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Geophysical Survey

**52-54 High Street, Haddington
John Gray Centre
Phase 2 Building Survey**

Report No. 1742

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John Gray Centre
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0. EXECUTIVE SUMMARY

- 0.1 A standing building appraisal (Phase 1) was carried out at 52-54 High Street, Haddington in October and November 2009 on behalf of East Lothian Council (Cressey 2009). The survey was carried out to assess the formal layout of the buildings, likely presence of historical architectural remains and the historical development of the buildings based on the cartographic evidence. The work was carried out to inform East Lothian Council's Heritage Officer of the need for further building survey prior to the proposed renovation of the buildings.
- 0.2 In November 2009 contractors stripped out modern wall linings within the ground floor of the former grain store. The removal of modern wall claddings revealed a series of historical features including cast-iron columns and four fireplaces. The newly-exposed features were considered to be of archaeological interest and it was recommended that they be recorded as part of a second phase of recording work (Phase 2). External features such as a break in the construction fabric of the former grain store associated with addition of a second floor and an M-shaped gable were also considered to be worthy of further recording.
- 0.3 The Phase 2 work included a complete survey of the ground floor spine wall prior to its proposed alteration. The spine wall contains an interesting collection of slots that allowed ropes on a mechanized pulley system to haul sacks through hatches in the upper floors.
- 0.4 An account is provided on the developmental history of the former grain store. This was undertaken in the Phase 1 Appraisal report but is included here with some revisions, based largely on the findings of the Phase 2 work.
- 0.5 In conjunction with the Phase 2 recording work a series of engineer's test-pits were monitored by a watching brief and nine additional test pits were dug to determine the nature of the potential for buried archaeological remains. The results of this work form the subject of a separate CFA report (Kirby 2010).

1. INTRODUCTION

1.1 General

- 1.1.1 This report presents the results of Phase 2 Standing Building recording carried out by CFA Archaeology Ltd (CFA) in December 2009 and January 2010 at 52-54 High Street, Haddington. (NGR NT 51460 73871 Fig 1). This work follows on from an earlier Standing Building Appraisal which was designed to inform the East Lothian Assistant Archaeologist on the architectural history and archaeological significance of the site (Cressey 2009).
- 1.1.2 The Phase 2 standing building recording is based on an addendum to the first Written Scheme of Investigation approved by East Lothian Council's Archaeology Officer, Mr Andrew Robertson.

1.2 Background

- 1.2.1 The proposed development site lies within the medieval core of Haddington and comprises three conjoined properties fronting the High Street. The properties are scheduled for conversion into the John Gray Centre, a new library, museum and archive facility, and will include external repairs, internal refurbishment and upgrading. The buildings include the former City Bank and Granary (Category B Listed) and Nos. 53 and 54 High Street, a former seed merchants building (Category C(s) Listed). Architectural elevations and plans of the building were received in a digital format from Gray, Marshall & Associates Architects. East Lothian Council have been given consent to convert four individual buildings into the new John Gray Centre.
- 1.2.2 The standing building survey carried out within the interior and exterior of the buildings recorded the current layout of each room and the main architectural character of the buildings. Based on the appraisal survey a series of recommendations for further work were made and a new addendum to the WSI was produced and approved by East Lothian Council's Archaeology Officer.
- 1.2.3 In November 2009 a programme of works was carried out on behalf of East Lothian Council by a building contractor to strip out all the modern wall linings on the former granary building. Following this work a reconnaissance survey of the exposed elevations revealed a series of blocked fireplaces situated on the ground floor. The precise position of the break in build where the third floor was added was also recorded.
- 1.2.4 A series of engineer's test-pits were monitored in November 2009. In December 2009, a further six evaluation test-pits were excavated to establish if any earlier structures, features or deposits survived below the buildings (Kirby 2010). Earlier external archaeological monitoring during site investigation work (Curtis 2007) confirmed the presence of cobble flooring thus highlighting the potential for buried archaeological remains within the historical core of Haddington.

1.3 Objectives

1.3.1 In line with Simpson and Connolly (2006), the aims of the Phase 2 standing building survey are as follows:

- Carry out further survey as identified in the addendum to the written scheme of investigation
- Provide a final detailed report integrating the historical context for the buildings phased development.

2. METHODOLOGY

2.1 General

- 2.1.1 CFA follows the Institute for Archaeologists' Code of Conduct, Standards and Guidelines as appropriate.
- 2.1.2 A detailed review of the desk-based evidence was completed for the standing building appraisal. This is included in this report for the purpose of continuity and to support the discussion on phased development.
- 2.1.3 The Phase 2 recording work was carried out in line with Simpson and Connolly (2006) and addendum to the WSI detailing the methods and scope of the works was prepared by CFA Archaeology Ltd and accepted by ELCAS.
- 2.1.4 A photographic record was maintained during the survey using digital photography (Appendix 1).
- 2.1.5 All the elevations recorded are cross-referenced the Appraisal Survey floor layout plans (Fig 3). Standard building survey recording forms were completed for each area of survey with measured sketches made to aid interpretation.
- 2.1.6 Elevation recording techniques included standard hand off-set recording and the use of an industry standard Leica TCR307 in REDM mode.

2.2 Building recording

- 2.2.1 Both internal and external recording work was recommended in order to deal with the additional features exposed during the soft-strip works. The recording work followed both *Detailed* and *Enhanced* levels in line with (Connolly and Simpson 2006). This ensured that the features are adequately recorded and placed in their historical context prior to their loss or alteration during the ongoing refurbishment and alteration works.
- 2.2.2 The features identified within their relative unit number and the recommended recording levels associated with each are shown in Tables 1 and 2.

| Unit no. | Status | Architectural features | Recommendations | Recording Level |
|----------|------------------|---|-------------------------------------|-----------------|
| 1 | Office | Two exposed fireplaces and a column. | Record fireplaces and column detail | Enhanced |
| 3 | Office | Office lit by two sash-and-case windows Boxed in column on south-facing elevation | Record columns | Enhanced |
| 5 | Vestibule | Door to switch gear room, boxed in column on N wall | Record column | Enhanced |
| 6 | Open Plan Office | Three boxed in columns. Original white-washed plaster visible round 3rd window | Record columns | Enhanced |

| Unit no. | Status | Architectural features | Recommendations | Recording Level |
|----------|-------------------|--|---|--------------------------------------|
| 7 | Open plan office | Three boxed in columns. Early 19th century fireplace present on east wall East-west spine wall has a series of recently exposed and blocked openings. Several phases of blocking work is evident as well as transmission routes for a cable hoist. | Record columns Record the blocked fireplace Record full length of the spine wall and both elevations. | Enhanced Detailed Detailed |
| 15 | Office | Two earlier boxed in columns on east and west walls. | Record columns | Enhanced |
| 19 | Staircase to loft | Mid-19th century blind window on the east wall. This wall is rubble built and the former east gable of the grain store building. East wall has an earlier M-shaped roofline incorporated into the heightened gable. | Record former rooflines on the elevation and blind window | Detailed |
| 20 | Grain store loft | Cast-iron columns. Earlier roof lines Floor hatches | Record column heads Record earlier rooflines Record floor hatches | Detailed |
| 24 | Office | Early 19th century Fireplace and press exposed during recent soft strip, remnants of 19th century lath and plaster | Record the fireplace and the press | Detailed |
| 25 | Office | Fire-place on east wall, Horse-shoe fire surround with rope motif | Expose chimney breast to reveal earlier fireplace, record any earlier features | Detailed |
| 30 | Disabled Toilet | Incorporating a blocked doorway modified with semi-circular window in arched head. | Record doorway | Detailed |
| 38 | Office | Cast-iron horse-shoe shaped fireplace with rope motif on its edge. | Record any earlier fireplaces following soft strip | Detailed |

Table 1 Recommended internal features for additional recording

| Architectural features | Recommendations | Recording Level |
|--|--|-----------------|
| South elevation of the former granary/grain store | Record the precise level of heightening on the outshot gable and flanking main elevation | Detailed |
| North elevation of the former granary/grain store. | Record the precise level of heightening on the main elevation. | Detailed |
| East gable, former M-shaped valley roof pitch | Record the position of M-shaped valley roof alignment | Detailed |

Table 2 Recommended external areas and features for additional recording

3. DESK-BASED ASSESSMENT

3.1 NMRS, SMR and Statutory List

3.1.1 The NMRS holds a record (NT57 SW 249) for 52 High Street. There are no bibliographic details for the building. The record includes mention of a watching brief carried out to monitor the ground investigation works in bore holes and starter pits. In Borehole 1 starter pit, the remains of a cobbled road surface was identified immediately below the present ground surface on the north and south sides of the building. This surface likely related to an earlier phase of road surfacing on both sides of the building.

3.1.2 The NMRS holds records (NT57 SW477) and (NT57SW 478) for 53-54 High Street respectively. There are no bibliographic details accompanying the entries.

3.1.3 The NMRS holds a record for the former Grain Store (NT57SW 137). There is no formal description within the record. There are two digital images within the record, originally taken by John Hume in the 1960s. The first (SC 613034) shows the north elevation and advanced gable. An earlier roof line can be seen on the advanced north-facing gable and north elevation of the core block. The second photograph shows the west-gable and the south-facing elevation. The different contrasting stonework of the area that was heightened is very clear.

East Lothian Council SMR

3.1.4 The Sites and Monuments Record held by East Lothian Council SMR offers no architectural details other than that described in the Statutory List. The relative SMR numbers are:

MEL 2782: Grain Store
MEL 3425: 52 High Street
MEL 7649: 53 High Street
MEL 7651: 54 High Street

3.1.5 SMR Record MEL 9450 describes the archaeological watching brief carried out by CFA Archaeology Ltd in April 2007 (Curtis 2007). The descriptive summary of the findings echoes that recorded in the NMRS and is not repeated here.

Statutory List

3.1.6 The listed buildings within the proposed John Gray Complex buildings include the former City Bank and Granary (Category B Listed) and Nos. 53 and 54 High Street, the former seed merchants building (Category C(s) Listed). The formal descriptions are listed in Table 3.

| Address | Category | Description |
|--|----------|--|
| 52 High Street/City Bank Buildings | B | Circa 1870. 2-storey Renaissance office building, ashlar with slated roof, channelled ground floor, shouldered and voussoired flat arches, key blocks with guttae: lugged architraves with circled window aprons 1st floor and raised quoins. Moulded string courses and cornice with blocking course. |
| 53 High Street | C(s) | Circa 1875: 2-storey building, ashlar with slated roof and cornice. |
| 54 High Street, Seed Merchants | C(s) | Circa 1875 2-storey and attic at rear, regular coursed rubble with slated roof: 3-window and moulded arched doorway with label stops. |
| Warehouse (grain store) next to 54 High Street | B | Mid-19th century 3-storey building with projecting gable. Rubble built with slated roof. Cantilevered pentice with fretted valance over the loading door (north elevation) and a segmental pend arch through to Lodge Street on 2-storey link to 1 Court Street. |

Table 3 Building descriptions extracted from Historic Scotland's Statutory List.

