

CFA Archaeology Ltd

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Advice on Archaeology & Planning

Environmental Impact Assessment

Interpretation, Design & Display

Finds/ Environmental Analysis

Field Evaluation & Excavation

Historic Building Recording

Site & Landscape Survey

Geophysical Survey

Moor House, Drone Hill, Coldingham Historic Building Appraisal

Data Structure Report No. 1915

 0131 273 4380

 0131 273 4381

 info@cfa-archaeology.co.uk

 www.cfa-archaeology.co.uk

CFA ARCHAEOLOGY LTD

The Old Engine House
Eskmills Business Park
Musselburgh
East Lothian
EH21 7PQ

Tel: 0131 273 4380
Fax: 0131 273 4381
email: info@cfa-archaeology.co.uk
web: www.cfa-archaeology.co.uk

Author	Stuart Mitchell MA AIfA
Illustrator	Graeme Carruthers MA MAAIS
Editor	Melanie Johnson MA PhD FSA Scot MIfA
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Moor House, Drone Hill, Coldingham Historic Building Appraisal

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1. INTRODUCTION

1.1 General

This report presents the results of an Historic Buildings Appraisal undertaken by CFA Archaeology Ltd at Moor House, Drone Hill, near Coldingham, Scottish Borders (NGR: NT 8441 6789; Fig. 1) during June 2011. The work was commissioned by Natural Power Ltd.

A windfarm development is proposed at Drone Hill. The Drone Hill Wind Farm Environmental Statement (AOC 2004 & ES Addendum Feb 2007, Chapter 11-Cultural Heritage) defined six cultural sites within the application area, including Moor House (Site 140). A Written Scheme Of Investigation (WSI) was produced by AOC Archaeology (2006) designed to satisfy planning conditions 23 and 24 for Drone Hill Wind Farm.

1.2 Background

Moor House comprises a linear cottage and adjoining stone built barn. They are situated on the north side of the A1107 road on Drone Hill, within a rectangular enclosure and tree belt, and are surrounded by rough pasture and heather moor. No previous archaeological work is known to have been carried out on it or its immediate environs.

1.3 Objectives

The project's aims were:

- To carry out a desk-based assessment.
- To carry out an Historic Buildings Appraisal.
- To produce a report on the desk-based assessment and appraisal.

2. METHODS

2.1 General

CFA follows the Institute for Archaeologists' Standards and Guidance and Code of Conduct.

2.2 Desk-based Assessment

A desk-based assessment was conducted prior to fieldwork, in order to collate relevant information on the historic development of the building. Sources included the National Monuments Record of Scotland. Examination of early map coverage for the area, including early editions of Ordnance Survey map; and subsequent editions, was made together with any other readily available cartographic information on pre-recent land use history.

2.3 Historic Building Survey

A Historic Buildings Appraisal (Simpson & Connolly 2006) approximating a Level 1 Building Survey (English Heritage 2006) was carried out on the building. This comprised a photographic survey of the house and outbuildings linked to floor plans. All elevations were photographed where possible. A narrative on the interior and exterior of the building's character, form and any visible construction phases visible in the fabric were recorded.

CFA used a Nikon D300 Digital SLR for historic building recording. Standard building recording forms were completed and measured sketches taken to aid interpretation.

3. SURVEY RESULTS

3.1 Desk Based Assessment

3.1.1 NMRS and SMR

No information was contained within the National Monuments Record of Scotland.

3.1.2 Cartographic

The earliest mention of a similar place-name appears on Pont & Blaeu's Atlas of 1654, which depicts the name 'Meerburno' in the general area of Moor House. The name 'Moorhall' appears nearly a century later on Ainslie's map of 1748-9 and later still on Thomson's 1820 Atlas of Scotland; again not on the exact site but nearby to the north.

A building located on the site is first depicted on the 1858 edition Ordnance Survey (OS) 6" map, annotated as 'Moorhouse', which sits at the front of a small rectangular enclosure and comprises a single roofed building with a small outshot shed or extension at its west end (Fig. 2). This layout is repeated on the OS 1896 and 1899 edition 1" maps.

