

Historic Building Recording
Former Lomond Hotel
Kinnesswood
PERTH & KINROSS

KR10



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**HISTORIC BUILDING RECORDING
FORMER LOMOND HOTEL
KINNESSWOOD**

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Illustration 1: Site location plan

Illustration 2: Exterior elevations, former Lomond Hotel

Illustration 3: Floor plans of former Lomond Hotel

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ABSTRACT

Alder Archaeology were commissioned to create an historic building record of a derelict former hotel at Kinnesswood, in advance of demolition. The building, located at NGR NO 1759 0285, comprised the original core of the establishment, following demolition of modern extensions in 2016. Evidence of the expansion and reconfiguration of the hotel was noted. The upper floor was judged to be unsafe and was recorded briefly by photograph only. The work (site code KR10) was carried out on 1st November, 2019.

1 Background

1.1 Introduction

Limeblue Design Ltd commissioned Alder Archaeology to undertake an enhanced historic building recording of a disused, partially demolished hotel at Kinnesswood, in advance of final demolition. The site lies within the conservation area of Kinnesswood village and is centred on NGR NO 1759 0285. The work (site code KR10) was undertaken on 1st November, 2019, in misty weather conditions. The requirement was to create a full photographic and narrative record of the interior, exterior and setting of the building, together with annotated drawings, in advance of the proposed demolition works.

The work was designed to satisfy the archaeological condition on development application reference 19/00559/CON.

1.2 Aims and Objectives

The main aim of this investigation was to record the building's setting, form, function and fabric, noting phases of construction and use, and paying attention to any features of particular interest.

1.3 Reporting

The present document has been prepared as the final report on this building recording. Copies will be sent to the client, The National Record of the Historic Environment at Historic Environment Scotland, and Perth & Kinross Historic Environment Record.

1.4 Planning and Curatorial Issues

This building recording constitutes archaeological work designed to satisfy the outstanding archaeological condition on the planning consent for this development.

1.5 Acknowledgements

We wish to thank Andrew Sinclair of Limeblue Design and Roy Mitchell of Roy Mitchell Design Ltd for their assistance and guidance throughout this project. Limeblue Design Ltd funded this building recording.

2 Details of Work

2.1 The Site (Illus 1)

The former hotel (latterly styled "Lomond Country Inn and Restaurant") occupied generally level ground on the SW side of the Milnathort-Glenrothes road (A911), on the SE edge of Kinnesswood village. The remaining building was aligned NE-SW, with the NE gable-end directly fronting onto the road. The village is overlooked by Bishop Hill to the NE and stands a short distance from the shore of Loch Leven, which lies to the SW.

2.2 Archaeological Potential

The Kinnesswood Conservation Area Appraisal notes that the Lomond Hotel occupied a key position at the entrance to the village, on a plot continuously occupied since the 1st Edition OS Map of the area in 1856. The original core of the building was greatly extended and modified during the twentieth century, but these modern extensions were demolished under planning consent in 2016, with the oldest part of the building retained.

2.3 Archaeological Method

Architects drawings of the building plan and key elevations were obtained and annotated in light of the survey. A location map of the hotel in its present setting was also produced. A narrative account was compiled, noting the building's present form and fabric, with details of phasing and features of interest. A photographic record was compiled of all major elevations, interior and exterior, features of interest and location. NB- since the 2016 demolition, the SW end of the remaining building had been open to the elements and the upper floor had become unsafe, with noticeable bulging of both ground floor and first floor ceilings. Accordingly, a brief photographic survey was made of those areas of the first floor which remained accessible, without detailed measuring of features, while the SW end of the first floor was not entered. OS First and Second Edition maps of the area were also examined.

2.4 Results of Investigations

Exterior

The extant hotel was a free-standing, two-storey block with attic space. An area of hardstanding (the former car park) lay to the S and SW and a thickly overgrown area of demolition immediately to SW, W and NW. Chimneys were positioned at both the NE and SW ends of the building, with a third stack NE of the centre line. The block measured 15.00m NE-SW on the NW side, 10.50m NE-SW on the SE side, 8.80m NNW-SSE on the NE side and 6.50m NW-SE on the SW side.

