

Historic Building Survey
Easter Dalmeny
South Queensferry
CITY OF EDINBURGH
EB16



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**HISTORIC BUILDING SURVEY
EASTER DALMENY
CITY OF EDINBURGH**

EB16

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Illustration 1: Site location plan

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Illustration 3: Exterior elevations of steading S block

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ABSTRACT

One block of a former farm steading was surveyed in advance of conversion to office space. The building, which appears on the First Edition OS map (1856) had already been partially converted under previous planning applications, with a replacement roof, inserted door and window, interior plywood lining and a poured concrete floor. The exterior was of lime-bonded stone rubble fabric of probable early 19th Century date. The survey was conducted on 20th September, 2021.

1 Background

1.1 Introduction

Galbraith Group, on behalf of Rosebery Estates, commissioned Alder Archaeology to undertake an archaeological Historic Building Survey of a partially converted steading at Easter Dalmeny Farm, West Lothian, in advance of the completion of conversion to office space. The proposed development site is a former farm outbuilding within a yard, centred on NGR NT 14999 77574. The work (site code EB16) was undertaken on 20th September, 2021, in overcast weather conditions. The requirement was to survey the whole of the building being converted, which comprised the S range of the steading.

The work was designed to satisfy the archaeological condition on development application reference 21/03374/FUL and Listed Building Consent 21/03381/LBC.

1.2 Aims and Objectives

The main aim of this investigation was to create a permanent photographic, illustrated and narrative record of the building in advance of development, taking account of current setting and condition, form, function and fabric and noting features of interest and any phases of construction and use.

1.3 Reporting

The present document has been prepared as the final report on this survey. Copies will be sent to the client, The National Record of the Historic Environment at Historic Environment Scotland, and City of Edinburgh Historic Environment Record.

1.4 Planning and Curatorial Issues

This standing building survey constitutes archaeological work designed to satisfy the outstanding archaeological condition on the planning consent for this development.

1.5 Acknowledgements

We wish to thank James L. T. Taylor of Galbraith for his assistance and guidance throughout this project. Galbraith Group funded this survey.

2 Details of Work

2.1 The Site (Illus 1)

Easter Dalmeny Farm is part of the Dalmeny Estate, situated to the W of Edinburgh and E of South Queensferry. It is a working farm and the base for farming operations on the estate. It lies c.400m E of the village of Dalmeny and is accessed via Main Street, which runs E from the village into the wooded grounds of Dalmeny House. The A90 passes E-W c.300m S of the farm. The surrounding land is generally flat and given over to arable cultivation.

2.2 Archaeological Potential

The steading is C-listed and appears on the First Edition Ordnance Survey map of the area (Linlithgowshire, sheet 3, surveyed 1854-55). As such, it is likely to date from the

period of agricultural improvement of the earlier nineteenth century. Under previous planning applications, the steading was converted to business units (04/02817/FUL), the roof was altered and rooflights installed (05/00406/LBC) and under application 16/00883/FUL (16/00882/LBC), the S block (the subject of the present survey) was altered via the formation of an accessible entrance and insertion of a window. As part of these various works, the interior of the S block was lined with plywood and a plastic sheet ceiling erected.



OS 1st Edition (published 1856), the S block is joined to the remainder of the steading



OS 2nd Edition (published 1897), the S block is detached at the W end and an additional linking block has been constructed around the mid-point of the N elevation

2.3 Archaeological Method

An Historic Building Survey was carried out to create a permanent record. This comprised: a full photographic record of the building in its current setting, with all main external and internal elevations and features of interest; annotated measured plan and elevation drawings of the building, together with location maps at appropriate scales; a narrative account, taking in the form, fabric, condition and function of the building,

together with features of interest, measurements of key features and details of any evidence of phases of construction and use.

2.4 Results of Investigations

General

The S block of the steading was detached from the L-shaped remainder to the W and N, all three blocks facing into a central yard. The S block, actually aligned (like the steading in general) NE-SW, measured 32.50m NE-SW externally x 7.00m transverse and stood 8.25m tall.

Interior

The interior of the S block was lined with plywood to a height of 2.00m, with plastic sheeting above and a ceiling of plastic sheeting below a modern replacement roof, over a poured concrete floor. Although probably originally two storey, the present configuration was one storey with a high ceiling. The plywood cladding obscured any roof beam sockets that may have been present. An area of rebuilding around the doorway at the E end reflected work undertaken under the 2016 planning application.

