

Birgham Haugh Steading

Birgham, Berwickshire

Historic Building Survey

for Douglas and Angus Estates

July 2011



E exterior elevation of the steading complex, from the NE

Addyman Archaeology

Building Historians & Archaeologists

a division of Simpson & Brown Architects
St Ninians Manse Quayside Street Edinburgh Eh6 6EJ
Telephone 0131 554 6412 Facsimile 0131 553 4576
admin@addyman-archaeology.co.uk www.simpsonandbrown.co.uk

Birgham Haugh Steading

Birgham, Berwickshire

Historic Building Survey

for Douglas and Angus Estates

by Jenni Morrison

July 2011



General view looking SE



General view of the court interior looking NE

Contents

- 1. Introduction**
 - i. General
 - ii. Site and setting
 - iii. Methodology and report
- 2. The Main Courtyard Exterior**
 - i. North exterior elevation (S07)
 - ii. West exterior elevation
 - iii. South exterior elevation
 - iv. East Elevation (S09)
- 3. The Courtyard Interior**
 - i. General
 - ii. North range (drawing S08)
 - iii. West range (drawing S11)
 - iv. South range (drawing S12)
 - v. East range (S11)
- 4. The bothy (drawings S07, S08)**
 - i. General
 - ii. Exterior
 - iii. Interior
- 5. Conclusion**

Bibliography

Appendix A Drawings

- S04 Ground floor plan – showing photograph locations
S07 North elevation
S08 North range south elevation
S09 East elevation
S10 East range west elevation
S11 West elevation
S12 South range north elevation
S13 South range south elevation

Appendix B Photographic contact sheets

Illustrations

Figures

- 1 Location plan*
- 2 Site plan*

Plates

- 1 North elevation, detail of decorative vents*
- 2 North elevation, dressing around main arched entrance*
- 3 North elevation, main arched entrance*
- 4 West elevation, blocked vent hole*
- 5 South east corner of the steading court, cobbled surface*
- 6 General view of the south range of the steading complex, looking NE*
- 7 South wall of south range - change in build is visible to the right of the door*
- 8 General view of the east exterior side of the steading complex, looking NE*
- 9 General view of the east exterior side of the steading complex, looking SE*
- 10 Detail of doocot entrance*
- 11 Part of the south side of the north range*
- 12 Plate on grain processing machinery*
- 13*
- 14 General view of the rear of the bothy looking SSW*
- 15 Detail of relict dressings*
- 16 South frontage of the bothy*
- 17 Detail of east end of south frontage*
- 18 General interior view, looking west*
- 19 Detail of partition scar*

Acknowledgements

Site survey by Jenni Morrison and Kenneth Macfadyen.

Report by Jenni Morrison, edited by Tom Addyman and K Macfadyen.

Birgham Haugh Steading

Birgham, Berwickshire

Historic Building Survey and Analytical Assessment

1. Introduction

i. General

Addyman Archaeology undertook a historic building survey of Birgham Haugh Farm steading in the village of Birgham, near to Coldstream in Berwickshire. The steading is to be redeveloped by Ristol Hirsell (contact, Mark Richardson), for Douglas and Angus Estates. Previous planning consent by Scottish Borders Council included a condition imposed by their then Archaeology Officer, Rory MacDonald in 2007, requiring a desk-based assessment (DBA), an archaeological evaluation and a standing building recording. Following submission of a Written Scheme of Investigation (WSI) by Addyman Archaeology, and its approval by SBC, the initial stages of archaeological works were carried out by Addyman Archaeology in 2008 and comprised the DBA and an archaeological evaluation. The present report fulfils the final stage of the condition, for a standing building survey, this discussed further and agreed with Scottish Borders Council's incumbent Archaeology Officer, Chris Bowes.

Site survey work for this phase was undertaken by Kenneth Macfadyen and Jenni Morrison between the 1st and the 12th of July 2011. This report was written by Jenni Morrison.

ii. Site and setting

The Steading is located on the north bank of the River Tweed on the east side of the village of Birgham, in Berwickshire, *figure 1*. The complex consists of a rectangular courtyard with buildings upstanding around three sides. A separate small single story building, known as *the bothy*, lies to the east of the main group and was included in the survey. A large stone farmhouse associated with the steading also lies to the east but is out-with the development area and therefore the scope of this project.

