

**STEADING  
OPPOSITE 16 MARSHALL MACKENZIE  
DRIVE  
KINGSEAT  
NEWMACHAR  
ABERDEENSHIRE**



**Standing Building Survey**

Carried out 16<sup>th</sup> February 2018

by

**Murray Archaeological Services Ltd**



**Report No: MAS 2018-03**

by

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**STEADING  
OPPOSITE 16 MARSHALL MACKENZIE DRIVE  
KINGSEAT  
NEWMACHAR  
ABERDEENSHIRE**

**- Standing Building Survey -**

1. Background

1.1 A standing building survey was required for a farm steading opposite 16 Marshall Mackenzie Drive, Kingseat, Newmachar, Aberdeenshire, prior to its demolition and replacement by housing.

1.2 The archaeological condition (Condition 2) was applied in the context of planning legislation (PAN 2/2011, SPP, HESPS), which states that it is necessary for developers to arrange for archaeological work to take place prior to development, in appropriate circumstances. Planning Application Numbers: APP/2015/3412.

1.3 A Level 1 Standing Building Survey of the extant buildings and structures was required which includes measured plans and elevations, a written account of the building's plan, form, function, age and development sequence in addition to a photographic survey of the interior and exterior of the building.

1.4 Murray Archaeological Services Ltd was commissioned to undertake the work by Lippe Architects and Planners. The site element of the survey was completed on the 16<sup>th</sup> February 2018.

2. Desk-top survey

2.1 A search was carried out in the Sites and Monuments Record, Archaeology Service, Aberdeenshire Council and in the Sites and Monuments Records of the Royal Commission for Ancient and Historic Monuments in Scotland (RCAHMS, now HES) through Canmore and Pastmap.

2.2 The 1<sup>st</sup> and 2<sup>nd</sup> edition Ordnance Survey maps were consulted.

2.3 The British Newspaper archive was searched. [www.britishnewspaperarchive.co.uk](http://www.britishnewspaperarchive.co.uk)



**Illus 1** Detail of OS map. Ordnance Survey © Crown copyright (2018) All rights reserved. Licence number (100049810). Site indicated by red circle.

### 3 Methodology

3.1 The ground plan (Illus 5) and the most complete (W facing) elevation (Illus 19) have been drawn by MAS Ltd and annotated to show details which may help in understanding the development and history of the building.

3.2 The areas recorded were photographed. The full set of photographs will be supplied for the archive and a table and an annotated plan in the present report (illus 18) indicates the position of each.

