

APAB/01



ALDI, KIRK STREET, PETERHEAD, ABERDEENSHIRE

HISTORIC BUILDING RECORDING (LEVEL 1)

commissioned by ALDI Stores Ltd

APP/2016/2813

August 2017

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project info

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PARISH Peterhead
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project team

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PROJECT SUMMARY

An historic building survey was undertaken by Headland Archaeology of the tenement buildings located at 55–69 Kirk Street on the site of Kirkburn Mills, Peterhead. The survey comprised a descriptive and photographic survey of the building prior to its demolition as part of the redevelopment of the site. The survey identified that the building was a typical tenement building with a construction date of 1900. The three storey L-shaped building was faced with coursed pink granite masonry and included a small number of decorative features. A few alterations were noted; including the insertion of windows over five original entrance doors across the front elevations and the addition of stairs and 1st floor walkway to the rear of the building. Access to the internal areas was limited due to health and safety concerns although it was identified that the internal layout comprised at least six of flats. The areas investigated included a ground floor flat and an upper floor flat presented over two levels. Both of these flats were in a poor state of repair but included a number of modern fixtures and fittings.

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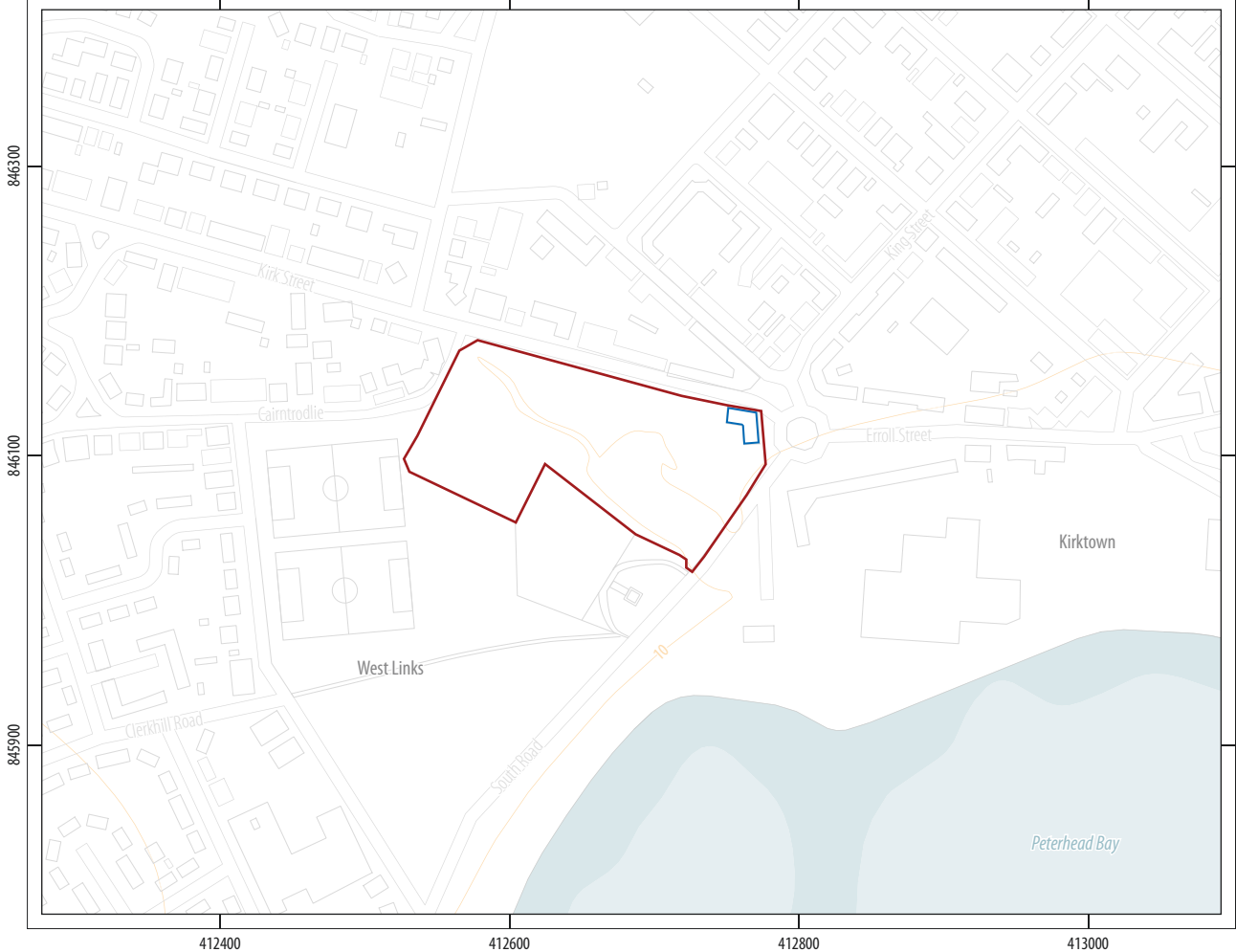
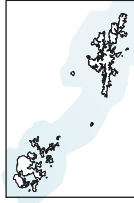
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APAB/01
Kirk Street
Peterhead
Aberdeenshire

0 200km
1:10,000,000 @ A4

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0 100m
1:5,000 @ A4

development boundary
 building recording area

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HISTORIC BUILDING RECORDING (LEVEL 1)

1 INTRODUCTION

Headland Archaeology Ltd was commissioned by ALDI Stores Ltd to undertake a Level 1 (Historic England 2016) Historic Building Survey of a tenement block at 55–69 Kirk Street, formerly the site of Kirkburn Mills, Kirk Street, Peterhead, Aberdeenshire. The work was commissioned as part of the redevelopment of the site by ALDI Stores Ltd.

Full planning permission for the redevelopment of the site was granted by Aberdeenshire Council (App.no. APP/2016/2812 & 2813) subject to a number of conditions, including one relating to archaeological works. This condition required a programme of archaeological works be undertaken prior to the development. The planning authority (Aberdeenshire Council), as advised by the Aberdeenshire Council Archaeology Service requested that as part of the archaeological mitigation a historic building survey (level 1) be undertaken of the interior and exterior of the upstanding tenement prior to its demolition.

In order to fulfil this condition a Written Scheme of Investigation (WSI) was prepared by Headland Archaeology (2017) on behalf of ALDI Stores Ltd; setting out the proposed strategy for archaeological mitigation.

The WSI was submitted to and agreed with Aberdeenshire Council Archaeology Service who advises the Local Planning Authority on archaeological matters. This report details the results of the programme of work.

