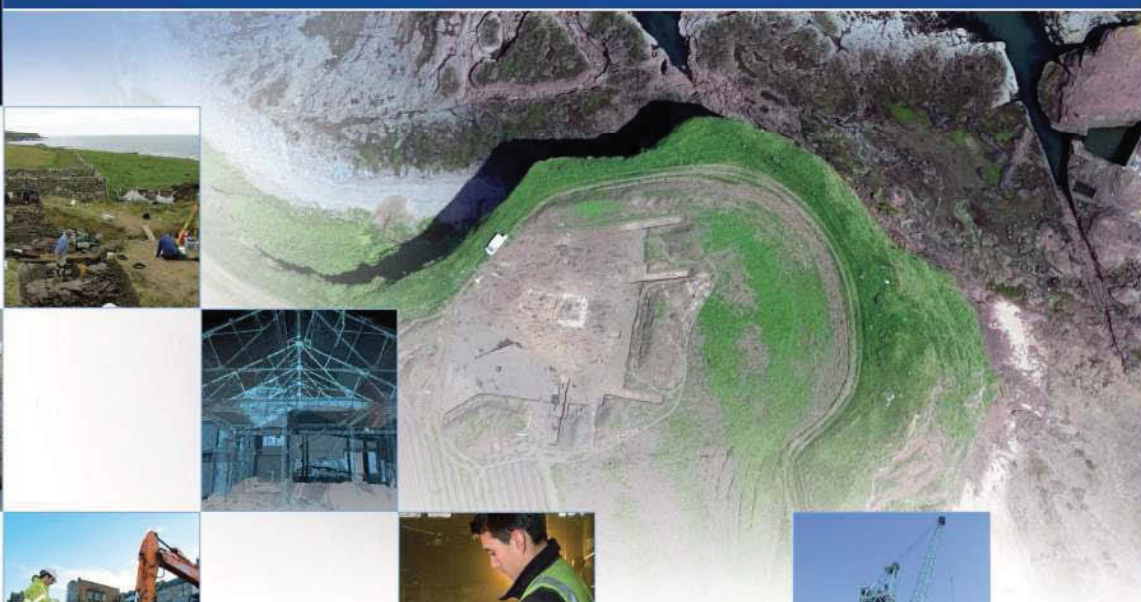


29-31 High Street, Jedburgh

Historic Buildings Report

AOC 21401
19th June 2009



21-20 High Street, Jedburgh

Historic Buildings Report

On Behalf of:	Scottish Borders Council Planning & Economic Development Council Headquarters Newtown St Boswells TD6 0SA
National Grid Reference (NGR):	NT 651 207
AOC Project No:	21401
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Date of Fieldwork:	19 th June 2009
Date of Report:	19 th June 2009

This document has been prepared in accordance with AOC standard operating procedures.

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Summary

AOC were commissioned to undertake an external elevation survey, photographic and written record of the exterior and desk-based assessment of 29-31 High Street in Jedburgh, Borders by the Borders County Council.

The former shop probably dates from the late 18th century and is a three-bay three-storey building with shop front to the ground floor and accommodations above,. It is now in a ruinous state and has been much modified over the years as the rear of the building has undergone some demolition in the 1980s, exposing original and later inserted bricked-up openings to the rear south-facing elevation.

A more detailed study of the interior is recommended prior to any development taking place.

1 Introduction

1.1 Background

- 1.1.1 The Scottish Borders County Council commissioned AOC Archaeology Group to undertake an external elevation survey together with a basic desk-based assessment and an external photographic and written record of 29-31 High Street, Jedburgh prior to extensive redevelopment works.

1.2 Site Location

- 1.2.1 29-31 High Street is located in the centre of the large town of Jedburgh and is centred on National Grid Reference: NT 313 665 (Figure 1).

2 Objectives

- 2.1 The main objective of this programme of works was preservation by record of the structure prior to extensive redevelopment works.

3 Methodology

3.1 Archive research

- 3.1.1 A simple map regression was undertaken on the site using publicly accessible maps from the National Map Library of Scotland to place the site into context. All pre-Ordnance Survey maps were consulted in addition to all relevant Ordnance Survey maps from the First Edition to the present day. Each map relevant to the text has been included as figures in this report in chronological order (Figures 2 – 9).

3.2 Photography and written record

- 3.2.1 A general and detailed photographic record was made using a 35mm SLR camera using black and white film. A 1 m or 2 m ranging pole was used in all shots where access and health and safety allowed. Each photograph was also accompanied by a colour digital photograph, some of which have been used to illustrate this report. A register of all those photographs taken can be found in Appendix 1.
- 3.2.2 Notes were made on the exterior of the building which included comment on condition, construction, architectural features and openings and any evidence for phasing and function.

3.3 External elevation survey

- 3.3.1 The north and south elevation was surveyed using a Trimble 3D laser scanner to a resolution of 10mm, with detail areas at around 1mm. This method created a point cloud of data which could be digitised in AutoCAD software. The laser survey was also enhanced by using high resolution detailed photographs and photo rectification software (Photoplan for AutoCAD 2009) to produce a highly detailed and accurate elevation survey of the building.

