

**HILLHEAD FARMHOUSE
KINTORE
ABERDEENSHIRE**



Standing Building Survey

Carried out 13th March 2018

by

Murray Archaeological Services Ltd



Report No: MAS 2018-09

by

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KINTORE
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- Standing Building Survey -

1. Background

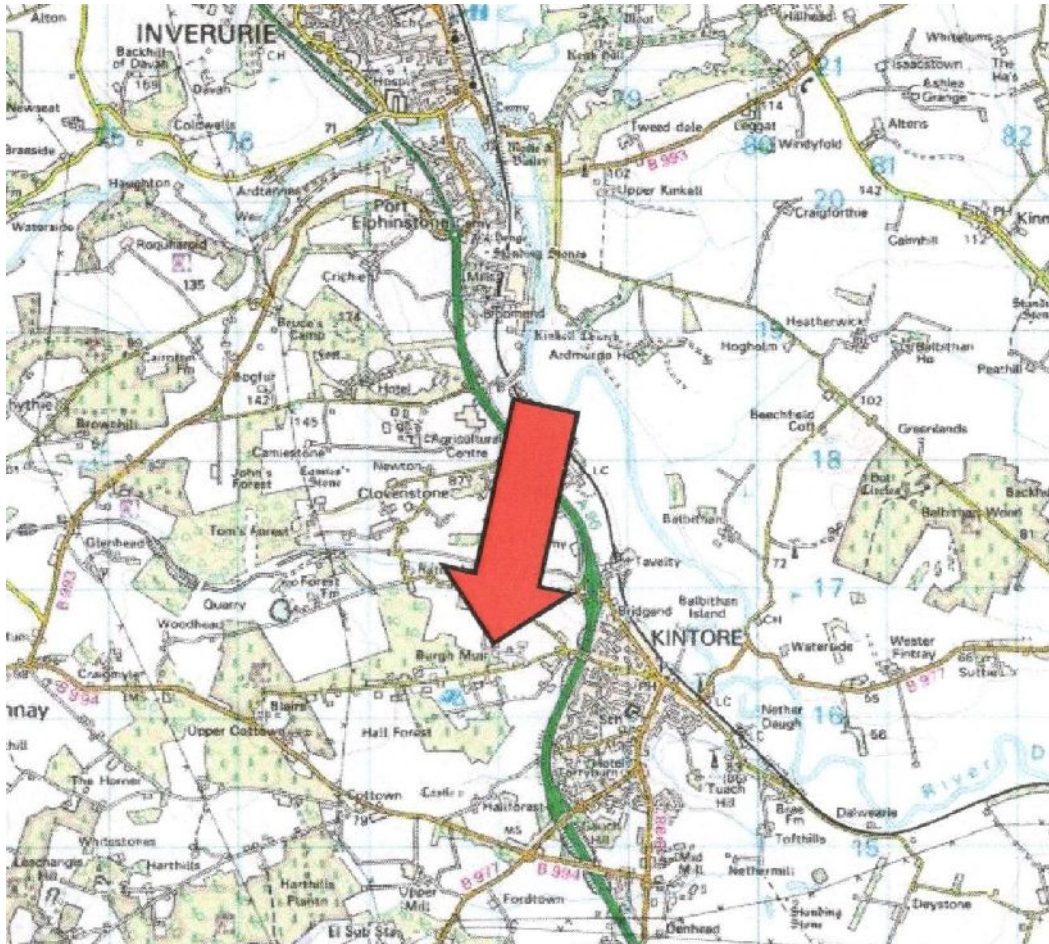
- 1.1 A standing building survey was required for a farmhouse at Hillhead, Kintore, Aberdeenshire, prior to its demolition and the erection of a replacement dwelling house.
- 1.2 The archaeological condition (Condition 5) was applied in the context of planning legislation (PAN 2/2011, SPP, HESPS), which 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/2016/1625
- 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 Norman P Lawie Ltd, Architectural Design for their client Malcolm Allan (Housebuilders) Ltd. The site element of the survey was completed on the 13th March 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 1st and 2nd edition Ordnance Survey maps were consulted.

2.3 MAS Ltd are grateful to Mr Malcolm Allan for discussing the history of the building.

2.3 The British Newspaper archive was searched. www.britishnewspaperarchive.co.uk



Illus 1 Detail of OS map. Ordnance Survey © Crown copyright (2015) All rights reserved. Licence number (100049810). Site indicated by red arrow.

