

THE GARDEN HISTORY SOCIETY IN SCOTLAND

SURVEY OF GARDENS & DESIGNED LANDSCAPES RECORDING FORM

A. GENERAL SITE INFORMATION

(Expand boxes as necessary)

A1 SITE NAME:

Kinnordy

A2 ALTERNATIVE NAMES OR SPELLINGS:

Kynnordy Kinardy Kinnordie (Reid, 1909)

1583 Kinnordy – Pont

1678 Kinorde – Robert Edward: The Shire of Angus

1682 Kinnordie – Ochterlony (reference to the loch only)

1745 Kinorde – Moll

Usually Kinnordy

A3 ADDRESS AND POSTCODE:

Kinnordy House, Kinnordy, Kirriemuir, Angus DD8 5ER

A4 GRID REFERENCE:

NO 367 550

A5 LOCAL AUTHORITY:

Angus Council

A6 PARISH:

Kirriemuir

A7 INCLUDED IN AN INVENTORY OF GARDENS & DESIGNED LANDSCAPES IN
SCOTLAND: NO

A8 TYPE OF SITE: (eg. Landscaped estate, private garden, public park/gardens, corporate/institutional landscape, cemetery, allotments, or other – please specify)

Landscaped estate

A9 SITE OWNERSHIP & CONTACT: (Where site is in divided ownership please list all owners and indicate areas owned on map if possible)

In private ownership.
Estate office – 01575 572665.

A10 SIZE IN HECTARES OR ACRES:

Walled garden 0.8 hectares (The Vivat Trust Report, 2002)

A11 PUBLIC ACCESS ARRANGEMENTS/OPENING TIMES (If any):

None

A12 NATIONAL & LOCAL AUTHORITY DESIGNATIONS: (eg. Conservation Area, Green Belt, Tree Preservation Order(s), Nature Conservation Area, etc.)

Not known.

A13 LISTED STRUCTURES:

- Kinnorby House Group B 1980 Historic Scotland 13777 item 3
- Walled garden Group B 1971 Historic Scotland 11673 item 4
- Museum and observatory Group B 1971 Historic Scotland 11674 item 5
- Sundial Group B 1971 Historic Scotland 11675 item 6
- The Bell Gate Group B 1971 Historic Scotland 11676 item 7
- Home Farm Group B 1971 Historic Scotland 11677 item 8
- East Lodge Group C 1980 Historic Scotland 11678
- East Lodge Gates Group C Historic Scotland 11679
- Smithy Group B 1971 Historic Scotland 11680 item 11
- Cottages (now estate office) Group B 1971 Historic Scotland 11681 item 12

B. HISTORICAL SURVEY INFORMATION: MAPPED, DOCUMENTARY & PUBLISHED SOURCES

B1 MAPPED SOURCES: (please list maps below in date order and attach copies where possible. Give the description or title, date, maker's name if known, and for Ordnance Survey maps give the date of survey, edition number and sheet number)

Unless otherwise stated all map images are reproduced by kind permission of the Trustees of the National Library of Scotland and may be viewed on-line at <http://maps.nls.uk>.



1583-96 Timothy Pont: Middle Strathmore



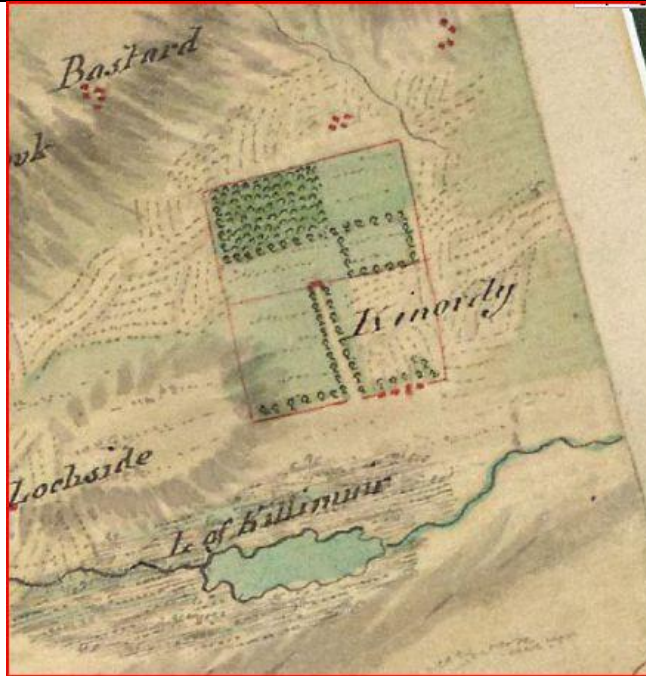
1636-1652 Robert Gordon: Brae of Angus and the Height of Angus



