

STAG12



THE RESULTS OF AN HISTORIC BUILDING SURVEY (LEVEL 2)
AT THE STAR AND GARTER HOTEL,
HIGH STREET, LINLITHGOW

for Ross Wilkie

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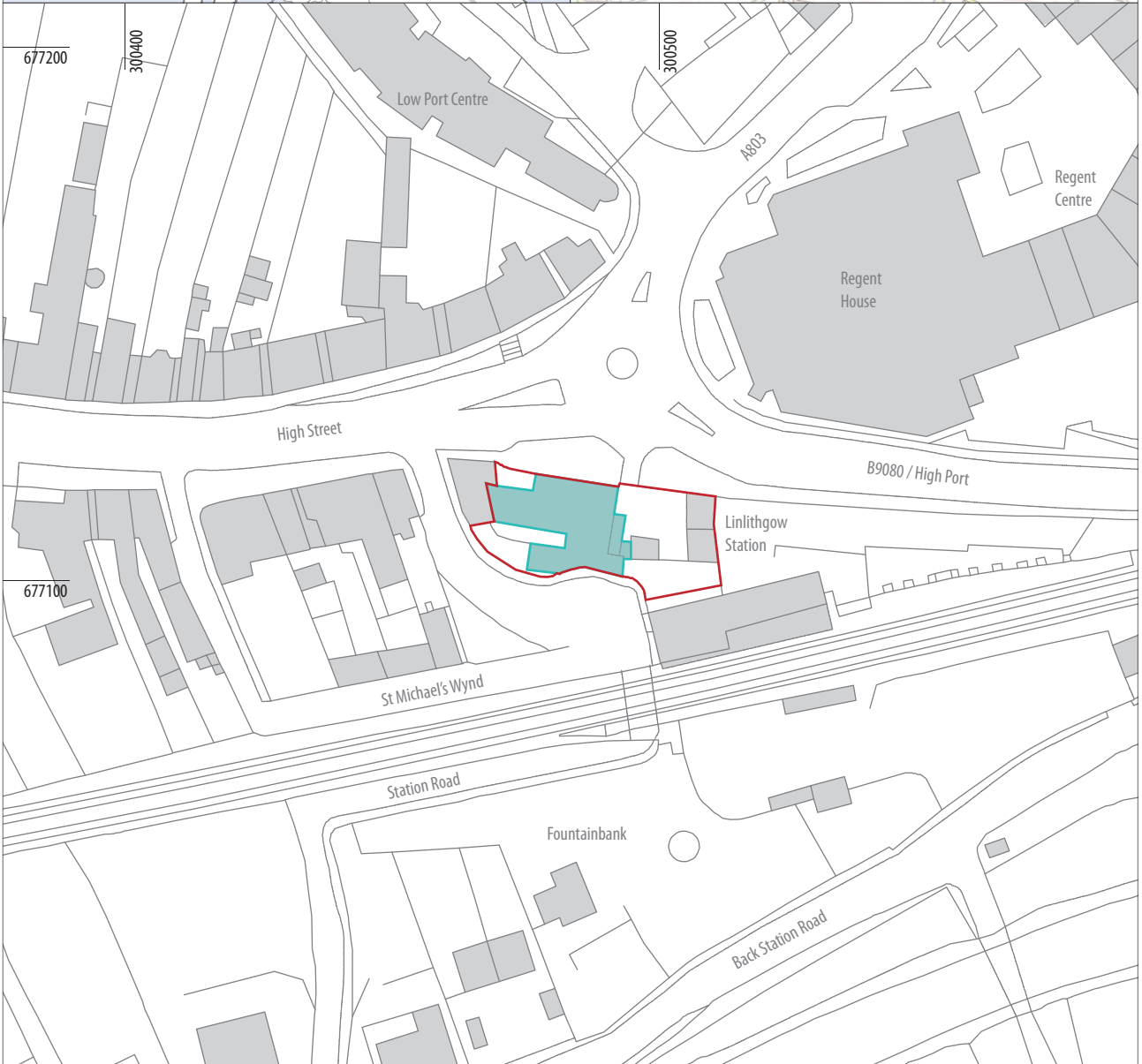
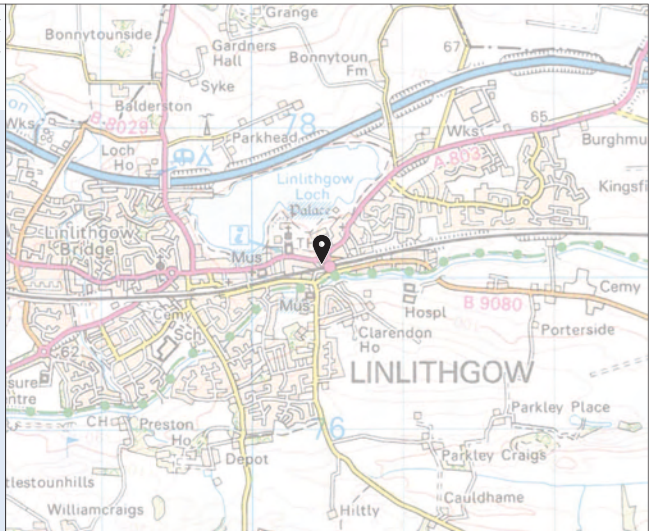
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High Street
Linlithgow
West Lothian



