

**Kepplestone Mansion, Viewfield Road,  
Aberdeen, AB15 7AW  
Report on Level 1 Standing Building Survey**



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## **SUMMARY**

A Level 1 standing building survey was carried out on 7 July 2016. A photographic survey was carried out of the exteriors of the buildings. There is no access to the interior and the exterior is overgrown and areas inaccessible because of building materials. Architects plans and elevations were annotated.

The house may have started as a cottage on the frontage of Viewfield Road and was substantially enlarged and modernized by Alexander Macdonald around 1875 to house his substantial art collection. Macdonald commissioned J Russell Mackenzie to enlarge Kepplestone House (now called Kepplestone Mansion) in a vernacular style. The building was then extended several times in the 20<sup>th</sup> century, and several of these extensions have since been removed leaving scars on the current building

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 east side of Viewfield Road. It is centred on NGR NJ 91289 05255, at 55-60m OD (Illus 1) and in the parish of Aberdeen.
- 1.2 The work was commissioned by Raymond Edgar, Stewart Milne Homes. Aberdeen City Council listed building application P151057 for demolition of the house was passed on 28.4.16 and there is a requirement for a Level 1 standing building survey.
- 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

The house is originally 18th century, re-designed and extended by J Russell Mackenzie, circa 1875. 2-storey gabled house adjoining reworked 18th century farmhouse, small central courtyard, substantial 20th century additions and alterations. Harled and dry-dashed. Granite base course; dividing band course; 1st floor cill course; decorative pierced timber bargeboards, kingpost details, and some mock half-timbered gableheads. Information from Historic Environment Scotland Listed Buildings online includes the following details about the house: E (ENTRANCE) ELEVATION: asymmetrical; 2-storey, 2-bay later 19th century house, gabled bay to left with tripartite window to ground floor and window set in gablehead; flanking bay to right slightly recessed, tripartite window with polished dressings to ground floor, gabled tripartite window to 1st floor breaking eaves. Single storey, 3-bay wing adjoining to right, with dividing band course forming eaves course; regular fenestration to centre and left bays, modern entrance porch advanced to right, modern 2-leaf door, windows to left and right returns.

S ELEVATION: asymmetrical; 3-bay; 3-light metal window openings to ground floor of centre and left bays incorporating glazed doors, gabled windows above; oriel window to 1st floor gablehead of flanking bay to right, with large pebble-dash details above reeded pilaster mullions with diminutive Ionic capitals.

N ELEVATION: obscured by 20th century additions forming walls of small courtyard; 2-leaf panelled timber door with polished dressings set in gabled bay to outer left, flanked to right by 2 flat-roofed bays, window to left, timber door advanced with letterbox fanlight to right; 5-bay block adjoining to outer right, enclosing courtyard, 4-light window to penultimate bay to right, breaking eaves to form glazed roof panels, regular fenestration to remainder, right return blank; irregular door and window openings to courtyard.

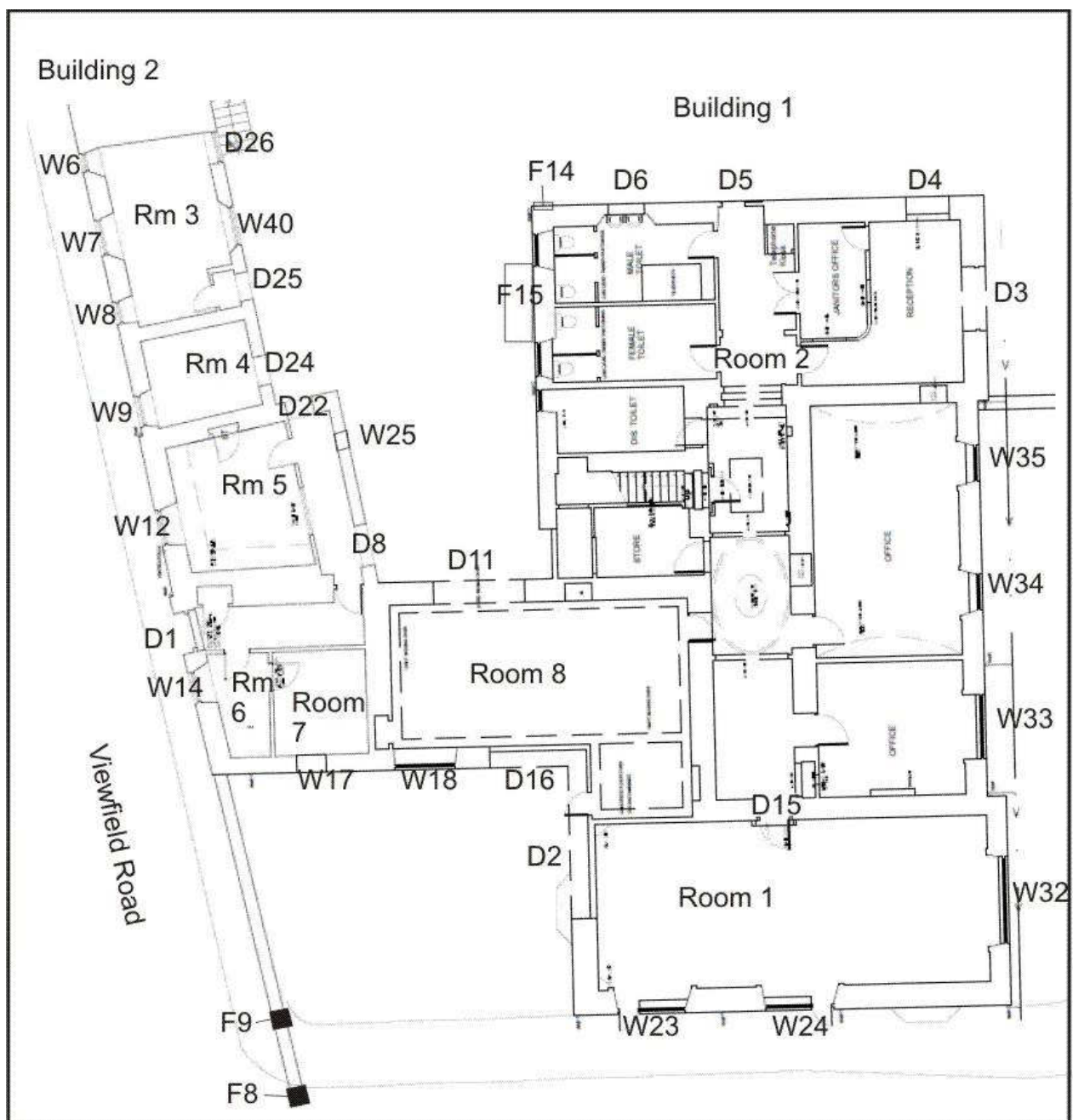
W ELEVATION: asymmetrical; 2 gabled bays, modern additions to ground floor of bay to right, oriel window to 1st floor, window off-centre to right at 1st floor of recessed bay to left, remainder obscured by advanced piend-roofed additions with irregular door and window openings, stack to right return; 18th century block adjoining to outer left, irregular fenestration, blank rubble left return. Predominantly timber sash and case windows, variety of glazing patterns. Grey slate roofs with lead ridges. Coped gablehead and wallhead stacks. Cast-iron and PVCu rainwater goods.