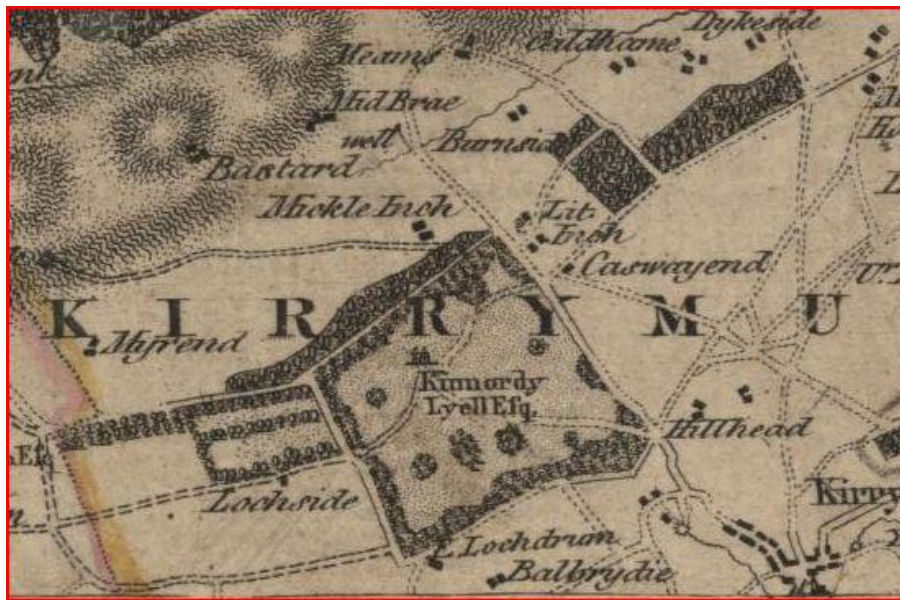
1678 Robert Edward: The Shire of Angus



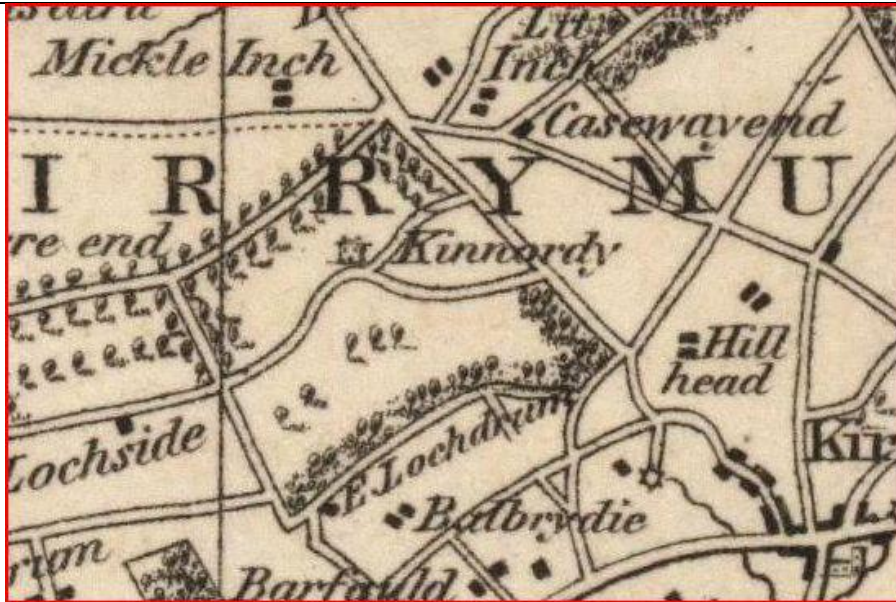
1745 H. Moll: The Shire of Angus or Forfar.



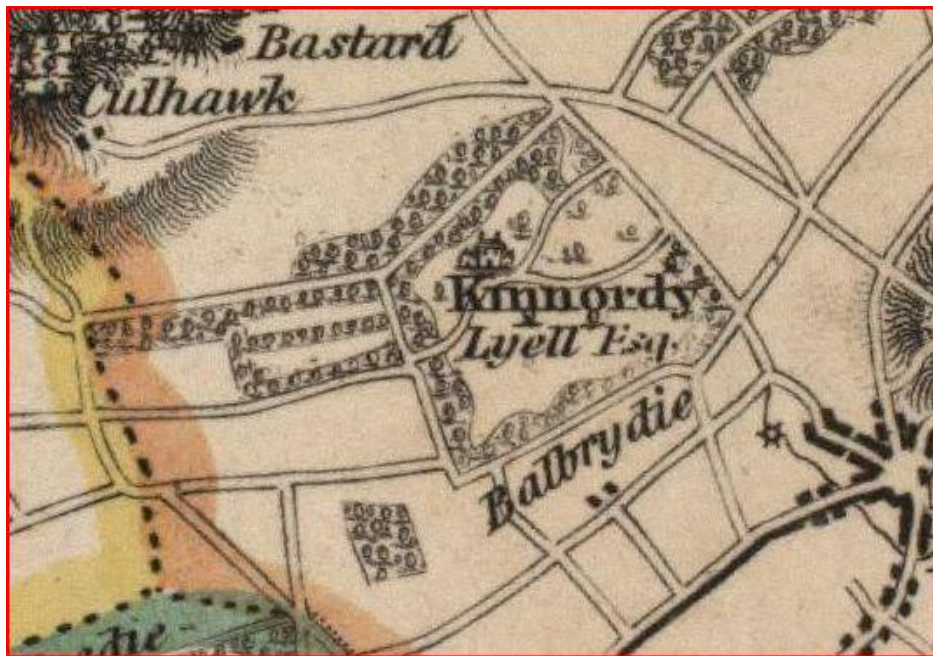
1745 Roy Military Survey of Scotland © *British Library Board. All Rights reserved.*



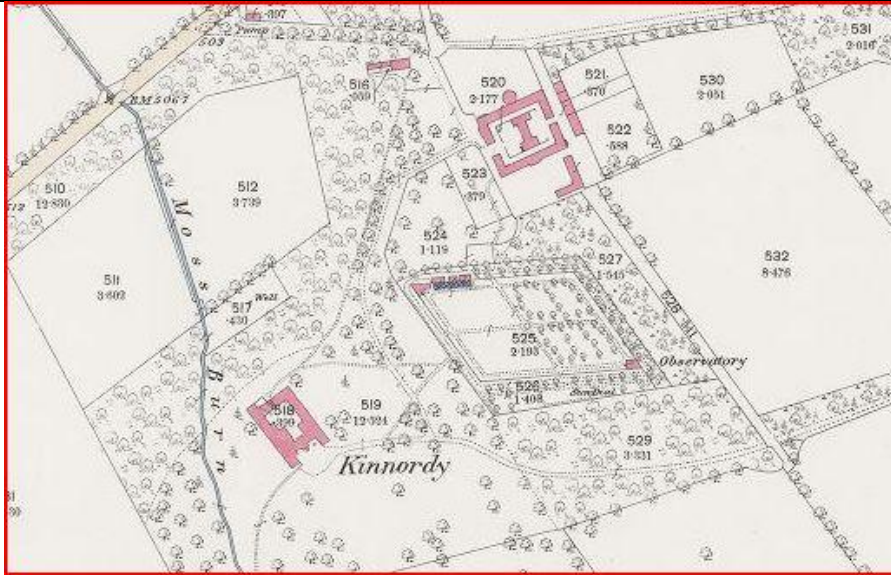
1794 John Ainslie: Map of the County of Forfar or Shire of Angus.



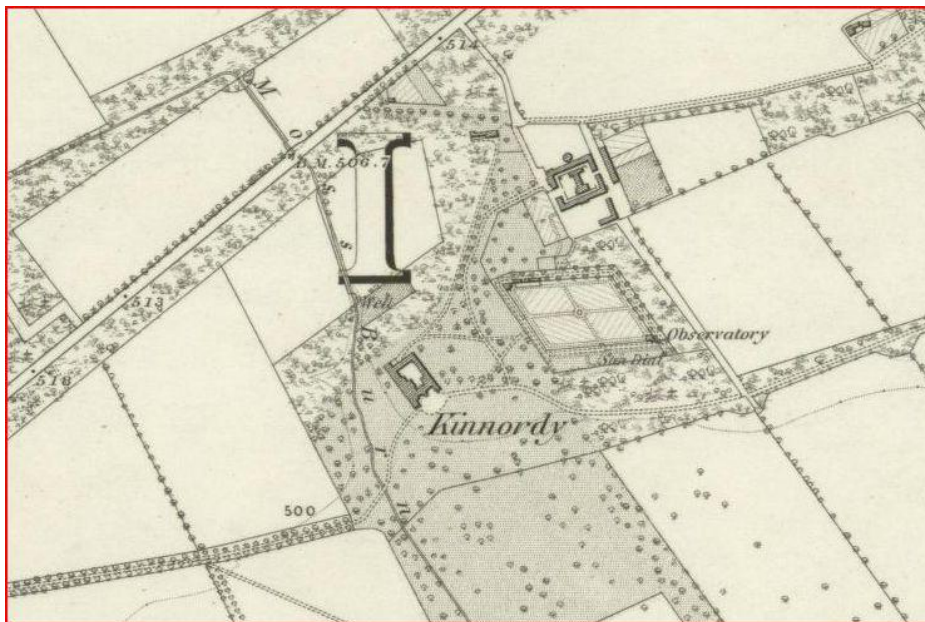
1825 John Thomson: Northern Part of Angus Southern Part