3 Methodology

3.1 The plans (Illus 7, 18) and elevations (Illus 22-25) were supplied courtesy of Norman P Lawie Ltd, Architectural Design and have been annotated by MAS Ltd 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 annotated plans in the present report (Illus 20-21) indicates the position of each.

4. The Site

4.1 The property lies W of Kintore, on a private track, N of the minor Old Hallforest Road that runs from the N end of Kintore to the B994.

4.2 The house was derelict but complete apart from a stone outshot against the W gable.

4.3 The steading is not part of the present survey. It has been converted and photographic recording was undertaken in 2014, prior to conversion (Aberdeenshire SMR NJ71NE0134).

Parish:Kintore

NGR: NJ 77975 16544

GPS 377975, 816544 (in front of farmhouse)

Aberdeenshire SMR: NJ71NE0134

HES: NJ71NE108

Canmore id: 83941

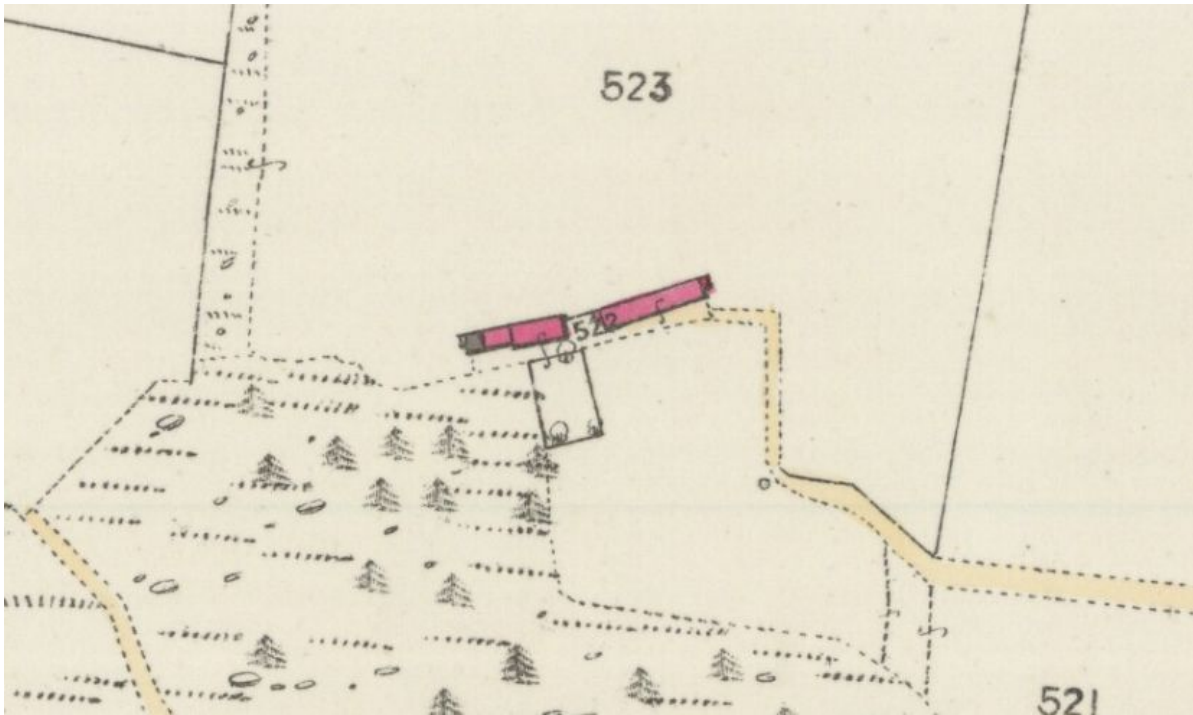


Illus 2 Farmhouse with converted steading to RHS

5 Documentary evidence

1867 The 25"/mile OS map Aberdeenshire sheet LXIV.4 1864-67 (published 1867) shows the house lying W of the steading. It is rectangular with a stone addition on the W end and a tin or wooden extension abutting that. An enclosed area of garden ground lies to the S of the house.

The steading is a single long narrow range lying E/W.



