

**Tennant Arms, 15 St Andrew's Road,
Lhanbryde, Elgin, Moray, IV30 8NZ
Report on Level 1 Standing Building Survey**



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SUMMARY

A Level 1 standing building survey was carried out on 9 August 2017. Architects plans and elevations were checked and annotated and a full photographic survey carried out. The hotel was built in 1854 as the Fife Arms hotel by architects Mackenzie and Matthews. It is in the neo-Jacobean style with a semi-circular carriage entrance on the SW front facade. Three phases of development have been identified as well as several modernisations to the interior of the building. It is recommended that no further archaeological work is required during the current planning application.

1 INTRODUCTION

- 1.1 The site (Illus 1) is located on the north side of St Andrew's Road, Lhanbryde on the W side of the site of Lhanbryde Old Parish Church. It is centred on NGR NJ27110 61252, at 30-35m OD (Illus 1) and in the parish of St Andrews-Lhanbryde.
- 1.2 The work was commissioned by Colin Keir, Plans Plus. A Moray Council planning application 15/02252/APP was agreed on 28.11.16 for demolition of the former hotel and there is a requirement for a Level 1 standing building survey (Condition 13).
- 1.3 All the archaeological work was carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Scottish Historic Environment Scotland's Policy Statement (HESPS), which state that archaeological remains should be regarded as part of the environment to be protected and managed.



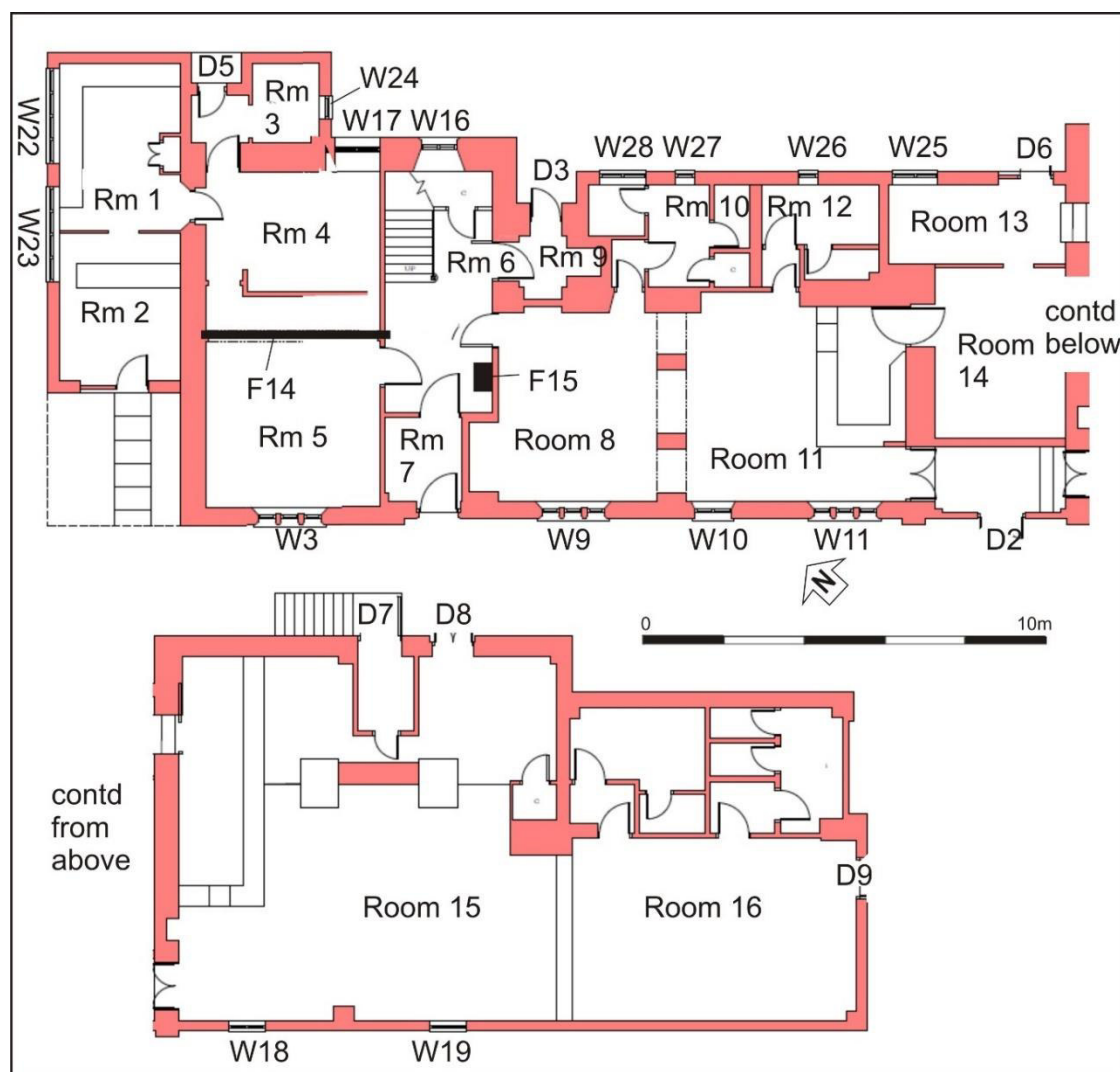
Illus 1 Location plan (Contains Ordnance Survey data © Crown copyright and database right 2017)

2 BACKGROUND

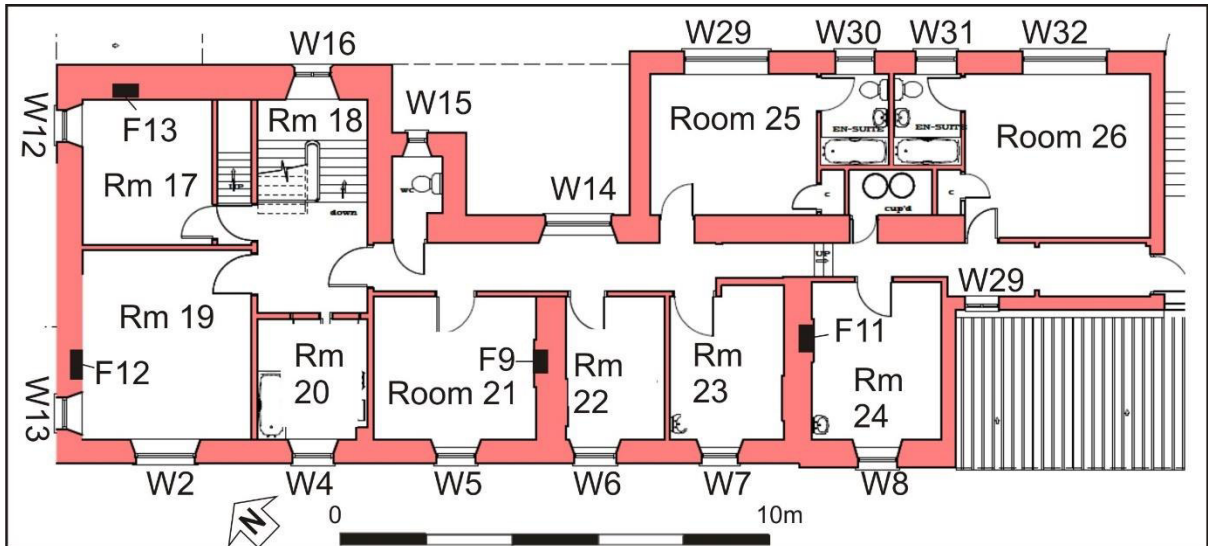
The Tennant Arms Hotel was built as the Fife Arms Hotel by Mackenzie and Matthews in 1854. It is in the neo-Jacobean style with a semi-circular firmer carriage entrance (Walker and Woodworth 2015, 690). The building is not listed or on the Moray Council Sites and Monuments Record or Historic Environment Scotland National Monuments Record database. The hotel was recorded as the Fife Arms Hotel on First Edition OS map (Illus 20) And 'Hotel' on Second Edition OS map (Illus 21)

