

**SEAFIELD HOTEL
CULLEN
MORAY**



Standing Building Survey

Carried out 7th April 2016

by

Murray Archaeological Services Ltd



Report No: MAS 2016-15

by

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SEAFIELD HOTEL

CULLEN

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- Standing Building Survey -

1. Background

- 1.1 A standing building survey was required for one wing of the Seafield Hotel, Cullen, prior to its demolition as part of the renovation works at the Hotel. Survey was also required of part of another wall which would be affected by the new bar area.
- 1.2 The archaeological condition was applied in the context of planning legislation (PAN 2/2011, SPP, SHEP), which states that it is necessary for developers to arrange for archaeological work to take place prior to development, in appropriate circumstances. Planning Application Numbers: 15/02135/APP and 15/02136/LBC
- 1.3 A Level 1 Standing Building Survey was required which includes measured plans and elevations, a written account of the building's plan, form, function, age and development sequence in addition to a photographic survey of the interior and exterior of the building. This was applied only to the wing due for demolition and to an area of wall to be obscured by the new bar area and balcony.
- 1.4 Murray Archaeological Services Ltd was commissioned to undertake the work by Milne Property Developments Ltd. The site element of the standing building survey was completed on the 7th April 2016.

2. Desk-top survey

- 2.1 A search was carried out in the Sites and Monuments Record, Archaeology Service, Aberdeenshire Council and in the Sites and Monuments Records of the

Royal Commission for Ancient and Historic Monuments in Scotland (RCAHMS) through Canmore and Pastmap.

- 2.2 The 1st and 2nd edition Ordnance Survey maps were consulted.
- 2.3 Plans and elevations were supplied courtesy of Milne Property Developments Ltd and have been annotated by MAS Ltd..

3. The Site

- 3.1 The site lies on the NE side of the Square in Cullen, extending E along Seafield Street. The wing referred to in the survey was at the back of the building (illus 1)

Parish: Cullen NGR NJ 51289 67092

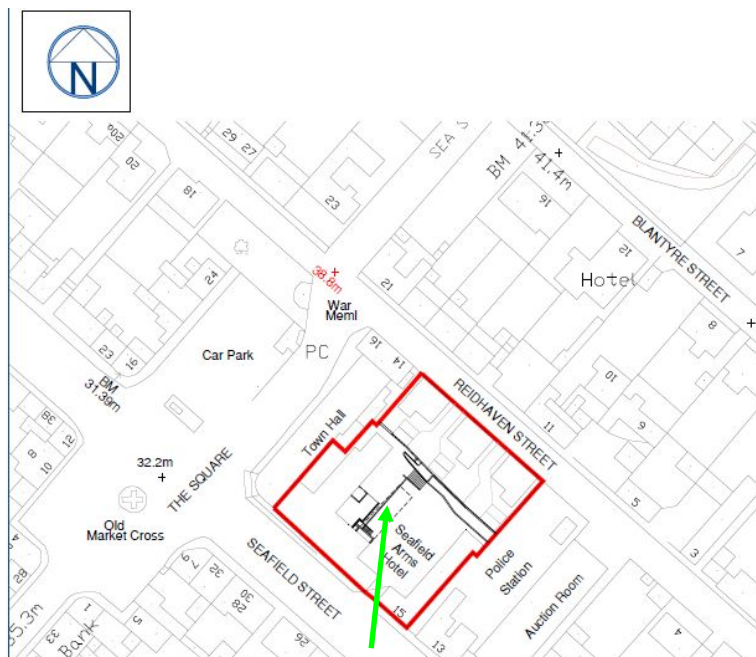
NMRS No: NJ56NW59

Moray SMR NJ56NW0027

Listed Building : LB 23743 (The back wings are excluded as a result of their later remodelling).