Exterior

The wall fabric was throughout of lime-bonded stone rubble, with a mix of stugged and unstugged roughly-shaped sandstone and whinstone blocks. The roof of grey slate was a recent replacement with a series of skylights dating from the various 21st Century works.

N elevation: The quoins at the NE corner had been replaced from the ground to approximately half-height, with evidence of rebuilding (including concrete) around a double door at the E end and a ground floor window at the W end, both of which were inserted in 2016. Also at the W end was a trio of linked arched entrances, the W example featuring a recently installed wooden slat door and filling, the centre having been infilled with coursed stone below a new window. The E example had been half-filled with stone rubble to create a single door entrance, the stone here being more weathered than in the centre and the work possibly dating from earlier in the life of the building. However, recent planning applications indicate that the W and centre apertures had been blocked on the inside, although this was not visible in the interior due to the plywood lining of the walls. The E end of the elevation bore the ghost of a gable, the roof ridge at wallhead height, indicating a former extension to the N (this is corroborated by the map evidence, see above). The centre of the elevation bore the shape, in lighter, less corroded stone, of another extension- presumably that featured on the OS 2nd Edition map (see above)- which partially overlapped the half-filled entrance and the construction of which must have occasioned the half-filling work. Also in the centre was a blocked, square window, filled with bricks and cement, which itself had been created within a longer, rectangular window, the base of which was now blocked with stone rubble.

S elevation: This featured, at the W end, a lean-to single room building currently in use as an office. This was a recent construction, not present on the 1st and 2nd Edition OS maps (see above). To the E of the office, the ground floor of the elevation featured a rectangular doorway 2.00m tall x 0.90m wide, and a square window, blocked with red brick; the first floor featured what may have been a loading door accessing a hayloft, the upper edge of which was at the wallhead. This had also been blocked with red

brick. Around the mid-point of the elevation, the first floor featured a small, square, shuttered vent, with red brick repair work either side suggesting the reconstitution of the wall face around what had previously been a larger aperture. Directly below was a large, rectangular window, also shuttered (and, behind the shutter, blocked), perhaps indicating the original dimensions of the first floor version at 1.20m tall x 0.90m wide. Further towards the E end was a shuttered doorway, 2.00m tall x 1.00m wide (and also blocked on the inside); between this and the brick-blocked doorway to the W was an area of difference in the stone fabric, marked by generally lighter, less corroded stone, which at the W side included the clear slope of a pitched roof above what may have been a wall junction. This may have represented the small, sub-circular protrusion indicated on the 1st Edition map (see above) which may have been a horse mill. At the extreme E end of the elevation was a vertical, 1.00m tall slit window, fully cased in tooled masonry and now blocked with cement. This was probably a vent, rather than a means of illumination.

W elevation: this was mainly blank, but bore traces of a gable ghost at the approximate level of the first floor, probably indicating the W junction (since demolished) of the S block with the rest of the steading, as indicated on the 1st Edition OS map (see above).

E elevation: Besides the areas of rebuilding around the ground floor quoins on the N side (see above), the main features of this elevation were a single ground floor doorway, either inserted or rebuilt, and a possible blocked vent directly above this at floor level. The doorway casing had been neatly built up in stacked, painted brick.

3 Interpretation

The S block was a simple, rectangular building that had, according to map evidence, once been attached to the remainder of the steading. The evidence of this attachment was still visible on the N and W elevations, while the S elevation bore evidence of a demolished extension, probably a horse mill, which also accorded well with the steading as depicted on the OS First Edition. Since the demolition of these parts of the steading to create the present free-standing block, the most radical alterations had happened in the last couple of decades under recent planning applications. The block itself, and the rest of the steading, was almost certainly of earlier 19th Century construction, the wall fabric of lime-bonded stone rubble being entirely in keeping with this assumption.

4 Conclusions and Recommendations

4.1 Recommendations for Further Work

Alder Archaeology consider that the building survey was conducted correctly and do not recommend further work on site in connection with the present development. However, the final decision ultimately rests with the City of Edinburgh Council Archaeology Service.