3.1.7 A search of the on-line database of the National Archive of Scotland provided no information relating 52-54 High Street, Haddington.

3.2 Cartographic Sources

3.2.1 General Roy's Map of 1774-55 (Fig 2a) shows a linear building plot tentatively within the study area. Armstrong's map of 1773 shows a much more ordered block layout with the Town Hall and West Port depicted on the north and west side. Also depicted is a more irregular alignment of the south elevation. Forrest's map of 1799 provides less detail and shows only a simple block layout. John Wood's map of 1819 (Fig 2b) shows the study area to comprise at least six individual units. The arched pend at the west end of the Grain Store had yet to be built. Interestingly, the block was then called Midrow. The south elevation has outshot buildings attached. The buildings to the east of the Grain Store block appear to be narrower and set back from the present day frontage. In all probability these represent a set of earlier buildings that were possibly cleared to make way for those described in the statutory list.

3.2.2 The 1853 First Town Map of Haddington (Fig 2c) shows a similar layout as that shown on Woods map. Six individual units make up the core block. The three easternmost units have outshot buildings on the north and south side. Two garden plots are depicted on the south side of 54 High Street. What was to become the City Bank (No 52 High Street) was then the Star Inn.

3.2.3 The 1893 Ordnance Survey map (Fig 2d) shows the footprint of the core block to be the same as it is today and this was clearly enlarged on the south side to form a fairly straight building alignment. The third edition 1907 Ordnance Survey map shows the same detail as the second edition map.

3.3 Historical Photographs

3.3.1 Historical photographs of 52-54 High Street are confined to historical postcards of the High Street. Most are taken from the east-end of the High Street looking west. They offer no significant details. Two historical photographs housed in the photographic collection of the East Lothian Council Library Service's Local History Section shows an image of the east-facing interior of the Grain Store loft (Ref AK2991/AK2992). The image has captured clearly the M-shaped earlier roof raggie from an earlier phase of building. The second image is of the south elevation which shows the same detail as is present today. A photograph dated to 1917 (AK 7078) shows a view of the High Street from the top of the United Free Church of Haddington. This shows the Grains Stores M-shaped gables with two square-headed openings below the apex of the gables.

3.4 Bibliographic Sources

3.4.1 Bibliographic sources are confined to the Valuation Rolls and a Scrapbook Entry in the records of the East Lothian Council Library Service's Local History Section. A rapid survey of the Valuation Rolls for the years between 1950 and 1896. Table 4 lists the relevant entries.

| Years | Valuation Entry | Value p.a. |
|-----------|---|------------|
| 1950-1951 | Lodge Street – Seed cleaning premises. Roughhead and Park Ltd | £165 |
| | Office, City Bank Building- The Ministry of National Insurance- Treasury Valuer | £160 |
| 1930-1931 | Lodge Street – Seed cleaning premises. Roughhead and Park Ltd. | £ 42 |
| | Office, City Bank Building- Dobie Sir Joseph | £16.4s 2d |
| | Tenant- Richard, Gemmell and Liddel Solicitors | |
| | Weaving shop, Annie Brooke, tenant of Roughead and Park Ltd. | |
| 1920-1923 | Grannary, Roughead and Park Ltd | £40 |
| 1908 | No 54 High Street, Shop, Offices | £90 |
| | Granaries of Roughead and Park Ltd | £30 |
| 1896-1897 | Shops, office and granaries, No 54 High Street Roughead and Park Ltd | £105 |

Table 4. Valuation Roll entries between 1950 and 1896 for 52-56 High Street, Haddington.

3.4.2 A 1926 scrapbook entry on the 'Inns of Haddington' mentions the Star Inn being situated at the end of Midrow and occupied by a Mrs Murray. The building was converted to the City Bank four years later (Scrapbook 10, ELC Lib.).

4. ARCHITECTURAL DESCRIPTIONS

4.1 General

- 4.1.1 The following descriptions are included here to provide an historical and architectural context for the former granary building which has been the focus of the Phase 2 recording programme. The reader is referred to the Phase 1 Appraisal Report (Cressey 2009) which provides a more in-depth description of all interior rooms within the core blocks of 52-54 High Street, (see also Figs 10a-c below)

4.2 Building Exterior Descriptions

North-facing Elevation fronting the High Street

- 4.2.1 The former grain store building is 15m long to its outshot north gable. The gable measure 6.7m wide. The ground floor incorporates a large plank-built sliding loading doors and an additional three plank-built doors. These are flanked on the main block by square-headed windows. Above the ground floor, the fenestration is symmetrical with six bays. Evidence for the heightening of the building is very clear on this side with rebuild starting above the first floor windows and on the advance north gable. The earlier roofline is visible on the gable below the second floor window. The stonework above is in contrast to the below with larger cream-coloured blocks and very crisp quoins, of which nine have been added during the heightening of the building. The raggle of a covered pentice is also visible. This structure afforded shelter over a loading door situated on the re-entrant angle of the outshot gable.

South-facing Elevation fronting Lodge Street

- 4.2.2 Measuring 32.7m in length and rising two storeys, the former grain store dominates this elevation. There are 10 bays on the ground floor, with five on the first and second floors respectively. A central loading door is present in the middle of the elevation. All windows are sash and case and have dressed surrounds. The roof is slate with sandstone skews. A ventilation stack with louver vents is present at the west end of the roof. An ashlar-built chimney stack with a single pot is present at the east end. There is clear evidence that the granary was heightened and this is evident in the quality of the stone that was used. The break in build occurs immediately above the first floor lintels and is carried round the west elevation (see below).
- 4.2.3 Adjoining the former grain store is 54 High Street which is a two storey building with attic. The ground floor has a central four panelled doorway flanked by two bays with one-over-one sash and case windows. The first floor has a larger window with grey-painted lintel and mullions on the left-hand side. To the right is a plain sash and case window. A stringcourse separates the fenestration. The roof is slate with cast-iron roof lights. The chimneystack and ashlar skews are sandstone.

- 4.2.4 Number 53 High Street is set back from the line main frontage by a stone wall which is stepped at the west end with ashlar quoins present at the corner of a two storey outshot building with a flat roof. Access to the building is via a large double-leafed panelled doorway on the ground floor. The wall has evidence of recent rebuild and heavy pointing. The most notable feature on the elevation behind the wall is a large round-headed window which lights the main staircase within. Two other windows relate to a toilet and kitchen that are situated on the first floor of the building.

West-facing Elevation (adjoining 1 and 1a Court Street)

- 4.2.5 The west-facing gable of the former granary building is M-shaped and incorporates the arched covered pend building. The earlier roofline of the rebuild is visible and marked by contrasting stonework. On the ground floor there are two entrance doorways, both are plank-built. The windows on the same floor are all blind. The surrounds around the windows and doors are all droved. The build on the lower half of the gable is coursed rubble with an assortment of sub-rounded stone which contrast with that higher rebuild which is predominantly more block-like. The presence of two former windows in the upper gable, as depicted on an early photograph of 1917 have left no visible trace in the form of distinct blocking work.

4.3 Building Interior Descriptions

- 4.3.1 The majority of the individual units are modern offices either recently created by the insertion of stud-partition work or offices which have been refurbished to suit the needs of modern office space.

Former granary building

- 4.3.2 The first and second floor of the former granary building is the least altered in terms of character. On the ground floor the cast-iron columns have been boxed-in. The first-floor has its columns exposed. Within Unit 16 on the south-facing partition wall there is a wall-mounted belt-driven cable-winder which was part of hoist mechanism for hauling sacks of grain into the building via the loading doorway on the exterior south wall. The loft is little altered with the exception of two more recent steel supporting columns. The interior gables have the earlier roof lines visible. This is clearer at the west end where a definite M-shape in the stonework is evident. A blind window present on the loft stairs, in what was the earlier gable, shows that this predates the construction of the adjoining No 54 High Street.

No 54 High Street

- 4.3.3 With the exception of two cast-iron fireplaces and the ornate barley-twist balustrades on the staircase at ground and first floor levels, all other historical features have been removed by the creation of modern office space.

No 53 High Street

- 4.3.4 The interior of No 53 High Street has been refurbished for office-space but the stone stairway and balustrade are earlier, probable late 19th century features. The staircase is lit by a very ornate round-headed stair window.

No 52 High Street (former City Bank)

- 4.3.5 The former City Bank building is probably has the least altered set of rooms within the group. The windows retain their original softwood shutters and large sash-and-case frames. The egg and dart cornice work and ceiling roses (Units 51-2 and 62-3) provide a high degree of ornamentation in keeping with the ornate exterior of the building. Units 62 and 63 have been created by the insertion of a stud-partition wall. Unit 64, the toilet and cleaning store has retained some earlier features including the fitted cupboards on the east wall.

5. SURVEY RESULTS

5.1 Internal Recording Results

Unit 1, East Elevation (Fig 4a, Plate 3)

- 5.1.1 The east elevation of Unit 1 forms part of the west gable of the grain store. It measures 8.6m wide by 2.8m high and is built of mortar bonded sandstone, lime plastered and whitewashed. It features three 6 over 6 sash and case windows, a square headed door and a fireplace. The windows have deep-set flared ingos with modern concrete lintels and sills. The left-most window has a brickwork surround, indicating that it is a later addition. The doorway has a sandstone threshold and a more recent concrete lintel. The fireplace has a dressed sandstone surround with stugging, and is blocked with brickwork.

Unit 1, South Elevation (Fig 4b, Plate 4)

- 5.1.2 The south elevation forms the north facing exterior wall. It is built from random-coursed sandstone rubble and is covered with whitewash. An entrance measuring 1.35m wide by 2.2m high which is blocked by breezeblocks is present. A fireplace is located immediately to the right/east of the entrance. It is blocked with bricks and plastered and has a stugged sandstone surround.

Units 1 & 7, North Elevation Central Spine Wall (Fig 5a)

- 5.1.3 The north elevation of the spine wall forms the south walls of Units 1 and 7. In Unit 7, the wall is rendered and whitewashed. A window is blocked with breeze blocks and has a concrete lintel. The wall to the left of the doorway has marks from a former sliding door and rail. A bricked up window measuring 1.8m high and 0.95m wide is partially visible at the west end of the wall. The blocking work is visible at the base of the window. Above the topmost course of brick there is a timber lintel still *in situ*. The vertical timber boxed slots, the arched opening and two square headed doors are also present.