4 Results

4.1 Historical background

- 4.1.1 It is not known exactly when Jedburgh was founded as a royal burgh, but some sources suggest that it may be sometime in the 12th century and is first mentioned in the 9th century (Groome 1882). It is known that in 1556 Queen Mary gave a charter to the town. It first appears in any detail cartographically in General Roy's Military Map of Scotland (Figure 2) showing it to be a very well-developed town.
- 4.1.2 An anonymous map of 1775 does show Jedburgh in detail, and 29-31 High Street is shown (Figure 3). The site is particularly noticeable for jutting out slightly from the buildings to the north of it and is shown here.
- 4.1.3 John Wood's 1823 map shows the buildings in detail as a large rectangular building facing the High Street with a long linear building to the north side behind this and two smaller outbuildings to the south-west (Figure 4). However, by the time of the First Edition Ordnance Survey map of Jedburgh in 1858, the buildings appear quite different (Figure 5). Two separate buildings are represented with a small wynd between the properties. To the north-east (31) side is a long L-shaped building with two rectangular buildings behind. To the south-west (29) is another irregular-shaped building with a small separate ancillary building behind. The later 1898 edition (Figure 6) shows little change to the layout, except for a small outbuilding to the far south-east of the property boundary.
- 4.1.4 The 1921 Ordnance Survey map (Figure 7) shows a similar layout of buildings to the 1898 map, although to the south-east, the property to the rear of No. 31 appears to be incorporated into the buildings of the adjoining property. Also, buildings to the rear of No. 29 to the south-east have been demolished, although the separate small outbuilding is still in place. There is then no maps until 1964, where the same layout is depicted (Figure 8).
- 4.1.5 By the 1983 Ordnance Survey map, only the buildings to the north of the properties facing the High Street can be seen as the rear of the buildings has been demolished to make way for the Shelter Home development behind (Figure 9).

4.2 Architectural Appraisal

4.2.1 *The north elevation* (Figure 10)

The north elevation facing the high street was a three-bay three-storey elevation with a smooth rendered finish (Plate 1). The ground floor has been converted to a shop front with three modern doors flanked by large rectangular windows, the easternmost being mostly boarded up. The first and second floors have their original windows intact with raised smooth surrounds (Plate 2).

4.2.2 *The south elevation* (Figure 11)

The rear south elevation shows signs of a large amount of modification, due to the removal of the buildings once abutting the south of it. It is a three/four-bay three storey build of stone

rubble with a number of bricked up original and inserted openings (Plate 3). There is also one single dormer window on the east side of the pitched slate roof.

The ground floor to the west is abutted by a large brick outbuilding with a flat roof, and further to the east of this is thin doorway with a thin timber lintel. To the immediate west of this is the remains of a brick partition wall, which has been partially removed. Between this wall and the brick lean-to is a small timber planked doorway with relieving arch over and an adjacent two-over-two timber sash-and-case window (Plate 4).

The first floor has four openings in total. The easternmost opening was once a much larger doorway with evidence of the stone jamb still in place on the east side (Plate 5). It is now a much smaller doorway, largely bricked-in with a modern door inserted. Further to the west are three possible original openings (as they show signs of having crude stone surrounds) which are stone-blocked, bricked-up and blocked with breeze-block respectively moving from east to west.

The second floor also has blocked openings, the easternmost being a tall thin original doorway with stone surround resting on the timber lintel of the blocked doorway below it on the first floor. To the west of this is a smaller window which looks to be an inserted opening which has subsequently been bricked-up. To the west of this is another inserted bricked-up window, slightly larger. There is a small dormer window with a slate roof set within the pitch to the easternmost bay, and two skylights are also located in the roof to the west.

5 Discussion

- 5.1 The building clearly dates to an early period in the history of Jedburgh, with the northernmost section of the building dating to at least the 18th century as seen by the cartographic evidence. The uses of the building over time would be difficult to ascertain without further historical research, although it is possible that the building has always been used as a shop of some kind, with accommodations above.

6 Conclusions and Recommendations

- 6.1 This survey has successfully made a detailed record of the exterior of the building, as well as place the site into its immediate context. It is recommended that the building be subject to a more detailed interior survey (floor plans and photography as well as written notes) prior to any development being undertaken to the interior so as to complete the record full before the development takes place.

7 References

7.1 Bibliographical references

Groome, F H (ed) 1882 *A Historical Perspective, drawn from the Ordnance Gazetteer of Scotland: A Survey of Scottish Topographical, Statistical, Biographical and Historical*, Thomas C Jack: Edinburgh

7.2 Cartographic references

1747-55	General Roy	Roy's Military Map of Scotland	
1775	Anon	A Plan of the Town of Jedburgh	
1823	John Wood	Plan of the Town and Environs of Jedburgh	
1858	Ordnance Survey	Roxburghshire Sheet XII.5	1:2500
1898	Ordnance Survey	Roxburghshire Sheet XII.5	1:2500
1921	Ordnance Survey	[New Series] Sheet nXIX.3.	1:2500
1964	Ordnance Survey	PLAN 6420 & PLAN 6520	1:2500
1972	Ordnance Survey	NT 6420-6520	1:2500
1983	Ordnance Survey	NT 6520	1:2500

29-31 High Street, Jedburgh
Appendix 1

**Black & White Print and Digital
Photographic record**

Black & White Film No. 1

<i>Frames</i>	<i>Description</i>	<i>From</i>	<i>Date</i>
1 to 15	General views of W-facing elevation	W	18/6/09
2 to 36	General views of E-facing elevation	E	18/6/09

