

Archaeological Standing Building Survey
Former Royal Hotel
Milnathort
PERTH & KINROSS

MI01



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**ARCHAEOLOGICAL SBS
FORMER ROYAL HOTEL
MILNATHORT**

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<i>1</i>	<i>Background</i>	<i>1</i>
<i>2</i>	<i>Details of Work</i>	<i>1</i>
<i>3</i>	<i>Conclusions and Recommendations</i>	<i>19</i>
<i>Appendix 1</i>	<i>Historic Images</i>	<i>21</i>
<i>Appendix 2</i>	<i>Photographic Register</i>	<i>23</i>
<i>Appendix 3</i>	<i>Discovery & Excavation in Scotland Entry</i>	<i>34</i>
<i>Appendix 4</i>	<i>Standard Terms of Reference for all Fieldwork</i>	<i>36</i>

Illustration 1: Site location plan

Illustration 2: Ground Floor Annotated Plan

Illustration 3: First Floor Annotated Plan

Illustration 4: Second Floor Annotated Plan

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ABSTRACT

Mr Murray Mitchell of M & S Character Homes Ltd commissioned Alder Archaeology to undertake an archaeological standing building survey of the former Royal Hotel on South Street, Milnathort, centred on NGR NO 1202 0467. The Level 2 survey was in advance of conversion to a single dwelling house. The work (site code MI01) was undertaken on 2nd April 2015 in clear weather conditions. The hotel, dating from the early 19th Century, featured three ranges around a central courtyard, with a pend entrance and enclosing east wall. Evidence of phasing was noted in several areas, particularly in the courtyard and west range building. Internal features noted included original cornices on the first floor of the main hotel building (the south range).

1 Background

1.1 Introduction

Mr Murray Mitchell of M & S Character Homes Ltd commissioned Alder Archaeology to undertake an archaeological standing building survey of the former Royal Hotel on South Street, Milnathort, centred on NGR NO 1202 0467. The survey was in advance of conversion to a single dwelling house. The work (site code MI01) was undertaken on 2nd April 2015 in clear weather conditions. The requirement was to conduct a Level 2 survey (as per English Heritage guidelines), that is a full photographic and descriptive record of the building. Special attention was to be paid to original fitments and furnishings.

The work was designed to satisfy the archaeological condition on development application reference 11/02058/LBC.

1.2 Aims and Objectives

The main aim of this investigation was to record photographically the main external and internal elevations, fabric and condition of the hotel buildings, noting any details of phasing and any extant fitments and furnishings and to provide annotated plan illustrations.

1.3 Reporting

The present document has been prepared as the final report on this standing building survey. Copies will be sent to the client, The Royal Commission on the Ancient and Historical Monuments of Scotland and Perth & Kinross Historic Environment Record.

1.4 Planning and Curatorial Issues

This standing building survey is the final part of a programme of archaeological work designed to satisfy the outstanding archaeological condition on the planning consent for this development, as stipulated in the Terms of Reference provided by Perth & Kinross Heritage Trust (19th March 2015).

1.5 Acknowledgements

We wish to thank Mr & Mrs Mitchell for their assistance and guidance throughout this project and for providing the historic photographs included in this report. M & S Character Homes Ltd funded this survey.

2 Details of Work

2.1 The Site (Illus 1)

The former Royal hotel comprises three ranges (south, west and north) constructed around a courtyard with an eastern enclosing wall completing the quadrangle. The public and guest rooms were mostly concentrated in the south range, which at time of writing was being utilised as private living quarters, while the west and north ranges were primarily storage space. The south range includes an enclosed pend permitting entrance (formerly by horse-drawn coach and similar vehicles) from the street into the

courtyard. The site, at number 10, South Street, occupies the north side of the junction between Church Street and South Street, to the south of Stirling Road.

2.2 Archaeological Potential

The former Royal Hotel was built in the early 19th century and is a two storey building of stugged, squared rubble. It is now B-listed (as of 11/11/2003, together with an outbuilding (north range) converted to a dwelling (at time of writing this was undergoing refurbishment and had been partially restored). Many original features survive within the hotel, including historic fittings, fenestration and stairs.

2.3 Archaeological Method

A Level 2 survey was conducted according to guidelines set out by English Heritage and generally adopted by local authorities in Scotland. This comprised a full photographic survey of all building elevations, together with location and detail shots to provide a record of the building in its current setting and of any notable architectural features. In addition, a descriptive account was created to record the fabric, condition and phasing of the building, while measured plan drawings were annotated to supplement these other methods.

It should be noted that consultation of deeds, historic maps and other documents associated with this site should help to provide a firmer understanding of the date of construction of the hotel and any subsequent phases of extension or reconstruction; this however was outwith the remit of the present survey. Suggested phases described below are necessarily tentative and without documentary corroboration.

2.4 Results of Investigations

Courtyard

The primary elevations of the yard were formed by the north face of the hotel and the east and south faces of the adjoining work and storage buildings; a side wall had been constructed to enclose the east side of the yard. At the time of the visit, the yard surface was primarily trampled earth, possibly obscuring a cobbled surface, but around the east wall and in front of the hotel (south) range, a flooring of square, light grey patio slabs remained, while laid concrete was also present.

The east wall was primarily constructed of mixed red and grey sandstone rubble and contained several features of interest, including:

- 1) Evidence of phasing. While the fabric of the northern half of the wall (Area A) was composed of small (0.1-0.2m diameter), random and generally unworked sub-angular mortared rubble, the southern terminal (containing a functioning doorway) contained larger (up to 0.4m length), squared and stugged, close-set yellow sandstone masonry blocks (Area B), while the doorway itself was formed of red brick columns supporting a concrete lintel (Area C). Between these two areas, two other fabrics intervened, consisting (to the south) of mixed sub-square and sub-angular rubble, both worked and unworked/rough-dressed, of generally intermediate size (0.2-0.3m diameter) and with a preponderance of red or pink sandstone (Area D); immediately to the north, a column of largely yellow, rough-dressed sub-angular blocks set within a thick mortar matrix (Area E) was discernible reaching from the ground to the top of the wall. To either side of Area

E, at the top of the wall immediately beneath the capstones (thin whinstone or sandstone slabs), four areas of mixed rubble rebuild in-filled the spaces between the lower courses and the capping (from north to south, F, G, H, I).

Although seemingly complex, it is possible these areas of re-build represent four main phases- (i) the initial wall build (ii) the insertion of a central entrance (iii) the removal of this entrance and rebuild of the wall (iv) the insertion of the extant southern entrance.

- 2) Neither end of the wall was fully keyed-in to the buildings to north and south, suggesting that the courtyard was originally open to the east.
- 3) A rectangular beam slot was situated 0.4m above the extant doorway, at the southern terminal of the wall, 0.5m north of the north face of the hotel building. Immediately against the hotel and c.0.1m above the beam slot, the broken end of a beam projected from the east wall on the same level as slots in the hotel building, with a second such fragment 0.6m to the north, almost above the beam slot. This suggested that a floor or roof may have projected northwards from the building, perhaps a porch above the blocked doorway in the south-east corner (see below).
- 4) Three wrought iron tethering rings measuring 0.08m diameter were located between 1.2m and 1.3m above the present ground level, with the first 0.2m south of the northern outbuilding, the central c.1.5m south and the third the same distance south again. Each ring was held within an iron pin set into a wooden beam. All were heavily corroded.

The south elevation of the courtyard was formed by the north face of the main hotel building, including the archway of the pend coach entrance at the west end of the elevation. At the far east of the elevation, a blocked doorway stood to the same height (2.3m above the present ground level) as the extant doorway in the east wall, which it immediately abutted. This comprised a stugged ashlar lintel block and flanking stugged side casings, with the door space in-filled with rough-dressed quarry stone. 1.3m east of this former entrance, a double-door, French window entrance connected with the rear ground floor hall of the hotel building. This featured a wood-cladding facade over the lintel and the casings had been partially built-up with red brick, indicating that it was an inserted entrance replacing the original doorway to the east. The fixed WC window to the west of the French windows may have been a re-build rather than entirely new insertion, as although partially built-up with bricks on the side casings, the sill and lower portion of the eastern side casing were dressed stone. Above the replacement concrete lintel, a stugged ashlar lintel on a level with the blocked doorway suggested a previous window, considerably larger than the extant version (which measured 0.9m x 0.5m). Above the French windows, a series of small beam slots and a single larger (c.0.15m x 0.1m) rectangular slot or double slot (with internal divider) was noted, with the larger slot being level with the similar feature in the east wall (c.0.5m above the lintel of the French windows). These suggested a portico or similar structure had formerly extended from the building over the southeast entrance (now blocked); a horizontal groove in the wall face running east-west between 0.1-0.15m above the slots probably represented the upper surface of this structure. The pattern of slots appeared not to extend above the large former window. Alternatively, the wooden structure may have been intended to give shelter to horses tethered against the east wall by means of the iron rings already noted.

0.8m west of the WC window, a single door gave access to the corridor of the hotel toilet block in the central rear (north) of the building. Although partially restored and containing a replacement modern door, this doorway was probably an original feature, being framed with stugged sandstone block casings. However, immediately to the west, modern wooden panelling and frosted glass had been inserted into a window space beneath a lintel formed from two wooden beams laid as a double course. Clearly, the panelling was recent; the lintel appeared also to have been an insertion, although less recently (and other, original, beam lintels were noted elsewhere in the complex), with the wall fabric above having been heavily re-pointed with cement. Approximately 0.6m above the corridor entrance, a broken plank fixed flat against the wall and running east-west probably represented the remains of an awning or porch above the door; a strip of lead protruded from the wall face 0.1m above this plank and three small beam ends or slots were visible approximately 0.15m beneath it. This structure may have been contemporary with the portico formerly protecting the south-east entrance.

Immediately to the west of the hotel building, the pend entrance passage was enclosed at either end by a broad segmental arch, with elements of that at the north (courtyard) end having been partially cleaned and restored. At 2.5m wide, the arch had clearly been designed to allow horse-drawn traffic access to the courtyard. The arch had previously featured double doors, as represented by pairs of iron barrel hinge pivots, bracket-mounted against jambs cut into the north (courtyard) edge of the intrados; the doors were absent at the time of the visit. The opposite, southern, arch featured a wood-panelled, double-hinged triple door with overhead sliding rail. This was probably retro-fitted to replace the original doors and a modern latch had been added subsequently.