2 SITE LOCATION AND DESCRIPTION

The proposed retail development lies close to the centre of Peterhead in an area known as Kirktown, OS National Grid Reference

NK 1277 4612 (Illus 1). The area proposed for development comprises approximately 1.9ha and is currently a brownfield and scrub land site bounded by the A650 (Kirk Street) to the north, the A982 (South Road) to the east and Cairntrodle Road to the west. To the south is the remains of St Peter's church and graveyard.

The remains of a standing building (55-69 Kirk Street) occupy the north-east corner of the development site (Illus 2 photo 78). This forms an L-shape building in plan facing north onto Kirk Street and east onto South Street. The land behind them is open having been cleared of buildings. The site lies at approximately 10m AOD.

3 ARCHAEOLOGICAL BACKGROUND

The origins of Peterhead, and specifically the local vicinity in which the development area is located, dates to the 12th century when a church dedicated to St Peter (Old St Peter's Church, a scheduled ancient monument – Index 5661; Scheduled 19th March 1993) was established to the immediate south-east of the site (Scottish National Record of the Historic Environment (SNRHE) NK14NW 2.00). This, the original parish church of Peterhead, is on record from 1132 and 1218 when it was transferred to the Abbey of Deer from Dunkeld Cathedral. However these dates are considered suppositional by MacGibbon & Ross (1896–7).

The formation of St Peter's Church and establishment of the two castles, Ravenscraig and Inverugie within close proximity to the site were the earliest significant settlements in the area. The development of the town was further encouraged by it being elevated to a burgh of barony in 1587 and a royal burgh in 1593, despite its population falling below 100.

The woollen industry was first undertaken within the proposed development area in 1812, by the Arbuthnot, Scott and Company, using the



ILLUS 2 View of the tenement from the east

Kirk Burn as the power source. From 1823-54 the mills were used variously as a brewery, sawmill, bone-crushing mill, and also a flour and meal mill.

The mill buildings were recorded by a Level 2 historic building recording programme (Sproat 2008) prior to their demolition. Further archaeological work carried out across the site comprised an archaeological evaluation and watching brief (Cook 2009). This work identified significant medieval and post-medieval features and an assemblage of 13th / early 14th century pottery. These features were located predominantly to the south-west quarter of the development site comprising a series of ditches and linear ditches potentially representing the remains of a small medieval settlement. The evaluation also identified that the 19th and 20th century mill buildings had truncated much of the site leaving no traces of any earlier settlement activity where the buildings were located.

The buildings at 55-69 Kirk Street (Aberdeenshire SMR Ref: NK14NW0095) were constructed in 1900 and first appear on the 2nd edition Ordnance Survey 1901 (Illus 3) although a series of earlier buildings on the same footprint appear on the 1st edition Ordnance Survey (1872) that likely date from the mid-19th century (Illus 4). It was unclear if either the earlier buildings depicted on the 1st edition Ordnance Survey or the existing buildings were part of the Kirkburn Mill complex or had always been residential buildings forming part of the urban spread of Peterhead at this time. The present buildings were derelict at the time of the site visit and until recently had been in use as tenement flats. It was not clear if this had been their original purpose or if they had been constructed for an industrial purpose. The 2nd edition Ordnance Survey depicts a pond running east/west through the building.