3 THE LEVEL 1 STANDING BUILDING SURVEY

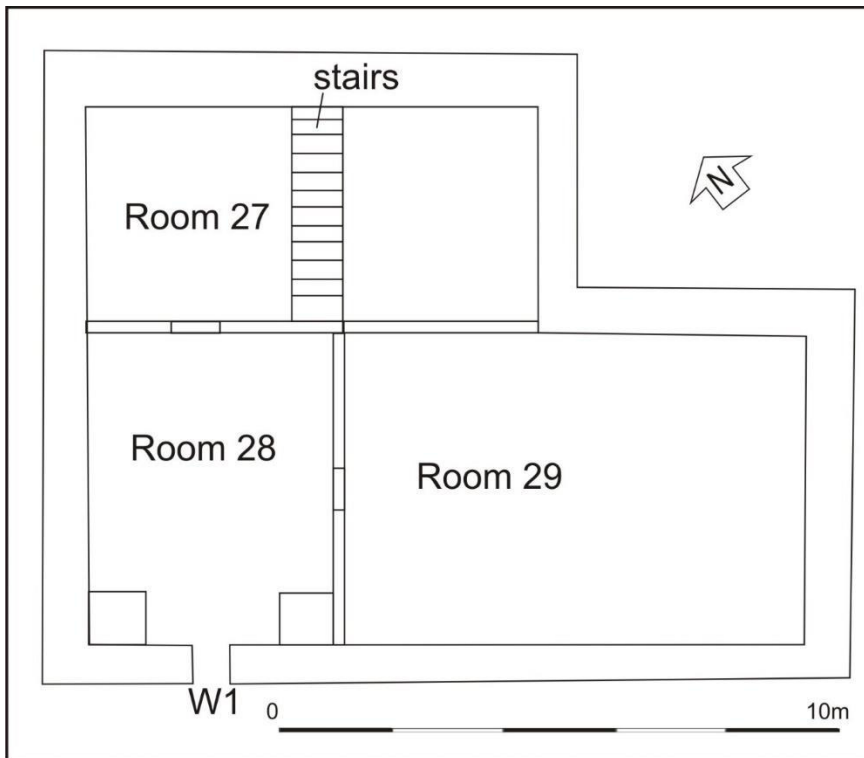
A Level 1 standing building survey was carried out on 9 August 2017. Architects plans and elevations were checked and annotated and a full photographic survey carried out. The E and W elevations were not available and it has been possible to measure the W elevation but there is no access to the E elevation due to the modern extension. There was access to most areas, however. Some rooms were filled with rubbish and there has been extensive vandalism throughout but this did not stop access to any interior areas. The hotel is constructed of semi-coursed sandstone blocks and rubble with sandstone quoins, lintel and sills throughout. The chimney pots are square sandstone blocks and the finials over the front gables are metal ball and spike. Three phases of development were recorded and these are detailed below.



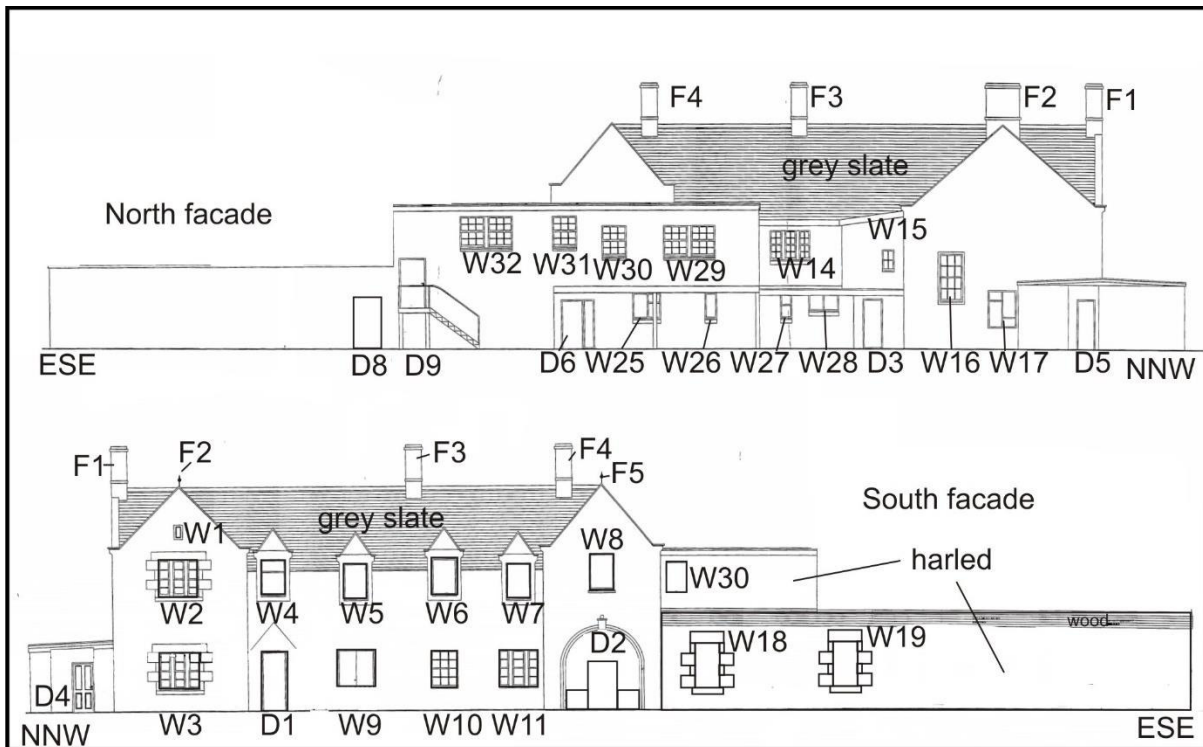
Illus 2 Ground floor plan annotated with numbers used in this survey (copyright Plans Plus)