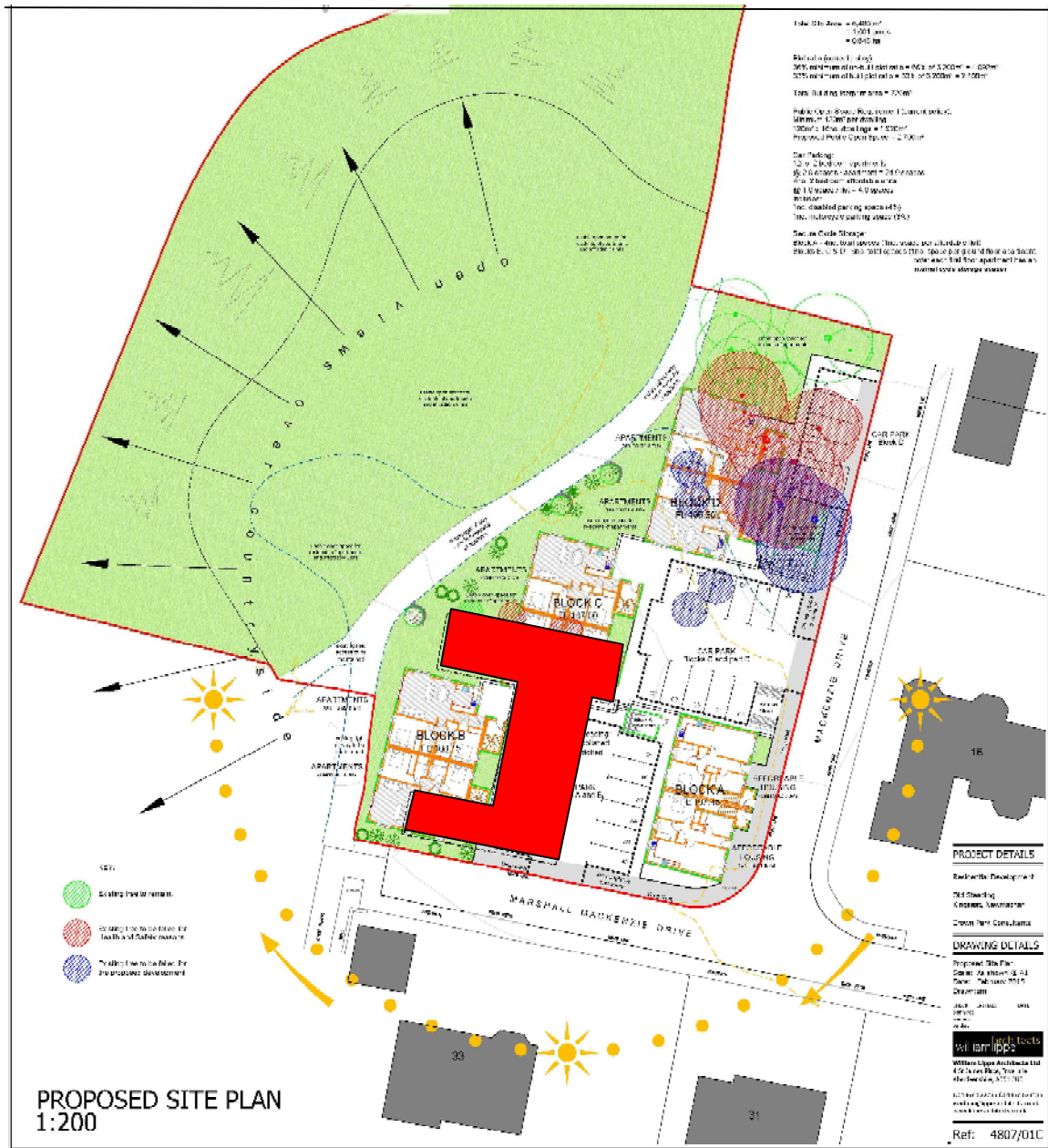
### 4. The Site

4.1 The steading lies S of the B979 on the NW edge of the Kingseat estate built in the grounds of the former Kingseat Hospital. It is N of Marshall Mackenzie Drive, opposite No 16.

Parish: New Machar

NGR: NJ 9011 1932

GPS 390115, 819274 (central)

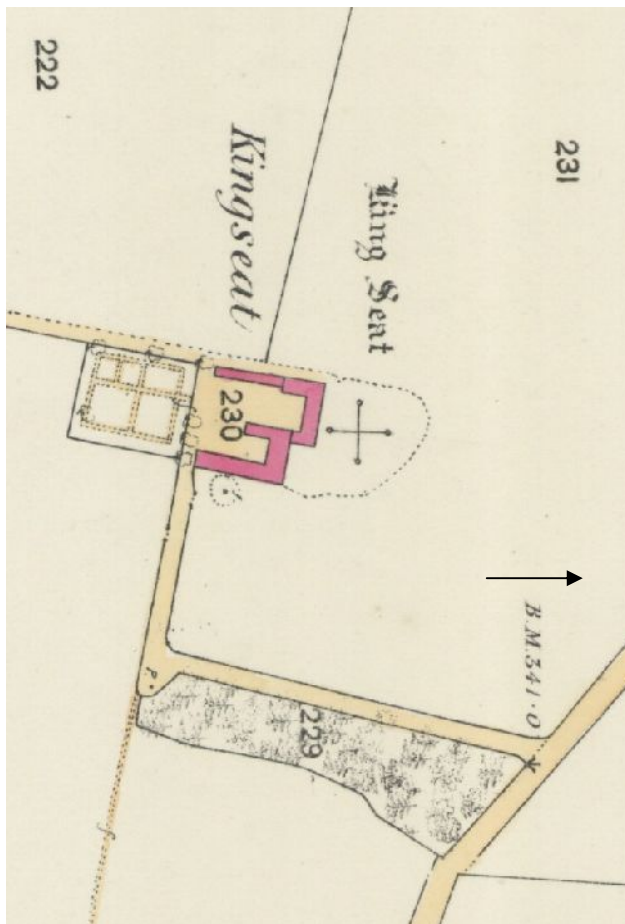


Illus 2 Site plan courtesy of Lippe Architects and Planners, annotated by MAS Ltd. Footprint of steading shown in red.