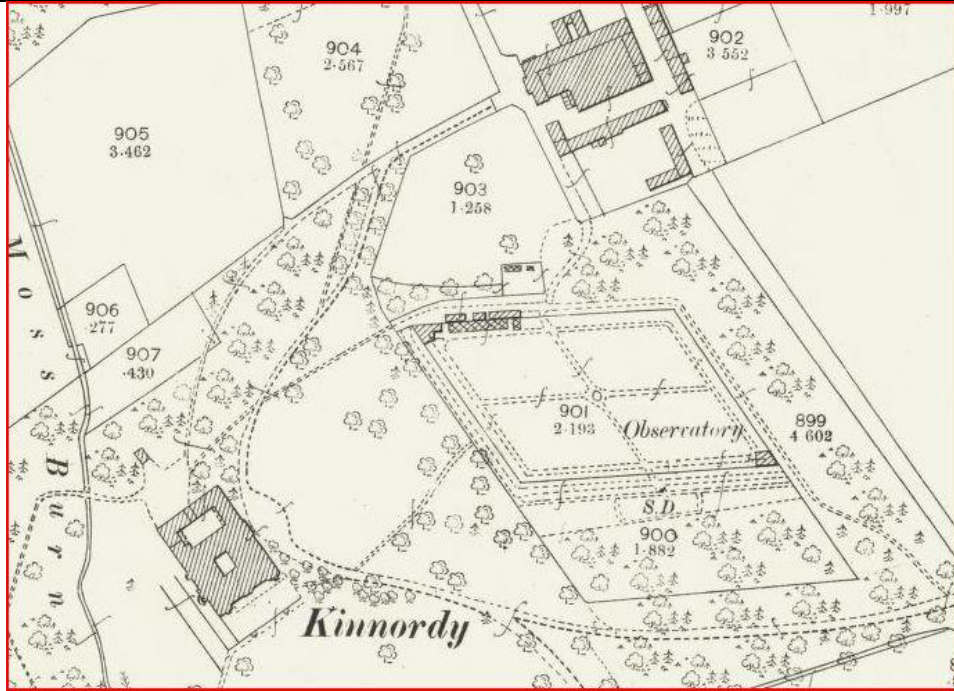
1850 James Knox: Map of the Basin of the Tay



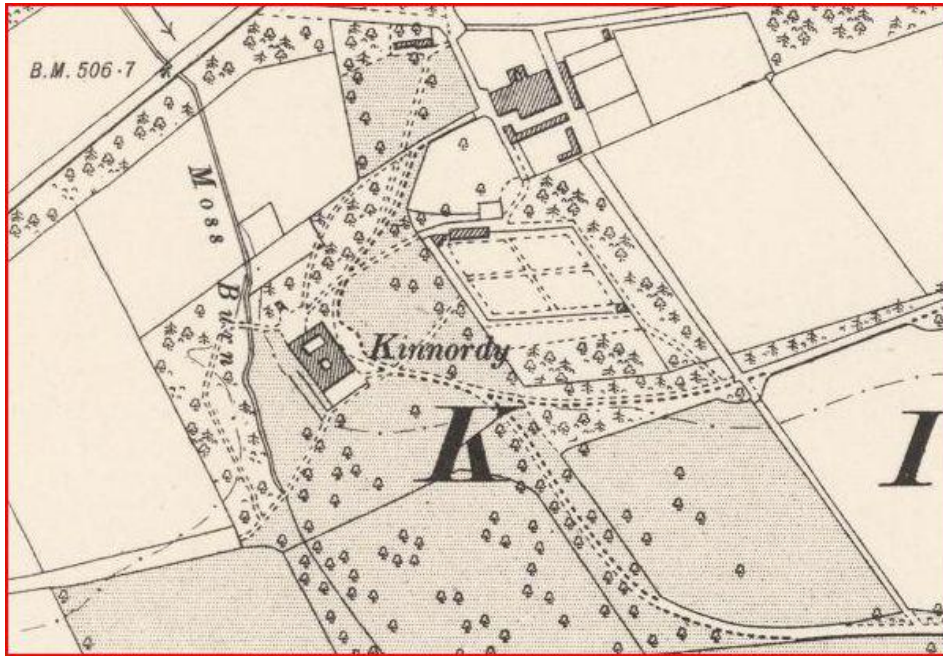
1862 OS 25" to mile published 1865 Forfarshire sheet XXXI.12



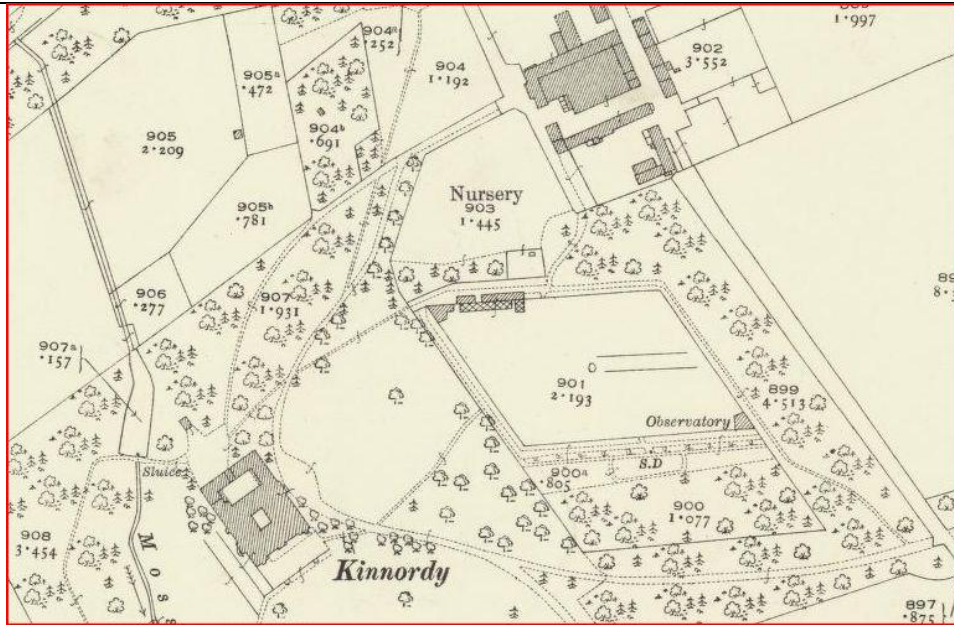
1862 OS 6" to mile published 1865 Forfarshire sheet XXXI