29-31 High Street, Jedburgh
Appendix 2

Discovery and Excavation in Scotland
(DES) Entry

LOCAL AUTHORITY:	Scottish Borders County Council
PROJECT TITLE/SITE NAME	29-31 High Street, Jedburgh
PROJECT CODE:	AOC 21401
PARISH:	Jedburgh
NAME OF CONTRIBUTOR:	Diana Sproat & Gemma Hudson
NAME OF ORGANISATION:	AOC Archaeology Group
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	NT62SE 120 & 121
SITE/MONUMENT TYPE(S):	Building
SIGNIFICANT FINDS:	None.
NGR (2 letters, 6 figures)	NT 65078 20654
START DATE (this season)	June 2009
END DATE (this season)	June 2009
PREVIOUS WORK (incl. <i>DES</i> ref.)	None.
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	An external elevation survey and basic desk-based assessment was undertaken prior to the development of 29-31 High Street, Jedburgh. The former shop probably dates from the late 18 th century and is a three-bay three-storey building with shop front to the ground floor and accommodations above,. It is now in a ruinous state and has been much modified over the years as the rear of the building has undergone some demolition in the 1980s, exposing original and later inserted bricked-up openings to the rear south-facing elevation.
PROPOSED FUTURE WORK:	Unknown.
CAPTION(S) FOR ILLUSTRS:	None.
SPONSOR OR FUNDING BODY:	Borders County Council
ADDRESS OF MAIN CONTRIBUTOR:	AOC Archaeology Group, Edgefield Road Industrial Estate, Edgefield Road, Loanhead, Midlothian, EH20 9SY
EMAIL ADDRESS:	edinburgh@aocarchaeology.com
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS.