Buildings at Risk Register for Scotland Ref 6088

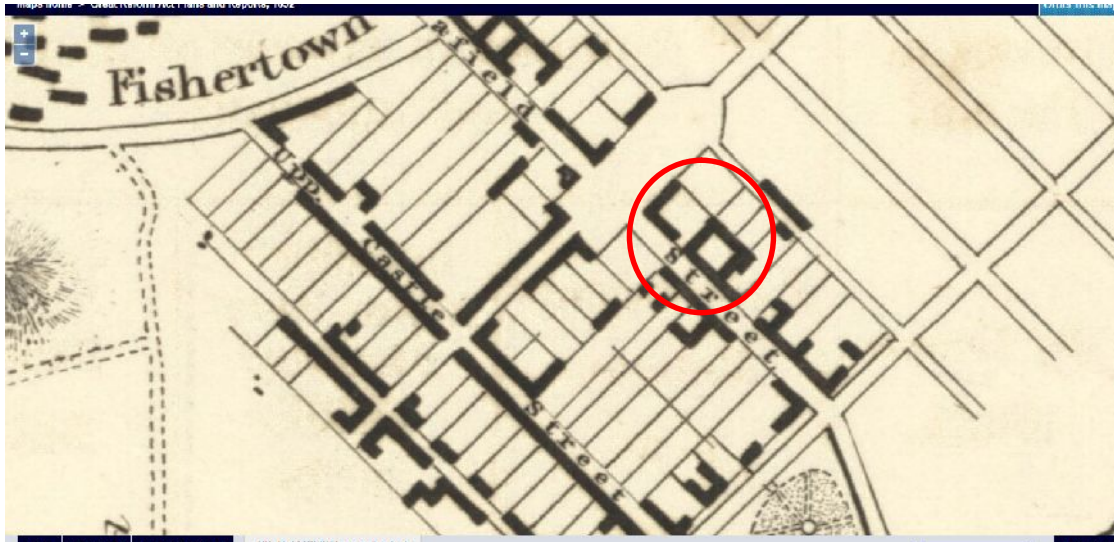
- 3.2 The Seafield Hotel and the Town Hall form one corner of the Square, Cullen. The original L-plan building with a stable court was built in 1822-23. An extension along the Square frontage was added in 1899-1900.



Illus 1 Location plan courtesy of Milne Property Developments Ltd. Green arrow marks area of survey

4. Documentary evidence

4.1 **1832 Great Reform Act plan** shows the L-plan of the frontage buildings of the hotel and the town hall, with stable courtyard to E. The wing to be demolished is on the footprint of the W wing of stable court.



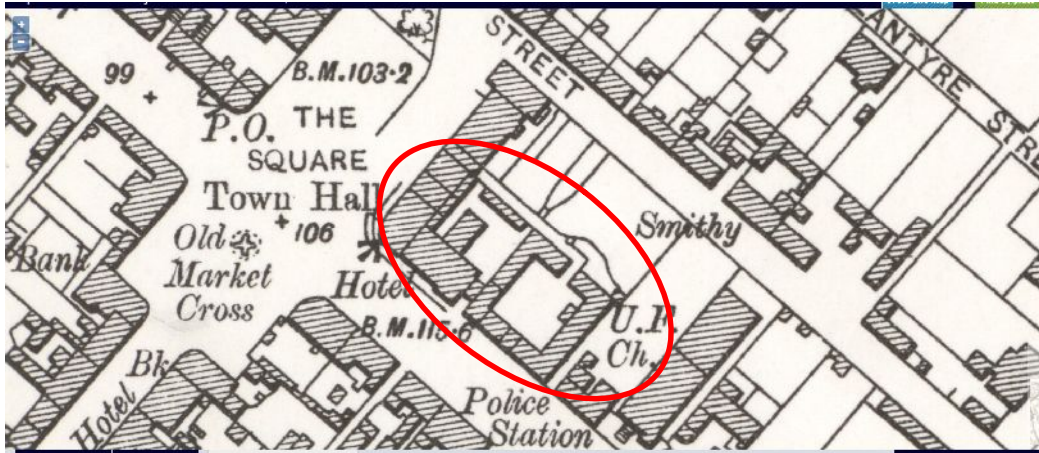
Illus 2 1832 Great Reform Act plan. www.nls.ac.uk Site marked by red circle

4.2 **Banff Sheet III.5 (Cullen) 1866 (pub 1871)** shows a more detailed view of the plan shown on the 1832 plan.



Illus 3 Detail of the 1st edition Ordnance Survey 25'' map, surveyed in 1866 (published 1871) Banff sheet III.5 www.nls.ac.uk Site marked by red circle

4.3 On the 2nd edition 25"/mile Ordnance Survey of 1902 (published 1904) Banffshire Sheet 003.05) shows a new wing , between the frontage wing on the Square and the stable wing.