Units 6 & 7, South Elevation, Central Spine Wall (Fig 5b)

- 5.1.4 The south elevation of the central spine wall forms the north wall of Units 6 and 7. The wall measures 21.27m long by 3.28m high. It is 0.6m thick and built of brick and covered with whitewashed plaster. A doorway 1.1m wide by 2.21 high is present towards the west end of the wall. This allows access between Units 6 and 1. A small blocked window is present to the right of the door. The central part of the wall features a central arched opening flanked by square-headed doors giving access to Room 7. The arched-opening measures 1.64m wide by 2.48m high. A doorway is situated to the left of the arch and measures 0.95m wide by 2.21 high. A door on the right of the arched doorway measures 1.32m wide by 2m high. Three narrow vertical boxed-in slots are present at the wall head, on the left hand side of the arched opening. One of the slots has an oblique-angled timber boxed-in base. The purpose for the boxed-in apertures is not exactly clear but it is strongly suggested that these

functioned as slots to allow pulley ropes to transmit through the wall. The pulley system was operated by belt-driven apparatus located on the first floor in Unit 16. The floor of this room has been repaired to such an extent that any corresponding hatches that were once in line with this apparatus have now been removed.

Unit 7, Internal Partition Wall, West Elevation (Fig 6a, Plate 1)

- 5.1.5 The west elevation of Room 7 measures 6.6m wide by 3m high. The wall is rubble built and covered with plaster at the right hand/south end. It has a central fireplace, now blocked with brickwork. The fireplace surrounds are built from rectangular sandstone blocks with a stugged sandstone lintel.

Unit 24, Internal partition wall, East Elevation (Fig 6b, Plate 2)

- 5.1.6 The east-facing elevation of Unit 24 measures 6.7m wide by 2.8m high and forms the main partition wall between two buildings, formerly between the grain store and the adjoining later building. The wall is rubble built throughout. Surviving laths on the wall head indicates that it was formerly finished with lath and plaster. The wall is partly clad with tongue-and-groove planks fixed onto timber battens. A gap between two sections of cladding reveals a possible lintel of a blocked-up fireplace. The left-hand fire surround is also visible below the base of the cladding.

- 5.1.7 A fireplace is visible at the right at the north end of the wall. It is blocked up by mortar bonded rubble. The surround is dressed sandstone and has four holes in the lintel. A press measuring 0.8m wide and 2.2m high is situated to the right of the fireplace and its lower section is blocked and plastered over. It has a modern concrete lintel, and modern block-work is present on the wall above, suggesting a significant repair of recent age.

- 5.1.8 The stonework above the fireplace is random rubble in a lime mortar bond. At floor level there is a timber skirting board. Below this, the foundations of the wall comprise larger sub-rounded boulders bonded with lime mortar.

Unit 20, Third Floor, East Elevation (Fig 7a)

- 5.1.9 The east elevation of Unit 20 is a double pitched wall. The wall is capped by timber joists and is separated by a central doorway leading to room 40. The wall measures 6.55m wide by 2.5m high, and is 0.9m thick. The southern half of the wall is a later extension and measures 4.90m wide and is 0.6m thick.

- 5.1.10 The roofline of the earlier pitched roof is visible on the northern half of the wall. The original wall face beneath the roof line is smooth rendered and whitewashed, whereas the newer extension above it is rougher with a thin whitewashed render. The line of the former roof is also visible on the south side, again marked by rough render. A small window with a flared surround and a timber lintel is present in the wall, partly obscured by the base of the stair. The window is a wooden-framed 6-over-6 sash-and-case window with tongue and groove panel shutters.

Unit 20, West Elevation (Fig 7b)

- 5.1.11 The west gable of the grain store has a corresponding double pitched profile that is visible on east elevation. The earlier pitch lines are faintly visible on the wall, only marked by smoother render on the original surface while the extension above is more roughly rendered. A brick buttress is situated on the south side of the wall. The wall and chimney stack are whitewashed.

Unit 20, Loft floor & hatches (Fig 8)

- 5.1.12 The floor of Unit 20 is laid with timber tongue-and-grooved planking. Several square and rectangular hatches measuring between 2.5m x 1m and 0.8m x 0.8m are present in the floor and fitted with brass ring handles and hinges. Several other square patches are flush with the floor and most likely relate to floor repairs.

5.2 Column Recording Results (Fig 8-9)

- 5.2.1 All the columns in Units 6-7, 20 23-24 were examined to record their dimensions and typology. Their dimensions are provided in Table 5.

| Location | Dimensions (height) | Summary description |
|-----------------|----------------------------|---|
| Units 6 | 2.8m | Four non-tapering columns are identical to those used in Unit 7 (Plate 7) and painted with red-oxide. Column 5 (Plate 8) at the east end has a roll-moulded capital with a collar approximately 0.3m below the head. The base is roll-moulded resting on a cast-iron base-plate measuring 0.3m by 0.3m. |
| Unit 7 | 2.4m | Red-oxide painted columns with roll-moulded capitals resting on sandstone plinths with base-plates measuring 0.27m by 0.27m and each on average 3.7m apart (Plate 7) |
| Unit 20 | 2.3m | Five red-painted cast-iron columns carrying the main valley roof-beam. Types 1-3 in Fig 8-9, Plates 9-11. |
| Unit 23 | 2.7m | A brown-painted column at the centre of the room (Plate 5). The base-plate is 0.32m x 0.32m cemented onto a sandstone block measuring 0.8m x 0.8m and 0.32m thick. The capital is squat with roll-moulded collars and a flat plate to support a modern RSJ. |
| Unit 24 | 2.6m | An unpainted steel column 0.28m in circumference resting on a circular base-plate (Plate 6). Mid-way up the column there is a cast-iron collar. The capital is plain. |

Table 5 Dimensions and summary descriptions of the recorded columns

Ground floor, Unit 6 & 7 columns (Plate 7)

- 5.2.2 In Units 6 and 7 the columns are all the same type with the exception of one which is near the electrical switch-gear room (Unit 4) at the east end of Unit 6. This column has a large head-plate and more elaborate moulding than the other four incorporated on the same floor. There is no structural reason why a different column has been used at this particular location. All the columns in

Units 6 and 7 support a long central (pine) beam which has been scarfe-jointed in sections.

Ground floor, Units 23 & 24 columns (Plate 5 & 6)

- 5.2.3 Two types of column have been used on the ground floor of Unit 23 and 24. Both types are radically different from each other and have been inserted probably in the early 20th century as part of refurbishment works. The column nearest to the window on the north elevation rests on a brick-built plinth and has a head-plate that supports the steel joist. This column is a simple cylinder type probably cast in two halves then jointed with an O-ring more or less at its middle. Its head is oval-shaped and fixed to a girder above with bolts.
- 5.2.4 The column at the centre of the room rests on a large block of sandstone. This column's head-plate is clenched to accommodate the girder. Its head is roll-moulded and squat. The base-plate has been cemented into a recess cut into a large sandstone block. The use of the sandstone block as a pedestal strongly suggests that a longer column could not be sourced at the time it was inserted and to make up the short-fall in height it was placed on the block.

Third (attic) floor, Unit 20 (Plates 9-11)

- 5.2.5 When the grain store was heightened with the addition of a third floor, columns were installed to carry the main transverse roof beam that runs across the centre of the roof. Two of the columns appear pipe-like in appearance and are clearly recent (mid-20-century) additions. One of the columns has been inverted.

Miscellaneous feature recording

- 5.2.6 During the appraisal survey a disabled toilet (Unit 30) was lit on its north wall by a semi-circular fan-light of a blocked door (Plate 12). Following the soft-strip the full extent of the door was revealed. The fanlight and door-frame are original late 19-century features but the door is modern.
- 5.2.7 Two horse-shoe shaped fireplaces located in Units 25 and 36 were to be included in the Phase 2 surveys to establish if there was any evidence for the presence of earlier fireplaces. The walls surrounding the fireplaces were not stripped of modern linings and therefore no assessment could be made. The horse-shoe fireplaces were photographed during the Phase 1 survey.

5.3 External Elevation Recording Results (Figs 10a-b)

- 5.3.1 EDM recording was carried out on the north, west and south external elevations to accurately record the position of the break in build which marks the original height of the building when it originally had an M-shaped double-span roof over a two storey building (Fig 10c). The addition of third floor is demarcated by the use of cream-coloured sandstone with heavy pointing and much lighter sandstone quoins (Plates 11 & 12). These are also present on the

outshot gable at the east end of the north elevation. Fig 10a shows the position of the break in build which is carried round the building.

6. DISCUSSION

6.1 Feature significance

Cast-iron columns

- 6.1.1 The enlargement of the core-block of the grain store to its present footprint (Fig 11) required the installation of cast-iron columns to accommodate the new layout and the double span M-shaped roof. The use of cast-iron columns in industrial buildings stems from after the 1790s with the development and dissemination of the cast-iron building frame which became widely established in ‘fire-proof’ mill design. These early columns were often cruciform in shape and later were replaced by a basic cylindrical shape. The cylinder columns with roll-moulded capitals became the commonest type used in textile mills during the 19th and early 20-centuries (Giles and Goodhall 1992). In the case of the former grain store, it seems likely that the owners may have obtained the columns from a textile mill or some other industrial building.

Fireplaces (Plates 1-4)

- 6.1.2 The two fire-places exposed in the main ground-floor partition wall between Units 24 and 7 (Plates 1 and 2) are of archaeological interest in that they are domestic in character and probably date to the early 19th-centuries when the north side of the grain store was compartmentalised into a series of individual rooms. The two fireplaces are off-set from each other and share the same flue which shows that the partition wall was designed to accommodate both rather than one being a later insert.
- 6.1.3 The fireplaces within Unit 1 are different. The one recorded on the west-gable wall has a small flue that is visible within a void above the sash-and-case window. The fire-place (Plate 3) pre-dates the insertion of the window. The brick blocking work offers no reliable clues as to when it went out of use.
- 6.1.4 The fireplace on the north wall of the outshot gable (Plate 4) must have been installed when the outshot section of Unit 1 was built in the early 19th-century. It was also blocked when it went out of use.

6.2 Phase development

Pre 19th century buildings

- 6.2.1 The cartographic evidence shows that there was a linear arrangement of buildings of 18th century date if not earlier (2a). These buildings would have in-filled an area that was largely open until in all probability the early 16th century.

19th-century building alterations (Figs 2b-2d)

- 6.2.2 The Statutory List mentions that that the former Grain Store/granary building dates to the mid-19th century. This is not quite in accord with the cartographic and structural evidence which appears to place the building towards the early 19th century or late 18th century. The Statutory List places No. 52-54 High Street at between 1870 and 1875 which based on their architectural style, would appear to be correct.
- 6.2.3 Examination of the 1853 ordnance survey map and existing ground plan overlay (Fig 11) shows the layout of the early 19th century block. The south-facing elevation then was irregular with an L-shaped out-shot building at the grain store end. A yard and passage flank the outshot building. Gardens and a fore-stair lead up to the first floor of the middle section (in front of No 54). The south elevation of No 53 is more or less the same as it is today but No 52, the former City Bank, has been slightly reduced in size. The north elevation has undergone little change with the exception of the east gable which was outshot by at least c.3m and had a wooden fore-stair on its east side.
- 6.2.4 Sometime between 1853 and 1870 the former grain store was significantly altered which included widening and heightening to accommodate the third floor loft. This new arrangement required load bearing columns throughout and at least four types of cylindrical columns were installed. The M-shaped profile of an earlier valley roof can be seen on the interior gables at each end of the loft (Unit 20). The blind window on the loft stairs of the grain store (Fig 7b) was made redundant when this building was heightened. The window would have looked out over a garden area that once occupied the site of Unit 25 (see Fig 11). This area was then subsumed by the construction of the present 54 High Street (Plate 7). The window is clearly earlier than the staircase which is a later feature contemporary with the third storey addition.