Illus 3 The 25"/mile OS map Aberdeen sheets LXIV.4 1864-67 (published 1867) www.nls.ac.uk

1899 The 25"/mile. OS map Aberdeenshire lxiv.4 (Kintore) of 1899 (published 1900) shows the farmhouse on the same site as in 1867 but appears oddly drawn and possibly wider.

The steading has been enlarged with the addition of an E range, forming an L-plan. A horse mill is shown on the N side of the original range.



Illus 4 The 25"/mile. OS map Aberdeenshire lxiv.4 (Kintore) 1899 (published 1900) www.nls.ac.uk

1911 The census for 1911 (www.scotlandspeople.co.uk) shows Hillhead occupied by Alexander Henderson, his wife Elizabeth, his brother John Henderson (who worked as cattleman on the farm) and daughters Dora (aged 20) Emma (Aged 11), Barbara (Aged 8), Christina (Aged 7) and sons Donald (Aged 5), Lindsay A (Aged 4) and William (Aged 1), as well as grandson James (Aged 1). The house is described in the census as having 6 rooms with one or more windows.

Mrs Henderson was born Elizabeth Geals (pers. comm. M Allan).

1914



Illus 5 Extract from Aberdeen Press and Journal, 27th February 1914.
www.britishnewspaperarchive.co.uk

The Henderson family appear to have given up their tenancy in 1914 (Illus 5) and moved to Townhead Farm Kintore (pers. comm. M Allan).

1920s It appears that a family named Argo lived at Hillhead at least until the late 1920s with references in the *Aberdeen Press and Journal* in 1916 (11th August 1916. Mrs Argo

informed of death of her son in the war), 1920 and 1927 (3rd March, 1920 & 3rd August 1927. Miss Margaret Argo, a teacher, wrote a play ‘The Makkin o John’).

Around this time the Keithhall estate sold lands including Hillhead.

c. 1943 John Wyness, his wife and son John Wyness junior moved to Hillhead. They had previously farmed in Dyce but the farm was taken over by the establishment of Dyce airport The airport opened in 1934, to provide a service between Aberdeen and the Northern Isles but in WW2 it became RAF Dyce (pers. comm. M Allan and Wikipedia). After the death of John Wyness senior, his wife and son continued to live at Hillhead.

6 The Farmhouse

Dimensions c. 12.5 x 5.5m externally. Kitchen outshot 4.3 x 2.3m. Wash-house 3.5-4.5 x 5.5m. Porch: 3.4 x 2m.

Present/recent use Derelict

Former use Dwelling house

Walls

Main house: Rubble stone, harled.

Kitchen outshot: Rubble stone.

Wash-house: Corrugated iron.

Porch: Harled concrete blocks.

Roof Main house: Pitched slated roof. Two chimneys, both rectangular granite with flat table and two ceramic pots to each.