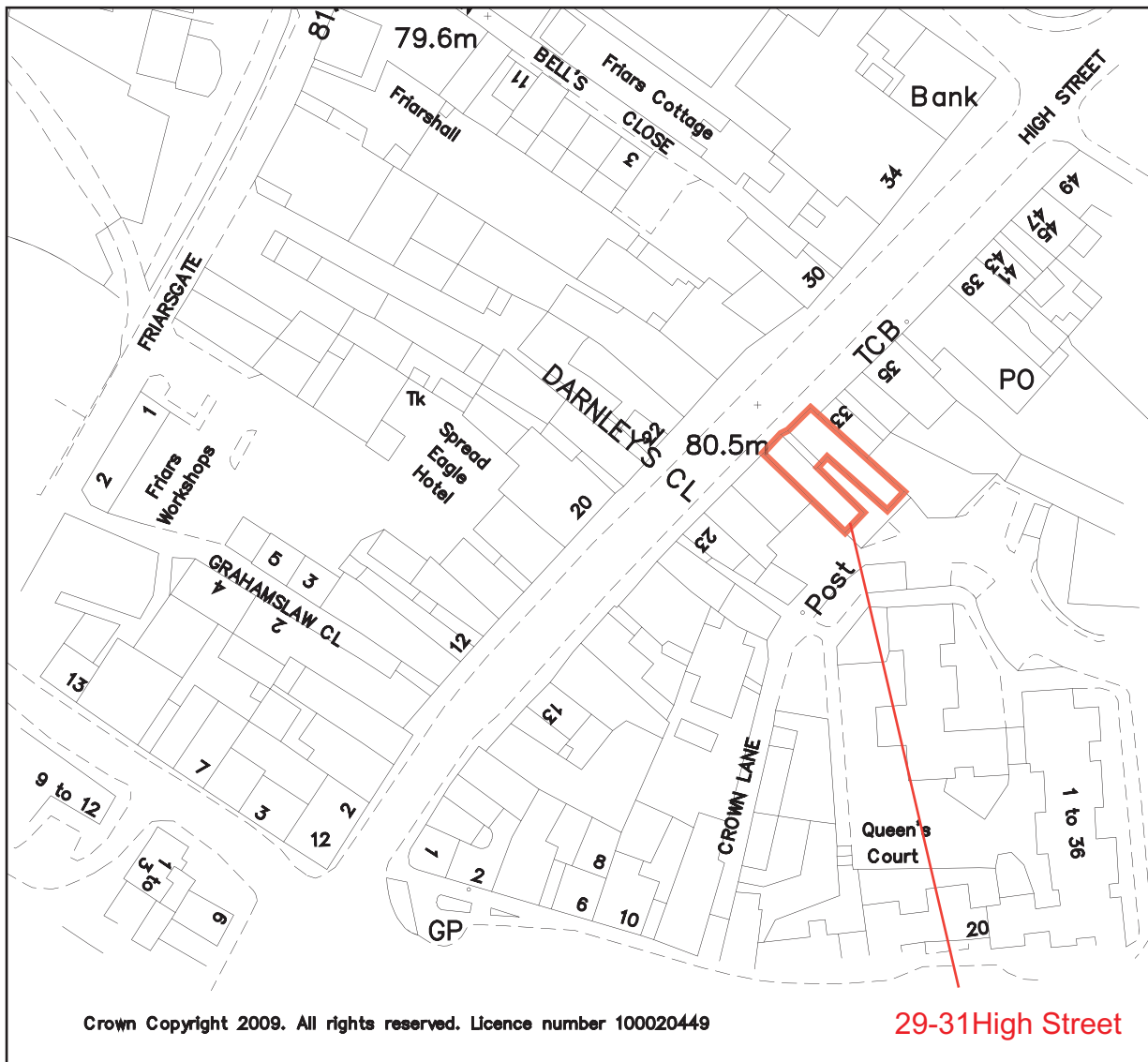
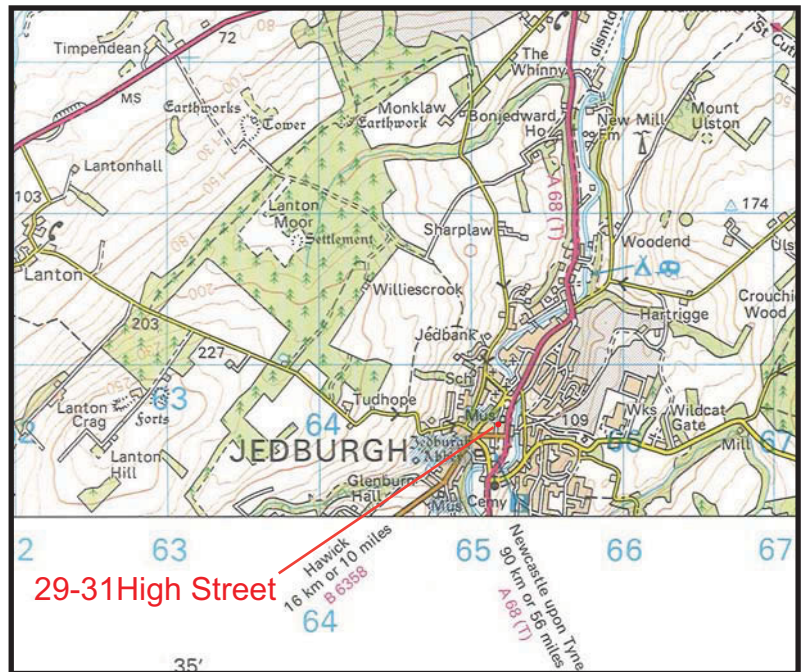
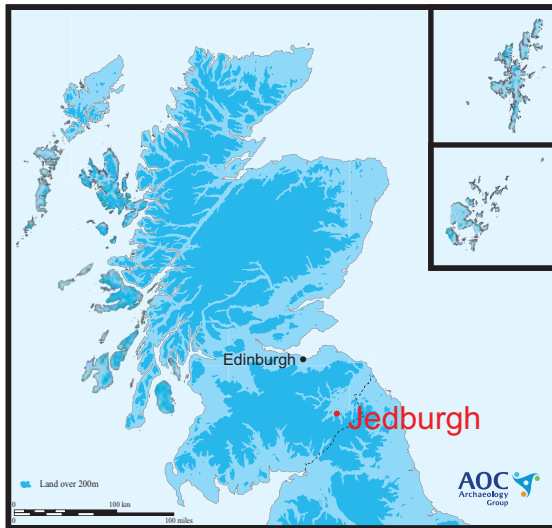
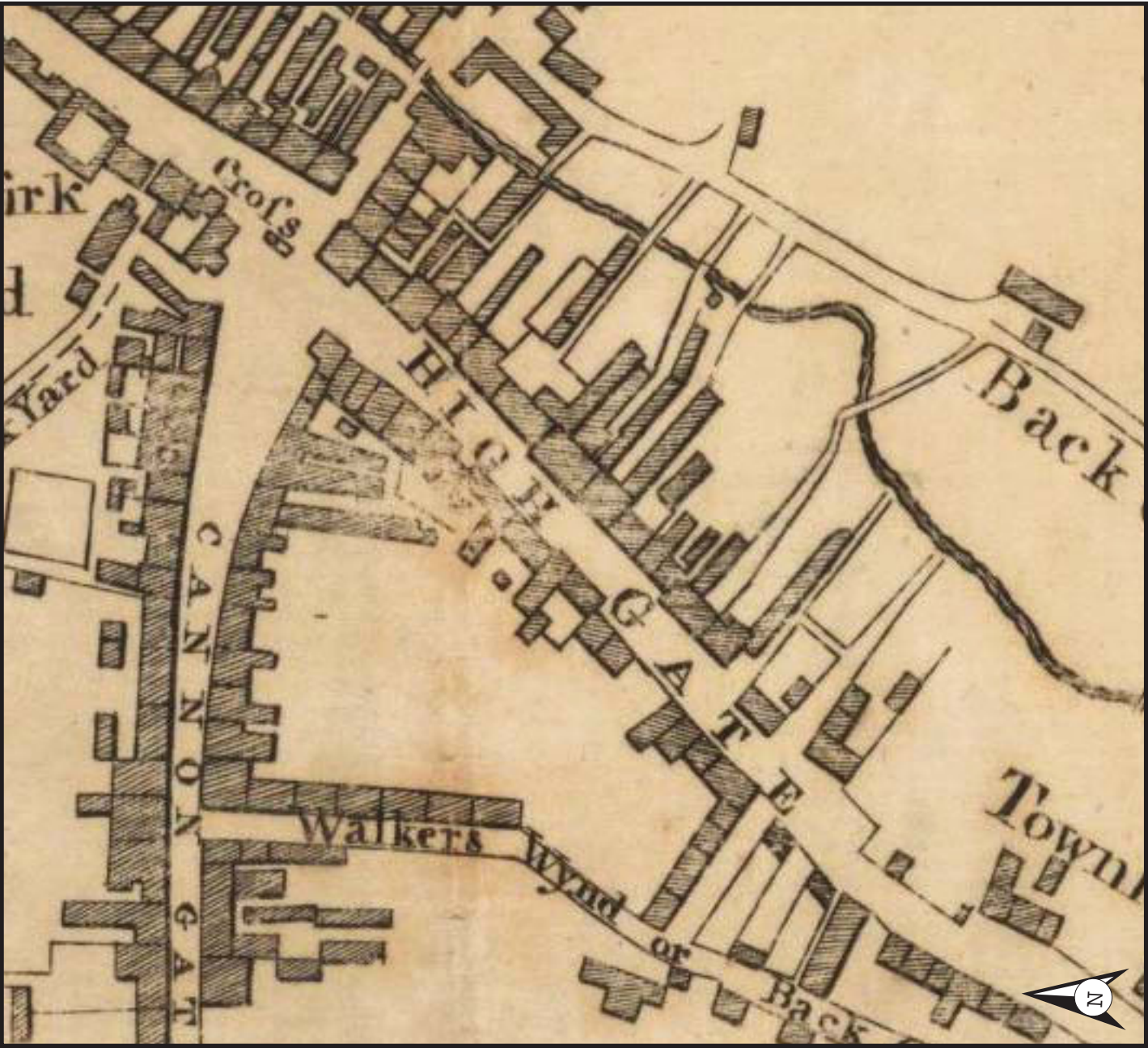