5 Documentary evidence

1866 The 25"/mile OS map Aberdeen sheet LVI.9. 1866 (published 1870) shows a double U shaped steading open to the S, with an enclosed garden S of what is know

Marshall Mackenzie Drive. A horse mill is shown near the middle of the E wall of the E Range. The farm is named 'Kingseat'.

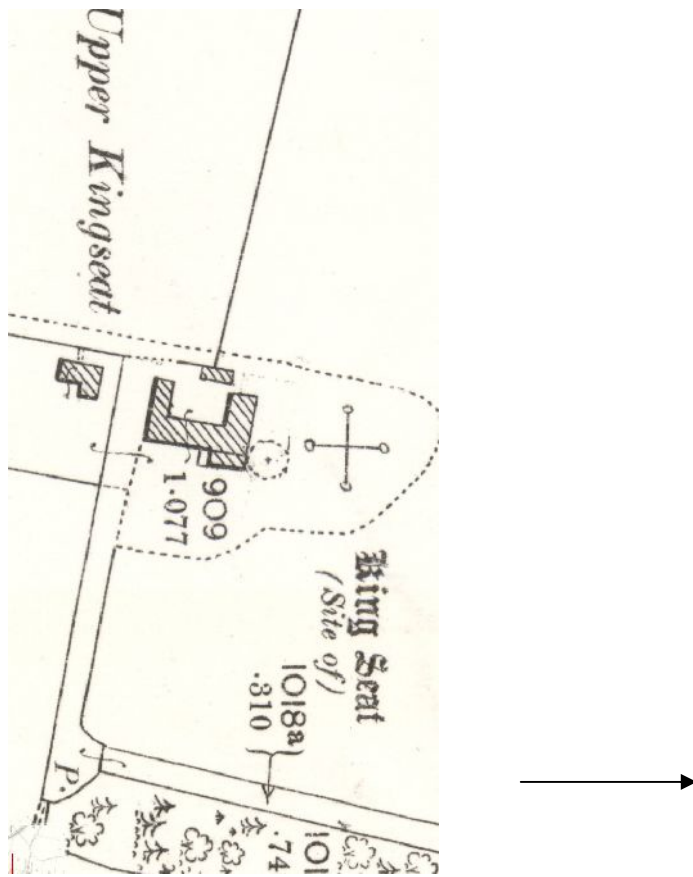


Illus 3 25"/mile OS map Aberdeen sheet LVI.9. 1866 (published 1870) [www.nls.ac.uk](http://www.nls.ac.uk) Note orientation has been reversed to match site plan below. Arrow denotes N.

**1886-1895** Displenish sale for Mr Andrew Donald (Banffshire Journal Oct 22<sup>nd</sup> 1895).

The *Aberdeen Press and Journal* (4<sup>th</sup> December 1907) in a tribute to Mr Donald, records that he was tenant of Upper Kingseat from 1886 until his retirement in 1895.

**1899** The 25"/mile. OS map Aberdeenshire 056.09 1899 (published 1900) shows the steading considerably changed. Overlaying the maps shows no correlation and it would appear the steading had been substantially, if not fully, rebuilt between 1866 and 1899. In 1899 there was a single U-plan steading with an open court to the W and a horsemill on the E end of the N wall. A building in the garden ground across the road, in plan and size, is likely to have been a small farmhouse. The farm is named 'Upper Kingseat'.



Illus 4 25"/mile. OS map Aberdeenshire 056.09 1899 (published 1900). Note orientation has been reversed to match site plan below. Arrow denotes N. [www.nls.ac.uk](http://www.nls.ac.uk)

**1911** An article in the *Aberdeen Press and Journal* (8<sup>th</sup> February 1911) was a report on a discussion regarding the management of the farms of Upper and Nether Kingseat on behalf of the recently established Kingseat Hospital (opened 1904, closed 1994). It was recommended that Nether Kingseat should be upgraded, 'as being the best solution of the question of properly accommodating the dairy cattle, which are kept at Upper Kingseat'. Along with this goes a proposal to move the grieve from Upper to Nether Kingseat and to utilize the farmhouse.

*'It is also recommended that the present steading at Upper Kingseat and which is entirely inadequate for the cows at the place, be entirely done away with; that the floors be cemented, and that the buildings be converted into a potato store, while part of the stable could be utilized as an implement store. The piggeries could be kept as at present'* (*Aberdeen Press and Journal*, 8<sup>th</sup> February 1911.

