

Gamekeepers Cottage, Crookston Mill

Heriot, The Scottish Borders

Historic Building Recording

for

Hunter Architecture

October 2013



Gamekeepers Cottage from the South



Addyman Archaeology

Building Historians & Archaeologists

a division of Simpson & Brown Architects

St Ninian's Manse Quayside Street Edinburgh EH6 6EJ

Telephone 0131 555 4678 Facsimile 0131 553 4576

admin@addyman-archaeology.co.uk www.simpsonandbrown.co.uk

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2091

by Jenni Morrison, edited by Tom Addyman

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Acknowledgements

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The original survey of the buildings was carried out by Hamish Hunter of Hunter Architecture. We are very grateful for his permission to reproduce the drawings in this report, and for all his assistance.

Addyman Archaeology would also like to thank Mr and Mrs Francey, the owners, for their enthusiasm and hospitality and Dr Christopher Bowles of The Scottish Borders Council for his assistance with the project.

Gamekeepers Cottage, Crookston Mill

Heriot, The Scottish Borders

Historic Building Recording

by Jenni Morrison, edited by Tom Addyman

Executive Summary

Addyman Archaeology were commissioned by Hunter Architecture to carry out historic buildings recording at Gamekeepers Cottage, Crookston Mill near Heriot, in the Scottish Borders, prior to its renovation and extension. A planning application for the work was granted on 11th September 2013 (ref. 12/00976/FUL). A condition attached to the consent stated that the historical building survey be carried out prior to the renovation and extension.

The survey was undertaken on Tuesday the 22nd of October in mixed dry and bright, then wet weather conditions. A complete photographic survey of the exterior and the ground floor of the building was undertaken. A more limited record was made of the first floor due to the floors being unsafe; all photographs were taken from a safe area at the top of the staircase. The walls were closely inspected for alterations, blocked openings and earlier finishes and features. These were then recorded at a scale of 1:50 on the existing architect's drawings. The main fabric of the cottage appears to be of a single phase, however over time alterations have been made both internally and externally. A date stone is visible on the eastern gable just below the chimney showing a date of 1793,. There are initials above the date which were not possible to read from the ground. At the rear of the cottage a large patch of warm yellow coloured lime harl survives showing how the cottage would have looked at an earlier period. The front and side elevations are smeared with a hard grey cement of much later date. Internally all four rooms have retained their fireplaces. The area around the fireplace in room **a** shows at least one phase of alteration.

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

1. Introduction

i. General

Addyman Archaeology were asked by Hunter Architecture to carry out historic buildings recording at Gamekeepers Cottage, Crookston Mill, near Heriot in the Scottish Borders prior to its renovation and extension to form a 3 bedroom dwelling. A planning application for the conversion was granted 11 September 2013 attached with the archaeological condition outlined below (ref. 12/00976/FUL). The historic building recording is a condition of the planning consent and states that

*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** outlining a **Historic Building Survey** which has been formulated by or on behalf of the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a **Historic Building Survey Report**.*

Reason: The site is of archaeological interest.

This report contains the results of the building survey and is designed to satisfy the requirements of the archaeological planning condition.

ii. Setting and condition

Gamekeepers Cottage is located in the grounds of Crookston Mill which lies just off the A7, 2 miles south of the village of Heriot and approximately 12 miles north of Galashiels, in the Scottish Borders. It is surrounded by an area of lawn with forestry immediately to the north.

The Cottage (NT 4256 5128; Easting 342561, Northing 651285) is a simple one and a half storied stone building with a central porch built on the front. The cottage has been derelict for some time, the eastern part of the roof together with a section of the upper floor has collapsed. The walls are in good condition and are generally stripped to the bare stone revealing evidence of earlier features.

iii. Methodology

A complete photographic survey was undertaken of the building in its setting, subject to the limitations mentioned previously. General photographs were taken together with close-ups of details and representative shots of the different fabric types present. The location of the photographs was plotted on a site plan which has been reproduced in *figure 3*.

Measurements were taken to establish the accuracy of the architectural drawings. These proved to be sufficiently accurate, therefore the details observed were measured and marked onto the existing drawings at a scale of 1:50. The written record was also made of the structure of the building together with other details and observations.

The front of the cottage faces south west, however in order to make the descriptions in the text simpler a site north was established with the front elevation of the house being described as south and the other elevations as, north, east and west facing respectively.