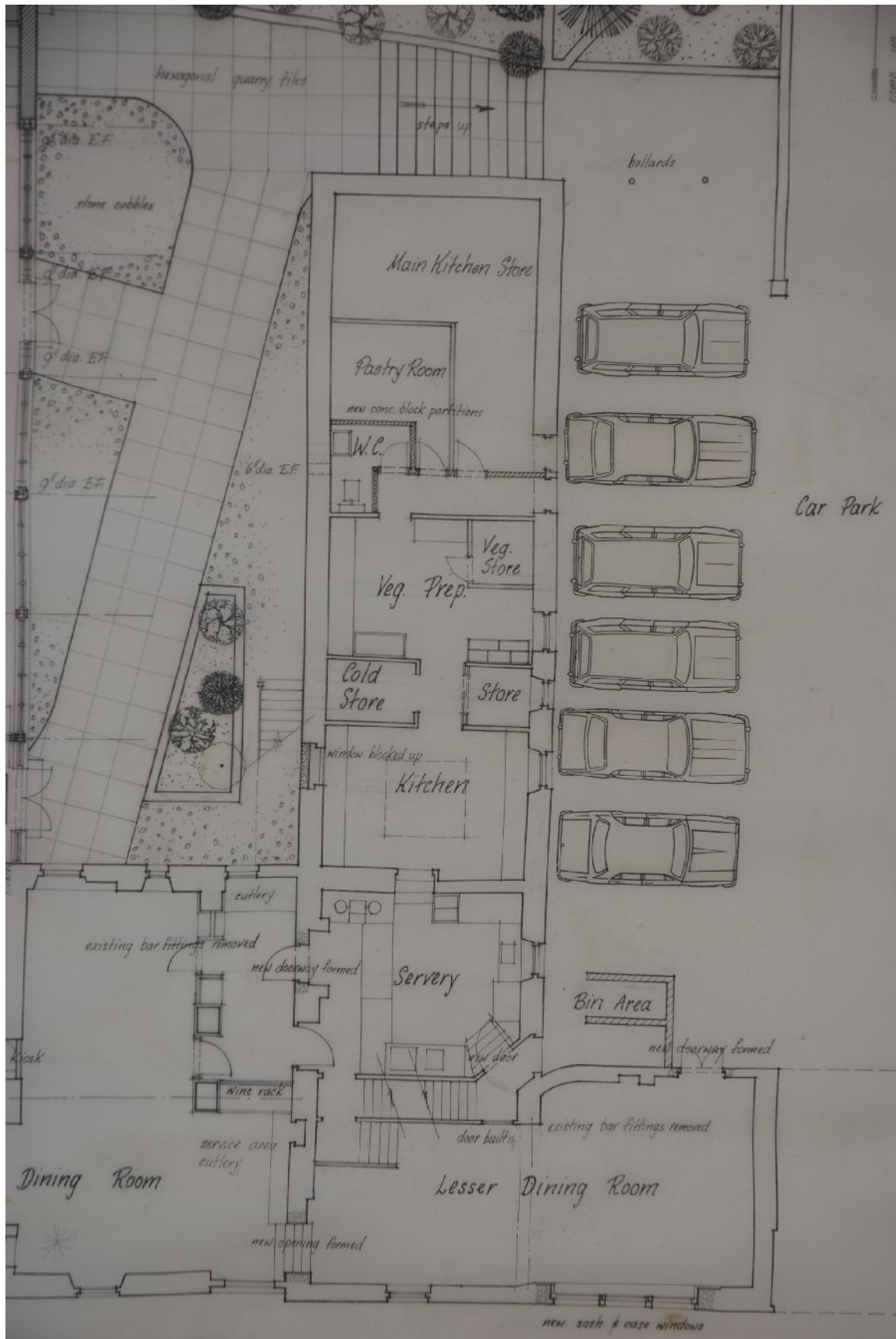
Illus 4 Detail of the 2nd edition 25"/mile Ordnance Survey of 1902 (published 1904. Banffshire Sheet 003.05) www.nls.ac.uk Site marked by red circle.

4.4 By the c1949 edition Ordnance Survey map. Banffshire Sheet III.NW) the W wing of stable court had been extended N to the line of outbuildings.



Illus 5 Detail of the c1949 Ordnance Survey (Banffshire Sheet III.NW) www.nls.ac.uk

