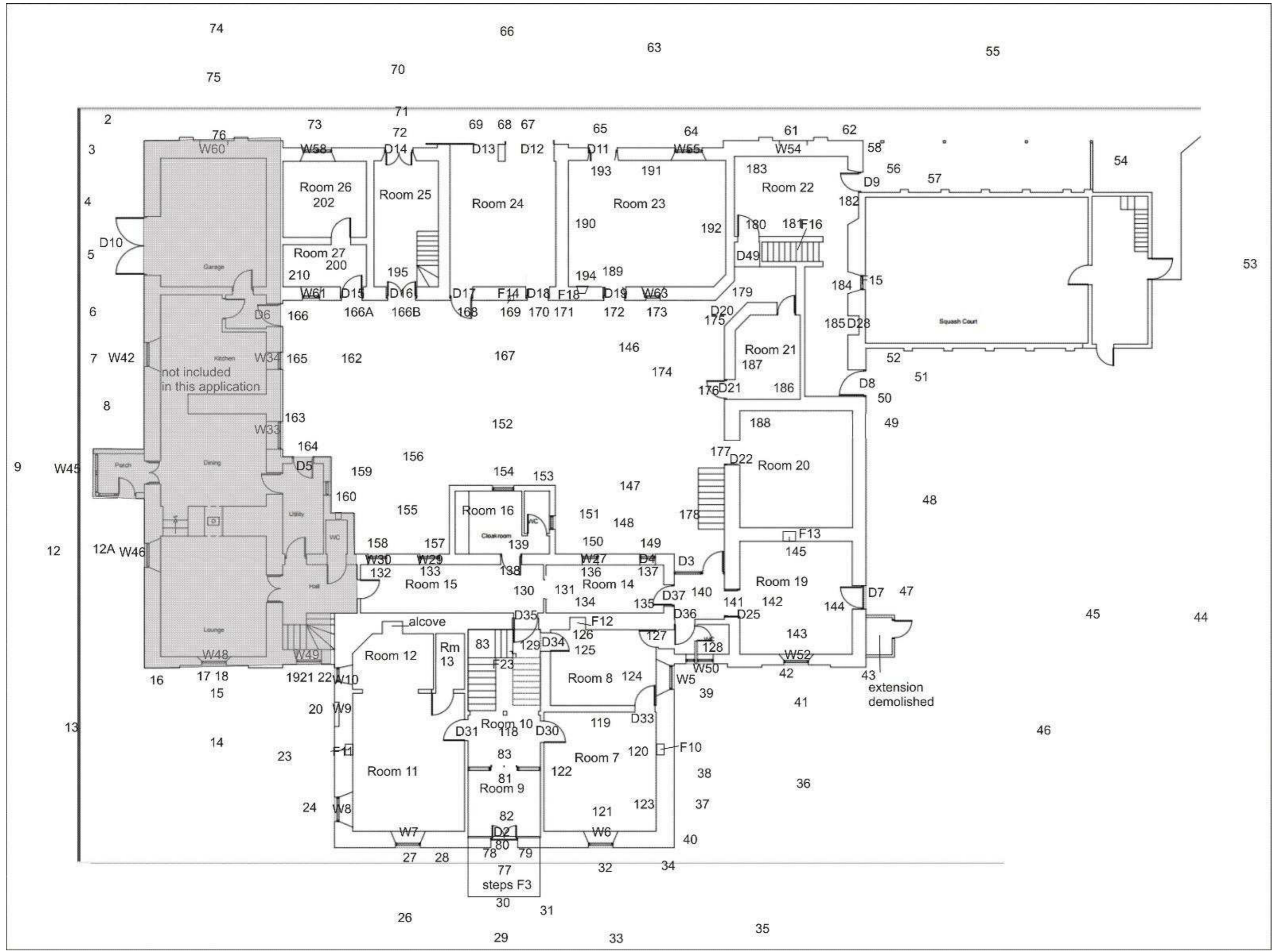


Illus 62 Elevation 8 showing features recorded in this survey (copyright A.B. Roger & Young)