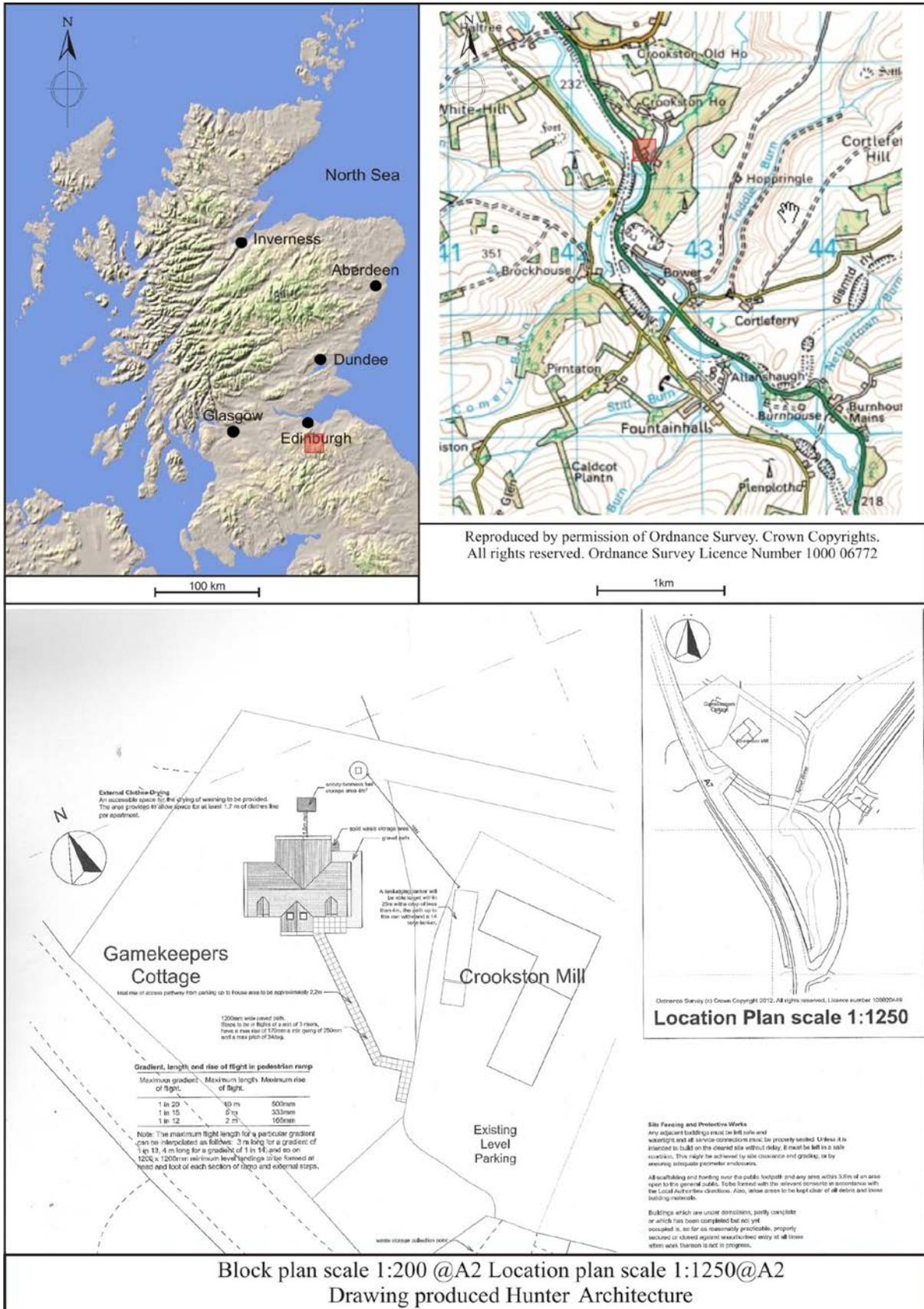


Figure 1 : Site location plan

2. Gamekeepers Cottage

i. Historical overview

A limited programme of historical research was undertaken as part of the Written Scheme of Investigations (WSI, Morrison 2013) and is included below to place the cottage in its historical context.

The earliest map to show the area in sufficient detail was the first edition Ordnance Survey map surveyed between 1853 and 1857. Its close proximity to Crookston Mill may suggest its use was tied to that of the Mill, which was a water driven saw mill.