The SW elevation featured the ghost of the demolished extension as a gable outline, with exposed bare plaster and a yellow sandstone core, and modern brick rebuild/reinforcement around ground floor entrances inserted at the NW and SE ends of the elevation. The NW entrance had a counterpart immediately above on the first floor, while the SE entrance had a blocked, plastered former doorway above. The SE entrance featured a modern plywood door, but both upper and lower NW entrances were simply empty frames, probably truncated corridors rather than doorways per se. The SE doorway measured 0.70m wide, 2.05m high, from a tiled threshold to a concrete lintel, with both side casings also tiled. The doorway accessed the ground floor staff cloakroom. The NW entrance, which led directly into the ladies' toilets, measured 0.63m wide and 2.68m high, from a wooden threshold to bare ceiling joists, with the sides formed from plasterboard. Above and to the right (SE), the base of a blocked doorway was visible, protruding below the exposed plaster, on the same level as the example immediately above the SE door. The wallhead above this partially visible door appeared to have been built out to the NW to expand the width of the building, permitting the insertion of the extant open corridor at first floor level; the original building must therefore have been narrower by approximately 1.00m at the SW end.

The NW elevation was harled across approximately two-thirds of its wall surface area, with the rear third (SW end, away from the street) featuring plaster (suggesting perhaps an internal surface), all being white-painted. A doorway in the SW end accessed the ladies' toilets and measured 0.82m wide, 2.05m high to the stone lintel from a carpeted threshold on a brick built-up ledge or step projecting 0.20m outwards from the wall base, 0.38m above the exterior ground surface. The stone lintel might have suggested an original feature, but the evidence from the SW elevation that the building had been widened indicated otherwise. Indeed, the exposed stone rubble of the casing to the SW appeared cut-off, as though by an insertion. A door was positioned above and to the NE at first floor level; this was a modern insert cut through an earlier window, the sides subsequently built up with bricks, accessing the now-demolished extension. This feature confirmed that the plastered rear third of the elevation had been interior to the extended hotel. The rear third was also on a slightly different alignment to the remainder of the elevation, being orientated more N-S, and appeared to be not fully keyed-in, adjoining the main building at a dogleg where the latter jutted out by 0.40m. It therefore seemed that the Victorian hotel had been approximately 1.40m wider at the street front than at the rear, which may have featured a small attached utility block (perhaps containing the kitchen), the latter built onto an originally rectangular single block. This is borne out by the OS Second Edition map, which shows a rectangular building with a small rectangular projection at the rear (NB, "Lomond Hotel" is indicated, but the label is misleadingly placed nearer a neighbouring building- the hotel is actually in its correct, current plot).

3.30m NE of the dogleg, a modern plywood door with reinforced glass windows measured 0.77m wide and 2.20m high from a carpeted threshold on a step 0.40m above the exterior ground surface to the top of the wooden frame, paint obscuring the lintel. The sides of the doorway appeared to be concrete rebuilding. What was probably a cellar hatch back-filled with demolition rubble and debris was positioned immediately to the NE of the door in the exterior ground surface. The first floor featured a window above the doorway, set within a black-painted moulded frame, the sides re-built with brick indicating either modern reconfiguration of an existing feature or an entirely modern insertion.

2.75m from a concrete block street front wall at the NE end of the elevation were glazed double patio doors, in an entrance 1.40m wide and 1.98m high from a wooden threshold to the top of the doorframe and within a moulded flat-topped arch.

The SE elevation faced onto the former car park entrance from the street. It featured bay windows at either end on both ground and first floors within spire-topped tower projections. The ground floor featured a central double window between the bays, with a single doorway immediately to the NE. The double windows were each 0.70m wide, within a combined frame measuring 1.54m wide and 1.75m high (internal). A veranda roof projected 1.25m from the first floor above these windows, joining the two bay towers. All ground floor apertures were boarded up. The first floor featured two evenly-spaced single windows in dormer turrets above the ground floor double window- the dormers were possibly earlier features set into the original roof, but the fixed windows with hoppers were modern. All the visible (not boarded) windows in this and the NE elevation featured white upvc frames. Only one of the bay window frames was accessible and measured 0.70m wide and 1.80m high.

