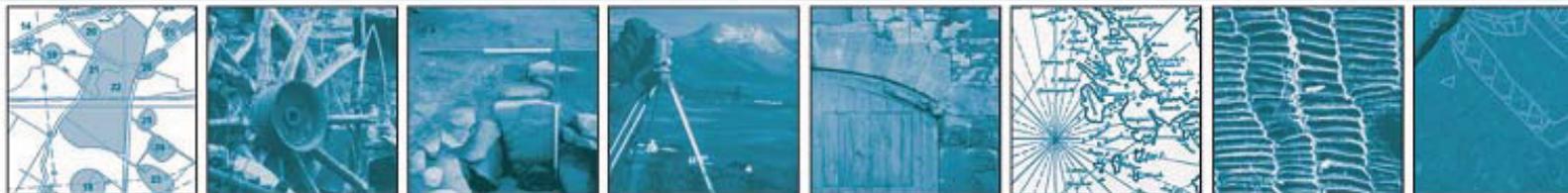


Project Code: SCED10
Planning Application No: 10/00746/LBC & 10/00746/FUL
Date of report: 5 April 2010
Client: Watkin Jones and Son Ltd.



ARCHAEOLOGICAL EVALUATION AND HISTORIC BUILDING ASSESSMENT

Sugarhouse Close, 160 Canongate and 41, 49, 53 Holyrood Road, Edinburgh

Allison H. Borden
BA MCRP MSc AICP AIfA

& John McCarthy
BA(Hons) MPhil AIfA

PROJECT SUMMARY SHEET

Client WATKIN JONES & SON LTD.

National Grid Reference NT 26453 73699

Address SUGARHOUSE CLOSE, 160 CANONGATE
&41, 49, 53 HOLYROOD ROAD, EDINBURGH

Parish EDINBURGH

Council CITY OF EDINBURGH

Planning Application Ref No N/A

NMRS No NT27SE 2898.01, NT27SE 2898.00, NT27SE 1767 (53 HOLYROOD ROAD, CLERMISTON BUILDINGS), NT27SE 1760 (41-49 HOLYROOD ROAD, CLERMISTON BUILDINGS)

Oasis No N/A

SMR No N/A

HB/SAM No 29091

Listing Category C (S)

Project Manager SIMON STRONACH

Text JOHN McCARTHY

Illustrations JOHN McCARTHY

Typesetting ANNA SZTROMWASSER

Fieldwork JOHN MCCARTHY
DR. STEVEN LANCASTER
DON WILSON

Specialists JULIE LOCHRIE, FINDS SPECIALIST

Schedule

<i>Fieldwork</i>	22 ND – 26 TH MARCH 2010
<i>Report</i>	6 TH APRIL 2010

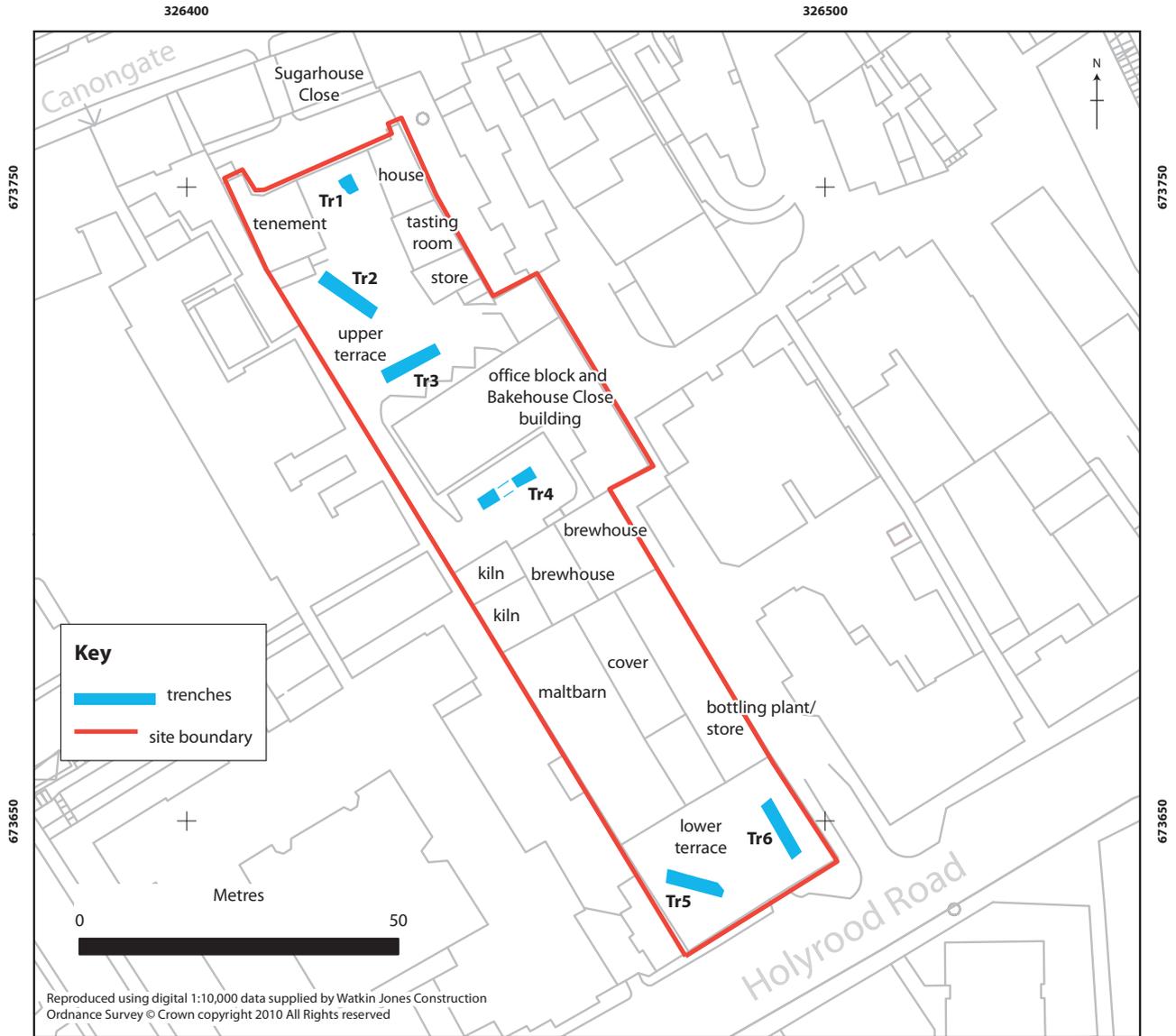
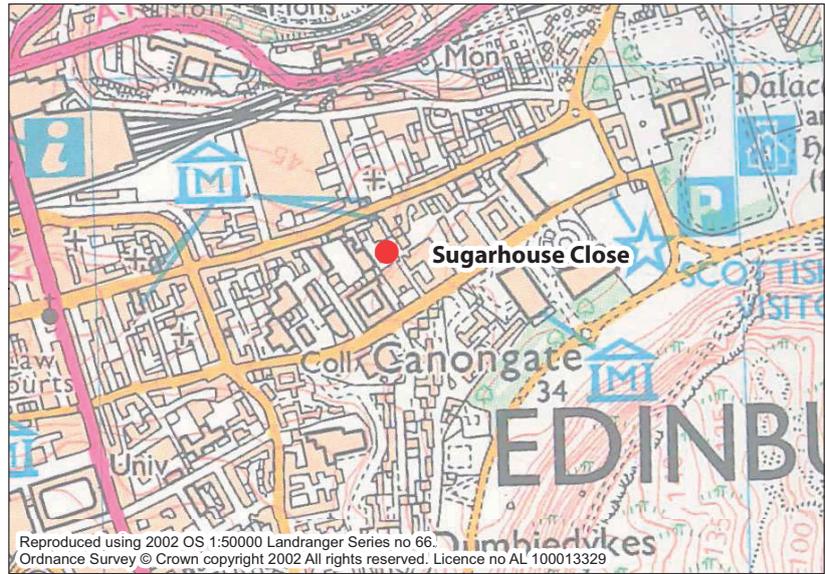
Signed off by:

Simon Stronach BSc(Hons) MIFA, Project Manager

Date:.....