[www.britishnewspaperarchive.co.uk](http://www.britishnewspaperarchive.co.uk))

## 6 The Buildings



**Illus 5 Plan**

### The Steading

Orientation The steading is a U plan, facing West.

Walling The walls are generally of mixed rubble field stone, with dressed stone for skewes etc. Much of the walling is of fairly poor construction, especially on the internal faces. The more visible E and S facades and the walls visible from inside the open court are constructed of squared blocks with more regular courses. (Illus 6).



**Illus 6** Looking N inside the E range. Note the difference in stonework inside (A) and outside in the E facade (B).

Roofs The roofs had been removed prior to the survey. Photographs from Google Street View dated 2011 show slate roofs with ceramic ridge tiles and metal roof lights. The S end of the E range is shown hipped over door D5.

Floors Concrete.



**Illus 7** Roofs in 2011 as shown on Google Street View. Copyright [www.google.co.uk](http://www.google.co.uk)



## The South Range- the House

Dimensions 9 x 4.7m, with additional non-communicating 'room' c. 3m wide externally at E gable.

There was no access into the E 'room'.

Present/recent use Derelict

Former use House

Doors and windows

*N wall*

**D9** W: 1.09m H:2.0m. Granite lintel and rybats. Blocked with plywood.

**W4** W: 1.07m H: 1.25m. Stone lintel, concrete sides and sill

**W5** W: 1.03m H:0.77m. Stone lintel concrete sides and sill. This section of wall had been replaced with concrete blockwork into which the window was inserted.

*S wall*

**W2** W: 0.69m H:1.25m. Concrete surround.

*W wall*

**W3** W: 0.69m H:1.39m. Granite lintel, sill and rybats.

**F5** Fireplace. Stone . Not measured as no access. Stone chimney with flat table. Ceramic pot.

*E 'room'*

**D8** W: 1.08m H:2m Granite lintel and rybats. Plywood blocked.



Illus 8 South Range. The house, looking W along S elevation

## The North Range

Dimensions 19.5 x 6.2m.

Present/recent use Derelict

Former use Stable with loft above W end. Horsemill at E end



**Illus 9** N Range, E elevation.



**Illus 10** N Range, interior looking W. Arrow shows E limit of loft. F1= horsemill shaft hole.

### Doors and windows

#### *E wall*

**D1** W: 2.60m H:2.70m Granite lintel, rough dressed rubble rybats. Traces of wooden sliding doors.

#### *S wall*

**D2** W: 1.30m H:2.10m Rubble rybats. Wooden lintel to inside. Sliding wooden door on outside (into E Range).

**D3** W: 1.13m H:2.20m Rubble rybats. Wooden lintel to inside. Wooden door to court.

**D2** W: 1.17m H:2.10m . Rubble rybats. Wooden lintel to inside. Wooden panel door to court. Drain (?) in wall to E of door.

**At loft level in W elevation.** W: approx 1m. H: approx 2m.

#### *N wall*

**F1** Squared hole through wall. Brick blocked. W: 440mm H: 490mm. Base at 0.90m above present floor. Shaft hole for horsemill mechanism.



**Illus 11** Detail of blocked shaft hole F1

**F2** W:1.05m H: 2.27m. Rubble lintel and rybats. Blocked with pink granite blocks. Not visible internally due to plaster render.

**F3** Two vertical raggles on the external face of the wall, c.5m apart. Appear to be traces of a lean-to.

*W wall*

**W1** W:1.0m H: 1.67m

**F4** Secondary brick fireplace W: 1.10m H:0.99m. Projecting 180mm from wall. Secondary brick chimney built against outside of stone gable.



**Illus 12 N Range, Interior of E end showing secondary fireplace**

*Interior*

The interior of the lower part of the walls at the W end was plastered. Vertical scars in the plaster could be interpreted as the scars of stable trevices. The fireplace suggests that at some point this was converted to additional living accommodation.

## The East Range

Dimensions 19m x 8m

Present/recent use Derelict

Former use Cattle byre



**Illus 13** E Range. Interior looking N

Doors and windows

*S wall*

**D5** Not measured. Gable broken through. Widened on E side. W side built up with concrete.

*E wall*

**D6** W:1.32m H: 2.10m. Wooden lintel internally. Plank door.

**Raggles** of double tied cow stalls show in the render on the inner faces of the E and W walls. Stubs of iron indicate where the tying bars have been removed.