5 Bibliography

Ordnance Survey, *Linlithgowshire, Sheet 3, Survey date: 1854-55, Publication date: 1856 (six inches to a mile, First Edition)*

Ordnance Survey, *Linlithgowshire, Sheet III.SW, Date revised: 1895, Date published: 1897*

Appendix 1 Photographic Register

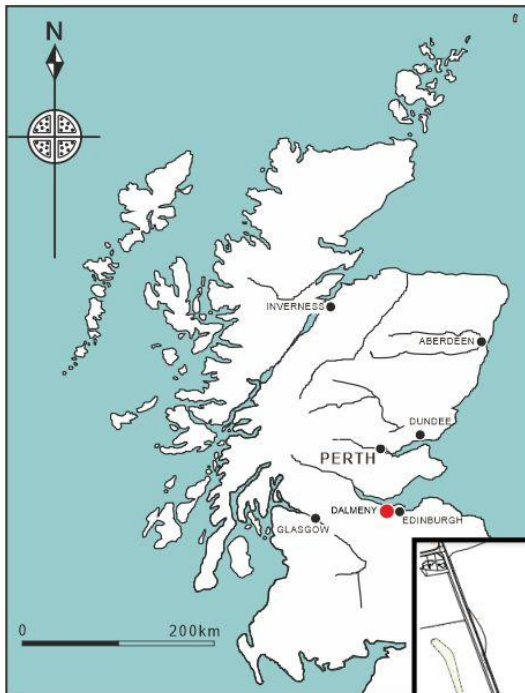
<i>Image No</i>	<i>Description</i>	<i>View</i>
1-8	Location shots, S block of steading in yard	SW, S, WSW, W
9	Location shot, Main Street from yard	NNW
10-12	Location shots, S block of steading in yard	NW, WNW, W
13-16	Exterior, N elevation, oblique	SE, SW
17-19	Exterior, N elevation, W end	S
20-22	Exterior, N elevation, E end	S
23-25	Exterior, N elevation, detail, gable ghost on E end	S
26-28	Exterior, N elevation, detail, arched doorway, partially blocked	S
29-30	Exterior, W elevation, oblique	SE
31-32	Exterior, W elevation, oblique, detail, gable ghost	SE
33-36	Exterior, E elevation	W
37-39	Exterior, S elevation, oblique	NW
40-42	Exterior, S elevation with lean-to office, oblique	NE
43-45	Exterior, S elevation, lean-to office, W end	N
46-47	Exterior, S elevation, mid-section, brick-blocked doorway and windows	N
48	Exterior, S elevation, detail, shuttered window, oblique	NE
49	Exterior, S elevation, E end, oblique	NE
50-53	Exterior, S elevation, E end, detail, shuttered windows	NW, N
54-56	Exterior, S elevation, E end, detail, slit window/vent, oblique	NE
57-59	Exterior, S elevation, E end	N
60-62	Exterior, E elevation of lean-to office	W
63-65	Exterior, W elevation, oblique	NE
66	Exterior, W elevation, oblique, detail, gable ghost	NE
67-68	Interior, general view	SE

69-70	Interior, N elevation, oblique	NE
71-72	Interior, S elevation, oblique	SE
73-74	Interior, E elevation	E
75-79	Interior, N elevation, detail, rebuild around door at E end	NE, N
80-82	Interior, S elevation, detail, bare stone	S, SE
83-84	Interior, W elevation	W
85-86	Interior, N elevation, detail, window at W end	N
87-88	Interior, plastic sheeting ceiling	E