4 AIMS & OBJECTIVES

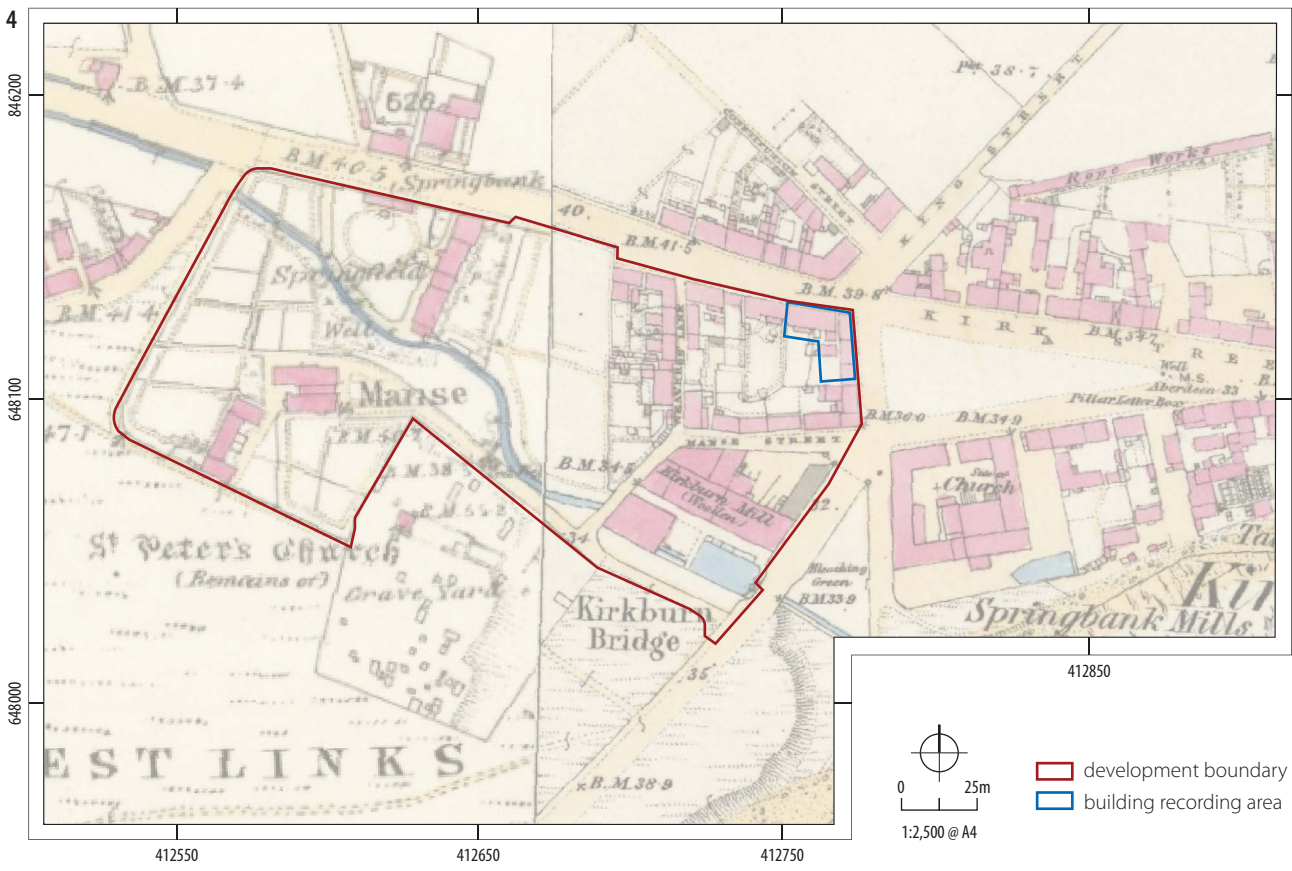
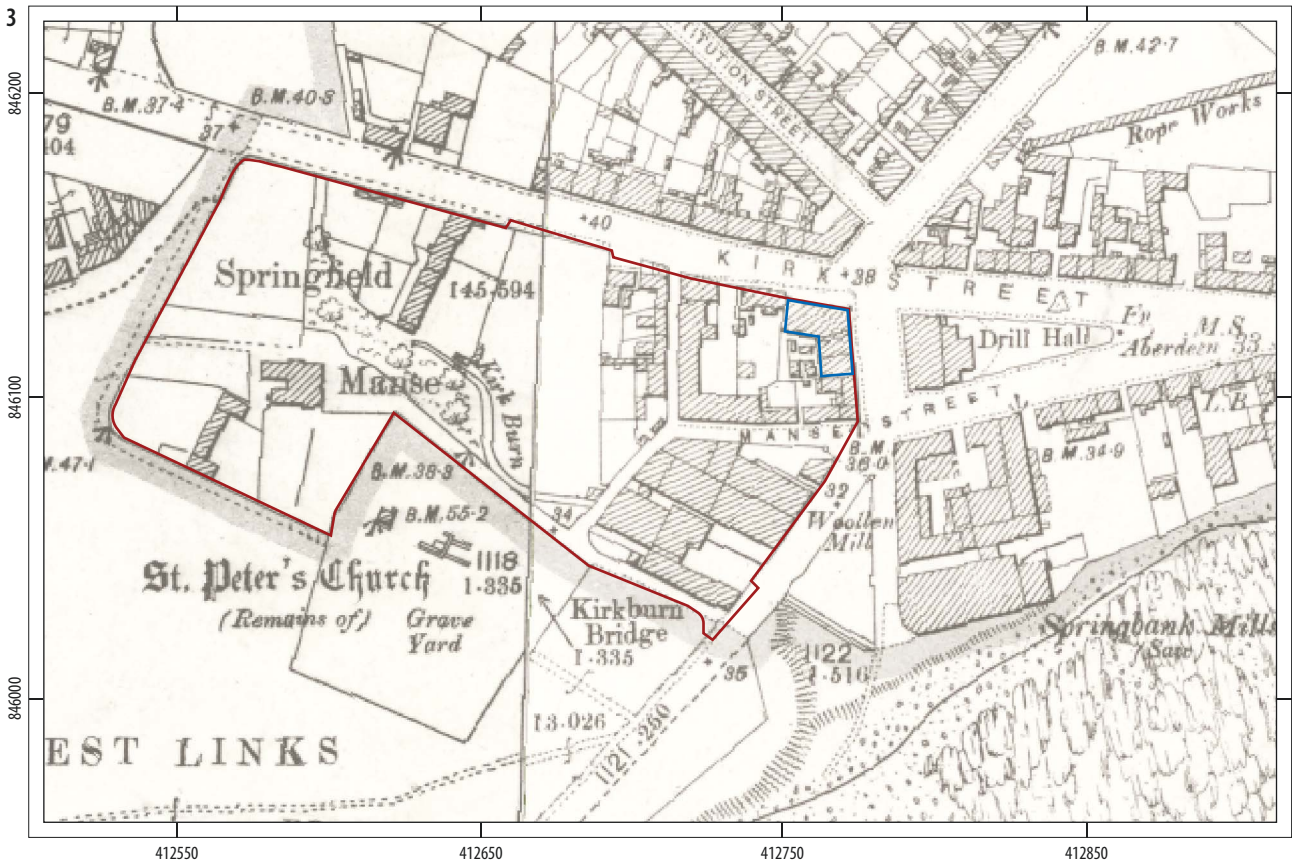
In line with the WSI the main objectives of the Historic Building Recording (Level 1) (English Heritage 2016 on line source) was:

- a) To provide a basic record of the interior and exterior of the structure in its present state prior to any demolition or alteration. This was in order to provide an informed report that details the potential for further work or provide an adequate record of the structure. The recording comprised of a written description, annotated plans and photographic record.
- b) In particular the survey focused on recording all exposed internal and external walls relating to the structure and any features of interest relating to the structures purpose.

5 METHODOLOGY

5.1 ARCHIVE ASSESSMENT

A basic archive assessment was undertaken prior to fieldwork. This comprised the consultation of readily available photographic and documentary records. This included the National Map Library, The Aberdeenshire Councils Historic Environment Record, the Scottish National Records of the Historic Environment and other public sources as appropriate.



ILLUS 3 Extract of historic map: Aberdeenshire 023.07 & 03 (includes: Peterhead), OS 25 Inch 2nd Edition Surveyed: 1900 Published: 1901 **ILLUS 4** Extract of historic map: Aberdeen Sheet XXIII.7 (Peterhead), OS 25 Inch 1st Edition Surveyed: 1868 Published: 1872 Reproduced with the permission of the Trustees of the National Library of Scotland



ILLUS 5 View of the front facing elevations **ILLUS 6** View of the mill site from the rear of the tenement **ILLUS 7** View of the rear facing elevations **ILLUS 8** Detail of the roof tile capping

5.2 HISTORIC BUILDING RECORDING

The survey utilised existing survey data. These have been annotated with any phasing information and points of detail. A short descriptive summary of the structure including assessment of the internal and external elevations/features and any other relevant constructional details has been undertaken.

5.3 PHOTOGRAPHIC SURVEY

A fully referenced photographic survey as a primary record of the existing building within its surroundings and any significant features of architectural interest were made using digital media. This has been used in conjunction with the written record and provides an interpretative account of the buildings use. Any specific architectural details were recorded photographically. A full photographic record can be found in Appendix 1.

5.4 RECORDING

All aspects of the work were undertaken in accordance with the current relevant Standards and Guidance for Recording Standing Buildings and Structures of the Chartered Institute for Archaeologists (CIfA 2014).