Neither Gamekeepers Cottage, nor Crookston Mill are Listed. However there are several Listed Buildings in the vicinity. The earliest of these is Crookston Old House (NT45SW 15). The earliest part of this building is a tower built in 1446 by John de Borthwick, that was extended in the 17th century then further in Victorian times. Crookston New House (NT45 SW22) and its Lodge (NT45 SW22.01) were built in the mid-19th century and are therefore contemporary with the Mill and Gamekeepers Cottage.

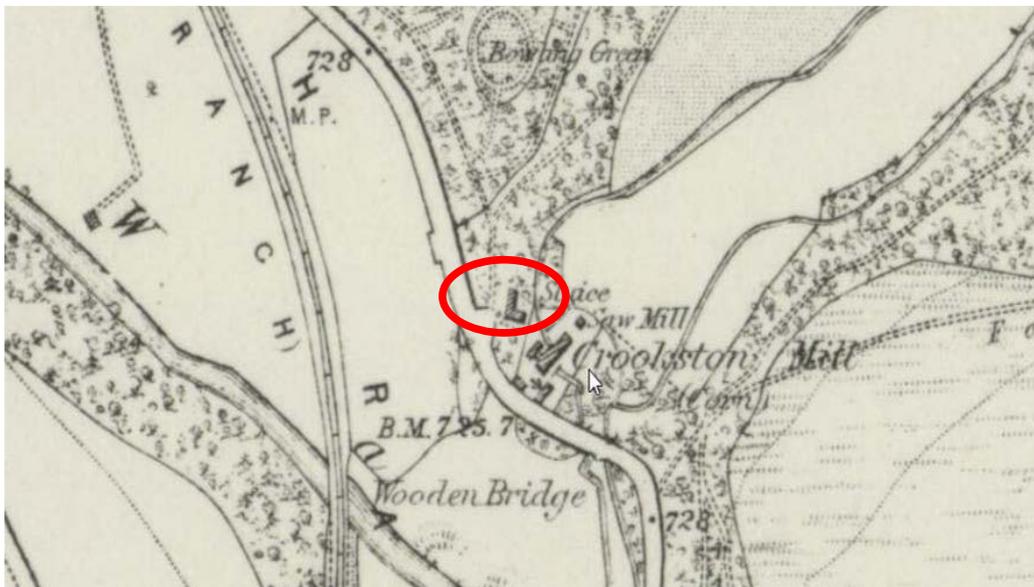


Figure 2 : Detail from 1st Edition OS Map, Berwickshire, Sheet XIII A

Survey date: 1853-57; Publication date: 1854-62. NLS.

By 1853-1857, when the 1st edition Ordnance Survey was carried out, a building can be seen on the site of Gamekeepers Cottage. The layout of the building is quite different from what is visible today, and also different from the building depicted from the 2nd edition OS onwards. Whilst it is possible that the original building shown here has been modified, it may also be that it was demolished between 1857 and 1892 and a new building put up in its place. The Mill, sluice and associated buildings are shown in detail.

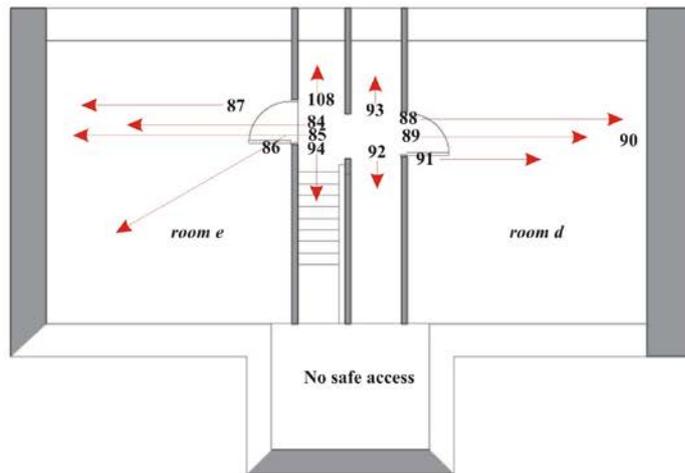


*Figure 3 : Detail from 2nd Edition OS Map, Edinburghshire, Sheet 021.15
Revised: 1892; Publication date: 1894. NLS.*

By the time of the 2nd edition OS the building is very similar in plan to that which exists today, with the exception of a small projection which can be seen at the rear. The map shows the building lies within its own enclosure with tracks leading to the woodland to the north. Crookston Mill, and the buildings around it have also changed form and again are shown in detail.