A side entrance to the pend to the east of the main northern arch bore evidence of having once been roofed, as grooves were visible at a height of approximately 1m above the concrete lintel of the entrance on both the northwards-protruding wall of the pend and the north-facing wall of the hotel, with a pronounced south-to-north slope apparent on the pend wall. As the groove on the hotel wall was incised above the sill of the first floor window, it seems likely the roof thus represented substantially post-dated the construction of the hotel. A porch entrance was indeed removed during an initial phase of the present conversion works. The inner (south) casing of this entrance was built up with white-painted machined bricks, some of which were impressed with a "Wellwood" stamp. This referred to the brickworks associated with Wellwood Colliery near Dunfermline, which produced bricks between 1934 and 1981, providing a useful approximate dating method for the wall build. The quoins of the column supporting the outer (north) casing of the entrance (pend wall) were of stugged yellow sandstone blocks, recently cleaned.

The pend featured a flat dropped ceiling (possibly concealing a barrel vault) with a concrete floor and was whitewashed or white-painted throughout. Immediately to the east of the south arch, an original single-door side entrance, set within a white-painted ashlar casing 0.9m thick (approximate wall width), gave access to the hotel building, via two slab risers. 1.5m north of this entrance, a black-coated cast-iron downpipe originally fed from the top of the east wall to the floor of the pend; however, it appeared cut-off near the top of the wall, perhaps as a result of the dropped ceiling. A modern red-brick box structure was mounted against the wall beneath the downpipe and extended northwards along the base of the wall. A similar pipe was positioned 2m

further north on the west wall of the pend, again with an apparent break just beneath the ceiling.

1m north of the downpipe on the east wall, a rectangular outline probably represented the remains of fittings for a wall-mounted metal grille, as bolt-holes were discernible in each corner; a temporary board covered a central vent, which had previously serviced the hotel bar, located in the room immediately east of the pend. 2m north of the hatch, an iron tethering ring, similar to those noted in the courtyard, was mounted in the wall 1.1m above the concrete floor, within a beam-end. Opposite this feature, on the west wall, a sub-rectangular alcove measuring 1.1m x 1m (with slightly curved base) was recessed into the wall at approximately the same height as the tethering ring. The alcove featured two horizontal wrought iron bars, both spanning its width but with the lower set further into the recess. As seen externally (see below), the alcove had in fact originated as a doorway; it did not appear to have been remade as a window so may have subsequently fulfilled some other function, perhaps as a manger.

The west elevation of the courtyard was formed by the east face of the west range. This featured two extant ground floor entrances framed in stugged quarry stone, one located centrally and the second flush against the apex with the north range. A window south of the central entrance was previously a third doorway and had recently been converted by rebuilding the wall in the bottom half of the aperture; however, the side embrasures of both this and the northernmost doorway suggested that both may originally have been windows, with a change in stone fabric from pink to yellow sandstone towards the bottom of the side casing of the north door supporting this inference. Above the central (square-sided) doorway, a 1.1m wide first-floor window contained a wood-panelled double casement bearing clear signs of weathering. The window aperture was probably an original feature, as was a smaller (0.5m x 0.3m) fixed window to the south with a notably large stone lintel (0.55m x 0.35m). Due to indications on the outer elevations of the west and north ranges (see *External Elevations, Exterior Circuit*, below) that the northern part of the former may have been a later build to link two buildings together, it is possible that a small (0.4m x 0.3m) window in the northwest corner of the first floor may not be contemporary with the other first floor windows. Another interesting feature of this elevation of the courtyard was clear evidence of the former presence of a roof projecting eastwards from a gable end situated against the face of the west range. Two incised roofline grooves sloped down to south and north from an apex located just above, but slightly inwards from, the north corner of the central first floor window. That this roof post-dated the central and southern windows is evidenced by the continuation of the groove diagonally across the lintel and south casing of the central window and the north casing and sill of the southern window.

The north elevation of the courtyard was the south face of the north range. A 2.8m wide, 2m high ground-floor aperture, possibly originally a double door or cart entrance, was faced with horizontal wood panelling around a modern wood-framed door. Above and at the west end of this aperture, a 1.5m wide window was currently blocked with boarding and featured recently cleaned, re-pointed coins; however, it may have been original to the building. Also at first-floor level, to the immediate east of the ground floor aperture, a smaller (1m square) window had clearly been re-built from an original doorway 1.6m (approximate) high, with a grey sandstone sill inserted half-way up and the space beneath filled with stugged yellow sandstone. Such a doorway would have

required a ladder or stair for access and suggested that the north range had been a working and storage building for the hotel.

East of the large aperture on the ground floor, a central door gave access to the building, but the absence of a stone lintel (a beam was present) suggested that this may have been a later insertion, replacing either or both the large entrance and the first floor door. An original doorway (2m x 0.9m), with stugged stone lintel and casing, gave access to the east end of the ground floor. 1.2m west of this, at a height of 1.25m above ground level, an iron tethering ring similar to the others noted, was fixed into the wall face by an iron pin.

Approximately 0.5m above the east corner of the doorway, at first floor level, a beam slot was apparent in the wall face; this may have represented remains of the same structure evidenced by slots in the east wall and hotel building (south range), may have represented a separate structure, or may have been a putlog hole. No trace of a roofline groove was observed - although the plank noted in the north end of the east wall (see above) may have represented a part of the same structure as possibly indicated by this slot. The east corner of the range had been partially rebuilt with red brick around this slot feature, where the building adjoined a small utility room to the east. In general, the ground floor and part of the first floor of the north range had been substantially cleaned and partially restored by the time of the visit; however, no substantial alterations had yet been made. A small (0.4m x 0.3m) fixed window in the east end of the first floor was an original feature.

West Range (Interior)

Ground Floor. The ground floor ceiling/first floor had been replaced with a modern, girder-supported wooden frame; the ground floor surface was concrete, some of which had been replaced (in the central and north rooms). The interior wall facings had been extensively cleaned and in places re-pointed, but retained the original rough-dressed quarry stone blocks in-filled with smaller slab fragments in a mortar matrix.

The ground floor of the west range was sub-divided into three rooms (a proposed utility room had not yet been partitioned off at the time of the visit). The south room, entered from the pend to the south-east, measured 7m (north-south) x 4m-5m (east-west, wider in south by entrance) and featured a partially restored external southern entrance with new stugged ashlar casings and a temporary lintel supported by roof props. The remains of a longitudinal partition were visible at floor level, running from west of the restored doorway northwards for the length of the extant room, although becoming less distinct close to the north elevation.

The remainder of the south elevation was covered in white-washed render, with an original 0.8m square window with stone lintel currently boarded for protection. Render had been entirely removed from the opposite north elevation, which had been thoroughly cleaned and re-pointed, with some fresh render applied as patching at the west end. The fabric was rubble masonry with dressed irregular quoins forming the side casing of the open doorway (not yet fully cased) through to the central room. Concrete formerly layered over the step up through this doorway had been removed, leaving a rough surface on top of the stone step.

The west elevation was still rendered and whitewashed, bearing evidence of the recent removal of two vertical partition screens (gaps were apparent in the wall surface

coating). The render on the northernmost sector of the wall, close to the junction with the north elevation, had been partially removed during the cleaning of the latter. The east elevation, opposite, featured two doorways and a window with rebuilt lower half - this appeared to represent a former doorway, although embrasures suggested it may originally have been a window, in keeping with the general style of the ranges with embrasured windows and straight-edged doorways (see *Courtyard*, above). The southern doorway (pend entrance) featured a modern replacement door, with an older, wood-panelled door with brass handle having been removed and laid alongside the entrance. The wall surface around the straight-sided doorway was partially coated with several applications of render. The northern doorway (courtyard entrance), also straight-sided, had been cleaned on the north side casing (north elevation), where stugged quoins were visible in the upper two-thirds of the aperture, with smaller rubble courses in the lower third- which change in fabric suggested the doorway might perhaps have been a window at some stage. A wood-panelled door with corroded iron strap hinges filled the aperture, with the stamped or branded letters "W Lion." faintly visible.

The central room, measuring 4.5m (north-south) x 4m (east-west), had been entirely cleaned of render and partially repointed. The south elevation was composed of large (up to 0.3m thickness) squared or rough-dressed cuboid blocks, while the west elevation (outer wall) featured uncoursed rubble walling; however, a doorway in the north end of this elevation had been extensively re-built with ashlar sandstone, the whole suggesting remedial repair to a structural weakness.

The north elevation, with a connecting doorway to the northern end room, was of large sub-cuboid blocks in the lower half, with smaller rubble (roughly coursed) in the upper half, suggesting a re-build, possibly representing construction of this middle room as a connecting structure (see *External Elevations, Exterior Circuit*, below) The doorway featured stugged and smooth ashlar and dressed rubble casing. At the west end of the elevation, 0.6m above the present ground surface of re-laid concrete, an alcove 0.4m square and 0.25m deep (maximum) was set into the wall. This may simply have represented the removal of a masonry block, or alternatively an unknown storage function.

The east elevation included the door set in the junction of west and north ranges noted in the courtyard (see above). It had clearly been constructed as one of a pair including the window/former doorway in the south room, east elevation; as with the latter, it featured embrasures formed in alternating stugged, bevelled, non-isodomic ashlar and rubble courses (not fully visible in the southern window/doorway, due to whitewash and rebuilt wall). It currently featured a wood-panelled door of similar design and appearance (although hung on the opposite edge) to that immediately to the south in the southern room.

The north end room on the ground floor was being utilised for storage and difficult to access at the time of the visit. As with the central room, its walls had been cleaned of render and a concrete floor re-laid. The north elevation included two blocked windows: the smaller (0.5m square) embrasured example in the east end of the elevation was situated 0.5m above the present ground surface and included a wooden plank lintel. It had been recently boarded up, but retained corroded vertical iron bars, one broken off, which were probably original to the window, which itself was an original fixed window. As seen externally (see *Exterior, North Elevation*, below), it included a stone lintel and sill, both formed from single blocks. 1.3m to the west and at a height of 1m

above the ground, a 1m x 0.55m rectangular window with straight edges had been bricked up with modern machined bricks and featured a recent replacement oak-beam lintel 2.5m in length, set partially into the west wall. This was possibly also original, if repaired, but if so suggested the room had been subdivided along the north-south axis, given its proximity to the first window; alternatively, it was a later insertion (seen externally, its lintel was thin, poor quality sandstone and it lacked a formal sill, with apparent rebuilding of the wall beneath suggesting it may have been a doorway). The wall containing the smaller, square window incorporated large (up to 0.5m length) dressed blocks, with these absent from the wall around the larger window.

The west elevation featured a centrally-located, embrasured window 0.7m x 0.55m (embrasure more pronounced on the north side but here formed of rubble rather than the dressed blocks forming the south casing), with a wooden beam lintel 1m long and 0.1m thick. This was currently boarded up, but seen externally (*Exterior, West Elevation*) was cased with stugged blocks and an original feature of the wall. The south elevation featured newly incorporated stugged ashlar as casing for the doorway (back into the central room) as part of repair of the wall.