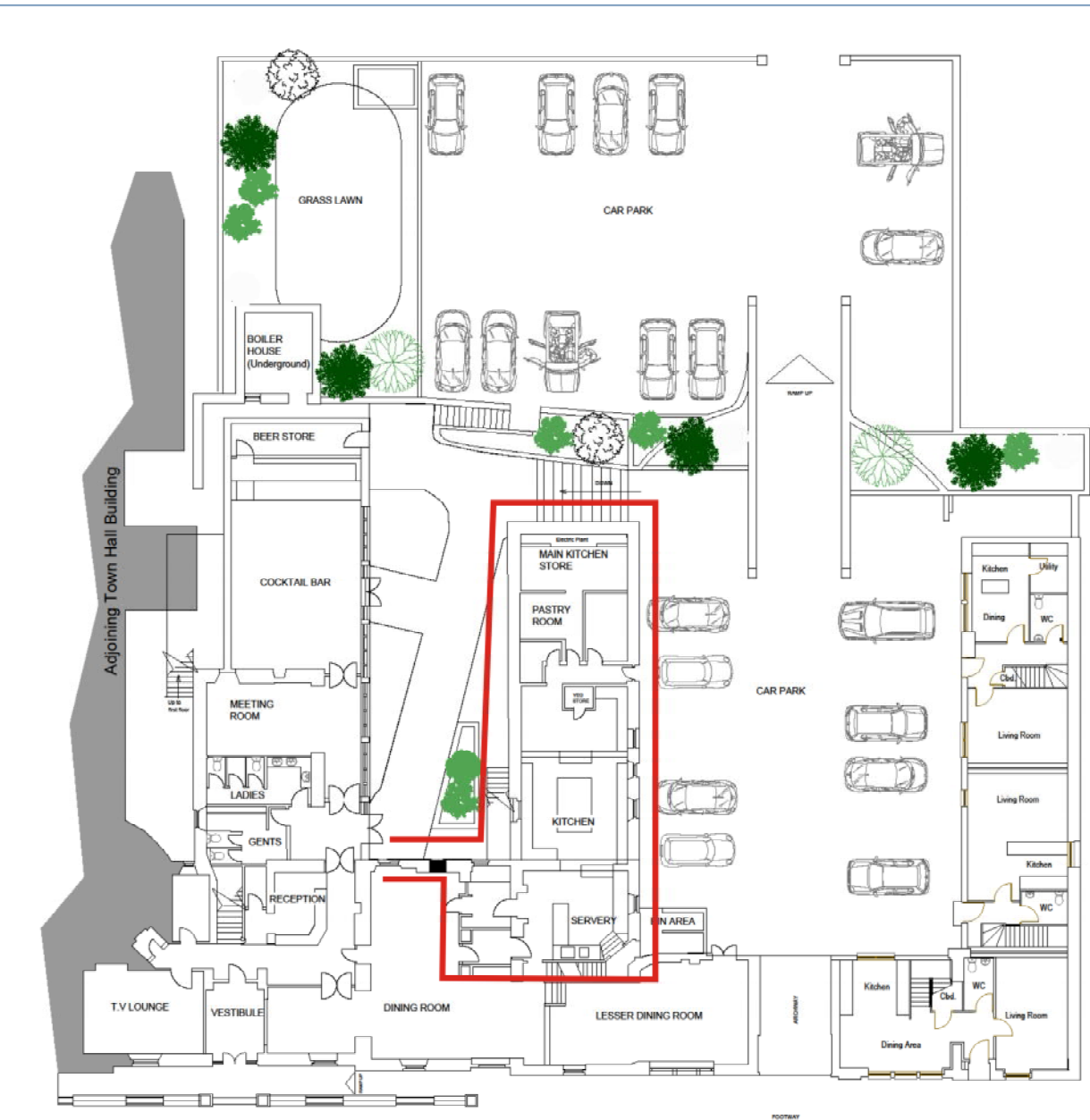
4.5 A plan from Seafield Builders dated 1972 shows a fore-shortened wing as it was then rebuilt.



Illus 6 Detail of 1972 plan of alterations drawn by Seafield Builders Ltd (Courtesy of Milne Property Developments Ltd)

