

10-15 Princes Street

City of Edinburgh

Archaeological Watching Brief : September 2011 – August 2012

Data Structure Report (AA 1944)

for

Ogilvie Construction Ltd.

August 2012



Addyman Archaeology

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Data Structure Report (AA 1944)

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edited by Tom Addyman

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Acknowledgements

Addyman Archaeology would like to thank Ogilvie Construction Ltd. And in particular Douglas McLaren and Alan Haddow for their patience with the archaeological condition and keeping the archaeological team up to date with developments on site and allowing us to adopt a flexible approach to deal with this.

Note

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Executive Summary

Addyman Archaeology were commissioned by Ogilvie Construction Ltd. to maintain a watching brief on all ground breaking works associated with the renovation and partial demolition of the property at 10-15 Princes Street in the centre of Edinburgh. The building, which fronts on to Princes Street to the S and West Register Lane to the E and N, is undergoing conversion for use as a hotel.

A detailed map regression undertaken by Andrew Wright showed a series of structures to have existed on site, most of which were removed by the 1920s. An earlier phase of works by Addyman Archaeology recording the fabric of the building demonstrated the N façade to be the only significant above ground survival from these earlier structures (Addyman Archaeology, November 2011).

The watching brief revealed that on the whole the present structure had been deeply terraced into the natural subsoil and directly overlay naturally banded boulder clays. Despite this, architectural fragments from earlier structures were recorded during the demolition works and a well was located during excavation in the interior of the building.

A record of the watching brief has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addymanal-114140) and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland.

1. Introduction

i. General

Addyman Archaeology were contracted by Ogilvie Construction Ltd. (contact, Donald Brown, Estimating Manager) to undertake an archaeological watching brief during the redevelopment of the property at 10-15 Princes Street during the extensive renovation works to replace the existing commercial premises with a hotel (CDA Architects, Edinburgh, contact, Rachel Colbert). Throughout September 2011, Addyman Archaeology undertook a series of site visits to record the existing fabric of the building prior to alteration. This earlier work was presented to the client in October 2011 but is incorporated within this present report to provide a comprehensive archaeological analysis of the site.

An archaeological condition was placed upon the redevelopment works by the City of Edinburgh Council Archaeology Service (CECAS - contact, John Lawson). The condition states:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning, having first been agreed with the City Archaeologist.

Through further discussion with CECAS the scope of the recording works was refined, this requiring monitoring of the on-going strip-out of the building and the recording as appropriate any new exposures of significant historic fabric within the building. To this effect a watching brief was also maintained during the excavation of foundations within the structure.

Following general site inspection by Tom Addyman the fieldwork was undertaken by Kenneth Macfadyen and (5th - 6th September) and Jenni Morrison (20th September 2011). The watching brief was maintained intermittently by Ross Cameron and Kenneth Macfadyen between March and July 2012.

ii. The site

Located in the heart of Edinburgh City Centre, the site is bounded by Princes Street to the S, and West register Lane to the E and N, *figure 1*. The location is one of the busiest in the city and has been heavily landscaped, although the ground still dips down into Princes Street Gardens to the S.

The underlying geology is characterised by igneous bedrock formed around 334 to 344 million years ago in the Carboniferous Period. This indicates an environment previously dominated by explosive eruptions of magma. The igneous bedrock is overlain by superficial deposits of Devensian to Diamicton Till dating from the Quaternary Period up to 2 million years ago. These rocks were formed during Ice Age conditions when glaciers shaped the landscape.¹

The site seems to have been first occupied by three early townhouses erected during the development of the first Edinburgh New Town. These structures subsequently went through a series of redevelopments and were ultimately replaced by the existing commercial premises. The architectural history of the site was investigated in detail by Andrew Wright.² The particular concern relating to the redevelopment was the evident survival of elements of the early structures to the rear, N side of the present plot, parts of these visible externally from the street. It was also clear that early cellarage survived below existing pavement level along the S and E sides of the existing building, the cellarage likely relating to the original houses on the site, see *figure 2*. The opportunity was taken to record these once clearance and down-takings had taken place in those areas.

¹ www.bgs.ac.uk/opengeoscience - 15/08/12

² *Redevelopment of 10-15 Princes Street, Edinburgh : Heritage Statement* (May, 2010)



Figure 1 Site location plan

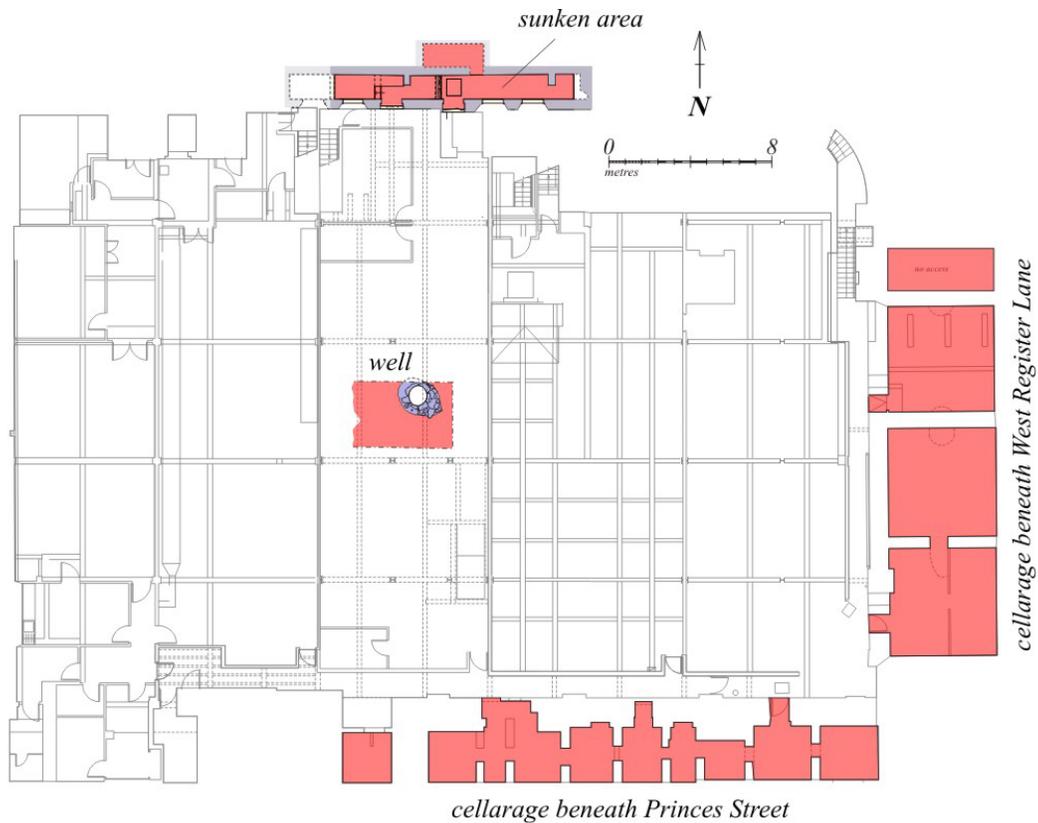


Figure 2 Locations of features recorded

iii. *Historical note*

The history of the site has been discussed in great depth in the *Heritage Statement* produced in 2010 by Andrew Wright. While it is unnecessary to reiterate the history of the site in detail here, Wright notes that the continued improvements and rebuilding have left little of the earlier, pre-1920s structures surviving with the exception of parts of the rear, north elevation. The first building on the site (number 10) was erected in 1769; this existed, with subsequent modifications, until the 1920s when the current structure was built on the site. The remainder of the site had already been fully built upon by the time of Armstrong's *Map of the Three Lothians*, in 1773.

2. Phase 1 (September 2011)

i. Lift shafts

Following partial stripping of parts of the north elevation at ground level and the removal of the lift mechanism from the shafts sections of the interior of the N elevation were exposed, revealing a few significant architectural details. These were seen for the most part in the area of two adjacent former lift shafts (photos 82-87 and 88-92). This area during the recording phase was unlit and restricted in its access for safety reasons (the latter including 1m of water in the base pit of the shaft).