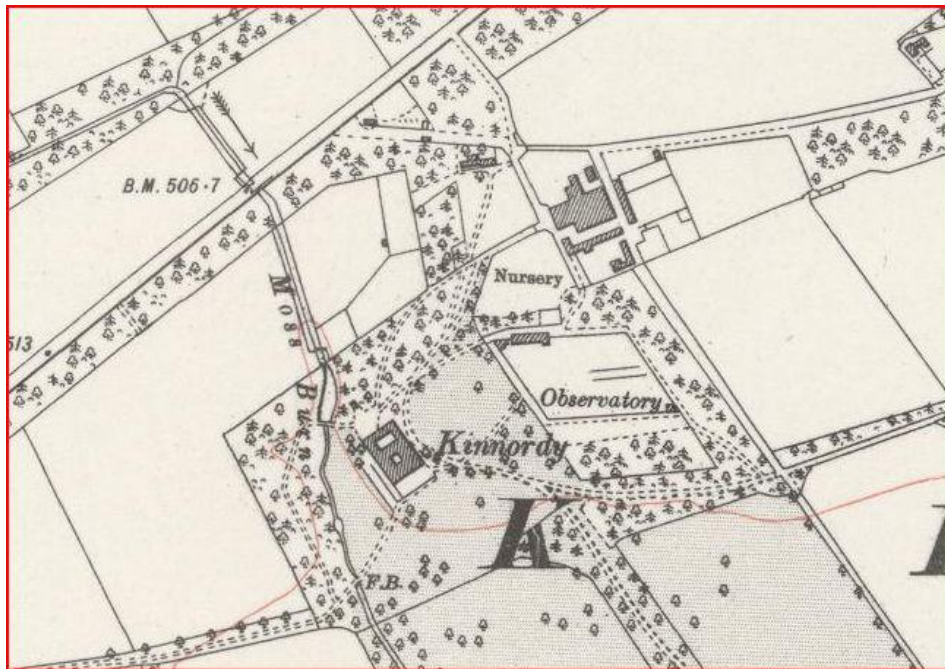
1900 OS 25" to mile published 1902 Forfarshire sheet 031.12



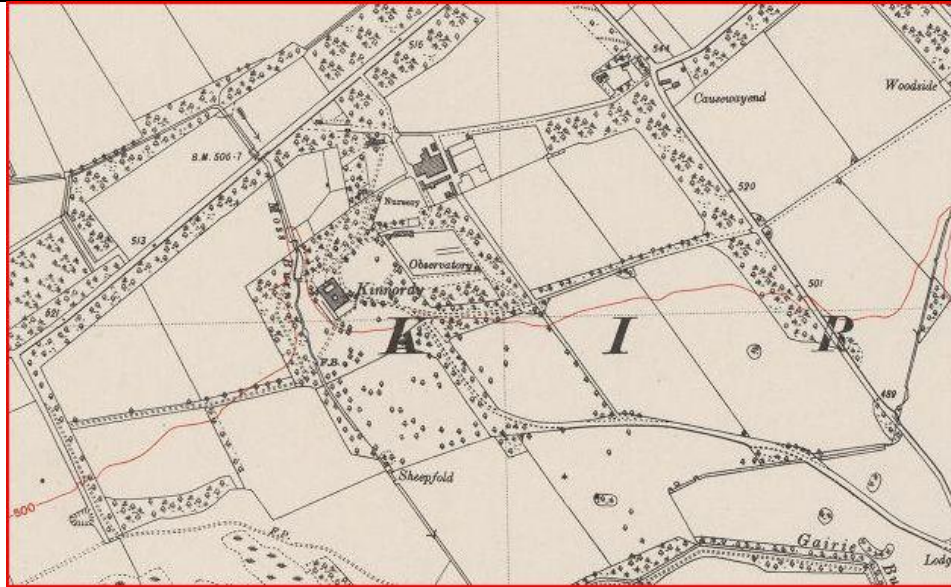
1901 OS 6" to mile published 1902 Forfarshire sheet XXXI.SE



1922 OS 25" to mile published 1924 Forfarshire sheet 031.12



1922 OS 6" to mile published 1927 Forfarshire sheet XXXI.SE



1938 OS 6" to mile published c1950 Forfarshire XXXI.SE

B2 PRIMARY & DOCUMENTARY SOURCES: (plans, manuscript documents and other estate records) Please list material consulted in date order and attach copies where possible. Give description of material, and location and reference number of archival holding.

- 1850 Plan of walled garden with key (from a copy in The Vivat Trust Report, 2002)
- c. 1860 Ordnance Survey name book for Kinnordy
- 2002 Simpson & Brown Architects – survey plans of the walled garden, observatory and potting shed (The Vivat Trust Report, 2002)

B3 HISTORICAL ILLUSTRATIONS & PICTORIAL SOURCES: (drawings, paintings, photographs, aerial photographs etc. Include type, subject, artist, source or reference location, and date if known)

- c. 1800 RCAHMS AND 146/1/1 P Photographic copy of drawing of previous house showing view from S
- 1823 RCAHMS AND 146/1/2 P Photographic copy of drawing of elevation and plan showing addition of an oriel window to previous house
- 1823 RCAHMS AND 146/3/1 P Photographic copy of drawing showing two designs for the addition of an oriel window to previous house
- 1850 RCAHMS AND 146/2/1 P Photographic copy of drawing showing previous house from W
- 1845 AND 146/2/2 P Photographic copy of drawing showing previous house from SW
- 1848 Kinnordy House (Cummings, 1848, 159)
- 1890 Kinnordy House (Millar, 1890, 300)

- c. 1907 RCAHMS B 41779 Photographic copy of a postcard showing general view from E. Also digital print SC1232816.
- c. 1907 RCAHMS AN 3102 PC – Postcard – general view of house (print)
- c. 1907 RCAHMS AN 3102 Copy of postcard showing general view
- 1963 Kinnordy House (Bailey, 1962, 172)
- 1975-6 RCAHMS A 10362 – Kinnordy, East Lodge Gates
- 1975-6 RCAHMS A 10363 – East Lodge
- 2002 GHSS Nails in east wall
- 2002 GHSS Observatory graffiti
- 2002 GHSS Observatory tower
- 2002 GHSS Potting shed and glasshouse
- 2002 GHSS Walled garden from observatory



- 2005 DSCN3200 Kinnordy Tower from the walled garden (D. Orr)



- 2005 DSCN3371 The walled garden from Kinnordy Tower (D. Orr)

- 2011 RCAHMS DP101895 Kinnordy House – view from ENE
- 2011 RCAHMS DP101896 Kinnordy House – view from E
- 2011 RCAHMS DP101897 Kinnordy House – main entrance view from E
- 2011 RCAHMS DP101898 Kinnordy House – view from ESE
- 2011 RCAHMS DP101899 Kinnordy House – view from ESE

- 2011 RCAHMS DP101900 Kinnordy House – south front view from SE
- 2011 RCAHMS DP101901 Kinnordy House – south front view from S
- 2011 RCAHMS DP101902 Kinnordy House – south front view from S
- 2011 RCAHMS DP101903 Kinnordy House – view from SE

B4 BIBLIOGRAPHY OF PUBLISHED SOURCES: (Statistical Accounts, Gazetteers, Directories, Travel Accounts etc.) Please list publications consulted in alphabetical order. Include details of author, title, journal or periodical, and date, volume/edition and page numbers where relevant.