*W wall*

**D7** W:1.32m H: 2.10m. Blocked with brick and concrete.

**Raggles** of double tied cow stalls show in the render on the inner faces of the E and W walls. Stubs of iron indicate where the tying bars have been removed.

There appear to have been 12 or 13 double stalls. Unusually, there is no indication of ventilation.



**Illus 14 E Range. Inside of E wall. Arrows mark raggles of the divisions between the cow stalls.**

### The West wall

A wall blocked off most of the W side of the open court, with access to the court through a gap at the SW corner. The S 4.5m of this wall had coping stones, indicating their original height.

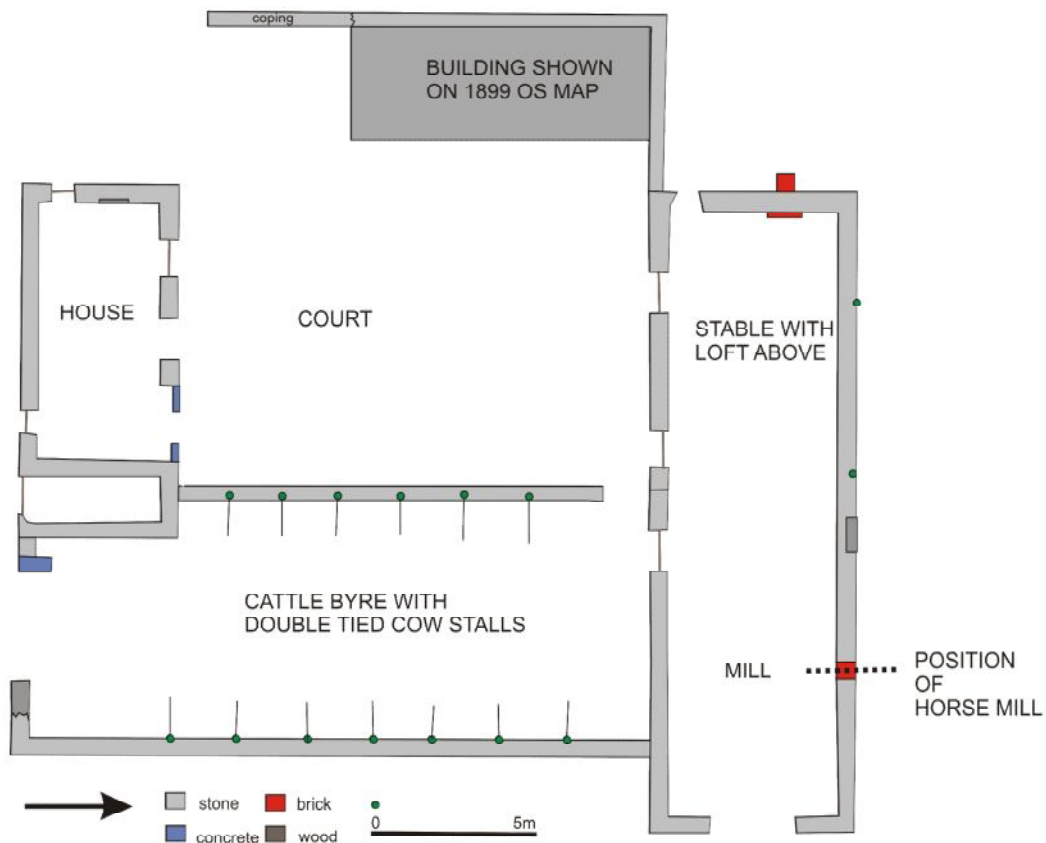
However, the rest of the wall was unfinished on top and coincided with rubble stretching for c.9m alongside the remainder of the wall. A remnant of a low lean-to roof at the NW corner of the court (Illus 16) suggests that there had been a fairly low narrow building with a lean-to roof built against the inner face of the court wall.



**Illus 15** Opening into the court. The coping is visible on the nearest section of the W wall.



**Illus 16** W gable of the N range and NW corner of the court wall with indication of low lean-to roof (inside red circle).



Illus 17 Interpretation of plan

## 7 Discussion

The original steading appears to have been of early to mid 19<sup>th</sup>-century date as shown on the 1866 OS map. There appears to have been a complete rebuild at some point between 1866 and the later map of 1899. One possible period this may have occurred is at the beginning of, or during, the tenancy of Andrew Donald from 1886 until his retirement in 1895.

