Standing Building Survey

Land 85m N W of Newhall, Kettins, Perth and Kinross



Surviving former steading buildings 'A' and 'B' looking North East, Newhall, Kettins.



24th May 2022

Introduction

A Planning Application has been submitted to erect a new dwelling house on land 85m North West of Newhall (Perth and Kinross Council Planning Reference 21/01758/IPL). As the proposed development will include the refurbishment of two existing buildings and a boundary wall on the site Perth and Kinross Heritage Trust (PKHT) have requested that a Basic Level Building Survey as per ALGAO Scotland guidance be conducted prior to any works on site. The standing building survey was conducted by the author on Thursday 19th May 2022 (KET01), weather conditions were bright and sunny.

Location (Illus 1 and 7)

The proposed development site lies on the North Eastern side of the village of Kettins at Newhall. The two buildings and boundary wall to be recorded were apparently formerly associated with a now demolished farm steading.

Historical Background (Illus 2 to 6)

All cartographic information from www.nls.co.uk

There is a reference to the site in a Post Reformation charter in the Register of the Great Seal of Scotland dated 10th November 1585 that confirms that 'the kirklands of Kettins, now called the lands of Newhall with the teinds of Parsonage and Vicarage thereof which were never in use, 'are' disposed by Frier Gilbert Brown, Minister of the church of Holy Cross of Peebles, to James Small of Kettins and Elisabeth Blair his wife' (Maitland Thompson 1888, 251). The lands were granted to the Trinitarians of Peebles by King James III in 1473 as part of an annexation of the former properties of the Trinitarians of Berwick (Corpus of Scottish medieval Parish churches). The author has found no evidence that these lands were ever owned by the much closer Cistercian abbey of Coupar Angus (only 1.6km away). A further decreet of approbation and valuation of the lands of Newhall dated 1760 refers to one 'Patrick Allison of Newhall' as being the landowner at that time. An early map of 1783 by James Stobie shows a large house at 'Newhall' but is too small a scale to show anything on the development site. The site is first properly shown on a Factor's hand drawn Estate Plan of 1796 which shows a single long rectangular building with an associated boundary wall and the original Newhall House to the South East. By William Blackadder's Estate Plan of 1819 there are three buildings shown on site with associated boundary walls. The 25 "Ordnance Survey map of 1865 shows a farm steading with one of the buildings having a horse mill and this map is the first one on which it is possible to identify the two surviving buildings 'A' and 'B'. By the 1901 Ordnance Survey map the steadings have developed further and there is another separate building shown on the North Western side of the site. The site is depicted in a similar way on maps of 1923 and 1959 but by the 1971 Ordnance Survey map the separate building to the North West has gone although the steading complex survives, and the original Newhall House has been demolished and has been replaced by the modern house to the South East which still stands (in 2022). It is unclear when the main parts of the steading were demolished.

Survey (Illus 7)

For the purposes of this survey the buildings and boundary wall were labelled 'A, 'B' and 'C' and were recorded photographically with the inclusion of a graduated 2m scale. Important elevations were also drawn and are included as part of this report (Illus 11, 13, 25, 28, 37 and 51). Building A lies on the North Eastern part of the site, Boundary wall C forms a boundary on its North Eastern edge and Building B lies on the South Western part of the site adjacent to the site entrance.

Building A (Illustrations 8 to 22)

This lies on a North Western to South Eastern alignment and is built of mortared bonded cut and tooled green sandstones and has a corrugated iron roof.

External Elevations

South Eastern Facing elevation (Illus 9 to 11)

This is built of mortared cut and tooled green sandstones and is a gable end with a wide doorway with one surviving wooden door in place. There are alternate quoins at each end of the wall. There is a stone finial with a symbol (fleur de lys?) at the apex of the gable (Illus 10 and 11).

North Eastern facing elevation (Illus 12 and 13)

This is built of mortared cut and tooled green sandstones and has some surviving plaster and has a wide doorway at its N end. There is a half-height folding wooden door in situ.

North Western facing elevation (Illus 14)

This is built of mortared cut and tooled green sandstones and is a blank wall face and gable end. There are alternate quoins at its ends.

South Western facing elevation (Illus 15)

This is built of mortared cut and tooled green sandstones and is a blank wall face. There are alternate quoins at its ends.

Internal (Illus 16 to 22)

Building B is divided into two rooms by a stone wall which has a wooden wall against its Northern face.

North Western room (Illus 16 to 19)

The North Eastern and South Eastern facing internal elevations of this room are blank wall faces built of mortared sandstones. There is surviving plaster on the South Eastern elevation. The South Western facing internal elevation has a wide doorway in it. The North Western facing internal elevation is a wooden wall against a stone wall face. There is an earth floor and there are occasional reused tooled sandstones in the North Eastern and South Western elevations.