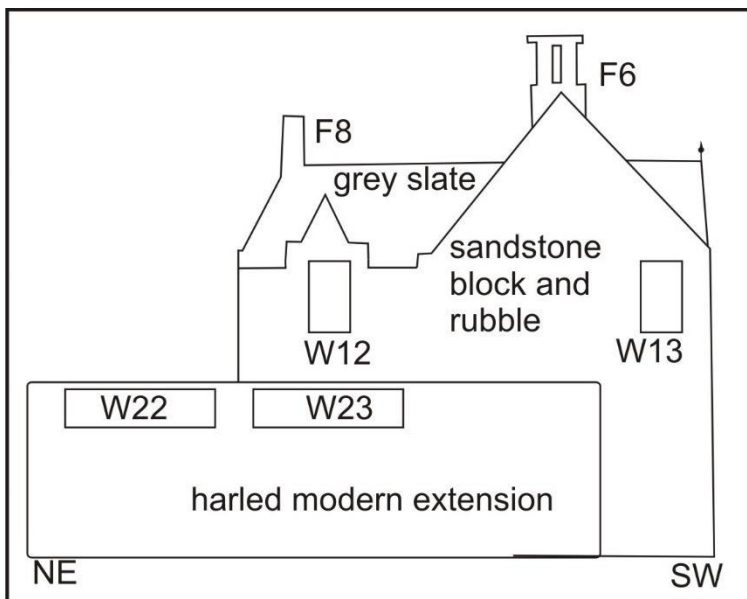
Illus 3 First floor plan annotated with numbers used in this survey (copyright Plans Plus)



Illus 4 Second floor plan annotated with numbers used in this survey (copyright Plans Plus)



Illus 5 North and south elevations annotated with numbers used in this survey (copyright Plans Plus)



Illus 6 West elevation annotated with numbers used in this survey

Phase 1

The Phase 1 hotel is 22.5m long and 7-8m wide at the W end of the building (Rooms 3-14 on ground floor and upper floors all rooms). There are large windows on the front S facade on the ground and first floors (Illus 7-9) and one small window on the second attic floor (Illus 10, 10). An extension has been built on the W and N sides and the E end covering some phase 1 facades. There are windows on the first floor W gable (W12, W13; Illus 11). The rear (N) of the building has been heavily altered but a section of the Phase 1 building can be seen with large sandstone windows W14, W15 (Illus 12) and W16; W17 (Illus 13) has concrete lintel and sill and has been inserted probably in Phase 2. The chimney pots are

square sandstone blocks (Illus 14) and the finials over the front gables are metal ball and spike.

The building has been modernised throughout with fireplaces in ground floor Room 8 and first floor Rooms 17, 19, 21 and 24 (Illus 15, 16) but other fireplaces must have been present and have been removed or covered. There is a large cart door (D2), 3m wide, 3.3m high and with a highly decorative sandstone hood moulding (cover illus).



Illus 7 Tooled sandstone lintels, sills, mullions, W3; facing NE



Illus 8 W2 with W1 above; facing NE



Illus 9 First floor corridor Phase 1 window W14 interior



Illus 10 Second floor Room 28 SW wall W1; facing WSW



Illus 11 NW façade with W12 (top left) W13 (top right) and late 20th-century shop extension (bottom); facing SE



Illus 12 Phase 1 NW façade W14 (top left) W15 (top right) with later additions below; facing SW



Illus 13 Phase 1 NE gable with W16 (left) and later insertions white-painted concrete window W17; facing SW



Illus 14 Square sandstone chimney pots F8 above NW gable' facing SE



Illus 15 Room 8 NW wall with chimney breast and fireplace F15; facing NW



Illus 16 First floor bedrooms Room 21 fireplace F9; facing SE

Phase 2

Phase 2 has been added on to the E end of the hotel prior to the First Edition OS map (Illus 17). It is c9.5m long and 6.5m wide. Two sandstone windows are visible in the S façade (W18 and W19) but the wall around these windows has been harled (Illus 17) and other extensions added to the E, and N sides to create large bar and dance floor areas. No other original walls of this extension are visible.



Illus 17 Phase 2 extension SW front façade sandstone windows W18 and W19

Phase 3

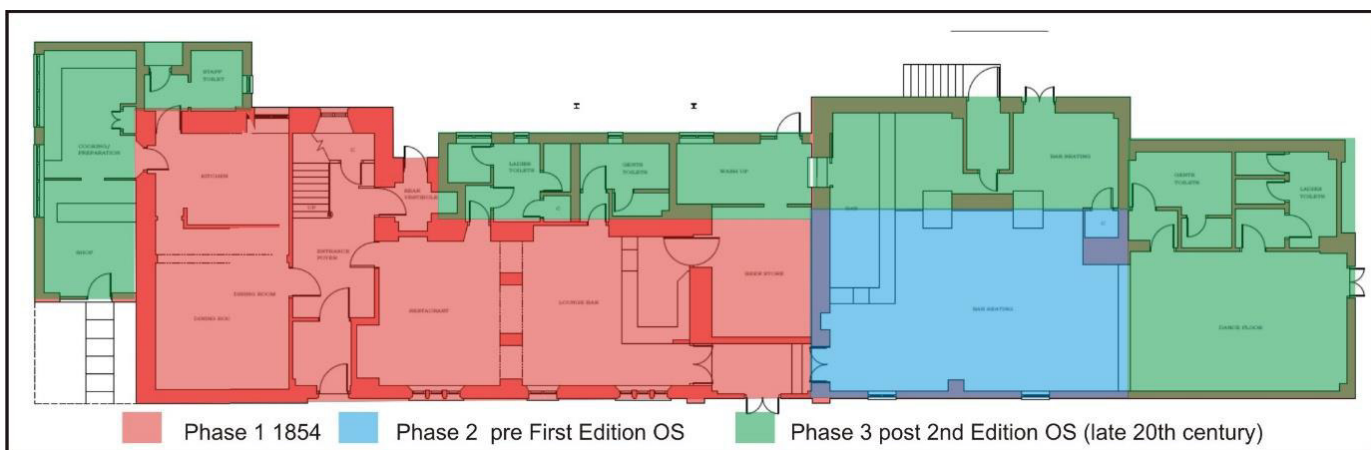
A further extension on the E end and the NE and NW of the building were added in the mid-late 20th century. A dance floor was added on the E end of the building (Room 16; Illus 18). Toilets were added on the N of the building in this phase (Rooms 10, 12, 13 and the N end of Room 15) and an extension on the NW corner was latterly used as kitchen and shop (Rooms 1-3; Illus 8-9).



Illus 18 Phase 3 bar and dancefloor extension Room 16; facing S

4 CONCLUSIONS AND RECOMMENDATIONS

A Level 1 standing building survey was carried out on 9 August 2017. Architects plans and elevations were checked and annotated and a full photographic survey carried out. The hotel was built in 1854 as the Fife Arms hotel by architects Mackenzie and Matthews. It is in the neo-Jacobean style with a semi-circular carriage entrance on the SW front facade. Three phases of development (Illus 19) have been identified as well as several modernisations to the interior of the building. It is recommended that no further archaeological work is required during the current planning application.



Illus 19 Phase plan showing the main stages of development of the building (copyright Plans Plus)

5 REFERENCES

Walker, DW and Woodworth, M 'Aberdeenshire: North and Moray: The Buildings of Scotland'. New haven and London: Yale University Press.