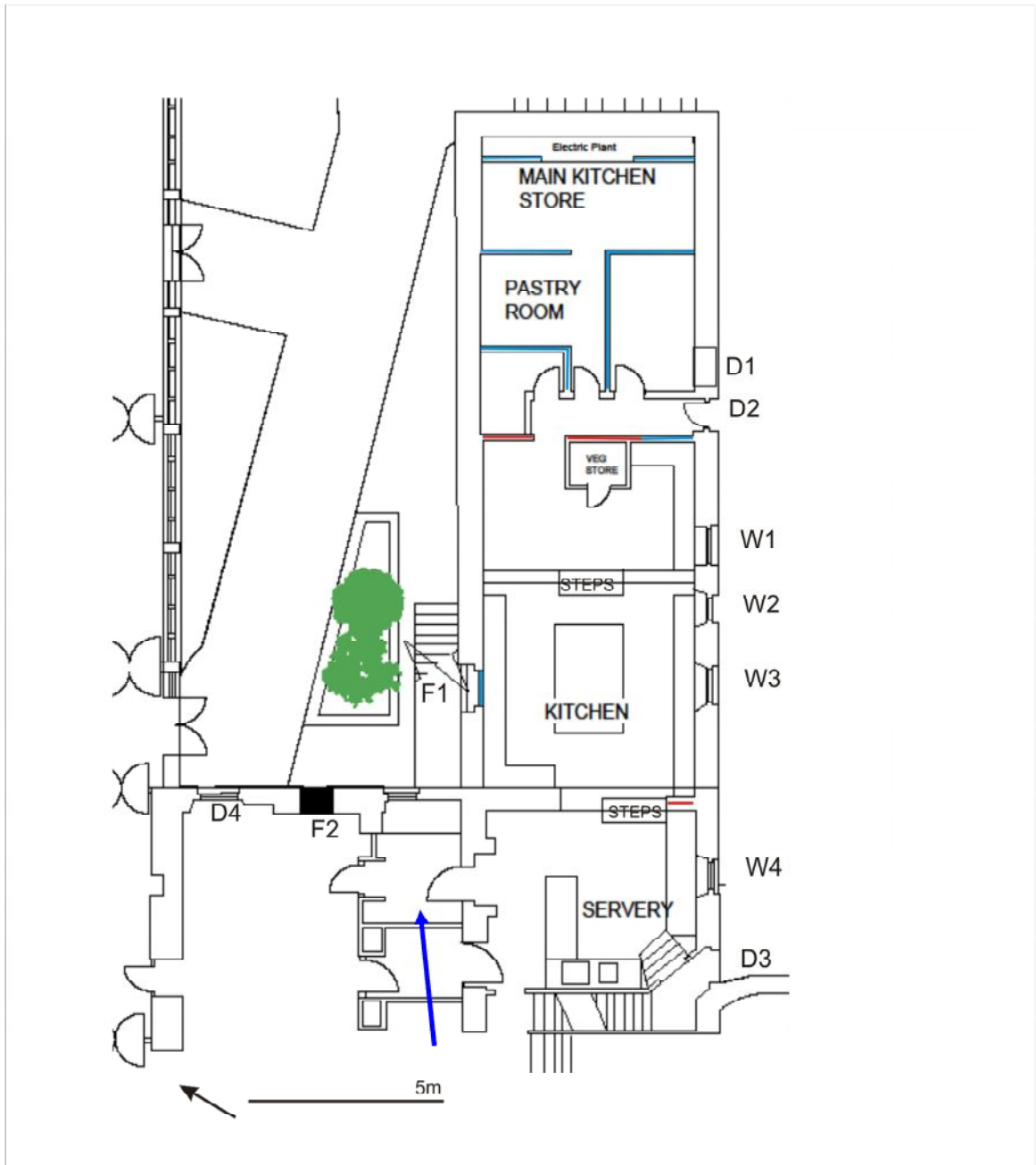
5 Methodology

- 5.1 The ground plan (illus 8) and elevation (illus 9-10) have been annotated to show details which may help in understanding the development and history of the building.
- 5.2 The areas recorded were photographed. The full set of photographs will be supplied for the archive and an annotated plan in the present report (illus 16-17) indicates the position of each.



Illus 7 Overall plan of building with area of Standing Building Survey outlined in red. Plan courtesy of Milne Property Developments Ltd and annotated by MAS Ltd.

6 The Building



Illus 8 Detailed plan of ground floor courtesy of Milne Property Developments Ltd and annotated by MAS Ltd. Blue arrow indicates line of original pend. (internal partitions: red =brick, blue=concrete blocks)

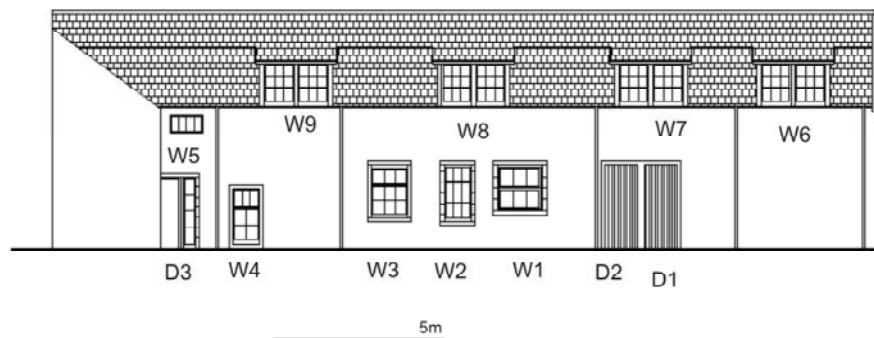
Plan Rectangular wing abutting main frontage range of hotel