CONTENTS

1.	INTRODUCTION	1
2.	BACKGROUND	1
3.	SITE DESCRIPTION	2
4.	OBJECTIVES AND METHODOLOGY	3
	4.1 Objectives	3
	4.2 Method	4
	4.3 Recording	4
	4.4 Artefacts	4
	4.5 Historic Building Assessment	4
5.	RESULTS	4
	5.1 Trial Trenching	4
6.	DISCUSSION	7
7.	BUILDING DESCRIPTIONS	8
8.	THE SIGNIFICANCE OF THE AREA AFFECTED BY THE PROPOSAL	9
9.	REFERENCES	10
	9.1 Bibliography	10
	9.2 Cartographic References	10
	APPENDICES	11
	Appendix 1 – Site Register	11
	Appendix 2 – Finds Assessment	14



Illus 1
 Location of the proposed development with trench layout

ARCHAEOLOGICAL EVALUATION AND HISTORIC BUILDING ASSESSMENT

Sugarhouse Close, 160 Canongate and 41, 49, 53 Holyrood Road, Edinburgh

by Allison H. Borden & John McCarthy

Headland Archaeology (UK) Ltd conducted an archaeological evaluation and an historic buildings assessment at 160 Canongate/Sugarhouse Close/41, 49, 53 Holyrood Road in Edinburgh. The work was commissioned by Watkin Jones Group and was undertaken to provide information in support of an application to the City of Edinburgh Council for redevelopment of the site, which proposes to retain and re-use some of the brewery buildings to create a mixed-use development. The evaluation comprised some intrusive trial trenching to establish the nature of any below-ground archaeology in accessible areas of the site, while the historic building assessment considered the twelve standing structures, many of them forming complexes of attached buildings, on the former brewery site.

The site is divided into two terraces and a total of six trial trenches were excavated, four in the northern terrace, two in the southern. Most of the trenches encountered remains of 18th/19th century structures lying directly underneath modern surfaces and make-up. Archaeological remains uncovered in the northern terrace appeared to represent the remains of buildings associated with a brewery which appeared on the 2nd edition Ordnance Survey (1896) map, with evidence of deep deposits of made-ground directly pre-dating these buildings in some areas. No structures of medieval or definite pre-19th century date were found although one trench in the northern terrace produced evidence of relatively thick surviving medieval 'garden soils'. The work established that there is some survival of medieval and post-medieval remains within the northern terrace.

The two trenches in the southern terrace uncovered the basements of tenements and shops which first appeared on the Ordnance Survey Town Plan (1867-77) and were demolished during the late 1970s. Backfill deposits within these basements were excavated up to 3m below the modern ground surface and the potential for earlier remains to survive below this depth is considered to be low. Where basements have not been previously excavated earlier remains may still survive.

The historic buildings assessment considered the site's potential importance to the historic record and evaluated the significance of the structures affected by the redevelopment proposal.

1. INTRODUCTION

An archaeological evaluation was carried out on land at 160 Canongate/Sugarhouse Close/41, 49, 53 Holyrood Road between 22nd and 26th March 2010. The work was undertaken to inform determination of a planning application to redevelop the site.

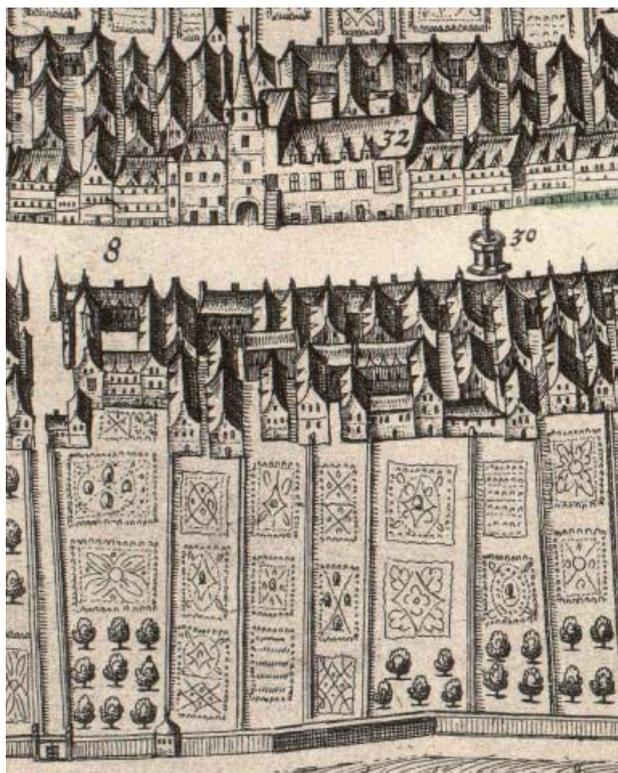
The site is split into two areas, an upper and lower terrace. Due to extensive historic landscaping there is a height difference of approximately 7m between the contemporary ground surfaces of the two terraces. Geotechnical site investigations had been undertaken previously and suggested the presence of deep deposits of made ground across parts of the site.

The works were carried out in accordance with a Project Design prepared by Headland Archaeology (UK) Ltd and agreed with the City of Edinburgh Council Archaeology Service in advance of work commencing. The works comprised intrusive trial trenching and historic building assessment. Watkin Jones Group commissioned Headland Archaeology (UK) Ltd to undertake the work. Background information was provided by Capita Symonds and Oberlanders Architects.

A detail showing the area of the proposed development from a view of Edinburgh drawn in 1647 (Gordon)

2. BACKGROUND

Due to the topography and proximity of the Canongate to prehistoric earthworks in Holyrood Park it is almost certain that there was some prehistoric settlement in the Canongate. However, the earliest confirmed settlement dates to the medieval period. The site is situated within the former limits of the medieval burgh of Canongate which was chartered as an ecclesiastical burgh in 1128 and remained separate from Edinburgh until the 19th century (Mackay 1900, 1; Dennison 2005). The earliest medieval inhabitants are likely to have been trades-people attracted by the proximity of the Abbey of Holyrood. The reign of King James II who built the Palace of Holyrood saw major development within the area. In 1535 the street was paved and in 1591 the tollbooth opposite Sugarhouse Close was built. Large high status residences began to be built facing the Canongate and the relatively undeveloped backlands allowed for the creation of gardens for these houses. From the beginning of the 17th century, the area suffered a series of setbacks which gradually reduced its prosperity. In 1603 James VI succeeded to the English throne diminishing the importance of Holyrood and in the 18th century the Union of the parliaments and the creation of Edinburgh's New Town dealt a further



Illus 2

A detail showing the area of the proposed development from a view of Edinburgh drawn in 1647 (Gordon) with the Tollbooth visible at the top of the picture and the south back of the Canongate (Holyrood Road) at the bottom.

Reproduced by permission of the Trustees of the National Library of Scotland

blow to the district. The area went into a slow decline and became increasingly industrialised during the 19th century (Stevenson 1981, 49). In 1856 the Municipal Extension Bill removed the independence of the Canongate, making it a part of Edinburgh.

Previous archaeological investigations in the area have shown that survival of medieval remains is not unusual, the most extensive of these found during the excavation of the site for the new Scottish Parliament building (Holyrood Archaeology Project Team 2008). This excavation uncovered evidence for deep deposits of medieval material, stone structures and property boundaries.

The earliest detailed maps from the 17th and 18th centuries show that the area of the proposed development was occupied by medieval or post-medieval buildings facing onto Canongate with long gardens stretching back to a wall which ran roughly along the line of Holyrood Road (formerly known as the South Back of the Canongate). Although it appears that much of the northern part of the site was occupied by buildings at this time the accuracy of drawings and maps is poor.

From the mid-18th century, sugar refining was carried out on land at the north of the site. By 1765 a 'Sugar House' was mapped in the north-east corner of the proposed development area (approximately in the location of the tenement building currently known as No. 3 Sugarhouse Close – see Illus 3). This suggests that the buildings were used for industrial purposes at this time and this use is

preserved in the name 'Sugarhouse Close'. Various maps throughout the late 18th and early 19th centuries show a variety of buildings occupying the northern half of the site with occasional smaller buildings in the southern half, none of which can be located accurately on a modern map. However the southern two-thirds of the site remained largely open throughout this period and it appears to have continued in use as a garden up until the mid-nineteenth century.