South Eastern Room (Illus 20 to 22)

The South Eastern, South Western and North Eastern facing internal elevations are all blank wall faces built of mortared sandstones. There are traces of plaster on the South Eastern and South Western internal elevations. The North Eastern facing internal elevation has a wide doorway in it. There is an earth floor.

Building B (Illustrations 23 to 49)

This lies on a North Eastern to South Western alignment and is potentially the earlier of the two buildings, it is built of mortared and tooled red and green sandstones. It has a hipped slated roof.

External Elevations

South Western Facing (Illus 24 to 26)

This is built of mortared and tooled red and green sandstones and is a gable end, it is a blank wall face with alternate quoins at its ends. There is a possible reused architectural fragment built into the wall face at its Northern end.

South Eastern facing (Illus 27 to 34)

This is built of mortared and tooled red and green sandstones and contains a wide doorway at its South Western end with the remains of a mechanism for a sliding door. There is then a doorway possibly built of reused green sandstones and then a small window. A boundary wall butts against this elevation at its North Eastern end. There is a reused green sandstone lintel built into this face (upside down) at its South Western end with the numbers '45' and '77' either side of a small incised 'Jerusalem' cross.

North Eastern facing (Illus 35)

This is built of mortared and tooled red and green sandstones and is a gable end, it is a blank wall face with alternate quoins at its ends.

North Western facing (Illus 36 and 37)

This is built of mortared and tooled red and green sandstones and is a blank wall face with alternate quoins at its North Western end. Its North Eastern end is integrated with Boundary wall 'C' which heads North West and there is a roof raggle in the wall face for a now demolished building.

Internal Elevations (Illus 38 to 49)

South Eastern facing (Illus 38 to 43)

This is built of rough mortar bonded green and red sandstones and there are traces of plaster. There is a line of 21 bird boxes at roof level built of flat stone slabs (0.30m by 0.30m). There is a blocked doorway in the wall face with a wooden lintel and the remains of a broken wall in the wall face which may be from an earlier building.

South Western facing (Illus 44 and 45)

This is built of rough mortar bonded green and red sandstones and there are traces of plaster. There is a fireplace and a cupboard built into a section of wall that steps out from the face of the elevation for 0.22m.

North Western facing (Illus 46 to 48)

This is built of rough mortar bonded green and red sandstones and there are traces of plaster. It contains a small blocked window with angled edges, a doorway, the remains of a broken wall in the wall face which may be from an earlier building (see description of South Eastern internal elevation) and a wide doorway.

North Eastern facing (Illus 49)

This is built of rough mortar bonded green and red sandstones and is a blank wall face. There are the remains of a slabbed floor in the North Eastern half of the room, the South Western half is an earth floor.

Boundary wall C (Illustrations 50 to 58)

This is built of rough mortar bonded green and red sandstones and is supported by four buttresses on its South Western side that are built against the wall face. The wall is topped with flat coping stones (0.05m thick). There is a single slit window towards its North Western end and a blocked former wide entrance to the South East of that. In its original form this was the North Eastern wall of a long building whose roof raggle is visible in the North Western external elevation of Building 'B' and could potentially be a surviving element of the building shown on the Ordnance Survey map of 1971 (Illus 6). There is now no trace of the horse mill shown on the 1865 Ordnance Survey map.

Architectural Fragments

There is only one piece of tooled sandstone visible in the internal North Western facing elevation of the South Eastern room of Building 'A' (Illus 22). Building 'B' contains pieces of reused architectural fragments in its South Western and external South Eastern facing elevations (Illus 24 to 30). Of these pieces the most striking is the upside-down window or door lintel fragment inscribed with the numbers '45' and '77' either side of a 'Jerusalem' cross (Illus 27- 30). From limited study by the author the style of the numbers and tooling on that piece would seem to date to the 18th century (pers comm R Oram and J Luxford) however the meaning of the numbers either side of what maybe an ecclesiastical cross is unknown and would require further research. The green sandstones used for the surround of the doorway in the South Eastern elevation of Building 'B' would also appear to be reused and may originate from an earlier building on the site possibly the one depicted on the 1796 Estate plan (Illus 3 and 33).

Suggested Phasing of Building and general comments (Illustrations 3, 4, 5, 42 and 46)

Building 'B' would appear to be earlier than Building 'A' and may retain elements of the single structure shown on the 1796 Estate map (Illus 3, 42 and 46). In their original forms Building 'B' and Boundary wall 'C' (formerly the North Eastern side wall of a long building) formed part of the farm steading complex first mapped in 1819 and fully depicted on the 1863 Ordnance Survey map, on that map Building 'A' is shown as a stand-alone building. Buildings 'A' and 'B' were retained as single structures following the demolition of most of the farm steading and Boundary wall 'C' was left standing, a former window and entrance in it were blocked. From limited historical research it would appear that the site at Newhall was originally known as 'the church lands of Kettins' and was owned Pre-Reformation by the Trinitarian House of Cross Kirk in Peebles, there is no evidence that it ever belonged to the Cistercian Abbey of Coupar Angus.