Figure 1: Site location plan



(Reproduced by kind permission of the National Map Library of Scotland)

Figure 2: Extract from Roy's map, 1747-55



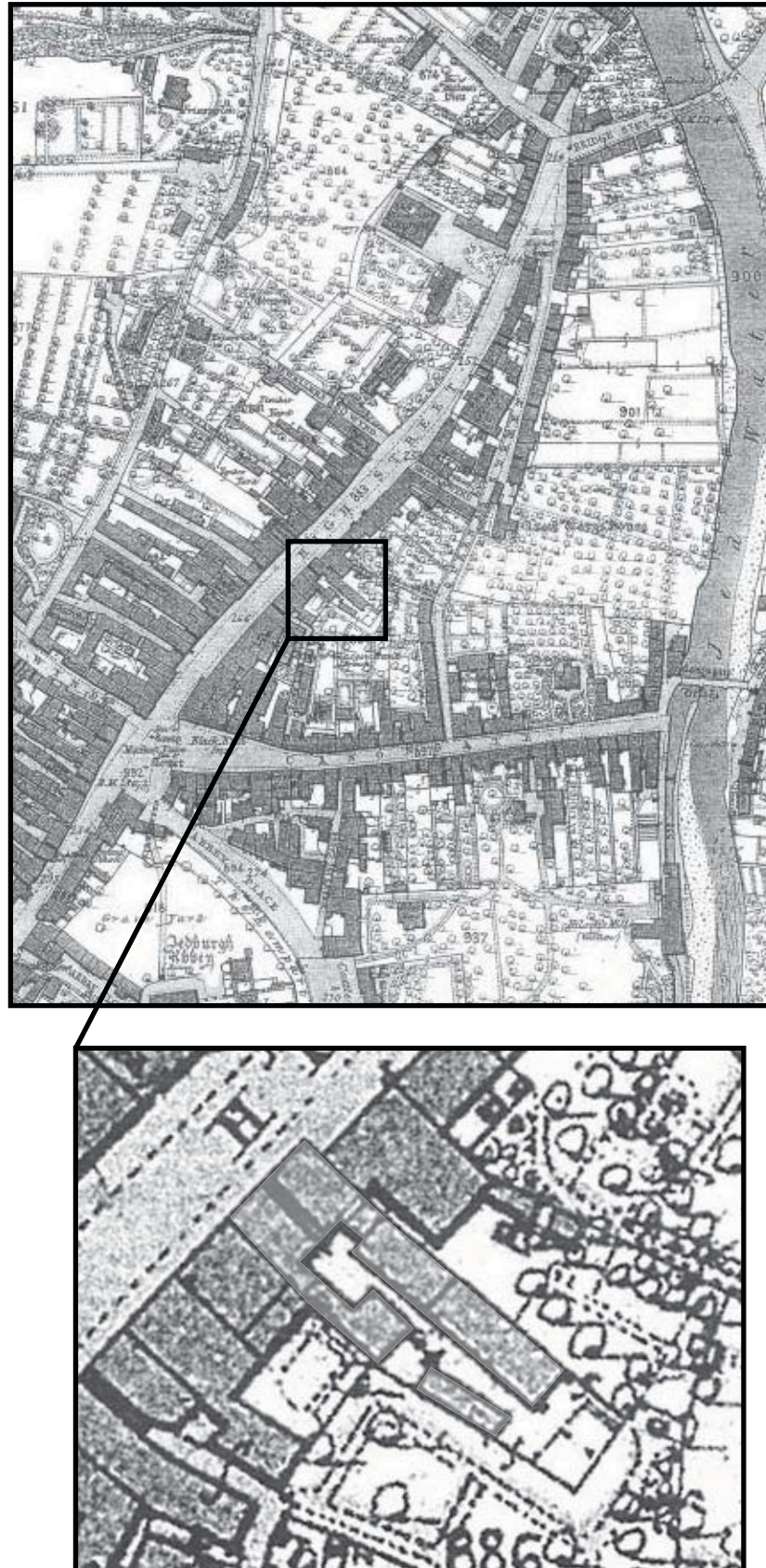
(Reproduced by kind permission of the National Map Library of Scotland)