An overall site plan was recorded using survey data supplied by the client and related to the National Grid.

6 RESULTS

6.1 INTRODUCTION

The fieldwork was carried out on 2nd and 3rd March 2017 in clear and dry weather conditions. The structure was inspected and a photographic and written record was undertaken. The form of the building was an L-shaped three storey tenement block fronting onto Kirk Street to the north and South Street to the east (Illus 5 photo 13). At the junction of the two front elevations a short angled section of wall formed the corner of the building. Internal access was limited due to health and safety concerns but a number of rooms on all three floors were inspected and recorded. All openings had been boarded up.

The building formed the only upstanding remains of what had previously been the site of Kirkburn Mills. The rest of the complex had been demolished and levelled. The only other remaining feature was the surviving bank and ditch of the Kirk Burn that had once powered the early woollen mill (Illus 6 photo 71).

6.2 TENEMENT SURVEY

The two front facing elevations of the three storey tenement were constructed of coursed pink granite masonry bonded with cement with projecting stone string courses dividing the floors presenting an impressive and grand façade to the building. These two elevations displayed rows of windows to all three floors with no doors present.

9



10



bd blocked door



ILLUS 11 Detail of the original drip mould decoration and one of the later phase windows



ILLUS 12 The date plaque on the angled wall



ILLUS 13 Detail of the chimney decoration

The construction materials of the gable ends and the rear facing elevations had been masked by a painted harl. No features were present on the gables while a series of doors and windows were recorded to the rear of the property along with two concrete staircases to each end of a concrete walkway situated along the first floor level of the building (Illus 7 photo 4). The slate roof included a decorated red tile capping (Illus 8 photo 65) and seven tall granite masonry chimneys.

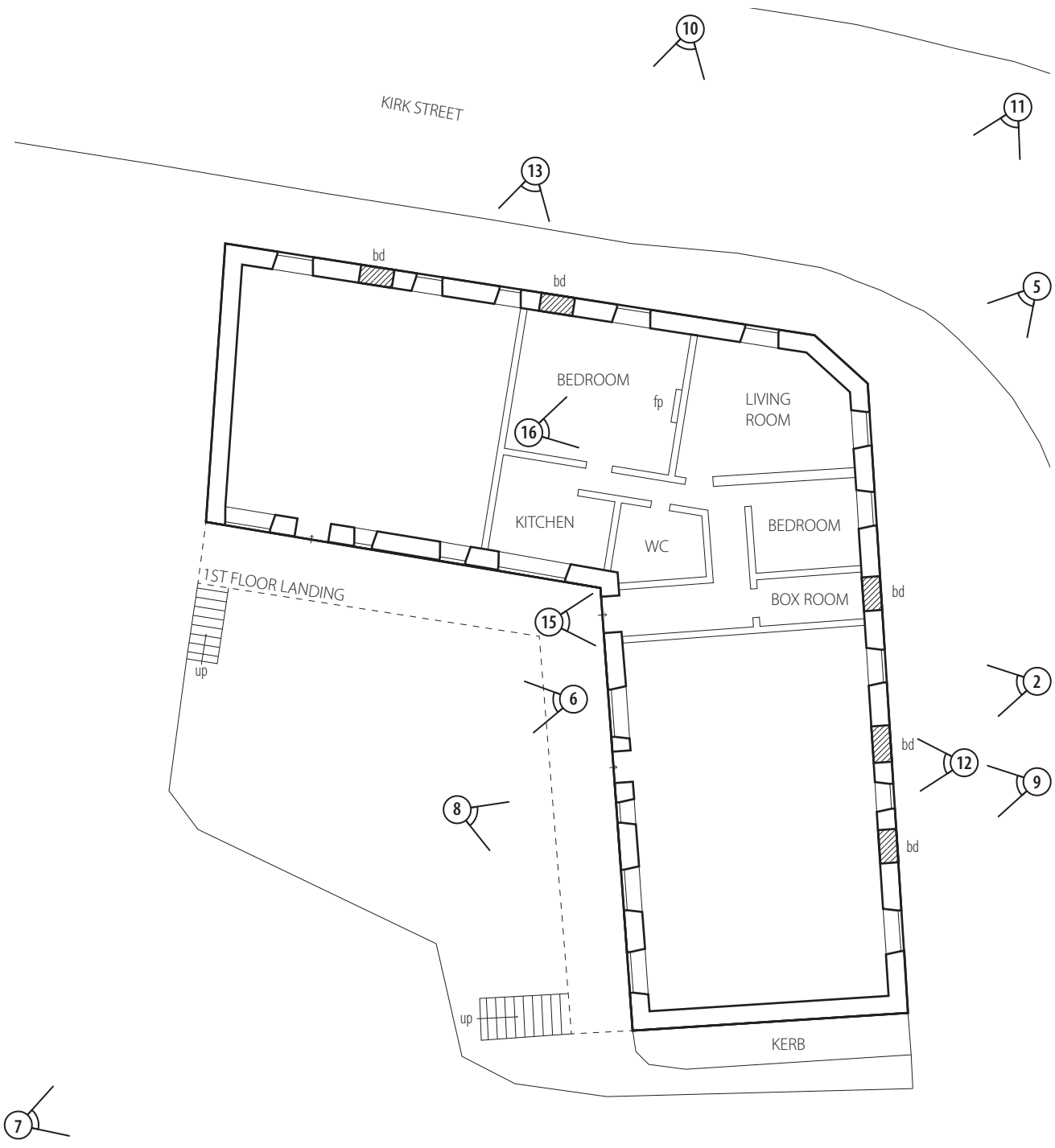
The front east facing elevation comprised eight windows to the ground floor and six to the 1st and 2nd floors (Illus 9 photo 14). The north facing elevation was slightly shorter with seven windows on the ground floor and five to the upper two floors (Illus 10 photo 24). All the ground floor windows on the two front elevations included projecting granite cills. The majority of these cills extended beyond the width of the window although in five cases they corresponded to the width of the window (Illus 11 photo 21). This anomaly suggested that the windows in these instances were not original features and that they had been partially blocked at the base. This indicated that their original purpose was as doors rather than windows. One of these windows in particular (on the east facing elevation) was situated on the same alignment as the pend shown on the 2nd edition Ordnance Survey, further suggesting an original use as a door.