6 ACKNOWLEDGEMENTS

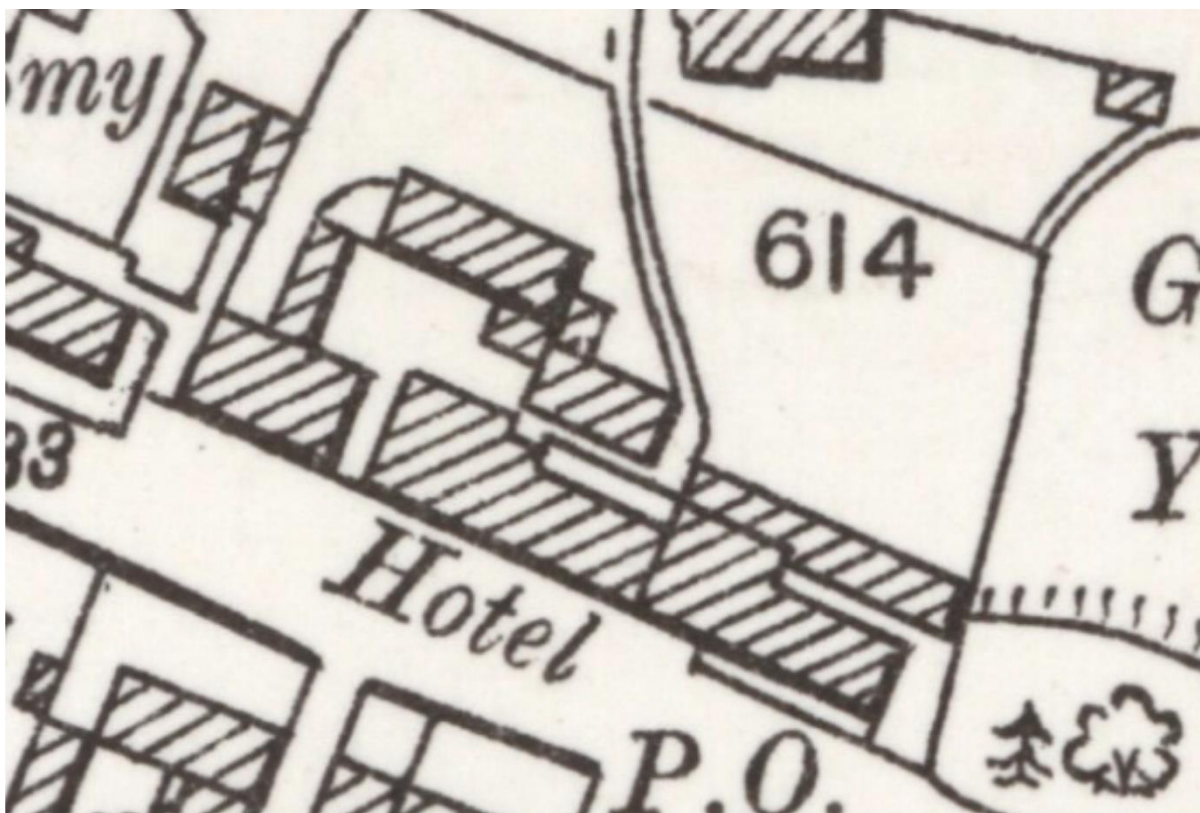
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APPENDIX 1 MAPS



Illus 20 First Edition Ordnance Survey map showing Fife Arms Hotel. Elgin Sheet XIII.2 (St Andrews Lhanbryd) Survey date: 1871 Publication date: 1874 (copyright National Library of Scotland)

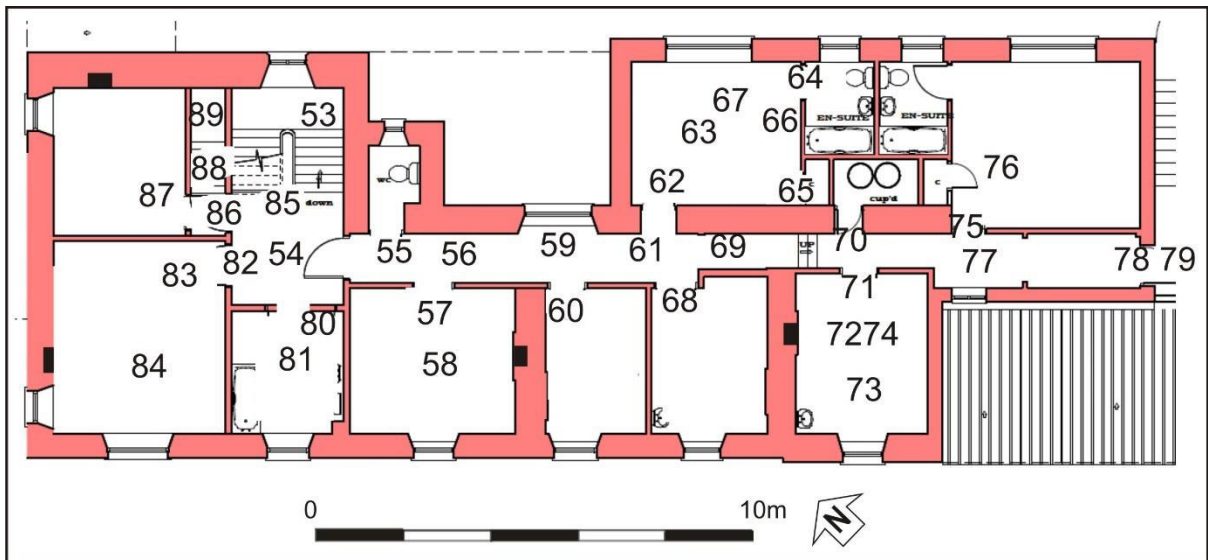


Illus 21 Second Edition Ordnance Survey map showing 'hotel'. Elginshire 013.02 (includes: St Andrews Lhanbryd) Publication date: 1905 Revised: 1903/1904 (copyright National Library of Scotland)