Traditionally Canongate was a popular location for brewing due to the two streams running at the foot of the plots of land on its north and south sides (in the rough locations of what are now Calton Road and Holyrood Road). In 1868, the Commercial Brewery was founded at 160 Canongate. The entire site was extensively redeveloped in the 1870s with the construction of numerous brewery buildings including maltbarns, a kiln and two brewhouses. At the same time, two large tenements of similar design were built at the southern end of the site facing onto Holyrood Road. These were named on later maps as the Clermiston Buildings. Although many of the buildings in the upper yard were demolished and rebuilt piecemeal over the following century the basic layout was established during this period.

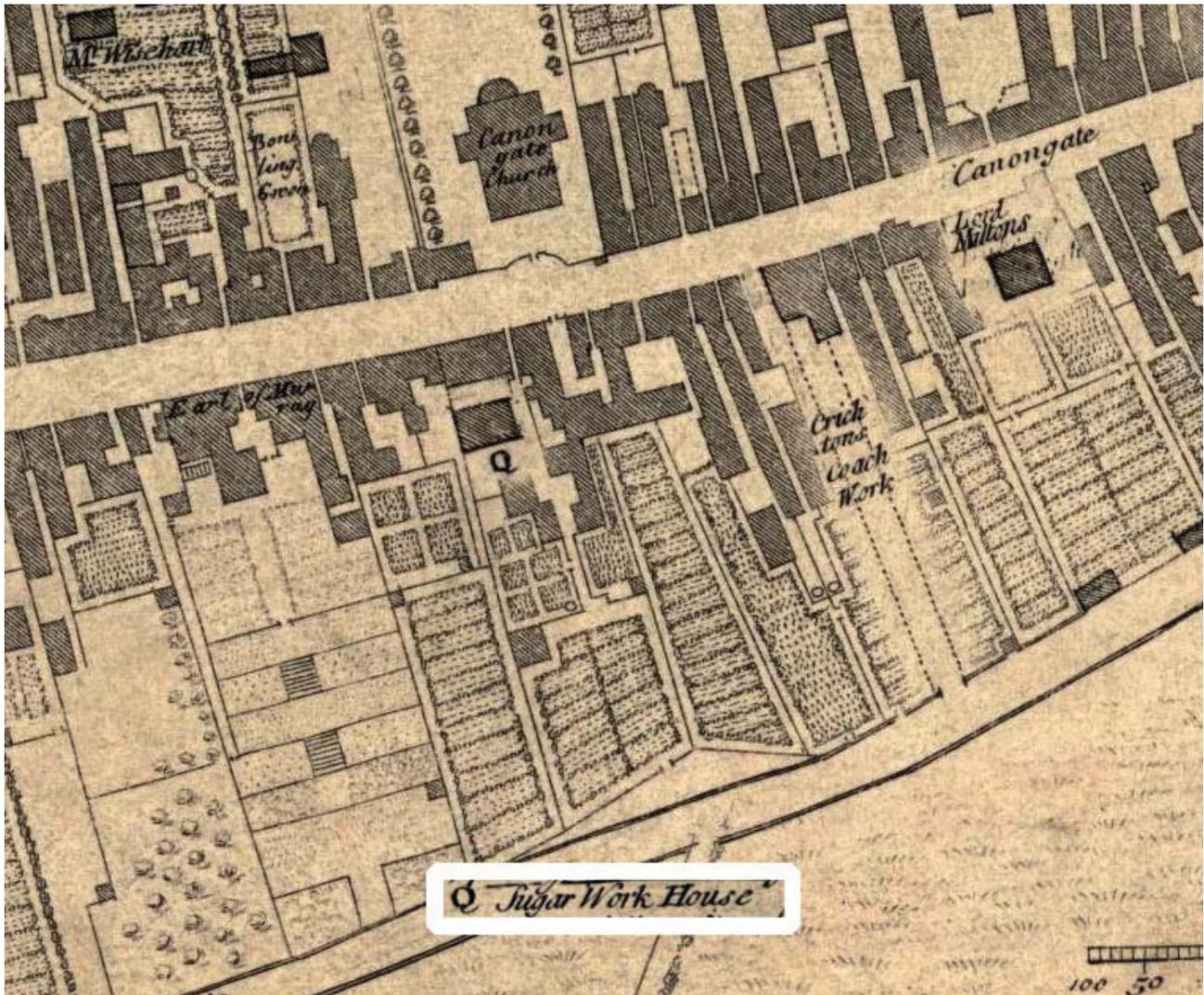
The Commercial Brewery was operated by Morison & Thomson until 1877, when it was taken over by J & J Morison. In 1960, it was acquired by Scottish Brewers Ltd, Abbey Brewery, Edinburgh and ceased to brew shortly afterwards. In 1960 Scottish Brewers merged with Newcastle Breweries to form Scottish and Newcastle Breweries. From the 1960s onwards, the facilities on this site were used as offices, an experimental laboratory and a testing facility by Scottish and Newcastle.

Most of the buildings associated with the brewery are still upstanding at present. The Clermiston Buildings were demolished in the late 1970s (Ordnance Survey 1:1250 NT2673NW 1972 and 1980).

3. SITE DESCRIPTION

The site is located off the Royal Mile, in what was historically referred to as the South Back of Canongate (the area between the Canongate and Holyrood Road). The site slopes down from the Canongate. It is roughly rectangular, aligned north to south and is approximately 0.4 hectare in size. It is bounded by Sugarhouse Close to the north, the University of Edinburgh's Moray House campus to the west, Holyrood Road to the south and Hammerman's Entry, Bakehouse Close and the Huntly House Museum courtyard to the east.

There are two points of entry to the site, through a gate on Sugarhouse Close (accessed through a pend across from the Old Tolbooth) and via another gate fronting on Holyrood Road. Buildings on the site (moving from north to south) include a tenement, a house (most recently used as an office) with attached tasting room and storeroom, an office block dating from the 20th century which is attached to a masonry building that sits at the property line



Illus 3

1765 Edgar W City and castle of Edinburgh
Reproduced by permission of the Trustees of the National Library of Scotland

along Bakehouse Close, and a larger complex of attached buildings, which includes two brewhouses, two kilns, a maltbarn and a building suspected to have been most recently used as a bottling plant and store.

The majority of the buildings are oriented north to south, with the exception of three buildings on the northern part of the site: the tenement, the small storeroom south of the house and the 20th century office block. The ground in between and surrounding the buildings is paved (see Illus 1). The upper part of the site is retained approximately two stories above the grade at Holyrood Road. Four buildings on the site straddle this change in grade and occupy the entire width of the site, the kilns and the two brewhouses.

The areas available for trenching were paved areas covered by tarmac, which were recently in use as car parks for the brewery. The upper car park slopes gently from its maximum elevation at Sugarhouse Close on Canongate down towards the centre of the site. The lower car park is rectangular and bounded on the south, east and west by the former ground floor walls of the Clermiston tenements. These walls are approximately 3m in height and contain

blocked features such as windows and doors. The access to the lower car park is formed by a gap in the wall which was formerly a narrow close between the two tenements.

The site is within the Old Town Conservation Area and has multiple entries in the NMRS. The tenement and former house on Sugarhouse Close, the maltbarn, kilns and brewhouses at the middle and lower part of the site and the boundary walls on the north, south and west sides of the site are listed C (S) (HB No. 29091). The masonry building on Bakehouse Close, the 20th century office block attached to it, the bottling plant and store and the east boundary wall are not included in the listing.

4. OBJECTIVES AND METHODOLOGY

4.1 Objectives

The objective of the archaeological evaluation was to establish the archaeological potential of the development



Illus 4
Trench 1, facing W

area by means of intrusive trial trenching and sample excavation, and the potential for survival of medieval remains in particular. The objective of the historic building assessment was to evaluate the significance of the standing structures affected by the redevelopment proposal and to suggest archaeological mitigation. The information will be used to allow informed determination of the associated planning application.

4.2 Method

Trial Trenching

A total of six trenches were excavated, four in the upper yard of the brewery and two in the lower carpark.

A 5-tonne tracked mechanical mini-excavator equipped with a breaker, a toothed bucket and various flat-bladed buckets was used under archaeological supervision to excavate the trenches. Tarmac and modern overburden was removed by machine and excavation terminated either at the uppermost significant archaeological horizon (or where it was felt that the nature of the archaeological deposits were too complex to be evaluated properly in the available trench width), when the clean surface of geological sediments had been exposed or when the available area for excavation became too deep or too narrow to continue. Where possible, trenches were dug to a maximum of 3m, although for safety reasons no trenches could be entered by site staff beyond a depth of 1.2m. The positioning of the trenches provided coverage across the open areas of the site.