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Illus 1
Site location

Summary

Headland Archaeology Ltd. was commissioned by Ross Wilkie to undertake an Historic Building Survey (Level 2) of the Star and Garter Hotel site, 1 High Street, Linlithgow. in advance of the redevelopment of the site following fire damage in October 2010. The hotel is B-listed (ref: 37381).

The survey revealed three broad phases of development. The principal building was constructed around 1759 as a private townhouse, before conversion to a hotel with the arrival of the railway in 1842 and associated additions to the west and south (rear). In the second half of the 19th century and subsequently, further extensions were added to the rear with internal renovation undertaken. Evidence of internal fixtures was limited by the condition of the main structure with only external walls still extant.

1. INTRODUCTION

Headland Archaeology Ltd. was commissioned by Ross Wilkie to undertake an Historic Building Survey (Level 2) of the Star and Garter Hotel site, 1 High Street, Linlithgow in advance of redevelopment of the building following fire damage in October 2010.

The building was constructed in the mid-18th century and is category B-listed (Ref: 37381).

2. SITE DESCRIPTION

The site lies at the eastern end of Linlithgow High Street (Illus 1 & 5) and is bounded to the south and west by Back Station Road. The ground has been terraced into a natural slope that rises to the south, where the railway is currently located at an elevated level. The hotel comprises a principal building along with extensions to the west side and rear. At the time of survey the principal building stood as a newly-roofed shell, with the only extant internal feature being the staircase from ground to first floor level. All external elevations of were scaffolded.

3. METHODOLOGY

In line with the requirements of a Level 2 record (English Heritage 2006) the survey included:

- Plans (to scale) of all main floors as existing (supplied by the client with additional detail added by Headland Archaeology). Plans show the form and location of structural features of historic significance (e.g. blocked doors & windows, former fireplace openings, masonry joints, changes in internal level, variations in wall-lines or thickness in plan or in the vertical plane).
- General photographic views of the exterior of buildings, utilising digital and colour transparency film formats.
- Photographs that capture the overall appearance of principal rooms and circulation areas.

The written or descriptive record includes:

- The precise location of the buildings.

- The date the record was made and the name of the recorders.
- An expanded summary statement describing the building's type, purpose, material and possible date (s). An outline account of the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners if known.

A desk-based assessment for the descriptive record consulted the following sources: records held by the Royal Commission on the Ancient and Historical Monuments of Scotland, Edinburgh (including the NMRS); historic maps held at the National Map Library, Edinburgh; and readily available published sources.

4. RESULTS

4.1 *Desk-based assessment* (Illus 2)

The Buildings at Risk Register for Scotland dates the initial construction to circa 1759, with the first cartographic evidence appearing in John Wood's map of 1820. The map depicts the principal building set within grounds and owned by Provost John Boyd. Outbuildings are located to the rear, adjacent to the northeast and southeast corners; with one labelled as "writing chambers." Steps lead out beyond the rear of the property boundary to open ground that extends eastwards to what is now Back Station Road. Either side of the main façade of the property, terraced houses line the street frontage.