INTERIOR: majority of skirting boards and cornicing survives, in some cases under false ceilings; principal rooms to ground floor off grand hall with round-arched openings, timber pilasters, central cupola with delicate oval stained glass panel to centre; geometric door and window architraves and fine tiled fireplaces survive in many rooms. Segmental vaulted ceiling. Consoled and corniced doorpiece. Further significant decorative schemes potentially extant behind later alterations. Alexander Macdonald, who commissioned the Mackenzie extension and re-working of 1875, was the son of Alexander Macdonald senior, the granite quarrymaster in Aberdeen who also invented the first granite polishing machine. As a result of his work in the granite industry Macdonald amassed a great fortune, which, following his death in 1860, passed with Kepplestone to his son. It was this fortune which allowed Alexander Macdonald to become one of the great patrons of the arts in Aberdeen, and whose collection now forms the important Macdonald Bequest belonging to Aberdeen Art Gallery. By the 1870's Macdonald's collection was rapidly increasing in size, so he commissioned J Russell Mackenzie to enlarge Kepplestone House (now called Kepplestone Mansion). Despite the popularity of Aesthetic Movement design among Macdonald's acquaintances - such as Sir George Reid, the artist and John Forbes White, who was involved in the development of Aberdeen Art Gallery - he seems to have preferred the vernacular style, with decorative bargeboards and steeply pitched gables. Indeed Reid wrote to White "he [Macdonald] is sorely exercised in spirit over Mr Russell Mackenzie's plans... there is to be no picture gallery- and his bedrooms and the well were to form the new dining room - with two windows looking to the cold north and a cross light falling in his principal wall for pictures" (Letter of 14th October 1873). Despite the traditional exterior, and lack of windows, photographs from the 1870's illustrate highly decorative painted interiors by Daniel Cottier, which could only belong to the Aesthetic Movement. Earlier this century Kepplestone was a nursing home, during which time the elaborate decor was sadly covered up and in

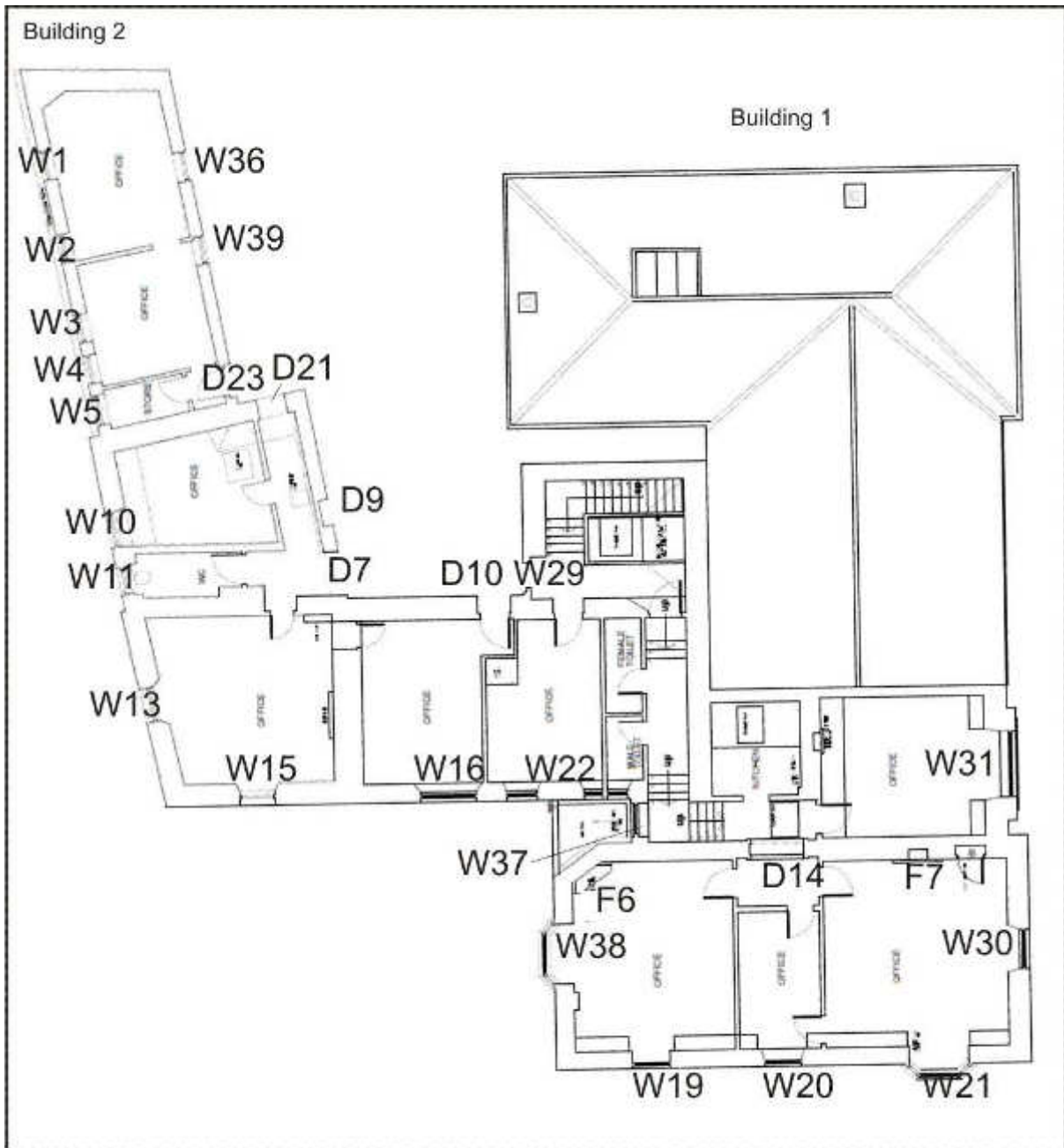
some places destroyed, however, it would seem likely that under the existing white walls much of Cottier's work still survives. Illustrations of the work can be found in Jennifer Melville's thesis (accessed online <https://www.era.lib.ed.ac.uk/handle/1842/8162>). Kepplestone was then owned by Robert Gordon University). It is listed in particular consideration of the surprising quality of its interior work. Not to be confused with Kepplestone House, listed separately at 179 Queen's Road (Historic Scotland Listed Buildings website).

### 3 THE LEVEL 1 STANDING BUILDING SURVEY

A Level 1 standing building survey was carried out on 7 July 2016. A full photographic survey was carried out of the exteriors of the buildings. There is no access to the interior and the building is unsafe after the fire of 2014. There are building materials around the exterior of the building and overgrown vegetation allowing limited access to some areas of the buildings. Architects plans and elevations were annotated.



Illus 2 Ground floor annotated with numbers used in this survey (copyright Stewart Milne Homes).