Recommendations

The architectural fragments in Building 'B' are important survivals and based on the style of the numbers and tooling the inscribed lintel stone is probably of 18th century date (pers comm Richard Oram and Julian Luxford). The presence of those fragments needs to be taken account of during the proposed refurbishment of that building as part of the proposed development. Potentially they could originate from an earlier building on the site or possibly from the ruins of nearby Coupar Angus Abbey as other architectural fragments from that site have been recorded in Kettins (RCAHMS 1994, 128).

It is recommended that consideration is given to further archaeological works on the site prior to redevelopment with the aim of the assessment and identification of any surviving evidence for the date and nature of any earlier buildings or occupation that may be destroyed by the proposed development works. Depending on the results of such a site evaluation further mitigation measures may also be required. The nature and form of any such archaeological works would be defined by Perth and Kinross Heritage Trust as the Local Authority's archaeological advisor following a full assessment of the submitted redevelopment proposals. The author of this report feels that this initial Basic level survey provides an adequate record of the buildings and boundary wall prior to their refurbishment and redevelopment. The final decision on that however rests with Perth and Kinross Heritage Trust.

Acknowledgements

The author would like to thank Ian MacGregor for enabling site access and Professors Richard Oram and Julian Luxford (Stirling University and St Andrews University) and Sara Carruthers of Perth and Kinross Heritage Trust for their interim thoughts on the architectural fragment from Building B.

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25" 2nd edition. Scotland, 1892-1949 Perth and Clackmannanshire LXIV.14 https://maps.nls.uk/view/82898571

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Illustration List

Illustration 1- Location of surveyed buildings at Newhall, Kettins (based on Ordnance Survey map Crown Copyright 2020. All Rights Reserved. Licence number 100060449).

Illustration 2 – 'Newhall' as shown on James Stobie's map of 1783 (© Trustees of the National Library of Scotland).

Illustration 3 – Single building (red arrow) and Newhall House (blue arrow) shown on site on Factor's Estate Plan of 1796, apparent buildings at green arrow are bleed through from 1819 plan on the back of this sheet (© Perth and Kinross Council Archives acc 18/12).

Illustration 4 – Buildings on site (red arrow) and Newhall House (blue arrow) as shown on William Blackadder's Estate plan of 1819 (© Perth and Kinross Council Archives acc 18/12).

Illustration 5 – Buildings on site (red arrow) and Newhall House (blue arrow) as shown on 25" Inch Ordnance Survey map of 1863, the brown arrows indicate the locations of surveyed buildings 'A' and 'B' in the Steading complex (© National Library of Scotland).

Illustration 6 – Buildings as shown on site (red arrow) on Ordnance Survey map of 1971, Newhall House has been demolished and a new version built (green arrow) (© National Library of Scotland).

Illustration 7 - Site plan in 2022 with surveyed buildings marked as A, B and C, blue rectangle indicates proposed location of new house (based on supplied architects drawing).

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Illustration 29 – Reused architectural fragment (upside down) in South Eastern facing external elevation of Building B incised with numbers '45', '77' that are separated by a 'Jerusalem' cross. Illustration 30- Cropped negative image of architectural fragment turned the right way up. Red arrows indicate edges of top of former doorway or window.

Illustration 31 – Wide doorway at Southern end of South Eastern facing external elevation of Building B, red arrow shows location of reused architectural fragment, blue arrow shows the mechanism for a sliding door.

Illustration 32 – Doorway and window in South Eastern facing external elevation of Building B.

Illustration 33 – Detailed view of doorway in South Eastern facing external elevation of Building B, possible reused tooled green sandstones at red arrows.

Illustration 34 – Boundary wall built against the face of the external South Eastern elevation of Building B.

Illustration 35 – External North Eastern facing elevation of Building B (red arrow) showing Boundary wall C on its North Western side (blue arrow).

Illustration 36 – External North Western facing elevation of Building B showing roof raggle from former building (red arrow).

Illustration 37- Drawn external North Western facing elevation of Building B, red arrow shows Boundary wall C, blue arrows show roof raggles for former building.

Illustration 38 – Northern half of internal South Eastern facing elevation of Building B, bird boxes shown at the red arrow, former wall line of earlier building at blue arrow. Blocked doorway at yellow arrow.

Illustration 39— Detail view of 21 bird boxes at roof line in internal South Eastern facing elevation of Building B.

Illustration 40– Detail view of 21 bird boxes at roof line in internal South Eastern facing elevation of Building B. The interior of the wooden roof supporting the slates is also visible.

Illustration 41 – Blocked doorway in internal South Eastern facing elevation of Building B.

Illustration 42 – Detail of former wall line of earlier building in South Eastern facing internal elevation of Building B.

Illustration 43 – Southern half of internal South Eastern facing elevation of Building B.