Appendix 2 Discovery & Excavation in Scotland Entry

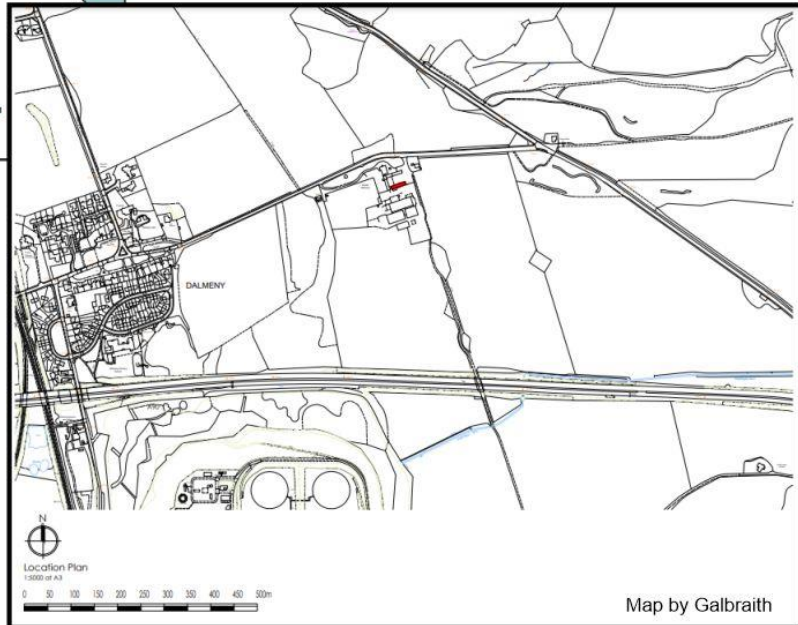
LOCAL AUTHORITY:	City of Edinburgh
PROJECT TITLE/SITE NAME:	Easter Dalmeny
PROJECT CODE:	EB16
PARISH:	Dalmeny
NAME OF CONTRIBUTOR:	C Fyles
NAME OF ORGANISATION:	Alder Archaeology Ltd
TYPE(S) OF PROJECT:	HBR
NMRS NO(S):	-
SITE/MONUMENT TYPE(S):	Steading
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 14999 77574
START DATE (this season)	20/09/2021
END DATE (this season)	20/09/2021
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	One block of a former farm steading was surveyed in advance of conversion to office space. The building, which appears on the First Edition OS map (1856) had already been partially converted under previous planning applications, with a replacement roof, inserted door and window, interior plywood lining and a poured concrete floor. The exterior was of lime-bonded stone rubble fabric of probable early 19 th Century date.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	-
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ARCHIVE LOCATION (intended/deposited)	HES (intended)

Illus 1



Easter Dalmeny Site Location

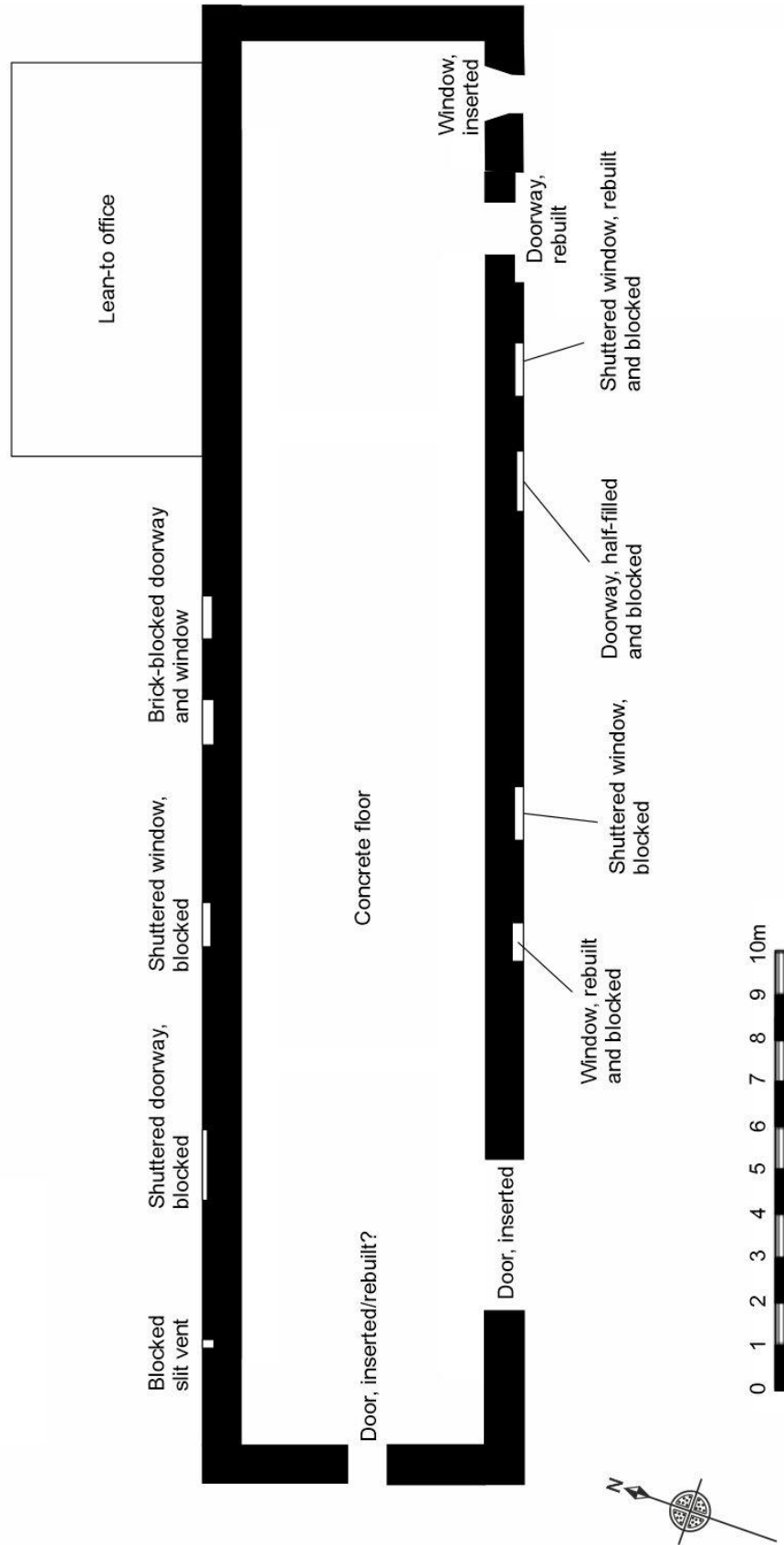
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Illus 2 Floor plan of steading