The SW side of the SW end ground floor bay window had been cut and re-built with brick, exposing a flat stone wall face behind, indicating that the bays had been built onto the original flat-fronted building. Both bay towers were 3.00m across and projected 1.10m from the flat wall.

The NE elevation, the street frontage, included the NE bay window panels of the SE elevation, neither boarded and both of the same dimensions as that previously recorded. The whole elevation was painted dark blue, with occasional exposed patches of concrete render over what appeared to be ashlar stonework (NB, evidence from the interior suggested that this was a facade, at least at first floor level, see below). The NW end featured a double window at ground floor level, 1.30m from the NW corner, upvc within what may have been the original moulded main frame; this measured 1.40m wide and 1.83m high, with each window 0.60m wide. A single first floor window was positioned above this, centrally placed between the double panels.

Interior

The NE end of the ground floor was entirely taken up by a single large room extending across the whole street front. The floor of the room was piled with debris and the skirting boards had been removed. Much of the NE elevation of this room comprised exposed red brick rebuilding to either side of a central chimney flue of fairly rough-cut yellow sandstone. The original fireplace had been removed or blocked, with two smaller fireplaces on the SW and NE sides of a projecting bay formed by filling in the spaces either side of the chimney. The SW example was tile-backed, with a circular hole in the lintel for a gas flue, the fireplace measuring 0.60m wide and 0.90m high (internal). The NE fireplace had firebrick surrounds and back and a soot-blackened flue, indicating a coal-fuelled fire in contrast to the gas fire to the SW (while this might suggest that the NE fireplace was an older feature, both were built into the brick in-fill and might actually have coincided). The base of this fireplace was destroyed, along with the skirting boards, but what remained was 0.36m wide and 0.33m high. The SE elevation of the room was a bay window with modern plywood bench window seat extending across the full width of the room. The SE elevation was an entirely blank painted wall, except for two wall-mounted electric lamps. The NW elevation was mainly taken up with the double patio doors, with a small wooden corner cupboard at the NE end. The room measured 2.73m high (floor to ceiling) and 7.49m NW-SE x 4.97m (NW end)/2.40m (SE end), narrowing towards the bay window end and with the bulge of the chimney "bay" projecting up to 0.30m into the room.

The NE room connected with the rest of the ground floor via a short (2.80m) corridor running along the NW elevation of the building to access the gents' toilets, located to the SW of the central single door entrance. Immediately NE of the toilets was a central rear lobby area at the foot of the stairs to the first floor. A second, transverse corridor extended 3.00m SE from the toilets to a room at the rear of the stairs, which adjoined the manager's office. Both corridors were an average of 1.00m wide; the first example had no interior wall but opened directly into the lobby, while the second was formed by the wall of the toilets and the side of the stairs. 0.70m SE of the entrance to the toilets, the SW elevation of the corridor featured a blocked doorway 0.80m wide and 2.10m high, with a moulded wooden frame. This suggested the present toilet block had been reconfigured, with the blocked doorway having previously accessed a room now occupied by the gents' toilets and the present toilet entrance having been a continuing corridor to the rear of the building. The lobby area itself was plainly decorated,

although the ceiling (2.78m high) featured intentionally exposed beams above the external door.

The gents' toilets were tiled and white-painted throughout, with entirely modern fittings. The central chimney flue was contained within the SW wall of the room (which also divided the gents' from the ladies' toilets, but no visible trace of this feature was apparent behind tiled walls. The ladies' toilets were fitted similarly, with extensive vandalism due to their having been readily accessed from the outside. Again, no features of interest were apparent.

The rear (SE) of the stairs included a store cupboard that formed the NW elevation of a square (1.90m x 1.90m) room which was effectively the entrance lobby, accessed from the car park by the single doorway alongside the double windows in the SE elevation of the building. The doorway measured 0.75m wide x 1.90m high (floor to ceiling) and contained a modern door of heavy wood and toughened glass. The lobby was otherwise featureless, with plain white decor and no visible evidence of earlier features.