However as the 1891 census shows Andrew Donald, his wife and son and several farm workers residing at Nether Kingseat, it is probable that he never actually lived at Upper Kingseat. This fits with the small surviving house in the S range, which was possibly where the grieve lived. This seems to have been replaced by the separate house shown on



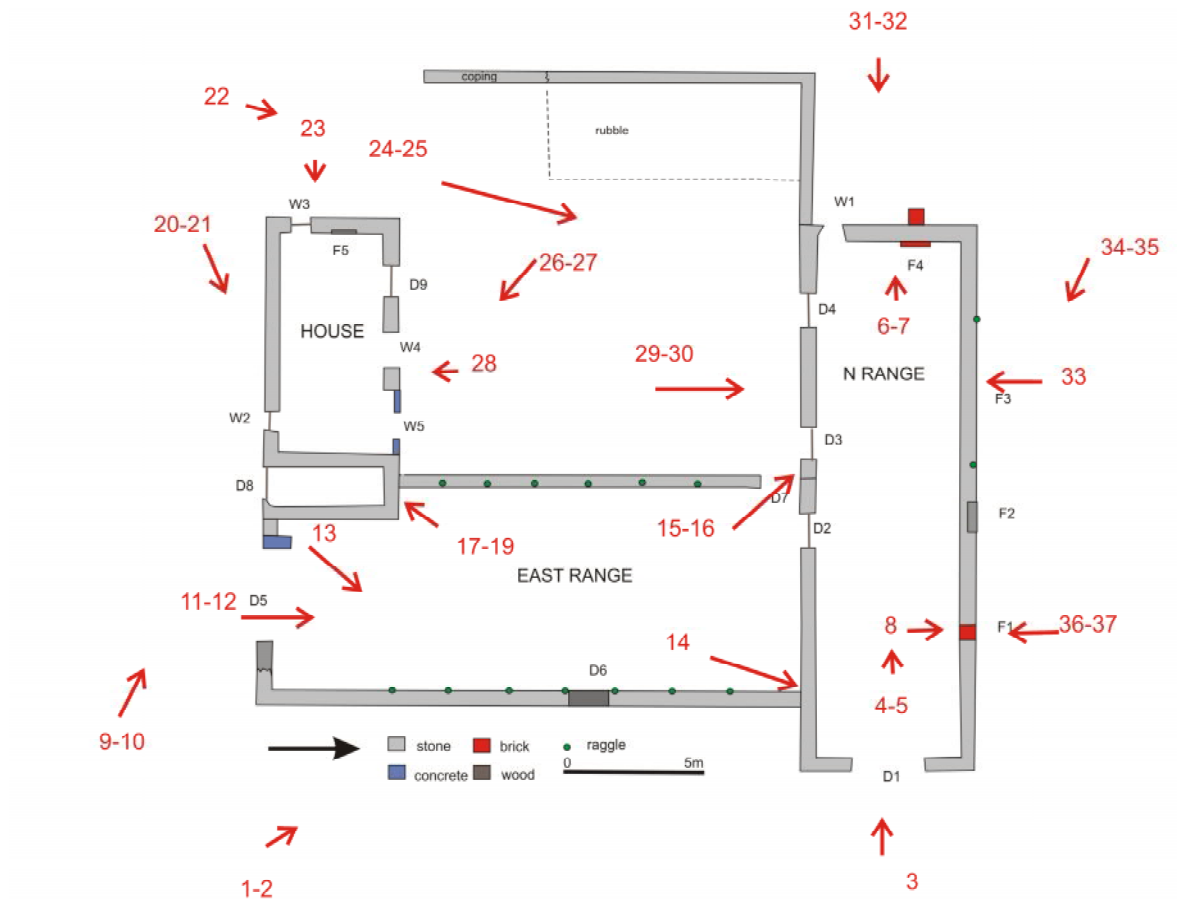
the 1899 map, with the S Range building possibly reused for another farm worker. It was not possible to enter the small additional 'room' at the E end of the house; it may have been a toilet as there is no window and the only access is the external door.

The steading as it survives retains many of the features shown in the 1899 OS map and is a fairly typical late 19<sup>th</sup> century Aberdeenshire farm steading with accommodation for some 25 or so tied cattle, stabling with a loft above and a horse driven threshing mill.