Decoration on the front facing elevations was limited to a projecting drip mould over one of the windows on the east facing elevation, a similar feature over a slight recess on the angled corner elevation,

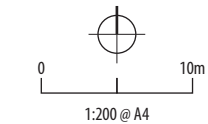
a date plaque on the same elevation (Illus 12 photo 22) (dating the construction of the building to 1900) and decoration on the three front facing chimneys. The decoration on these chimneys comprised arched drip moulds at the base and fluting of the stonework above (Illus 13 photo 26). The stonework of the chimney on the north facing elevation also projected slightly from the main wall to the base of the first floor.

The rear elevations were more mundane having been covered in a grey painted harl (see Illus 7). The ground and first floors had been divided by a concrete walkway supported on steel poles and accessed by concrete steps located to the outer sides of the two rear facing elevations. The west facing elevation included two doors and three windows to the ground floor, two further doors and three windows to the 1st floor and five windows to the 2nd floor. The south elevation in comparison had a single door and four windows on the ground floor, three doors and two windows on the 1st floor and five windows on the 2nd floor. Due to the harl covering of these elevations it was not clear how many of these opening were original. It is likely that the doors on the 1st floor are not original as the walkway and stairs are thought to be a later addition to the building. Unlike the front elevation where the windows on the upper two floors were regular in size and position, the windows to the rear varied in size displaying little conformity or patterning.

Access to the internal space was limited due mainly to health and safety concerns. This led to only a small number of rooms being investigated this allowed for a reasonable plan of the layout of the



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- NOTES
- external wall
 - internal wall / detail
 - detail above cutting plane
 - bd blocked door
 - fp fire place
 - photo directions (Illus #)

ILLUS 14 Floor plan of the ground floor



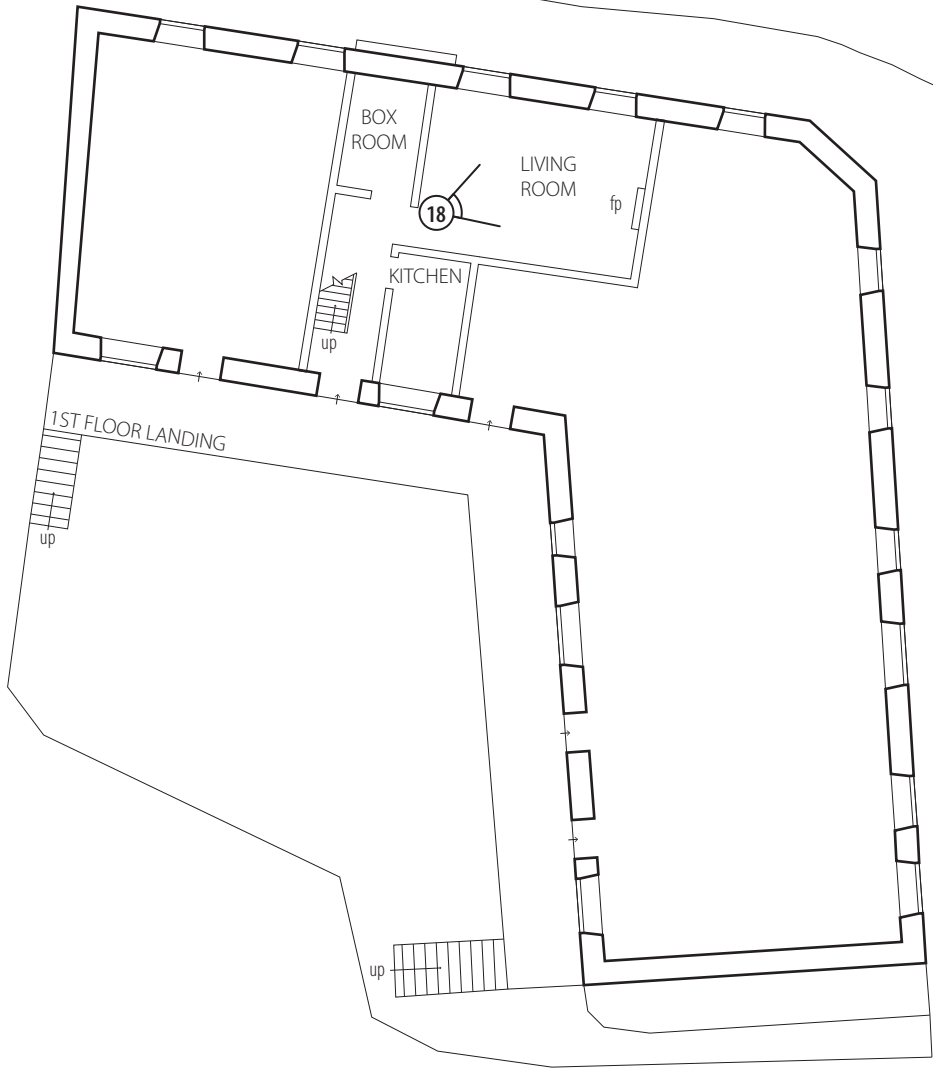
tenement to be established. Access to the ground floor was through a door on the west facing rear elevation (Illus 14 floor plan). This led to a small ground floor flat comprising a hallway, two bedrooms, a living room, a kitchen, a bathroom and a small box room. The rooms were in a poor state of repair with very few fixtures and fitting remaining. What did survive suggested the rooms were all fairly modern in design. The hallway led directly from the entrance the full width of the building leading to a window on the east wall (Illus 15 photo 33). The location of this hallway matched the position of the pend depicted on the 2nd edition ordnance survey and the window at the east end of the hall was one of the openings that had originally been a door. The eastern half of this hallway had been made into a very small box room. Halfway along the hall it turned to the north and west leading to the other five rooms. The rooms all had timber floors and lath and plaster walls and ceilings. A single blocked fireplace was recorded in the large main bedroom (Illus 16 photo 42). This had a brick surround. All the fittings in the kitchen were modern and no potential original features were identified.

A second flat was accessed via a door on the 1st floor of the rear south facing elevation. This led to a two storey flat located over the 1st and 2nd floors. The 1st floor level (Illus 17 floor plan) comprised a hallway and timber staircase plus a kitchen, small bedroom/box room and a living room. The only detail of interest on this floor was the fireplace on the east wall of the living room (Illus 18 photo). Again all the rooms were in a poor state of repair. On the 2nd floor (Illus 19

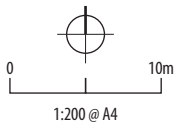
ILLUS 15 The hallway leading through the ground floor flat **ILLUS 16** Detail of the fireplace in the ground floor bedroom









KIRK STREET



1ST FLOOR LANDING



- NOTES
-  external wall
 -  internal wall / detail
 -  detail above cutting plane
 -  blocked door
 -  fire place
 -  photo directions (Illus #)



ILLUS 18 View of the first floor living room and fireplace

floor plan) two further bedrooms, a box room, a bathroom and a large cupboard space were located. A second fireplace was located on the east wall of the main bedroom (Illus 20 photo 56). Access to the upper floor was limited due to the poor condition of the flooring.