- Bailey, E. 1962 *Charles Lyell*, Nelson, 172.
- Coventry, M. 2006 *The Castles of Scotland*, Birlinn, 421.
- Cumming, G. 1848, *Forfar Illustrated* Dundee, Gershom Cumming, Engraver 159.
- Easton, The Rev. T.D.D. 1834-1845 *The New Statistical Account of Scotland, Kirriemuir*, On-line edition, Vol. 12, 171-172, 176, 178.
- Gifford, J. 2012, *Pevsener Architectural Guides: The Buildings of Scotland Dundee & Angus*, Yale University Press, 561-566.
- Groome, F.H. 1896 *Ordnance Gazetteer of Scotland*, On-line edition edited by Mike Spathaky, 407.
- Illsley, W.A. 1977 *The County of Angus: The Third Statistical Account of Scotland*, Arbroath, The Herald Press.
- Millar, A.H. 1890, *Historical Castles and Mansions of Scotland* Paisley, Alexander Garner 300-301.
- Ogilvy, The Rev. T. 1791-1799 *The Statistical Account of Scotland, Kirriemuir*, On-line edition, Vol. 11, 190.
- Reid, A. 1909, *The Regality of Kirriemuir*, Edinburgh, John Grant 243, 346-348. Page 243.
- Vivat Trust, The, 2002 *Feasibility Study for The Walled Garden Kinnordy, Kirriemuir*.
- Warden, A.J. 1884 *Angus or Forfarshire the Land and People*, Charles Alexander & Co, Vol. IV 114-115.

B5 PRINCIPAL PERIODS OF DEVELOPMENT:

- 1583 Kinnordy is shown on Pont's map.
- 1680's Inverquhar Castle was vacated in preference to the new house built at Kinnordy. (Unconfirmed personal communication from D. Orr.)
- 1745 Kinnordy is shown on Roy's map but not the walled garden. An entrance avenue is shown going in from the south but little, if any of a house. There is a significant walled or fenced area and tree planting. Runrig has been almost removed.
- Post 1745 The walled garden was built by the 'Nameless Highlanders'. (Historic Scotland)
- 1779-81 Kinnordy House and estate advertised for sale by Sir John Ogilvy

(Caledonian mercury, various editions)

- 1782 Charles Lyell bought Inverquharity and Kinnordy from Ogilvy on 28/11/1782. (Gifford, 2012, 561)
- 1782 Purchaser paid part price, trustees to disburse to the creditors of Sir John Ogilvy (Caledonian Mercury, 27 April 1782)
- 1789 Date on sundial (Historic Scotland)
- 1794 Ainslie's map shows the service drive as it is now, including the continuation west and also the ladies walk. However, the main drive appears to arrive from Hillhead which is more in keeping with the current drive.
- Mid-late 18th century. Observatory built (Historic Scotland). It may have been instigated by Charles Lyell (2), the botanist. (Millar, 1890, 300-301.)
- Late 18th century. Bell Gate and Walled Garden. (Gifford, 2012, 565)
- Probably late 18th century. Museum – Observatory and Home Farm (Gifford, 2012, 565)
- 1825 Thomson's map shows the main drive following the line of the old drive as described in Section C1P.
- 1849 Charles Lyell (2), the botanist died, the main Kinnordy House and estate were let. (Bailey, 1962, 172)
- 1850 Knox's map has the drive layout as Thomson 1825.
- 1850 Plan of walled garden (The Vivat Trust Report, 2002)
- 1875 Sir Charles Lyell (3), the geologist died. (The Vivat Trust Report, 2002)
- 1878 Scheme for a new house incorporating Inverquharity tower house was proposed as an alternative to rebuilding Kinnordy (RCAHMS AND-162-1-P Photographic copy of drawing showing general view of proposed house)
- 1879 Mr Watson secured contract to rebuild Kinnordy House. (Dundee Courier 17 October 1879)
- 1879-1881 Kinnordy House was demolished apart from the rear or north section and rebuilt. (Gifford, 2012, 562)
- 1879-1881 Kinnordy House was rebuilt by James Watson, builder, Wellbank, Kirriemuir in 1881. (Personal communication from D. Orr.)
- 1881 Date on hoppers of Kinnordy House (The Vivat Trust Report, 2002)
- 1862-1901 In this period the lodge was built and the current drive introduced. (OS maps)
- c.1880 Lodge to SE built (Gifford, 2012, 566)
- 1922 The central greenhouse is shown on the OS map.
- At some time after 1938, the east glasshouse was introduced from Lindertis (Personal communication and OS maps).
- 2002 Survey and report of the walled garden, observatory and potting shed by The Vivat Trust.

B6 PRINCIPAL ARCHITECTS/DESIGNERS ASSOCIATED WITH SITE: (please reference source of information)

- 1879 Charles Reid & James Maitland Wardrope of Wardrope & Reid. Plans in Edinburgh University Library Anderson Collection.
http://www.scottisharchitects.org.uk/building_full.php?id=200859
- 1879-1881 Kinnordy House was rebuilt by James Watson, builder, Wellbank, Kirriemuir in 1881. (Builder's name is unconfirmed personal communication from D. Orr.)

B7 ORAL RECORDS/REMINISCENSES Please include a list of any people interviewed during the course of research/survey work. Include name and role of interviewee (eg. family member, former employee, local resident), date of conversation and major dates, features or events recalled. Attach a transcript of the conversation if possible.

C. SITE SURVEY Use map provided to mark positions and boundaries. Take photographs where possible.

Most of the photographs included are of very bad quality because of weather conditions on the day – snow and fog.

C1 ARCHITECTURAL ELEMENTS Note the materials used, the dates and styles of various phases of development, and category of listing if appropriate

C1A PRINCIPAL HOUSE OR BUILDING:

Kinnordy House – ‘A large three-storey baronial mansion, towered and turreted dated 1881’. (Historic Scotland)

Includes 18th century section at rear incorporating the offices.

Towers with conical roofs on east and west elevation. The east tower carries the main entrance.

External circular stair from 1st floor west elevation giving access to the west lawn.



Kinnordy House – south elevation - 2011

C1B OFFICES (stables, outbuildings, etc):

The rear or north section of Kinnordy House holds the offices. This section was part of the late 18th century mansion house.

There is a vehicle access through a carriage arch to an internal courtyard.



Kinnordy House offices on north elevation of the house

C1C HOME FARM OR MAINS:

Kinnordy Home Farm buildings.

‘Classic. Two-storey west front, ashlar and slate, pedimented centre bay with wrought iron finial 18th century’. (Historic Scotland)

Includes several cottages probably 19th century; some conversion of original farm buildings to alternative use. Most cart doors are now blocked off.

Some of the walls, in parts have small stones included in the mortar as shown. In addition to being decorative, this avoids over-wide mortar joints and is known as cherry-cocking, alternatively pin-stanes or galleting.