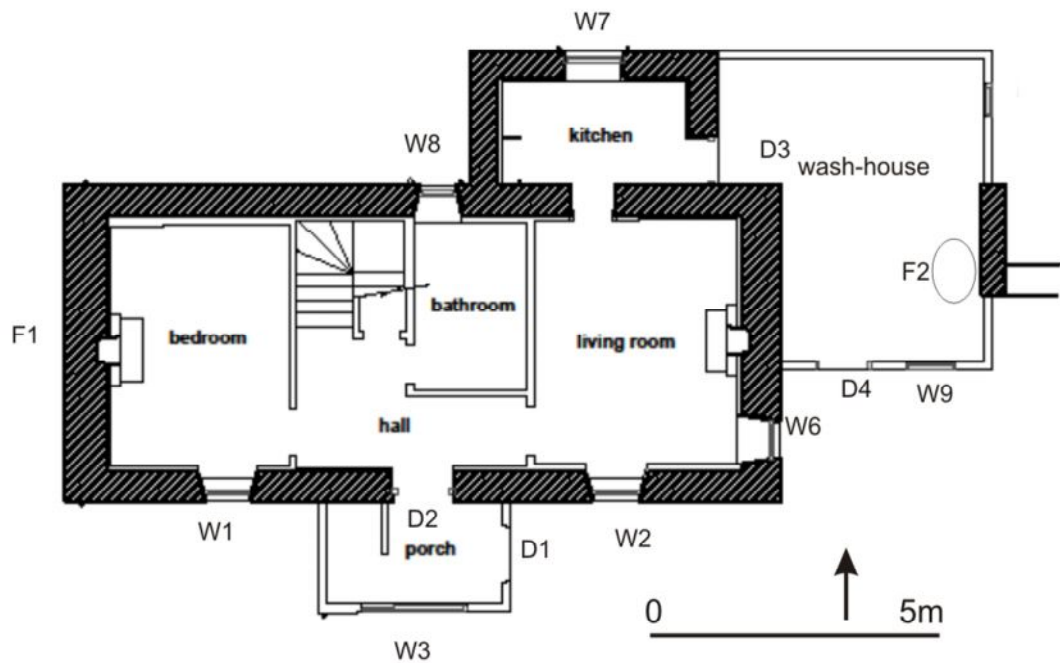
Kitchen: Lean-to slate roof

Wash-house: Lean-to corrugated iron

Porch: Lean-to corrugated iron



Illus 6 N elevation looking E with kitchen outshot and wash house behind.



Illus 7 Ground plan courtesy of Norman P Lawie Ltd, Architectural Design

Doors and windows

S wall

D1 (to porch) W:0.90m H: 1.82m

D2 W: 1.0m H:2.23m. Granite lintel and sill. Sill possible re-used stone (Illus 8). Plank door with fanlight above.



Illus 8 Sill of main door D2.



Illus 9 Pump behind door in NW corner of porch

W1, W2 W: 0.81m H: 1.56m. Rybats appear to be granite but are obscured by harling. Modern windows.

W3 (to porch) W: 1.82m. H: 0.71m. Concrete surround, modern window.

W4, W5 (Dormers) Slate sided and roofed dormers.

W wall

F1 Scar on gable (Illus 10). Google Street view 2010 (Illus 11) shows that the building which had abutted this gable was a stone-walled shed with a corrugated iron roof and corrugated iron door in the S elevation



Illus 10 F1 Scar of former shed on W gable



Illus 11 Detail of W gable shed. Google Street view. 2010. Accessed March 2018.

N wall

W7 (to kitchen outshot) W:1.01m H:1.21m. Slate –sided dormer with flat felt-covered roof. Modern window.

W8 (to bathroom) W:0.64m. H: 1.24m. Concrete surround. Modern window.

E wall

W6 W: 0.63m. H:1.36m. Granite sill, lintel and rybats. Obscured by harling. Modern window.

D3 (from kitchen to wash-house) W: 0.67m. H: 1.73m. Plank door to kitchen. Wood framed



Illus 12 Kitchen looking from D3



Illus 13 Looking E through D3 from kitchen to wash house.

Wash-house

D4 W: 0.85m. H: 1.95m. Wood framed.

W9 W: 0.86m. H: 0.62m. Wood framed.

F2 Boiler and stone flue for chimney in gable. Concrete or fireclay domed fire with built-in cast-iron boiler. Fire hole at front base. External flue through E wall.



Illus 14 Wash-house boiler



Illus 15 Wash-house from S with arrow indicating stone flue for boiler

Interior- ground floor

Surprisingly wide hall and stair (with cupboard below stair).

Room to W, latterly used as bedroom. Tiled 1950s/60s fireplace.

Room to E. Living room. Tiled 1950s/60s fireplace.

Bathroom.