20th-century alterations

- 6.2.5 The footprint of the former grain store and adjoining blocks have not been altered. The most radical alterations have taken place inside to convert 52-54 into a suite of modern offices in the late 20th-century. During this conversion various interventions had to be carried out which saw floors of the grain store repaired, this event saw the removal of several hatches on the first floor and the blocking in of all the columns throughout the first and second floors (Cressey 2009).

7. SUMMARY

- 7.1 Sufficient information has been gathered from the Phase 2 building survey and from readily available desk-based sources to establish that 52-54 High Street and the adjoining former granary/grain store is of architectural interest. The present buildings date from the early 19th-century (granary/grain store) and the late 19th century (Nos 52-54 High Street) replacing an earlier row of late 18th-century buildings.
- 7.2 Wood's 1819 map (Fig 2b) and the 1853 Ordnance Survey map of Haddington (Fig 2c) are the most useful in providing a record of the early layout of the complex prior to its enlargement which occurred sometime between 1853 and 1878 when the adjoining Nos. 52 and 53 High Street were redesigned on an earlier 19th century building footprint.
- 7.3 Architecturally significant features have been brought to light during the soft strip carried out on the ground floor of the former grain store building. These include four domestic fireplaces. The two recorded in Units 24 and 7 probably date to the early 19th-centuries when the north side of the grain store was then a linear row of two storey buildings divided into a series of individual properties.
- 7.4 With the exception of the two third-floor pipe pipe-columns, the rest were probably procured from a textile mill or other industrial building. These were installed during the late 19th-century when the grain store was significantly enlarged and heightened with the addition of a third floor. The building continued in use as a seed merchants store up until the 1980's when it was converted into a series of offices by Haddington Council.
- 7.5 The Phase 2 programme of works has adequately recorded all the architectural features identified in the initial building appraisal (Phase 1). Unless further soft stripping takes place around the horse-shoe shaped fire places CFA recommends that no further architectural recording work is required at 52-54 High Street, Haddington, John Gray Centre. However, the final decision on this matter lies with the East Lothian Council Archaeology Service.

8. REFERENCES

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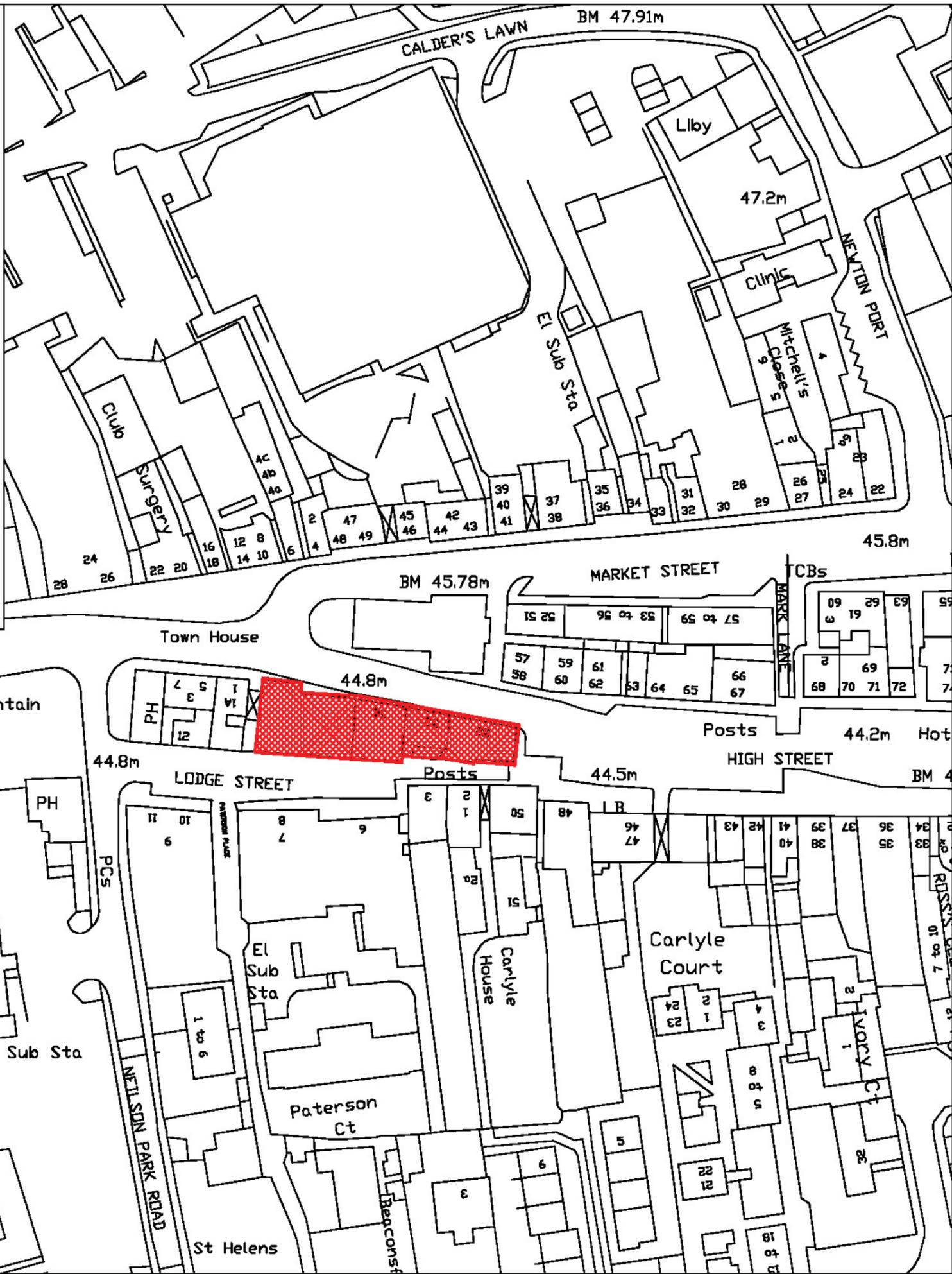
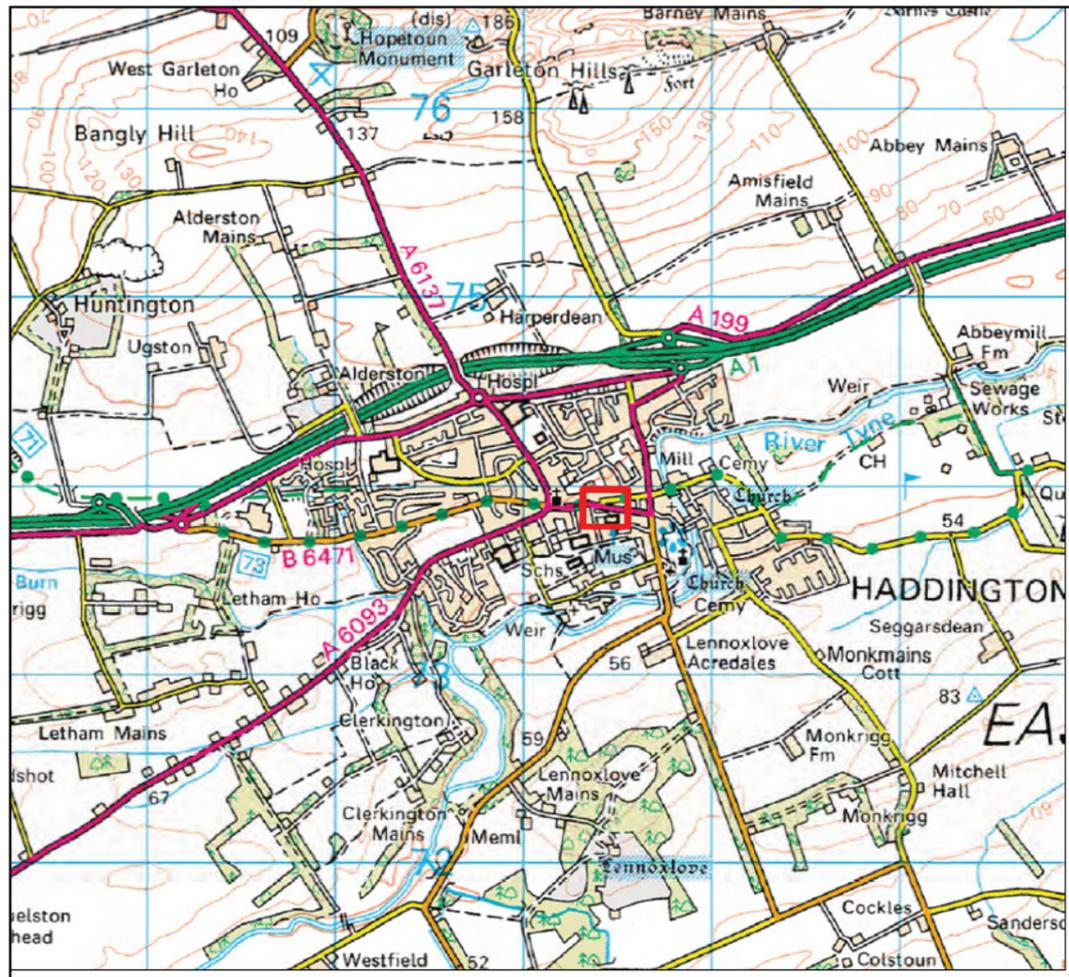
Cartographic

- Roy, W 1747-55 *A Military Survey of Scotland*. Map surrounding the Lothians
- Wood, J 1821 *Town Map of Haddington*.
- 1853 *First Edition Ordnance Survey Haddington Sheet 1: Scale 1:1056*
- 1893 *Second Edition Ordnance Survey, Haddington Scale: Sheet 1, 1:1056*