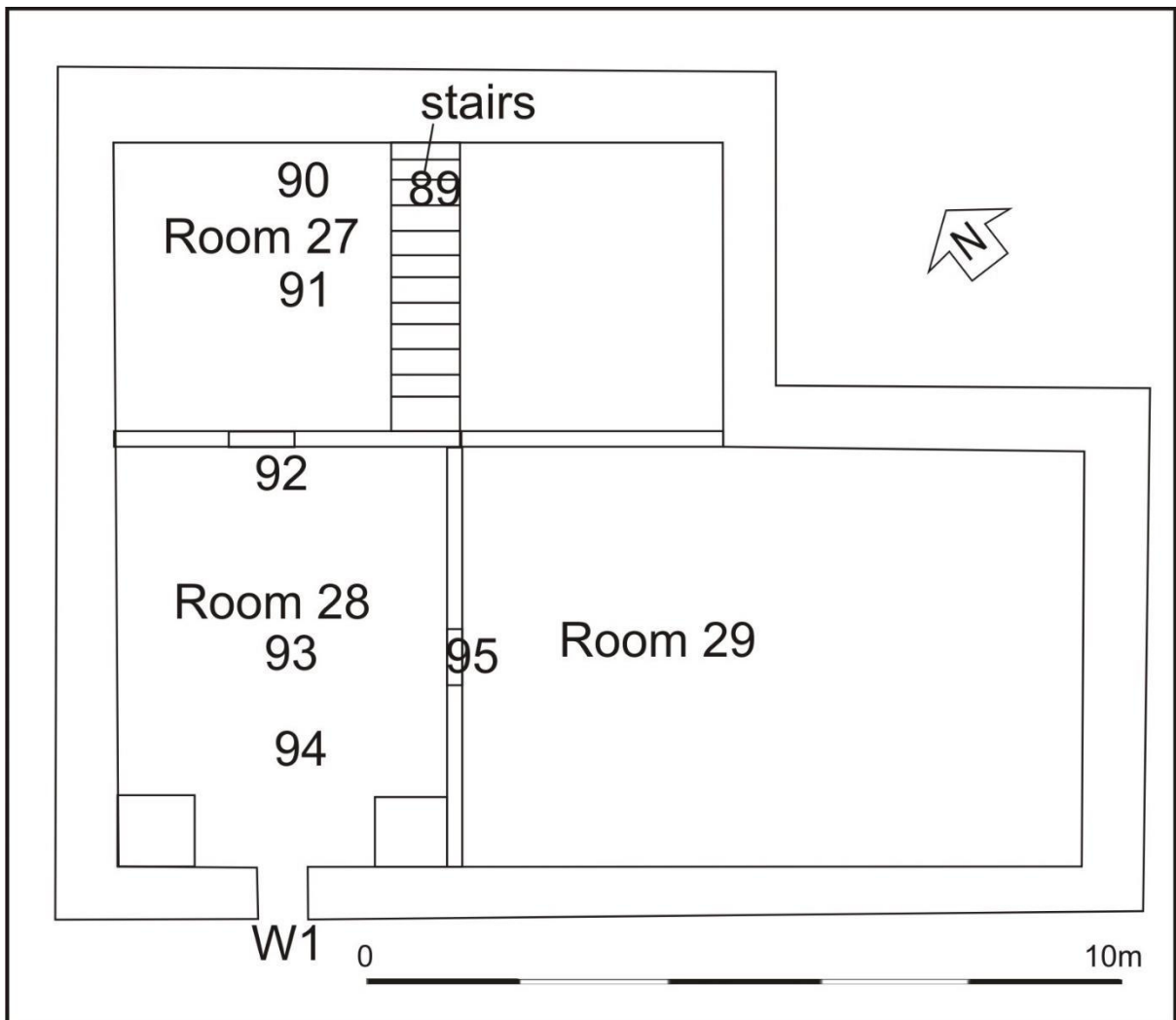
APPENDIX 2 PHOTOGRAPHS



Illus 22 Camera points used in this survey – ground floor (copyright Plans Plus)



Illus 23 Camera points used in this survey – first floor (copyright Plans Plus)



Illus 24 Camera points used in this survey – second floor (copyright Plans Plus)

Photo no	Details	Facing	Camera point
DSC_2206-7	N façade with late 20th-century extension	SSE	1
DSC_2208-9	Phase 1 W14 and W15 (top) and D3 added in Phase 2 (bottom)	SW	2
DSC_2210	W14	SW	3
DSC_2211	W15	SW	4
DSC_2212	D3	SW	5
DSC_2213-5	Phase 1 N façade	W	6
DSC_2216-8	Nw gable W16 and W17 with late 20th century addition (bottom right)	SW	7
DSC_2219	N boundary wall	ESE	7
DSC_2220	Garage and oil tank	NE	7
DSC_2221	Garage and oil tank	SE	8
DSC_2222	N façade of hotel	SSE	8
DSC_2223	NW gable W16 with late 20th century addition (bottom right) D5	S	8
DSC_2224	W16 (left) W17 (right)	SW	9
DSC_2225	W16 (left) W17 (right)	SW	10
DSC_2226	W17	SW	11
DSC_2227-9	Sandstone quoins	W	12
DSC_2230	N façade late 20th century addition D5	SW	13
DSC_2231	Square sandstone double chimney pot F8	SW	13
DSC_2232	NW corner Phase 1 hotel corbel	SW	13A
DSC_2233	W façade with Phase 2 shop (late 20th century) bottom and W12 and W13 above	SE	14
DSC_2234	W12 with gable above and chimney pot F8 (top left)	SE	15
DSC_2235	Square sandstone double chimney pot F6	SE	16
DSC_2236-8	W façade	ESE	17
DSC_2239-40	SW corner with W façade (left) and S façade (right)	E	18
DSC_2241	S front façade W end	NE	19
DSC_2242	Gable above W12	NNE	18
DSC_2243	F6 chimney pot	NE	18
DSC_2244	W13	SE	16
DSC_2245	corbel	SE	21
DSC_2246-7	Quoins SW corner Phase 1 building	SE	21
DSC_2248-50	S front façade W end	NE	20
DSC_2251	S front façade E end	NE	21
DSC_2252	S front façade	N	22
DSC_2253	S façade E end	NE	22
DSC_2254	W3	NE	23
DSC_2255	W2 with small attic W1 above	NE	23
DSC_2256-7	W3 (bottom) with W2 above and small attic W1 above	NE	24
DSC_2258-60	W3 (bottom) with W2 above and small attic W1 above	NE	23

DSC_2261	tooled sandstone next to W1	NE	24
DSC_2262	tooled sandstone next to W1	NNE	25
DSC_2263-4	Mullion W1 tooled sandstone	NE	25
DSC_2264-70	D1 with W4 above	NE	26
DSC_2271-2	Room 7 entrance vestibule door to Room 6	NE	27
DSC_2273	Room 7 NW wall	NW	28
DSC_2274-5	Room 7 SW wall D1	SW	29
DSC_2276	Room 6 hall with stairs to first floor	NE	30
DSC_2277	Room 5 NW wall	NW	31
DSC_2278-9	Room 5 former room partition F14	NW	31
DSC_2280-2	Room 5 W3	SW	32
DSC_2283	Room 5 corridor to Room 3/4	NE	33
DSC_2284	Room 5 SE wall	SE	33
DSC_2285	Room 4 kitchen	SE	34
DSC_2286	Room 4 kitchen	E	35
DSC_2288	Room 4 W17 concrete window inserted ?early 20th century	ENE	36
DSC_2289	Room 4 WNW wall	NW	36
DSC_2290	Room 4 NW corner	NNW	36
DSC_2291	Room 4 WNW wall	NW	36
DSC_2292	D5	NE	37
DSC_2293-4	Room 3 window W24	NE	38
DSC_2295	To Room 1	NW	34
DSC_2296	Room 1 NE wall	NE	39
DSC_2297	Room 1 NW corner	N	39
DSC_2298	Room 1 windows W22 and w23	NNW	39
DSC_2299	Door through to Room 2	SW	39
DSC_2300-1	Room 2 D4 and counter in shop	SW	40
DSC_2302-4	Drinks menu		
DSC_2305	Room 6 hall with stairs to first floor	E	30
DSC_2306	Doors to Room 7	SE	30
DSC_2307	Doors to Room 7	E	30
DSC_2308	Room 8 SE wall	SE	41
DSC_2309	Room 8 SW wall W9		
DSC_2310	Room 8 chimney breast and fireplace F15	NW	42
DSC_2311	Room 8 door to Room 10 toilets	NE	43
DSC_2312-3	Room 11 bar	SE	44
DSC_2314	Room 12 door to toilets	ENE	45
DSC_2315	Room 14 SE wall	SE	46
DSC_2316	Room 13 D6	NE	48
DSC_2317-18	Room 14 W corner	WSW	47
DSC_2319	Room 13 door to Room 15	E	48
DSC_2320	Room 13 door to Room 15	SE	48
DSC_2321	Room 15	NE	49
DSC_2322	Room 15 through to dancefloor Room 16	S	49
DSC_2323	Room 15	ESE	49
DSC_2324	Room 15 through to dancefloor Room 16	S	49