A second building appears in the north-east corner of the enclosure on the 1903 edition OS map, and is also depicted on the 1926 edition OS map; otherwise the house appears fundamentally unchanged.

The only deviance from this pattern of development is the depiction of two houses, one on each side of the road, on Bartholomew's 1912 Atlas of Scotland.

3.2 Standing Building Survey

3.2.1 General

Moor House is a linear building comprising a single storey house with modern extensions, a loft conversion and an adjoining barn (Fig. 3). Outbuildings comprise a cattle shed to the west side and a pigeon coop to the rear. Three broad phases of construction and use can be discerned. Interior unit numbers have been ascribed to the ground plan and are listed in the text in parentheses and in Appendix 1.

3.2.2 House exterior

The earliest discernable structure is the house which is a rectangular building set on boulder foundations. The exterior walls are harled although the west-facing elevation, which is now inside the barn, is unharled and is built from random coursed rubble. It is likely that all of the external house walls are of the same build. The exterior walls are c.880mm thick, though this measurement includes internal plasterwork and external render.

The south-facing elevation (1) forms the front of the house (Fig. 4). It is harled and painted dull reddish-brown and has a centrally placed entrance door, now inside a

later porch extension (6). Two large windows are set either side of the door, with concrete sills and modern timber framed windows. It is likely that these windows are either slapped or enlarged from earlier smaller openings, although it is not possible to ascertain this.

The east facing elevation (2) forms the gable. It is harled and painted dark red. A chimney is set at the apex of the gable with a single pot.

Much of the original north-facing elevation (3) is obscured by a later extension to the rear of the house (Fig. 6). The remaining visible external wall is harled and painted dull reddish brown and has a single window to the west end of the wall; whether this is an original window opening or a later modification is unclear.

The west-facing elevation (4), the build of which is described above, appears to have been heightened, indicated by faint diagonal joins and horizons which correspond to the original wallhead level of the barn, described below. The west-facing elevation features a small blocked up window, centrally situated. The window has a timber lintel. It is partly obscured by the presence of loft joists within the barn.

The roof (5) of the house is symmetrically A-framed and pitched. It has red sandstone skews at each end above the gables with concrete flashing. The ridge is formed by red pantiles and the roof is covered by grey slates with frequent small vents. Two rectangular chimneys are present; one situated atop the east-facing gable, the other approximately halfway along the ridge. Both are harled and have a single pot each. The south-facing slope of the roof has two dormer windows with hipped roofs finished with grey slates and lead flashing. The north-facing slope has a single velux window.

The front and rear of the house feature modern extensions which most likely date to the latter half of the 20th century. Both extensions appear to be brick built and set on modern brick foundations with harling covering the walls down to the brick foundations. Roans and downpipes are plastic. The walls of the extensions are 330mm thick including harling and internal plasterwork.

The extension on the south-facing elevation comprises a small porch (6) (Fig. 7). It has a pitched roof and features a small window on its west and south elevations and an entrance door on its east-facing elevation.

To the rear of the house is a large extension (7) with a pitched roof, hipped into the north-facing slope of the house roof (5). It features a window on its west and east elevations plus three windows on the south-facing gable. The roof is pitched and is covered with grey slates, and features small tile vents and has a single velux window on its east-facing slope and two velux windows on its west-facing slope. The south-facing gable has a further small porch (8) extending from it; it is unclear whether this was built at the same time as the extension or a still-later addition. The porch has a window on its north-facing elevation and an entrance door on its east-facing elevation which forms the main back door to the house.

3.2.3 *House Interior: Ground floor*

The interior of the house comprises a domestic dwelling. The ground floor contains the entrance vestibule (9) within the porch (5), a dining room (10) (Fig. 8), lounge (11), kitchen (12) (Fig. 9), hall (13) (Fig. 10), utility room (14), back porch (15) and downstairs WC (16). It is fitted and decorated with modern materials throughout including plastered and papered walls and modern moulded pine skirting boards. The lounge, dining room and hall floors are covered with fitted carpets, the WC, utility rooms and kitchen are floored with quarry tiles. The WCs and bathrooms are furnished with modern plastic and ceramic suites and the kitchen is fitted with modern units and an oil-fired 'Stanley' range cooker.