Identified archaeological features were subject to sample hand excavation. This was carried out to a sufficient degree to meet the objectives of the evaluation.

4.3 Recording

All recording followed standard archaeological guidelines as set out by the Institute for Archaeologists (IfA). All contexts, small finds and environmental samples were

given unique numbers and all recording was undertaken on pro forma record cards that conform to accepted archaeological norms. All stratigraphic relationships were recorded.

Colour transparencies and black and white print photographs were taken to record archaeological contexts and to illustrate the progress of the trial trenching. A graduated metric scale was clearly visible in record photographs of contexts. All photographs were recorded by individual print number and included information on the context and direction taken.

An overall site plan at an appropriate scale and relative to the National Grid was recorded using a combination of digital survey and 1:20 plans of individual features, and sections/elevations as required. Digital survey using a Penmap system linked to a Leica total station allowed the surveyor to view the site plans as they were created. A digital survey archive will be created using current guidance on best practice and will be archived at the NMRS.

4.4 Artefacts

Any finds retrieved during the excavations were bagged and labelled by context. Small finds were 3D plotted where appropriate. Finds were processed and stored appropriately, according to established archaeological guidelines.

4.5 Historic Building Assessment

The assessment utilised the general standards set out by English Heritage (2006), the RCAHMS (2004) and the IfA (2008) and involved a combination of written description and photographs.

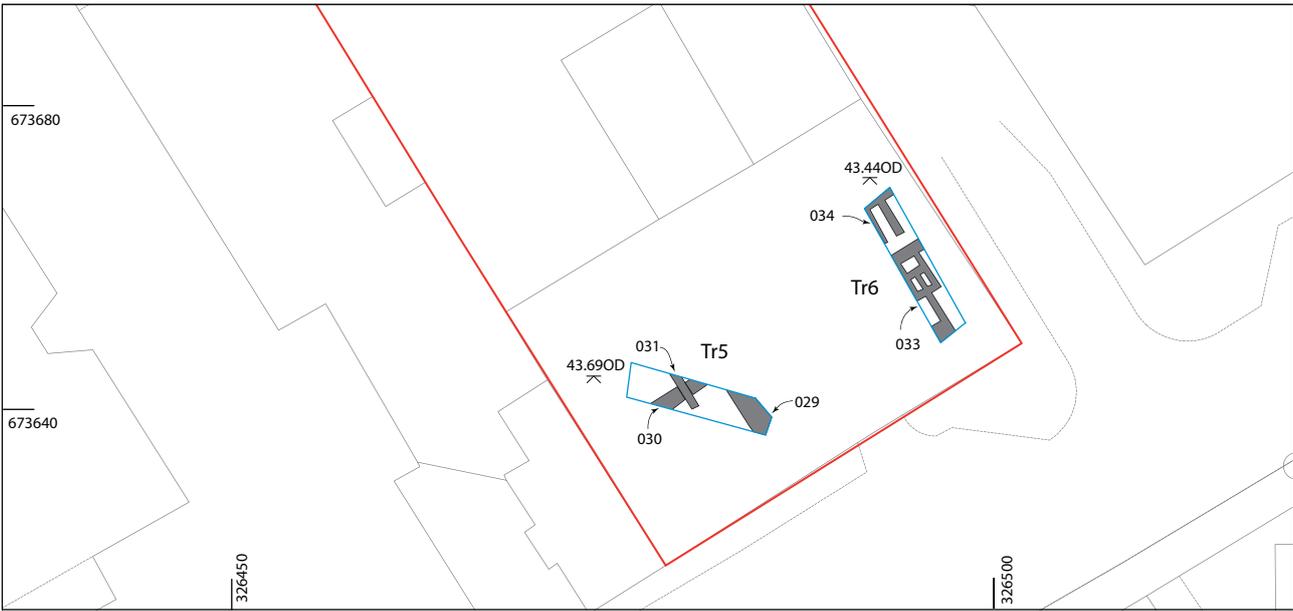
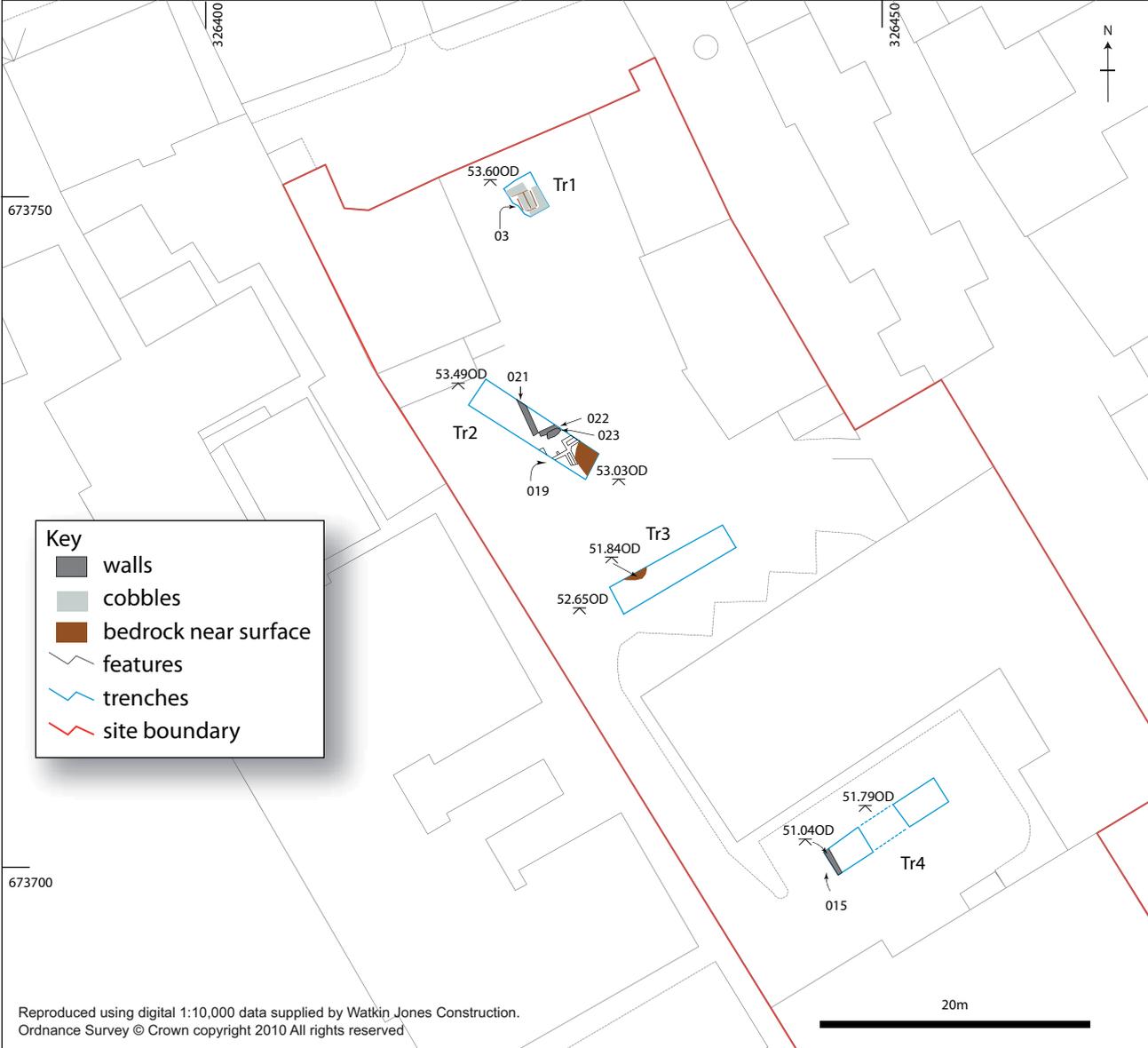
5. RESULTS

5.1 Trial Trenching

Trench 1

This 3m long trench was located in the northernmost part of site in an area thought to have a high potential for medieval/post-medieval structural remains. It was the shortest of the trenches due to the presence of known services immediately adjacent.