Illus 16 Ground floor. E room/ living room, looking through to kitchen

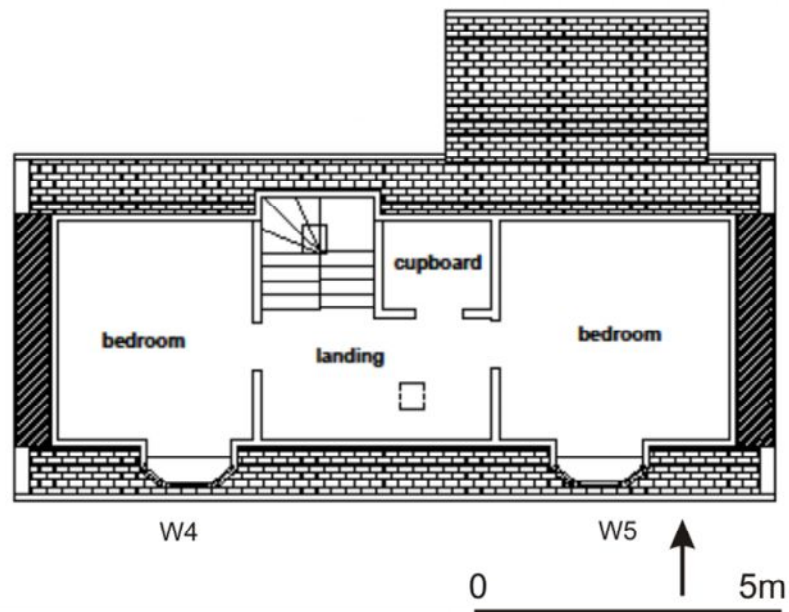


Illus 17 Ground floor W room

Interior- 1st floor

Bedroom either side of wide landing. Each has a cast iron fireplace.

Cupboard from landing.