DSC_2325	Room 15 bar	SSW	49
DSC_2326	Room 15 bar	WSW	49
DSC_2327-30	Room 15 bar price list	NW	50
DSC_2331	Room 15 bar	SW	50
DSC_2332	Room 15 bar notice	W	50
DSC_2333	Stairs from Room 6 to first floor	NE	51
DSC_2334	W16	ENE	52
DSC_2335	W16	NNE	53
DSC_2336	D10 through to Phase 2 corridor	SE	54
DSC_2337	Bathroom W15	NE	55
DSC_2338	Corridor	SE	55
DSC_2339-42	Room 21 W5	SW	57
DSC_2343-4	Room 21 fireplace F9	SE	58
DSC_2345	W14	NE	59
DSC_2346	Room 21 SW wall W5	SW	60
DSC_2347-53	Room 21 S corner and rubbish blocking room	SSW	60
DSC_2354	First floor corridor	SE	61
DSC_2355	Room 25 NE wall W29	NE	62
DSC_2356	Room 25 SE wall door to ensuite (left) and cupboard (right)	E	63
DSC_2358	Room 25 ensuite	SE	64
DSC_2359-60	Room 25 cupboard	SE	65
DSC_2361	Room 25 NW wall	NW	66
DSC_2362	W29	NE	67
DSC_2363-4	Room 23 W6	SW	68
DSC_2365	First floor corridor	SE	69
DSC_2366	Airing cupboard	NE	70
DSC_2367	Airing cupboard	E	70
DSC_2368	Room 24 SW wall W8	SW	71
DSC_2369	Room 24 Nw wall fireplace F11	NW	72
DSC_2370	Room 24 NE wall	NE	73
DSC_2371	Room 24 SW wall W8	SW	71
DSC_2372	Room 24 'Room 8'	S	71
DSC_2373	Room 26 NE wall W32	ENE	75
DSC_2374	Room 26 SE wall	E	76
DSC_2375	Room 26 ceiling	E	76
DSC_2376	Room 26 NE wall W32	ENE	76
DSC_2377	W29	SW	77
DSC_2378	First floor corridor	NW	77
DSC_2379	First floor corridor NE wall	E	77
DSC_2380	First floor corridor access to under eaves cupboard	SE	78
DSC_2381	First floor corridor access to under eaves cupboard	NE	79
DSC_2382	First floor corridor access to under eaves cupboard	E	79
DSC_2383-4	First floor corridor	NW	79
DSC_2385	First floor corridor	NW	61
DSC_2386-7	Room 20 W4	SW	80
DSC_2388	W4	SW	81

DSC_2389	Room 20	W	81
DSC_2390	Room 19	W	82
DSC_2391	Room 19 NW wall fireplace F12	W	83
DSC_2392	Room 19 W2	SW	84
DSC_2393-5	Stairwell with W16	NE	85
DSC_2396	Room 17 and bottom of stair to second floor	NNW	86
DSC_2397-8	Room 17 W12	N	87
DSC_2399	Room 17 fireplace F13	NNE	87
DSC_2400	Stair to second floor	NE	88
DSC_2401	Wooden door access to eaves cupboard	E	89
DSC_2402	Room 27 SW wall	SW	90
DSC_2403	Room 27 rooflight window on NW roof slope	NW	90
DSC_2404	Room 28 SW gable W1	SW	92
DSC_2405-6	Room 28 NW wall	NW	93
DSC_2407	Room 28 SW gable W1	SW	94
DSC_2408-9	Room 28 SE wall door to Room 29	SE	94
DSC_2411-2	Room 29	SE	95
DSC_2414	Room 28 NW wall	NW	94
DSC_2415	staircase down to first floor	SE	91
DSC_2416	staircase down to first floor	NE	96
DSC_2417	Wooden door access to eaves cupboard	E	91
DSC_2418	staircase down to first floor	SW	89
DSC_2419	water tank in eaves cupboard	SE	89
DSC_2420-1	staircase down to ground floor	NE	85
DSC_2422024	views up and down staircase	SW	53
DSC_2425	door through to Room 9 (no access)	SE	51
DSC_2426	Room 6	S	51
DSC_2427	Through Room 6 to front door D1	SW	51
DSC_2428	Roof Room 6	S	51
DSC_2429	D1	SW	29
DSC_2430	Drain pipe on w side D1	N	97
DSC_2431-3	W9 and W5 above	NE	98
DSC_2434-5	W10 and w6 above	NE	99
DSC_2436-7	W11 and W7 above	NE	100
DSC_2438	Gablet above W7	NE	101
DSC_2439-40	Door D2	NE	105
DSC_2441-3	Hood moulding sandstone NW jamb D2	N	104
DSC_2444	Key stone D2 with W8 above	NE	104
DSC_2445-6	W8	NE	104
DSC_2447-8	Key stone D2 with W8 above	NE	104
DSC_2449-50	Hood moulding sandstone SE jamb D2	E	104
DSC_2451	Wall SE D2	NE	103
DSC_2452-4	Junction Phase 1 hotel and Phase 2 extension (right)	N	106
DSC_2455	W18	NE	106
DSC_2456	Phase 2 extension W18 and w19 and Phase 3 extension (right)	NE	107

DSC_2457-8	Hotel S façade	N	107
DSC_2459	W18 and W19	NE	108
DSC_2460-1	W19	NE	109
DSC_2462	Phase 3 extension	NNW	110
DSC_2463-4	Phase 1 chimney stack F4	N	106
DSC_2465	Phase 3 extension	NE	111
DSC_2466	Phase 3 extension	W	112
DSC_2467	Phase 3 extension (left)	WNW	112
DSC_2468-9	Phase 1 (right)	W	6