C1D BOUNDARIES (External & internal; estate walls, ha-has, park fences etc.):

- Main drive bordered by metal post and rail.
- Some drystone walling including to the west.
- Various hedges, beech, holly, yew.
- Some stock fences

C1E GATES/GATE LODGES:

- Lodge at the south end of the main drive. Two storey, double gable in main section with secondary single storey with hipped roof on south; pillared portico; additional single storey section at rear may be later addition. The main drive

approaches between double gates with matching pedestrian gates at each side. All gates are wrought iron decorated with intertwined letters 'L'. There are six pillars, two square pillars one on either side of the main drive and another two square pillars beyond the two pedestrian gates. From each of these, a low wall topped by iron railings extends in a quarter circle towards the main road and is terminated at each side by the final two octagonal pillars. The four pillars by the gates are terminated by acorn-type caps and the outer two with central points, similar to those at Woodside Farm.

- The Bell Gate. 'Classic. Round-headed arch with square, fluted flanking columns and curvilinear gable terminating in wrought iron belfry. Decorative wrought iron gates. 18th century'. (Historic Scotland)
- Outside of the north wall of the garden is a set of entrance gate posts, in the form of drum pillars with conical terminals. These pillars carry wrought iron fixings for gates. These fixing are not aligned possibly indicating that the pillars have been repaired or rebuilt having originated elsewhere. Abutting these to east and west are two flanking masonry walls or wings. On the south side of the gates, extending towards the north wall and thereby forming an approach to the north garden gate, are the remains of what appear to be two unmortared masonry walls.
- On the service drive from the Home Farm buildings to the rear or north of the walled garden are a set of gate posts in the form of drum pillars with semi-spherical terminals. These carry wrought iron gate fixings.
- The entrance to the Home Farm is a set of gate posts, in the form of drum pillars with conical terminals. Abutting these to east and west are two flanking curved masonry walls or wings terminated by two further pillars of the same design. Two trees stand either side of the entrance within the arc of the walls.
- The entrance to the service drive and Home Farm from the main road is a set of square columnar gate posts with indented corners and matching cap stones. Abutting these to north and south are two straight flanking masonry walls or wings terminated by two further square pillars. Leading into the drive from the internal pillars are two low masonry wings.
- Opposite the east end of the old drive or avenue is the entrance to Woodside farm. This has a similar layout to the two mentioned previously. It is a set of square columnar gate posts with pointed caps. Abutting these to north and south are two quarter circles of flanking masonry walls or wings terminated by two further pillars of the same design. One capstone is missing on the road side. The semi-circle so formed now contains a roundel of young trees possibly beech.

Some of the variations on cap stones.



Service drive



Woodside



Lodge gates



Lodge octagonal

<p>C1F GARDEN BUILDINGS (Summer houses, view houses, temples, grottoes etc):</p> <p>None.</p>
<p>C1G CHAPELS/MAUSOLEUMS/BURIAL GROUNDS:</p> <p>None.</p>
<p>C1H CONSERVATORIES/FERNERIES:</p> <p>None.</p>
<p>C1J GARDEN STATUARY (Fountains, statues, sundials, monuments etc.) Note any inscriptions:</p> <ul style="list-style-type: none"> • Sundial – Decorative wrought iron drum surmounted by circular table dial with inset octagonal plate inscribed, “made by W. Robb, Montrose, 1789”. Originally this stood in the walled garden but in the later part of the 20th century it was moved to the south terrace where it now stands (Information from personal communication however the sundial was shown in 1865 and 1902 in the slip garden to the south east of the walled garden. It is not confirmed if the sun dial ever stood inside the wall garden). • Wrought iron bell, part of the bell gate. • Weathervane on the top of the west tower of Kinnordy House. • Finial on the top of the centre bay of the west side of the farm steading • Weathervane on top of the south section of the Home Farm buildings.
<p>C1K BURIAL GROUNDS/CEMETERIES (Note principal memorials and headstones with inscriptions where possible):</p> <p>None as such. (However, in 2012, Lady Lyell was buried in the grounds of Kinnordy House.)</p>
<p>C1L BRIDGES:</p> <ul style="list-style-type: none"> • Remains of a stone bridge over the Moss burn (would have led to the ladies walk) • Wooden bridge over the Moss burn (modern for convenience) • Vehicular bridge over the Moss burn at the weir between the two ponds. • The main drive runs over a small burn which is covered.
<p>C1M TERRACES (Including steps & stairways):</p>

- South terrace – wide, grassed with hedges on the east and west; on the south, a low wall extends the length of the terrace with two sets of stone steps leading to a lower level. The wall is completed at each end by a square pillar with pointed cap; similar pillars are at each corner of the steps i.e two at the top and two at the bottom of each flight. A short distance in front of this, the land is farm field. There appears to be a level area adjacent to the lower level that may once have been garden ground. A gap in the west hedge allows access to the west terrace and allows the sundial to be seen from the west lawn.
- West terrace – grassed; short level section then a short slope down to the west lawn. This is hedged to the east ie between the house and the terrace. A circular metal stair leads from the 1st floor of the house and from there an archway allows access to the terrace.

C1N WALLED GARDENS (Including potting sheds, bothies, glasshouse ranges etc.):

As at December 2012, this is under renovation as part of a three year plan. The observatory is now under scaffold; the walls will be next for repair, followed by the potting shed. The text in italics below is from The Vivat Trust Report, 2002. The comments which follow each quoted text are those of the Site Recorder.

Walled Garden

‘The Walled Garden forms a regular parallelogram. It is located some 110m east of Kinnordy House and encloses an area of circa 0.8 hectares or two acres. The walls vary in height from just under 3.05m on the south to almost 4.2m on the north’. The variation in height is not a gradual change, instead the height changes at the buildings at the acute corners ie north west and south east corners.

‘The garden is no longer cultivated but laid to grass which is regularly mown. In 2002, the hard landscaping of former paths and bed edges was still visible in places’. There are herbaceous beds for cut flowers.

‘The garden walls are built of roughly dressed sandstone laid to course. The west elevation forms an exception in that it is of fine ashlar blocks’. Just below the coping stones is a line of slabs wider than the wall, purpose unknown. This is especially obvious on the east wall. The north wall is lined with bricks.

‘The main opening is in the north elevation and consists of double doors of vehicle width. There are smaller double doors in the west and south walls’. All of the doorways in the walls are at an angle corresponding to the rhomboid plan of the walls ie the sides of the doorways slope at approximately 30° on the vertical face.



Angled doorway

On the outside of the north wall, is a range of buildings including the boiler house and tool sheds.

The wall is some 380 metres long and has a spur projecting south from the south east corner. There is a door in this wall. The spur would have protected the plants trained against the external side of the south wall which has many nails attesting to this planting.



Spur wall join to observatory

The Potting Shed

'The Potting Shed occupies the northwest corner of the walled garden and is in a humble vernacular style; it shows evidence of having been extended in the 19th century.

It is a two-storied structure, built out of coarse red sandstone blocks. The north wall of the building (and of the walled garden) is made of medium to large undressed blocks built to course, with smaller fragments of stone making up, where necessary, the height of the courses. The wall construction changes to coursed ashlar at the northwest corner of the garden, probably because the garden's west wall is in view of the main house.