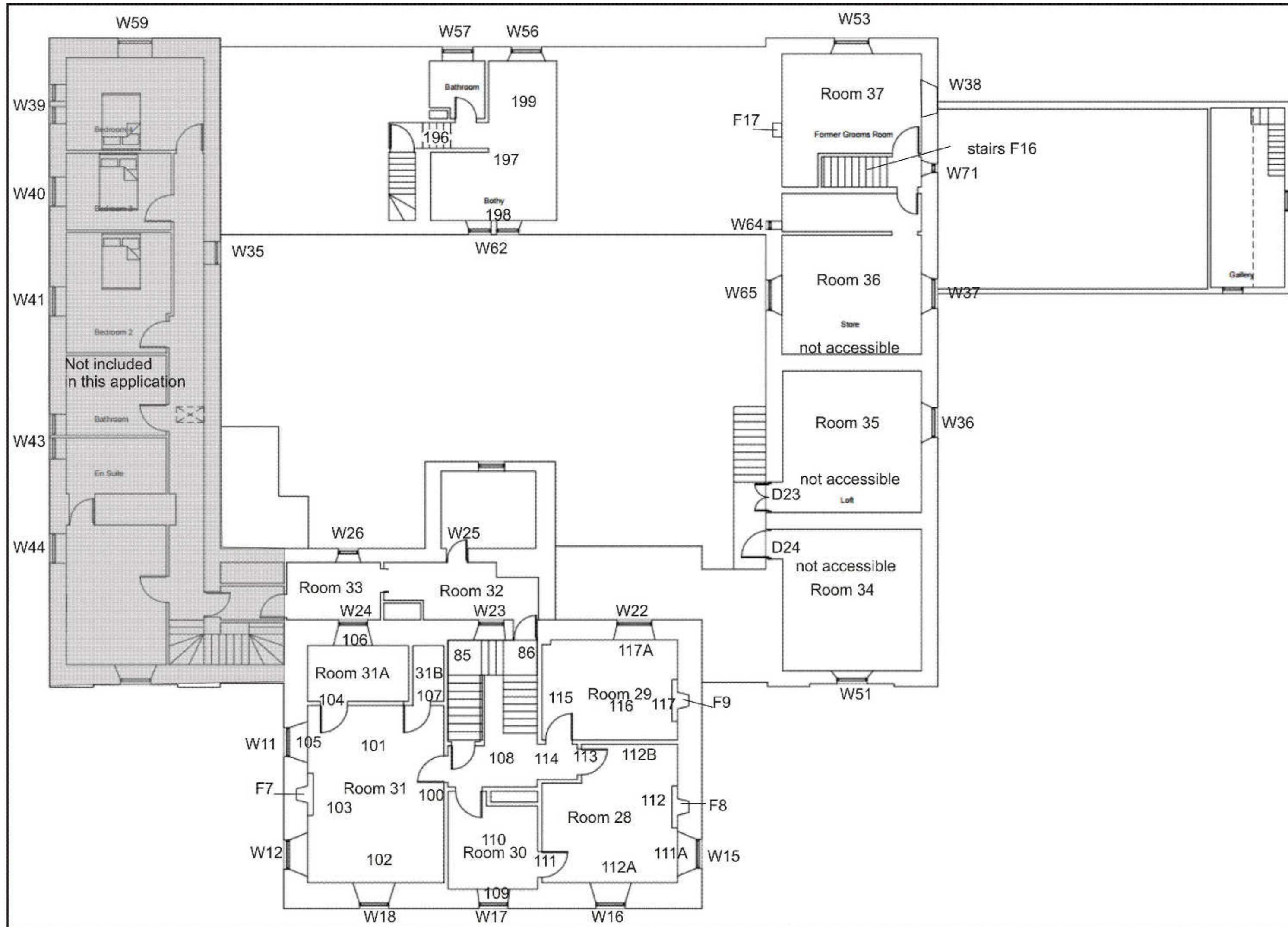
APPENDIX 4 PHOTOGRAPHS



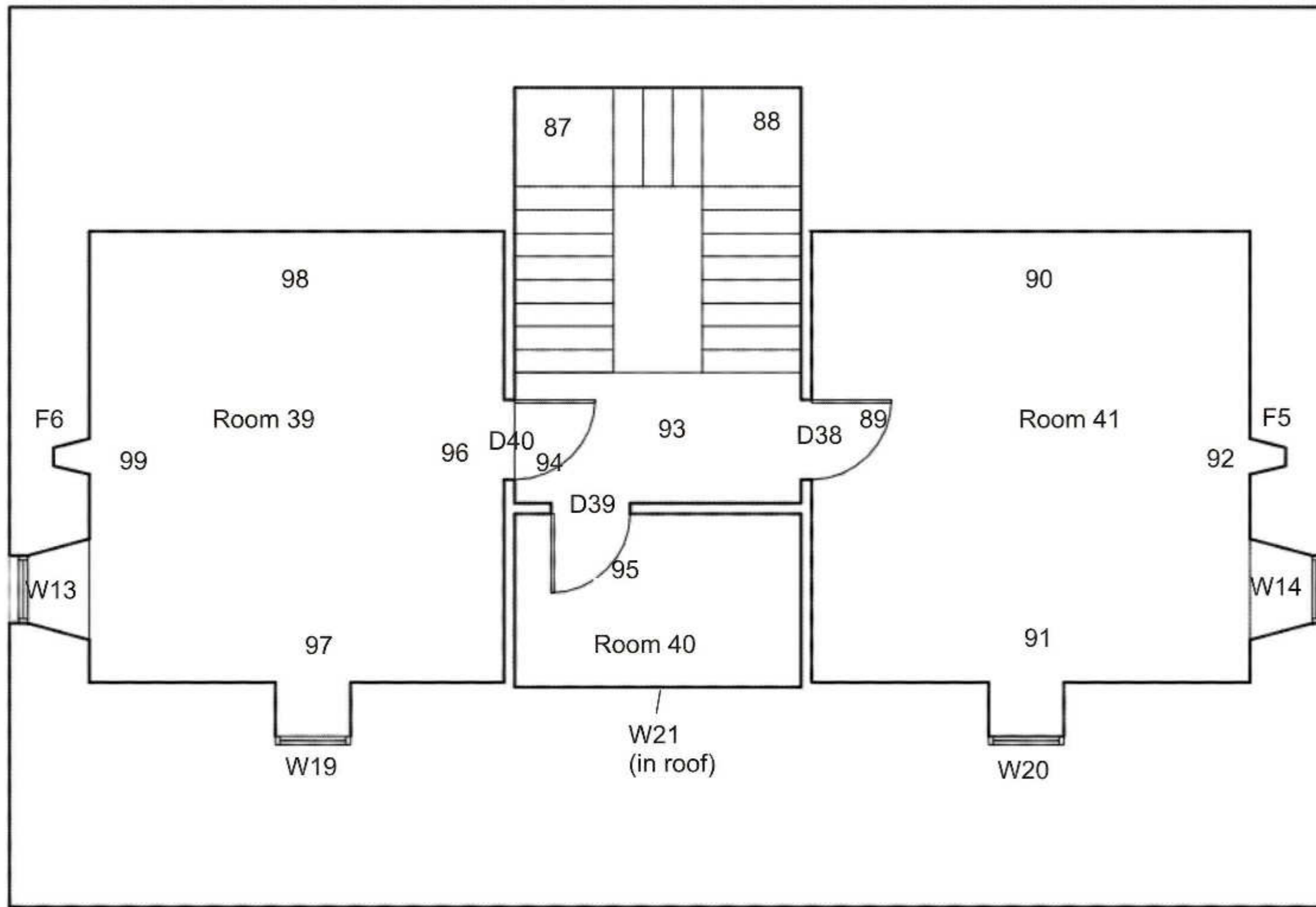
Illus 63 Basement showing camera points used in this survey (copyright A.B. Roger & Young)



Illus 64 Ground floor showing camera points used in this survey (copyright A.B. Roger & Young)



Illus 65 First floor showing camera points used in this survey (copyright A.B. Roger & Young)



Illus 66 Second floor showing camera points used in this survey (copyright A.B. Roger & Young)