A cobbled area [01] was uncovered below a thin layer of made ground which underlay the modern tarmac ground surface at a depth of 53.5m OD. This was recorded and partially removed, revealing more setts and cobbled areas [02], [04] at a depth of around 53.2m OD. These were interrupted by a grid-like arrangement of timbers [03] laid into the surfaces. Though they were quite degraded some of these timbers showed evidence of metal bolts. It is suggested that these remains represented either a small set of rails for moving brewery supplies or a machine platform



Illus 5
Archaeological features



Illus 6

Trench 2 facing NW. The deposit on which the photographic scale is resting is an area of protruding bedrock

of some kind. In either case it would appear that these contexts relate to 19th or 20th century brewery activity. These features were left in situ.

Trench 2

This trench was 10m long and aligned NW-SE at the western side of the upper car park. A large sandstone and brick wall [021] aligned NW-SE with an abutting wall [022] running SE-NE from its terminus was recorded at a depth of 52.73m OD. The walls were uncovered directly below the modern ground surface. Excavation at the western edge of the wall showed that it was founded to a depth of at least 2m and due to more recent services within the trench there was insufficient space to excavate further. The wall aligned with a structure shown on the 1st edition Ordnance Survey (1849-53) which had been demolished by the time of the 1867-77 Ordnance Survey Town Plan. However throughout the 19th and 20th centuries there have been several buildings on the same alignment in the same location. It is likely that after the demolition of the first building its plan and perhaps even its foundations were retained for reuse. Fragments of brick incorporated in the upper course of the wall would seem to support this interpretation.

In the same trench a brick structure [019] was uncovered at a depth of 52.44m OD. This was composed of several elements (steps, walls or surfaces) including what appeared to be a drain filled with broken ceramic pipe. The nature of the structure was unclear due to the small area uncovered

but it appears to be close to the location of a small structure, a cistern and a weighing machine which are shown on the 1849-53 and 1867-77 Ordnance Survey maps (Illus. 6). A small outcrop of bedrock was uncovered directly adjacent to the brick structure at a depth of 52.6m OD and it appears that outcrops of bedrock in this area can be very close to the surface. Both the wall and the brick structure were overlain by a thick deposit of mortar rich demolition material [020] which continued to a depth of at least 2m at the western face of the wall. Overlying this and between the walls and brick structure was a single large sandstone block [023]. This may be a foundation for a later structure or simply a disturbed block.

Trench 3

This trench was 10m in length and was aligned E-W close to the north face of a large modern building in the centre of the former brewery courtyard. Approximately 0.5m of modern made ground overlay two distinct but similar deposits of dark medieval/post-medieval homogenised loams [05] and [06] which together were approximately 1m thick and found between 52.04 and 51m OD. These are thought to be former topsoils or cultivation soils within the gardens depicted on 18th century maps and are likely to be a result of manuring of a natural soil profile. Pottery recovered from these was found to date from the 15th century onwards. Some modern material was also recovered but this is interpreted as contamination from a series of concrete encased services running through the centre of the trench near the surface. Bedrock was encountered in the eastern part of the trench at a depth of approximately 1.5m below modern ground surface (around 51m OD) and in the section face on the northern side of the western half of the trench This may have been the original break of slope at which the ground surface dropped away from the Canongate ridge (see trench 4 below)

Trench 4

Trench 4 was a 10m long trench on an E-W alignment to the immediate south of a central modern building in the upper terrace. Excavation of this trench demonstrated that below approximately 0.7m of recent gravel, concrete and tarmac there was a further 2.3m of nearly sterile black grit or gravel [018] containing only occasional broken shards of ceramic pipe. The nature of this fill suggests that it may be spoil from mining which was dumped in a single event. At the base of the trench bedrock was again encountered at a depth of around 3m (c. 48.8m OD). Due to the depth and looseness of the fill it was decided not to excavate the centre of this trench but instead to open another small area at the opposite end. This produced similar results but a stone wall [015] was also uncovered in the western section of the trench which was shown to be in a cut through [018]. This wall appears to match the position of a brewery wall on the 1867-77 Ordnance Survey map (Illus 6) which was removed before the 1890's. This shows that the ground in this area was built up immediately prior to the major redevelopment of the



Illus 7

Ordnance Survey maps from 1849-53 and 1867-77 with the proposed development boundary and the trench outlines overlaid
Reproduced by permission of the Trustees of the National Library of Scotland

brewery in 1868 and that [018] is part of a large deposit dumped here to extend the area of the upper terrace.

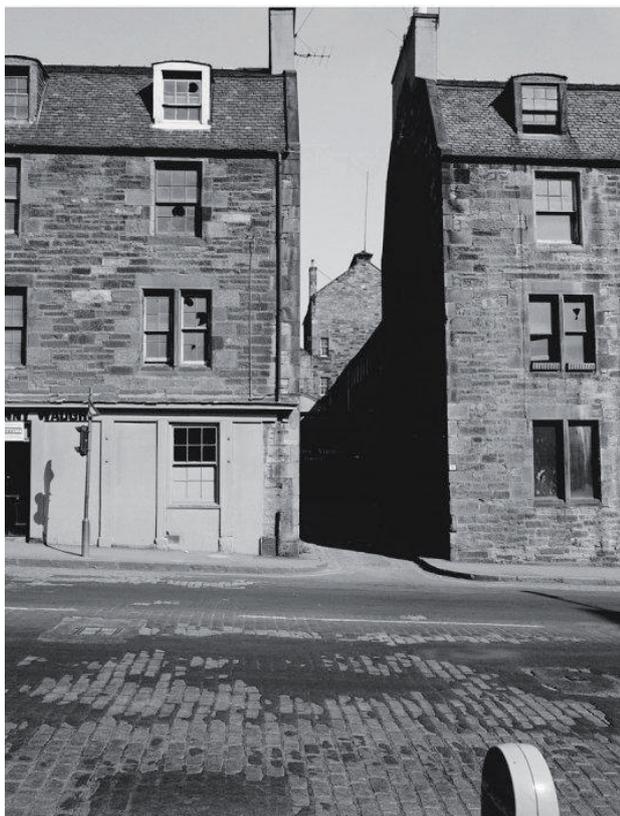
Trenches 5 and 6

Trenches 5 and 6 were located in the lower terrace on the site of the former Clermiston Buildings. Both trenches were aligned roughly NW-SE and were 8 m in length. A small area of modern setts with kerbing [028] was uncovered at the northern end of trench 5 and was recorded and removed. Subsequently both trenches revealed extensive remains of large sandstone walls [029], [030], [031], [033], [034] and [037] (see Illus 5). The layout of the walls prevented deep excavations around them in most areas but it was possible to excavate to depths of 2m and 3m in trenches 5 and 6 respectively where it was seen that the walls were becoming rougher and it is likely that the level at which excavation had to be abandoned was close to the maximum depth of the walls (c. 40.5m OD). The deposits [032], [035], [036] between the walls contained extensive dating evidence from the 1970's (including TV guides) which corresponds to the known dates of clearance of the Clermiston Buildings. The walls uncovered were therefore interpreted as the basements of these buildings. It was not possible to uncover any evidence of the stratigraphy which predated the tenements due to their depth.

6. DISCUSSION

As expected, extensive evidence of structures was uncovered across the site including evidence of now demolished buildings in the upper terrace and for 19th century tenements in the lower terrace. Although it was not possible to identify all of the features in the upper terrace with mapped structures due to the complex history of development on this part of the site, it is clear that they relate to 19th and 20th century use of the site as a brewery. Trenches 2, 4, 5 and 6 all revealed structures which could be identified with mapped buildings.

One trench (3) provided evidence of occupation pre-dating the brewery. The range of pottery here and the depth of deposits suggested a high potential for surviving medieval deposits in parts of the northern terrace. Trench 4 demonstrated that a large amount of made ground had been dumped to create the upper terrace at its southern end prior to the construction of the brewery in 1868. Trenches 5 and 6 uncovered the basements of 19th century tenements which were dug to a depth of at least 3m below the modern ground surface. It is considered unlikely that any earlier archaeological remains survive within the construction footprints of these buildings (Illus 7) though the truncated remains of the burgh's medieval ditch cannot be discounted from this area.