Illustration 44 – General view of internal South Western facing elevation of Building B, fireplace and cupboard at red arrow.

Illustration 45 – Detail view of fireplace and cupboard in internal South Western facing elevation of Building B.

Illustration 46 – General view of internal North Western facing elevation of Building B, red arrow former wall line of earlier building as in opposing elevation (Illus 42).

Illustration 47– Blocked window at Northern end of internal North Western elevation of Building B. Illustration 48 – Southern half of internal North Western facing elevation of Building B showing wide doorway.

Illustration 49 – General view of internal North Eastern facing elevation of Building B.

Illustration 50- General view of Boundary wall C looking North, red arrow shows location of bird boxes (see Illus 51), and blue arrow shows one of four buttresses built against wall face (see Illus 51 and 53).

Illustration 51- Drawn South Western Facing elevation of Boundary wall C, buttresses against wall face shown in brown, blocked former entrance in red. Red arrow shows slit window, blue arrow shows bird boxes. Dotted line indicates top of rubble dump against wall face.

Illustration 52- Detail of three bird boxes built into South Western facing elevation of Boundary wall C.

Illustration 53- Detail view of one of the buttresses built against the South Western facing elevation of Boundary wall C.

Illustration 54- General view of North Western end of Boundary wall C, red arrow indicates top of slit window visible in outer face (see Illus 56, 57 and 58). Grass is growing over rubble dump against the wall face.

Illustration 55- General view of North Western facing elevation of Boundary wall C, slit window is located at red arrow, blocked entrance at blue arrow.

Illustration 56- External North Western facing elevation of Boundary wall C, red arrow shows location of slit window.

Illustration 57- Detail of slit window in Boundary wall C.

Illustration 58- Detail of Northern end of Boundary wall C, red arrow shows location of slit window, blue arrow blocked entrance.

Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth and Kinross
PROJECT TITLE/SITE NAME:	Land 85m NW of Earlshall, Kettins
PROJECT CODE:	KET01
PARISH:	Kettins
NAME OF CONTRIBUTOR(S):	Derek Hall
NAME OF ORGANISATION:	Derek Hall, archaeologist, and ceramic specialist
TYPE(S) OF PROJECT:	Standing Building Record
NMRS NO(S):	N/A
SITE/MONUMENT TYPE(S):	Remaining elements of a farm steading.
SIGNIFICANT FINDS:	Reused architectural fragments
NGR (2 letters, 6 figures)	NO 23868 39286
START DATE	19 th May 2022
END DATE	19 th May 2022
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) (May include information from other fields)	A photographic survey and written descriptions were made of two buildings and a boundary wall that were formerly part of a now demolished farm steading complex. One of the buildings contained a reused architectural fragment with the incised numbers '45' and '77' either side of a 'Jerusalem' cross.
PROPOSED FUTURE WORK:	Not Known
SPONSOR OR FUNDING BODY:	Ewan MacDougall
CAPTIONS FOR ILLUSTRS	N/A
ADDRESS OF MAIN CONTRIBUTOR:	34 Glenfarg Terrace, Perth, PH2 OAP
ARCHIVE LOCATION (intended)	NMRS

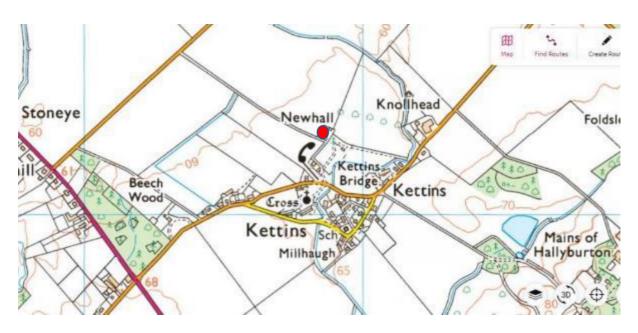


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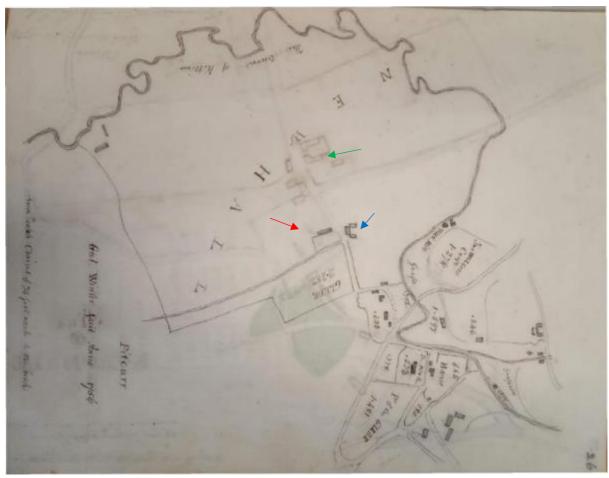