The 1911 *Press and Journal* article gives a useful insight into the steading at the beginning of the 20<sup>th</sup> century. Clearly from 1904, when the Hospital opened, until 1911, Upper Kingseat had been one of the farms used to supply the hospital with food. Upper Kingseat at that time gave accommodation (however inadequately) to dairy cows (presumably the East Range), and also had a piggery (possibly the low lean-to building represented by rubble along the W side of the Court), and what had been a stable (the N Range).

## 8 Archive

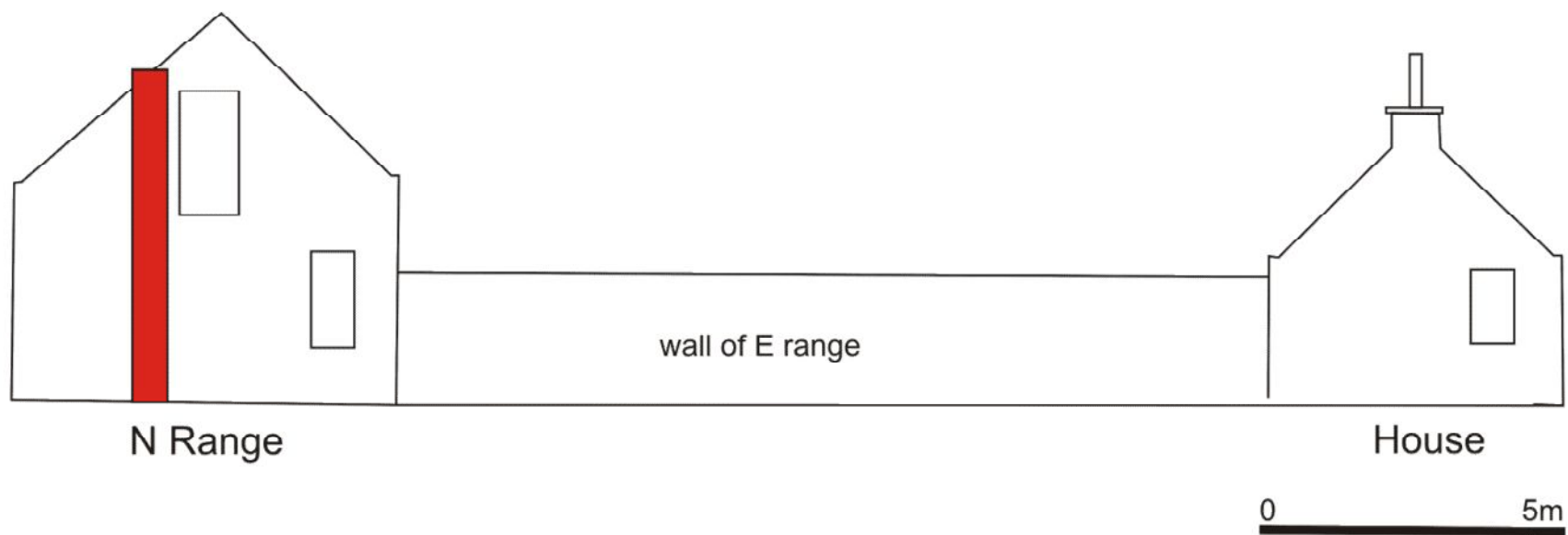
A full set of photographs with the photo location plans (Illus 18) will be supplied to the Aberdeenshire SMR and to the HES archive.



Illus 18 Location of photographs

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<b>Photo number</b>	<b>Content</b>
Kingseat, Aberdeenshire	
1-2	General view of E elevation, looking NW
3	N range, E elevation
4-7	N range, interior looking W
8	N Range, detail of blocking F1 interior
9-10	Looking W along S elevation
11-12	E range, interior looking N
13	E range, looking N along inside of E wall, showing scars of cattle stalls
14	E range. Interior, showing difference in stonework at NE corner
15-16	E Range, Interior, showing difference in stonework at NW corner
17-19	E range, Interior looking SW to back of house
20-21	E Range. Looking E along S elevation
22	Looking NE into court
23	S elevation of house
24-25	Looking NE into court
26-28	House, N elevation
29-30	S elevation of N Range from court
31-32	N Range. W elevation
33	N Range N wall, F3
34-35	Looking E along N wall of N Range
36-37	N Range, N wall. F1 external.



Illus 19 W facing elevation