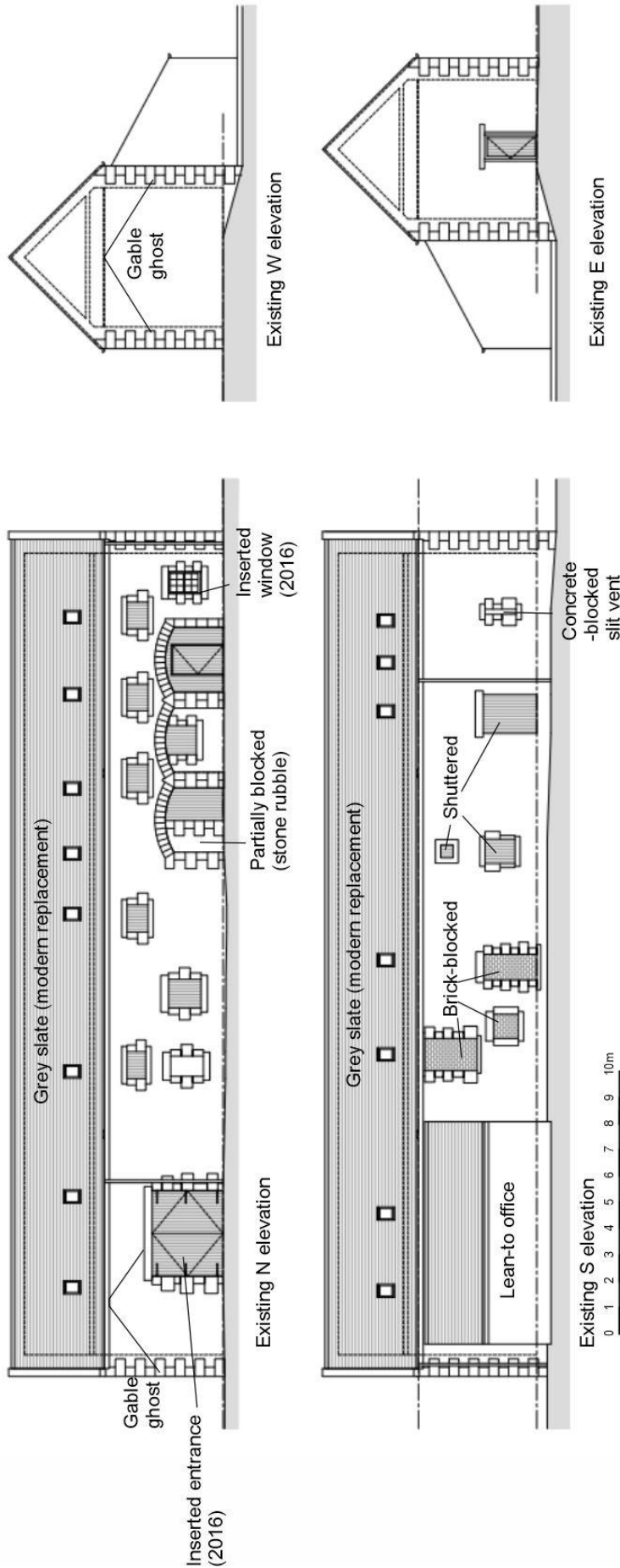


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Base drawings by Galbraith

Illus 3 Exterior elevations of steading S block



Base drawings by Galbraith