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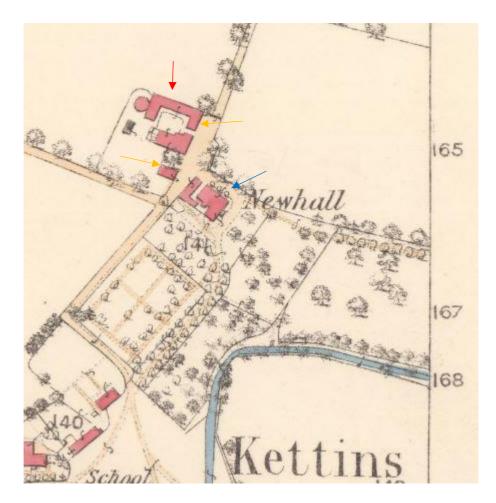


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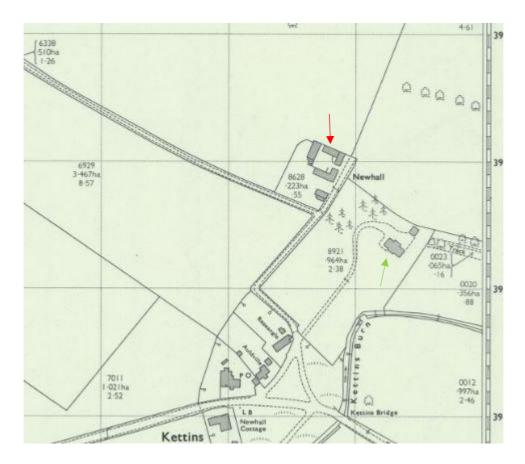


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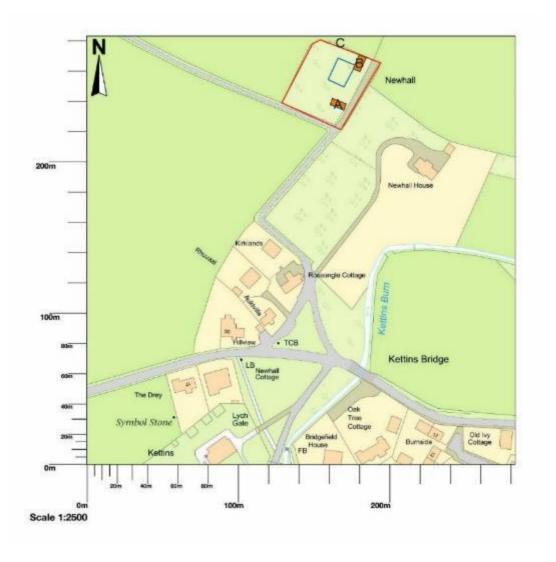


Illustration 7 - Site plan in 2022 with surveyed buildings marked as A, B and C, blue rectangle indicates proposed location of new house (based on supplied architects drawing).



Illustration 8 – Buildings A and B looking NW from site entrance.



Illustration 9- South Eastern external elevation of Building A.

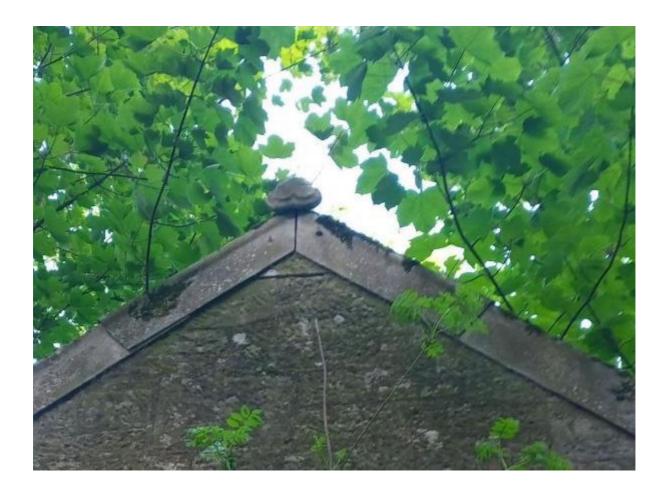


Illustration 10 – Decorative finial at head of gable on South Eastern facing external elevation of Building A.

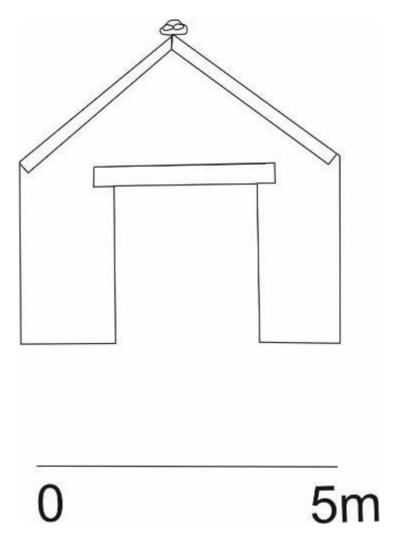


Illustration 11- Drawn South Eastern facing elevation of Building A showing stone lintel above door and finial on point of gable.