DSC_2241.JPG



DSC_2242.JPG



DSC_2243.JPG



DSC_2244.JPG



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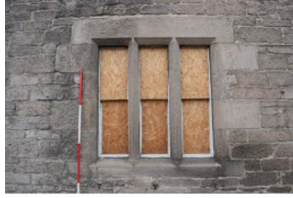
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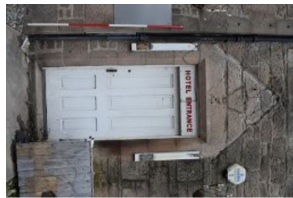
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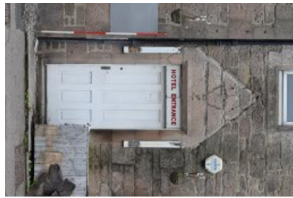
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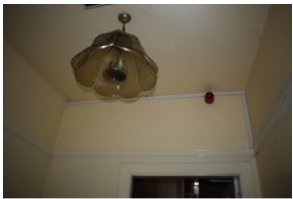
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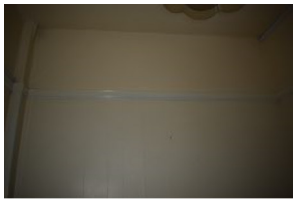
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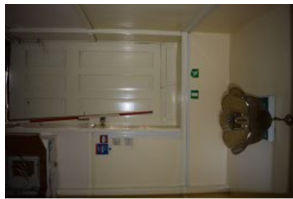
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DSC_2272.JPG



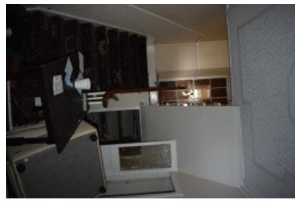
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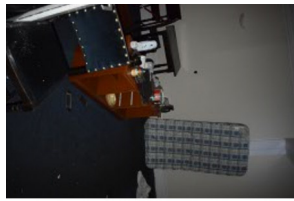
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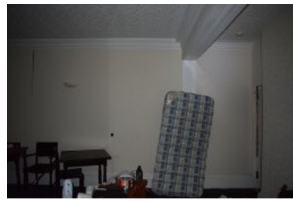
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DSC_2276.JPG



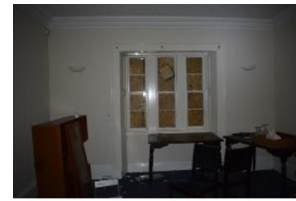
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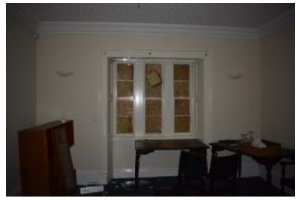
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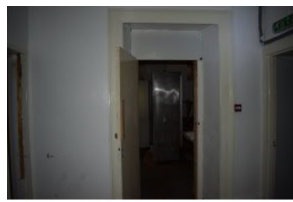
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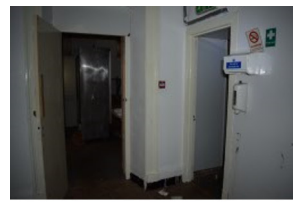
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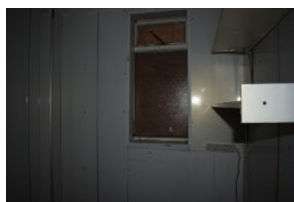
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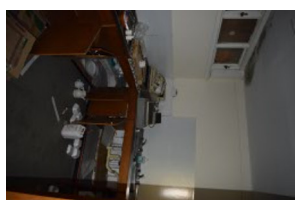
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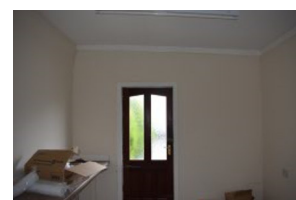
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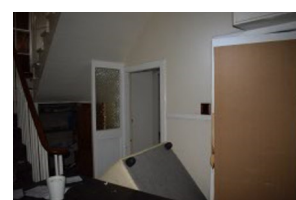
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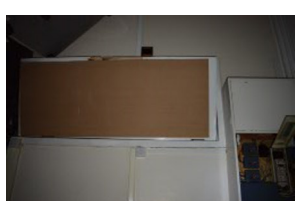
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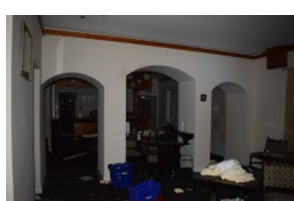
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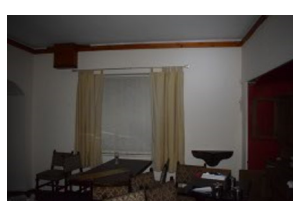
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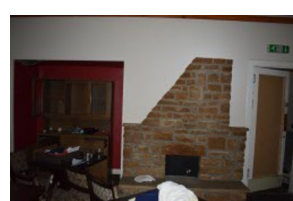
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DSC_2309.JPG



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DSC_2311.JPG



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DSC_2313.JPG



DSC_2314.JPG



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DSC_2316.JPG



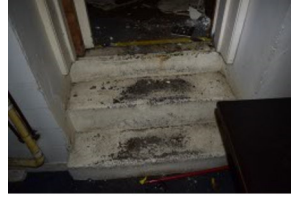
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DSC_2320.JPG