The masonry was photographed from the lower opening into the former lift shafts, and the photos merged to form a composite elevation. The limited access precluded more formal recording, the exposed masonry was also heavily obscured with dribbles from poured concrete that had run down from above, and a general build up of a surface crust making identification of features problematic. In spite of these limitations it was possible to elucidate the basic construction and arrangement of the elevation (this subsequently confirmed once the exterior face of the elevation was exposed at a later stage, see below).

Within the western lift shaft an apparent blocked entrance was seen at basement level; this appeared to have been blocked flush with the wall face with cemented bricks of later 20th century date. The opening was linteled over in stone, with a stone relieving arch over.

To the right (E) of the entrance appeared what may have been a further opening/window again blocked up flush with the wall face; the bricks in this area are of 19th century character and bonded with a lime mortar, some traces of a lime plaster overlay these. Above this blocking was a further stone relieving arch, but at a noticeably higher level than the first; this opening continued behind the central brick wall of the lift shaft and could be seen continuing beyond this on its E side. Further E another stone relieving arch at the higher level indicated the presence of another blocked opening, this continuing behind the eastern wall of the lift shaft. Between and below these last two arches existed a heavily obscured vertical masonry pier, now somewhat degraded at the face – evidently a pier between the former openings.

Above the openings mixed rubblework masonry continued up to approximately ground floor level, with only a couple of patches of brickwork continuing above this the only noted features. These were apparently the blockings of openings/ bases of former windows. The wall face in its upper part was heavily obscured by concrete running down the face, especially to the west.

A horizontal beam of rough timber was set within the masonry at the height of the left-most lintel (above the entrance); this extended for much of the length of the exposed masonry, from the E side of the lintel of the western opening to beyond the east lift shaft. Whether this timber beam was an original safe lintel to the openings/ windows below or a later insertion was not entirely clear as directly beneath this a band of formed concrete ran across and cut into the entire width of the masonry. This cut across the upper part of the entrance, with a new concrete lintel replacing the stone one at a lower level beneath the concrete (poured concrete floor level?). The timber may have provided support for the masonry above while the concrete was being poured though, given its position, a single safe lintel running across both windows is probably more likely.



Plate 1 Composite photograph of the masonry remains surviving within the area of the two lift shafts, showing blocked openings at basement level

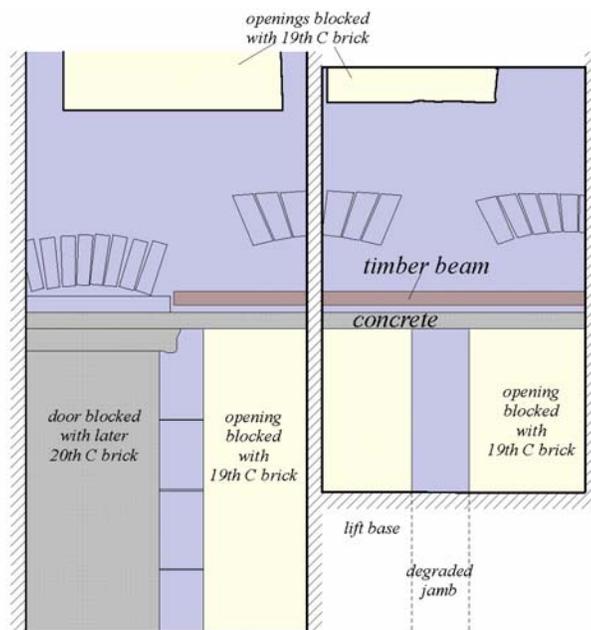


Figure 3 Interpretative sketch of plate 1 (not to scale)

To the west of these lift shafts a further area of stripping part uncovered what is likely to be the remnants of similar features, although these were heavily obscured with later cement, plaster and paint coverings.



Plate 2 Brick patching of blocked openings(?); masonry pier to right of scale (Photo 1944 (079))

ii. *Vaulted cellarage*

As part of the recording exercise the vaulted chambers beneath Princes Street and West Register Street were photographically recorded. The three large vaults to the E, below West Register Street, had been plastered up internally in cement, with little of historic interest visible. There may be a blocked entrance to a further vault to the S, below Princes Street, and there was a further blocked-off intact narrow vault to the N that was partly visible through a small hatch in the E wall of the stairs at the NE corner of the building.

Through this hatch an earlier tiled stairwell was visible, now partly blocked off behind the modern stair linings; the vault leads to the E from this earlier stair. at the time of the initial exposure no access existed to the vault except through this small hatch .latterly the vault was opened up to allow access but no new features were noted. On the south wall there was a brick blocked up door to the vaults to the south this blocked door was visible in the southern vault .to the north is a further apparent rubble and brick blocked opening, this blocked northern door may lead to further vaults as yet undiscovered



Plate 3 Interior of blocked of vault first exposed as seen through the hatch (photo 1944 (031))

The vaulting was of rubble stone bonded with lime. At the apex of the vault there was a small opening to ground level, a small amount of daylight could be seen coming between a manhole cover covering this and the side. So the vaulting must have been near the exterior ground surface.



Plate 4 Man-hole cover over opening in vault looking up



Plates 5 and 6 Brick-blocked southern entrance and, right, blocked northern door (photo 1944 (147-148))

To the south a further sequence of vaulted chambers survive below Princes Street; again these were recorded photographically. In contrast to the eastern chambers these were small, cramped, unlit and occasionally debris-choked making photography difficult, but reasonable coverage was achieved.

The walls of these were constructed of lime-bonded rubble stone and then vaulted in brick, and at least some of them were plastered onto the hard, though the plaster has mostly fallen. Many of the chambers had had their northern (and only) entrances blocked off and the only access between them now was through rough openings slapped through the rubble partition walls. These slappings were evidently undertaken for the installation of large services pipes, *plates 7 and 8*.



Plates 7 and 8 Interior of vaulting below princess street shows slappings through party walls (photograph 1944 (059)) and blocked door (photograph 1944 (062))

3. Phase 2 (March - July 2012)

Note - archaeological context numbers are indicated in *italics*. All context numbers for layers and feature fills are recorded within curved brackets (); structural features are recorded in irregular brackets { }; and cuts within squared brackets []. The first number of each context indicates the trench in which it was found.

i. Test Pits

On 28th March 2012 Addyman Archaeology attended site in order to assess the results of a number of test pits which had been opened through the basement level of 10-15 Princes Street. These were excavated prior to Phase 2 and were to be further enlarged and re-assessed by Ogilvie Construction during this phase of the work. Each trial pit was examined by the archaeological team and shown to have been dug into an underlying very heavy, banded dark to mid grey and light orange brown boulder clay with no obvious inclusions. This deposit was accepted as the undisturbed natural subsoil and recorded subsequently where exposed across the site as (001).

Located in the cellar to the NE of the Site bordering West register Street, Trial Pit 1.10 was inaccessible during the initial site visit and could not be readily accessed to assess the underlying deposits. As a result Addyman Archaeology again attended site on 3rd April 2012 once access to this cellar had been secured. Like those encountered elsewhere across the basement level, Trial Pit 1.10 was shown to be cut directly through natural subsoil (001).

ii. Ongoing foundation excavation

From April to July Addyman Archaeology periodically attended site to assess foundation trenches prior to excavation, as they were opened or after they were excavated. On the whole this involved attending site to examine the subsoil after removal of the concrete over-slab. This excavation would be completed by mechanical excavator and the underlying material cleaned and assessed by the on site archaeologist prior to excavation proceeding.

During the foundation work, a series of W-E aligned linear trenches were excavated aligned N-S across the western end of the site, *plates 9-10*. In three of these trenches a dark c.N-S linear was clearly discernable, yet excavation showed this to be a corroded FE service pipe.