Dimensions 22m x 6.1m externally

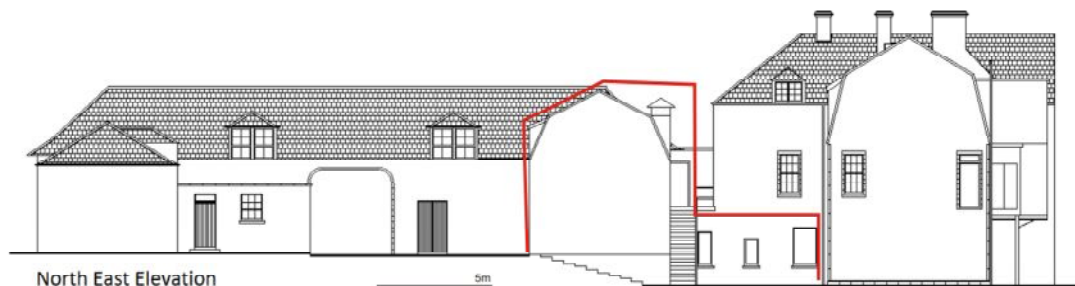
Present/recent use Derelict but had been kitchens and stores since 1972 until closure of hotel.

Original use Prior to 1972 single storey and attic extension (from wall between kitchen and servery) was owner's accommodation (pers.comm. Charles Milne).

Walls Parts of external wall bases were of stone but most was of concrete construction built in 1972. Internal walls were a mixture of brick and concrete blocks (see illus 8).



Illus 9 E elevation courtesy of Milne Property Developments Ltd and annotated by MAS Ltd.



Illus 10 N elevation courtesy of Milne Property Developments Ltd and annotated by MAS Ltd. Red outline indicates area of Standing Building Survey

Roof Mansard roof. Slated.

Doors and windows

E Wall of wing to be demolished

- D1 (Blocked) W: 0.88m H: 2.20m. Concrete margins
- D2 Splays externally on N side. W: 1.12m H: 2.15m Concrete margins
- D3 W of opening: 1.40m H:2.20m. Width of door : 0.85m. Ashlar at S side and lintel, N side abuts main range of building.
- W1 W:1.23m H: 1.26m Concrete lintel and sill. Ashlar rybats. Boarded up.
- W2 W:0.77m H: 1.53m Concrete lintel and sill. Ashlar rybats. Boarded up.
- W3 W: 1.05m H: 1.46m Concrete margins
- W4 W: 1.00m H:1.46m Concrete margins. Safety glass
- W5 W: 0.82m H:0.40m. Single hinged pane
- W6-W9 W: 1.75m H: 1.32m. Dormers with slightly sloping top and straight sides slated. Double sash windows, 6/3 panes. Concrete margins
- NW wall*
- F1 Fire door at 1st floor level, leading to steps against the wall of building.

Interior

Ground floor:

No internal details prior to 1972 remained. The kitchen, servery and various stores had been stripped out but were as shown on illus 8. There were steps up between the servery and kitchen and between kitchen and stores. A pre-1972 wall on the line between the kitchen and the servery had been broken through in 1972 and a steel beam resting on brick and concrete side walls held the upper floor.



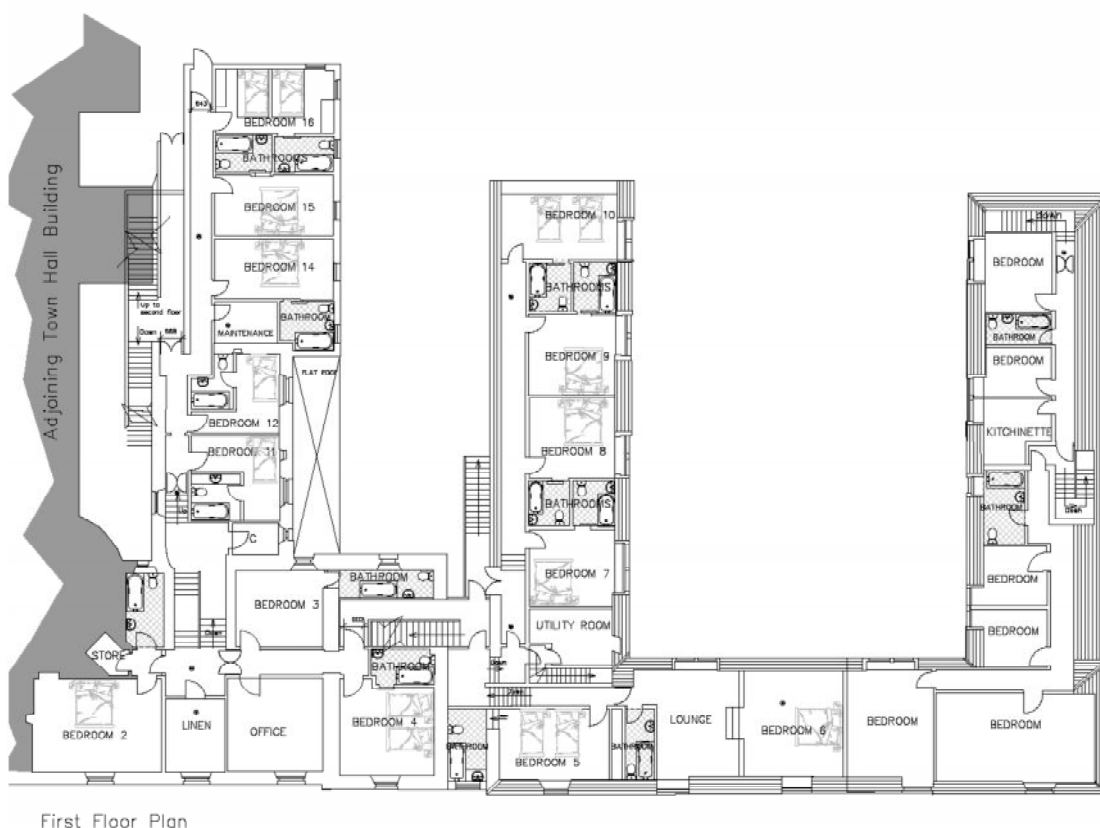
Illus 11 Ground floor looking N from servery to kitchen