The building was converted into a hotel with the arrival of the railway in 1842 and is labelled "Star & Garter Inn" on the 1856 Ordnance Survey Town Plan. The plan shows the principal building with an extension to the west and two further adjoining buildings west of that. On the east side a courtyard is depicted, enclosed by a U-shaped range of structures. The new railway line and station have been constructed on the previously open ground to the rear of the main building. The Station Road also winds behind the building, with a path connecting the two. Both outbuildings depicted on Wood's 1820 map have been demolished, while a new structure has been erected to the rear; adjacent to the road.

The 1913 Ordnance Survey shows further development, with an infilling of the space to the rear of the main building's east side. The access path to Station Road is relocated westwards as a result. Subsequent changes are seen with the demolition of the range of structures around the courtyard and their

partial replacement with smaller examples. This included a narrow extension added to the east side of the main building. The most recent event of note is the major fire that took hold in October 2010 which caused the collapse of the second floor and roof (Buildings at Risk Register for Scotland).

4.2 Structure recording

Principal Building (1) (Illus 3)

The building is a three-storey, four-bay rectangular structure which has been harled and painted. As part of the renovation works, it has been re-roofed with a pitched grey slate roof to match the previous construction. The exposed masonry shows the wall faces to be built of randomly-sized rubble with squared stone quoins. Internally, all windows are set in splayed recesses that extend from floor to lintel height; despite varying window sizes. The window margins comprise dressed stone blocks in contrast to the rubble build of the walls. In its current form the lintels of all windows have been reinforced with concrete slabs.

North (entrance) elevation (Illus 6)

There are four symmetrical bays. At ground floor, a doorway with decorative fanlight is located off-centre to the east, with one window to the east and two to the west. At first and second floor levels there is regular fenestration. The ground and first floor windows are 12-pane sash and case while the smaller windows to the second storey are six-pane. All margins are painted black, in contrast to the white harling.

East elevation

At ground floor level, an opening left by the demolition of an extension spans half the width of the building. A steel joist provides the lintel and wooden partitioning forms two doorways which would have opened into an extension now removed. An earlier doorway, now blocked with stone slabs was visible from the interior (Illus 8). At first floor level, there is a central window, blocked by stone slabs, with fireplace to the north and window to the south. The window has brick and concrete margins and appears to have been inserted at the location of a former fireplace. On the second storey are two further fireplaces.

South (rear) elevation

At ground floor level there are two windows to the west, with that to the centre being narrower. To the east are two entrances into rear extensions (Buildings 3 and 4). Internally, one entrance sits with a splayed embrasure indicating that it may previously been a window. Internally, a staircase rises

to the first floor with stone steps, decorated iron banister and wooden handrail. Evidence for the staircase being a later addition is seen in the surrounding walls, where straight line joints separate earlier stone built walls from brick built examples.

At first floor level, there are two windows to the west and an off-centre entranceway. The entranceway has been blocked externally with steel shuttering and internally a stained glass window has been fitted to the jamb (Illus 11). Adjacent to that is a doorway with brick margins and concrete lintel leading into a rear extension (4). A date stone appearing to be marked '1710' sits over the concrete lintel and this appears to have been re-used from elsewhere. At second floor level, two windows are positioned to the west and one to the east.

West elevation

At ground floor, a centrally located entrance with dressed stone margins and wood lintel leads into the west wing (Building 2). To the south is a fireplace with simple stone block surround and adjacent square recess (Illus 7), while to the north a second wider entrance also leads into the west wing. The entrance has brick margins and concrete slab lintel.

At first and second floor levels, two stone-built fireplaces are located to the north and south. On the second floor the north chimney has been bricked up and a six-pane spalyed window is located adjacent.

West wing (Building 2) (Illus 3 & 12)

A west extension to the principal building is formed by a two-storey harled building with piended slate roof. Small areas of exposed masonry suggest the walls consist of coursed sandstone of varying sizes. On the north elevation at ground level a blocked doorway is positioned to the east and 12-pane recessed window to the west. The west elevation connects to a single storey extension (Building 6), aligned almost at right angles. The south (rear) elevation has a wide recessed window to the west and doorway to the east at ground level. At first floor level, a doorway to the west links to a fire escape. The interior is modern, with Wainscott panelling on the walls and plastered ceiling.