Illus 8

A view of the Clermiston Buildings from Holyrood Road before they were demolished in the 1970's. The front external walls still survive to the first storey while the gap between them now serves as a gateway to the brewery complex

The evaluation highlighted the differential survival of deposits across the site. This reflects two factors – the site's original topography and its subsequent urban development. Where the original topography is lower and basements have not been created archaeological deposits (dating as far back as the medieval period) are likely to survive. Conversely where bedrock outcrops occur or basements have been created significant medieval archaeological deposits are not likely to occur.

The archaeological remains, as seen in the evaluation, are consistent with sites elsewhere in Canongate and should be viewed as locally/regionally significant. A suitable programme of mitigation (archaeological excavation and recording) will be required where disturbance of remains is planned. .

7. BUILDING DESCRIPTIONS

The buildings on the site are enclosed by a number of boundary walls. The sandstone rubble boundary walls at Holyrood Road are the former ground floor fronts of two 1870s tenements, the Clermiston buildings (demolished after 1977), with a double panel swing gate installed between them. The southern part of the eastern boundary wall and Hammerman's Close date from the 1990s, when the adjacent Holyrood Brewery site was redeveloped.

The northern section of boundary wall includes the south wall of the courtyard behind Huntly House (Museum of Edinburgh). Part of the west wall of the courtyard is the exterior wall of the house on the brewery site.

The gatehouse on the Moray House campus serves as the south section of boundary wall along the western boundary of the site; the section of wall between the gatehouse and the maltbarn is constructed of at least three types of brick and masonry. The maltbarn is a three storey rectangular plan building in squared rubble masonry with tooled ashlar margins and a gable roof and dates from the 1870s. There are alterations to the original pattern of openings at the ground floor on the east elevation and the majority of window openings in the barn have been blocked. The structure on the interior of the building is not original. The interior is divided into two storeys, each with a different number of bays. There is a concrete column and beam structure holding up the first floor. The first floor space itself is open, with a corrugated asbestos roof on cast iron trusses.

A set of metal stairs at the northeast corner of the first floor of the maltbarn leads up one storey into the western brewhouse, also built in the 1870s and now converted into offices. The building is constructed of squared rubble masonry with tooled margins; however, sections of the south elevation have been rebuilt. This building has much larger Georgian scale wood windows overlooking the courtyards to its north and south.

To the west of this brewhouse and the north of the maltbarn are a pair of masonry-built kilns of the same date with piended, slated roofs. The apex roof ventilators for both buildings, visible in a photo from the late 1970s, have been removed. The southern kiln can be accessed from the sub-basement level of the western brewhouse and has cast iron columns and what appears to be part of a conveyor apparatus (entering through its north wall) and a hopper. The northern kiln has been altered and is no longer square in plan. The interior of the northern kiln is not accessible, although it is possibly connected to the southern by the conveyor.

To the east of the kilns sit the western brewhouse, already discussed, and a second brewhouse sited to its east. The eastern brewhouse is in squared rubble with a gable roof with dressed quoins, also dating from the 1870s. It has a wooden vent the length of the roof ridge. The roof has been replaced, with new wood sarking boards visible on the interior. The interior is split into multiple levels by timber gantries, platforms and ladders. There is some equipment still in situ and stone flooring and iron columns are visible inside the entry off Sugarhouse Close.

There are window openings around the brewhouse, some blocked, and the blocked door openings on the east elevation suggest a different historic access arrangement from this side of the building. A large blocked door opening with a steel lintel at the first floor south elevation leads onto the roof of a single-storey, flat roofed building in two parts, which appears to be a bottling plant or store or both. There is a northern masonry section with a built up parapet, which appears to date from the 19th century,

and a harled 20th century extension to the south with a brick east wall and a concrete block west wall. The north section of the building has wooden sarking boards on iron beams. The south section has a corrugated metal ceiling structure.

Although the masonry section of this building is single storey, the west elevation has rows of low windows at two levels with projecting cills and tooled margins. These are visible underneath a cover that has been installed over the yard area between the maltbarn, the brewhouses and this building. The gable-roofed cover consists of a painted metal frame with corrugated sheets laid atop it, those at the ridge being skylights. The walls of the maltbarn, brewhouses and bottling plant/store beneath the cover are painted white.

To the north of these buildings, sitting on the property boundary at Bakehouse Close, is a 19th century gable-roofed rubble masonry building with plain margins and fixed double-glazed windows that presents three storeys to Holyrood Road and two storeys to Bakehouse Close. The openings at the ground floor level in Bakehouse Close have been bricked up. The c. 1980 office building running east to west across the middle of the site attaches to the west elevation of this building. A below-grade structure projects from the north elevation at the east property line. This doubles as a large landing for an entrance to the building.

The remaining buildings on the site sit tight against the boundary walls. A two storey harled rubble masonry house with a slated gable roof, painted white with plain margins painted black and a shed-roofed entryway on the west elevation sits at the northeast corner of the site and a three storey tenement holds the northwest corner, with a boundary wall and entry gate between them against Sugarhouse Close. The construction of the house and map evidence suggests a 19th century date. However, the interior of the house has all modern finishes. It is unclear if the painted beams at the ground floor have been applied to the ceiling. A flat-roofed tasting room and brick-built gable roofed store with an attached lean-to extend this structure to the south.

The three-storey plus attic roughly three bay tenement also dates from the mid-19th century. In the 1890s the east side of the building was truncated and in 1950 all but the top floor was converted into office use. The tenement is built of rubble masonry with tooled margins and a slated gable roof. It is on an L plan, with a turnpike stair extending to the north under a piended slate roof. There are tooled quoins at the northeast corner of this section of the building.

There are entries on the north, east and south elevations of the tenement. The main entry is currently a door with three part toplight at the first floor, which is accessed by a harled brick staircase with stone treads built up against the east elevation. Although modern partitions have been inserted in the upper floors of the building, some original doors, window cabinets and simple cornices exist in this area of the building, as does the turnpike stair. There is a small ground floor space with modern finishes entered from the south side of the building. There is a walled garden to the west of this entrance.



Illus 9
Trench 6 facing S showing the basement of one of the Clermiston Buildings

8. THE SIGNIFICANCE OF THE AREA AFFECTED BY THE PROPOSAL

Statutory designations provide an important reference point to the significance of this complex of buildings, as a site will only be granted statutory protection if it meets certain criteria (i.e. achieves a minimum level of significance). The former brewery site is Listed Category C (S) (HB No. 29091), indicating that it is of local importance and an altered example of a brewery complex. The NMRS also defines the site as of some local significance.

The site's local importance is as one of the few remaining brewery sites in Edinburgh, illustrating a facet of social and economic history. Although the majority of interior alterations and the addition/alterations to the Bakehouse Close building rear date from the 20th century, the arrangement of buildings on the site and their exterior appearance as a group is largely unaltered from that existing in the late 19th century.

The proposal is to continue residential and office use of the tenement and the house at Sugarhouse Close, requiring internal alterations and removal of the structures attached to the south of the house, to remove the addition to, if not the addition and the masonry building at Bakehouse Close, to reuse the kilns and the brewhouses at the centre of the site, to remove the southern section of the bottling plant/

store, to remove the roof covering over the south courtyard and to reconfigure the maltbarn's internal layout and roof structure. There is the possibility that a new site entrance will be created from Bakehouse Close and the Holyrood Road boundary wall is proposed for demolition.

Redevelopment of the site requires the interiors of the already altered brewery buildings to be modernised. Sections of the east boundary wall will be demolished and/or built against; however, the southern section of this wall was modified from its original configuration in the 20th century. The proposal will have some visual and spatial impact, but this can be minimised by sensitivity to the setting, careful design and the use of quality materials. The proposal will not negatively impact the exterior elevations of the centrally located listed buildings.

There are historic maps of the site and plans dating from the 20th century periods of alterations to this site and the adjacent Holyrood Brewery site on file with the RCAHMS. These clearly show that the impact of the current proposal will be on previously altered parts of building interiors and later boundary walls. Therefore, archaeological mitigation can be restricted to recording of the southern kiln and the eastern brewhouse, where original fittings and layout are preserved, and a rapid photographic record and limited monitoring of the remaining 19th century buildings on site while finishes are being stripped and removed, which will record any historic finishes as they are exposed.