Plate 9 Excavation of W-E foundation trench along the western side of the site. Note the long dark cut running N-S along the left of the trench – this is the cut for the existing foundations. Also note the W-E aligned linear feature above the ranging rod (Photograph 1944.02 (159))



Plate 10 Detail of linear post-excitation showing the Fe pipe (Photograph 1944.02 (172))

No significant archaeological features were noted during this process, and a number of foundation trenches monitored during excavation – all were archaeologically sterile.

iii. Well

On 21st June 2012 Addyman Archaeology were again called to site as excavation had revealed a stone structure thought to be a well. This was in a new area undergoing excavation for the placement of a crane pad and had not been previously assessed by the archaeological team.

Upon arrival on site it was clear that the remains of the well had been truncated in part by the on-going excavation, with the cut still visible in the section of the access ramp to the E. The well itself was filled with loose debris and rubble, with the base remaining inaccessible and unexcavated.



Plate 11 Assessing the well {003} upon arrival on site (Photograph 1944.02 (109))



Plate 12 View from above and N into the foundation trench for the crane pad and showing {003} within [004] (Photograph 1944.02 (123))



Plate 13 Post-excavation view of {003} looking NNW.
Note the cut running into the access ramp on the right of the image (Photograph 1944.02 (127))

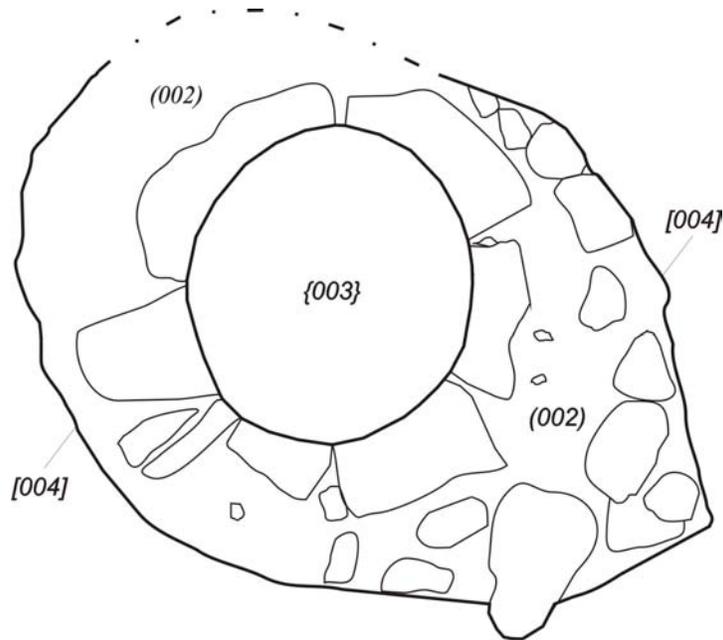


Figure 4 Plan of the well as exposed

Cleaning around the remains of the structure showed it to be a solidly constructed well of roughly tooled ashlar blocks, un-bonded, with open joints – {003}. The high quality of construction is perhaps surprising at this depth within a feature built below ground and never meant to be seen. Deeply truncated through the natural subsoil, the cut [004] had clear, vertical sides against the dark grey boulder clay (001). After the well construction cut was made, the shaft walling {003} had been put in place and the space between the two backfilled with a deposit of abundant medium to large rounded boulders with a surrounding loose matrix of re-deposited natural, this of mid orange brown clay –

(002). The weight and volume of this material would evidently apply pressure onto the structure of {003}, negating the need for bonding material.

Map regression shows it is likely the well sat within a small rear courtyard at the back of the 18th century buildings on site.

The excavation had truncated the well to the required depth prior to the archaeological team attending site, so no further stone removal was required in order for the development to proceed. However, the access ramp to the crane pad still required to be removed and this seemed to incorporate the eastern edge of the truncated well cut.

However, monitoring removal of the access ramp showed only the very edge of the well cut, clearly cut into the natural subsoil (001) as expected.



*Plate 14 Working shot – recording {003} from the SE atop the access ramp
(Photograph 1944.02 (129))*

iv. Rear elevation – sunken area

On the 18th May 2012 further work was undertaken on the rear, or N facing external elevation of the building. This permitted access to the sunken rear area of the building, allowing additions to be made to the detailed elevation drawing prepared previously.

The works followed the breaking away of the existing pavement to allow insertion of foundations for a massive structural propping to support the façade during demolition works. As part of this exercise the slabbing of the pavement was lifted whereby a deep void was uncovered to the extreme west of the area impacted. Immediately east of this was a much shallower and part in-filled tiled light-well to a single brick blocked window (latterly infilled with concrete for the foundations), *plate 16*.



Plate 15 General location of sunken area as first exposed (Photograph 1944 (105))

Plate 16 Tiled light well (Photograph 1944 (107))

The deeper void consisted of a 4.5m deep narrow alley/light-well running along the rear exterior of the building beneath the pavement. This was capped by the sandstone slabs of the pavement; these were 0.10m - 0.20m thick sitting on a 0.1m off-set to the south and upon a double rounded corbelling-out on the road side, *plate 17*.

Some areas of the slabbing had been replaced with poured concrete, indeed some of the rotten timber forming for this still hung precariously from the roof, the poured concrete slab appears to relate to areas of brick patching with the surviving stone slabs where visible ending in line to the edges of these patches. Access to this sunken area was by a steep ladder down the easternmost narrow “chamber”, this may have had a small manhole in the slabs above (see plate 15 for section) and may possibly have been a coal hole



Plate 17 Looking up to underside of pavement slabs, roadside corbelling to top and timber shuttering for concrete replacement in situ to right (Photograph 1944 (074))

The sunken area was unlit and damp and appeared to have been blocked up since the later 20th century building works for the installation of the lift shafts. The installation of the shafts would have blocked the only access to this area. Prior to the final blocking up the area had been used for storage as evidenced by the surviving *in situ* later 20th century metal shelving to the west and a large quantity of rusting stored shelves within an annex to the north (blocking its entrance); numerous service pipes also run through the area.

In plan the sunken area measured 1.20m in width by 11.70m; it ran along the north wall foot building. Its western end was blocked up with a brick partition. Historic plans demonstrate the area to have continued a further 2m or so beyond, see *figure 7*, below. Because of the narrowness of the area photography was difficult, particularly to capture imagery of the frontage.

The walling forming the north side of the sunken area was of plain rubble construction and largely featureless, the main features of note are the double corbelling out at wallhead height for the capping slabs, and an entrance; the latter was not at ground level but half way up the wall. This entrance was blocked by a large stash of rusted metal shelving, though on the historic plan this clearly leads to a small rectangular chamber beneath the road (approximately 2.5m long and 1.2m wide). The door had been hung on two small *pintles* on the east side, and sat within a narrow check around the jamb

The alley originally seems to have been formed into two separate areas, these divided by a central masonry partition wall; the wall had later been slapped through to join the two. According to historic plans and the observed evidence each of the areas seem to have had an entrance and two windows into the lower level of the upstanding building. Each area also featured at their east end a narrow full height compartment with a small man-hole access at the top – evidently coal chutes.