Figure 3: Extract from map (Anon), 1775



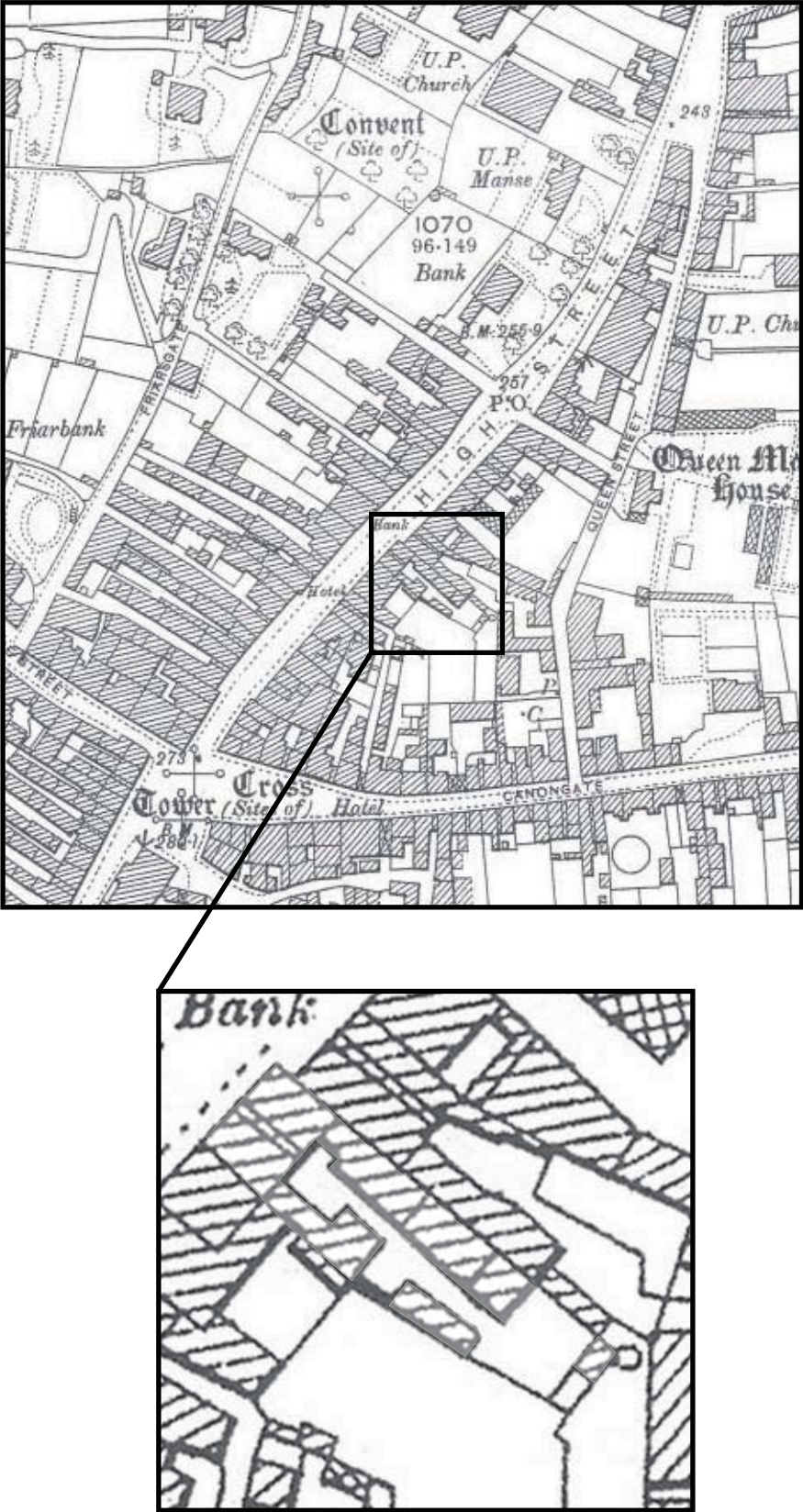
(Reproduced by kind permission of the National Map Library of Scotland)

Figure 4: Extract from John Wood's map, 1823, showing 29-31 High Street in yellow