9. REFERENCES

9.1 Bibliography

- Curl, J S 1999 *Dictionary of Architecture*. Oxford University Press: Oxford
- Dennison, E P 2005 *Holyrood and Canongate: A Thousand Years of History*. Edinburgh: Birlinn
- Donnachie, I 1998 *A History of the Brewing Industry in Scotland*. Edinburgh: John Donald Publishers Ltd
- English Heritage 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*. English Heritage: Swindon
- Gifford, J McWilliam, C & Walker, D 1991 *Edinburgh*. London: Penguin [Series: The Buildings of Scotland]
- Goeder, J 1999 Archaeological Excavation at Plot N, Holyrood North Development Area, Edinburgh: Data Structure Report (Unpublished AOC Archaeology Group Report)
- Historic Scotland 1988 '160 Canongate and Sugarhouse Close, former Holyrood Brewery Including Malt Barn, Kilns, Brewhouse, Offices and Boundary Wall (HB 29091)' http://hsewsf.sedsh.gov.uk/hslive/portal.hsstart?P_HBNUM=29091 (accessed 15 March 2010)
- Holyrood Archaeology Project Team 2008 *Scotland's Parliament site and the Canongate: Archaeology and History Edinburgh*
- IfA 2008 *Standards and Guidance for the archaeological investigation and recording of standing buildings and structures*. Institute for Archaeologists: Reading
- Mackay, J 1900 *History of the Burgh of Canongate*. Edinburgh
- McKean, C 1992 *Edinburgh: An Illustrated Architectural Guide*. Edinburgh: RIAS
- RCAHMS n.d. 'Edinburgh, 51 Holyrood Road. NT27SE 1757.' <http://canmore.rcahms.gov.uk/en/site/121436/details/edinburgh+51+holyrood+road/> (accessed 15 March 2010)
- RCAHMS n.d. 'Edinburgh, 146 Canongate, Bakehouse Close. NT27SE 2035' http://canmore.rcahms.gov.uk/en/site/125278/digital_images/edinburgh+146+canongate+bak+house+close/ (accessed 15 March 2010)
- RCAHMS n.d. 'Edinburgh, 160 Canongate. NT27SE 2898.00' <http://canmore.rcahms.gov.uk/en/site/135131/details/edinburgh+160+canongate/> (accessed 15 March 2010)
- RCAHMS n.d. 'Edinburgh, Sugarhouse Close. NT27SE 2898.01' <http://canmore.rcahms.gov.uk/en/site/252610/details/edinburgh+sugarhouse+close/> (accessed 15 March 2010)
- RCAHMS 2004 *Survey and Recording Policy*. Royal Commission of Ancient and Historical Monuments of Scotland. Edinburgh
- Scottish Brewing Archive 2001 'Records of J & J Morison Ltd, brewers, Edinburgh, Scotland (Reference: GB 1127 JJM)' <http://www.archives.gla.ac.uk/sba/sbacolls/jjm.html> (accessed 2 April 2010)
- Stevenson, S, Simpson, A & Holmes, N 1981 *Historic Edinburgh, Canongate and Leith: the Archaeological Implications of Development Edinburgh*

9.2 Cartographic References

- tGordon, J 1647 *Edinodunensis Tabulam Amsterdam*
Edynburgum 1649
- Edgar, W 1765 *City and castle of Edinburgh*
- Kincaid, A 1784 *A plan of the city and suburbs of Edinburgh, Edinburgh*
- Ainslie, J 1804 *Old and New Town of Edinburgh and Leith with the proposed docks, Edinburgh*
- Scott, R 1805 *The Strangers Guide being a Plan of Edinburgh & Leith exhibiting all the streets principal buildings & late improvements, Edinburgh*
- Kirkwood, J Kirkwoods 1821 *New Plan of the City of Edinburgh, Edinburgh*
- Wood, J 1831 *Plan of the City of Edinburgh including all the latest and intended improvements, Edinburgh*
- Kay, J 1836 *Kays plan of Edinburgh, Edinburgh*
- Lancefield, A 1851 *Johnstone's plan of Edinburgh and Leith, London*
1st edition Ordnance 1854 *Survey Edinburgh 1:1056 sheet 36*
Ordnance Survey 1866-67 *Town Plan Edinburgh 1:1056 sheet 36*
Ordnance Survey 1896 *Edinburghshire 1:2,500 sheet III.8*
Ordnance Survey 1908 *Edinburghshire 1:2,500 sheet III.8*
Ordnance Survey 1914 *Edinburghshire 1:2,500 sheet III.8*
Ordnance Survey 1931 *Midlothian 1:2,500 sheet III.8*
Ordnance Survey 1944 *36/2673NW 1:1250*
Ordnance Survey 1950 *36/2673NW 1:1250*
Ordnance Survey 1953 *NT2673NW 1:1250*
Ordnance Survey 1963 *NT2673NW 1:1250*
Ordnance Survey 1971 *NT2673NW 1:1250*
Ordnance Survey 1979 *NT2673NW 1:1250*

APPENDICIES

Appendix 1 – Site Register

Context register

Context	Area	Description
001	Tr.1	Layer of stone sets forming an area of paving. Associated with Stone sets (004) immediately to the south. Sets are 0.32m x 0.10m x 0.10m.
002	Tr.1	Area of irregular shaped and sized stone cobbles running along the eastern and southern edges of Tr.1
003	Tr.1	Cut to the western side of cobble surface (002). Most likely to be a gap between sets of cobbles for the insertion of a timber beam.
004	Tr.1	Layer of stone sets forming an area of paving. Same as (001) but set in a different pattern
005	Tr.3	A black loose ash/charcoal rich silt with frequent animal bone and shell fragment inclusions. Possibly garden soils. 0.40m deep
006	Tr.3	A mid-brown loosely compacted silt with frequent animal bone, oyster shell and occasional ceramic fragment inclusions. Over 0.85m deep
007	Tr.3	Loosely compacted layer of very angular stones recorded at the base of Tr.3. 1.5m below the surface. Probably fragmented bedrock
008	Tr.3	A layer of black silt with frequent charcoal flecks and shell fragments and occasional animal bone inclusions. Recorded in the north facing section of Tr. 3. truncated by cut [010] to the west and cut [014] to the east. Maximum depth was 0.8m. Probable remains of garden soil
009	Tr.3	A mixed fill of loose deposit of dark brown sand with frequent lime mortar lumps, brick fragments and occasional large angular stones, shell and charcoal flecks. The fill was 1.6m deep and filled cut [010]. Layer of demolition material
010	Tr.3	Cut for demolition material (009). Was only recorded in section. The cut was concave with a rounded base and cut garden soils (008)
011	Tr.3	A shallow cut for a brick-lined drain (012) aligned N-S. This cut seemed to truncate the top of earlier cuts [010] and [014], but this was far from clear. Only recorded in section. The cut had steep sides and a flat base 0.7m deep and 1.5m wide. Backfilled with yellow sand
012	Tr.3	A small N-S aligned brick lined drain / flue within cut [011]. Comprising three courses of unfrogged brick to each side over a brick base and capped with a large flat stone all bonded with grey cement. The base bricks lay over a thin layer of soft cream lime mortar. The drain measures 0.45m ² approximately 0.35 m below the surface
013	Tr.3	A mixed deposit of dumped sand/mortar within cut [014]. The fill comprised dark brown sandy silt with frequent stone and occasional shell fragments and charcoal fleck inclusions. Demolition material.
014	Tr.3	Cut for demolition material (013). This cut was recorded in the north facing section of Tr. 3 and seemed to truncate garden soil (008) with a gradually sloping edge leading to a flat base. This in turn may have been truncated by drain cut [011]
015	Tr.4	A N-S aligned stone wall 6 courses (0.70m) high recorded at the western end of Tr.4. The wall comprised of large roughly faced stone and bonded with a course lime mortar. The base of the wall was not revealed during the evaluation. Wall was probably associated with the early brewery buildings
016	Tr.4	A linear cut in plan had a steep slope leading towards the base of stone wall (015). Construction cut for stone wall (015) and filled with backfill (017)
017	Tr.4	Mortar rich yellow/brown deposit with frequent stone and charcoal fleck inclusions. Backfill of cut [016]
018	Tr.4	A deposit of loose black ash plus small mixed gravel with occasional red ceramic pipe fragment inclusions. Up to 3 m deep as recorded at the east end of Tr. 4. Seemed to be a concentration of pipe fragments close to the base
019	Tr.2	A brick-lined drain structure bonded with a course lime mortar. It comprised of two separate brick lined drains leading to a central large square brick lined manhole. The two drains ran southwards and westwards. These were both constructed of red unfrogged brick with a brick base. The N-S aligned drain was cut into the bedrock as it ran into the southern trench edge. The central manhole was more than 5 courses deep and was filled with fragments of red ceramic pipe. Possibly associated with the early phase of the brewery