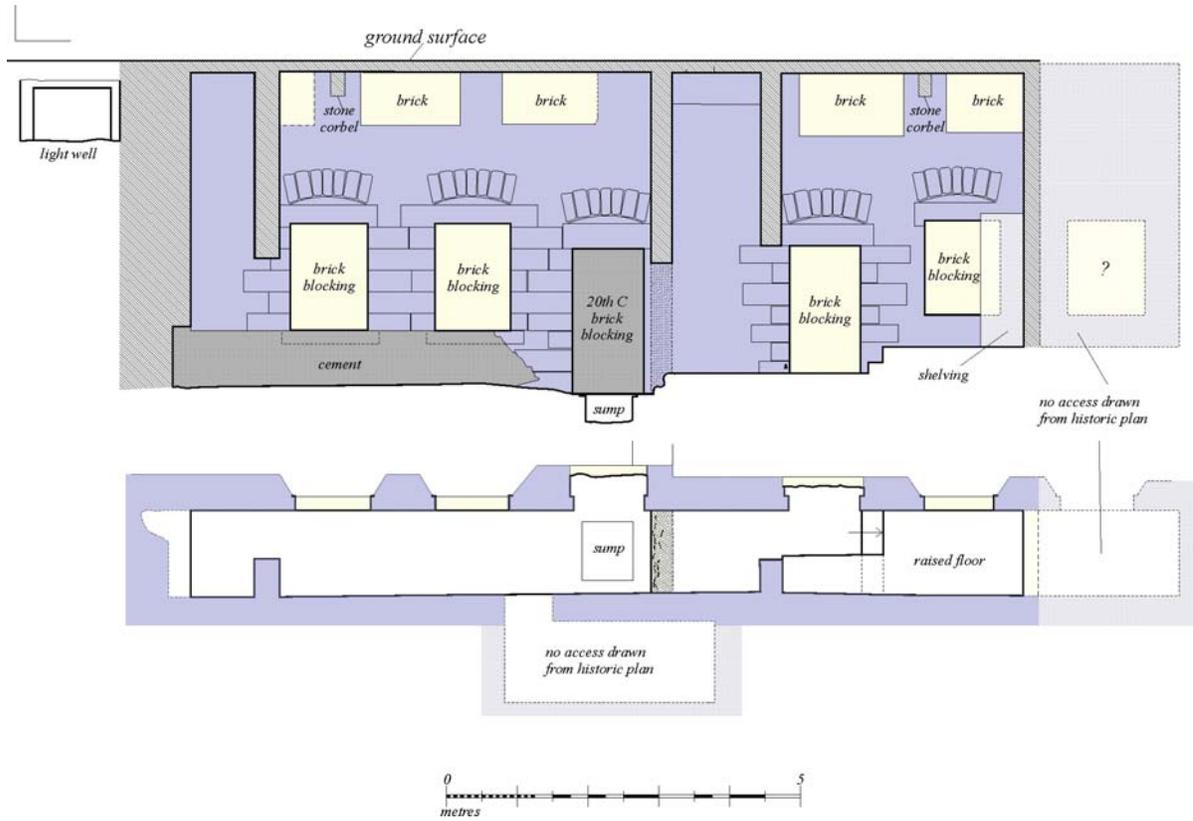


Figure 5 Lower part of the north elevation as exposed, and plan



Plates 18 and 19 Western entrance and, right, detail of arch above lintel of eastern window

The masonry of the building façade at this level was of squared blocks of mixed blond sandstones given a pecked finish. Openings were detailed with a narrow margin; the interior faces of the jambs, where exposed, displayed neat horizontal tooling.

The presence of the windows on the elevation, likely suggests the alley was originally open in whole or at least in part at the top to allow light into the basement level.

At the upper part of the wall five brick patches appear to indicate blocked-up openings, possibly the bases of windows (at a former lower ground level?). The side jambs of these appear to be formed from neat squared blocks similar to the openings at basement level though within the opening there was no obvious sill - just the rubble stone of the wall. These jambs form neat 'piers' between the blocked openings and central to two of the piers was a projecting stone corbel supporting the slab capping.

The windows and western of the entrances had been blocked with a 19th century type of brick. This left only one open access into the area through the eastern door, which remained open until the late 20th century when it was blocked up with cemented brickwork.



Plates 20-22 1st cross-wall from west (E face); 2nd cross-wall from west (W face); and 3rd cross-wall from west (W side)

The three cross-walls walls that span the alley are all of lime-bonded rubble masonry construction and all rise to the full 4.50m height of the alley. The eastern coal chute measured 0.90m in length; it was accessed from the chamber to the west by means of an entrance within the cross-wall. The chamber itself measured 5.25m in length. Within this, in front of the entrance exists a sump, set beneath floor level, its cover had long gone. From this a pipe ran up to a heavily corroded motor pump attached to the adjacent wall. The western cross-wall has been slapped through to form an entrance to the sunken

area to the west – this presumably occurred after most of the openings were blocked up in the 19th century. Beyond the central cross-wall the second coal chute measured 1.20m in length; a small square hatch exists in the pavement above. Again this chute had had an entrance.



Plate 23 View up in coal chute/store shows access hatch in roof/pavement above,(roadside to bottom of photo)



Figure 6 North elevation onto West Register Street showing position of features recorded within the sunken area

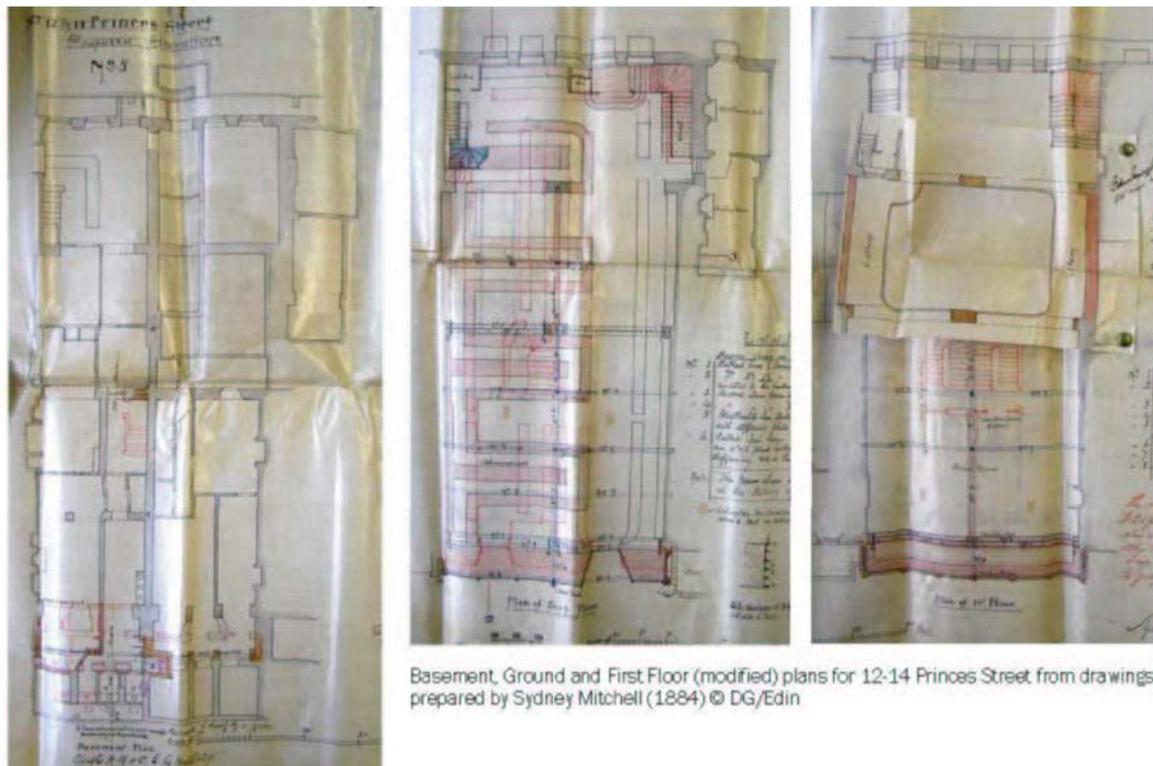
v. *Discussion*

The masonry remains incorporated in this part of the existing building are essentially well preserved and unlikely to be affected by the building works.