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DSC_2322.JPG



DSC_2323.JPG



DSC_2324.JPG



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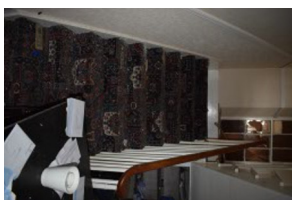
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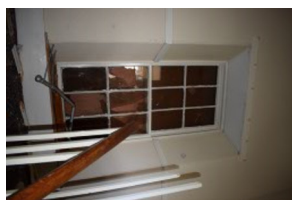
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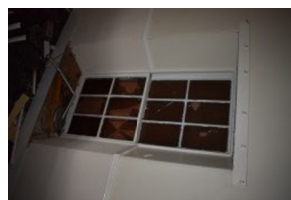
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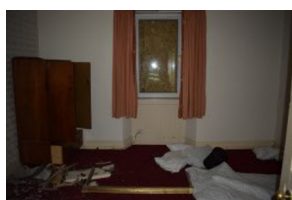
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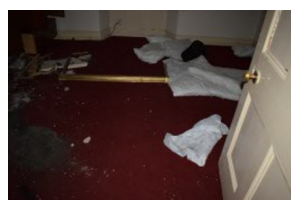
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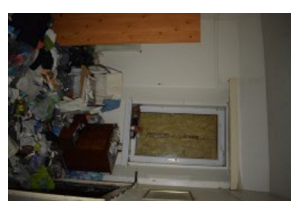
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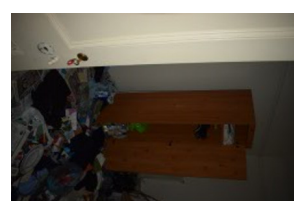
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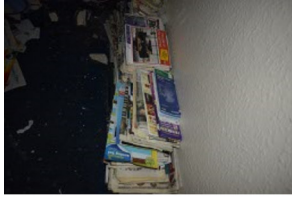
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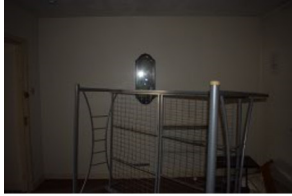
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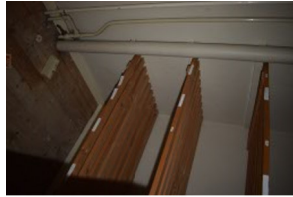
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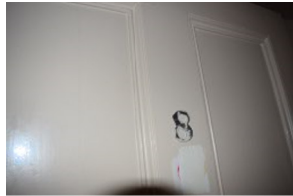
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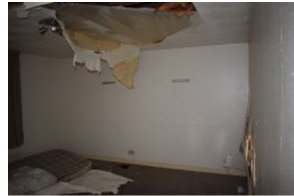
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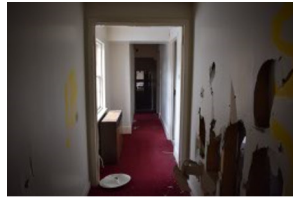
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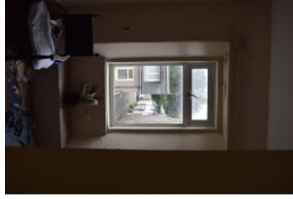
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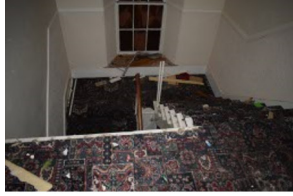
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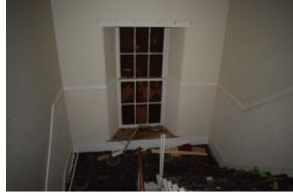
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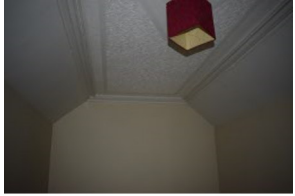
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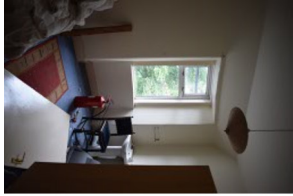
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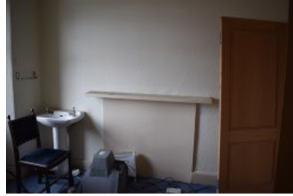
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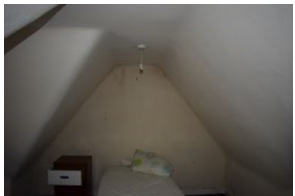
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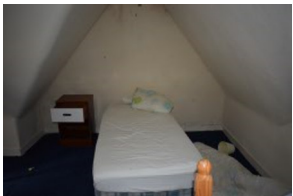
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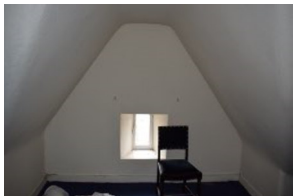
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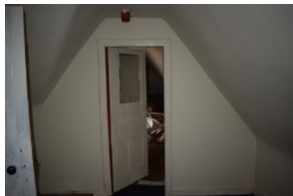
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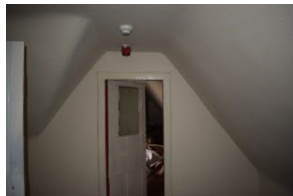
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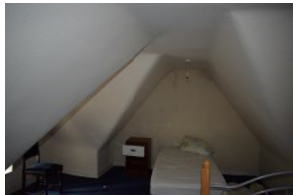
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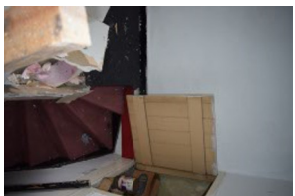
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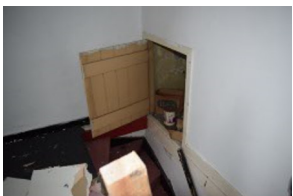
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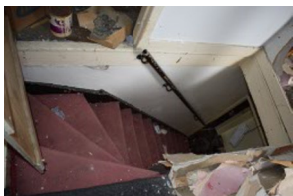
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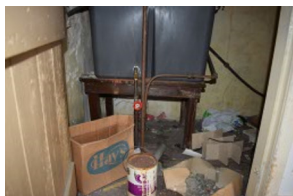
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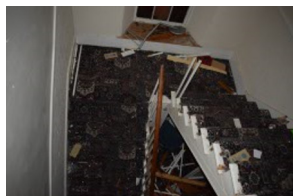
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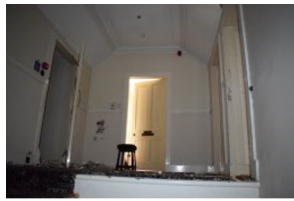
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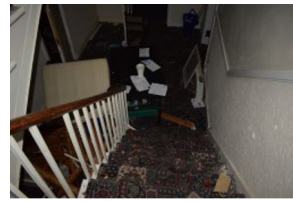
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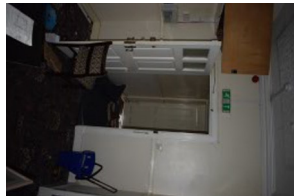
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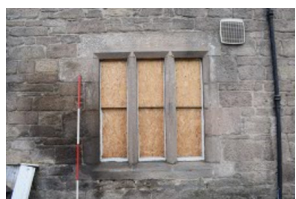
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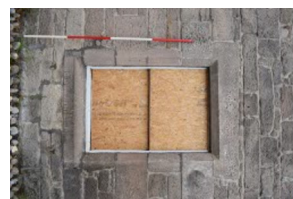
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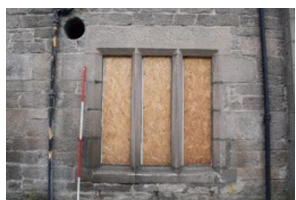
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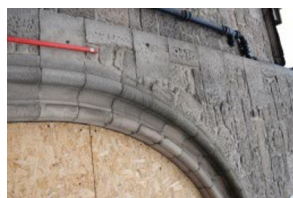
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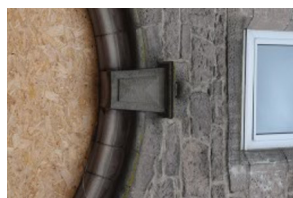
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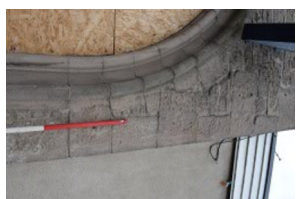
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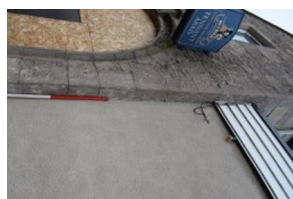
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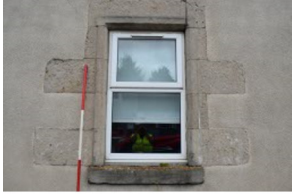
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DSC_2468.JPG



DSC_2469.JPG