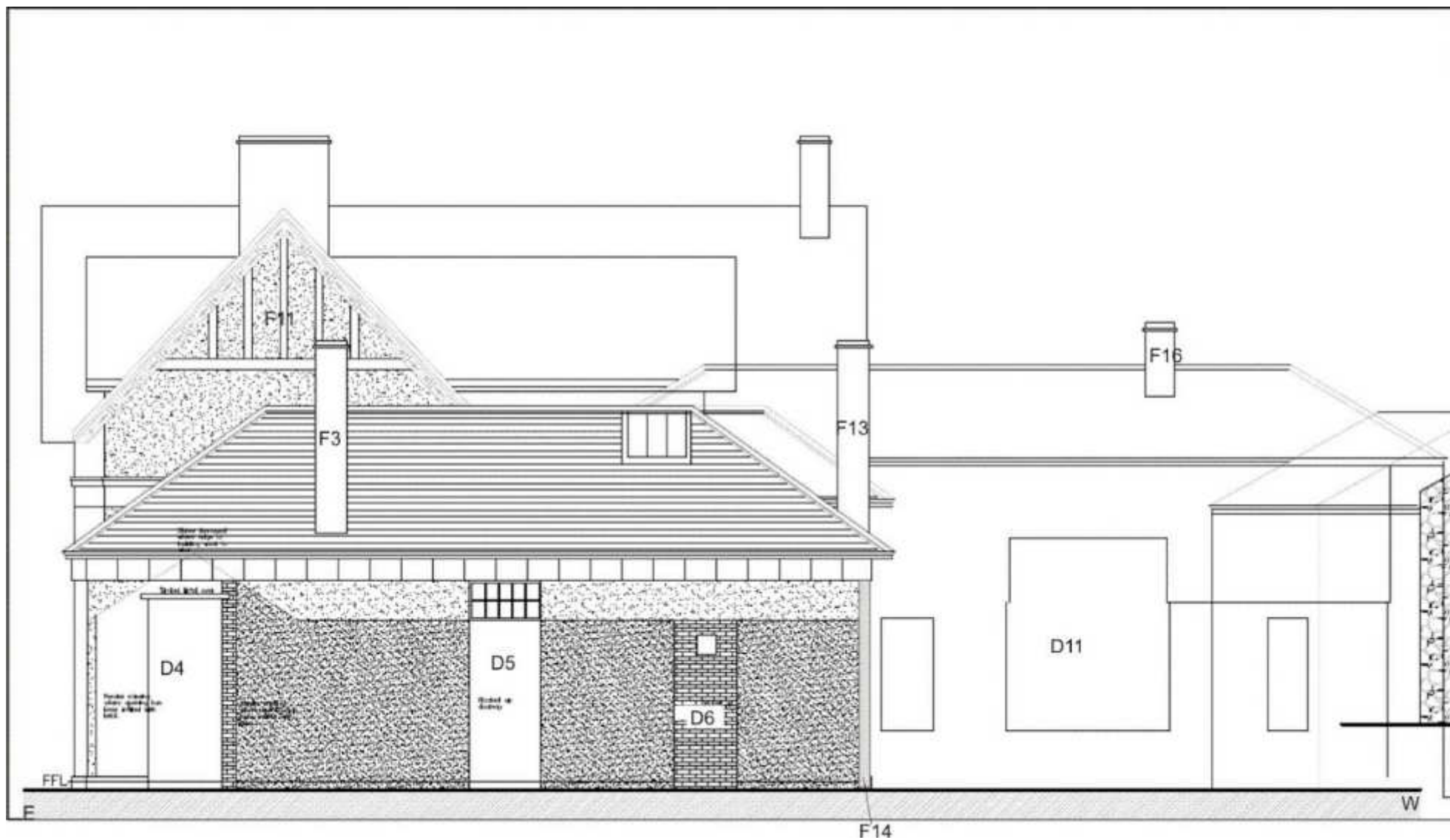


Illus 3 First floor annotated with numbers used in this survey, there is no access to the interior of the buildings or upper floors (copyright Stewart Milne Homes).



Illus 4 East elevation annotated with numbers used in this survey Building 1 (copyright Stewart Milne Homes).





Illus 5 North elevation annotated with numbers used in this survey Building 1 (left) and Building 2 (right) (copyright Stewart Milne Homes).



Illus 6 South elevation annotated with numbers used in this survey Building 1 (right) and Building 2 (left) (copyright Stewart Milne Homes).



Illus 7 West elevation annotated with numbers used in this survey; Building 2 (left) and Building 1 W façade (right) (copyright Stewart Milne Homes).

## Building 1

Building 1 is the main house on the east side of the complex of buildings and is due for demolition after it was badly damaged by a fire on 3 October 2014. The Listed Building information indicates that this is a later phase built on to the earlier 18<sup>th</sup>-century farm buildings (Building 2); Melville 2000 suggests that the farm buildings were originally 17<sup>th</sup> century but there is no evidence of this and no reference given. Building 1 is oriented NNW-SSE aligned with Viewfield Road. The main two storey building is 14.4m E-W and 10.95m N-S. There is a single storey section on the N side 15.1m N-S and 12.9m E-W which was extended to the N during the rebuilding in the 1875.

Much of the building is covered in harl and dry-dash with areas of large pebble dash (Illus 10). There are decorative pierced timber bargeboards over the gables on all facades (Illus 8, 11, 12) and mock half-timbered gableheads on the E façade over windows W30 and 31 (cover, top) and on the N façade of the two storey house (F11; Illus 5). The building is constructed of granite blocks with cherry cocking; the structure can be seen above W38 on the W façade where the harling is patchy revealing underlying lath and stonework. There are granite details throughout the building. There is a granite base course (Illus 9) and granite dividing band course (Illus 10) throughout Building 1. There are oriel windows on the S façade (W21; Illus 11), W façade (W38; Illus 12 and W31 on the E façade (cover top illus). Window W38 on the W façade retains original glazing elements including reeded pilaster mullions with diminutive Ionic capitals (Illus 12). Windows W32 and W33 on the E façade have original wooden mullions (Illus 9).

The south façade of Building 1 has two large windows and possibly had a third at the E end which has since been blocked and harled. These main reception rooms also had windows on the W and E walls; the E facing window W32 is 2.8m wide and 2.65m high and there would presumably have been another similar size window on the W wall but this has been obscured by the insertion of a large door (D2) which has a large cast iron I-beam lintel and linked Room 1 with the extensions and Room 8, the link structure between Buildings 1 and 2. The N façade of the building had three doors. D4 at the E end has stone and brick jambs (Illus 16) and has been recently blocked with metal sheeting. Door D5 is the main entrance into the former house from the N into corridor with plastered arched doorways (Illus 15). There is no access into the interior. Door D6 at the W end of the N façade has been blocked with brick and would have led into an extension seen on the 3<sup>rd</sup> Edition OS map (Illus 22) and presumably blocked when that extension was demolished.

Views through W24 reveal first floor fireplaces with tile surrounds F6 (Illus 13) and F7 (Illus 14) and photos in Appendix 1 show F6 prior to the fire (Illus 27, 28). The interiors were not accessible during this survey but photographs taken in the late 19<sup>th</sup> century (Melville 2000) and photos taken by staff of Stewart Milne Homes prior to the fire are included in Appendix 1.