Later maps that show sufficient detail indicate that the building's plan did not further alter over time. The evidence from the maps consulted would suggest that Gamekeepers Cottage as it exists today was substantially built at some time between 1857 and 1892, perhaps incorporating some earlier fabric, and has survived with only minor alterations to the present day.

First floor photo locations



Site N



Ground floor photo locations

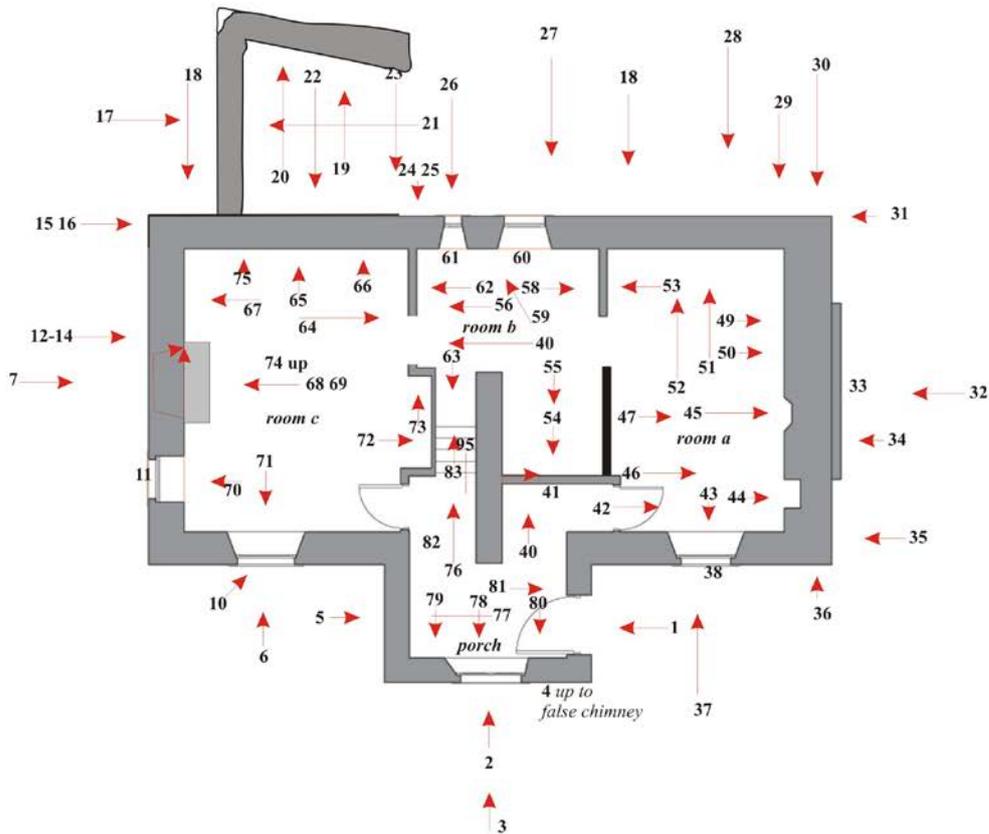


Figure 4: Photograph locations plans; not to scale

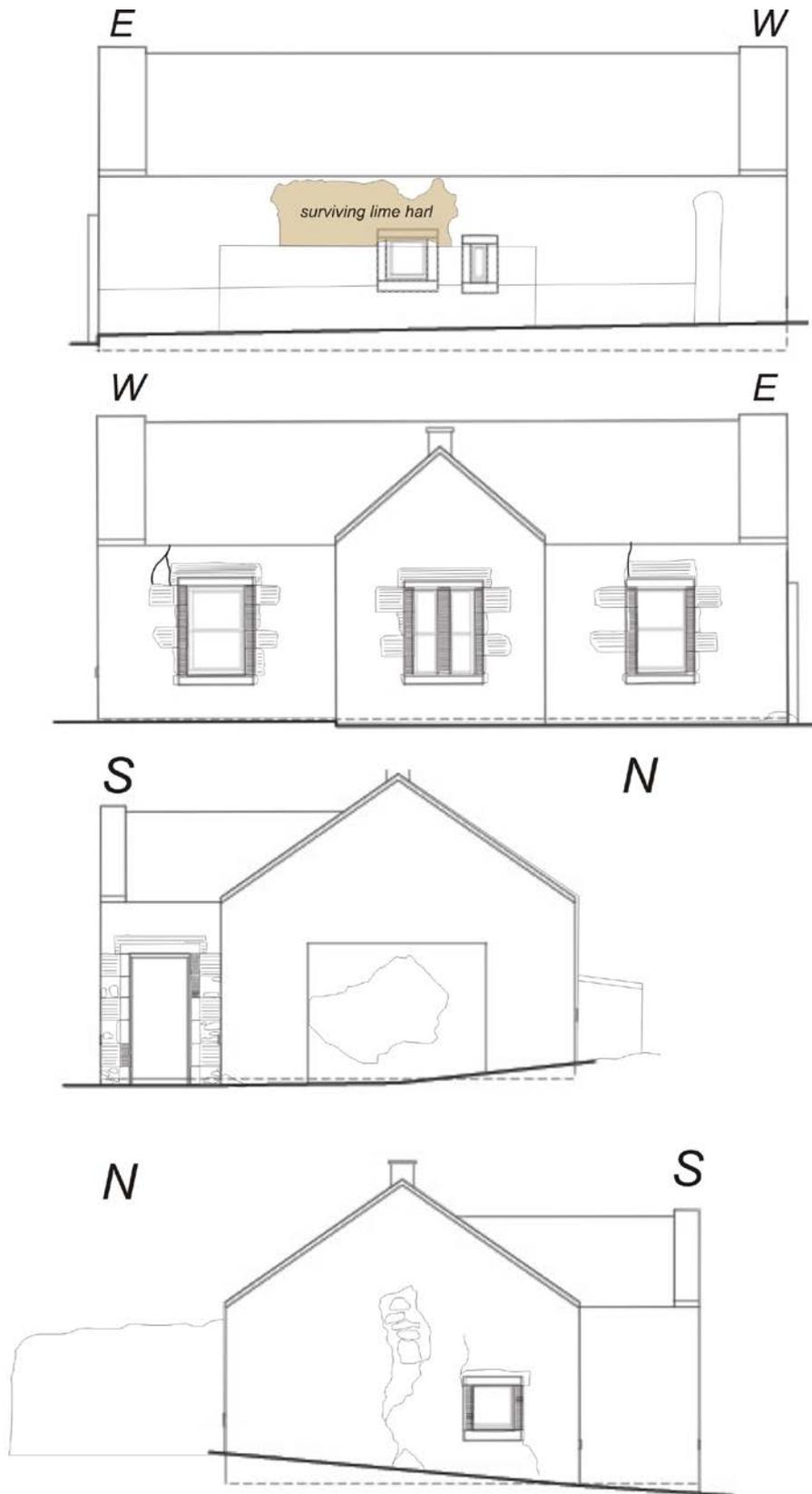


Figure 5: External elevations surveyed at 1:50 reproduced at 1:100

ii. *The exterior*



Plate 1; South elevation (104)



Plate 2; West elevation (103)



Plate 3; East elevation (99)



Plate 4; North elevation (100)

The cottage is built predominantly from random rubble in a hard grey local stone. The front elevation is symmetrical with a centrally located porch with twin windows (*plate 1*), and a window on either side. The porch has a false chimney at the front (*plate 1*). The windows and door are surrounded by yellow sandstone dressings detailed with raised margins that are neatly droved (*plate 5,6*). The front and two side elevations have been smeared with a hard grey cement render (*plate 7*). The rear of the cottage is mainly bare rubble therefore it is possible to see the course grey lime mortar. There is also a patch of early lime harling surviving which has been painted with a yellowish lime wash (*plate 8*).



Plate 5; Porch windows (09)



Plate 6; Room a window (011)



Plate 7; Exposed masonry a cement harl east elevation (035)



Plate 8; surviving lime harl on north elevation (030)

The roof is of slate with plain broad skewes. There are two small glazed metal roof light on the north elevation which light the two first floor rooms. The chimneys are more decorative than might have been expected on a cottage, in particular a false chimney has been added to the porch. It is possible that the decorative chimneys and broad skewes were added at a later date. Although the date stone at the top of the west gable suggests a late 18th century date, this may relate to a different building which previously existed on the site. The map evidence indicated that a building with the same plan as Gamekeepers cottage did on exist until after the first edition Ordnance Survey was carried out in 1853.