The arrangement of the exposed windows and entrances at basement level indicate two separate plots but with identical detailing so built at the same time. As originally intended, and given the presence of windows, it is possible that the sunken area was open at the top originally, with the slabbing over a secondary phase

Above the basement level openings, close to current ground level, are a series of 5 bricked up openings; the jambs of these are well formed from sandstone similar to the lower windows and entrances and can be seen for two courses below the pavement. The slabs of the pavement appear to respect the jambs of the openings and these are likely to represent light wells. Indeed on a historic plan (prepared by Sydney Mitchell 1884, *figure 7*) at ground floor five light wells are shown approximately in this position although the spacing shown is much more even than the spacing noted on the elevation. A further light well is also shown to the east, this is likely the tiled one exposed a few metres to the east at ground level. The outline of the basement level alleyway also appears on these plans in detail, with the entrances and windows represented; it also illustrates the full length of the alley to the west beyond the current brick partitioning of this area.

The cellarage to the south is also illustrated in part on this plan. The three vaults to the right are shown much as they survived in 2011; however the series of small vaults shown to the west have since (post-1884) been replaced with a large square chamber.



*Figure 7 Plan of modifications to ground and basement floors, c1884
(from Heritage Statement, Andrew PK Wright, 2010)*

4. *Summary and Conclusions*

The archaeological monitoring at 10-15 Princes Street showed the existing footprint to have been deeply cut or terraced into the natural subsoil. Such a level of excavation would have removed almost all traces of earlier occupation. The survival of the well is notable, but indeed has only survived due to the depth at which it was initially sunk and it is unclear how much deeper this feature descended below the present excavated levels or indeed from which level it was originally cut. The remainder of the site below ground was clearly archaeologically sterile.

The rediscovery of the series of vaulted chambers beneath Princes and West Register Streets is an interesting addition to the knowledge of the site, even though the eastern vaults were largely covered over in cement and little diagnostic detail could be made out. The lost sunken area along the north frontage was also an unexpected survival of note.

5. *Mitigation and Recommendations*

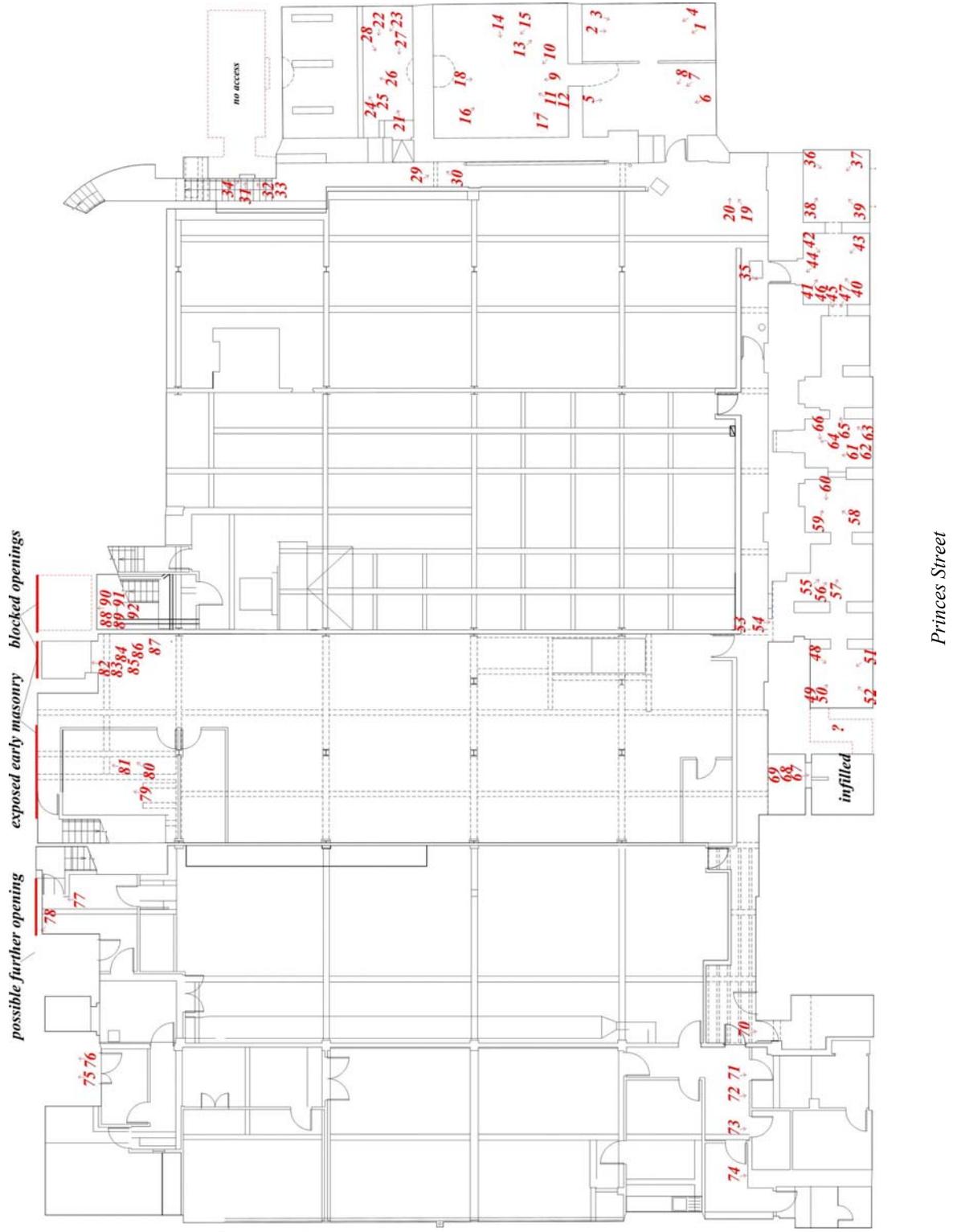
The only feature of archaeological significance encountered during the excavations at 10-15 Princes Street was the well discovered in the location for the crane pad. Deeply cut into natural subsoil, the well was recorded and filled with hardcore prior to construction works continuing.

The upstanding facades of the building incorporate earlier structures and these were recorded and assessed prior to development. No further work is required on these for the development.

All archaeological features of 10-15 Princes Street, both upstanding and buried have been recorded and adequately mitigated. Addyman Archaeology recommends the archaeological condition be discharged on this development.

Appendix A Photograph locations and contact sheets – Phase 1 (September 2011)

West Register street



Basement floor : photographic survey locations (north to left)