The Potting Shed elevations within the walled garden are domestic in character; the building is low with fairly steep end gables and sash windows to the upper floor. The ground floor can be entered via two doors; one in the east gable wall and one (a much larger opening perhaps designed for carts or large garden implements) in the south gable end. The east door opens onto a large single space, some 3.5m wide and 8-9m long. Four large openings separated by stone piers pierce the entire length of the south elevation at ground floor level. Each is about 1.3m long, unglazed and protected by crude, close-set timber grilles. At present, a degree of soil and debris has built up on the ground floor, with the result that the room appears low-ceiled. A narrow opening at the west end of the room leads into the north-south aligned arm of the building.

The upper floor is reached via an external stair in red sandstone that shares the same detailing as the stair inside The Observatory. The first floor is open to the rafters and is an undivided space lit by sash windows close to floor level'.

The Museum and Observatory



The observatory

'The Observatory is an elegant garden building of two stories with a circular tower rising to a cupola and rooftop walkway. It is of architectural interest for the quality of its

design, materials of construction and interior detailing. It is an integral part of the walled garden and looks out upon the Potting Shed, glasshouses and the garden itself.

The Observatory is a mid to late eighteenth-century garden building, occupying the southeast corner of the walled garden. The corner where the two walls meet is rounded on its external face. From this corner, The Observatory splays out some 10m into the garden, terminating in an obtuse angle where its west and north walls meet. The ground and first floors each occupy the whole of this space, with a stairway connecting the two rising against the building's east wall. Beyond the first floor, the tower rises a further three stages, being finally surmounted by a lead-covered cupola, beneath which is a circular walkway. A weathervane in the form of a cockerel tops the whole.

There are doorways in both the west and north Observatory elevations. Each door is close to the angle with the adjacent wall. The north doorway opens onto a small entrance lobby, which in turn leads to the principal ground floor space. This space is circa 5m x 5.5m, has a small fireplace near its west corner and an external door (mentioned above) in its southwest corner. A sash window adjacent to the door lights the space.

The finely-detailed stair to the first floor is fashioned out of red sandstone and has no newel post or rail. It ascends to a first floor landing lit by a fine round-headed window. From the landing, a door leads into the main first floor room and an adjacent small room or store. The first floor chamber is a lofty and elegant space, with two large gothic windows offering views over the walled garden and the wilderness to the south. The internal joinery and wood finishes in The Observatory are of the finest quality and generally in good condition, although interestingly they appear to be somewhat later than the building's eighteenth-century origins.

A second door off the landing opens onto the tower stair, a wooden stair winding round a large central newel. At the next stage, a door opens onto the flat leaded roof, from which there are views of the garden and adjacent woods. A further ascent of the tower leads to the circular walkway around the leaded cupola.

The Observatory is constructed out of ashlar stone blocks laid to course. The facade is horizontally divided by three rectangular-section stringcourses, the middle one of which runs between the imposts to the two first-floor windows. Above the third stringcourse rise the capped, rectangular piers of the castellated facade. The tower has been built in regular ashlar courses, again divided by rectangular stringcourses. Beneath a lead cupola and encircling wrought iron railing, a series of sash windows lights the uppermost stage of the tower. A blocked opening on the garden side of the tower between the windows once housed a clock. Inside the tower, the stair newel is a hollow column constructed out of narrow boards, vertically adjoined. This column housed the clock weights and winder. A blocked opening on the tower's south side may have housed a sundial'.

After the second world war, the gardeners' bothy was in the lower section of the observatory. (Personal communication).

The Glasshouses

West glasshouse: *Against the north wall, 'adjacent to the potting shed and with access off the external stone stair is a large glasshouse. The glasshouse is over 26m long and 3.5m wide and it occupies most of the west half of the north garden wall. It is a four-bay structure with a steeply pitched, sloping glass roof and low, glazed south elevation built off a brick plinth only a few courses high. The stretch of garden wall enclosed by the structure is part of the 'hot' wall, facing south, lined with bricks and designed to retain heat within the glasshouse. The glasshouse has a timber frame and internal paved floor and retains most of its infrastructure for heating and for opening the upper windows'.*

Central greenhouse: *'Adjacent to the west glasshouse is a small, modern greenhouse, set with its gable end at right angles to the wall'.*

East glasshouse: *'A third glasshouse, abuts the north wall to the east of the gateway. This is more recent than the west glasshouse and is extremely dilapidated'.* The west end of this glasshouse has been removed but the window mechanism remains in place for both the remaining and the missing section.



The potting shed & west glasshouse; also shows change of wall height

The Slip Garden

This was external to the south wall. It is now overgrown with possible remnants of hedges.

CIP AVENUES, CARRIAGE DRIVES, ORNAMENTAL WALKS, SERVICE DRIVES ETC:

- The main drive starts from the north of Kirriemuir on the B951/B955 at the

junction with the unclassified or unnumbered road to Glen Prosen via Lednathie. From the lodge there, it goes east and north for just over 1 Km to reach the front of Kinnordy House. There it splits, one section going round to the rear or north of the house and the other connecting to the service drive. The lodge and drive are not shown on the 1st edition OS map of 1862 but are shown on the edition of 1901.

- The old drive starts from the Glen Prosen road at NO 374 551 and goes west to Kinnordy House. This drive is no longer passable beyond NO 370 550 (crossroad on link road)
- The service drive starts from the Glen Prosen Road almost opposite the Smiddy at Causewayend, NO 372 554. It passes Kinnordy Home Farm steading on the left before turning left between gate pillars and arrives at the west ie main frontage of the steading. Turning right between two hedges (one of beech and one of holly) it arrives at the rear of the house.
- A cross drive or link road branches right off the main drive at NO 372 548 and heads north, crossing the old drive at a crossroad at NO 370 550. It then continues to the steading and so to the service drive.
- From the rear of the house, a vehicle track heads north west across the bridge over the Moss Burn. This is a continuation of the service drive after it reaches the rear of the house.
- The ladies walk originally started from the west lawn, crossed the Moss Burn then headed west through a strip of woodland. The crossing over the burn is not now possible and would, in any case, bring the walker into an area of feeders for game birds. To reach the walk, now cross the vehicular bridge over the Moss Burn and head south.

C1Q ROCKERIES:

At the gate pillars to the north of the walled garden, there may have been a rockery on the south side of the pillars. Certainly, there are mounds of large rocks.

C1R WATER FEATURES (natural & man-made including rivers, cascades, lochs, pools etc.):

- There is a small burn crossing the main drive from the north east at approximately NO 371 548; it appears to have been channeled.
- The Moss Burn rises north west of Kinnordy, takes a dog-leg south and passes to the west of the house feeding the two ponds. There are several weirs on the burn, a vehicular bridge and there had been a foot bridge. The burn continues to Kinnordy Loch.
- On the Moss Burn, there are two ponds probably man made. The larger pond at the north is at a higher level than the smaller pond. They are connected by a weir beneath the vehicular bridge.
- Kinnordy Loch is a natural loch situated to the south of Kinnordy House. Originally, it was much larger but was partially drained in the mid-18th century to retrieve the marl.