The wall dividing the lounge and dining rooms from the kitchen and utility rooms at the back of the house is the original north-facing wall of the house. The original back door has been fashioned into a plain decorative arch and incorporated into the hall. The hall contains the stairs which give access to the converted loft.

3.2.4 *Converted Loft Interior*

The first floor comprises a converted loft containing a landing (9) (Fig. 11) which leads to four bedrooms (10-13) and a bathroom (14). The upper floor has modern fittings throughout including plastered and papered walls and modern moulded pine skirting boards. The internal dividing walls are stud and plaster and doors are timber framed and panelled. The floors of the landing and bedrooms are carpeted and the bathroom floor covering is fitted linoleum sheet. The landing has two cupboards set into the wall, both of which open to reveal the original roof, still fitted with tiles (Fig. 12).

3.2.5 *Barn: Exterior*

The barn comprises a three sided building which abuts the west end of the house. All three walls are built on boulder foundations from random coursed rubble and mortar bonded with extensive areas of re-pointing and occasional repairs. The corners are built using rough sandstone quoins.

The south-facing elevation (23) features an entrance doorway fitted with a timber door (Fig. 13). The doorway has a timber beam lintel and has been repaired with brick. It is unclear whether the doorway was originally incorporated into the wall build or is a later addition although there is no indication of the doorway being cut through the wall. A small window has been cut through the wall and framed with brickwork. Two square iron tie-plates are present close to the wallhead. A benchmark has been carved into one of the quoins on the south-west corner of the building (Fig. 14).

The west-facing elevation (24) forms a gable and is harled and painted. A visible break in the harling indicates that the wallhead has been raised in the past and that the current pitch is a later addition. A blocked square opening is also visible at the north end of the wall, now harled and painted.

The north-facing (25) elevation features the stubs of two concrete and asbestos raggles which would have been part of a small enclosure for the oil tank plinth (31) which currently stands in front of the wall. Two square iron tie-plates are situated near the wallhead, opposing those on the south-facing elevation.

The barn roof (26) is a symmetrical A-framed pitched roof, continuing from the house roof. It is covered with corrugated asbestos tiles with a single light vent on each side, and is fitted flush with the gable edge.

3.2.6 Barn Interior

The interior of the barn is currently used as storage for carpentry equipment and car parts. The floor is surfaced with concrete and has a recessed step at the entrance on the south side of the barn. The interior walls are roughly built, partially rendered and whitewashed.

The original wallhead level had been raised (27) using rubble along the sides (Fig. 15) and breeze block at the gable. The pitch on the interior east-facing gable was built of brick (28). A partially surviving loft level (29) was located in the eastern half of the interior, comprising machine cut timber joists set into sockets flush with the original wallhead. The sockets continue along the full length of the barn, indicating the prior existence of joists at this level. The existing loft joists are supported by a timber post which is set slightly off-centre (Fig. 16).

The blocked opening on the internal east-facing elevation, visible on the external west-facing elevation, is built from brick and sandstone rubble and stands slightly proud of the main internal wall line (Fig. 17). It is likely this represents a former doorway, although the possibility exists that it may be a heavily repaired former fireplace.

The roof truss (30) is set onto the raised wallhead and is a simple collar and tie A-frame timber truss.

3.2.7 External Buildings

A modern cattle shed (32) is located to the west of Moor Cottage, set perpendicular to the road. It is built from a timber frame with breezeblock lower walls and timber panelling. It contains four internal stalls and is in fair condition. A modern timber pigeon coop (33) is located to the rear of the house in good condition.

4. DISCUSSION

Three broad phases of construction can be identified at Moor House.

The earliest phase is the construction of the house itself, which was most likely used as a farmer's or farmworker's cottage. The remains of this phase can best be seen on the west-facing elevation of the house, inside the barn, where the line of the original pitched roof and a small gable window are visible.

The second phase of construction is the building of the barn abutting the west end of the house. It is likely that this functioned as a barn and was not used as domestic quarters.

The third phase of construction is represented by the conversion of the cottage to a modern dwelling which has involved converting the loft, building the extensions to the front and rear, and harling the exterior.