First Floor. As on the ground floor, the first floor wall surfaces had been extensively cleaned and in some places repaired and/or repointed. A new wooden roof beam framework had been constructed of oak beam A-frames and pine rafters supporting grey slates, replacing the previous roof.

A short passageway connecting with the south range/hotel building had been closed-off with a temporary modern door and a wood-framed casement window measuring 0.85m x 0.45m inserted or partly re-built facing out into the courtyard from the junction between west and south ranges above the pend. The south room of the first floor (measuring 7m x 4.5m) was accessed via ladder at the time of the visit, as the stairs had been removed from the central room, ground floor. A waist height (1.1m from the present floor level) partition of squared rubble and stugged ashlar extended 2/3 of the distance (2.15m) east from the west elevation as a screen at the top of the stairwell. This had been re-built following removal of the stairs. Evenly spaced along the west elevation of the south room, three 0.5m square windows with wood beam lintels and squared rubble casings were original to the wall. The glass and frames had been removed and all were currently boarded up. Boarding along the wall to the north of the stairwell prevented access to a doorway visible in the exterior elevation (see below).

The east elevation, opposite, featured a single 0.5m square embrasured window with wooden beam lintel facing onto the courtyard and currently boarded up, 1m above the present floor level. Although having been cleaned and partially repointed, this was an original feature. 1.2m to the north, the double-casement window noted in the courtyard (see above) featured iron strap hinges and an iron safety/opening bar, while the straight-edged aperture was topped with an oak beam lintel measuring 2.5m x 0.3m x 0.3m.

2m further north of the double casement, alongside a landing connecting the south and north rooms, a 0.5m square embrasured window with oak beam lintel was currently boarded up, 1m above the present floor level. This was the small corner window noted from the courtyard (see above) and appeared to have been constructed to form a pair with the similar window to the south of the double casement.

The north room of the west range included a gable-end north elevation on which an earlier roof line was visible 0.43m west of (in from) the east wall and beginning 1.65m above the present floor level (the room was currently floored with temporary boards, formal flooring having been removed and ground floor ceiling frame replaced). This line was marked with inclined rubble slabs and indicated the north end of the west range had been extended upwards. A small (0.2m x 0.2m) triangular window, currently blocked, was framed with thin slabs set on edge (as seen from the exterior) and positioned 2m above the present floor level, 1.3m east of the west wall. A small (0.2m x 0.1m) rectangular slot, also boarded, was located 0.5m further west, at the same height; a second such slot lay 0.4m above this. Both these slots may have been putlog holes associated with the upwards extension of the wall.

The west elevation featured a pair of 1m x 0.65m windows in embrasures, set above a pair of 0.5m x 0.4m windows, probably originally fixed. All four were currently boarded up, but all featured stone lintels and sills and may have been original, although the southern-most of the larger windows had recently been partially rebuilt. As viewed externally, the central stone apron between the larger pair also appeared to be a rebuild. The larger pair were cased with stugged ashlar blocks set in lime mortar. The east elevation incorporated numerous squared, coursed rubble blocks, which were less apparent in the north elevation, the fabric of which was predominantly random rubble walling.

North Range (Interior)

Ground Floor. The ground floor was occupied by a single room at the time of the visit, although this will be subdivided according to the plans submitted. It was currently being heavily utilised for storage and as a workspace and not all of the elevations were fully visible. However, the wall fabric was generally covered in render and whitewash, some of which had been removed from the west elevation around the entrance from the west range. The floor was of concrete slabs or tiles, although an area of broken laid concrete across the threshold suggested that this had previously extended across some of the interior. A temporary screen had been erected opposite an existing screen wall, the rubble end of which had been re-pointed, prior to the construction of a corner unit.

The north elevation, partially obscured by shelving, featured at the west end a 1m x 0.85m window with replacement wooden beam lintel; the window was currently boarded up but the wall beneath had been rebuilt from the floor, suggesting it had originally been a doorway.

The south elevation, opposite, included the large, panel-boarded aperture with central door noted from the courtyard (see above); had this originally been an open entrance the need for light through the north wall would have been obviated. Between the large aperture and a rectangular window to the east, the interior wall had been reinforced with a buttress pillar constructed of concrete breeze blocks; this appeared to occupy the original edge of the aperture and had been attached to the outer edge of the window embrasure. The window and door to the east of the breeze blocks were modern replacements, but the window frame filled an original aperture with west-side embrasure and wood-beam lintel (white-painted), measuring 0.8m x 0.5m. The door, immediately to the east, had been inserted in a straight-edged aperture reinforced with an inserted wooden-beam casement (white-painted and cemented with new render); a corroded iron strap hinge remained affixed to the stone casing on the west side, not

attached to the modern door. The doorway was probably not original to the building, but pre-dated the present arrangement.

First Floor. The first floor rooms were in use for storage and domestic purposes. A new dropped ceiling had been installed. A wood and plaster board partition screen had been erected along the north-south axis at the mid-point of the first floor, sub-dividing it into two main rooms. The walls had been stripped of render and cleaned and were largely of rubble, with some coursing and squared rubble blocks visible in the upper levels.

The western room was an irregular quadrilateral in plan, measuring 5m (west end) x 4.5m (east end) x 5.75m (east-west, median). In the north elevation, east end, a 0.7m square casement window within a very slightly splayed embrasure sat beneath a wooden beam lintel as an original feature (with replacement frame). 4m west of this, a 1m x 0.8m casement window (replacement frame) within a more pronounced embrasure also featured a wooden beam lintel, which had been re-set within cleaned, re-pointed squared rubble. This was also an original aperture. In the south elevation, the large, square window above the ground floor panelled entrance, noted from the courtyard (see above) was not accessible due to boarding against the wall. The west elevation was also obscured by renovation work in progress.

The eastern room formed an irregular pentagon, with a pronounced kink in the north elevation. A square window in the north elevation was obstructed by stored construction material (while a corner shower room obscured the western half of this elevation), but it was possible to note a wooden beam lintel that appeared original, if re-set in re-pointed squared rubble. In the south elevation, a 1m square window in modern upvc frame occupied an aperture partially built-up with machined red bricks (one stamped with "Lochside"- works at Dunfermline closed in 1974). As noted from the courtyard (see above), this was not an original window aperture, but may have been a first floor doorway accessed via ladder or stairs. 2m east of this a smaller (0.5m square) original embrasure contained a replacement casement frame beneath a re-set wooden beam lintel within re-pointed coursed rubble.

South Range/Hotel (Interior)

The former hotel building was in use as a domestic dwelling at the time of the visit. Most rooms were furnished and not all elevations were fully visible.

Ground Floor. The south-western room of the ground floor, accessed via the pend, was the former public bar of the hotel and in use as such until the hotel ceased trading. It was in use as a family kitchen at the time of the visit. The floor was carpeted, ceiling modern and undecorated and walls obscured by kitchen units. The south elevation, the only one visible, included the south-west bay window of the ground floor street frontage, measuring 2.1m north-south with a tripartite bay division containing windows dating from before 1970 but after 1901 (on the basis of photographs obtained from the current owner, see *Historic Images*, below). The bay window itself was constructed at some time after 1901 (*ibid*). A modern cushioned bench ran around the inside edge of the window.

The south-eastern room connected directly with the south-west, with only a partition stub extending from the north wall acting to partially demarcate the two rooms. The south-eastern room was formerly the public lounge of the hotel and was in use as a family living room at the time of the visit. As with the public bar, elevations were

largely obscured by modern furniture. A hatch connecting with the basement beneath this room was under carpet and inaccessible at the time of the visit. The lounge proper was accessed via a cased opening and short riser, the floor being raised.

The east elevation included a fireplace, mounted with a modern stone-clad mantelpiece and cast iron stove. To the north of this, a 1m x 0.6m modern window with vent fan occupied an original embrasure facing out onto the eastern street frontage. White-painted wooden shelves and cupboards fitted a bookcase alcove to the south of the fireplace. These were reproduction in the Victorian style, although a panelled cupboard unit above may have been early (given an affinity of style with similar tongue-and-groove works elsewhere in the hotel, an Edwardian or slightly later date is probable; a blocked doorway visible on the exterior elevation in this corner- see below- precluded the possibility that the unit was original).

The south elevation included the south-east ground floor bay window, of the same style and dimensions as that noted above; the window bench featured older wood panelling, however, with a broad (0.15m) skirting board, all being white-painted and merging with a dado panel immediately to the east which rose 0.6m from the present carpet level, topped with a rail below vertical wainscot boards reaching to the ceiling. It is possible that this woodwork was original to the room, or at least dated from early in its use. The top of the wall featured crown moulding, with the space between this and the moulded embrasure casing around the bay window having been stripped of decoration. A door in the north elevation, opposite, gave access to the stairs to the first floor, ground floor storage and toilet area and former kitchen; the door was a recent plywood example, but the dado to either side featured moulded wood panelling and skirting board, which was certainly early if not original to the room.

Reached via a second modern door, the storage and toilet block included a U-shaped corridor, the walls and ceiling of which had been stripped of decoration and partially replastered. The skirting boards and wooden doorframes enclosing doors to a side vestibule, WC and former kitchen were moulded and possibly of early origin, while the doors themselves were modern (with the exception of the panelled kitchen door, possibly early to mid-twentieth century). The French doors connecting with the south-western corner of the courtyard (see above) were sealed off with a varnished modern board and not accessible. The side vestibule was being utilised for storage at the time of the visit and not fully accessible; however, crown moulding was noted around the walls, while the bottom portion of the walls had been stripped, suggesting the removal of dado panelling. The floor was of stippled cement paving blocks with an eroded overlay of concrete. The WC lobby, diagonally opposite to the west, contained a modern sink unit, while the WC itself featured an embrasured window measuring 0.7m x 0.4m with wooden sill shelf and white-painted casement frame with brass fittings, of uncertain age. As noted from the courtyard (see above), this window may have been rebuilt, although this was not apparent from the interior.

The western arm of the U-shaped corridor was floored with whinstone slabs which may have been original, being somewhat eroded, uneven and damaged in places. The former kitchen in the north-west of the ground floor was being heavily utilised for storage and not fully accessible at the time of the visit. All elevations were severely obscured.

Stairs, Ground Floor-First Floor. These featured a left-hand spiral in a half-circular well with quarter-turn after an initial eight risers from the ground (facing west), with a final

six spiralling risers to reach the top step on the first floor (facing south). There was no intermediate landing. A left-hand banister rail was present, with varnished, moulded wooden rail mounted on cast iron decorative supports with floriate motif. The banister may have been original to the building. The stair was carpeted.