Illustration 12 – North Eastern facing external elevation of Building A.

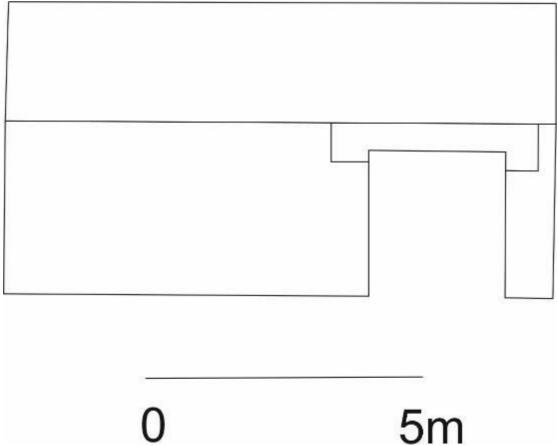


Illustration 13- Drawn North Eastern facing elevation of Building B.



Illustration 14- North Western facing external elevation (gable) of Building A.



Illustration 15- South Western facing external elevation of Building A.



Illustration 16- Internal South Eastern facing elevation of North Western room of Building A.



Illustration 17 – Internal North Eastern facing elevation of North Western room of Building A.



Illustration 18 – Internal North Western facing elevation of North Western room of Building A.



Illustration 19 – Internal view of corrugated iron roof of Building A.



Illustration 20 – South Western facing internal elevation of South Western room in Building A.



 $Illustration\ 21-Internal\ South\ Eastern\ facing\ elevation\ of\ South\ Western\ room\ of\ Building\ A.$



Illustration 22 – Internal North Eastern facing elevation of South Western room in Building A. Reused tooled sandstone block at red arrow.

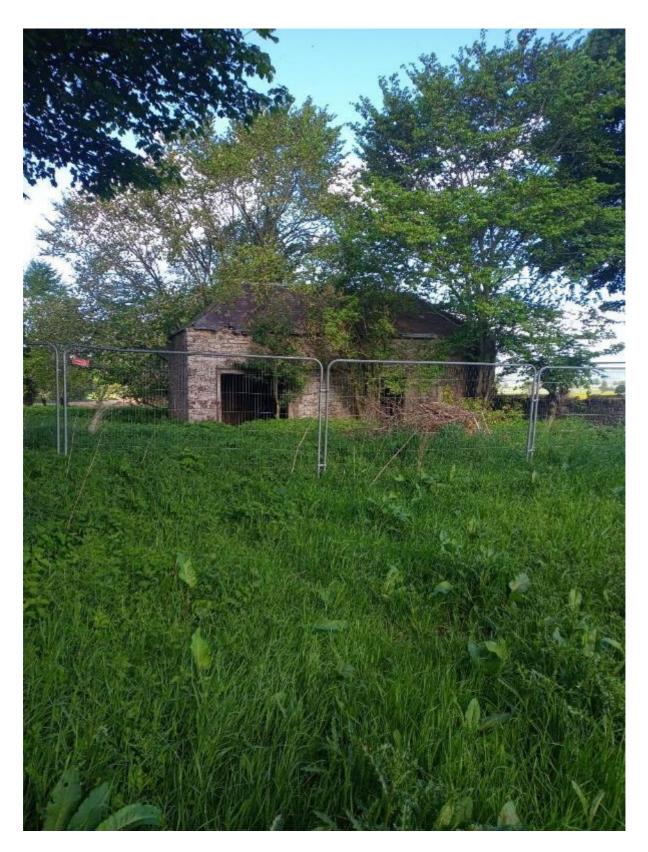


Illustration 23 – Location of Building B at North Eastern corner of site.



Illustration 24- External South Western facing gable of Building B. Red arrow shows location of reused sculpted stone (see illus 26).