1944 (001).JPG

1944 (002).JPG

1944 (003).JPG

1944 (004).JPG

1944 (005).JPG



1944 (006).JPG

1944 (007).JPG

1944 (008).JPG

1944 (009).JPG

1944 (010).JPG



1944 (011).JPG

1944 (012).JPG

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1944 (016).JPG

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1944 (019).JPG

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1944 (021).JPG

1944 (022).JPG

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1944 (024).JPG

1944 (025).JPG



1944 (026).JPG



1944 (027).JPG



1944 (028).JPG



1944 (029).JPG



1944 (030).JPG



1944 (031).JPG



1944 (032).JPG



1944 (033).JPG



1944 (034).JPG



1944 (035).JPG



1944 (036).JPG



1944 (037).JPG



1944 (038).JPG



1944 (039).JPG



1944 (040).JPG



1944 (041).JPG



1944 (042).JPG



1944 (043).JPG



1944 (044).JPG



1944 (045).JPG



1944 (046).JPG



1944 (047).JPG



1944 (048).JPG

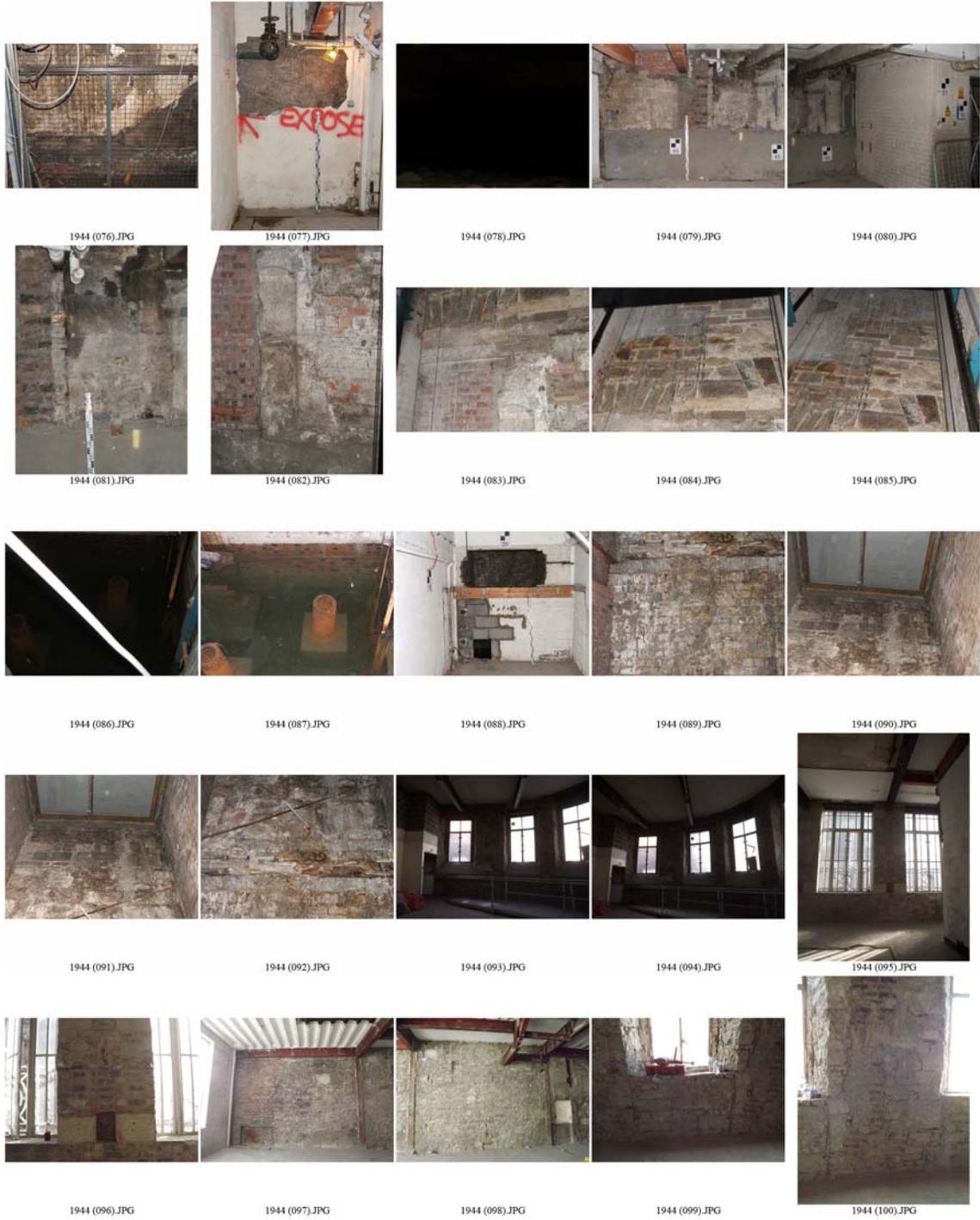


1944 (049).JPG



1944 (050).JPG







1944 (101).JPG



1944 (102).JPG



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Appendix B Photographic register and thumbnails – Phase 2 (March – July 2012)

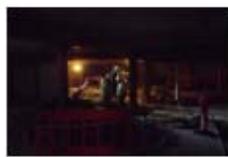
<i>Shot Num.</i>	<i>Direction facing</i>	<i>Trench</i>	<i>Contexts</i>	<i>Description</i>	<i>Date</i>	<i>Initial</i>
001	S	1.03	-	Working shot – Re-excavation of Trial Pit 1.3	28/03/12	RC
002	SE	1.03	-	Working shot – Re-excavation of Trial Pit 1.3	28/03/12	RC
003	NW	1.01	-	Post-excavation view of Trial Pit 1.1	28/03/12	RC
004	S	1.01	-	Post-excavation view of Trial Pit 1.1	28/03/12	RC
005	SE	1.01	-	Post-excavation view of Trial Pit 1.1 – detail of subsoil	28/03/12	RC
006	SE	1.01	-	Post-excavation view of Trial Pit 1.1 – detail of subsoil	28/03/12	RC
007	SW	1.01	-	Post-excavation view of Trial Pit 1.1	28/03/12	RC
008	WNW	1.01	-	Post-excavation view of Trial Pit 1.1	28/03/12	RC
009	NW	1.01	-	Post-excavation view of Trial Pit 1.1	28/03/12	RC
010	S	1.01	-	Post-excavation view of Trial Pit 1.1 to S of main Trial Pit 1.1	28/03/12	RC
011	SE	1.01	-	Post-excavation view of Trial Pit 1.1 to S of main Trial Pit 1.1	28/03/12	RC
012	N	1.02	-	General view of Trial Pit 1.2	28/03/12	RC
013	NW	1.02	-	Post-excavation view of Trial Pit 1.2	28/03/12	RC
014	N	1.06	-	General view of trial Pit 1.6	28/03/12	RC
015	N	1.06	-	View of trial Pit 1.6 - detail	28/03/12	RC
016	S	1.03	-	General view of Trial Pit 1.3	28/03/12	RC
017	S	1.03	-	General view of Trial Pit 1.3	28/03/12	RC
018	SE	1.03	-	Mid-excavation view of trial Pit 1.3	28/03/12	RC
019	SW	1.03	-	Mid-excavation view of trial Pit 1.3	28/03/12	RC
020	SW	1.03	-	Mid-excavation view of trial Pit 1.3 - detail	28/03/12	RC
021	S	1.04	-	Post-excavation view of Trial Pit 1.4	28/03/12	RC
022	S	1.04	-	Post-excavation view of Trial Pit 1.4 - detail	28/03/12	RC
023	S	1.04	-	Post-excavation view of Trial Pit 1.4 - detail	28/03/12	RC
024	S	1.04	-	Post-excavation view of Trial Pit 1.4 - detail	28/03/12	RC
025	S	1.05	-	General view of Trial Pit 1.5	28/03/12	RC
026	SW	1.05	-	General view of Trial Pit 1.5 - detail	28/03/12	RC
027	SW	1.05	-	General view of Trial Pit 1.5 - detail	28/03/12	RC
028	NW	1.06	-	General view of Trial Pit 1.6	28/03/12	RC
029	NW	1.06	-	General view of Trial Pit 1.6	28/03/12	RC
030	NW	1.06	-	Post-excavation view of Trial Pit 1.6 - detail	28/03/12	RC
031	NE	1.06	-	Post-excavation view of Trial Pit 1.6 - detail	28/03/12	RC
032	S	1.08	-	General view of Trial Pit 1.8	28/03/12	RC
033	SE	1.08	-	Post-excavation view of Trial Pit 1.8	28/03/12	RC
034	NW	1.08	-	Post-excavation view of Trial Pit 1.8	28/03/12	RC
035	N	1.08	-	Post-excavation view of Trial Pit 1.8	28/03/12	RC
036	W	1.08	-	Post-excavation view of Trial Pit 1.8	28/03/12	RC
037	W	1.08	-	Post-excavation view of Trial Pit 1.8	28/03/12	RC
038	SW	-	-	Working shot – work in vaults	28/03/12	RC
039	N	1.07	-	General view of trial Pit 1.7	28/03/12	RC
040	NW	1.07	-	Post-excavation view of Trial Pit 1.7	28/03/12	RC
041	NE	1.10	-	Post-excavation view of Trial Pit 1.10	03/04/12	RC
042	SE	1.10	-	Post-excavation view of Trial Pit 1.10	03/04/12	RC
043	SE	1.08	-	View of trail Pit 1.8	23/04/12	RC
044	SW	1.08	-	View of trail Pit 1.8	23/04/12	RC