To the north of the cottage, the remains of a lean to structure are visible. This consisted of a substantial stone wall of similar height to the walls of the cottage. Only an L shape structure survives, however the 2nd edition Ordnance Survey (figure 3) depicts a more square shaped building in this location. A more recent timber log store structure has been built along the north elevation obscuring the two small windows at ground floor level.

iii. The ground floor interior

The external timber door leads directly into the porch which has a flag stone floor, the other three downstairs rooms have concrete floors. The concrete floors are at the same level as the flag stones in the porch. This would suggest that the concrete was not simply poured over existing flag stone floors, but rather the existing floors were removed, which may indicate that they were timber. Most of the internal walls, where the plaster survives, are of lime plastered directly on to the stone. The north wall of the porch/hall is of timber. It has been painted blue on both sides. In the hall the paint has been covered by several layers of wall paper. This is the only place where wall paper survives (*plate 9*) The ceilings are of lath and plaster. There is a narrow timber staircase slight to the right of centre leading up to the first floor.



Plate 9 Surviving wall paper in porch (041)

The ground floor is divided into two large rooms at the east (room *a*) and west end (room *c*), and a third smaller room in the middle (room *b*) directly behind the porch/hall and stairs. Both rooms *a* and *c* are lit by centrally placed deeply splayed south facing windows. Room *b* has two small windows located high up on the north wall.

Room a

Room *a*, which occupies the east end of the house is now open into room *b* behind the hall and stairs. There is evidence that there was originally a partition with a door way at the north end. This partition was still insitu when the concrete floor was poured. The main point of interest in this room is the east

wall which is entirely striped revealing the masonry beneath. The fireplace which sits to the right of centre has several phases of brick blocking above it (*plate 10*). This extends further to the right, slightly above a small deep recess in the wall which has a timber lintel (*plate 11*).

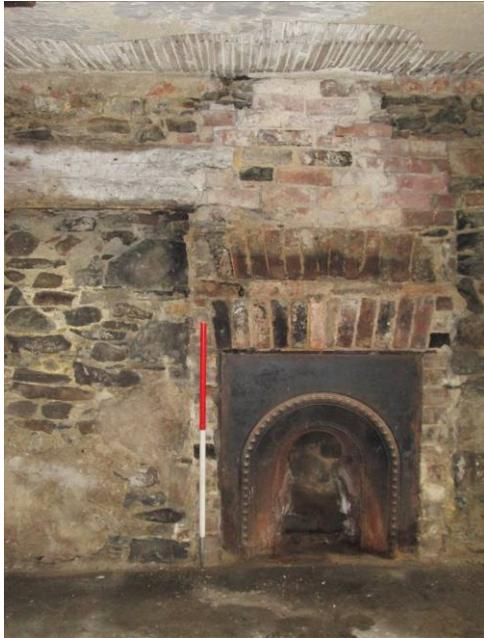


Plate 10 Fireplace in room a (048)



Plate 11 East wall in room a (046)

To the left of the fire place there is a substantial timber which appears to have been sawn off at its east end, the full extent of the original timber can be seen in a change in the brick blocking. It would appear therefore that the original timber spanned the fireplace and continued to the left side where a clear joint can be seen in the masonry (*plate 12*). The bottom section is obscured, but it may represent a press alongside the fire.



Plate 12 Timber lintel and joint room c (049)

Room b

This is the smallest of the downstairs rooms. It is currently entered either through room *a* or room *c* however the timber partition that separates it from the hall originally had a narrow doorway which would have allowed access directly from the hall (*plate 13*). On the room side of the partition, lath

and plaster has been applied between the vertical timber studs. The only other evidence of fixtures and fittings within this room is the outline of a set of shelves in the back right hand corner (*plate 14*).



Plate 13 Timber partition (055)



Plate 14 Scars left by shelving (058)

Room c

This is the largest of the downstairs rooms, with a cast iron range surviving in the fireplace (*plate 15*) on the west wall, to the right of which is a small deep-splayed window with a cupboard space beneath. The stone hearth slab was visible, this flush with the concrete floor. The north wall has had timber panelling applied, some of which has not survived. This may have been to combat dampness in the wall, or simply for decoration.