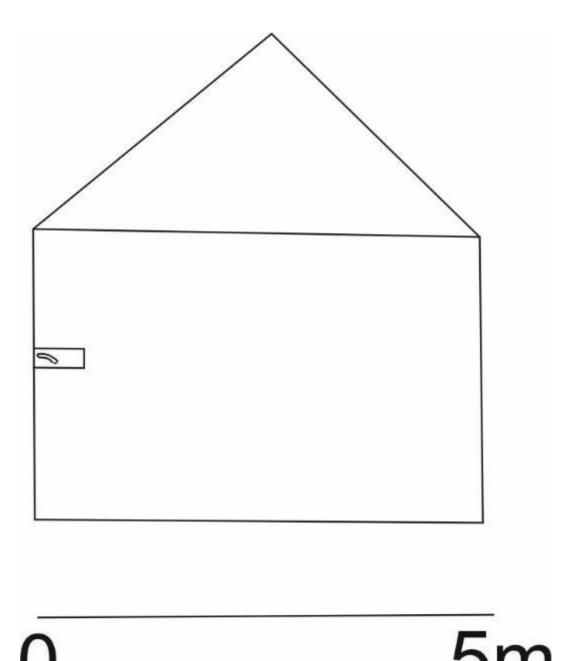


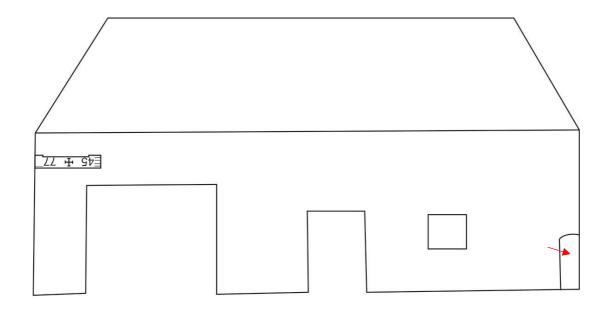
Illustration 25- Drawn South Western facing external elevation of Building B showing location of reused architectural fragment (see Illus 21).



Illustration 26- Detail view of reused sculpted stone (red arrow) in external South Western facing elevation of Building B.



Illustration 27 – External South Eastern facing elevation of Building B, reused architectural fragment at red arrow.



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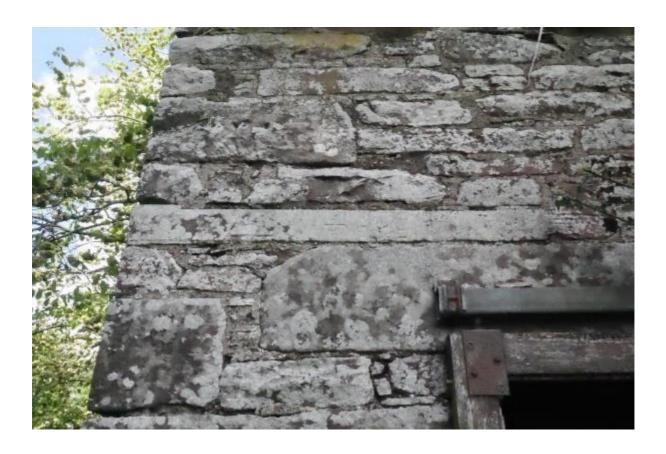


Illustration 29 – Reused architectural fragment (upside down) in South Eastern facing external elevation of Building B incised with numbers '45', '77' that are separated by a 'Jerusalem' cross.

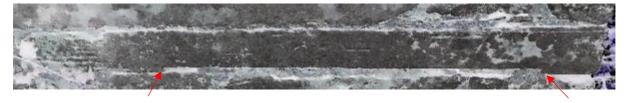


Illustration 30- Cropped negative image of architectural fragment turned the right way up. Red arrows indicate edges of top of former doorway or window.



Illustration 31 - Wide doorway at Southern end of South Eastern facing external elevation of Building B, red arrow shows location of reused architectural fragment, blue arrow shows the mechanism for a sliding door.



Illustration 32 – Doorway and window in South Eastern facing external elevation of Building B.



Illustration 33 – Detailed view of doorway in South Eastern facing external elevation of Building B, possible reused tooled green sandstones at red arrows.



Illustration 34 – Boundary wall built against the face of the external South Eastern elevation of Building B.



Illustration 35 – External North Eastern facing elevation of Building B (red arrow) showing Boundary wall C on its North Western side (blue arrow).



Illustration 36 – External North Western facing elevation of Building B showing roof raggle from former building (red arrow).

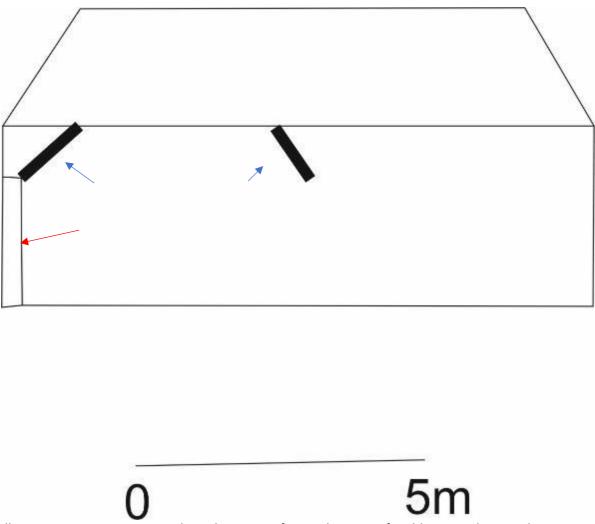


Illustration 37- Drawn external North Western facing elevation of Building B, red arrow shows Boundary wall C, blue arrows show roof raggles for former building.



Illustration 38 – Northern half of internal South Eastern facing elevation of Building B, bird boxes shown at the red arrow, former wall line of earlier building at blue arrow. Blocked doorway at yellow arrow.