Illus 8 Building 1 S façade with decorative pierced timber bargeboards above gablets; facing N



Illus 9 Granite base course under W33; facing W



Illus 10 Granite dividing band course with W24 below and W20 above; facing N



Illus 11 Building 1 S façade oriel window W21 facing NNE



Illus 12 Building 1 W façade W38 with large pebble dash around over granite rubble construction and decorative pierced timber bargeboards above; facing E



Illus 13 View into Building 1 first floor window W38 (left) and fireplace F6 (right); facing WNW



Illus 14 Interior through W24 showing fireplace F7 with chimney F1 above and burnt roof timbers; facing NNE



Illus 15 View into building through D5; facing S





Illus 16 Building 1 NE corner; the 3<sup>rd</sup> Edition OS map shows an extension to this façade which has since been removed; facing WSW



Illus 17 Building 1 W wall N end W26 (left) W27 (right) facing into small central courtyard; facing E

## Building 2

Building 2 is a range of four rooms on the E side of Viewfield Road (Illus 17-18). This is not being demolished and was recorded photographically only.



Illus 18 Building 2 W wall Room 6 on Viewfield Rd; facing E



Illus 19 Building 2 Rooms 3-5 W wall on Viewfield Rd; Facing E



Illus 20 Building 2 N wall Room 8 ceramic flue F17; facing S

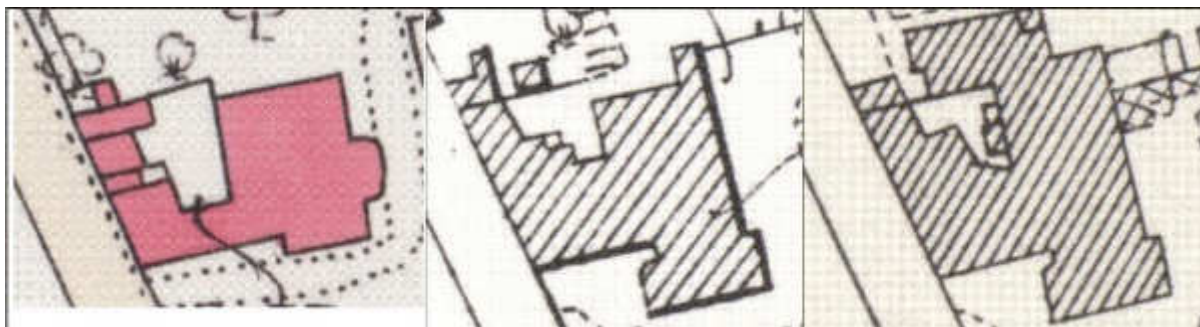


Illus 21 Building 2 Room 5 E wall D7 (left) D9 (right); facing W

## 4 CONCLUSIONS AND RECOMMENDATIONS

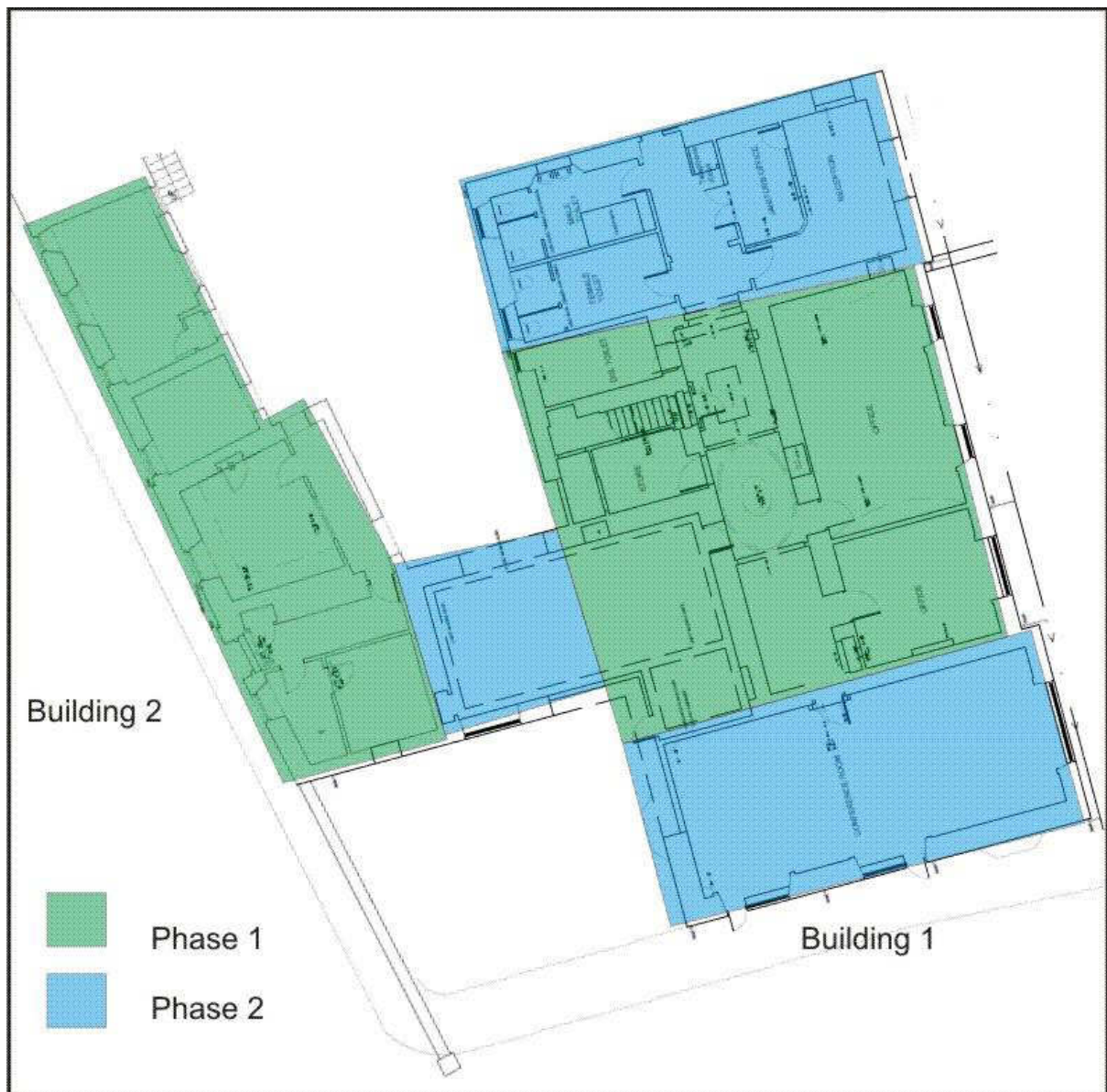
A Level 1 standing building survey was carried out on 7 July 2016. A full photographic survey was carried out of the exteriors of the buildings. There is no access to the interior. Architects plans and elevations were annotated. Two main phases of the house were recorded but there were several 20<sup>th</sup>-century alterations and additions to the buildings.