Illus 18 1st floor plan courtesy of Norman P Lawie Ltd, Architectural Design



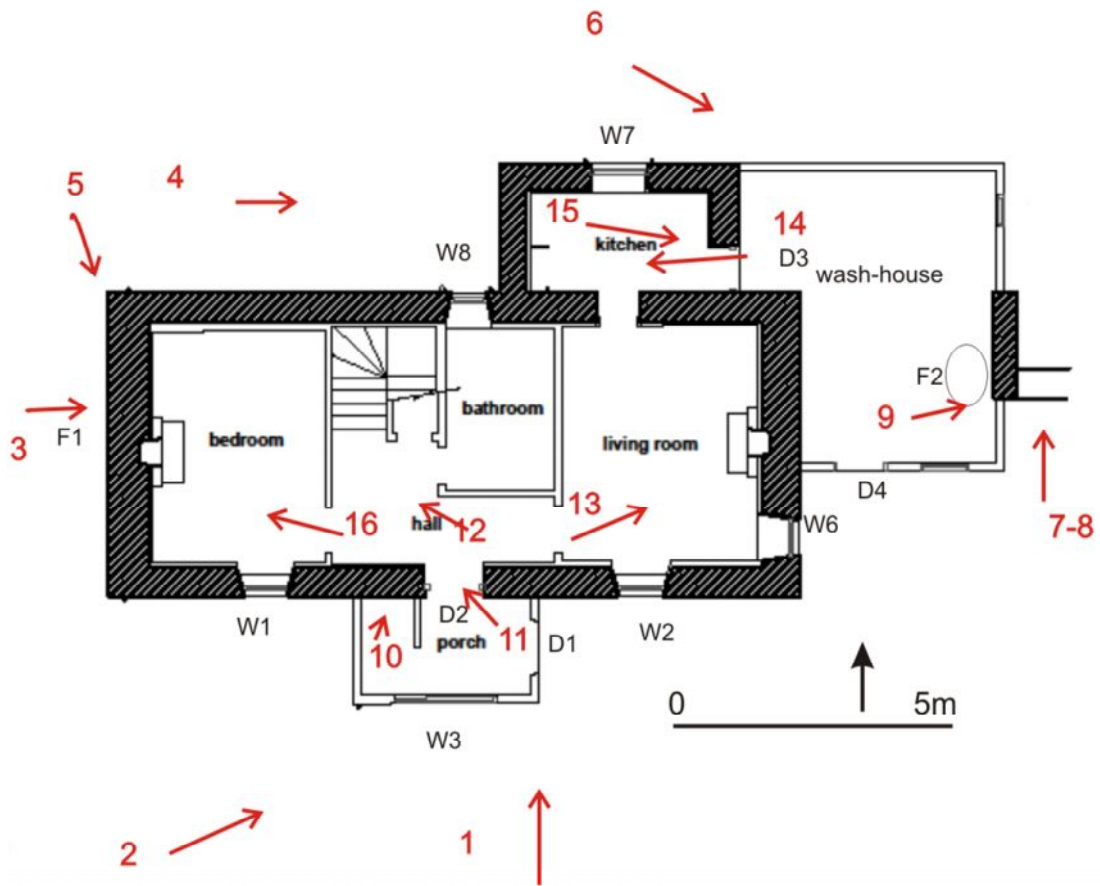
Illus 19 Cast iron fireplace

7 Discussion

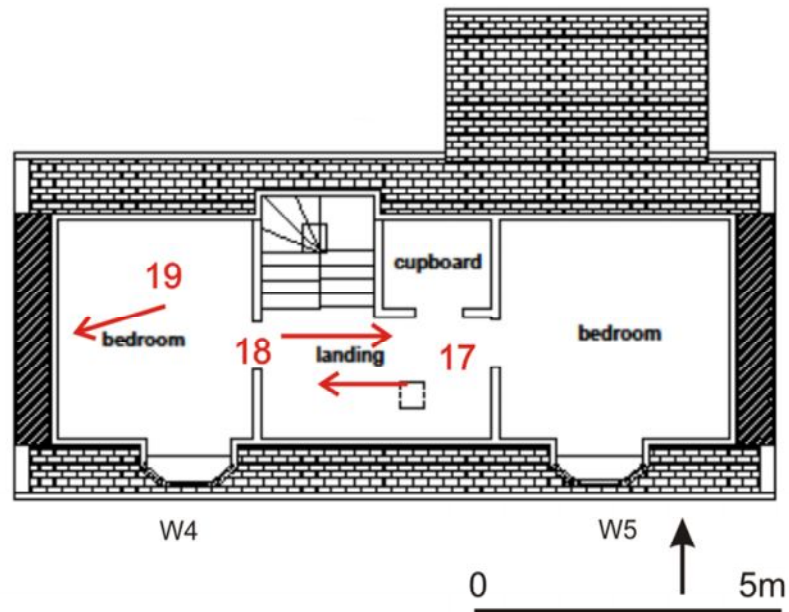
Hillhead is a fairly typical small 19th-century Aberdeenshire farmhouse, although perhaps a little wider than many, giving a more spacious hall and stair. The wash house boiler was an interesting survival as in most cases these have been long destroyed.

8 Archive

A full set of photographs with the photo location plans (Illus 20, 21) will be supplied to the Aberdeenshire SMR and to the HES archive.

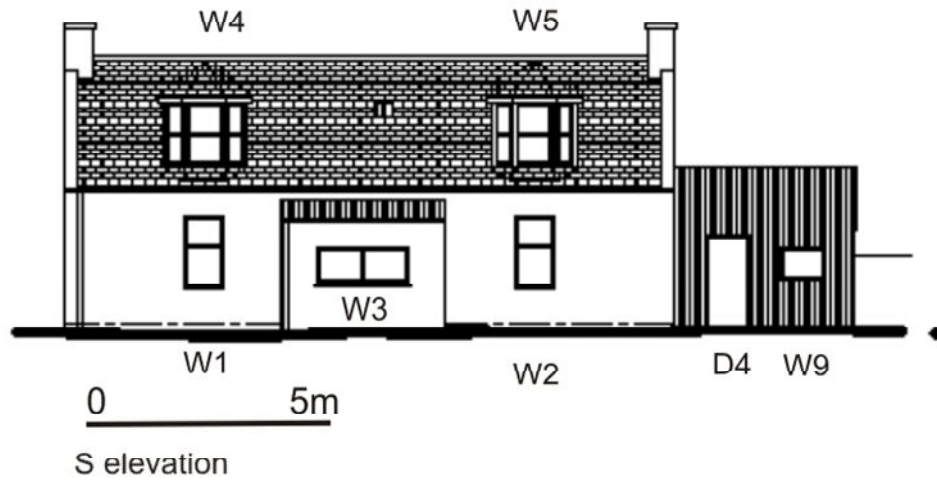


Illus 20 Location of photographs ground floor. Based on plan courtesy of Norman P Lawie Ltd, Architectural Design

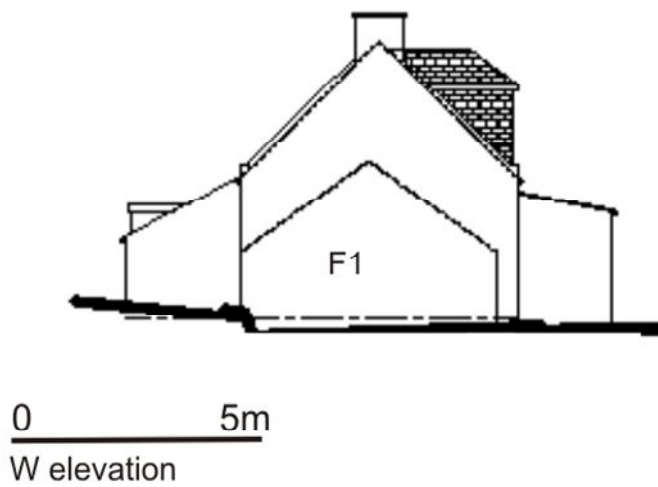


Illus 21 Location of photographs 1st floor. Based on plan courtesy of Norman P Lawie Ltd, Architectural Design