Rear extensions (Buildings 3-5) (Illus 3 & 13)

A single storey wing projects from the south side of the principal building's rear elevation (3) at first floor level. The structure is harled with piended slate

roof. Two flush windows are on the east elevation and one on the east side of the north elevation. An external doorway is located on the south elevation.

Adjoining this is a further extension (Building 4) with gabled slate roof that also connects to the principal building. The south elevation at least comprises harled wooden boarding. A centrally placed, flush window is also on this elevation. A further window is on the west elevation. Both buildings most recently functioned as the customer toilets.

Building 5 is mainly constructed in coursed sandstone blocks of varying size; however the upper courses are brick and the sloped roof made of corrugated iron. A flush window is set centrally in the west elevation and the walls have been white-washed.

5. DISCUSSION

The results of the desk-based assessment and structure survey provide a sequence for the development of the site; which falls into three broad phases (Illus 4).

Phase 1 (1759)

The principal building (1) is recorded as being constructed around 1759. Although a date stone identified during the survey is marked '1710,' it is likely to derive from a different structure. The layout of windows and off-centre doorway maintains symmetry in the façade of the building, which is seen in other examples in Linlithgow such as Annet House (built in 1787). The first evidence of ownership comes from Wood's map of 1820 and assigns the property and backland to John Boyd, Provost.

Phase 2 (1820-1856)

The second major phase of development took place with the arrival of the railway in 1842 and the conversion of the private residence to a hotel. It is likely the interior of the original building also underwent significant remodelling at this time, but because only the external walls still stand there is little evidence for this. On the rear elevation at first floor level it is possible that the blocked doorway with stained glass was added, to provide direct access to Back Station Road. The blocking of the ground floor entrance and second floor window in the east elevation may also have taken place in this phase. Map evidence shows that by 1856 the west wing (Building 2) had been added, along with an outbuilding (Building 5) to the rear. In contrast to the rubble build of the original building, the new walls were constructed in

coursed sandstone blocks. The map evidence shows that buildings also enclosed the courtyard to the east, however none are extant.

Phase 3 (1856-1913)

Further expansion of the hotel occurred in this period with the addition of buildings 3 and 4; the latter notable for its wooden board construction. New entrances into the buildings were constructed in the rear elevation of the principal building (1) and including conversion of a ground floor window.

More recent alterations include the opening of the east elevation (with structural support from a steel joist) and associated extension; which was completely removed at the time of the structure survey. The hotel suffered a serious fire in October 2010, which resulted in the collapse of the pitched roof and the second floor. The building was subsequently braced in order to stabilise it (Buildings at Risk register for Scotland).

References

Buildings at Risk register for Scotland. *Star and Garter Hotel, 1, High Street, Linlithgow* (Ref: 4970) RCAHMS

English Heritage 2006 *Understanding Historic Buildings: a guide to good recording practice.*

Historic Scotland Listed Building Register. *1 High Street, The star and Garter hotel* (Ref:37381)