The former manager's office lay immediately to the SW of the entrance lobby, with a steel safe still in position beside the door. The room featured modern pine wainscoting below plain white-painted wall faces, with the double windows in the SE elevation formerly providing illumination (now boarded). The office measured 2.50m NE-SW x 1.55m NW-SE. It connected with a staff room immediately to the SW, similarly furnished and decorated and partly contained within the SW bay window. It measured 1.90m NE-SW x 2.30m NW-SE (including the window).

Leading from the staff room to the SW exterior entrance was a 1.60m cloakroom corridor with cupboard space adjoining to the NW. Doors were modern plywood and the walls were white-painted. No features of interest were apparent.

As noted above, the first floor was judged to be unsafe and therefore visited fleetingly. Photographs were taken of the SE corner room (above the main NE room on the ground floor), which included a fireplace with cast iron flue hood in exposed brick wall (indicating that the NE street frontage stonework was a facade, at least at first floor level). A room directly above the manager's office in the centre of the SE elevation of the building was also visited but contained no features of interest besides the single dormer widow (the SW of the pair noted in the exterior). Photographs were also taken of a corridor running along the NW elevation, directly above the ground floor corridor but extending fully to the end of the building; this appeared to be in very poor repair with extensive ceiling damage and the open aperture in the SW elevation noted in the exterior. The stairs were carpeted and comprised a straight ascent of seven steps from the lobby area, a clockwise turn of four steps to a small mezzanine landing and final flight of three steps to the first floor. The stairwell was enclosed by a reinforced glass screen on the first floor, which had been smashed.

3 Interpretation

The remaining core of the hotel left after the 2016 demolitions was a small, fairly unprepossessing building in which most early features were obscured by later rebuilding and decoration. The reconfiguring of the chimneys and fireplaces and apparent widening of the rear of the building were interesting evidence of the expansion of the hotel, perhaps as passing trade increased. A generally successful attempt to give

the hotel a more impressive appearance, through the addition of bay windows, spires and dormers along the SE elevation and stone cladding the NE street frontage, was detectable due to subsequent damage and erosion. The interior was largely modern in decor and fittings.

4 Conclusions and Recommendations

Alder Archaeology consider that the building recording was carried out correctly, allowing for safety considerations, and do not recommend further work in connection with the present development. However, the final decision ultimately rests Perth & Kinross Heritage Trust.

5 Bibliography

OS First Edition, Fife, Sheet 23 (includes: Kinglassie; Leslie; Portmoak) Survey date: 1855, Publication date: 1856

OS Second Edition, Fife and Kinross, Sheet XVIII.SE (includes: Kinross; Orwell; Portmoak) Date revised: 1894, Publication date: 1896

Appendix 1 Photographic Register

<i>Image No</i>	<i>Description</i>	<i>View</i>
0001	Interior, general view of S corner room, first floor, including fireplace	NE
0002	Interior, SE elevation of S corner room, first floor, bay window	SE
0003	Interior, ceiling of S corner room, first floor	SE
0004-5	Interior, first floor corridor	SW
0006-7	Interior, SE elevation of room to SE of stairs, first floor	SE
0008-9	Interior, SW end of first floor corridor, first floor	SW
0010	Interior, detail, damage to boarded window in corridor, first floor	NW
0011	Interior, detail, damage to ceiling in corridor, first floor	NW
0013	Interior, detail, top of stairs, first floor	SE
0014	Interior, detail, broken glass at top of stairs, first floor	SE
0015	Interior, detail, turn in stairs, first/ground floor	NE
0016	Exterior, SE door, ground floor, SW elevation.	NE
0017	Interior, NE elevation of staff room	NE
0018	Interior, SW elevation of staff room	SW
0019-21	Interior, SE elevation/bay window in staff room, oblique	S, E
0022-23	Interior, NE elevation, manager's office	NE
0024	Interior, SE elevation/double windows in manager's office, oblique	E
0025	Interior, SW elevation, manager's office	SW
0026	Interior, SE elevation/door from car park, entrance lobby	SE
0027	Interior, NE/NW elevations, entrance lobby, oblique	N
0028	Interior, corridor from lobby to gents' toilets/central doorway NW elevation	NW
0029	Interior, blocked doorway in corridor	SW
0030	Interior, entrance to gents' toilets	SW
0031	Interior, general view of gents' toilets	SE
0032	Interior, corridor to NE room and rear lobby	NE