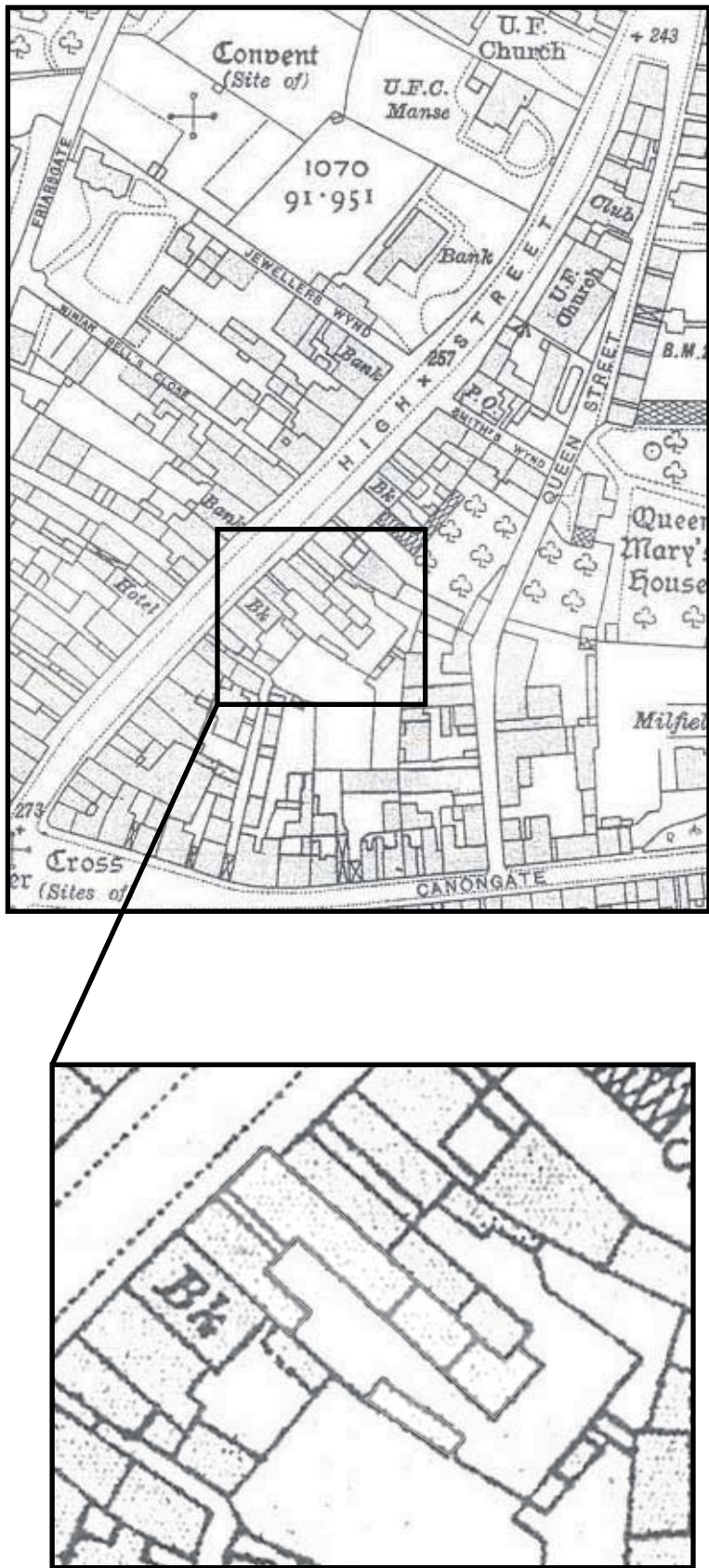
(Reproduced by kind permission of the National Map Library of Scotland)

Figure 5: Extract from Ordnance Survey map, 1858, showing 29-31 High Street in yellow



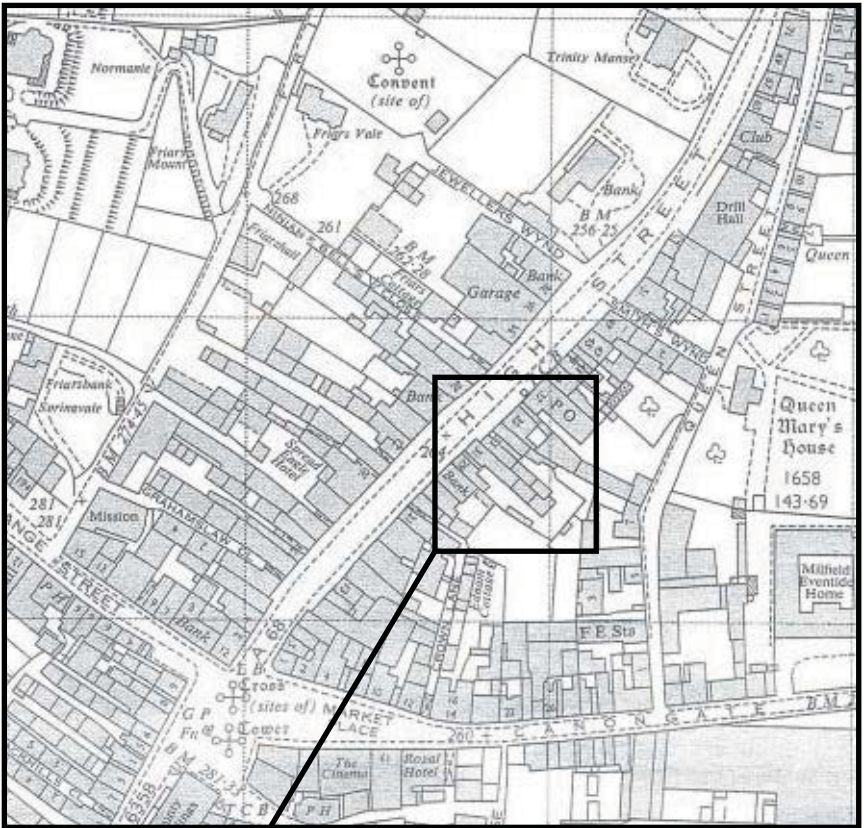
(Reproduced by kind permission of the National Map Library of Scotland)

Figure 6: Extract from Ordnance Survey map, 1898, showing 29-31 High Street in yellow



(Reproduced by kind permission of the National Map Library of Scotland)

Figure 7: Extract from Ordnance Survey map, 1921, showing 29-31 High Street in yellow