Context	Area	Description
020	Tr.2	A white/grey loose mortar rich deposit containing un-frogged brick, stone and other demolition material
021	Tr.2	A N-S aligned rubble stone wall bonded with a course grey cement (possible this was a firm lime mortar). The wall also included occasional brick fragments and was poorly constructed. The wall was recorded to a maximum height of 0.35m although the base was not revealed. It was 0.40m wide and 2.6m long although this possibly continued into the trench edge, the southern end being partially demolished. Associated with the brewery buildings
022	Tr.2	A poorly constructed stone wall aligned E-W and abutting wall (021). The wall comprised irregular sized stone with no visible bonding although a frequent amount of lime mortar lumps were recorded within the make up of the wall. The wall was 0.20m high and 0.40m wide continuing into the trench edge. To the south side was a large stone (023) which may be associated with the wall. Wall was possible a blocking wall associated with the end use of wall (021)
023	Tr.2	A large stone measuring 1.1m x 0.5m x 0.20m and aligned E-W immediately south of stone wall (022). This was either a large piece of demolition material or part of a blocking structure associated with the end use of stone wall (021)
024	Tr.2	A mixed deposit of grey small angular stone, brick and tile with frequent lime mortar lumps and occasional glass and ceramic fragments. Possibly a levelling layer or back fill for the stone wall (021) although most likely more demolition material
025	Tr.1	A layer of poorly sorted stone cobbles recorded below stone sets (001) and similar to cobbles (002) but set at a slightly lower level. Raised slightly from cobbles (026) to the south and separated from (026) by a narrow length of timber. On the eastern edge was a cast-iron footing bolted into the cobbles. Associated with a phase of the brewery
026	Tr.1	A layer of very worn and poorly sorted and irregular shaped cobbles. The cobbles were immediately to the south of cobbles (025) and set at a slightly lower level. A N-S aligned slot was recorded running down the middle of these cobbles with a further timber beam filled slot recorded between these cobbles and cobbles (002) to the east. These were possibly used as a damper to alleviate the effects of vibration
027	Tr.1	A layer of friable and compact ash deposits bounded a long timber beams along all sides. The area was 1.4m x 0.39m in size with cobbles (002) to the east and cobbles (026) to the west
028	Tr.5	A layer of stone sets abutting a clay surface to the southern edge. Only a small area exposed at the NW end of Tr. 5 below the made ground. The stone were set in a N-S alignment with the curb stones to the southern edge aligned E-W. Stone were above layer (032)
029	Tr.5	A 1.1m wide N-S aligned stone wall recorded at the SE end of Tr. 5. The wall was constructed of rubble stone and bonded with a light brown lime mortar. Occasional bricks were visible in the construction. The wall was over 1.6m tall, although the base was not fully excavated
030	Tr.5	An E-W aligned stone wall abutting both sides of earlier wall (031)

Photographic register

Photo No.	Type	Facing	Description
1	CP, CS	–	ID Shot Film 1
2	CP, CS	W	Stone setts (001) + (002) + (003) + (004)
3	CP, CS	SE	West half of north facing section in Tr. 3
4	CP, CS	SW	West half of north facing section in Tr. 3
5	CP, CS	N	West half of south facing section in Tr. 3
6	CP, CS	S	East half of north facing section in Tr. 3
7	CP, CS	N	East half of south facing section in Tr. 3
8	CP, CS	W	General shot of Tr.3
9	CP, CS	W	View of Wall (015) at west end of Tr. 4
10	CP, CS	N	View of Cut [016] for Wall (015)
11	CP, CS	W	General shot of east end of Tr. 4
12	CP, CS, D	NW	General shot of Tr. 3
13	CP, CS, D	SE	General shot of Tr. 3

Photo No.	Type	Facing	Description
14	CP, CS, D	E	Stone and brick wall (021) in Tr. 2
15	CP, CS, D	SW	Un-bonded stone wall (022) in Tr. 2
16	CP, CS, D	NE	Long stone wall (023) in Tr. 2
17	CP, CS, D	S	Brick lined drains (019) in Tr. 2
18	CP, CS, D	N	Brick lined drains (019) in Tr. 2
19	CP, CS, D	N	View of wall (021) in relation to building to the north
20	CP, CS, D	E	General shot of Tr. 1
21	CP, CS, D	W	General shot of Tr. 1
22	CP, CS, D	N	General shot of Tr. 1
23	CP, CS, D	S	Detail of cobble surface (025) in Tr. 1
24	CP, CS, D	W	Detail of cobble surface (026) in Tr. 1
25	CP, CS, D	E	Detail of cobble surface (002) in Tr. 1
26	CP, CS, D	S	Pre-excavation shot of southern area
27	CP, CS, D	W	View of entrance gate
28	CP, CS, D	N	Stone setts (028) in Tr. 5
29	CP, CS, D	NW	General shot of Tr. 5 from the south-east end
30	CP, CS, D	SE	General shot of Tr. 5 from the north-west end
31	CS	–	ID shot Film 2
32	CS, D	E	General shot of Wall (029), west face
33	CS, D	N	East half of wall (030), south face
34	CS, D	N	Detail of east side of Wall (030), south face
35	CS, D	S	West side of Wall (030), north face
36	CS, D	S	Detail of north face of Wall (030)
37	CS, D	E	North end of Wall (031), west face
38	CS, D	W	South end of Wall (031), east face
39	CS, D	S	Detail of NE facing section of Tr. 5 at SE end
40	CS, D	N	Detail of SW facing section of Tr. 5 at NW end
41	CS, D	S	General shot of NW end of Tr. 5 showing walls (030) and (031)
42	CS, D	S	General shot of SE end of Tr. 5 + wall (029)
043	CS, D	S	General shot of Tr. 6
044	CS, D	N	General shot of Tr. 6
045	CS, D	S	General shot of Tr. 6
046	D	S	Working shot in Tr. 6
047	D	S	Working shot in Tr. 6
048	D	S	Working shot in Tr. 6
049	D	S	Working shot in Tr. 6
050	D	E	Detail of Wall (037) in Tr. 6
051	D	N	View of south facing section in between Wall (034)
052	D	N	Detail of voids in wall (033)

Appendix 2 – Finds Assessment

The finds assemblage consisted of four sherds of ceramic building material and eight sherds of pottery, retrieved from three contexts within Trench 003. The finds range from late medieval to modern, dating between the 15th and 20th centuries. The finds were from a suspected medieval garden soil. During the 17th/18th century the area was the site of a sugar house which later became a brewery.

There were five sherds of late medieval pottery dating to the, 15th or 16th centuries. They were scattered across three contexts, [005], [006] and [008], and were all from locally made jugs. Later pottery and ceramic building material was discovered in [005] and [006] dating between the 17th and 19th centuries.

Contexts [005] and [006] are mixed, possibly contaminated by the insertion of a drainpipe. Context [008], however, contains only medieval pottery, albeit only one sherd, and thus appears to be of undisturbed medieval date.

Finds catalogue

Trench	Context	Material	Quantity	Object	Description	Spot Date	Period
003	005	CBM	2	Drain Pipe	One large and one small fragment of pipe/ tile	-	PM/Mod
003	005	Pottery	3	Medieval	PMR olive glazed jug sherds; LMWW jug sherd	15th/16th	Medi
003	005	Pottery	1	Modern	Slipware, white slip trailed	18th/19th	Mod
003	005	Pottery	1	Modern	Unglazed redware, small sherd	-	Mod
003	006	CBM	1	Pan Tile	Small sherd from edge of tile	17th/20th	PM/Mod
003	006	CBM	1	Drain Pipe	Sherd of alternating red grey fabric, pipe or tile	-	PM/Mod
003	006	Pottery	1	Medieval	LMWW, patchy glaze, jug sherd	15th/16th	Medi
003	006	Pottery	1	Post- Medieval	PMR smooth olive glazed body sherd	17th/18th	PM
003	008	Pottery	1	Medieval	LMWW unglazed jug sherd	15th/16th	Medi