0033	Interior, foot of stairs	SE
0034	Interior, corridor to entrance lobby/side of stairs	SE
0035	Interior, general view of NE room, ground floor, oblique	ENE
0036	Interior, SE elevation, NE room	SE
0037	Interior, SW elevation, NE room, oblique	S
0038	Interior, NW elevation, NE room	NW
0039	Interior, NW side of chimney bay/NW fireplace, NE room	NE
0040	Interior, NW end of NE elevation, NE room	NE
0041	Interior, SE fireplace, NE room	NE
0042	Interior, centre of NE elevation, NE room, oblique	NNE
0043	Interior, SE end of NE elevation, NE room, oblique	ENE
0044	Exterior, NW entrance in SW elevation, ground floor	NE
0045-46	Interior, general views of ladies' toilets	E, NE
0047-50	Exterior, SW elevation	NE, N
0051	Exterior, SE elevation	NW
0052	Exterior, SW end of SE elevation	NW
0053	Exterior, NE end of SE elevation, oblique	N
0054-55	Exterior, NE elevation	SW
0056-57	Exterior, SW end of NW elevation	SSE, SE
0058	Exterior, centre of NW elevation	SE
0059	Exterior, NE end of NW elevation	SE
0060	Exterior, NW elevation, oblique	S
0061	Location shot, SW end of NW elevation	S
0062-63	Location shot, hotel from road to E	W
0064-65	Location shot, NE end of hotel from road to E	NW
0066-67	Location shot, hotel from road to W	E, S
068-70	Location shot, hotel from SW edge of site	NE, ENE, NNW
0071-72	Location shot, hotel from W corner of site	E, ESE

0073	General view of roof, NW elevation	E
0074	General view of roof, SE side,	N

Appendix 2 Discovery & Excavation in Scotland Entry

LOCAL AUTHORITY:	Perth & Kinross
PROJECT TITLE/SITE NAME:	Former Lomond Hotel, Kinnesswood
PROJECT CODE:	KR10
PARISH:	Milnathort
NAME OF CONTRIBUTOR:	C Fyles
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	HBR
NMRS NO(S):	NO10SE 144
SITE/MONUMENT TYPE(S):	Hotel (19 th Century)
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NO 1759 0285
START DATE (this season)	1 st November 2019
END DATE (this season)	1 st November 2019
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A building record was made of a derelict former hotel in advance of demolition. The building comprised the original core of the establishment, following demolition of modern extensions in 2016. Evidence of the expansion and reconfiguration of the hotel was noted. The upper floor was judged to be unsafe and was recorded briefly by photograph only.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	Limeblue Design Ltd
ADDRESS OF MAIN CONTRIBUTOR:	Alder Archaeology Ltd, 55 South Methven Street, Perth PH1 5NX
EMAIL ADDRESS:	director@alderarchaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	HES (intended)

Illus1

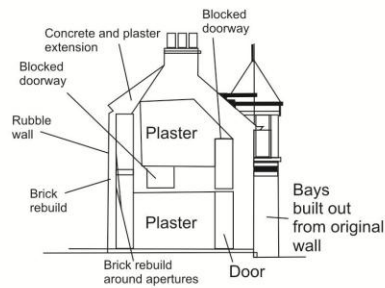


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Illus 2

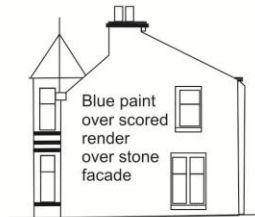
Exterior elevations, former Lomond Hotel