APPENDIX 1 PHOTOGRAPHIC REGISTER

| Shot No | Summary description of subject | Unit No | Taken from |
|---------|--|---------|------------|
| 01 | E-facing elevation, general shot | 26 | E |
| 02 | E-facing elevation, general shot | 26 | E |
| 03 | E-facing elevation, general shot | 26 | E |
| 04 | E-facing elevation, general shot | 26 | E |
| 05 | E-facing elevation, general shot | 26 | E |
| 06 | E-facing elevation, general shot | 26 | E |
| 07 | E-facing elevation, general shot | 26 | E |
| 08 | E-facing elevation, general shot, south end | 26 | E |
| 09 | E-facing elevation, general shot | 26 | E |
| 010 | E-facing elevation, general shot | 26 | E |
| 011 | E-facing elevation, general shot | 26 | E |
| 012 | E-facing elevation, general shot | 26 | E |
| 013 | E-facing elevation, general shot, mid-section | 26 | E |
| 014 | E-facing elevation, general shot, central doorway | 26 | E |
| 015 | E-facing elevation, general shot, central doorway | 26 | E |
| 016 | E-facing elevation, general shot | 26 | E |
| 017 | E-facing elevation, general shot | 26 | E |
| 018 | E-facing elevation, general shot | 26 | E |
| 019 | E-facing elevation, general shot | 26 | E |
| 020 | East-facing elevation | 1 | E |
| 021 | S-facing elevation | 1 | S |
| 022 | S-facing elevation | 1 | S |
| 023 | S-facing elevation, west end | 1 | S |
| 024 | S-facing elevation | 1 | S |
| 025 | S-facing elevation, central area | 1 | S |
| 026 | S-facing elevation | 1 | S |
| 027 | W-facing elevation, pier detail | 1 | W |
| 028 | N-facing elevation with blocked opening | 1 | N |
| 029 | W-facing elevation, oblique view | 1 | W |
| 030 | W-facing elevation, oblique view | 1 | SE |
| 031 | W-facing elevation | 7 | W |
| 032 | W-facing elevation, blocked fireplace | 7 | W |
| 033 | W-facing elevation, blocked fireplace | 7 | W |
| 034 | W-facing elevation and spine wall | 7 | W |
| 035 | N-facing spine wall, east end | 7 | N |
| 036 | N-facing spine wall, east end | 7 | N |
| 037 | N-facing spine wall, east end, arched opening | 7 | N |
| 038 | N-facing spine wall arched opening | 7 | N |
| 039 | N-facing spine wall arched opening | 7 | N |
| 040 | N-facing spine wall arched opening | 7 | N |
| 041 | Entrance door to Room 1, S-facing elevation spine wall | 6 | S |
| 042 | Entrance door to Room 1, S-facing elevation spine wall | 6 | S |
| 043 | Exposed doorway | 26 | S |
| 044 | Exposed doorway | 26 | S |
| 045 | W-facing elevation, oblique view | 26 | NE |
| 046 | Column detail, general shot | 6 | E |
| 047 | Column detail, general shot | 6 | E |
| 048 | Column detail, general shot | 6 | E |

| | | | |
|-----|---|----|---|
| 049 | Column detail, general shot | 6 | E |
| 051 | Column detail, general shot | 6 | E |
| 052 | Column detail, general shot, east end | 6 | W |
| 053 | Brown-painted column, general shot | 26 | S |
| 054 | Exposed column, un-painted | 26 | S |
| 055 | Third floor, columns detail, general shot | 20 | W |
| 056 | Third floor, columns detail, general shot | 20 | W |
| 057 | Third floor, columns detail, (inverted) general shot | 20 | W |
| 058 | Third floor, columns detail, general shot | 20 | W |
| 059 | Third floor, columns detail, general shot | 20 | W |
| 060 | N-facing elevation, spine wall | 7 | N |
| 061 | N-facing elevation, spine wall | 7 | N |
| 062 | N-facing elevation spine wall | 7 | N |
| 063 | N-facing elevation, spine wall at W end | 7 | N |
| 064 | S-facing elevation, spine wall | 6 | S |
| 065 | S-facing elevation, spine wall | 6 | S |
| 066 | S-facing elevation, spine wall | 6 | S |
| 067 | S-facing elevation, spine wall | 6 | S |
| 068 | S-facing elevation, spine wall, arched opening | 6 | S |
| 069 | S-facing elevation, spine wall | 6 | S |
| 070 | S-facing elevation, spine wall | 6 | S |
| 071 | S-facing elevation, spine wall | 6 | S |
| 072 | S-facing elevation, spine wall | 6 | S |
| 073 | S-facing elevation, spine wall | 6 | S |
| 074 | S-facing elevation, spine wall | 6 | S |
| 075 | S-facing elevation, spine wall | 6 | S |



Key:
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Fig. No: 1 Revision: A

Title: Location maps

Project:
 Nos 52-54 High Street,
 Haddington.
 John Gray Centre
 Phase 2 Building Survey

Client:
EAST LoTHIAN COUNCIL

Scale:
 Main map 1:1000 @ a3

Drawn by: KH Report No: 1742



Fig 2a - Roy's Military map of 1747-55



Fig 2b - John Wood Plan of Haddington and Nungate, 1819.

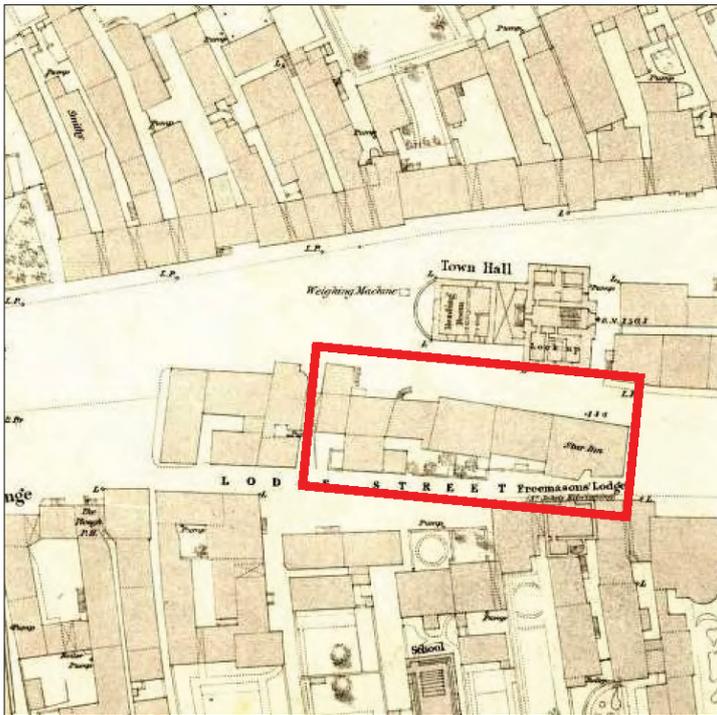


Fig 2c - Large scale Ordnance Survey 1853

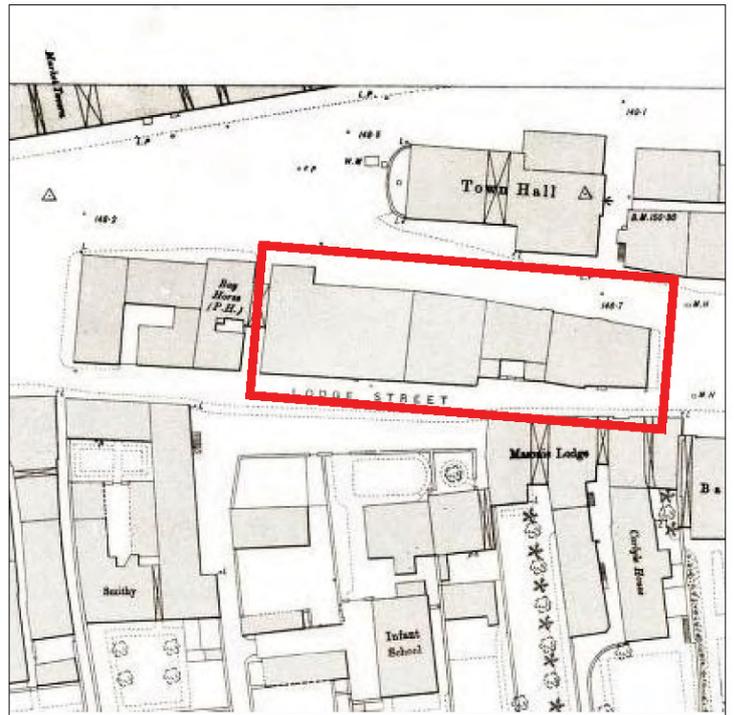


Fig 2d - Large scale Ordnance Survey 1893

Key:



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| Fig. No: | 2a-d | Revision: | A | Client: | EAST LoTHIAN COUNCIL |
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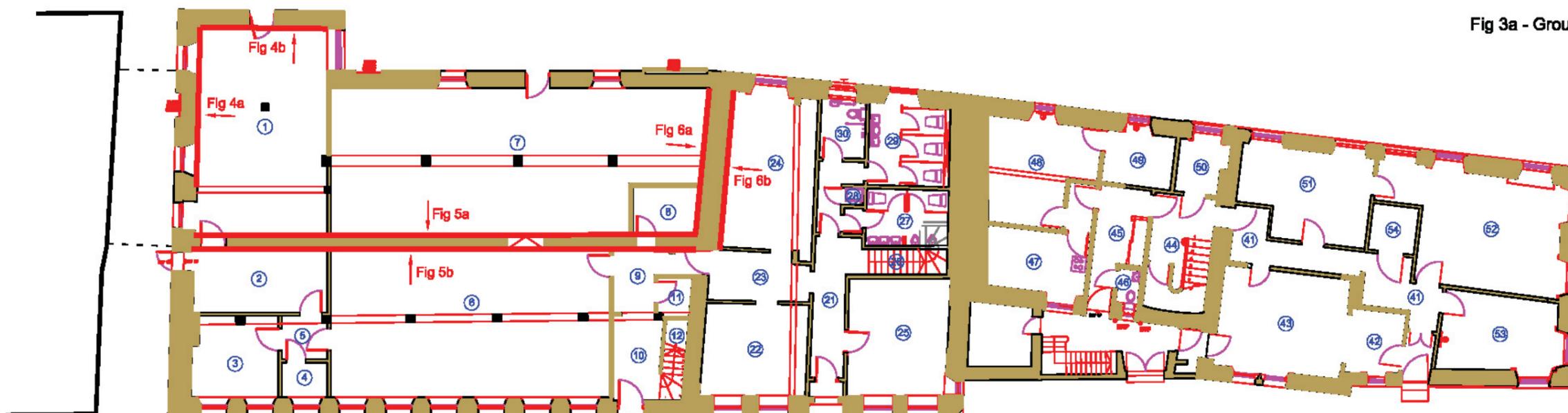


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Fig 3a - Ground Floor



Key:

- ① Room survey numbers

Fig 3b - First floor



Fig 3c - Upper levels

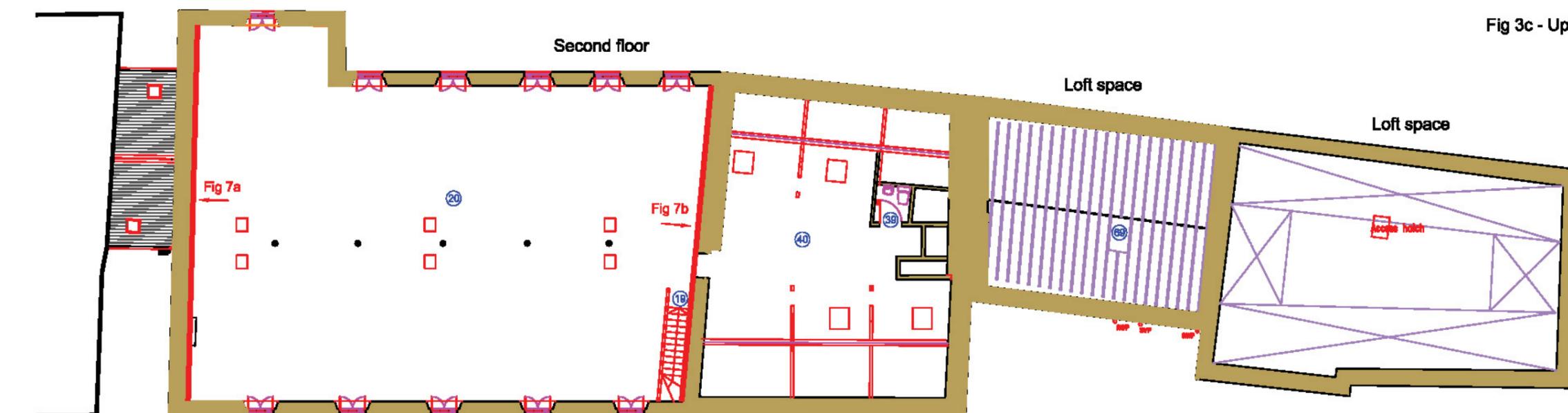


Fig. No: **3a-c** Revision: **A**

Title:
**Architect's floor plans with
Unit Numbers**

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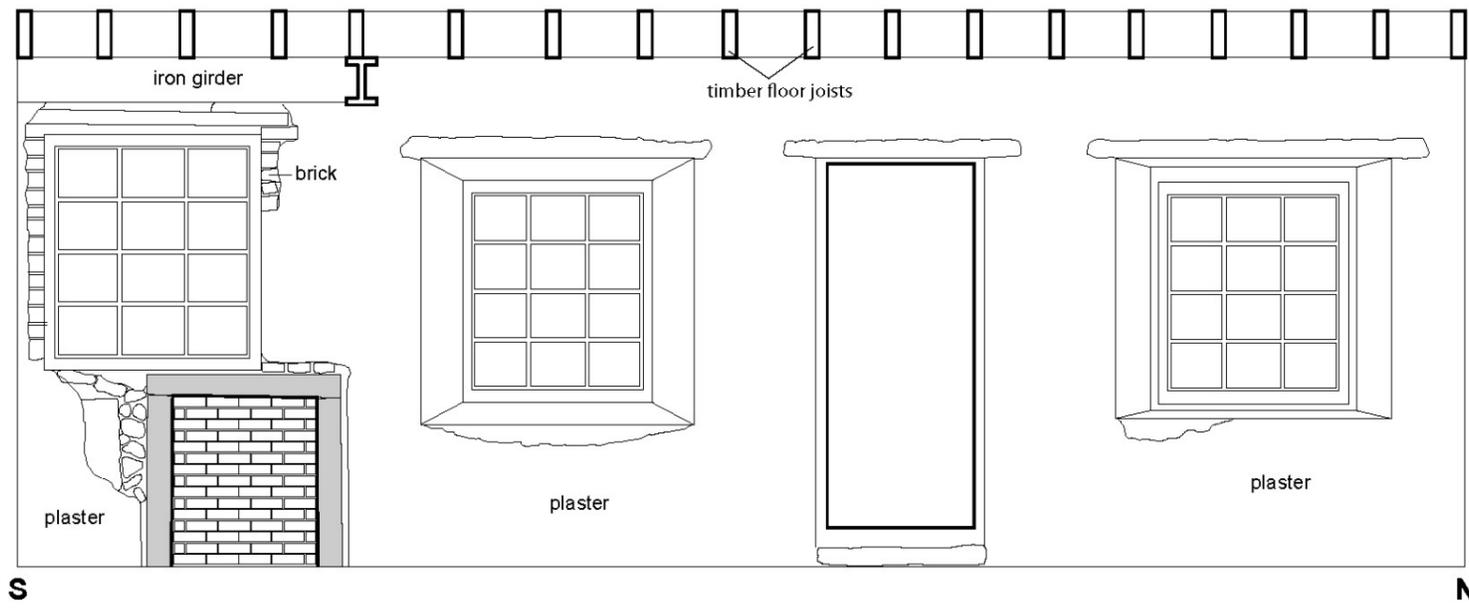


Fig. 4a - Unit 1, east-facing elevation with blocked fireplace

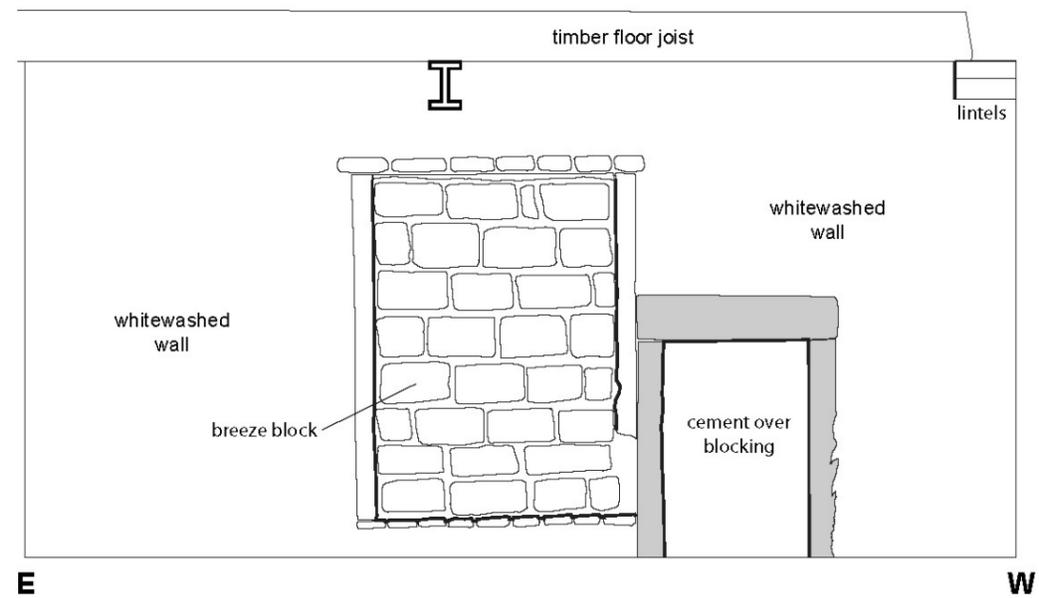
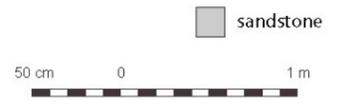


Fig. 4b - Unit 1, south-facing elevation with blocked fireplace



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Drawing No.: 4 a-b
 Title: Unit 1, Internal elevations
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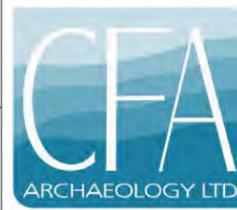


Fig 5a : Spine wall ground floor, north-facing elevation (Units 1, 7 & 8. Refer to Fig 3)



Fig 5b : Spine wall ground floor, south-facing elevation (Units 2, 6 & 9. Refer to Fig 3)

0 5m

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|---|--|------|---|---|--------|---|
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| Project: Nos 52-54 High Street, Haddington John Gray Centre. Phase 2 Building Survey | Title: Spine Wall - Ground floor. North and south facing elevations | | | Chk'd: MC | App'd: | |
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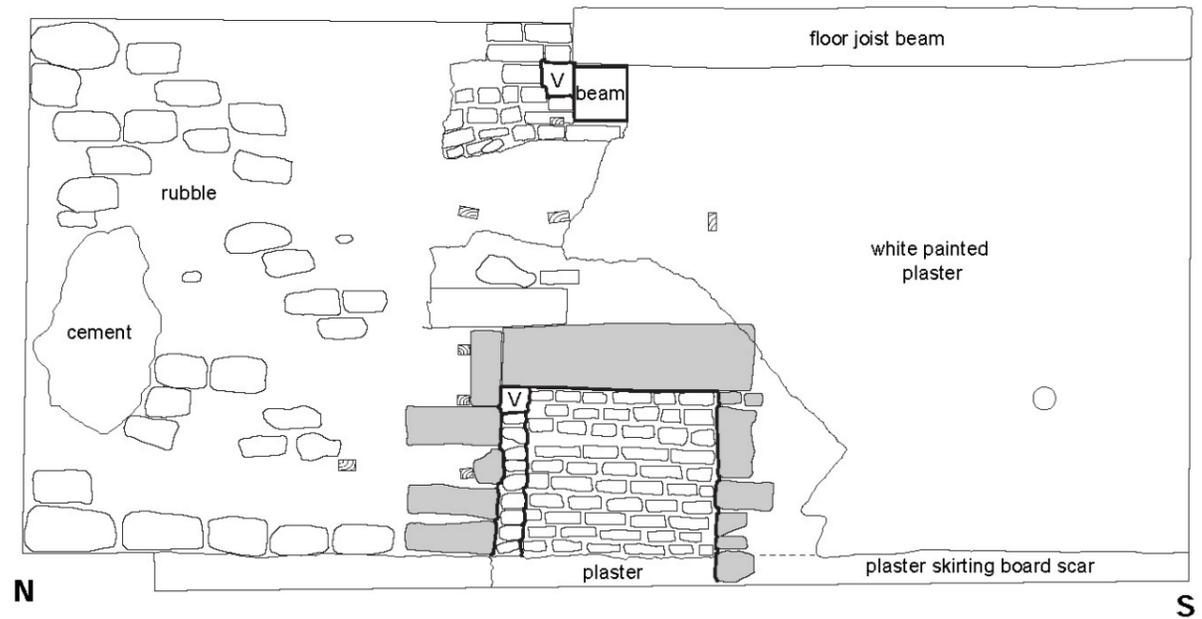


Fig. 6a - Unit 7, west-facing partition wall with blocked fireplace (Refer to Fig. 3)