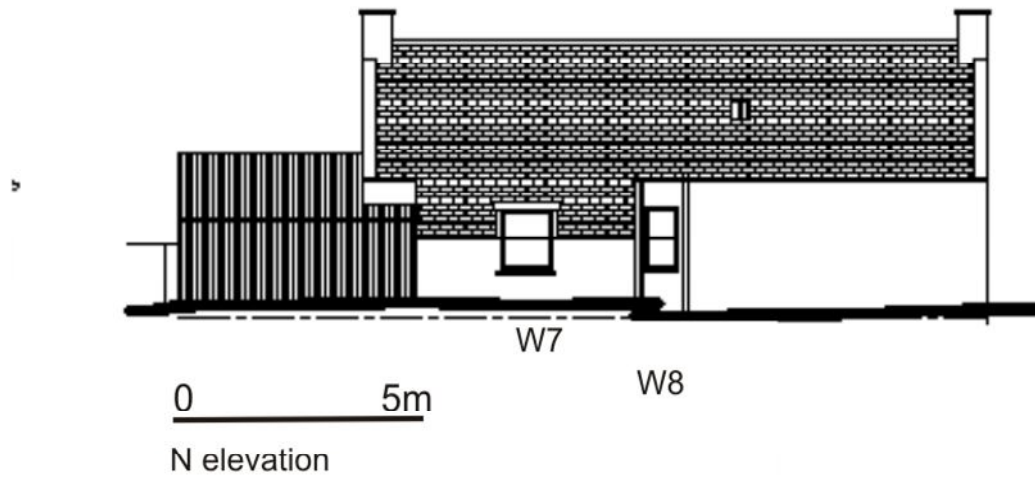
Photo number	Content
Hillhead, Kintore, Aberdeenshire	
1	S elevation
2	S elevation with steading to RHS
3	W elevation
4	W and N elevation, looking E
5	W elevation
6	N elevation, looking E
7-8	Wash-house, E wall with stone flue
9	Wash-house boiler
10	Pump in NW corner of porch
11	Re-used stone threshold of main door D2
12	Ground floor, looking into W room from hall
13	Ground floor, E room with kitchen beyond
14	Ground floor, kitchen looking W
15	Ground floor. Kitchen looking E through door D3 to wash-house
16	Ground floor, W room
17	1 st floor, looking across landing to W room
18	1 st floor, looking across landing to E room
19	1 st floor, W room fireplace



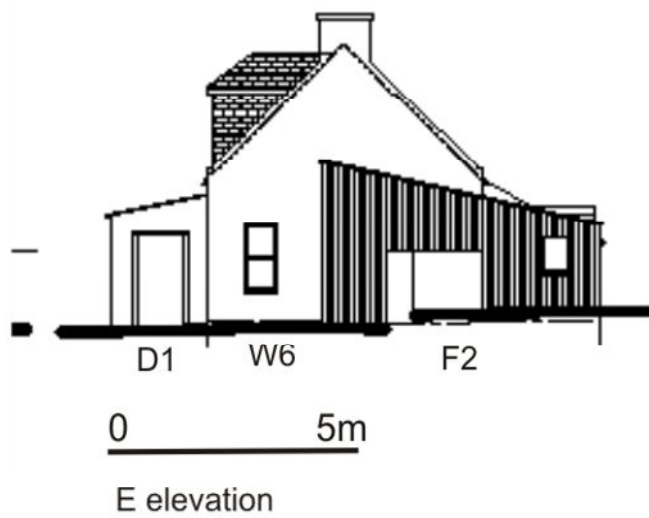
Illus 22 S elevation courtesy of Norman P Lawie Ltd, Architectural Design



Illus 23 W elevation courtesy of Norman P Lawie Ltd, Architectural Design



Illus 24 N elevation courtesy of Norman P Lawie Ltd, Architectural Design



Illus 25 E elevation courtesy of Norman P Lawie Ltd, Architectural Design