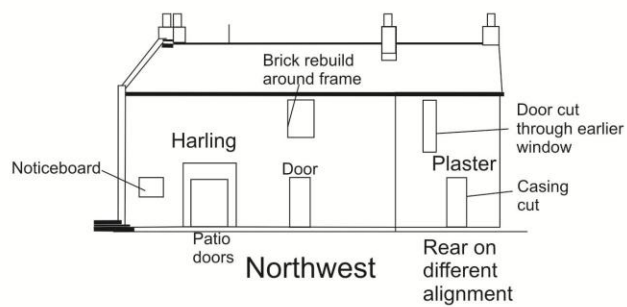
Southwest



Southeast



Northeast



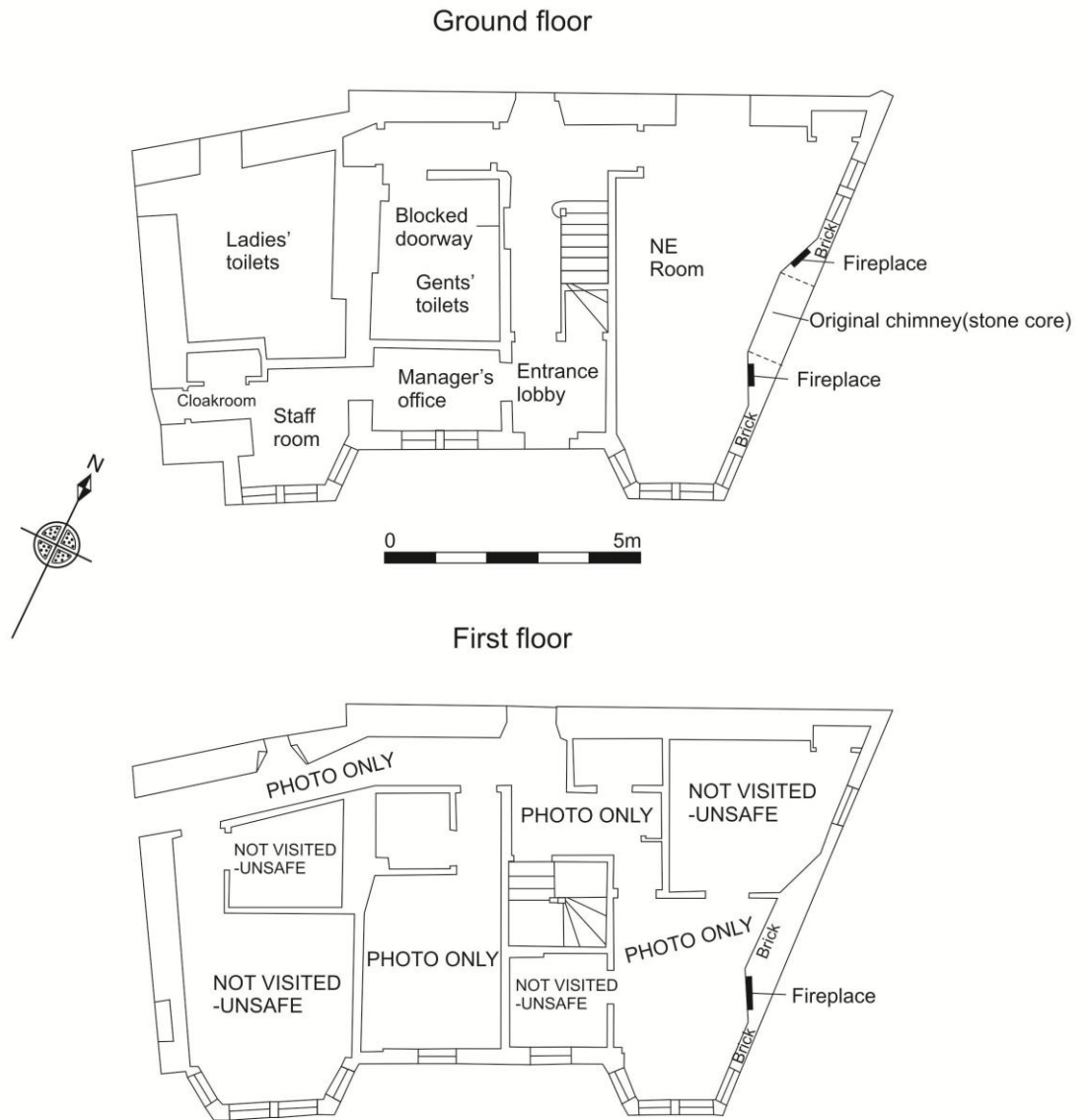
Northwest

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Illus 3

Floor plans of former Lomond Hotel



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