Maps

1820 John Wood Plan of the town of Linlithgow

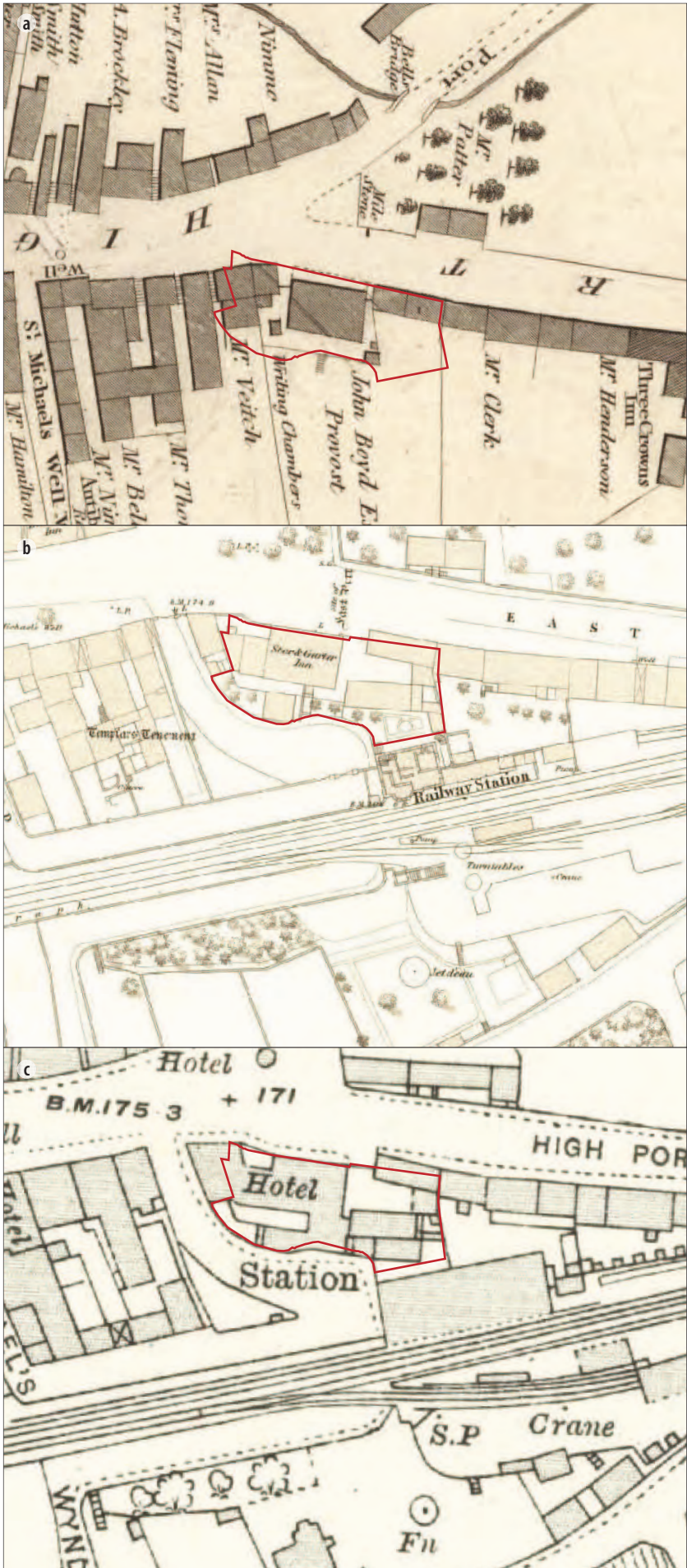
1856 Ordnance Survey Linlithgow Sheet 4. 1:1056

1913 Ordnance Survey Linlithgowshire, Sheet n003.12. 25 inch:1 mile

Appendix 1: Photo Register

Photo No.	Direction	Description
1	N	Shot of internal north elevation, main building (1)
2	E	Internal east elevation of main building showing added window and fireplace above
3	NW	Internal NW corner of main building
4	W	Detail of fireplace on 1 st floor in west elevation
5	W	West internal elevation showing 1 st and 2 nd floors
6	NE	Blocked window in internal east elevation of main building, 1 st floor
7	S	Detail of redeposited '1710' date stone above 1 st floor entrance in south elevation
8	S	2 nd floor window in main building's south elevation
9	S	1 st floor entranceway from main building to south extension
10	SW	Internal south elevation of main building at 1 st floor level
11	W	Staircase from first floor level
12	E	Shot of blocked window and remodelled fireplace in east elevation
13	S	Entrance with stained glass (screened) in south elevation
14	S	Entrance into building 4 and blocked entrance with stained glass
15	N	Interior north elevation, 2 nd storey
16	SE	Shot of stained glass window in south elevation, 1 st floor
17	E	Detail of breeze block and brick construct in stairwell
18	N	South elevation of Building 4
19	NE	Rear elevation of buildings from Back Station Road
20	N	Rear elevation of principle building showing rubble masonry
21	N	Rear elevation of principle building and Building 2
22	N	Rear elevation of west extensions (incl. building 2)
23	NW	SW corner of rear building 3
24	NW	East elevation of principle building
25	W	Shot of east elevation of main building
26	NW	Shot showing south (rear) elevation of main building and rear extensions (buildings 3-5)
27	E	East elevation of public house adjoining west side of site
28	SE	Shot of main building with west extensions (buildings 2 and 6)
29	S	Public house on west side of site boundary
30	SW	North and west elevations of Building 2 with area of exposed masonry
31	SW	General shot of building with Linlithgow High Street
32	SW	General shot of hotel site
33	S	North (entrance) elevation of hotel and High Street
34	W	Shot of outbuilding in courtyard
35	W	East elevation of principle building with opening
36	SE	Shot of the interior of building 3
37	S	Shot of bay entrance into south extension (building 3)
38	W	Detail of straight line joint and masonry in stairwell
39	E	Shot of blocked entrance in