First Floor. The northwest corner room (Bedroom 1), accessed via the short connecting passage from the west range (see above) was in use as a bedroom at the time of the visit. The walls were recently wallpapered and partially obscured by furniture. The ceiling was coved, with both crown moulding and raised panel moulding; given that this room was situated above the pend, the ceiling design presumably recalled the barrel vaulting of the latter. The ceiling light fitting was modern. The north elevation, towards the courtyard, featured an early or original moulded mantelpiece (white-painted) with more recent (possibly Edwardian) tiling reducing the fireplace area from 0.8m to 0.5m in height (from the tiled hearth surface); a wooden board covered the reduced fireplace. The embrasure of the 1.4m x 1m window to the east of the fireplace featured raised panel wainscoting, white-painted, casing a sash window frame - the panelling may have been original to the building, while the window frame was possibly early twentieth century. A 1.3m x 0.8m window in the west elevation was obscured by furniture at the time of the visit. Doorframes in the west and south elevations were also moulded and may have been original, although the doors were replacements.

A short corridor intervened between this room and the south-west corner room. This featured a short flight of three stairs descending to the first floor landing from a moulded wooden cased opening, possibly original. Moulded skirting boards, 0.1m high (from carpet), adjoined the casing.

The south-west corner room (Bedroom 2) was in use as an office and elevations were largely obscured at the time of the visit. However, as in Bedroom 1, the ceiling was coved, with crown and raised panel moulding. A bay window in the south elevation (the south-west street front bay of the first floor) post-dated 1901 on photographic evidence (see *Historic Images*, below). It was tripartite and measured 2.5m across, with moulded wood-panelled embrasure (white-painted, moulding only around edges). The room was entered via a modern door within a recent frame with reinforced glass transom light.

The first floor landing was carpeted throughout and partially wallpapered. Notable here were the ceiling cornices which formed the bottom or crown moulding edge of shallow coving, with simpler moulding continuing to ceiling height. The cornices, which extended along all elevations of the landing, were decorated with a repeating abstracted shield design and were original to the building. The walls also featured moulded skirting boards of the same design and proportion as noted in the corridor (see above). Also notable was a plain Roman arch connecting the landing proper with the ground floor stairwell and forming the arched support of the second floor staircase.

The south-central room (Bedroom 4), was in use as a single bedroom measuring 4m (east-west) x 2.7m (north-south). The ceiling featured simple crown moulding on all four elevations. The west elevation included a white-painted wood-panelled press cupboard at the south end, with recent brass fittings on a door with raised panelling which may itself have been of considerable age, if not original. This abutted a 1.3m high white-painted wooden mantelpiece with moulding of a simpler design than that in Bedroom 1 (see above), framing a blacked cast-iron fireplace that was certainly early

(being somewhat squat and with a combined floral and geometric decoration, possibly Victorian but on grounds of similarity with the example in Bedroom 8- see Second Floor, below- more probably Edwardian). A relatively recent, wood-panelled sink occupied the north-west corner of the room. A 1.5m x 0.8m wooden sash window with brass fittings occupied the centre of the south elevation, within a white-painted wainscoted embrasure (tongue-and-groove pine boards beneath the window, raised panels on the side casings). The window embrasure was original to the building, while the tongue-and-groove panelling was possibly Edwardian, on grounds of similarity with an example on the second-floor (see below), while the window frame itself had been replaced (see *External Elevations, Exterior Circuit*, below). The only door was in the north-east corner, in the east elevation; this featured an early (possibly Victorian), raised six panel door within a plain frame. The skirting boards were of the same style and proportion as those on the landing.

The central store room in the south of the hotel, measuring 2.5m (east-west) x 2m (north-south), was in use for storage and largely obscured. The south elevation featured a sash window of the same dimensions as that in Bedroom 4 but minus the panelling, featuring only a white-painted sill shelf. The window may have been original, but modified. The north elevation featured a modern door in a simply-moulded, partially damaged frame. The skirting boards were similar to those elsewhere on the first floor.

The south-eastern room (Function Room) was accessed at the east end of the landing via a plain modern door in a simply moulded frame. It measured 5.5m square and was uncarpeted at the time of the visit, featuring east-west oak floorboards which may have been original (being certainly aged and slightly warped in places). The south elevation featured an embrasured window of the same dimensions as those in Bedroom 4 and the storeroom, framed and panelled in a fashion identical with Bedroom 4. The brass fittings on the base of the lower sash differed, however, being two hooks rather than a single handle. The window was probably original to the building. The south end of the east elevation featured a sash window of the same dimensions as that in the south elevation, within a raised panel embrasure, but with cupboard space (modern doors) beneath a wooden sill shelf instead of tongue-and-groove boards. The brass fittings were identical with those in the previous window. Changes in the fabric of the east gable end, viewed externally (see below) suggested this window aperture may have been modified. A replacement mantelpiece had been placed against the east wall at the time of the visit but not yet installed- the fireplace had been entirely covered over and the skirting board (recently removed) extended across the full length of the wall, as evidenced by a groove and nail holes marking the former position of the board at the base of the wall. The floorboards, however, respected the rectangular edges of a concrete constructional hearth, still in position. The ceiling featured simple crown moulding around all four walls and a decorative central gilded plaster boss of uncertain age but holding a modern light fitting. The skirting boards were of the pattern found throughout the first floor, around three of the elevations (the board along the east elevation having been removed).

The shallow-coved ceiling outside the bedrooms on the north side of the hotel (Bedrooms 3, 5 and 6 and bathroom) continued the cornice and crown moulding design of the remainder of the landing area. These bedrooms were all in use and their elevations largely obscured. As noted from differences in external building fabric and structure (see *External Elevations, Exterior Circuit*, below), this part of the range was

possibly an extension from the original building. The west elevation of the north-western bedroom (Bedroom 5) contained a cast iron fireplace and simply moulded wooden mantelpiece closely similar to that in Bedroom 4 and thus certainly early (Victorian or more probably Edwardian) if not original.

The bathroom featured floor-to-ceiling tongue-and-groove panelling on the south and west elevations, quite possibly of Edwardian date, with shallow crown moulding on all four walls. Also early, possibly original, was the four-panelled door within moulded frame, although the brass handle and bolts were replacements. The narrow (1.1m x 0.4m) sash window may also have been original, set in an embrasure with traces of possible former panelling. The ceiling featured a circular light boss, although the light fitting was recent.

East of the bathroom, Bedroom 6 featured deeper crown moulding than in the bathroom and skirting boards of the standard first floor pattern. A cast iron fireplace and wooden mantelpiece at the east end of the north elevation were closely similar to those in Bedroom 5 and Bedroom 4, but with a cast iron grate attached. As with the other such examples, this was certainly of early date (Victorian or Edwardian). An embrasured sash window at the west end of the elevation was possibly original to the extension, although a sink fitted beneath was relatively recent. The embrasure was not panelled. A central wooden hatch in the ceiling accessed loft space above; slight damage to the ceiling around the hatch edges suggested it might have been inserted.

Bedroom 6, in the north-east corner of the building, featured crown moulding similar to that in Bedroom 5, with an embrasured sash window (possibly original to the extension) measuring 1.5m x 0.8m in the east elevation. The embrasure beneath the window was panelled with tongue-and-groove boards, while the brass fittings were similar to those in the Function Room.

Stairs, First Floor-Second Floor. Fully carpeted, these commenced with a nine-riser right-hand spiral half-turning from north (at the base) to south. A straight flight of four risers then connected with the second floor entrance. The varnished wooden left-hand rail and cast iron floriate supports were in the same style as those equipping the ground floor/first floor stairs and were presumably of the same date. A set of plain, white-painted wooden railings, ending in a part-painted, part-varnished balustrade, supported a varnished wooden railing on the right hand of the straight, upper flight. This was probably a later replacement or insert. The stairs entered the second floor via an east-west corridor, part of the north side of which faced out into the stairwell. This was panelled with white-painted tongue-and-groove boarding, possibly original, as was the northern portion of the east-facing side wall of the west room of the second floor (Bedroom 7), which also faced onto the stairwell. An embrasured skylight, with replacement frosted glass, was positioned above the stairs on the north side. The second floor entrance featured a plain replacement door and a frame moulded on the south side only (ie, within the second floor corridor). The stairwell ceiling had largely been stripped and re-plastered with a base coat.

Second Floor. This was entered via an east-west corridor connecting the two main rooms (Bedrooms 7 and 8). The corridor was carpeted, with papered walls without crown mouldings, the ceiling sloping with the roof pitch on the north side. A store cupboard occupied the north-east corner of the corridor, measuring 1.5m long (east-west), 0.5m deep (north-south) and rising from 1.5m high against the north corridor

wall to 2.05m high at the southern edge of the cupboard. The cupboard was not free-standing, but fixed onto the wall and ceiling with crown moulding at the ceiling join. It was composed of painted floor-to-ceiling tongue-and-groove panelling and a door made of the same material with iron strap hinges. Despite a replacement lock, it is likely that the cupboard was early, possibly Edwardian. Apart from the stairs entrance already described, all doors leading off from the corridor were four-panelled, within simply moulded frames, and may have been early, despite having replacement brass handles.

The store room in the centre of the south side, second floor, measured 2m (east-west) x 1.55m (north-south), with a steeply pitched ceiling sloping to the south, in the centre of which a rectangular two-panelled skylight featured possibly original glass and corroded iron strap opener. The walls had been stripped and partially denuded of plaster, exposing horizontal laths.

The west room (Bedroom 7) measured 3.8m (east-west) x 3.1m (north-south). The ceiling was pitched steeply to both north and south, walls and ceiling papered and painted. The west elevation included a blocked-off fireplace with recessed blocking plate and moulded wooden mantelpiece measuring 1.05m high x 1.15m wide. The mantelpiece was similar in style to those on the first floor, if rather less ornate; it may have been original and was certainly early (Edwardian, as stylistically it was similar to the fireplace in Bedroom 8, see below, which must post-date 1901). A dormer window in the south elevation (south-west of the second storey street frontage) was an insert that post-dated 1901 (photographic evidence, see *Historic Images*- the 1901 image suggests an earlier dormer in approximately the same location). It measured 2m north-south and was a tripartite bay, as with the ground floor bay windows. The sash window frame and brass fittings resembled those in the function room and elsewhere on the first floor, as did the skirting boards on all elevations.

The walls and ceiling in the east room (Bedroom 8) had been entirely stripped of plaster and laths, exposing the roof beams and wall frame (except in the west elevation which was still papered). Several spars and beams had been replaced, but many were certainly aged- while not original, they were probably contemporary with the insertion of the dormer in the south elevation, which was of the same dimensions and appearance as that in Bedroom 7, but with tongue-and-groove panelling beneath the window (photographic evidence that the dormers post-dated 1901 suggests all such panelling in the hotel may be Twentieth Century). The exposed east-west floorboards may have been original to the building. The east elevation included a central cast iron fireplace with wooden mantelpiece, closely similar to that in Bedroom 4 on the first floor and of presumed Edwardian (ie, post-1901) date, with concrete constructional hearth in front.