Illustration 40— Detail view of 21 bird boxes at roof line in internal South Eastern facing elevation of Building B. The interior of the wooden roof supporting the slates is also visible.

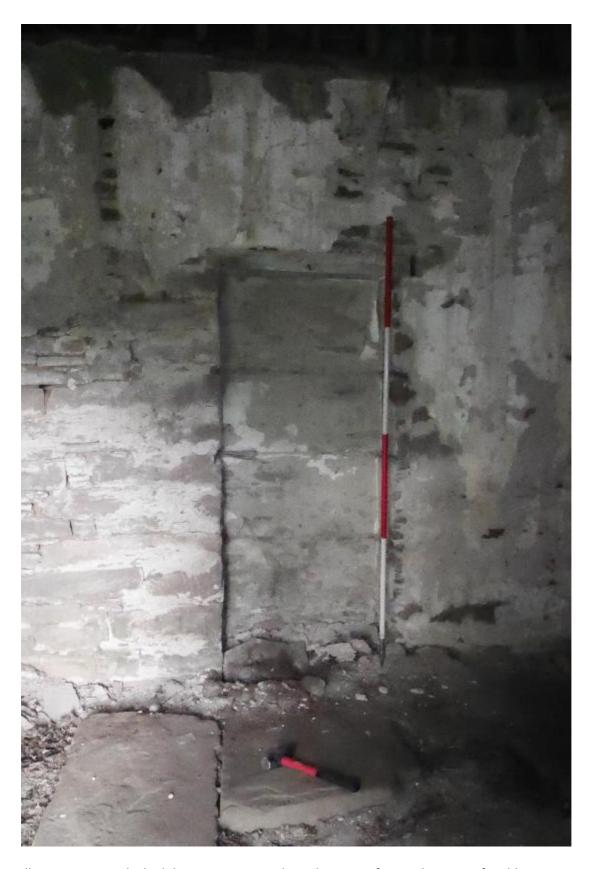


Illustration 41 – Blocked doorway in internal South Eastern facing elevation of Building B.



Illustration 42 – Detail of former wall line of earlier building in South Eastern facing internal elevation of Building B.



Illustration 43 – Southern half of internal South Eastern facing elevation of Building B.



Illustration 44 – General view of internal South Western facing elevation of Building B, fireplace and cupboard at red arrow.



Illustration 45 – Detail view of fireplace and cupboard in internal South Western facing elevation of Building B.



Illustration 46 – General view of internal North Western facing elevation of Building B, red arrow former wall line of earlier building as in opposing elevation (Illus 42).



Illustration 47– Blocked window at Northern end of internal North Western elevation of Building B.



Illustration 48 – Southern half of internal North Western facing elevation of Building B showing wide doorway.



Illustration 49 – General view of internal North Eastern facing elevation of Building B.



Illustration 50- General view of Boundary wall C looking North, red arrow shows location of bird boxes (see Illus 51), and blue arrow shows one of four buttresses built against wall face (see Illus 51 and 53).

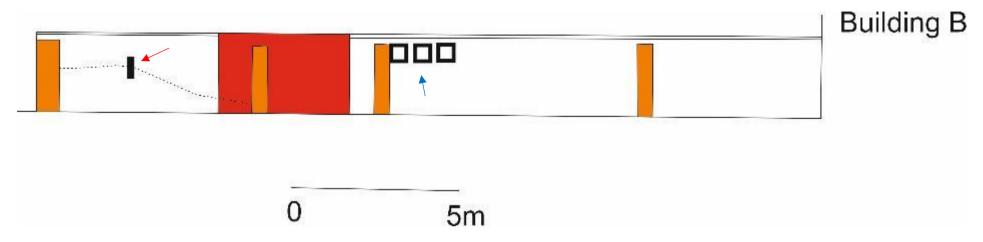


Illustration 51- Drawn South Western Facing elevation of Boundary wall C, buttresses against wall face shown in brown, blocked former entrance in red. Red arrow shows slit window, blue arrow shows bird boxes. Dotted line indicates top of rubble dump against wall face.



Illustration 52- Detail of three bird boxes built into South Western facing elevation of Boundary wall C.



Illustration 53- Detail view of one of the buttresses built against the South Western facing elevation of Boundary wall C.



Illustration 54- General view of North Western end of Boundary wall C, red arrow indicates top of slit window visible in outer face (see Illus 56, 57 and 58). Grass is growing over rubble dump against the wall face.



Illustration 55- General view of North Western facing elevation of Boundary wall C, slit window is located at red arrow, blocked entrance at blue arrow.



Illustration 56- External North Western facing elevation of Boundary wall C, red arrow shows location of slit window.



Illustration 57- Detail of slit window in Boundary wall C.



Illustration 58- Detail of Northern end of Boundary wall C, red arrow shows location of slit window, blue arrow blocked entrance.