It is clear that the barn and the house have been raised in height although it is unclear when. However, the use of rough sandstone rubble to raise the level of the side walls of the barn, the rubble build of the heightened pitch on the west-facing elevation of the house, the large sandstone skewers and substantial build of the chimney stacks do not suggest a recent date. While the breezeblock section raising the wallhead level on the barn's west gable may be anomalous, it could be the result of a repair and a need to create a level surface for building the brick pitch onto.

5. CONCLUSION

The Historic Buildings Appraisal is now complete and it is recommended that no further building recording work is required.

A summary statement of the results of the building survey, to be submitted for publication in *Discovery and Excavation in Scotland 2011* (Appendix 4) and OASIS, will be sufficient to disseminate the results of the work.

In line with the Written Scheme of Investigation, copies of the report will be lodged with Scottish Borders Council Sites and Monuments Record and the National Monument Record of Scotland.

6. REFERENCES

Bibliographic

English Heritage 2006 *Understanding Historic Buildings – A Guide to Good Recording Practice*. London.

Simpson, B. & Connolly, D. 2006 *Historic Building Recording: Guidance for Curators and Commercial Archaeological Contractors*. East Lothian Council.

Cartographic

Ainslie, J. 1748-9 Map of Scotland. SE section.

Bartholomew 1912 Atlas of Scotland Berwick

Ordnance Survey 1858 6" Mile, Berwickshire, Sheet V

Ordnance Survey 1864 1st Edition 1" mile, Eyemouth

Ordnance Survey 1896 2nd Edition 1" mile, Eyemouth

Ordnance Survey 1899 2nd Edition 1" mile, Eyemouth

Ordnance Survey 1903 3rd Edition 1" mile, Sheet34

Ordnance Survey 1926 1" Popular Edition.

Pont, T. & Blaeu, J. 1654 Mercia, vulgo vicecomitatus, Bervicensis/auct. Merce or Shirrefdome of Berwick.