Exterior Elevations, Exterior Circuit

South Elevation. This fronted onto the junction of Church Street and South Street. The majority was the south elevation of the hotel building and this was white-painted, with black trim around windows and doors. The double-hinged concertina folding doors closing off the pend entrance were also black-painted, beneath white-painted tongue-and-groove panelling across the arch rise which mirrored the fabric of the doors. The segmented pend arch was faced with dressed chamfered intrados, white-painted as with the surrounding wall. Iron fittings were visible on the wall face to each side of the arch, possibly representing earlier gates or doors. Two bay windows projected from the ground floor wall face, with three flat-fronted sash windows above and a bay window at the west end of the first floor. Two dormer windows projected from the roof (covered

with grey slate), with a small skylight between. Black-painted cast iron ogee guttering ran along the wall head, with a bracket-mounted rectangular downpipe (possibly original) at the west end only. Similar guttering was mounted above the south-west and south-east ground floor bay windows, with circular downpipes to west and east respectively. From photographic evidence (see *Historic Images*, below), it may be ascertained that neither the bay windows nor the second floor dormer windows were original to the hotel but post-date 1901 (although the western dormer may have replaced an earlier example), a conclusion borne out by the later style of downpipe on the bay windows. The dormers appear to have been constructed before the bay windows, as the former were already present by the early 20th Century (1910s, estimated). From the same source, it is clear that the sash windows in the south elevation were re-glazed after 1901, although whether or not this included replacement of the frames is less clear.

Two floodlight fittings mounted on the first floor were recent attachments, but were present by 1970 (see *Historic Images*). A glazed porch visible in the 1970 photograph was no longer present across the main entrance in the centre of the elevation, which featured a replacement Victorian-style four-panel door. A flight of four concentric semi-elliptical stone steps ascending from the street to the main doorway appear to have been present by 1901 and may be original, although the pavement level has been raised by several centimetres since 1970. Three chimney stacks were spaced along the roof, with a smaller example topped with two pots at the west gable end and larger, five-pot stacks (both partially adapted with metal vents) at the east end and just west of the western-most dormer. All three were present in 1901, although the ceramic pots were added some years after this date.

East Elevation. This faced onto a narrow, concrete-floored alley between the site and the corner properties of South Street/Stirling Road. The east gable end of the south range/hotel fronted onto a bend in South Street and was largely stripped of paint, except in the white-painted south-west corner (end of the south elevation), white-painted chimney stack and around the two windows visible. On the first floor, the east window of the Function Room retained patches of black trim around the casing, while the east window of the former public lounge on the ground floor was edged in white- clearly, the gable end had previously been painted to match the south elevation. The exposed stone fabric was largely rubble walling, but five variations were noted: the corner with the south elevation featured alternate long and short ashlar quoins; the majority of the ground floor north of the corner was uncoursed red sandstone rubble; the lower part of the first floor was squared, coursed red sandstone rubble; this sat upon a patch of squared, coursed yellow sandstone rubble; the upper part of the first floor was similar to this patch, being squared, coursed yellow sandstone. These variations suggested a rebuild of the first floor, perhaps involving modification to the end window, which in turn suggested this in its present form was perhaps not original. A blocked doorway stood at the south end of the ground floor, offset from the first floor window and approximately external to the space occupied by the corner bookcase alcove in the former public lounge (see *South Range/Hotel (Interior)* above). This was cased with yellow sandstone ashlar blocks and featured a cracked lintel inscribed with the legend *RCMP 1769 (or 7)*- this was certainly re-used stone from an unknown original building; the meaning and significance of the initials is also unknown.

The north-east end of the hotel was unpainted and recessed west by 1.1m from the main gable end in the south-east; it was also somewhat shorter and while largely of squared rubble contained a higher proportion of dressed stone, with blocks of greyish or white limestone included and stugging noticeable in several areas. Render had been re-applied and a plastered lintel above the ground floor doorway (east door of side vestibule, see above) had been supported with red brick. A single first floor window (Bedroom 3 window, see above) was cased with stugged ashlar greyish-yellow sandstone rybats. Long and short stugged ashlar quoins formed the north-east corner of the range. The differences in construction between this corner block and the main gable end suggest it may have been a later extension from an original hotel building comprising the south part of the range.

The exterior of the courtyard entrance doorway in the south of the east courtyard wall (see above) was framed with whitewashed concrete (recently removed below 0.5m from ground level), set into repointed stugged, squared rubble casing. A wrought iron gate protected the replacement door. Changes in the wall fabric conformed to those noted from within the courtyard (see above). Two modern aluminium vent grilles were set into the wall, one at ground level, the other 0.2m above this and 2m to the north. 2m north of the doorway and 2m above ground level, a vertical chiselled slot 0.08m long in a stugged, squared block was edged to one side by a corroded iron bar set into the block at both ends. This appeared to be an attachment of some sort, but the block may have been re-used, being set as it was within an area of apparently random rubble.

North Elevation. This faced onto the rear of modern housing along Stirling Road to the north of the site. It was unpainted and appeared always to have been so. The north gable end of a small, single-storey utility building in the north-east corner of the courtyard (interior not accessed at the time of the visit), was constructed of squared, coursed sandstone rubble, predominantly yellow but with some red stone suggesting possible repair and rebuild. Much of the stone surface appeared eroded. The east and west ends of this wall also appeared to have been rebuilt, with the courtyard wall (long and short quoins) adjoining to the east and a rebuild to the building to key it into the wall, rather than being built out from the wall in the same fabric and style- indicating a different phase of construction. The gable also featured a single chimney stack (no pot), the base of which had been patched with red brick; a vertical/diagonal crack was apparent in the fabric close to this patch, suggesting damage and/or a rebuild. Similar rebuilding characterised the junction of the utility building with the north-east corner of the north range. This small building either predated the courtyard wall and north range and was adapted to fit it into a general scheme, or was built into a vacant corner of the yard with part of an existing wall being demolished to accommodate it.

The east end of the north range featured at least five rectangular putlog holes indicating construction scaffolding at a height of 2.1m above the present ground level, with a possible fifth such hole adapted to take a modern aluminium vent. The wall head and grey-slate roof above these holes exhibited a pronounced curvature, which may or may not have been connected to their presence. The wall fabric of the north range north wall was squared sandstone rubble, with a mix of red and yellow stone; a stretch of coursed smaller rubble along part of the lower wall, just above the ground (currently surfaced with concrete), was the only noticeable exception. Apart from this area, there were no obvious changes in fabric, suggesting the majority of the wall was probably constructed as a single phase.

Two fixed windows in apertures measuring 0.5m x 0.4m, with thin slab sills and stugged rubble casings and lintels, featured in the upper storey. At the east end of the north range, on the ground floor, a partially blocked doorway had been converted into a window (this was the window noted in the northwest of the ground floor storeroom, see *North Range, Interior*, above). The original rybat casings and ashlar lintel of the doorway remained in place, the doorway measuring 2m x 0.85m. Above this and slightly offset to the east, a first floor casement window with replacement frame measured 1m x 0.8m (the western window, first floor, as noted in *North Range, Interior*, above). It featured rubble side casings and a wide (c.0.35m) smooth ashlar lintel. Along the wall head ran an aluminium half-round gutter with corroded iron brackets.

The north gable end of the west range, forming the west end of the north elevation, exhibited a marked difference in fabric and a readily defined junction with the north range. The join was visible as a vertical line marking the edge of the west range- the two ranges were therefore not fully keyed into each other. The edge of the north range was marked by small rubble slabs filling the interstices on the west faces of the larger rubble blocks of the wall, building up the end of the wall to create a flush meeting with the west range gable end. This suggested that the north range had been built against the corner of the pre-existing west range building. The gable end was constructed of squared grey sandstone rubble, much of it stugged but with clear signs of erosion. The triangular slab-lined window and rectangular slots noted in the interior of the west range (see above) were visible in the upper storey; also visible was the original roof line, showing as two steeply pitched lines (with traces of grey slate protruding from the eastern-most example) approximately 0.8m-1m beneath the present roof. The smaller (0.5m square) and larger (1m x 0.55m) windows noted in the interior (see above) were located in the lower storey, the larger, probably inserted, window being bricked up behind corroded iron bars. The ends of three iron bars were just visible in the render above the stone lintel of the smaller window, possibly representing the remains of a grille over the window, but probably the ends of the bars noted in the interior (see above).

West Elevation. This faced onto the hotel garden and comprised the west wall of the west range, with the west wall of the pend entrance at the south end. The west range featured a new grey slate roof and new half-round guttering. The wall fabric was a fairly uniform mix of grey, green and yellow sandstone squared blocks, with stugged rybat casings, lintels and sills around the windows. New replacement stone was noted around the paired rectangular windows at the west end of the upper storey (noted in the interior of the north room, west range, see above) and around the rebuilt doorway noted in the ground floor central room (see above). Above the latter, an entirely new ashlar lintel also acted as the threshold of a first-floor doorway, 2m wide and currently filled with chipboard and a temporary modern door. The side casings of this doorway had also been rebuilt, although original squared rubble was noted along with new replacement material.

The most noteworthy feature of this northern part of the elevation was a clear vertical join running from the ground up to the base of the first floor between the north room and the central room, ground floor, with the division at the south face of the internal dividing wall between the two. This suggested that this internal wall had originally been the south wall of a pre-existing north-west corner building, onto which the central

room had then been built to form the west range. That this division was not apparent on the first floor suggested the older building had also been extended upwards at the same time, which accords with the evidence of an earlier roof line noted in the north gable end of the range. It was also noticeable that the west wall of the range formed an outwards dogleg at the junction of the central room with the south room, the latter being 0.5m wider than the former: it may be that the south room also predated the central room, with this middle section being constructed to link two earlier buildings into a single range. The remainder of the west range, the outer wall of the south room, continued in uniform manner with re-pointed rubble walling. Three 0.5m square windows with stugged rubble casings, noted internally (see above) and currently boarded, were evenly spaced along the upper storey.