The buildings started as a group of buildings along the E side of Viewfield Road with a small farmhouse set back from the street. This house was then enlarged with additions to the N and S (Illus 22, 23) and the buildings joined with large modern doorways added to the extension. Buildings were then added around the courtyard and to the E of the house, most of which have since been demolished. Scars where these have been removed include F12 on the E façade (Illus 4) and F14 on the N façade (Illus 5).



Illus 22 OS maps. Left: First Edition Ordnance Survey map Aberdeen Sheet LXXV.14 . Centre: Second Edition Ordnance Survey map Aberdeenshire 075.14. Right: Third Edition Ordnance Survey map Aberdeenshire 075.14 (copyright National Library of Scotland).

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



Illus 23 Possible phase plan based on survey and OS maps: the Phase 1 areas may have been linked around the small courtyard (copyright Stewart Milne Homes).

## 5 REFERENCES

Aberdeen City Council Archives DD391 Papers of Alexander Macdonald of Kepplestone and his trustees.

"The Kepplestone Pictures" Aberdeen Free Press 29 August 1887.

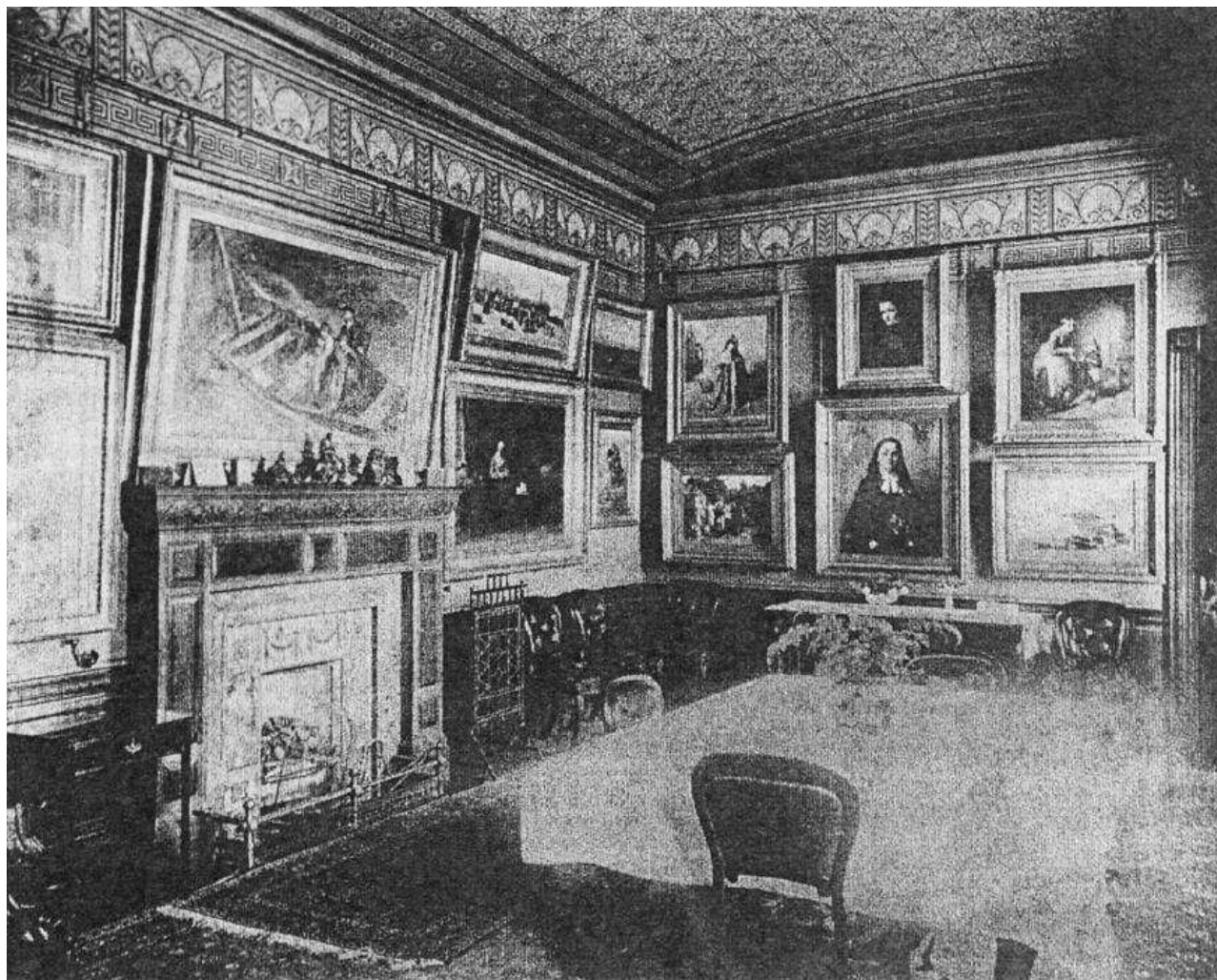
Melville, J 2000 John Forbes White and George Reid : artists and patrons in north-east Scotland 1860-1920 Accessed online <https://www.era.lib.ed.ac.uk/handle/1842/8162>