C1S ANY OTHER FEATURES NOT INCLUDED ABOVE (Include any historic or modern feature and indicate use where possible):

Ice House:

An arch, possibly a door frame and said to be the remains of an ice house (personal communication), lies to the north of the house just to the north west of the service drive. A large beech tree grows out of the base of one side.

Smiddy at Causewayend:

Smithy: Small, single-storey, rubble and slate, hipped roof and horse-shoe architrave to door. May date late 18th century. Picturesque. Restored c. 1966 rear elevation partly altered.

Cottages: Causewayend cottages now Kinnordy estate office. Two, small single-storey, rubble and slate cottages, 18th and 19th centuries. The eastern most cottage is now a workshop. Restored c 1966.

C2 PLANTED ELEMENTS: The garden or park should divide up naturally and historically into different areas, e.g. ornamental gardens, parkland, walled garden, policy planting. Each area should be delineated on a plan and current use noted.

C21. ORNAMENTAL GROUNDS

C21A GRASSED AREAS (Lawns, meadows, terraces):

- The east lawn lies between the main door of Kinnorby House and the walled garden. It has a number of mature specimen trees scattered over the grass.
- The west lawn lies between the house and the Moss Burn.
- For terraces, refer C1M.

C21B FLOWER BEDS (Indicate theme or type – parterres, perennial herbaceous border/annual bedding where possible. Note whether significant plant collection):

Apart from within the walled garden, there are no flower beds. The flower beds in the walled garden are intended for cut flowers.

C21C SHRUBBERY INCLUDING HEDGES & TOPIARY (Include details of height, species etc. if possible):

- The service drive between the steading and the rear of the house runs between two hedges of matching height of approximately 2m. One is of beech and one of holly.
- On the east side of the south terrace, there is a high hedge of yew and on the west side one of a similar height in box.
- Lying between the house and the west terrace is the continuation of the box hedge from the south terrace.
- To the west of the walled garden, and lying between it and the house is the courting hedge, a double row of box hedging. The hedge is so-named perhaps because it provided a private walk in which a couple could stroll unseen.
- On the south of the walled garden, the box hedging may have continued as a single line of low hedging. The present height would have interfered with the espaliered trees grown against the south of the wall and indicated by the wealth of nails imbedded in the wall. So if this is or was a hedge, it would have been low.
- Shrubbery to the north of the house.
- Topiary teddy bear approximately 3m high on the northern edge of the east lawn. This was instigated by Lady Lyell but now has box blight.



Topiary teddy bear

C21D ORNAMENTAL TREE PLANTING (Single specimens, groups – include details of age and species if possible):

- Roundel of hardwood trees to east of main drive near the start.
- Large planting or ‘roundel’ of conifers to the west of the main drive and a little distance from it; this blocks the view of the house from the main road.
- Roundel of conifers by the north entrance to the walled garden.
- Holly and beech outside the walled garden on the north. Refer 1850 plan of walled garden which mentions this.
- Conifer and holly external to the north west corner of the walled garden.
- A number of large hardwood and conifers around the house both on the approach and on the east lawn.
- Large cypresses to the west in front of the house.
- Mixed shelter belt to the north of the east lawn.
- Yew trees on the west lawn and by the pond.
- A pair of beech at the semi-circular entrance to the Home farm.
- A roundel in the semi-circular entrance to Woodside opposite the start of the old drive.
- Part of the boundary is beech hedge.
- On the link road between the two drives, there is a very large beech tree, one of many on the estate.
- At the crossroad of the link road and former main drive there are large holly trees.

C21E AVENUE PLANTING (May also cross parkland and policy planting. Note predominant species and whether single or double planted if possible):

The main drive is lined with some mature hardwood trees interspersed with replacement planting including oak, birch and rowan.

C21F ANY OTHER ORNAMENTAL PLANTING FEATURE NOT COVERED ABOVE:

None seen.

C22. KITCHEN GARDENS AND ORCHARDS
C22A KITCHEN GARDENS (walled, hedged or other boundary. Note any other historical features and current use) None.
C22B ORCHARDS (walled, hedged or other boundary. Note any other historical features and current use) None.
C23. PARKLAND
C23A GRASSED AREAS (Note current use, amenity grassland, agricultural use – grazing, cultivation etc.): Included in C21A – the lawned area to the east of the house is now the equivalent of a small park.
C23B TREE PLANTING (Individual specimens, clumps, belts, roundels etc. Note species if possible, and whether fenced): Included in C21D.
C23C ANY OTHER PARKLAND FEATURE NOT INCLUDED ABOVE: None.
C24. POLICY WOODLAND PLANTING
C24A COMPOSITION (Note composition of woodland; deciduous/coniferous/mixed, and principal species if possible. Note current use eg. commercial timber cropping/amenity woodland): Caddam Wood of mixed composition is to the north east of Kinnordy House and is crossed by many paths and bridle ways. It is permanently open to the public for recreation but is still maintained by timber cropping.
C24B ANY OTHER POLICY WOODLAND FEATURE NOT INCLUDED ABOVE: None seen.
C25. VIEWS, VISTAS, BORROWED LANDSCAPE & PERIPHERAL AREAS,
C25A KEY VIEWS (please note views inwards to the house, outwards from the house, and internally within the landscape): <ul style="list-style-type: none"> • The house is screened from view from the main drive until the last short section.

There appears to be trees planted in such a way as to ensure privacy both from the drive and the main road.

- From the south, the house is seen by walkers using the tracks around Kinnordy Loch.
- From the south terrace, the view is towards Kinnordy Loch which is presumably seen from the 1st floor of the house.
- To the rear of Kinnordy House, Culhawk Hill and Castle Hill may be seen.

C25B BORROWED LANDSCAPE (please note any features, natural or man-made, lying outside the designed landscape which act as eye-catchers or contribute to the outward views):

- Kinnordy Loch.
- The setting of the hills.



Kinnordy House with the backdrop of hills

C25C PERIPHERAL AREAS (please note any features lying outside the main landscape but which are clearly designed eg. regularly spaced roadside/field boundary trees, estate walls etc.):

- The entrance pillars described in section C1E.
- The pathways and bridle ways in Caddam Wood.

C3 GENERAL OBSERVATIONS ON CURRENT CONDITION OR CARE OF THE LANDSCAPE

C4 SURVEY DRAWINGS AND/OR PHOTOGRAPHS

Please include a list and copies where possible of any drawings, photographs made/taken during the ground survey.

No drawings made.

A selection of survey photographs is included in this document. A full set of photographs is available, on DVD in Angus Archives, Restenneth Priory, Forfar.

D. SUMMARY HISTORY OF THE SITE

This section should be set out in chronological form and should include information on the way the site has developed and changed since it was first recorded, using dates and maps where possible. The names of owners, architects or designers involved, and relevant historical events should be recorded, and the sources noted

Name:

Alice Bremner

Signature:

Dates of ground survey work:

December 2012

Date research completed:

December 2012