Thomson, J. 1820 Atlas of Scotland, Berwickshire

APPENDICES

Appendix 1: Architectural Unit Register

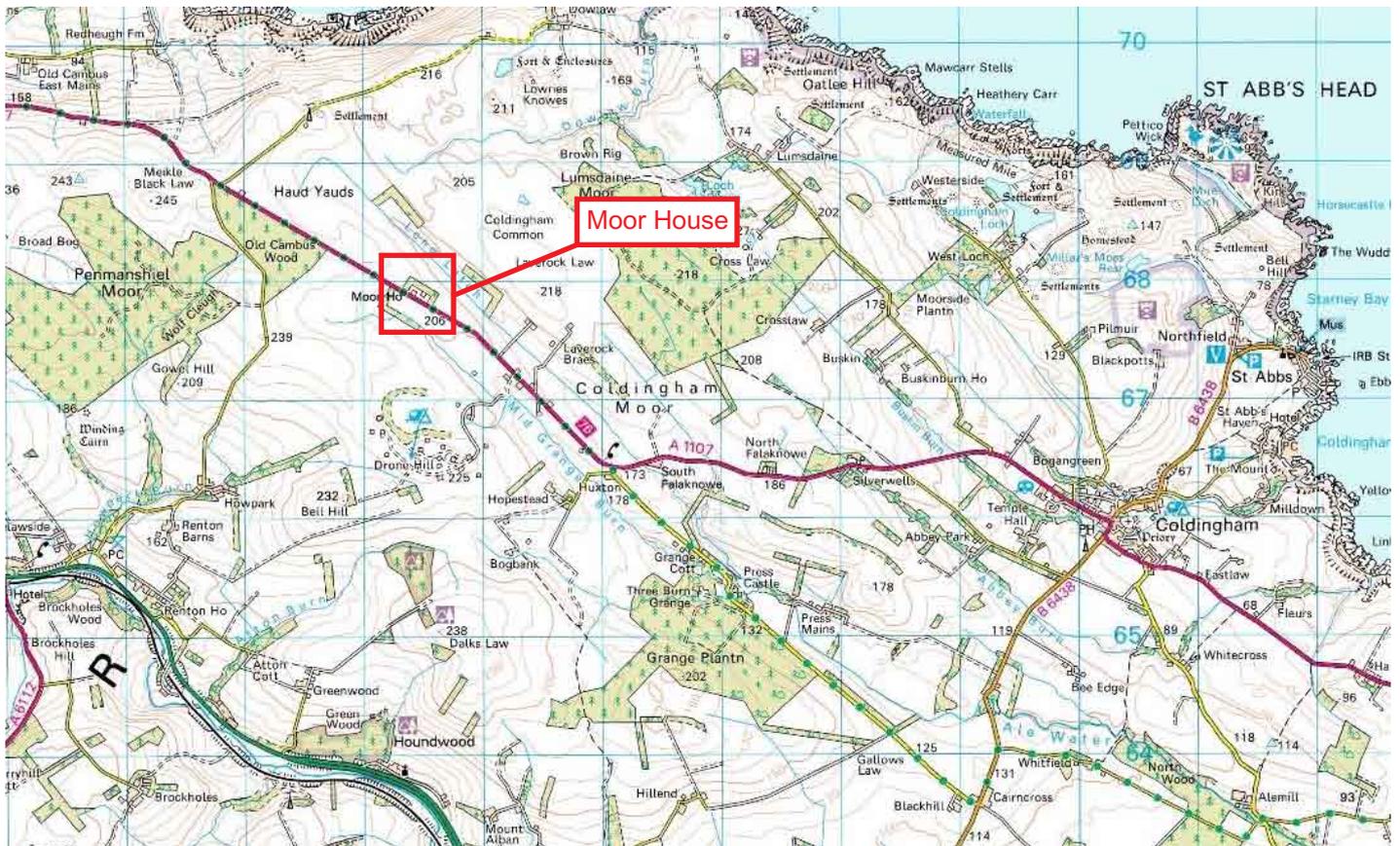
Element	Description	Length	Width	Height
1	Main build of house, exterior south-facing elevation	11610		3300
2	Main build of house, exterior east-facing gable	6140		5600
3	Main build of house, exterior north-facing elevation	11600		3200
4	Main build of house, former exterior west-facing elevation/current interior west-facing elevation of barn	6130		5600
5	House roof			
6	Front porch extension of house, south-facing elevation	2580	2310	3300
7	Back extension of house, north-facing elevation	8660	5500	5400
8	Back porch extension to 7	1800	2810	
9	Interior, room 1	1994	1876	2249
10	Interior, room 2	4709	4589	2188
11	Interior, room 3	4474	4470	2184
12	Interior, room 4	4891	3860	2238
13	Interior, room 5	1114	1317	2192
14	Interior, room 6	2878	1782	2246
15	Interior, room 7	2122	1479	2235
16	Interior, room 8	2878	1298	2232
17	Interior, room 9	4520	1115	2160
18	Interior, room 10	3265	2800	2180
19	Interior, room 11	4750	3150	2168
20	Interior, room 12	4900	4650	2093
21	Interior, room 13	4670	2650	2077
22	Interior, room 14	3500	1800	2066
23	Main build of barn, south-facing elevation	9760		2881
24	Main build of barn, west-facing elevation	5290		5932
25	Main build of barn, north-facing elevation	9760		2880
26	Barn roof			
27	Raised wall head			598
28	Brick gable			
29	Upright post and joists at original height			
30	Roof truss			
31	Oil tank plinth			
32	Cattle shed	14000	6200	3200
33	Pigeon coop	3800	2550	2200