## 6 ACKNOWLEDGEMENTS

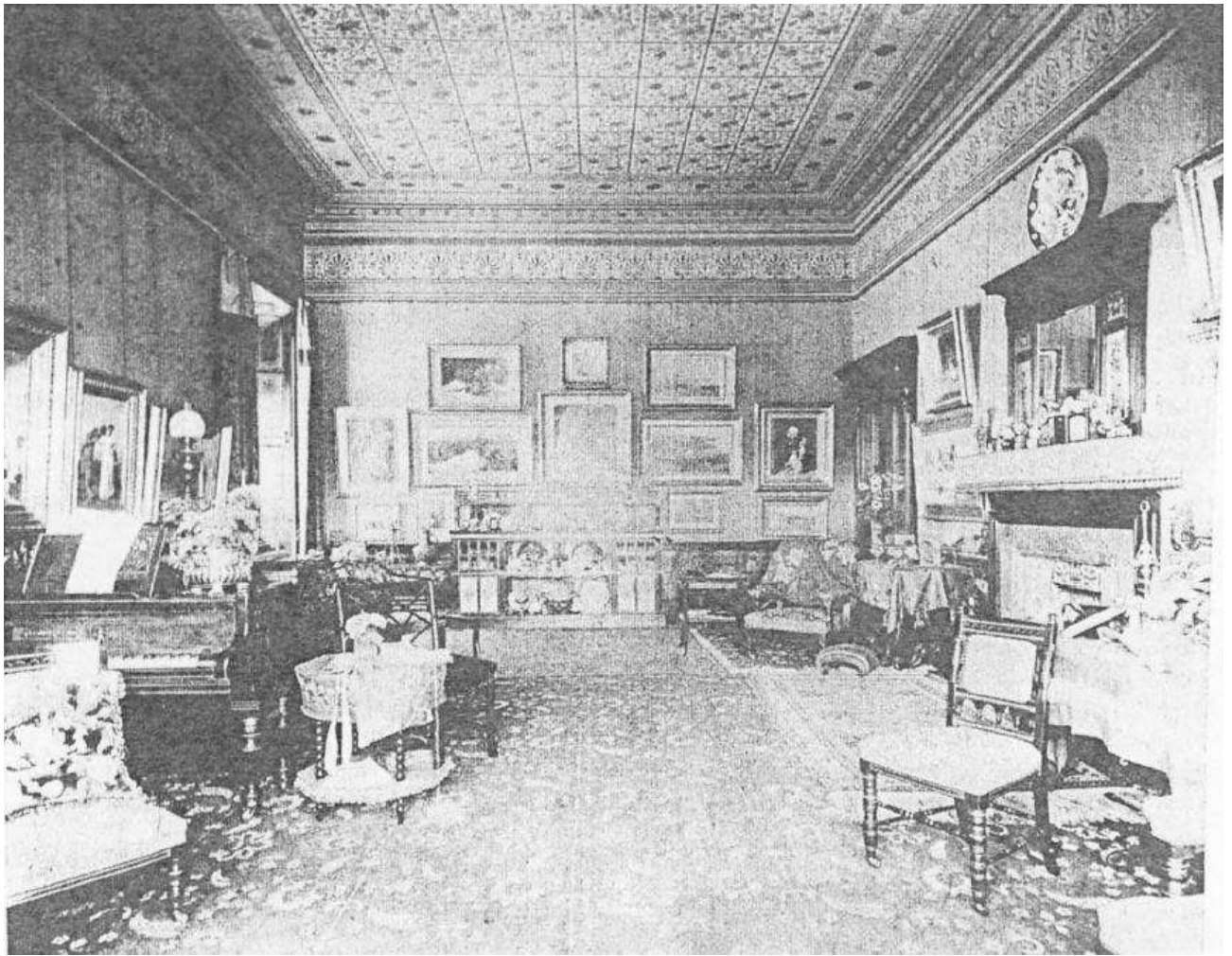
Thanks to Raymond Edgar, Stewart Milne Homes for commissioning this project and to Bruce Mann, Aberdeenshire Council Archaeology Service for his advice during the work.

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## APPENDIX 1 PHOTOGRAPHS OF INTERIOR

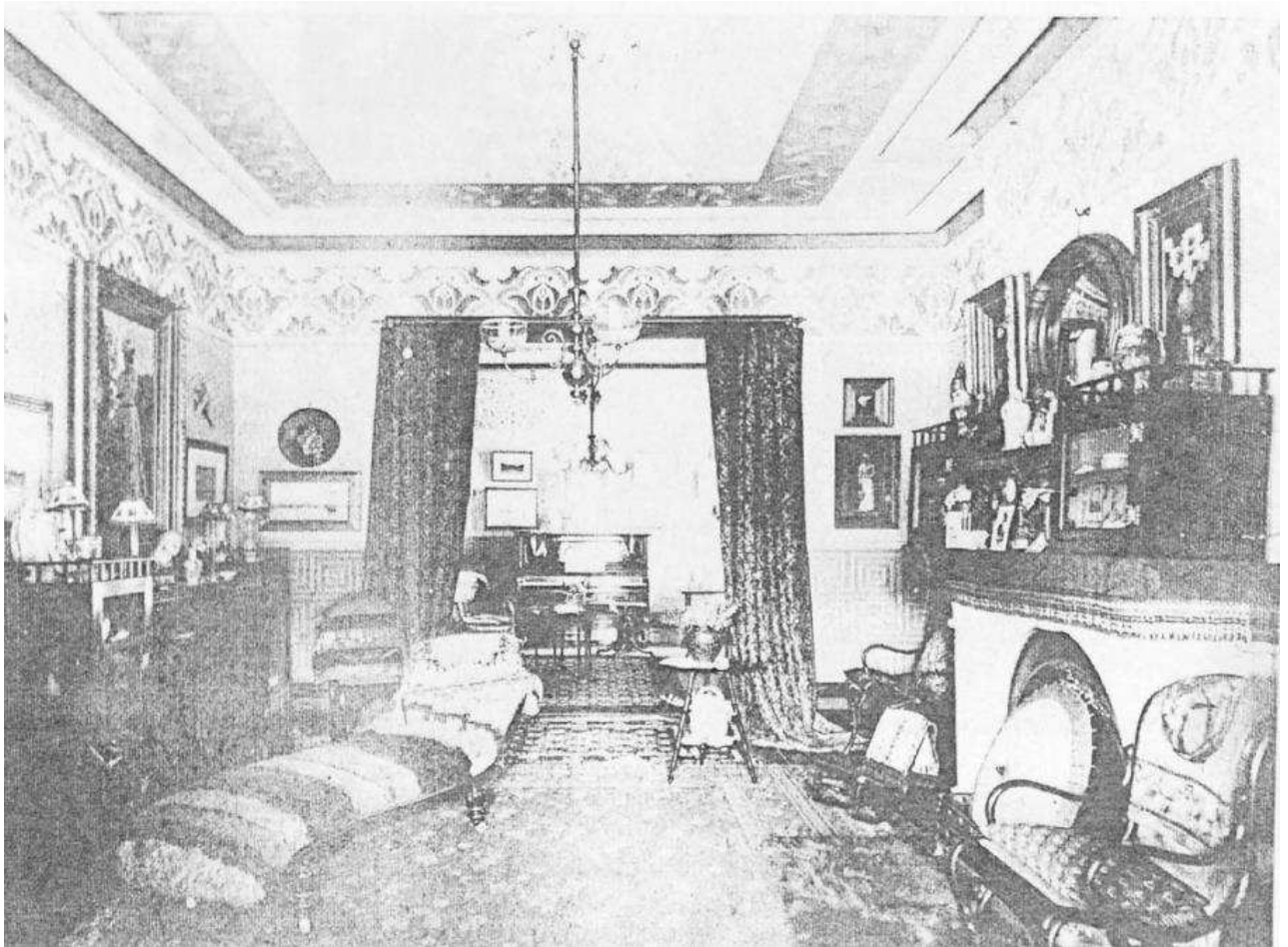


Illus 24 Dining room looking N copied from Melville 2000 (original photo copyright Aberdeen Art Gallery & Museums).



Illus 25 The Drawing Room copied from Melville 2000 (original photo copyright Aberdeen Art Gallery & Museums).





Illus 26 The Sitting Room copied from Melville 2000 (original photo copyright Aberdeen Art Gallery & Museums).



Illus 27 Probably W38 interior with fireplace F6 (right). Photo taken prior to the fire (copyright Stewart Milne Homes).



Illus 28 Probably fireplace F6. Photo taken prior to the fire (copyright Stewart Milne Homes).



Fireplace, location unknown. Photo taken prior to the fire (copyright Stewart Milne Homes).



Illus 29 Interior doors, locations unknown. Photo taken prior to the fire (copyright Stewart Milne Homes).



Stained glass, location unknown. Photo taken prior to the fire (copyright Stewart Milne Homes).