Although no other rooms were accessed a similar layout providing room for at least four more flats seems to be the most likely plan for the remaining spaces in the building.

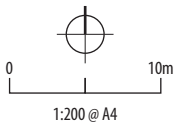
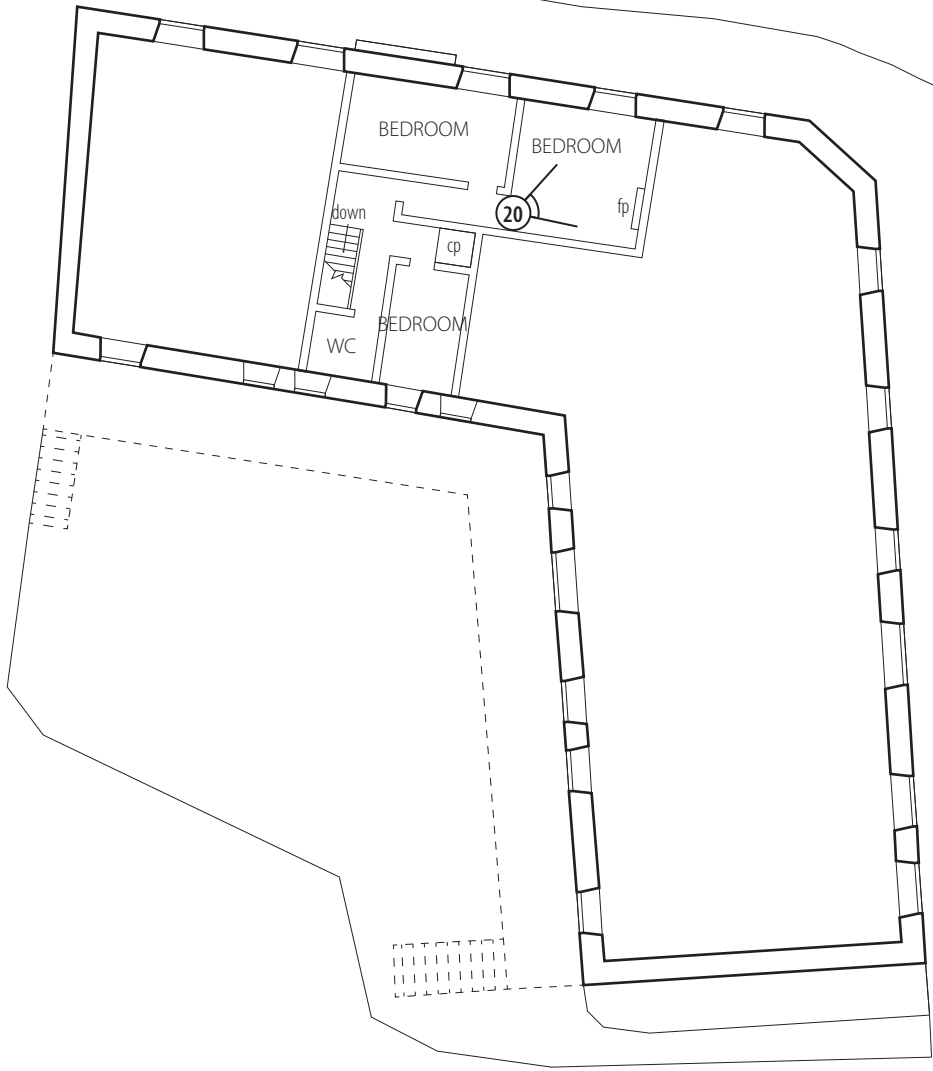
7 DISCUSSION

The cartographic sources indicate that a series of buildings were located on the footprint of the present upstanding tenement building from at least the mid-19th century. It was unclear if these earlier buildings were residential or industrial although it seems most of the industrial buildings are marked as such in the 1st edition ordnance survey. This would suggest that the earlier buildings were residential. The date plaque of 1900 on the present building and wider footprint of the building depicted on the 2nd edition ordnance survey clearly indicates that the upstanding building replaced the earlier buildings. The number of chimneys on the roof of the tenement indicate that the building had more fireplaces across the building than were recorded during the survey. The fact that the building had so many chimneys, and therefore fireplaces, would suggest that its original use is more likely to have been residential rather than industrial.

The survey identified that the present building had undergone at least one phase of modification. This saw the partial blocking of all the doors on the front facing elevations transforming them into windows plus the construction of concrete stairs and a walkway to the rear of the building. It is presumed that new openings were also established to the rear elevation at this time. Due to the poor state of the interior of the building and the limited access it was not fully understood how much of the layout of the building had also been altered at this time. The three fireplaces recorded had all been blocked suggesting these at least were original features. This indicates that at least some walls of the present building were part of the original layout. The fact that the rear stairs and walkway were a later phase indicates that access to the upper floors must originally have been via internal stairs from the ground floor. The four partially blocked doors (not including the pend opening) on the front elevations were likely to be the original entrances to the building. This may be used to suggest that the original layout comprised four separate flats, each covering three floors although it is just as likely that the internal staircases were communal leading to individual flats on each of the three floors.

Although this was not the most decorative building it was clearly constructed with consideration as to its appearance and surroundings. At the time of its construction it would have been an impressive and fairly imposing building. It was certainly the tallest buildings in the area at the time of the survey and probably always had been. This report should provide a suitable record of the building prior to its demolition.