The west side wall of the pend contained, at its north end where it adjoined the west range, a ground floor doorway, brick-up with machined red bricks but cased with ashlar rybats and stugged ashlar lintel and threshold. This corresponded with the recessed, barred alcove noted in the interior of the pend (see above). This may at some stage have been reused as a window, but there was no evidence of this in the uniform construction of the brick wall. Above the doorway, on the first floor, the 1.3m x 0.8m west window of Bedroom 1 (see above) featured a sash window which may have been early twentieth century (see *Historic Images* below for window styles- indicates reglazing post-1901). The southern part of the pend wall was also the ground floor of the west gable end of the hotel. Built largely of courses, squared rubble with ashlar quoins, this notably bore traces of a demolished building, the east gable end of which had adjoined the west wall of the hotel. The remains survived as a steeply-pitched roofline denoted by roof slates and edging-slabs protruding from the hotel wall, beginning at approximately 2.5m above the present ground surface and extending upwards to a c0.6m wide ridge plateau roughly two-thirds of the height of the hotel. Beneath this plateau, the remnant of a stone-built chimney projected from the hotel wall, offset to the north from the hotel's existing gable end chimney, extending from the ground to approximately half the height of the hotel and 0.7m wide. A bricked-up fireplace, 1.55m tall and framed in stugged sandstone (one block each for supports and mantle), occupied the base of the chimney and was blocked with machined red brick. The top of the chimney flue joined the hotel wall, with a blocked window visible in the wall immediately to the south of the chimney and seemingly utilising the flue as its north edge. 1m south of the fireplace, on the ground floor, traces of a blocked doorway were visible, cased in dressed sandstone; alternatively, this was the end of the south wall of the demolished building. The hotel wall beneath the blocked window and either side of the chimney appeared to have been rebuilt in red sandstone rubble with render fairly thickly applied.

A possible sequence of construction suggested by these elements might be an earlier building to the west of the present hotel being adjoined to the hotel site through the construction of the pend, with end window and door being blocked off and chimney diverted, prior to the earlier building then being demolished.

3 Conclusions and Recommendations

Alder Archaeology considers the terms of reference for this site to have been met and does not recommend further work in connection with the present development. Any

future development not covered by the current planning permission may require additional archaeological work. However, the final decision ultimately rests with Perth & Kinross Heritage Trust.

Appendix 1 Historic Images



Royal Hotel, 1901



Royal Hotel, undated but presumed 1901-1914



Royal Hotel, 1970

Appendix 2 Photographic Register

<i>Image No</i>	<i>Description</i>	<i>View</i>
Interior	South Range, Ground Floor	
001-2	Former bar (living room), south range	E
003-4	Former bar (living room), south range, east elevation	E
005	Former bar (living room), south range	W
006	Former bar (living room), south range, western bay window, south elevation	S
007-8	Former bar (living room), south range, eastern bay window, south elevation	S
009	Former bar (living room), south range, exit to stairs, north elevation	N
010	Spiral staircase to north of former bar, base	W
011	Spiral staircase to north of former bar, turn	W
012	Spiral staircase to north of former bar, turn with skirting board	W
013	Spiral staircase to north of former bar, top	S
014	Spiral staircase to north of former bar, doorway from turn	E
015	Spiral staircase to north of former bar, top	N
016	First-second floor staircase, underside	N
017	First-second floor staircase, boards on second floor entrance	N
018	Former bar (living room), south range, exit to stairs, north elevation (door open, base of stairs, exit to storage area)	N
019	Corridor, entrance/junction north of stairs, ground floor storage area	W
020	North-leading corridor, from junction north of stairs, ground floor storage area	N
021-23	Small storage room to north of stairs, from north-leading corridor, ground floor storage area	NW, N
024	Sink in toilet room, ground floor storage area	W
025	Window, toilet room, ground floor storage area	N
026-27	Corridor connecting with exit to courtyard, ground floor storage area	N
028-29	Storeroom, west end of corridor, ground floor storage area	W, N
Exterior	Courtyard	
030	East elevation (wall) of courtyard, west-facing	E

031-32	East elevation (wall) of courtyard, west-facing, detail of iron tethering ring	E
033	East elevation (wall) of courtyard, west-facing, detail of second iron tethering ring (to north of first)	E
034-36	South elevation of courtyard, east end, north-facing wall of living quarters, French window on ground floor	S
037	South elevation of courtyard, east end, north-facing wall of living quarters, first floor and chimney	S
038-39	South elevation of courtyard, mid-section, north-facing wall of living quarters	S
040-41	South elevation of courtyard, east end, north-facing wall of living quarters, detail of beam slots and modern repair above French windows, ground/first floor	S
042	South elevation of courtyard, west end, north arch of pend entrance passage, ground floor	S
043	South elevation of courtyard, west end, north arch of pend entrance passage, first floor	S
044	South elevation of courtyard, west end, north arch of pend entrance passage, oblique of ground floor	SW
045	South elevation of courtyard, west end, north arch of pend entrance passage, west intrados and base	W
046	South elevation of courtyard, west end, north arch of pend entrance passage, east intrados and base	E
047	South elevation of courtyard, west end, north arch of pend entrance passage, east intrados, detail of iron hinge bracket	E
048	South elevation of courtyard, west end, north arch of pend entrance passage, connecting side entrance to courtyard	E
049-50	South elevation of courtyard, west end, north arch of pend entrance passage, connecting side entrance to courtyard, brickwork	SE
051	South elevation of courtyard, west end, north arch of coach entrance passage, connecting side entrance to courtyard, detail of brickwork- "Wellwood" brick (brickworks near Dunfermline, 1934-1981)	SE
052-53	South elevation of courtyard, west end, north arch of pend entrance passage, connecting side entrance from courtyard	W
054	West elevation of courtyard, west range of hotel	W
055	West elevation of courtyard, west range of hotel, central window, first floor	W
056	North elevation of courtyard, north range of hotel, west end	N
057	North elevation of courtyard, north range of hotel, west end, oblique of first floor window	NW
058	North elevation of courtyard, north range of hotel, west end, first floor	N

059-60	North elevation of courtyard, north range of hotel, mid-section	N
061	North elevation of courtyard, north range of hotel, east end	N
062	North elevation of courtyard, north range of hotel, east end, detail of iron tethering ring	N
063	South elevation of courtyard, east end, blocked former doorway	S
064	Apex, junction of east and north elevations of courtyard	NE
065	East elevation of courtyard, south end, oblique of doorway	SE
066	East elevation of courtyard, detail of wooden plank beneath upper course of wall	E
067	East elevation of courtyard, detail of beam slot above doorway	E
068-69	East elevation of courtyard, detail of rebuild to wall	E
070	East elevation of courtyard, east end, doorway	E
071	South elevation of courtyard, detail of iron outflow pipes in wall	S
072	South elevation of courtyard, detail of lead sheet, remaining wooden planking/beam above lintel of central doorway	S
073	South arch of pend entrance passage, triple-panel sliding gate	S
074	East elevation of pend entrance passage, south end, side door to former bar (living room)	E
075	East elevation of pend entrance passage, mid-section	E
076	East elevation of pend entrance passage, north end	E
077	East elevation of pend entrance passage, north end, detail of iron tethering ring	E
078	West elevation of pend entrance passage, south end	W
079	Ceiling of pend entrance passage, detail of pulleys	N
080-82	West elevation of pend entrance passage, detail of barred recess (blocked window)	W
083	North arch of pend entrance passage	N
084	South arch of pend entrance passage, oblique	SE
Interior	West Range, Ground Floor	
085	South room, west range (storage, partial renovation), oblique	NW
086	East elevation of south room, west range (storage, partial renovation), south door to coach entrance passage	E
087	East elevation of south room, west range (storage, partial renovation), central	E

	window (blocked)	
088	East elevation of south room, west range (storage, partial renovation), north door to coach entrance passage	E
089	South elevation of south room, west range (storage, partial renovation)	S
090	North elevation of south room, west range (storage, partial renovation)	N
091	North elevation of south room, west range (storage, partial renovation), detail of exit doorway to central room	N
092	West elevation of south room, west range (storage, partial renovation), north end	W
093	West elevation of south room, west range (storage, partial renovation), south end	W
094	Central room, west range (storage, partial renovation), oblique	NW
095	North elevation of central room, west range (storage, partial renovation)	N
096	North elevation of central room, west range (storage, partial renovation), detail of alcove in west end	N
097	West elevation of central room, west range (storage, partial renovation), restored doorway (modern door)	W
098	West elevation of central room, west range (storage, partial renovation), south end	W
099	South elevation of central room, west range (storage, partial renovation)	S
100	North elevation of north storage room (floorspace taken up with storage items), detail of small window	N
101	North elevation of north storage room (floorspace taken up with storage items)	N
102-103	South elevation of north storage room (floorspace taken up with storage items), exit doorway to central room	S
104	South elevation of north storage room (floorspace taken up with storage items), oblique	SW
105	West elevation of north storage room (floorspace taken up with storage items), south end	W
106	North elevation of north storage room (floorspace taken up with storage items), oblique, detail of window	NW
116-117	East elevation of central room, west range (storage, partial renovation)	
Interior	North Range, Ground Floor	
107-108	North elevation of ground floor storage room, west end	N
109-110	North elevation of ground floor storage room, west end, detail of window	N
111	North elevation of ground floor storage room, west end	N

112	North elevation of ground floor storage room, east end, oblique	NE
113	West elevation of ground floor storage room	W
114	South elevation of ground floor storage room, west end	S
115	West elevation of ground floor storage room, oblique, detail of change of flooring at entrance	NW
Interior	West Range, First Floor	
118	South elevation, south room, first floor (storage, partial renovation)	S
119	North elevation, passage linking west and south ranges, detail of window	N
120	East elevation, south room, first floor (storage, partial renovation), oblique of door to south range	SE
121	East elevation, south room, first floor (storage, partial renovation), south end	E
122	East elevation, south room, first floor (storage, partial renovation), mid-section, windows	E
123	East elevation, south room, first floor (storage, partial renovation), oblique, north end	NE
124	West elevation, south room, first floor, north end (above stairs, removed)	W
125	West elevation, south room, first floor, oblique	SW
126	East elevation, north room, first floor, south end	E
127	North elevation, north room (storage, partial renovation)	N
135	South room, detail of threshold onto stairs (removed)	N
136-138	Courtyard, from central window of west range	NE, E, SE
139	General of west range	N
140-141	Replacement roof beams, west range	SW, NW
Interior	North Range, First Floor	
128-129	North elevation, west room (storage, partial renovation), detail of west window	N
130	South elevation, west room (storage, partial renovation), oblique, detail of window	SE
131	South elevation, east room (storage, partial renovation), detail of west window	S
132	South elevation, east room (storage, partial renovation), detail of central window	S
133	North elevation, east room (storage, partial renovation, floorspace taken up with storage items), oblique	NE

134	North elevation, bedroom in partitioned west room, oblique	NE
Interior	South Range, First Floor	
142	General of bedroom, northwest room of south range (Bedroom 1)	SE
143-145	North elevation of Bedroom 1	N
146	West elevation of Bedroom 1, door to west range	W
147	South elevation of Bedroom 1	S
148	Stairs, corridor onto first floor landing from Bedroom 1/2	E
149	Stairs, corridor from first floor landing to Bedroom 1/2	W
150	Landing, detail of cornice above landing stairs	W
151	Landing, detail of cornices on first floor ceiling beneath stairs to second floor	E
152	Landing, detail of ceiling and cornice outside first floor shower room	N
153	Landing, detail of ceiling and cornices to south of second floor stairs	S
154-155	Landing, archway at base of second floor stairs	E
156-158	West elevation, central south bedroom (Bedroom 4), fireplace	W
159	South elevation, central south bedroom (Bedroom 4)	S
160-161	East elevation, central south bedroom (Bedroom 4)	E
162	East elevation, central south bedroom (Bedroom 4), oblique	NE
163-165	South elevation, central south store room	S
166	North elevation, central south storeroom	N
167	Landing, doorway into function room	E
168-169	Landing, detail of ceiling and cornice above function room doorway	E
170-171	General of function room	SE, NE
172	South elevation, function room	S
173	East elevation, function room	E
174	East elevation, function room, oblique of unattached mantelpiece	NE
175	East elevation, function room, window	E
176	West elevation, function room	W
177-178	Function room, detail of light fitment in ceiling	E