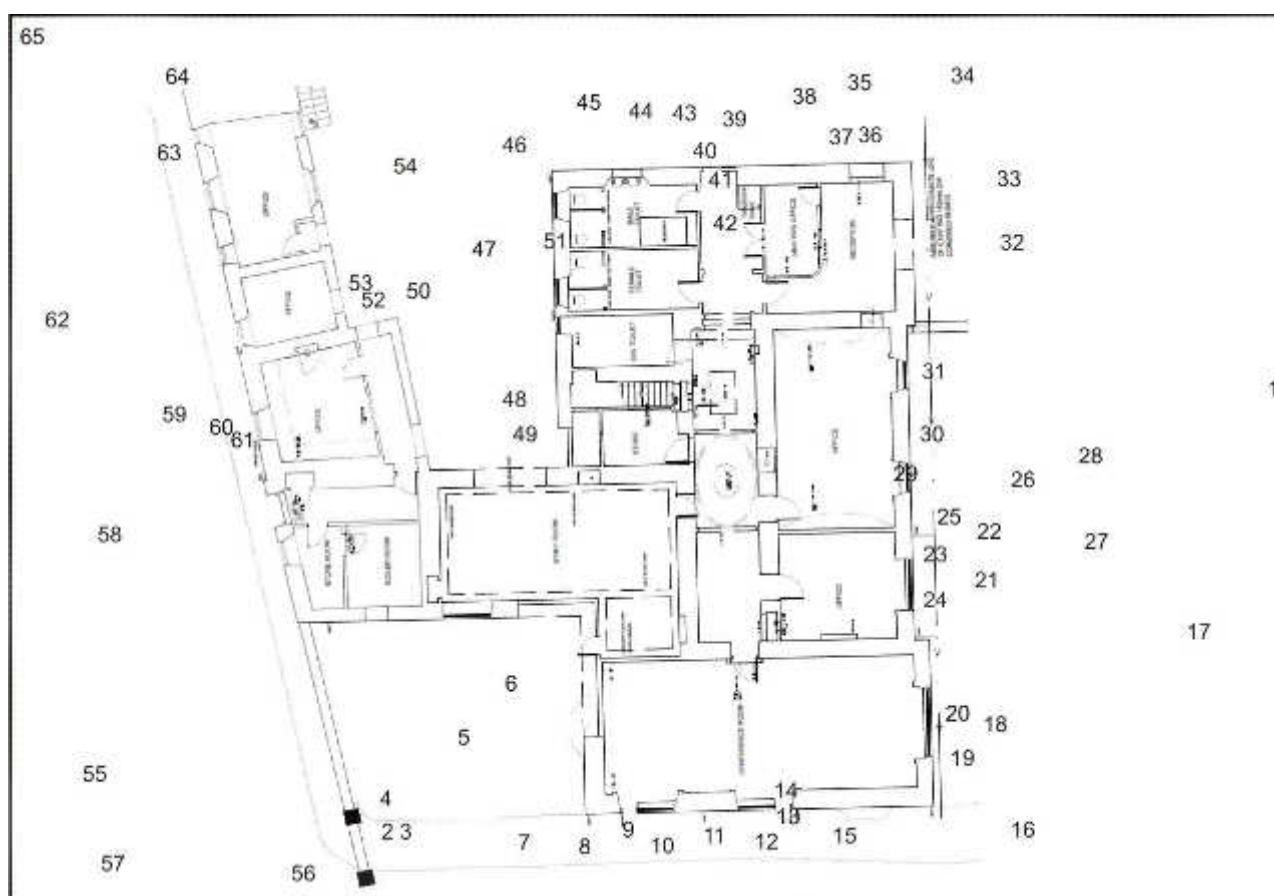


Illus 30 Stained glass, location unknown. Photo taken prior to the fire (copyright Stewart Milne Homes).



Illus 31 Wood stair rail terminal, location unknown. Photo taken prior to the fire (copyright Stewart Milne Homes).

## APPENDIX 2 PHOTOGRAPHS



Illus 32 Camera points used in this survey (copyright Stewart Milne Homes).

Photo no	Description	Facing	Camera point
IMG_1303	Building 1 House N façade	S	1
IMG_1304-5	Gatepost F9	NW	2
IMG_1306-7	Gatepost F8 (left) F9 (right)	W	3
IMG_1308-9	Gatepost F9	W	4
IMG_1310-11	Gatepost F9 (left) and garden wall (right)	NW	4
IMG_1312-3	Building 2 S façade Rooms 4 (left) and 5 (right) W15 (top left) W16 (top right) W17 (bottom left) W18 (bottom right), wall scar F10 (centre) with chimney F4 above	N	5
IMG_1314	Building 2 S façade Room 4 (left) and W15 (top) W17 (bottom), wall scar F10 (right) with chimney F4 above	NW	6
IMG_1315	Building 2 S façade Room 5 W16 (top) W17, W18 (bottom), wall scar F10 (left) with chimney F4 above	N	6
IMG_1316	Building 2 (left) D16 with Building 1 W façade (right)	NE	6
IMG_1317-8	Building 1 W façade W38 with chimney F5 above	E	6
IMG_1319-20	Building 1 W façade W38 above with modern door D2 (below)	E	6
IMG_1321-2	W38 oriel window with granite string course, and wood reeded pilaster mullions with diminutive Ionic capitals; pebble dash above over lath and plaster on granite	E	6

	block and cherry cocking detail and decorative pierced timber bargeboards		
IMG_1323	Oriel W38 detail	E	6
IMG_1324	Building 1 W façade W38 above with modern door D2 (below)	E	6
IMG_1325	D2 (left) with detail of I-beam lintel and hand crafted large pebble dash detail	E	6
IMG_1326-7	Building 1	NE	7
IMG_1328	Building 2 S façade	NNW	7
IMG_1329-31	Building 1 S façade W23 (bottom left) W24 (bottom right) W19, W20, W21 (above) with decorative pierced timber bargeboards	NE	8
IMG_1332-3	W19 above W23 below	NNE	8
IMG_1334-5	W23 with granite base course	N	8
IMG_1336	W23 (right) with granite base course	N	9
IMG_1337-8	W23	N	10
IMG_1339	W19 (left) W20 (right) showing decorative pierced timber bargeboards	N	10
IMG_1340	W19	N	10
IMG_1341	Building 1 SW corner showing gulleys for down pipes and granite dividing band course	NNW	10
IMG_1342	Building 1 gulleys for down pipes and granite dividing band course	N	10
IMG_1343	Building 1 S façade W19 (left) W20 (right)	N	11
IMG_1344	W24 altered to door	N	12
IMG_1345-6	Building 1 S façade W19 (left) W20 (right)	NNW	12
IMG_1347-8	W20 with decorative pierced timber bargeboards above	N	12
IMG_1349	W24 (below) with granite dividing band course	N	12
IMG_1350-1	W24 altered to door	N	12
IMG_1352	Step into W24	N	13
IMG_1353-4	W24 altered to door	NE	14
IMG_1355-6	W24 and wall above	N	14
IMG_1357-8	W24 internal shutters	W	14
IMG_1359-60	View through W24; Room 1 W wall W38 with chimney F5 above fireplace F6 (right)	WNW	14
IMG_1361	W38 detail	WNW	14
IMG_1362	Corner fireplace F6 detail	NW	14
IMG_1363	Room 1 N wall D14 above D15	N	14
IMG_1364	D15	N	14
IMG_1365	Room 1 NE corner first floor	NE	14
IMG_1366	Room 1 NE corner W32 (right)	NE	14
IMG_1367	Room 1 fireplace F7 with chimney F1 above right	NNE	14
IMG_1368	F7 detail	NNE	14
IMG_1369	F1 detail	NNE	14
IMG_1370	W32	ENE	14
IMG_1371-2	W30	ENE	14
IMG_1373-5	Burnt demolition material		14
IMG_1376	F7 detail	NNE	14
IMG_1377	F1 (left) F2 (right)	NNE	14
IMG_1378-9	F5	WNW	14