Appendix 2: Digital Photographic Register

Photo No.	Description	From
1-2	Exterior, east-facing elevation	E
3	Exterior, south-facing elevation of house	S
4	Exterior, south-facing elevation of building	S
5	Exterior, south-facing elevation of barn	S
6	Exterior, south-facing elevation of building	S
7	Exterior, west-facing elevation	W
8-11	Exterior, north-facing elevation	Various
12	Detail of gable chimney	E
13	Detail of dormer, skews and gable chimney	S
14	View of east end of south-facing elevation	E
15-16	General views of front porch	SE
17	Detail of horizon between house and barn	S
18-20	Detail of barn door	S
21	Detail of barn window	S
22	Detail of tie-plate on south-facing elevation	S
23	Detail of quoins on barn	S
24	Detail of benchmark	S
25	Detail of tie-plate on north-facing elevation	NW
26-27	Detail of west facing elevation and oil tank plinth	NW
28	Detail of asbestos raggle	N
29	Detail of tie-plate on north-facing elevation	N
30	Detail of roof, vents and velux window	N
31	General view of back porch	NW
32-33	Interior view room 2	Various
34	Interior view room 3	NW
35	Interior view room 5	N
36-38	Interior view room 4	Various
39-41	Interior view room 6	Various
42-43	Interior view stairs	Various
44-45	Interior view room 9	Various
46	Interior view room 10	S
47	Interior view room 11	S
48	Interior view room 12	W
49	Interior view room 13	E
50	Interior view room 13 detail of dormer	N
51	Interior view room 14	E
52-53	View of hall cupboards showing original roof tiles	W
54	Entrance to barn	S
55	Interior view of barn showing original joists and former exterior gable of house	W
56	Detail of blocked window in former exterior west-facing gable	W
57	Detail of window	N
58	General view of entry door	NW
59	Detail of original wall head, filled joist sockets and heightened wall	N
60	Detail of brick pitched gable and roof truss	E
61	Detail of support post for loft joists	SW
62	Detail of loft joists	NW
63	Detail of filled in doorway	E
64-66	Exterior views of cattle shed	Various
67-68	Interior views of cattle shed	Various
69	General view of north facing elevation of shed	N
70-71	Exterior views of pigeon coop.	Various

APPENDIX 3: Discovery and Excavation in Scotland Entry

LOCAL AUTHORITY:	Scottish Borders Council
PROJECT TITLE/SITE NAME:	Moor House, Drone Hill, near Coldingham
PROJECT CODE:	DRON
PARISH:	Coldingham
NAME OF CONTRIBUTOR:	S Mitchell
NAME OF ORGANISATION:	CFA Archaeology Ltd
TYPE(S) OF PROJECT:	Historic Buildings Appraisal
NMRS NO(S):	N/A
SITE/MONUMENT TYPE(S):	Cottage
SIGNIFICANT FINDS:	N/A
NGR (2 letters, 6 figures)	NT 843 679
START DATE (this season)	June 2011
END DATE (this season)	June 2011
PREVIOUS WORK (incl. <i>DES</i> ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	An historic buildings appraisal was carried out on a house located close to Drone Hill, near Coldingham. The house comprises a converted farm cottage with an adjoining barn. Three phases are discernable, the earliest being the construction of the house, followed by the barn which abuts the west gable. A third phase comprises the raising of the roof and the construction of extensions to convert the farmhouse into a modern dwelling. Much of the original fabric and character of the barn remains. Early map coverage indicates an early to mid 19 th century date of construction, although similar place-names depicted on maps dating to the mid 17 th century suggest that a possibly associated farmstead existed in the area prior to the building of Moor House.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	Natural Power
ADDRESS OF MAIN CONTRIBUTOR:	CFA Archaeology Ltd, Old Engine House, Eskmills Park, Musselburgh, EH21 7PQ.
EMAIL ADDRESS:	smitchell@cfa-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS, Reports lodged with SMR and NMRS.



Key:



Fig. No: 1 Revision: A Client: Natural Wind Power Ltd

Title: Location map

Project: Moor House, Drone Hill, Coldingham, Historic Building Appraisal

Scale at A4:

CFA
ARCHAEOLOGY LTD

CFA ARCHAEOLOGY LTD
The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ

t: 0131 273 4380
f: 0131 273 4381
e: info@cfa-archaeology.co.uk
w: www.cfa-archaeology.co.uk

Drawn by: GC Checked: LW Report No: 1234



Key:



Fig. No: 2 Revision: A Client: Natural Wind Power Ltd

Title: 'Moorhouse' as depicted on 1856 edition of map by Ordnance Survey

Project: Moor House, Drone Hill, Coldingham, Historic Building Appraisal



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 The Old Engine House
 Eskmills Park
 Musselburgh
 East Lothian, EH21 7PQ
 t: 0131 273 4380
 f: 0131 273 4381
 e: info@cfa-archaeology.co.uk
 w: www.cfa-archaeology.co.uk