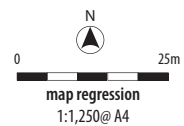
40	NW	Fireplace on west elevation, ground floor of principle building
41	SE	Windows at rear elevation, ground floor. Principal building.
42	SE	Rear elevation window and part of stairwell. Ground floor principal building 1
43	SE	South elevation and roof in building 1
44	S	Interior of Building 2
45	SW	Shot of interior of west extension (Building 2)
46	N	Building 2 interior, window in north elevation
47	S	Detail of wooden light mould in Building 2
48	NW	Entrance in west extension, ground floor of principal building leading to Building 2
49	W	Interior of Building 4, showing adjoining north outer face of Building 5 with sandstone blocks.
50	S	Interior Building 4
51	NE	Interior of Building 3
52	NW	Roof beams visible in Building 3
53	E	West elevation of Buildings 3-5
54	N	Rear elevation of principal building showing blocked windows.
55	NE	West elevation of Building 2
56	W	Internal west elevation, 1st and 2 nd storeys of principal building 1.
57	SW	Detail of tiled flooring in principal building
58	W	1st floor fireplace and chimney breast in west elevation. Principal building
59	E	Detail of fireplace on 2 nd floor, east elevation
60	W	Shot of main ground floor fireplace
61	W	General shot of interior of principal building
62	E	General shot of interior of principal building
63	W	Shot of main ground floor fireplace