1st floor:

Bedrooms, passage and store as shown on illus 13.



Illus 12 Bedroom on 1st floor



Illus 13 1st floor plan courtesy of Milne Property Developments Ltd

Wall which will be obscured by bar extension and balcony

Part of the back wall of the main frontage block just to the W of the wing to be demolished will be obscured by the new bar area. The original pend from the street between the main hotel and the stable court (with its separate arched entry), would have lain on the line to W of the servery (illus 8, 14, 15: blue arrow). To the W of this there was a window (F1: concrete blocked) and a door (D4 set in a wider opening which had been infilled with stone and brick (illus 14).



Illus 14 External view of wall NW of wing to be demolished. . Blue arrow marks position of pend in original building.



Illus 15 Detail of wall NW of wing to be demolished. Blue arrow marks position of pend in original building.

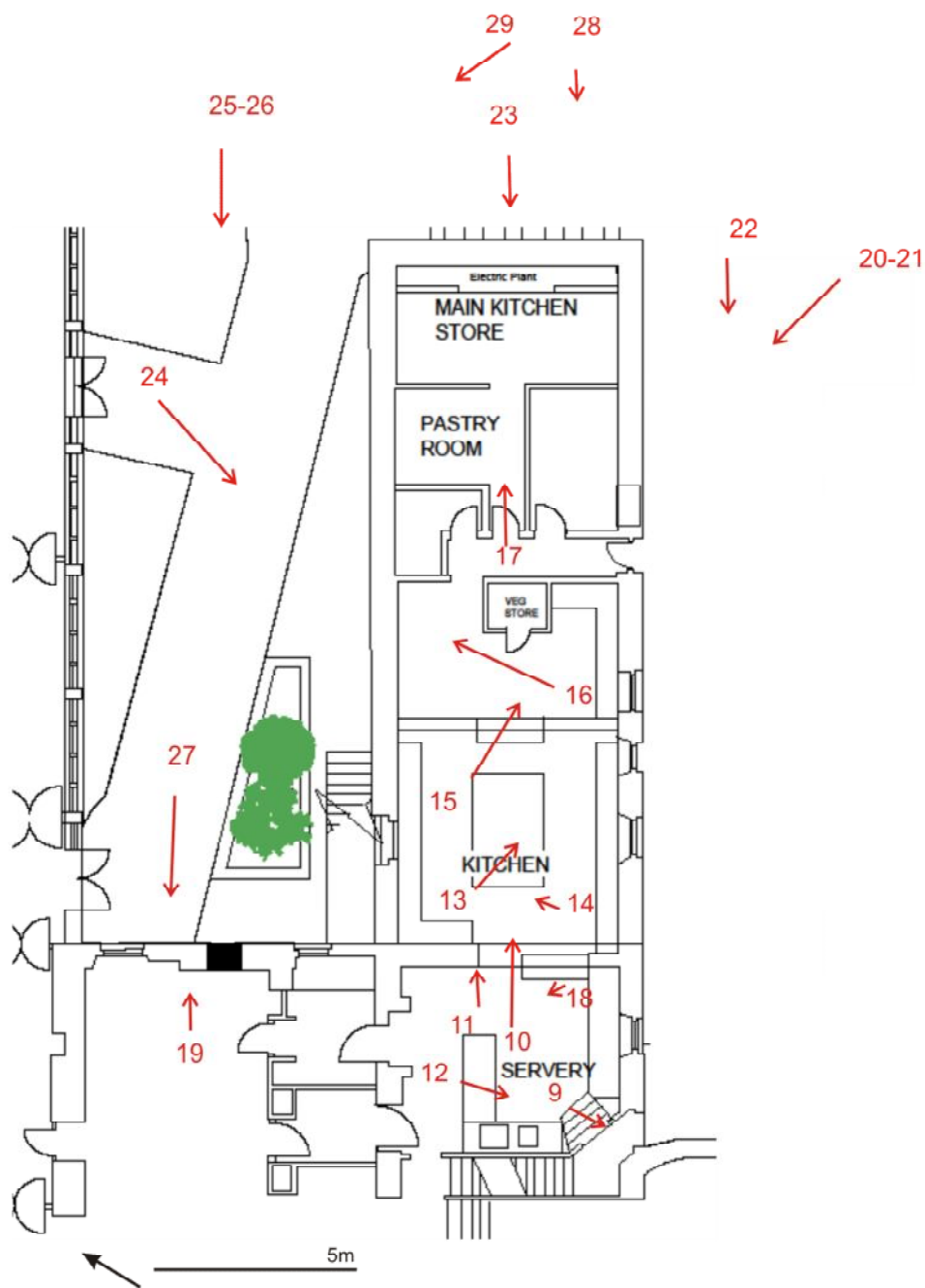
7 Discussion

The wing to be demolished was on the footprint of the W wing of the 1822 stable court. However it had been largely rebuilt in 1972 and little remained of any original fabric.

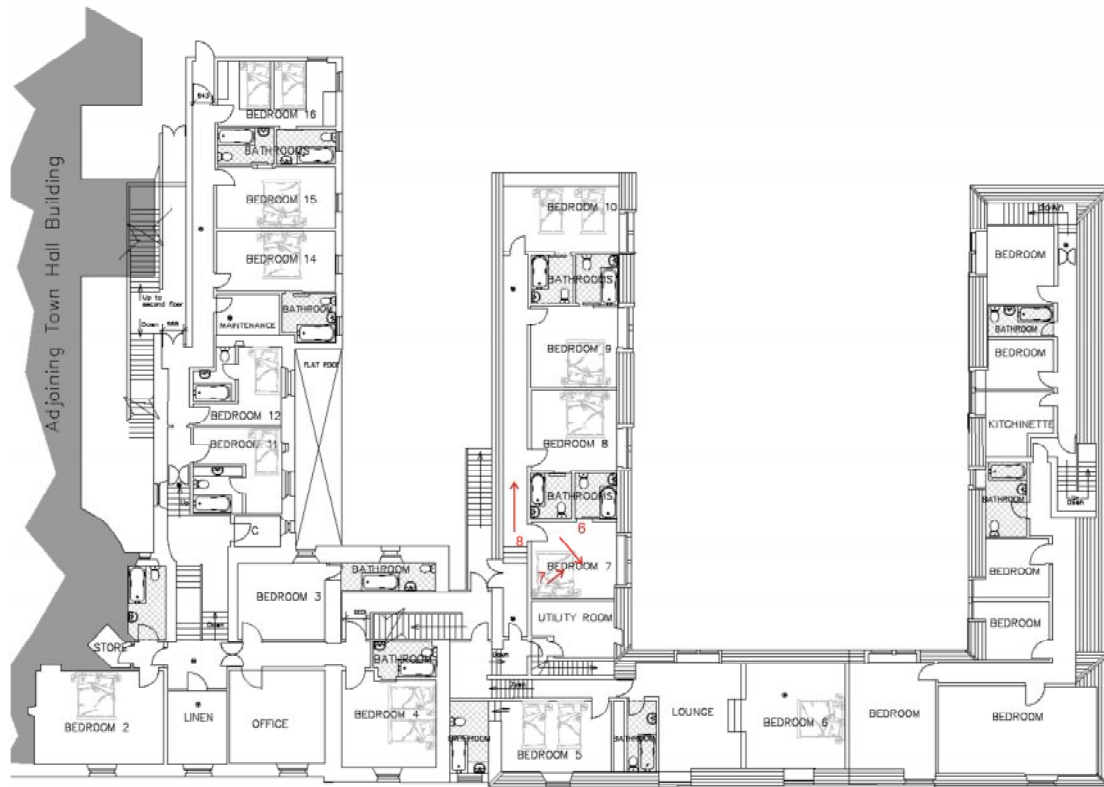
8 Archive

A full set of photographs with the photo location plan (Illus 16-17) will be supplied to the Moray SMR in Aberdeen and to the NMRS.

Photos 1-5 : details of 1972 plans



Illus 16 Photo reference plan ground floor (photos 9-29)



First Floor Plan

Illus 17 Photo reference plan 1st floor (photos 6-8)