IMG_1380	F5 above W38	WNW	14
IMG_1381-2	Wall E side of W24 ground floor showing harling	NE	15
IMG_1383-4	S façade W21 oriel window with pebble dash above and decorative pierced timber bargeboards above	NE	15
IMG_1385	Vent in granite base course	N	15
IMG_1386	Building 1 SE corner	NW	16
IMG_1387-93	Building 1 E façade W32, 33 (bottom) W30, 31 (top)	NNW	16
IMG_1394-8	Building 1 E façade W32, 33 (bottom) W30, 31 (top)	W	17
IMG_1399-40	W30 with mock half-timbered gablet with decorative pierced timber bargeboards above	W	18
IMG_1401	W30 with mock half-timbered gablet with decorative pierced timber bargeboards above	W	18
IMG_1402	W30 above W32 below	W	18
IMG_1403	W32	W	18
IMG_1404	W32 showing granite base course and wooden mullions	NNW	19
IMG_1405-6	W32 showing granite base course and wooden mullions	NW	20
IMG_1407-8	W30 with granite dividing band course	NW	20
IMG_1409	W31	W	21
IMG_1410	oriel window W31 above W33 with granite dividing band course	W	21
IMG_1411	W33 showing building materials blocking access	W	21
IMG_1412	W30 above W32 below	SSW	21
IMG_1413	oriel window W31 above W33 with granite dividing band course	WSW	22
IMG_1414-6	W33	SSW	23
IMG_1417-8	W33	SSW	23
IMG_1419-23	W33	WNW	24
IMG_1424	W33 below W31	W	21
IMG_1425-8	W33	W	21
IMG_1429-30	W33 N jamb fitting	W	23
IMG_1431-2	W33	SSW	25
IMG_1433-4	W31	SSW	25
IMG_1435-6	W33	SSW	25
IMG_1437	Building 1 E façade W32, 33 (bottom) W30, 31 (top)	SSW	26
IMG_1438	Building 1 E façade W32, 33 (bottom) W30, 31 (top)	SSW	26
IMG_1439	Building 1 E façade W32, 33 (bottom) W30, 31 (top)	SSW	26
IMG_1440	Mock half timbered gable F11	SW	26
IMG_1441-4	building materials		
IMG_1445	W34	W	26
IMG_1446	W34 with granite course above	W	26
IMG_1447	W34, W35	W	27
IMG_1448	W34, W35	W	28
IMG_1449-50	East Façade	SSW	28
IMG_1451	Interior through W34	W	29
IMG_1452	Interior through W34	W	29
IMG_1453	D17	WSW	29



IMG_1454	W35	NW	30
IMG_1455-6	W35	W	31
IMG_1457	W35	W	31
IMG_1458-61	D3 with scars F12 from removal of modern extensions	W	32
IMG_1462-3	East Façade	SSW	33
IMG_1464	D3 with scars F12 from removal of modern extensions	W	32
IMG_1465	East Façade	SSW	34
IMG_1466-8	D3 with scars F12 from removal of modern extensions	W	32
IMG_1469-73	East Façade	SSW	34
IMG_1474-5	NE corner Building 1	SW	34
IMG_1476-81	N façade D4 granite jambs with brick infill	S	35
IMG_1482-3	N façade D4 granite jambs with brick infill	S	36
IMG_1484-9	N façade D4 granite jambs with brick infill	S	37
IMG_1490	F3	SSE	38
IMG_1491	N façade D4 granite jambs with brick infill	SE	38
IMG_1492-3	Harled wall between D4 (left) and D5 (right)	S	38
IMG_1494-6	D5	S	39
IMG_1497	D5	SE	40
IMG_1498-9	D5	S	39
IMG_1500-02	Building 1 interior hall Room 2 showing wood mouldings	S	41
IMG_1503-4	D18	SE	42
IMG_1505	D19	S	42
IMG_1506-7	D20	NW	42
IMG_1508-9	D5 interior	N	41
IMG_1510-3	N façade D4 (left) D5 (right)	SE	43
IMG_1514-5	D5 (left) D6 (right)	SE	44
IMG_1516-7	D6 infilled with brick	S	44
IMG_1518	Chimney F13	S	45
IMG_1519-20	D6 infilled with brick and wall scar F14 (right)	S	45
IMG_1521	N façade	SE	45
IMG_1522-3	Building 1 NW corner	SSE	45
IMG_1524	N façade	SE	45
IMG_1525-6	Building 1 NW corner	SSE	45
IMG_1527-9	Boiler house F15	S	46
IMG_1530-1	Building 1 W façade N end W26 (left) and W27 (right) with chimney F13 above	E	47
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IMG_1536	Rm 8 N wall D10 (left) chimney F16	S	47
IMG_1537	Overgrown Rooms 8 (left) 5 (right) with chimney above	SW	47
IMG_1538-9	W wall Building 1 W28 infilled with stone	ENE	48
IMG_1540-1	W wall Building 1 W29 (top) D13 (bottom)	E	49
IMG_1542	W wall Building 1 W29 (top) D13 (bottom)	E	49
IMG_1543	W28, W29, D13	E	49

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IMG_1545	W29	E	49
IMG_1546	D13	E	49
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IMG_1558	Room 5 E wall D7, D9 (above) D8 (below)	W	48
IMG_1559	D8	W	50
IMG_1560	D8	W	50
IMG_1561	Room 5 E wall D7, D9	W	50
IMG_1562	Overgrown wall N of D9 (W25)	NW	50
IMG_1563	Room 5 E wall D7, D9	W	50
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IMG_1565-8	Boiler house F15	E	47
IMG_1569-73	Boiler house F15 interior	W	51
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IMG_1575-6	D22 with plasterboard fallen	S	52
IMG_1577-8	D21 above	S	52
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IMG_1581-2	D24	W	53
IMG_1583-4	Wall N of D8 with window W25 obscured by vegetation	NNW	53
IMG_1585-6	Room 4 and 3 E wall (not accessible) windows W39 and w36 (top right) D21 (top left)	W	54
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IMG_1604	W31	W	21
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IMG_1608-9	From Viewfield Road. Building 1 W façade W38	E	55
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