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Key:

- Phase 1
- Phase 2
- Phase 3



First Floor Plan



Ground Floor Plan



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 Musselburgh
 East Lothian, EH21 7PQ
 t: 0131 273 4380
 f: 0131 273 4381
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Fig. No: **3** Revision: **A**

Title:
Floor Plans

Project:
**Moor House, Drone Hill,
Coldingham, Historic
Buildings Appraisal**

Client:
Natural Wind Power Ltd

Scale at A3:
1:100



Drawn by: **GC** Checked: **LW** Report No: **1915**



Fig. 4 Exterior view of south-facing elevation



Fig. 5 Exterior view of west-facing elevation

Key:	Fig. No:	4-5	Revision:	A	Client:	Natural Wind Power Ltd
	Title:					
Scale at A4:	Project:					
	Moor House, Drone Hill , Coldingham, Historic Building Appraisal					
						CFA ARCHAEOLOGY LTD The Old Engine House Eskmills Park Musselburgh East Lothian, EH21 7PQ t: 0131 273 4380 f: 0131 273 4381 e: info@cfa-archaeology.co.uk w: www.cfa-archaeology.co.uk
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Fig. 6 Exterior view of north and east-facing elevation



Fig. 7 Exterior view of front porch extension and dormers, south-facing elevation

Key:	Fig. No:	6-7	Revision:	A	Client:	Natural Wind Power Ltd
	Title:					
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Fig. 8 Interior, Room 2



Fig. 9 Interior, Room 4

Key:	Fig. No:	8-9	Revision:	A	Client:	Natural Wind Power Ltd
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Fig. 10 Interior, Room 5



Fig. 11 Interior, Room 9

Key:	Fig. No:	10-11	Revision:	A	Client:	Natural Wind Power Ltd	
	Title:						
Scale at A4:	Project:	Moor House, Drone Hill , Coldingham, Historic Building Appraisal					
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Fig. 12 Original roof within cupboard, Room 9



Fig. 13 Barn exterior door and tie plate, south-facing elevation

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	Moor House, Drone Hill , Coldingham, Historic Building Appraisal								
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Fig. 14 Exterior, benchmark, south-facing elevation



Fig. 15 Interior, east-facing gable of house inside barn, raised wall head and roof truss

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	Title:					
Scale at A4:	Project:	Moor House, Drone Hill , Coldingham, Historic Building Appraisal				
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Fig. 16 Interior, post supporting joists at original level



Fig. 17 Interior, west-facing elevation, blocked doorway

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Scale at A4:

Fig. No: 18.1
Revision: A
Client: Natural Wind Power Ltd
Title: Contact Sheet
Project: Moor House, Drone Hill, Coldingham, Historic Building Appraisal



CFA ARCHAEOLOGY LTD
The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
t: 0131 273 4380
f: 0131 273 4381
e: info@cfa-archaeology.co.uk
w: www.cfa-archaeology.co.uk

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Key:

Fig. No: 18.2 Revision: A Client: Natural Wind Power Ltd

Title: Contact Sheet

Project: Moor House, Drone Hill, Coldingham, Historic Building Appraisal

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
t: 0131 273 4380
f: 0131 273 4381
e: info@cfa-archaeology.co.uk
w: www.cfa-archaeology.co.uk

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Key:

Fig. No: 18.3 Revision: A Client: Natural Wind Power Ltd

Title: Contact Sheet

Project: Moor House, Drone Hill, Coldingham, Historic Building Appraisal

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The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
t: 0131 273 4380
f: 0131 273 4381
e: info@cfa-archaeology.co.uk
w: www.cfa-archaeology.co.uk

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Key:

Fig. No: 18.4 Revision: A Client: Natural Wind Power Ltd

Title: Contact Sheet

Project: Moor House, Drone Hill , Coldingham, Historic Building Appraisal

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CFA ARCHAEOLOGY LTD
The Old Engine House
Eskmills Park
Musselburgh
East Lothian, EH21 7PQ
t: 0131 273 4380
f: 0131 273 4381
e: info@cfa-archaeology.co.uk
w: www.cfa-archaeology.co.uk

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