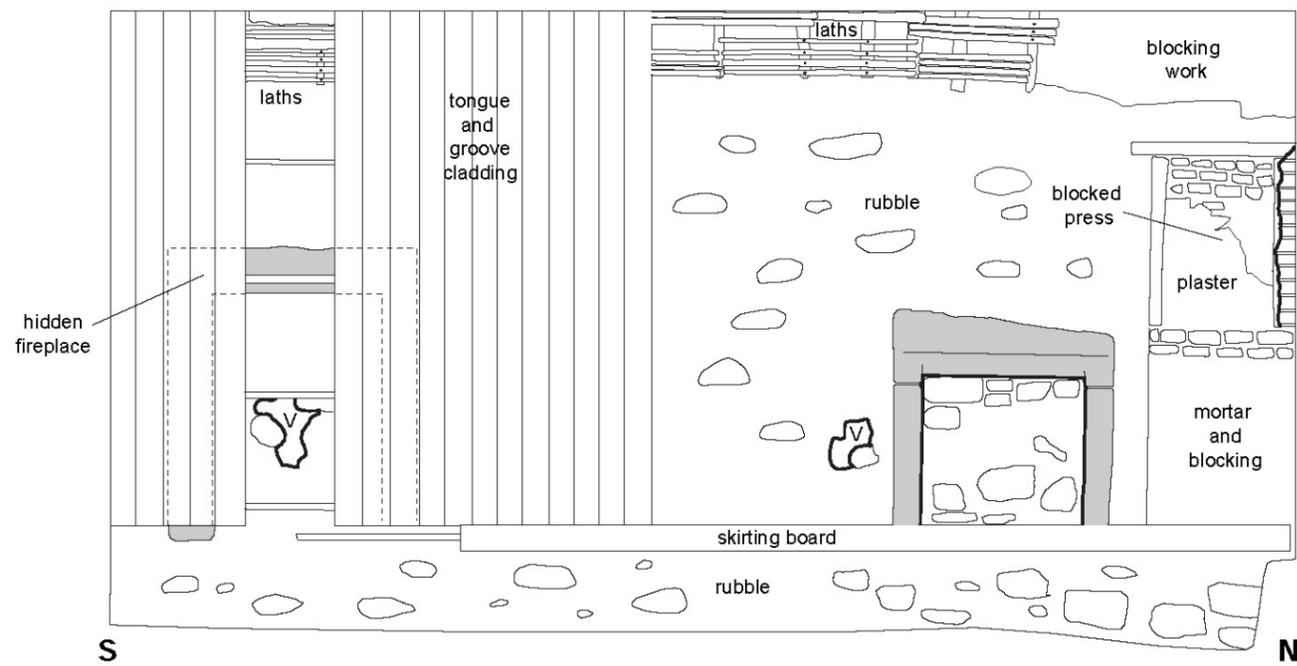


Fig. 6b - Unit 7, east-facing partition wall with blocked fireplace (Refer to Fig. 3)

V void
 ■ sandstone



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 Title: Unit 7, Internal elevations

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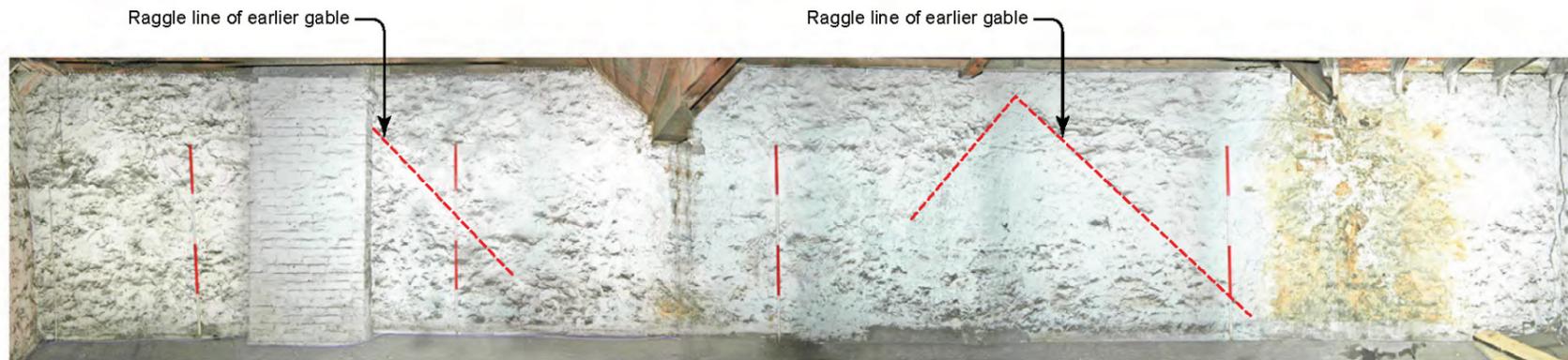


Fig 7a - Third floor interior east-facing gable elevation

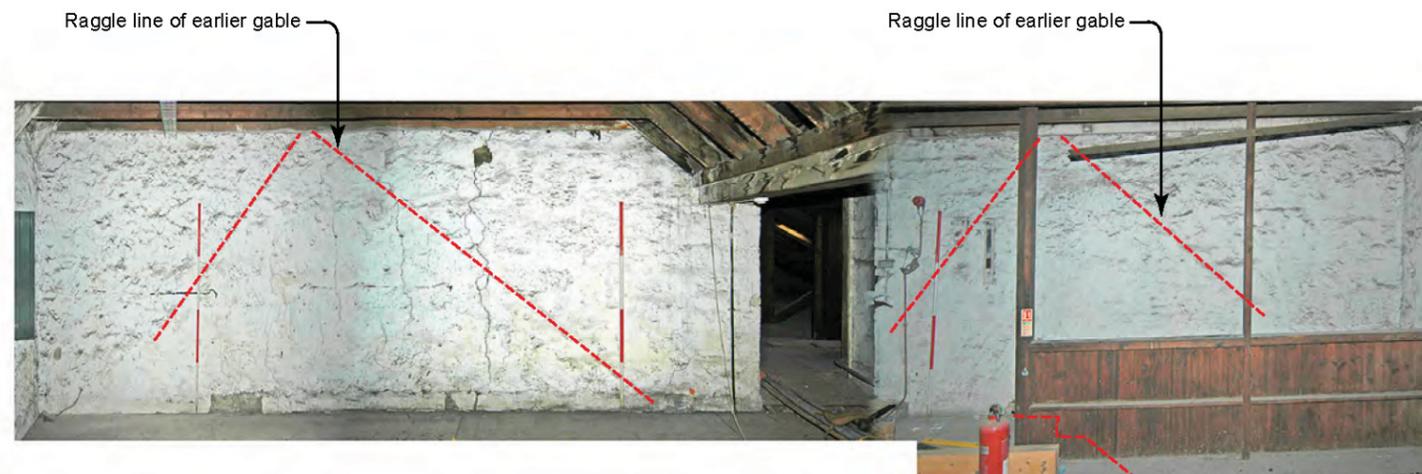
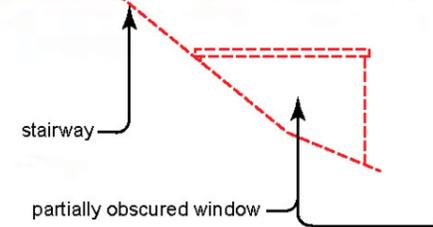


Fig 7b - Third floor interior west-facing gable elevation



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|---|--|--------|---|------------|--|---|--|--|
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| Project: Nos 52-54 High Street, Haddington John Gray Centre. Phase 2 Building Survey | Title: Third floor interior gable elevations | | | Chk'd: MC | App'd: | | | |
| | | | Scale: 1:75 | | Date: | | | |
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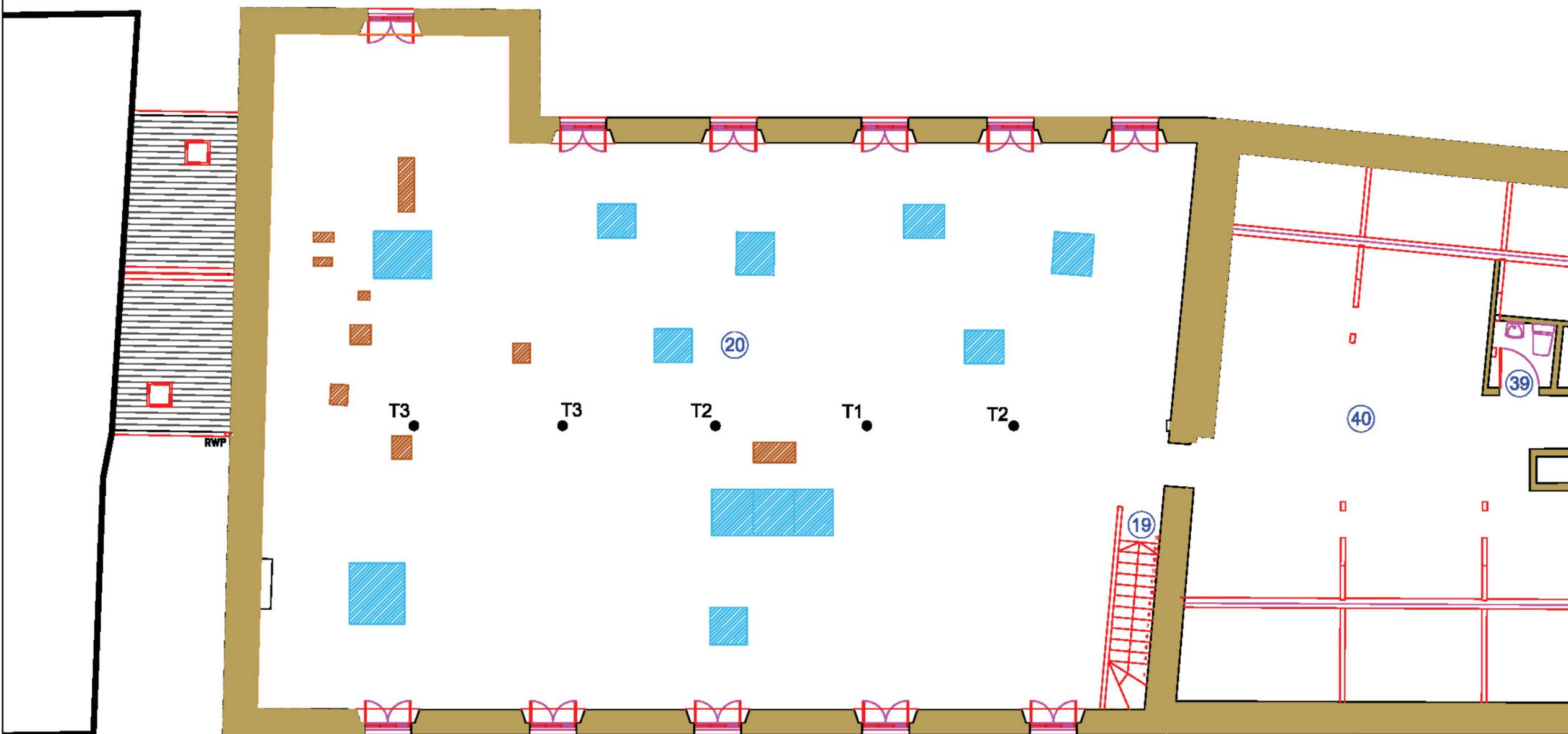
Key:

① Room survey numbers

■ Floor hatches

■ Repairs

T1 Column types



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| | |
|------------|-------------|
| Fig. No: 8 | Revision: A |
|------------|-------------|

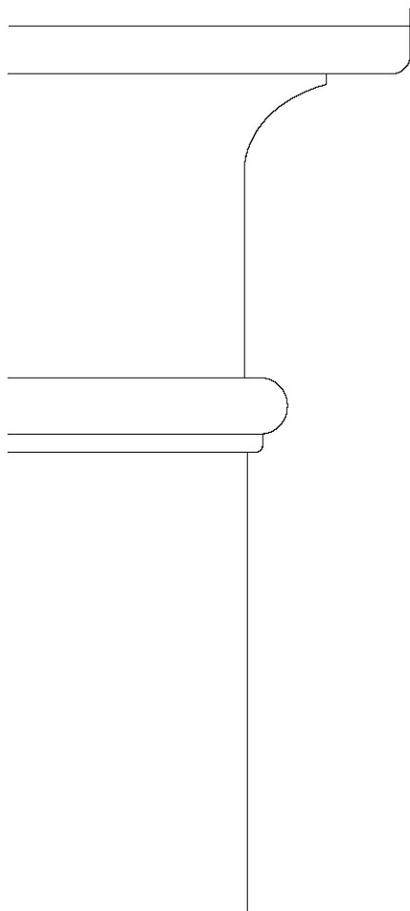
Title:
**Unit 20, third floor plan
showing the positions of
hatches and repairs**

Project:
**Nos 52-54 High Street,
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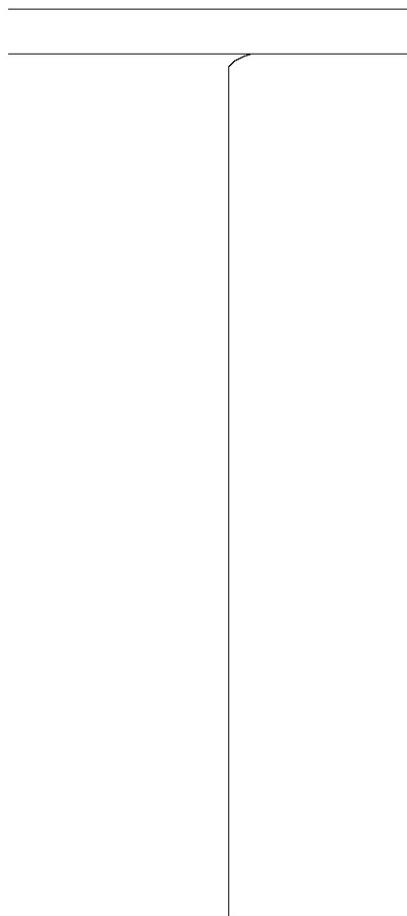
Client:
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1:100 @ A3

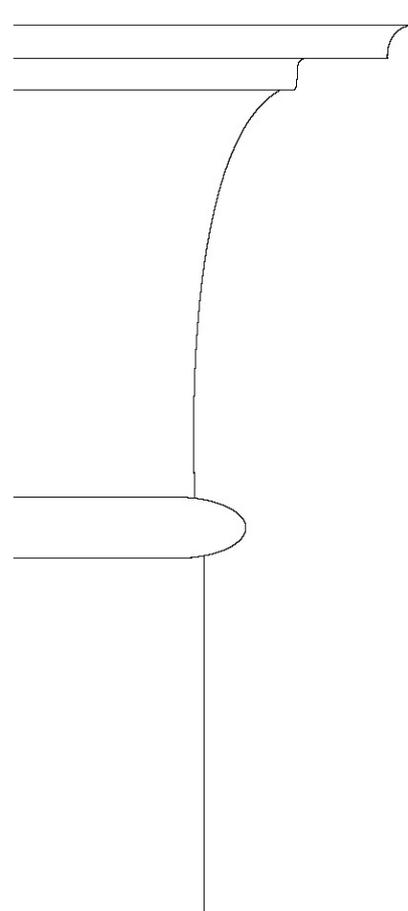
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| Drawn by: KH | Report No: 1742 |
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Type 1 : Squat Capital



Type 2: Pipe Column



Type 3: Fluted Capital

Key:



Fig. No: 9 Revision: A Client: East Lothian Council

Title: Column profiles and typology

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1742

Fig 10a - North facing elevation fronting the High Street



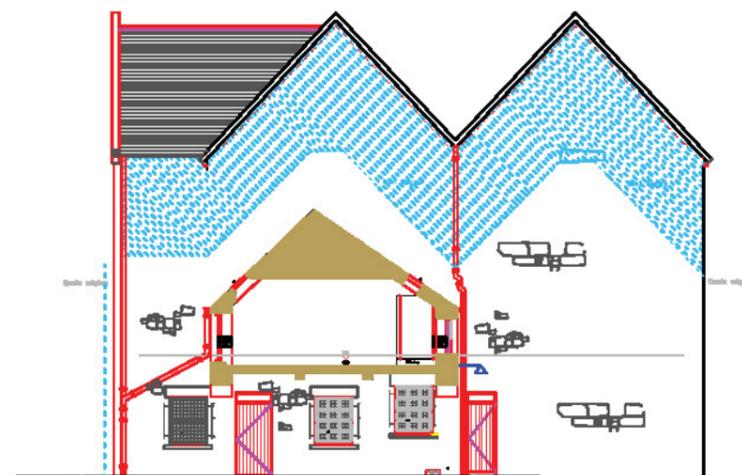
Key:

Later mid-nineteenth century built

Fig 10b - South facing elevation fronting Lodge Street

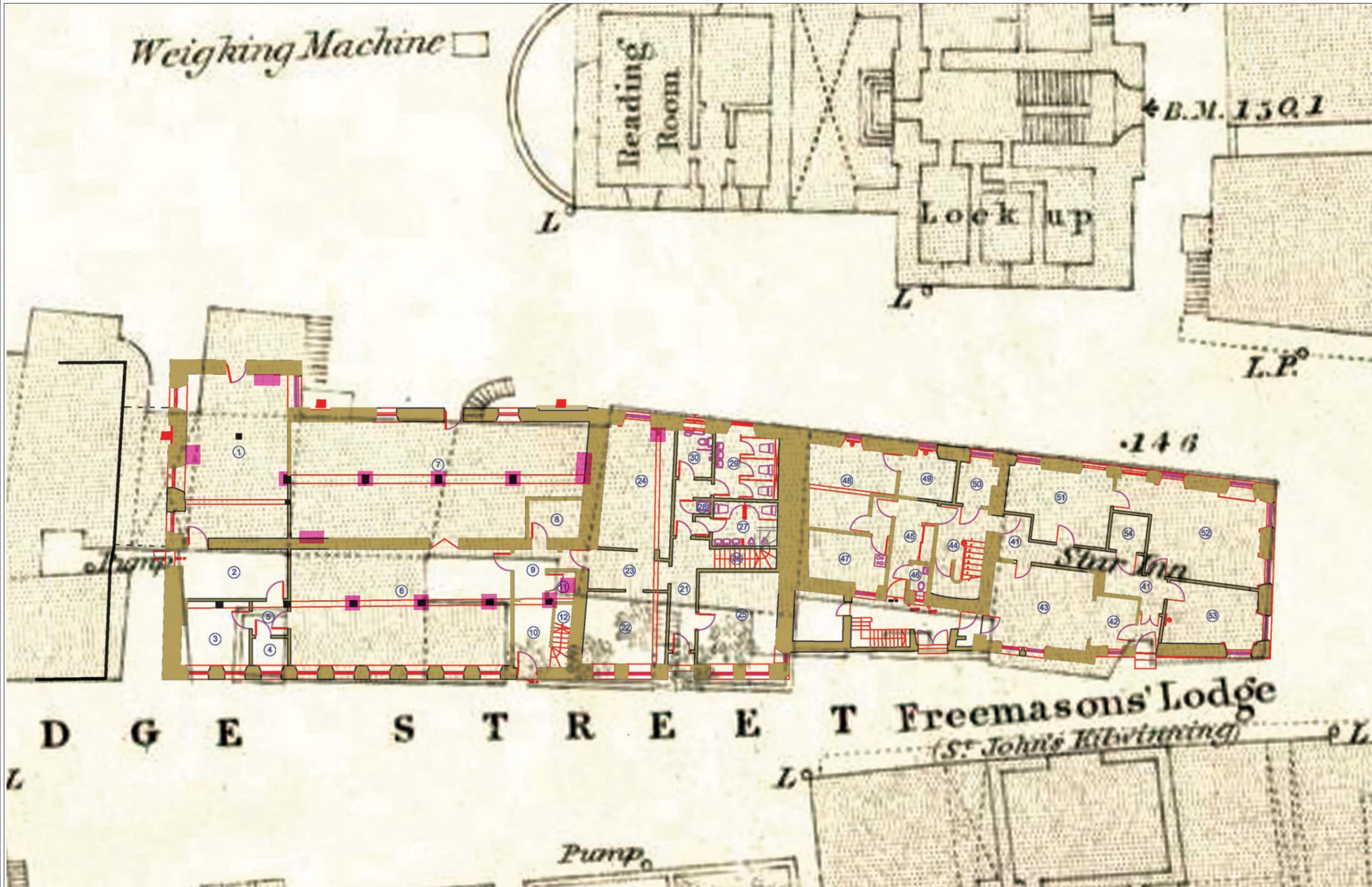


Fig 10c - West facing elevation



Key:

Highlighted features exposed during 2009 soft-strip



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Fig. No: 11 Revision: A

Title:
 1853 OS map overlay on the existing ground plan

Project:
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Scale:
 1:200 @ A3

Client:
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Drawn by: KH Report No: 1742

Key:



Plate 1: Unit 7, west facing wall fireplace



Plate 2: Unit 24, east facing wall fireplace



Plate 3: Unit 1, fireplace



Plate 4: Unit 1, fireplace



Plate 5: Ground floor, Unit 23 Cylindrical Column



Plate 6: Ground floor, Unit 24 Pipe Column



Plate 7: Ground floor Unit 6 & 7 column type 3



Plates 8: Ground floor Unit 6 column type 1

Key:



Plate 9: Third floor, Type 1 Square Moulded



Plate 10: Third floor, Type 2 Inverted



Plate 11: Third floor, Type 3 Fluted Capital



Plate 12: Revealed doorway exposed during soft strip

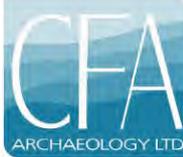
Key:



Plate 13 - North-facing elevation of the grain store with contrasting stonework on the second floor.



Plate 14 - East-facing elevation of the former City Bank (No 52) and the north-facing elevation of 53-54 High Street.

| | | | | |
|------------|--|-------------|------------------------------|--|
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| | Title: Plates 13-14 | | | |
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