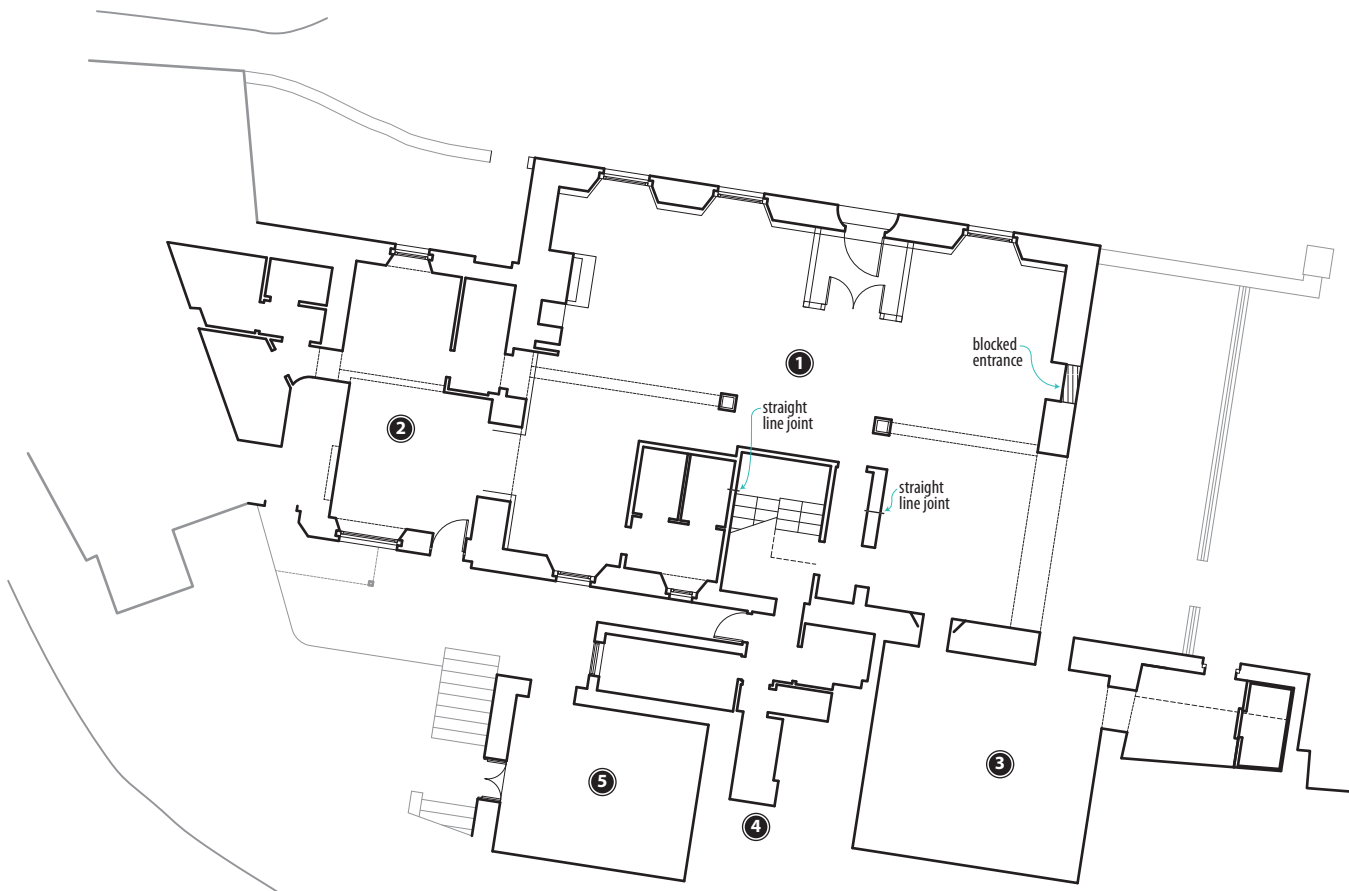


Ilus 2

Map regression with site boundary showing
 (from top to bottom) Wood's map of 1820,
 OS map from 1856, OS map from 1913

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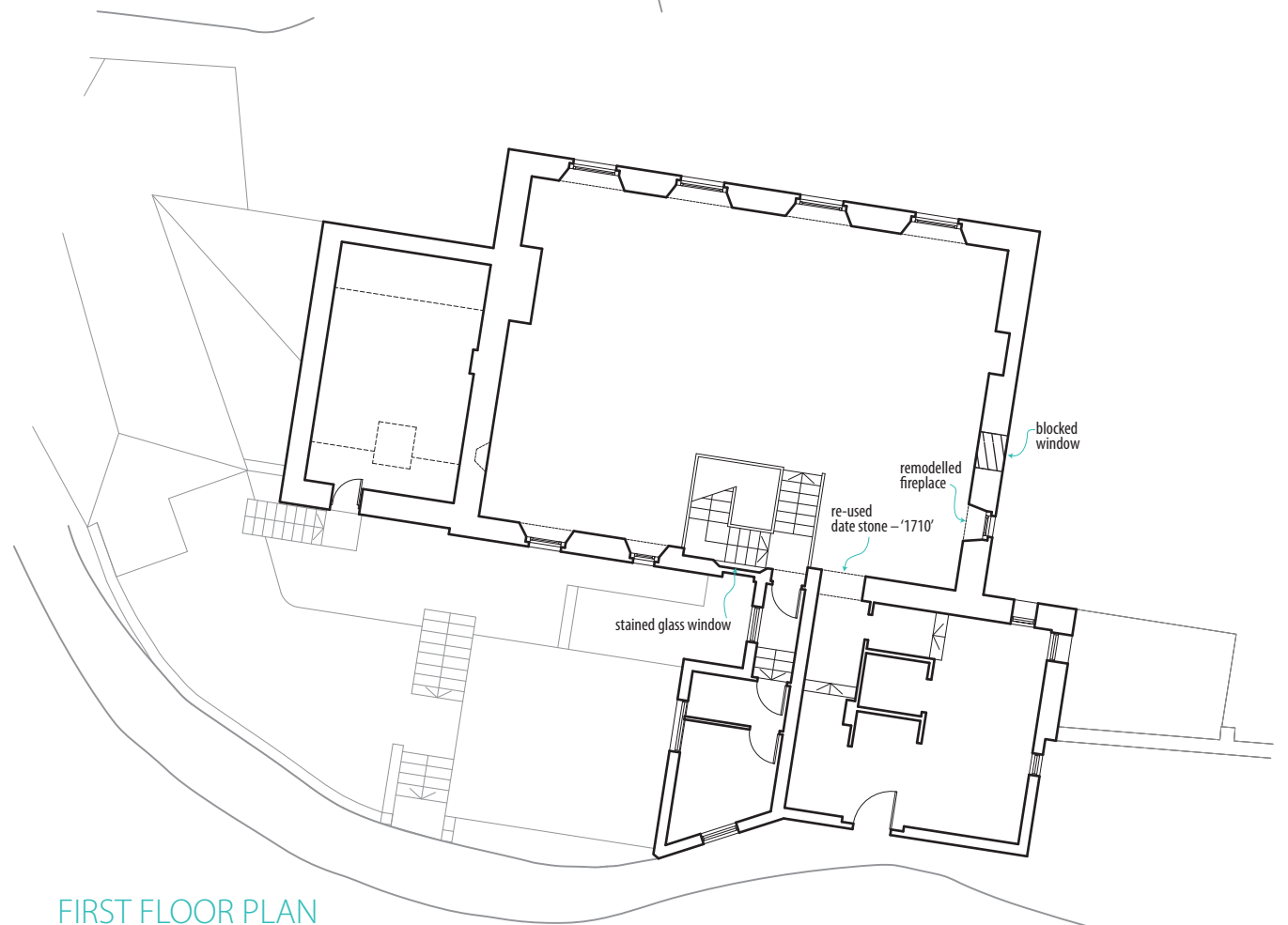