Photo no	Description	Facing	Camera point
DSC_3786	W wing, house already converted and not in this planning application	SE	1
DSC_3787	W wing D10 (right) W60 (left)	SE	2
DSC_3788	W wing (left)	SSE	3
DSC_3789	W39 (top) D10 (bottom right)	E	3
DSC_3790	W39 (top) D10 (bottom right)	E	4
DSC_3791	D10	E	5
DSC_3792	W40	E	6
DSC_3793	W41	E	7
DSC_3794-6	W42 and sill and lintel details	E	7
DSC_3797-8	Porch added on to W wing and Leonard the very friendly Spanish German Shepherd cross	SE	8
DSC_3799	W43	SE	8
DSC_3800	Chimney F21	SE	8
DSC_3801	Chimney F22	SE	9
DSC_3802	W wing showing 2 phases	NE	9
DSC_3803	W wing S half with W43-46	E	10
DSC_3804	Porch with W45	E	9
DSC_3805	W wing junction of 2 phases 1st floor and chimney	ENE	9
DSC_3806	W wing S half with W43-46	E	11
DSC_3807	W46 (below) W44 (above)	E	12
DSC_3808	W46	E	12A
DSC_3809	W44	E	12A
DSC_3810	W wing	NE	13
DSC_3811	W wing	ENE	14
DSC_3812	W wing	E	10
DSC_3813	W wing S half	NE	13
DSC_3814	Phase 1 house with W8-13	E	13
DSC_3815	W wing S wall with W49 below, W47 above and W49 (right)	N	14
DSC_3816-17	W wing S wall with W49 below, W47 above	N	15
DSC_3818-20	W wing S wall detail of sandstone	N	16/17
DSC_3821-2	W wing S wall with W49 below, W47 above and W49 (right)	N	18
DSC_3823-4	W49 partially blocked and harled	NNE	19
DSC_3825	W49 partially blocked and harled	N	20
DSC_3826	W49 partially blocked and harled	NNE	19
DSC_3827	W67	N	21
DSC_3828	W49	N	21
DSC_3829	W10	E	22
DSC_3830	W3	E	22
DSC_3831	Phase 1 house with W8-13	E	14

DSC_3832	Phase 1 house W wall chimney stack F22 showing pink sandstone blocks with cherry cocking where harling has fallen off with W13 (right)	E	23
DSC_3833	Phase 1 house W wall W11, W12	E	23
DSC_3834	Phase 1 house W wall blocked window W9, W8	E	23
DSC_3835	Phase 1 house with W8-13	E	14
DSC_3836	W8	E	24
DSC_3837	W12 above	E	24
DSC_3838	Gardens	SSE	24
DSC_3839-41	House S façade	N	25
DSC_3842	House S façade W19, 18, 7, 1 (top to bottom)	N	26
DSC_3843	W1	N	27
DSC_3844-5	W7	N	27
DSC_3846	W18	N	27
DSC_3847	House S façade cast iron down pipes	NE	28
DSC_3848	Sandstone steps F3	E	26
DSC_3849-50	Sandstone steps F3	N	29
DSC_3851	Sandstone steps F3	N	30
DSC_3852	D2	N	30
DSC_3853	D2 below W17 with roundel F2 (top) in gablet with scroll detail	N	30
DSC_3854-5	roundel F2 (top) in gablet with scroll detail	N	30
DSC_3856-7	F3 balustrade leading detail	N	31
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DSC_3859-61	W20, W16, W6, W2 (top to bottom)	N	32
DSC_3862	W20, W16, W6, W2 (top to bottom)	N	33
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DSC_3864	Sandstone quoin and wall detail where harling has fallen off SE corner Phase 1 house	N	34
DSC_3865-6	Phase 1 house	NW	35
DSC_3867	Phase 1 house	NNW	35
DSC_3868	E wing with squash court (right)	N	35
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DSC_3870	Phase 1 house E gable with W14 (top) W15, W5 and W4 (bottom)	W	36
DSC_3871	W15, W5 and W4 (bottom)	W	38
DSC_3872	W14, W15	W	37
DSC_3873	W15	W	37
DSC_3874	W14	W	37
DSC_3875	W5	W	39
DSC_3876	W4 below gas box	W	39
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DSC_3880	W52	N	41
DSC_3881	W51	N	41
DSC_3882-3	peck marked stone under W52	N	42
DSC_3884	W52	N	42
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DSC_3890-1	E wing E wall D7 (left) D8 (right)	W/WNW	44
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DSC_3893	E wing E wall D7 (left) W36 (right)	W	45
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DSC_3895	20th century squash court	N	45
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DSC_3901-2	E wing E wall D7 (left) D8 (right)	W	48
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DSC_3906	D8	W	51
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DSC_3908	W37 above	W	52
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DSC_3912-3	modern wall N of squash court	W	54
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DSC_3920	Detail of tooling NE corner E wing	W	58
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DSC_4192	Room 27/25 W61, D15, D16 (L-R)	N	162
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DSC_4352	Phase 1 house cellar Room 6 D1	S	218
DSC_4353-5	Phase 1 house cellar Room 6 sandstone cold store F27	N	222
DSC_4356-8	Phase 1 house cellar Room 6 sandstone cold store F27	N	223
DSC_4359-62	Phase 1 house cellar Room 6 sandstone cold store F27	N	224
DSC_4363-7	Phase 1 house cellar Room 6 sandstone cold store F27	N	225
DSC_4366-68	Phase 1 house cellar Room 6 sandstone cold store F27	N	226
DSC_4369	Phase 1 house cellar Room 6 sandstone cold store F27	NW	221
DSC_4370	Phase 1 Room 6 W wall	W	221
DSC_4371	Phase 1 house cellar Room 6 sandstone cold store F27	WSW	221
DSC_4372	Phase 1 house cellar Room 6 sandstone cold store F27	NW	219
DSC_4373	Phase 1 house S façade	N	29
DSC_4374	Phase 1 house S façade roundel F2 detail	NNE	30
DSC_4375	Phase 1 house S façade W19 (top) W18 (bottom) showing sandstone scroll gutter detail	N	26
DSC_4376	W wing S wall	N	14
DSC_4377-8	Gate in walled garden with 1791 date inscribed in lintel F19	E	228
DSC_4379-81	1791 date stone details F19	E	228A
DSC_4382-88	Kintrockat House gate posts F35 on main road	SW/W	229