179	North elevation, function room	N
180	Oblique of southeast corner, function room	SE
181	Landing archway, from function room	W
182	Landing, detail of cornices outside northwest-central bedroom (Bedroom 5)	W
183	Landing, detail of cornice outside shower room	W
184	Landing, base of stairs to second floor	SE
185	Upper flight of stairs to second floor, from landing	SE
186	West elevation, Bedroom 5	W
187	Oblique of west elevation, bathroom (sink)	NW
188	Oblique of west elevation, bathroom (bath)	SE
189	South elevation, bathroom	S
190	North elevation, bathroom	N
191-192	Ceiling, bathroom	N, NW
193	Oblique of north elevation, north-central bedroom (Bedroom 6)	NE
194	North elevation, Bedroom 6, west end	N
195	Ceiling hatch, Bedroom 6	N
196	East elevation, east bedroom (Bedroom 3)	E
197	Door to Bedroom 3, from landing	E
198	Upper flight of stairs to second floor	S
199	Upper flight of stairs to second floor	SE
200	Doorway to second floor, top of stairs	S
231-232	Ceiling, southwest office room (Bedroom 2)	S
233	Detail of porch doorway, Bedroom 2	E
Interior	South Range, Second Floor	
201	Top flight of second floor stairs, from second floor entrance	N
202	Second floor entrance	N
203	Second floor entrance (door closed)	N
204-205	Corridor, entrance to east room	E

206	Corridor, clothes press/cupboard (door open)	E
207	Corridor, entrance to west room	W
208	Corridor, entrance to west room (door closed)	W
209	Wooden panelling on west side of stairs, oblique	NW
210	Wooden panelling on east side of stairs, oblique	SE
211	Door to store room	S
212	East elevation, store	E
213	West elevation, store	W
214-215	Skylight, store	-
216	West elevation, west room	W
217	Oblique of dormer window and fireplace, west room	SW
218	South elevation, west room	S
219	Oblique of dormer window	SE
220	View from widow along roof, west room	E
221	East elevation, west room	E
222	Oblique of northeast corner, west room	NE
223	East elevation, east room	E
224	East elevation, east room, detail of fireplace	E
225	West elevation, east room	W
226	North elevation/roofspace, east room, west end	N
227	North elevation/roofspace, east room, east end	N
228	South elevation/dormer window, east room	S
229-230	View from window along roof, east room	W
Exterior	External elevations	
234-235	South elevation, west end	N
236-237	South elevation of west range	N
238-239	South elevation	N
240-241	Location shot, south elevation and along South Street	NE

242	South elevation, oblique	NW
243	South elevation, detail of central door	N
244	South elevation, detail of light fitment and west dormer window	NW
245	South elevation, west end, first floor bay window	NW
246	South elevation, east dormer window and chimney	N
247	South elevation, detail of east end chimney	NE
248	Southeast corner, oblique	NW
249-250	East elevation, south range	W
251-252	East elevation, oblique, door in south range/alley between site and neighbouring property	NW
253	East elevation, end window of south range (Bedroom 3)	W
254	Location shot, alley between site and neighbouring property (east of site)	S
255	East elevation, oblique, east wall of courtyard	NW
256	East elevation, end wall of first floor, south range	W
257	Location shot, alley between site and neighbouring property (east of site)	N
258	East elevation, oblique, east wall of courtyard, detail of iron wall bar fitment and slot	SW
259-260	East elevation, oblique, east wall of courtyard	SW
261-262	North elevation, north wall of utility outbuilding	S
263-264	North elevation, north wall of north range, east end	S
265	North elevation, north wall of north range, east end (roof)	S
266	North elevation, north wall of north range, east end, detail of putlog slots	S
267	North elevation, north wall of north range, east end (roof)	S
268	North elevation, north wall of north range, east end, detail of putlog slot	S
269	North elevation, north wall of north range, east end, detail of putlog slots	S
270	North elevation, oblique, north wall of north range, ventilation grille	S
271	North elevation, north wall of north range, east end, detail of first floor window	S
272-273	North elevation, north wall of north range, oblique	SW
274	North elevation, north wall of north range, west end	S

275	North elevation, north wall of north range, west end (roof)	S
276	North elevation, north wall of north range, west end, first-floor window and gable end of west range	SW
277	North elevation, north wall of north range, west end, partially restored window (blocked former doorway)	SW
278	Location shot, alley between site and neighbouring property (north of site)	W
279	North elevation, north wall of north range, west end, partially restored window (blocked former doorway) and small window in west range north end	SW
280-281	North elevation, gable end of west range	S
282	North elevation, oblique, north wall of west range (base)	SW
283-284	North elevation, north wall of west range (base), detail of stone lintel and modern brick in blocked window	S
285	Northwest corner, west range	SE
286	Northwest corner, west range, detail of windows	SE
287	West elevation, north end (base)	E
288	West elevation, north end (first floor and roof)	E
289	West elevation, north end (base)	E
290	West elevation, north end (first floor and roof)	E
291-292	West elevation, west range	E
293	West elevation, west range, entrance hall door	E
294	Location shot, alley between site and neighbouring property (west of site)	S
295	West elevation, west range, south end, oblique	SE
296	West elevation, west range, south end, oblique, first floor	SE
297	West elevation, west range, south end	E
298	Location shot, alley between site and neighbouring property (west of site)	N
299	End of alley, south elevation of west range (workshop)	N
300-302	West gable end of south range, oblique	NE
303	West gable end of south range, base, oblique	NE
304-305	West gable end of south range, upper storey, oblique	NE
306	West gable end of south range, pend wall, window and blocked doorway	E

307	East end of south elevation of west range, with fireplace on west gable end of south range	N
308	West gable end of south range, pend wall, window and blocked doorway	E

Appendix 3 Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth & Kinross
PROJECT TITLE/SITE NAME:	Royal Hotel, Milnathort
PROJECT CODE:	MI01
PARISH:	Orwell
NAME OF CONTRIBUTOR(S):	C. Fyles
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	Standing Building Survey (Level 2)
RCAHMS NO(S):	NO10SW 80
SITE/MONUMENT TYPE(S):	B-listed building (former hotel)
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	Site centred on NO 1202 0467
START DATE	02/04/15
END DATE	02/04/15
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Mr Murray Mitchell of M & S Character Homes Ltd commissioned Alder Archaeology to undertake an archaeological standing building survey of the former Royal Hotel on South Street, Milnathort. The Level 2 survey was in advance of conversion to a single dwelling house. The hotel, dating from the early 19 th Century, featured three ranges around a central courtyard, with a pend entrance and enclosing east wall. Evidence of phasing was noted in several areas, particularly in the courtyard and west range building. Internal features noted included original cornices on the first floor of the main hotel building (the south range).
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	M&S Character Homes Ltd
CAPTIONS FOR ILLUSTRS	-
ADDRESS OF MAIN CONTRIBUTOR:	Alder Archaeology Ltd, 55 South Methven Street, Perth PH1 5NX
ARCHIVE LOCATION (intended)	RCAHMS (intended)

EMAIL ADDRESS:	director@alderarchaeology.co.uk
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Appendix 4 Standard Terms of Reference for all Fieldwork

4.1 Recording Methodology

Alder Archaeology employs a Single Context Recording System that allows full cross-referencing of stratigraphy, finds and environmental samples, as well as site-wide phasing. All features will be planned at scale 1:20, and sections drawn at scale 1:10. Sections and profiles will be drawn and all features will be photographed with metric scale included. Environmental samples will be taken from archaeologically significant contexts, if the analysis of these samples would aid significantly in the interpretation of any features identified.

4.2 Human Remains

If human remains are encountered they will be left in situ and the local police will be informed. If removal is required this will take place in compliance with Historic Scotland's Policy Paper *The Treatment of Human Remains in Archaeology*.

4.3 Products and Reporting

A Data Structure Report will normally be prepared within a period agreed within the Written Scheme of Investigation/ Project Design, after the completion of the fieldwork. This forms the basic level of reporting. Further reporting may be required on the basis of discoveries made during excavations.

A copy of the report and the project archive will be deposited in the NMRS. Further copies will be sent to the client, LAAO and others, as appropriate.

4.4 Artefacts

Finds of objects will be subject to the Scots Laws of Treasure Trove and *Bona Vacantia*. We will report such finds, if recovered, with supporting documentation to the Secretariat of the Treasure Trove Panel for disposal to the appropriate museum.

4.5 Discovery and Excavation in Scotland

A brief summary of the results will be submitted to *Discovery and Excavation in Scotland*.

4.6 General Conditions and Health and Safety

We adhere to the Code of Conduct of the Institute for Archaeologists.

Alder Archaeology Ltd has public liability insurance of £2,000,000. Details of this can be provided on request.

We operate a strict health and safety policy that conforms to the Health and Safety at Work Act. We undertake Risk Assessments on all fieldwork carried out.

Alder Archaeology representatives will at all times wear protective footwear, high visibility clothing and other appropriate clothing. Hard hats will be worn if there is active plant on site or at all times if the site is deemed a hard hat area.