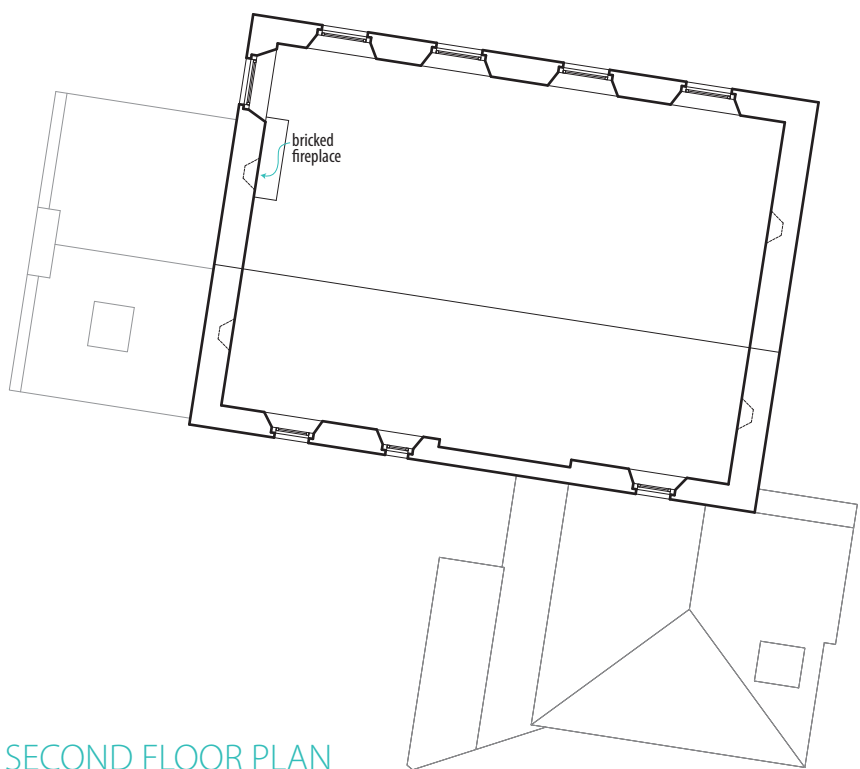
Key

① building numbers

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Illus 4
Phase plan



Illus 5

SW-facing shot of Star & Garter Hotel on Linlithgow High Street



Illus 6

S-facing shot of principal (N) elevation taken in November 2010
©Linlithgow Gazette



Illus 7

W-facing shot of Ground Floor fireplace



Illus 8

E-facing shot of blocked entrance in E elevation



Illus 9

S-facing shot of splayed entrance into south extension



Illus 10

N-facing shot of internal N elevation



Illus 11

SE-facing shot of stained glass window in S elevation, first floor



Illus 12

SE-facing shot of main building with western extensions (2+6)



Illus 13

NW-facing shot showing rear (S) elevation and extensions (3-5)



Illus 14

W-facing shot of E elevation of main building



Illus 15

SW-facing shot of interior of Building 2



Illus 16

SE-facing shot of interior of Building 3



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