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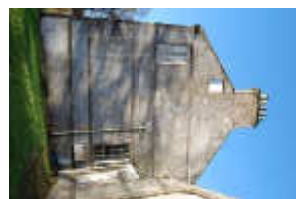
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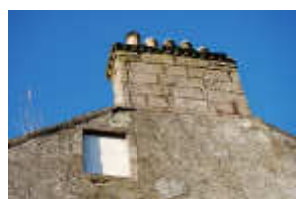
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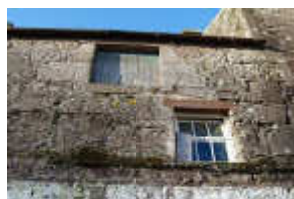
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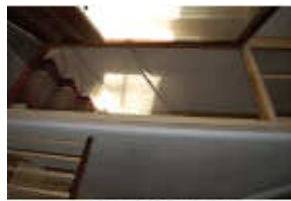
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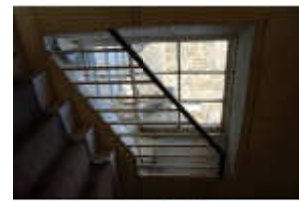
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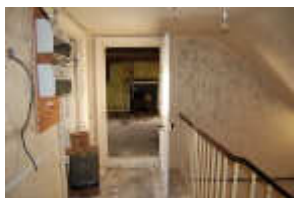
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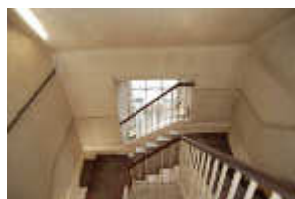
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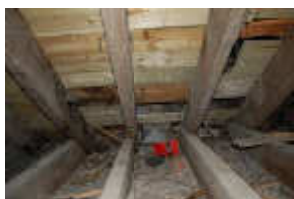
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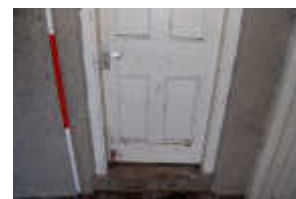
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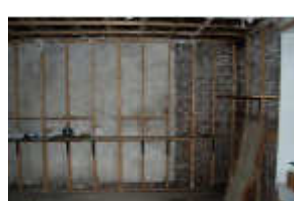
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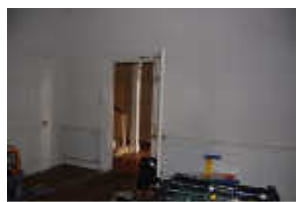
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