045	E	1.08	-	W facing section of Trial Pit 1/08	23/04/12	RC
046	S	1.03	-	Post-excavation view of trail Pit 1.03	23/04/12	RC
047	S	1.03	-	N facing section of Trail Pit 1.03	23/04/12	RC
048	N	1.03	-	General view of Trail Pit 1.03	23/04/12	RC
049	NE	1.12	-	Post-excavation view of Trail Pit 1.12	23/04/12	RC
050	-	1.12	-	Section of Trail Pit 1.12	23/04/12	RC
051	-	-	-	General view	23/04/12	RC
052	NW	1.06	-	General view	23/04/12	RC
053	N	1.06	-	S facing section	23/04/12	RC
054	E	1.13	-	General view of Trial Pit 1.13	23/04/12	RC
055	E	1.13	-	General view of Trial Pit 1.13	23/04/12	RC
056	S	1.13?	-	Drainage work	23/04/12	RC
057	W	1.13?	-	Drainage work	23/04/12	RC
058	S	-	-	Working shot – removal of concrete for foundation pads	23/04/12	RC
059	S	-	-	Working shot – removal of concrete for foundation pads	23/04/12	RC
060	NE	-	-	Working shot – removal of concrete for foundation pads	23/04/12	RC
061	W	-	-	Soil within foundation pads	23/04/12	RC
062	W	-	-	Soil within foundation pads	23/04/12	RC
063	NE	-	-	Working shot – removal of concrete for foundation pads	23/04/12	RC
064	W	-	-	E facing section of Trial Pit	23/04/12	RC
065	N	-	-	General view	23/04/12	RC
066	SW	-	-	General view	23/04/12	RC
067		-	-	General view	23/04/12	RC
068	SE	-	-	Working shot – removal of concrete for foundation pads	23/04/12	RC
069	-	-	-	General view of site	23/04/12	RC
070	-	-	-	General view of site	23/04/12	RC
071	W	-	-	Rear sunken area looking to central spine wall	18/05/12	KM
072	W	-	-	Rear sunken area looking to central spine wall	18/05/12	KM
073	W	-	-	Rear sunken area looking to central spine wall, up to ceiling	18/05/12	KM
074	UP	-	-	Rear sunken area View of eastern end of pavement underside, shows roadside corbelling out	18/05/12	KM
075	UP	-	-	Rear sunken area View of eastern end of pavement underside, shows roadside corbelling out	18/05/12	KM
076	NW	-	-	Rear sunken area Detail of corroded pump on wall above sump	18/05/12	KM
077	NW	-	-	Rear sunken area Detail of corroded pump on wall and sump	18/05/12	KM
078	E	-	-	Rear sunken area view to eastern partition wall	18/05/12	KM
079	E	-	-	Rear sunken area view to eastern partition wall upper part	18/05/12	KM
080	E	-	-	Rear sunken area view to eastern partition wall upper part	18/05/12	KM
081	E	-	-	Rear sunken area eastern most masonry detail of undercut at base	18/05/12	KM
082	W	-	-	Rear sunken area view of masonry between blocked windows	18/05/12	KM
083	W	-	-	Rear sunken area View of upper part of central spine wall	18/05/12	KM
084	W	-	-	Rear sunken area Western most masonry/ brick blocking shows shelving	18/05/12	KM

085	W	-	-	Rear sunken area Western most masonry/ brick blocking shows shelving	18/05/12	KM
086	E	-	-	Rear sunken area western partition upper part	18/05/12	KM
087	E	-	-	Rear sunken area western partition lower part	18/05/12	KM
088	SE	-	-	Rear sunken area western door upper part	18/05/12	KM
089	SE	-	-	Rear sunken area western door lower part	18/05/12	KM
090	UP	-	-	Rear sunken area western coal chute looking up to access	18/05/12	KM
091	UP/E	-	-	Rear sunken area central partition wall upper part	18/05/12	KM
092	W	-	-	Rear sunken area western partition wall door	18/05/12	KM
093	UP	-	-	Rear sunken area eastern half looking up to concrete ceiling with timber formers in situ and northern door half way up wall	18/05/12	KM
094	UP/E	-	-	Rear sunken area eastern half looking up to concrete ceiling with timber formers in situ and northern door half way up wall	18/05/12	KM
095	N	-	-	Rear sunken area detail of corroded pump on wall above sump	18/05/12	KM
096	W	-	-	Rear sunken area looking towards central partition shows slapped door	18/05/12	KM
097	S	-	-	Rear sunken area detail of masonry arch above door	18/05/12	KM
098	S	-	-	Rear sunken area detail of masonry arch above window	18/05/12	KM
099	S	-	-	Rear sunken area detail of masonry arch above window	18/05/12	KM
100	S	-	-	Rear sunken area detail of masonry arch above window	18/05/12	KM
101	S/UP	-	-	Rear sunken area detail of masonry arch above window and note corbel stone holding pavement and brick blocked light well	18/05/12	KM
102	W	-	-	Rear sunken area general view to the west	18/05/12	KM
103	SSE	-	-	General view of tiled light well at rear of building	18/05/12	KM
104	WSW	-	-	General location of openings– view along rear of building	18/05/12	KM
105	SW	-	-	General location of openings below door	18/05/12	KM
106	SW	-	-	General location of openings below door detail	18/05/12	KM
107	WSW	-	-	General location of openings below door detail	18/05/12	KM
108	WSW	-	-	Detail section through pavement	18/05/12	KM
109	NNE	-	-	Working shot – assessing well	12/06/12	KM
110	WNW	-	-	Working shot – assessing well	12/06/12	KM
111	N	-	-	Pre-excavation view of well upon discovery	12/06/12	KM
112	N	-	-	Pre-excavation view of well upon discovery	12/06/12	KM
113	W	-	-	Pre-excavation view of well upon discovery	12/06/12	KM
114	W	-	-	Pre-excavation view of well upon discovery	12/06/12	KM
115	E	-	-	Working shot – cleaning around well	12/06/12	KM
116	S/V	-	-	Working shot – cleaning around well	12/06/12	KM
117	S/V	-	-	Working shot – cleaning around well	12/06/12	KM
118	S/V	-	-	Working shot – cleaning around well	12/06/12	KM
119	N	-	-	Working shot – cleaning around well	12/06/12	KM
120	S/V	-	-	Post-excavation view of well	12/06/12	KM
121	S/V	-	-	Post-excavation view of well	12/06/12	KM
122	S/V	-	-	Post-excavation view of well	12/06/12	KM
123	S/V	-	-	Post-excavation view of well	12/06/12	KM
124	S/V	-	-	Post-excavation view of well	12/06/12	KM
125	N	-	-	Post-excavation view of well and section behind	12/06/12	KM