(Reproduced by kind permission of the National Map Library of Scotland)

Figure 8: Extract from Ordnance Survey map, 1964, showing 29-31 High Street in yellow



General Notes

Figure 10: Exterior North Elevation

Scanning and drawing by
G.Hudson & G.Cavers



	0/1	06/09
No.	Revision/Issue	Date

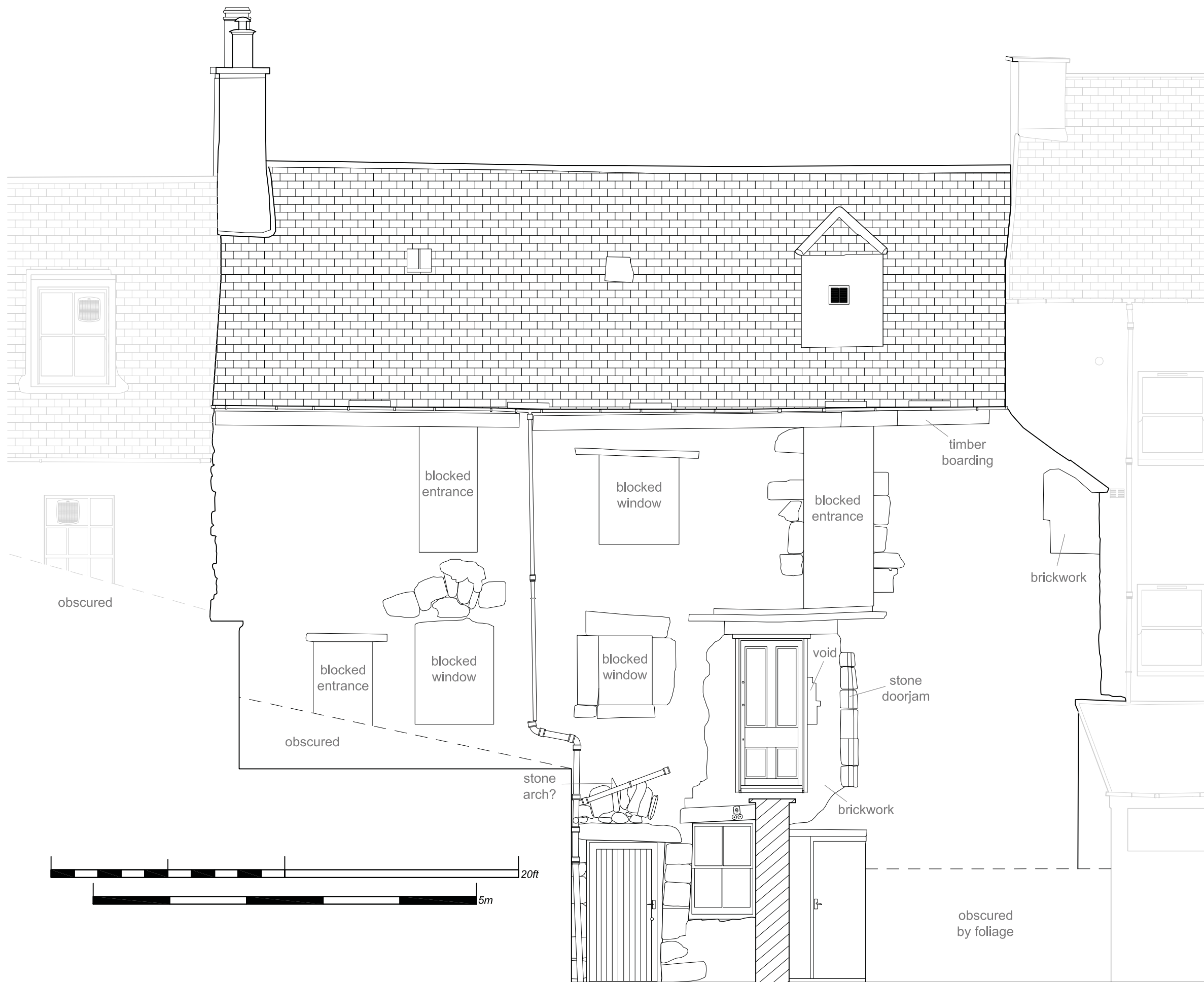
Firm Name and Address

AOC Archaeology
Edgefield Industrial Estate,
Edgefield Road,
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EH20 9SY.

Project Name and Address

29-31 High Street, Jedburgh
Produced for Scottish Borders Council

Project	AOC 21401	Sheet
Date	26 / 06 / 09	
Scale	1:50 at A3	



General Notes

29-31 HIGH STREET, JEDBURGH
BACK ELEVATION

Scanning and drawing by
G.Hudson & G.Cavers



	0/1	06/09
No.	Revision/Issue	Date

Firm Name and Address

AOC Archaeology
Edgefield Industrial Estate,
Edgefield Road,
Loanhead,
Midlothian,
EH20 9SY.

Project Name and Address

29-31 High Street, Jedburgh
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Project	Sheet
AOC 21401	
Date	26 / 06 / 09
Scale	1:50 at A3



Plate 1: General view of the north elevation



Plate 2: Detail of the first and second floor windows of the north elevation



Plate 3: General view of the south elevation



Plate 4: Detail of the ground floor central door and window in the south elevation



Plate 5: Detail for the first floor altered doorway to the east of the south elevation



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