KIRK STREET



- NOTES
- external wall
 - internal wall / detail
 - detail below cutting plane
 - cp cupboard
 - fp fire place
 - photo directions (Illus #)



ILLUS 20 The fireplace in the second floor bedroom

8 REFERENCES

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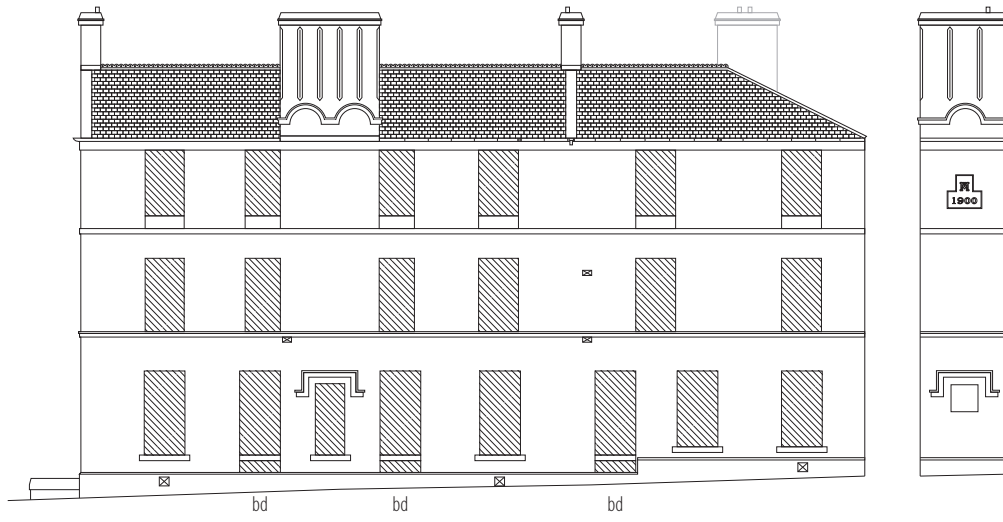
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Ordnance Survey 1901 'Aberdeen Sheet 023.07 & 03 (Peterhead)' *Ordnance Survey 25 Inch 2nd edition* [online map] revised 1900 available from <http://maps.nls.uk/view/82861311>

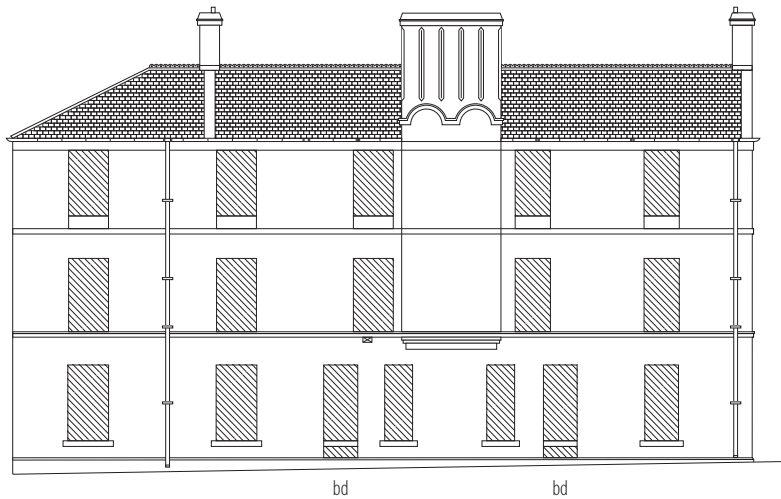
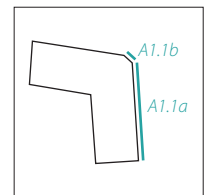
9 APPENDICES

APPENDIX 1 ELEVATIONS

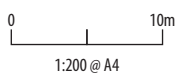
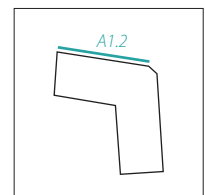


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A1.1b

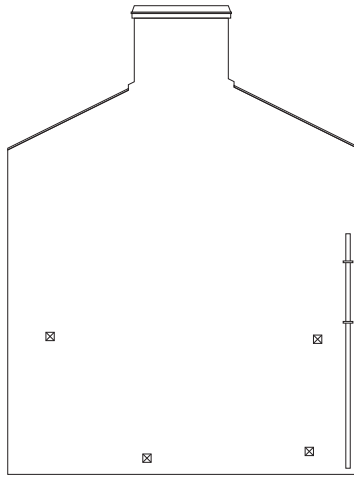


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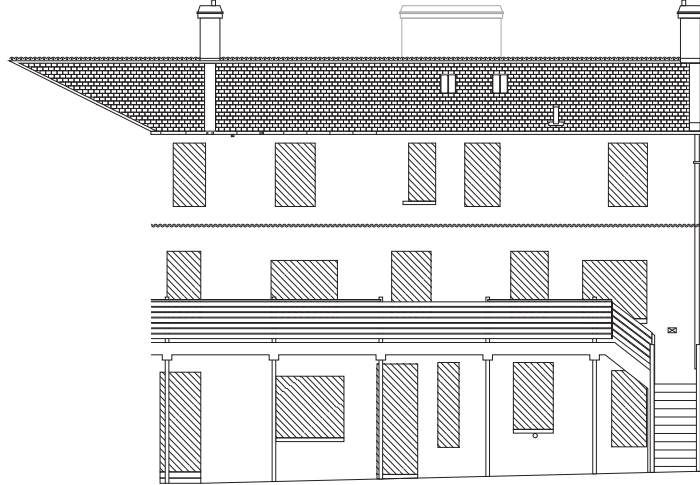


- NOTES
- blocked door (bd) /window
 - ventilation
 - detail beyond cutting plane

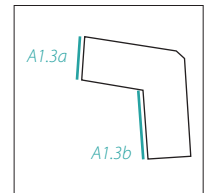
ILLUS A1.1 East and north-east facing elevations ILLUS A1.2 North facing elevation



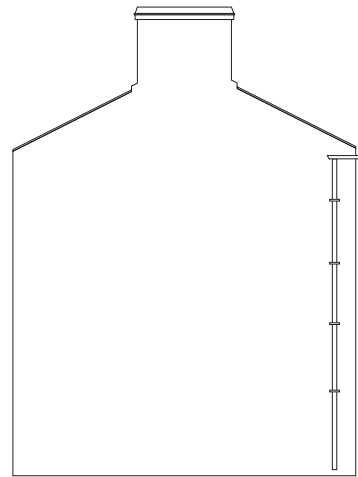
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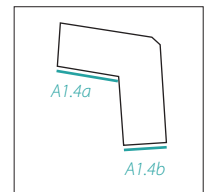
A1.3b



A1.4a



A1.4b



- NOTES
- blocked door (bd) /window
 - ventilation
 - detail beyond cutting plane