126	NE	-	-	Post-excavation view of well	12/06/12	KM
127	NE	-	-	Post-excavation view of well	12/06/12	RC
128	NW	-	-	Working shot – planning the well	12/06/12	RC
129	NW	-	-	Working shot – planning the well	12/06/12	RC
130	SW	-	-	Working shot – planning the well	12/06/12	RC
131	ESE	-	-	Working shot – planning the well	12/06/12	RC
132	W	-	-	Working shot – planning the well	12/06/12	RC
133	NW	-	-	Working shot – planning the well	12/06/12	RC
134	NW	-	-	Working shot – planning the well	12/06/12	RC
135	NE	-	-	Working shot – view of trial pit into natural subsoil	12/06/12	RC
136	N	-	-	Working shot – view of trial pit into natural subsoil	12/06/12	RC
137	N	-	-	Working shot – planning the well	12/06/12	RC
138	NW	-	-	Working shot – planning the well	12/06/12	RC
139	N	-	-	Detailed view of well	12/06/12	RC
140	S/V	-	-	Post-excavation view of well	12/06/12	RC
141	S/V	-	-	Post-excavation view of well	12/06/12	RC
142	UP	-	-	North eastern vaulted chamber following opening up view of manhole in vault		KM
143	UP	-	-	North eastern vaulted chamber following opening up view of manhole in vault		KM
144	W	-	-	North eastern vaulted chamber western elevation upper part	12/06/12	KM
145	W	-	-	North eastern vaulted chamber western elevation lower part	12/06/12	KM
146	E	-	-	North eastern vaulted chamber eastern elevation	12/06/12	KM
147	SE	-	-	North eastern vaulted chamber blocked door in southern elevation	12/06/12	KM
148	NW	-	-	North eastern vaulted chamber blocked door in northern elevation	12/06/12	KM
149	-	-	-	Working shot – stones recovered from well	12/06/12	KM
150	NE	-	-	Working shot – excavating adjacent to the well	21/06/12	KM
151	NE	-	-	Detail of section showing cut for well	21/06/12	KM
152	E	-	-	Detail of section showing cut for well	21/06/12	KM
153	N	-	-	Detail of section showing cut for well	21/06/12	KM
154	E	-	-	Detail of section showing cut for well	21/06/12	KM
155	E	-	-	Detail of section showing cut for well	21/06/12	KM
156	S/V	-	-	Detail of cut for well	21/06/12	KM
157	SW	-	-	Working shot – Foundation trenches in basement for cranes, internal scaffold, etc.	02/07/12	RC
158	SW	-	-	Working shot – Foundation trenches in basement for cranes, internal scaffold, etc.	02/07/12	RC
159	W	-	-	Post-excavation view of foundation trenches in basement for cranes, internal scaffold, etc.	02/07/12	RC
160	W	-	-	Post-excavation view of foundation trenches in basement for cranes, internal scaffold, etc.	02/07/12	RC
161	E	-	-	Post-excavation view of foundation trenches in basement for cranes, internal scaffold, etc.	02/07/12	RC
162	E	-	-	Post-excavation view of foundation trenches in basement for cranes, internal scaffold, etc.	02/07/12	RC
163	NE	-	-	Working shot – foundation trenches in basement	02/07/12	RC
164	NE	-	-	Working shot – foundation trenches in basement	02/07/12	RC
165	NW	-	-	Working shot – foundation trenches in basement	02/07/12	RC

166	NE	-	-	Working shot – foundation trenches in basement	02/07/12	RC
167	NE	-	-	Working shot – foundation trenches in basement	02/07/12	RC
168	NE	-	-	Working shot – foundation trenches in basement	02/07/12	RC
169	NW	-	-	Working shot – foundation trenches in basement	02/07/12	RC
170	NW	-	-	Working shot – foundation trenches in basement	02/07/12	RC
171	E	-	-	Post-excavation foundation trenches in basement	02/07/12	RC
172	E	-	-	Post-excavation view of trench showing modern Fe pipe	02/07/12	RC
173	E	-	-	Post-excavation view of trench showing modern Fe pipe	02/07/12	RC
174	E	-	-	Post-excavation view of trench showing modern Fe pipe	02/07/12	RC
175	SW	-	-	Working shot	02/07/12	RC
176	W	-	-	Post-excavation view of of trench showing modern Fe pipe	02/07/12	RC
177	W	-	-	Working shot – excavating foundation trenches in basement	02/07/12	RC
178	SW	-	-	Working shot – excavating foundation trenches in basement	02/07/12	RC
179	SW	-	-	Working shot – excavating foundation trenches in basement	02/07/12	RC
180	E	-	-	Post-excavation view of foundation trenches in basement	02/07/12	RC



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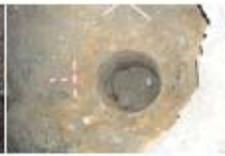
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Appendix C Contexts register – Watching Brief

Context	Trench	Type	Date	Initial	Description	Comments
001	-	Deposit	28/03/12	RC	Very firmly compact banded dark grey to mid grey and mid to light orange brown boulder clay	Undisturbed natural subsoil
002	-	Fill	12/06/12	RC	Firmly compact mid orange brown clay with abundant medium to large boulders	Re-deposited natural subsoil inter-mixed with packing stones. Packing around {003}.
003	-	Structure	12/06/12	RC	Circular structure of unbonded roughly tooled ashlar blocks, faced internally. Internal space of c.1m in diameter.	18 th century well within [004].
004	-	Cut	12/06/12	RC	Vertically sided cut with a width of c.2m and visible depth of up to 2m.	Cut for well {003}

Appendix D Drawings Register – Watching Brief

Dwg No.	Sheet	Type	Scale	Description	Date	Drawn by
001	001	Plan	1:20	Post-excavation plan of well {003}	12/06/12	KM

Appendix E Discovery and Excavation Scotland (DES) entry

LOCAL AUTHORITY:	Edinburgh, City of
PROJECT TITLE/SITE NAME:	10-15 Princes Street
PROJECT CODE:	AA 1944
PARISH:	Edinburgh (Edinburgh, City of).
NAME OF CONTRIBUTOR(S):	R Cameron & K Macfadyen
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Building Recording & Watching brief
NMRS NO(S):	-
SITE/MONUMENT TYPE(S):	Hotel
SIGNIFICANT FINDS:	-
NGR (2 letters, 8 or 10 figures)	NT 25778 74016
START DATE (this season)	5 th September 2011
END DATE (this season)	2 nd July 2012
PREVIOUS WORK (incl. DES ref.)	-
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Addyman Archaeology were contracted to monitor a strip-out of the commercial buildings at 10-15 Princes Street in advance of conversion into a hotel. The site had first been occupied by three townhouses erected during the development of the first Edinburgh New Town, the earliest built in 1769. These structures subsequently went through a series of redevelopments and were ultimately replaced by the existing commercial premises in the 1920s.</p> <p>The particular concern relating to the redevelopment was the evident survival of elements of the early structures to the rear, north side of the site, parts of these visible externally from the street. It was also clear that early cellarge survived below the existing pavement level along the south and east sides of the existing building (below Princes Street and West Register Lane), the cellarge likely relating to the original houses on the site. The cellarge and surviving fragments of upstanding north elevation were recorded photographically and generally assessed.</p> <p>The cellars to the south comprised a series of small brick-vaulted chambers running along the frontage below Princes Street; these were mostly intact but with the entrances blocked up; they were accessed through a series of later slappings through the party walls formed to carry services. The three cellars to the east, below West Register Lane, were larger and had been plastered up internally in cement obscuring details, but it was possible there was a blocked door to a further vault extending below Princes Street. A further vault was identified, blocked off, to the north of these with no access except through a small hatch.</p> <p>On the north elevation at basement level within the limited area of the strip-out three blocked entrances were noted leading to the north, possibly for a further series of vaults to the north below the continuation of West Register Street. Subsequent excavation externally revealed a sunken area. This had originally been compartmented, the area exposed relating to two of the individual properties occupying the site; each had been served by a coal chute within its own subdivision, the remains of which survived.</p> <p>Ground reduction within the interior of the site revealed, beneath cellar floor level, the well preserved remains of a well. Circular in plan, this was lined with neatly-cut dry-laid blocks of sandstone. Part of the well excavation shaft was examined in section; the space between the excavated shaft and the well lining had been packed with large cobbles within a clayey matrix. The depth of the feature was not ascertained and,</p>

	following part-reduction of its upper section, was backfilled and sealed. The feature had likely existed within a yard area behind one of the three original houses on the site.
PROPOSED FUTURE WORK:	-
ARCHIVE LOCATION (intended/deposited)	Archive and report to be deposited with RCAHMS.
SPONSOR OR FUNDING BODY:	Barclays Nominees [George Yard] Ltd and Ogilvie Construction Ltd.
CAPTION(S) FOR ILLUSTRS:	The well in the basement of 10-15 Princes Street
ADDRESS OF MAIN CONTRIBUTOR:	Simpson & Brown/Addyman Archaeology St Ninian's Manse Quayside Street Edinburgh EH6 6EJ
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