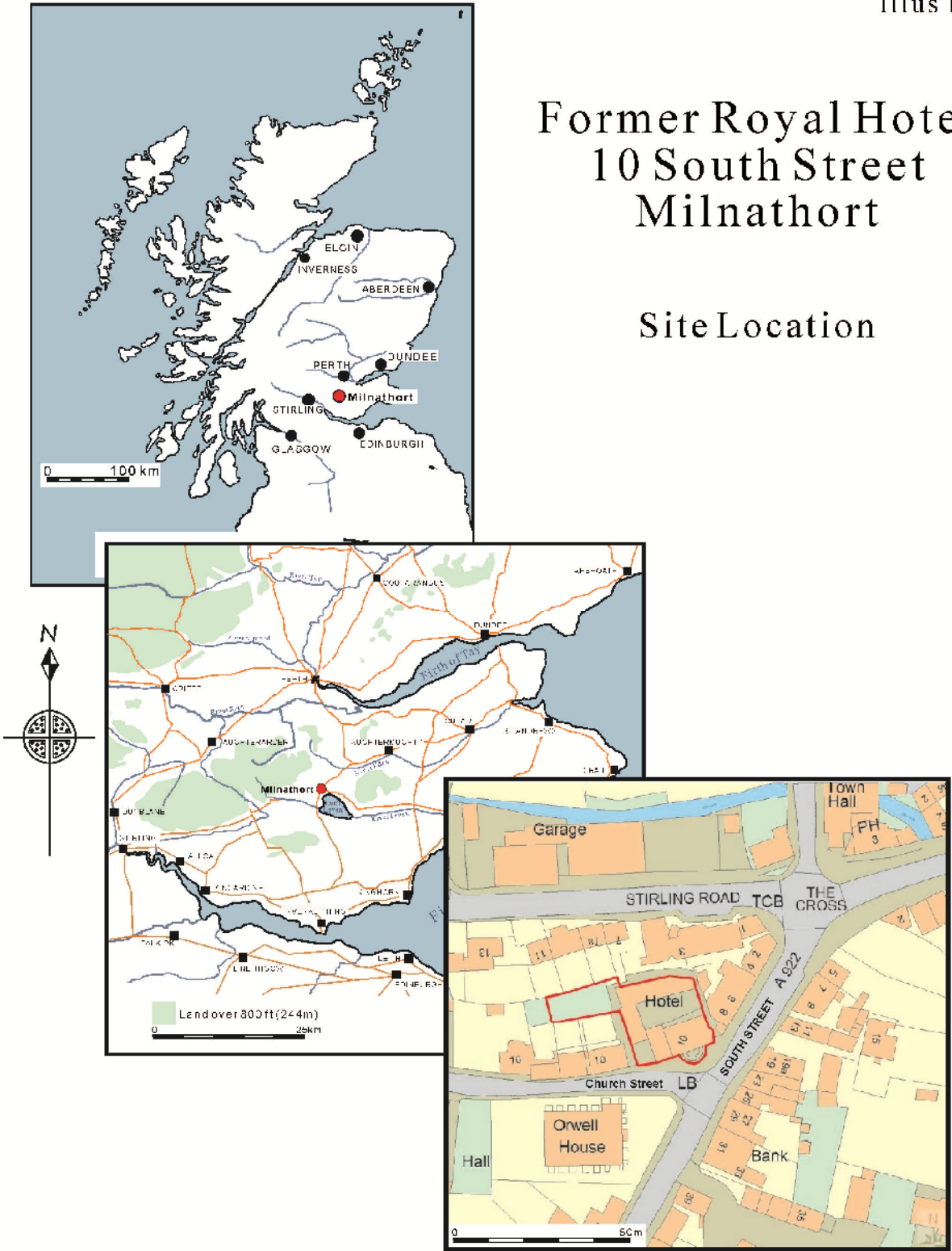
If lightly contaminated deposits are uncovered disposable boiler suits and gloves will be worn. A source of clean water will be made available for staff to clean hands with. If the health risk posed by site contamination is felt to be too high all further archaeological work will stop in that

area.

Illus 1

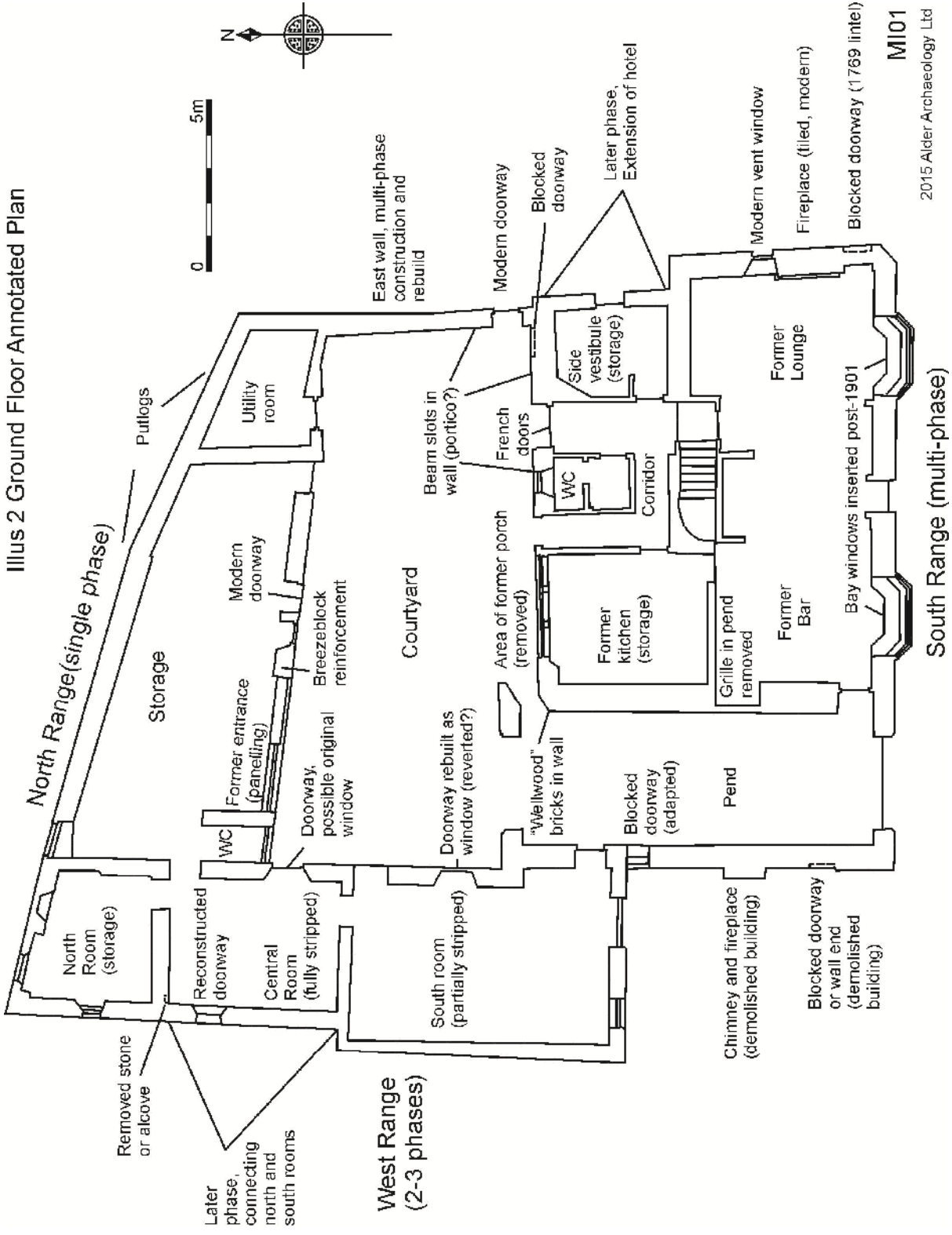
Former Royal Hotel 10 South Street Milnathort

Site Location

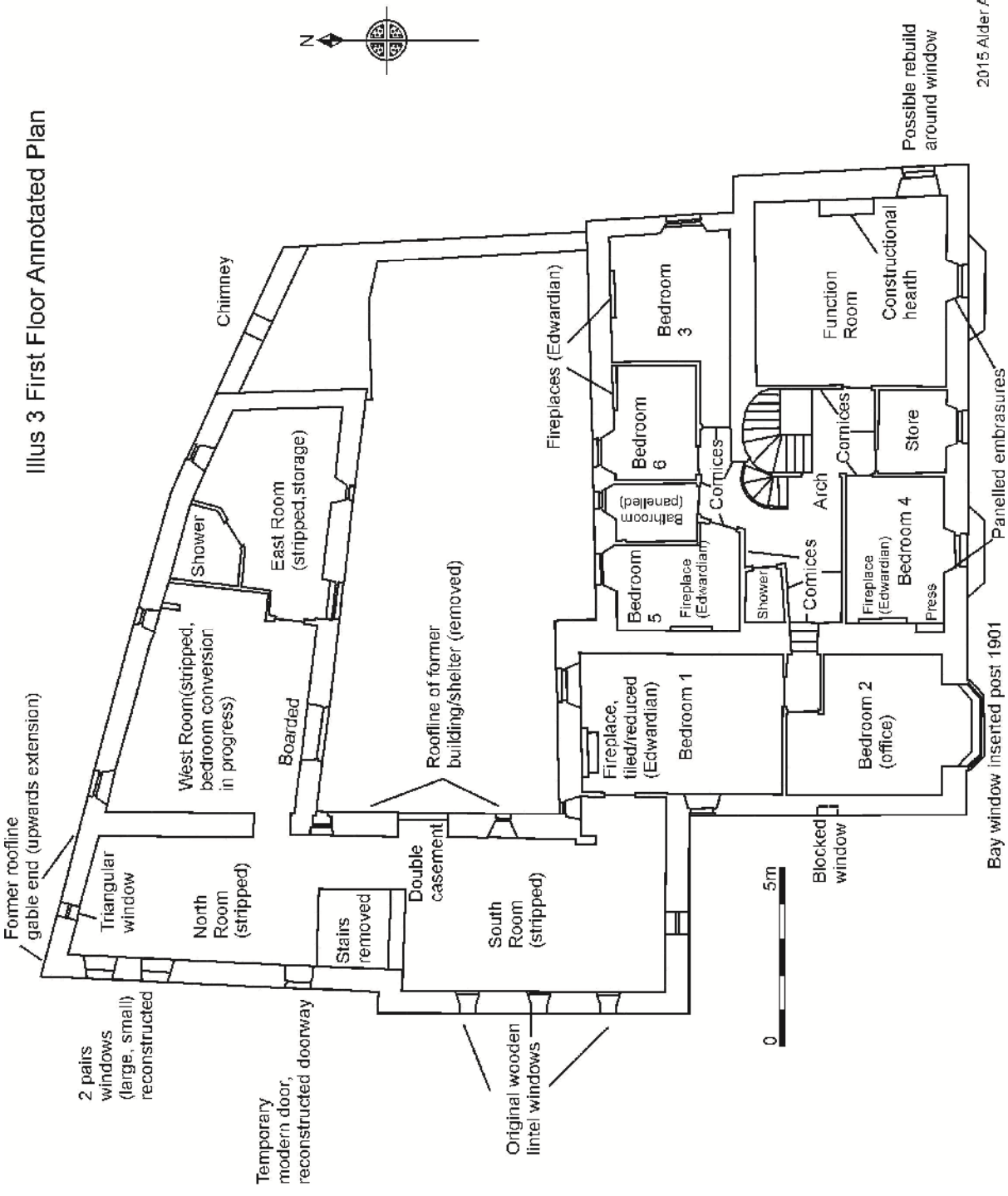


MI01

Illus 2 Ground Floor Annotated Plan



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Illus 4 Second Floor Annotated Plan