Plate 15 Fireplace and range (069)

iv. The first floor interior

As previously mentioned the first floor was not accessible due to the roof collapse and unsafe floors. There are two large rooms each with a fireplace in the gable wall and lit by a roof light in the north slope of the ceiling. Both ceilings are coombed leaving a low ceiling height. The fireplace in *room e* is considerably the smaller and has a timber lintel. To the left of it is a small blocked opening also with a timber lintel. There was no trace of this on the exterior, therefore it is not possible to tell if this was a small window or a recess in the wall.



Plate 16 The west room, room e (089)



Plate 17 The east room, room d (094)

There is a small space in the roof above the lath and plaster ceiling (*plate 18*).



Plate 18 roof space (091)

3. Discussion

The cottage as it exists today appears to be a simple single phased domestic building. Despite its proximity to the saw mill, the fabric of the building does not suggest it ever served an industrial function relating to the operation of the mill. The map evidence suggests that it existed in its current form by 1892. The date stone may have been from the L shaped building that appears on the 1st edition Ordnance Survey, the stone from which could have been used in the construction of the surviving cottage. There was no physical evidence within the fabric of the building to suggest it had formed part of the L shaped structure and had undergone major alterations.

The exterior was originally lime harled with later cement render being added at a later date. The decorative chimneys, broad flat skewes and false decorative chimney on the porch are not what you would expect on a rural cottage. It is possible that they were added during a period of modernization and improvement on the Crookston estate. The style of these architectural details is broadly contemporary with the period of refurbishment at old Crookston House in the 1860's.

Appendix A:

Provisional Discovery and Excavation Scotland (DES) entry; (Gamekeepers Cottage, Crookston Mill, Heriot) – (Building Recording)

LOCAL AUTHORITY:	Scottish Borders Council
PROJECT TITLE/SITE NAME:	Gamekeepers Cottage, Crookston Mill, Heriot
PROJECT CODE:	AA 2091
PARISH:	Heriot
NAME OF CONTRIBUTOR:	Jenni Morrison
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Building Recording
NMRS NO(S):	NA
SITE/MONUMENT TYPE(S):	Cottage
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 4256 5128
START DATE (this season)	22.10.2013
END DATE (this season)	22.10.2013
PREVIOUS WORK (incl. DES ref.)	none
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>The survey was undertaken on Tuesday the 22nd of October in mixed dry and bright, then wet weather conditions. A complete photographic survey of the exterior and the ground floor of the building was undertaken. A more limited record was made of the first floor due to the floors being unsafe; all photographs were taken from a safe area at the top of the staircase. The walls were closely inspected for alterations, blocked openings and earlier finishes and features. These were then recorded at a scale of 1:50 on the existing architect's drawings. The main fabric of the cottage appears to be of a single phase, however over time alterations have been made both internally and externally. A date stone is visible on the eastern gable just below the chimney showing a date of 1793. There are initials above the date which were not possible to read from the ground. At the rear of the cottage a large patch of warm yellow coloured lime harl survives showing how the cottage would have looked at an earlier period. The front and side elevations are smeared with a hard grey cement of much later date. Internally all four rooms have retained their fireplaces.</p> <p>The cottage as it exists today appears to be a simple single phased domestic building. Despite its proximity to the saw mill, the fabric of the building does not suggest it ever served an industrial function relating to the operation of the mill. The map evidence suggests that it existed in its current form by 1892. The date stone may have been from the L shaped building that appears on the 1st edition Ordnance Survey, the stone from which could have been used in the construction of the surviving cottage. There was no physical evidence within the fabric of the building to suggest it had formed part of the L shaped structure and had undergone major alterations.</p> <p>The exterior was originally lime harled with cement render being added at a later date. The decorative chimneys, broad flat skewes and false decorative chimney on the porch are not what you would expect on a rural cottage. It is possible that they were added during a period of modernization and improvement on the Crookston estate. The style of these architectural details is broadly contemporary with the period of refurbishment at old Crookston House in the 1860's.</p>

PROPOSED FUTURE WORK:	None.
CAPTION(S) FOR ILLUSTRS:	None.
SPONSOR OR FUNDING BODY:	Hunter Architects
ADDRESS OF MAIN CONTRIBUTOR:	St. Ninian's Manse, Quayside Street, Edinburgh, EH6 6EJ
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	RCAHMS



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