APPENDIX 2 PHOTOGRAPHIC REGISTER

PHOTO	FACING	DESCRIPTION
APAB-01	SW	View of the mill site
APAB-02	W	View of the mill site
APAB-03	SW	View of the mill site
APAB-04	NE	View of the rear of the tenement
APAB-05	NE	View of the rear of the tenement
APAB-06	N	View of the S facing gable end
APAB-07	N	View of the tenement from the south
APAB-08	E	View of the rear W facing elevation
APAB-09	E	View of the W facing gable end
APAB-10	NE	View of the rear of the tenement
APAB-11	N	View of the S facing rear elevation
APAB-12	NE	View of the rear of the tenement
APAB-13	SW	View of the front of the tenement
APAB-14	W	Front E facing elevation
APAB-15	W	Front E facing elevation
APAB-16	NW	View of the front of the tenement
APAB-17	NW	View of the front of the tenement
APAB-18	NW	Detail of the chimney on the E facing elevation
APAB-19	W	Detail of the window and drip moulding on the E facing elevation
APAB-20	W	Detail of the window and drip moulding on the E facing elevation
APAB-21	W	Detail of windows on the E facing elevation
APAB-22	SW	View of the NE facing front corner of the tenement
APAB-23	SW	Detail of the date plaque on the NE facing corner
APAB-24	S	View of the front N facing elevation
APAB-25	S	Detail of the chimney on the N facing elevation
APAB-26	S	Detail of the chimney on the N facing elevation
APAB-27	S	View of the chimney on the N facing elevation
APAB-28	S	View of the chimney on the N facing elevation
APAB-29	S	E side of the N facing elevation
APAB-30	S	W side of the N facing elevation
APAB-31	SE	View of the N facing elevation
APAB-32	SE	View of the N facing elevation
APAB-33	E	Internal view of the hall in the ground floor flat
APAB-34	E	Internal view of the hall to the original doorway
APAB-35	N	View down the hallway of the ground floor flat
APAB-36	SE	Small bedroom in the ground floor flat

PHOTO	FACING	DESCRIPTION
APAB-37	SE	Small bedroom in the ground floor flat
APAB-38	NE	View of the living room in the ground floor flat
APAB-39	N	View of the window on the N wall of the living room
APAB-40	SW	View of the kitchen of the ground floor flat
APAB-41	SW	View of the kitchen of the ground floor flat
APAB-42	NE	View of the fireplace in the large bedroom of the ground floor flat
APAB-43	NW	View of the windows in the large bedroom of the ground floor flat
APAB-44	NW	View of the windows in the large bedroom of the ground floor flat
APAB-45	N	Entrance and hall to the first floor flat
APAB-46	NW	View of the stairs leading to the second floor
APAB-47	NE	View of the living room of the first floor flat
APAB-48	E	Ceiling beams in the living room of the first floor flat
APAB-49	E	first floor hallway leading to the living room
APAB-50	S	View of the WC on the second floor
APAB-51	SE	View of the southern bedroom on the second floor
APAB-52	S	Detail of the window in the southern bedroom on the second floor
APAB-53	S	Detail of the window in the southern bedroom on the second floor
APAB-54	E	View into the roof space
APAB-55	E	View into the roof space
APAB-56	E	View of the northern bedroom on the second floor
APAB-57	NE	View of the northern bedroom on the second floor
APAB-58	E	Detail of the fireplace in the northern bedroom
APAB-59	SW	View from the top of the staircase
APAB-60	S	View from the top of the staircase
APAB-61	N	View of the rear S facing elevation
APAB-62	E	View of the rear W facing elevation
APAB-63	E	View of the roof on the W facing elevation
APAB-64	E	Detail of the tiles on the roof ridge
APAB-65	SE	Detail of the tiles on the roof ridge
APAB-66	E	View along the first floor walkway
APAB-67	SE	View of the W facing elevation and rear courtyard
APAB-68	SE	View of the W facing elevation and views to the harbour
APAB-69	E	View of the walkway and supports
APAB-70	SW	View of the rear courtyard area
APAB-71	W	View from the tenement to the west
APAB-72	SW	View from the tenement to the south-west
APAB-73	S	View from the tenement to the south
APAB-74	N	Detail of the chimney on the W gable end

PHOTO	FACING	DESCRIPTION
APAB-75	NE	General view of the rear of the tenement
APAB-76	NE	View of the tenement in its landscape
APAB-77	W	View of the tenement in its landscape
APAB-78	W	View of the tenement in its landscape
APAB-79	W	View of the tenement in its landscape
APAB-80	NW	View of the tenement in its landscape
APAB-81	NW	View of the tenement in its landscape

APPENDIX 3 DISCOVERY AND EXCAVATION IN SCOTLAND (DES) ENTRY

LOCAL AUTHORITY:	Aberdeenshire
PROJECT TITLE/SITE NAME:	ALDI, Kirk Street, Peterhead
PROJECT CODE:	APAB17
PARISH:	Peterhead
NAME OF CONTRIBUTOR:	Donald Wilson
NAME OF ORGANISATION:	Headland Archaeology
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	—
SITE/MONUMENT TYPE(S):	Tenement
SIGNIFICANT FINDS:	None
NGR (2 LETTERS, 8 OR 10 FIGURES)	NK 1264 4613
START DATE (THIS SEASON)	2nd March 2017
END DATE (THIS SEASON)	3rd March 2017
PREVIOUS WORK (INCL. DES REF.)	AOC Evaluation DES Vol 10 2009, P27
MAIN (NARRATIVE) DESCRIPTION: (MAY INCLUDE INFORMATION FROM OTHER FIELDS)	An historic building survey was undertaken by Headland Archaeology of the tenement buildings located at 55-69 Kirk Street on the site of Kirkburn Mills, Peterhead. The survey comprised a descriptive and photographic survey of the building prior to its demolition as part of the redevelopment of the site. The survey identified that the building was a typical tenement building with a construction date of 1900. The three storey L-shaped building was faced with coursed pink granite masonry and included a small number of decorative features. A few alterations were noted including the insertion of windows over five original entrance doors across the front elevations plus the addition of stairs and 1st floor walkway to the rear of the building. Access to the internal areas was limited due to health and safety concerns although it was identified that the internal layout comprised a number of flats. The areas investigated included a ground floor flat and an upper floor flat over presented over two levels. Both of these flats were in a poor state of repair but included a number of modern fixtures and fittings.
PROPOSED FUTURE WORK:	Yes
CAPTION(S) FOR ILLUSTRS:	—
SPONSOR OR FUNDING BODY:	ALDI Stores Ltd
ADDRESS OF MAIN CONTRIBUTOR:	13 Jane Street, Leith, Edinburgh EH6 5HE
EMAIL ADDRESS:	donald.wilson@headlandarchaeology.com
ARCHIVE LOCATION (INTENDED/DEPOSITED)	HES



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