The Courtyard fronts onto the main Coldstream to Kelso road which runs through the village (see *frontispiece*), the western boundary of the site is formed by an unsurfaced lane which goes down to the banks of the Tweed. Immediately to the south of the steading lies a small graveyard (and site of medieval chapel), with the farmhouse and gardens directly to the east.

iii. Methodology and report

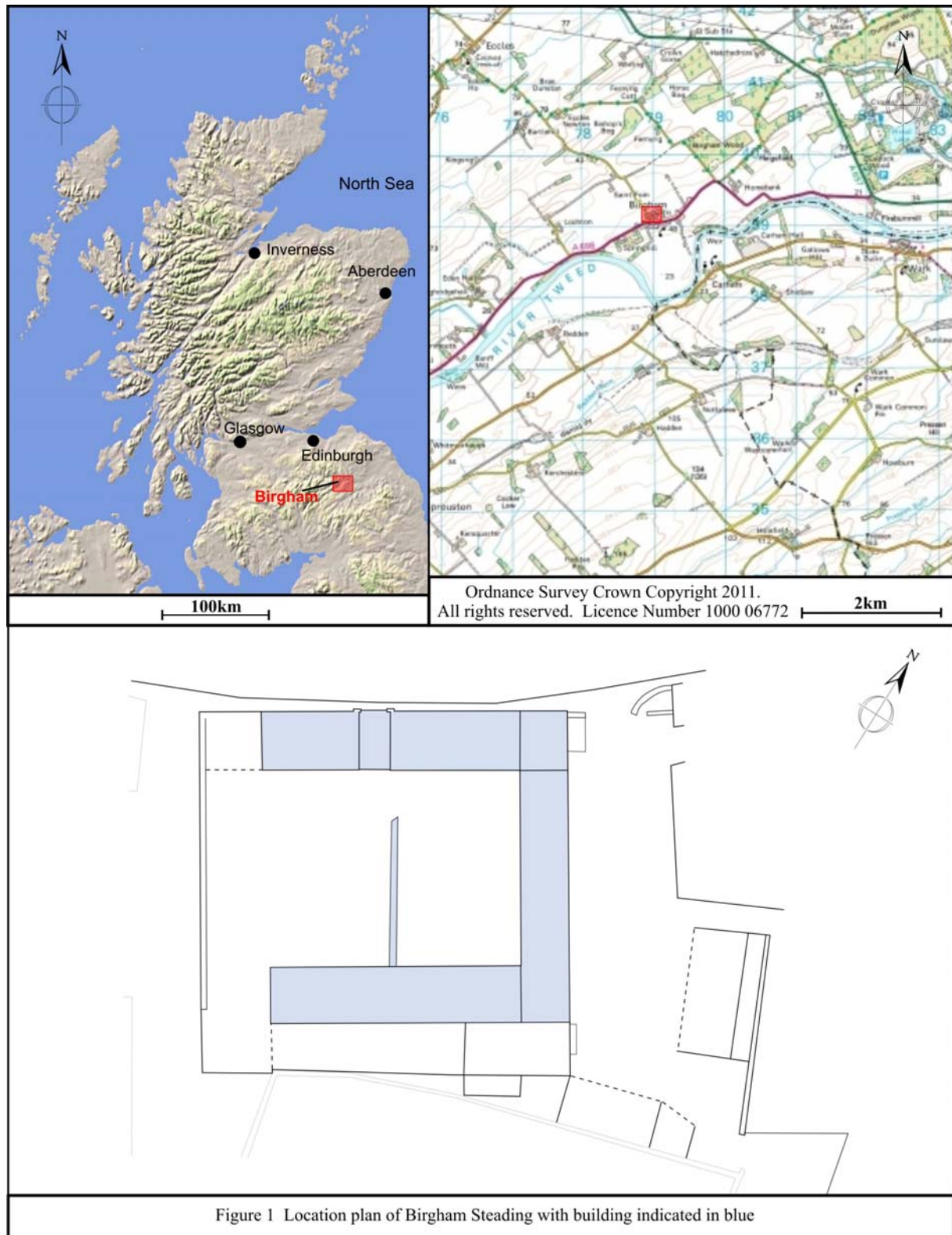
As previously stated a desk-based assessment (DBA) which looked at documentary and map-based evidence for the development of the site was carried out in 2008 and is reported separately (Philips, 2008).

The exteriors of the buildings were recorded using a set of architectural survey drawings produced by Simpson and Brown Architects in September 2007. These drawings were reproduced at a scale of 1:50 and additional detail and interpretative notes were added on site; the digitised versions of these drawings are included in this report at a scale of 1:100 – see *Appendix A, drawings S04, S07-13*.

A full digital photographic survey was undertaken. This included all interior and exterior elevations where accessible, together with close-ups of areas of particular interest. The location of the

photographs is illustrated on the site plan (*Appendix A, drawing S04*). The full collection of digital photographs is supplied on a CD, accompanying a digital version of this report.

The following report comprises a written description of the buildings that form the steading complex.



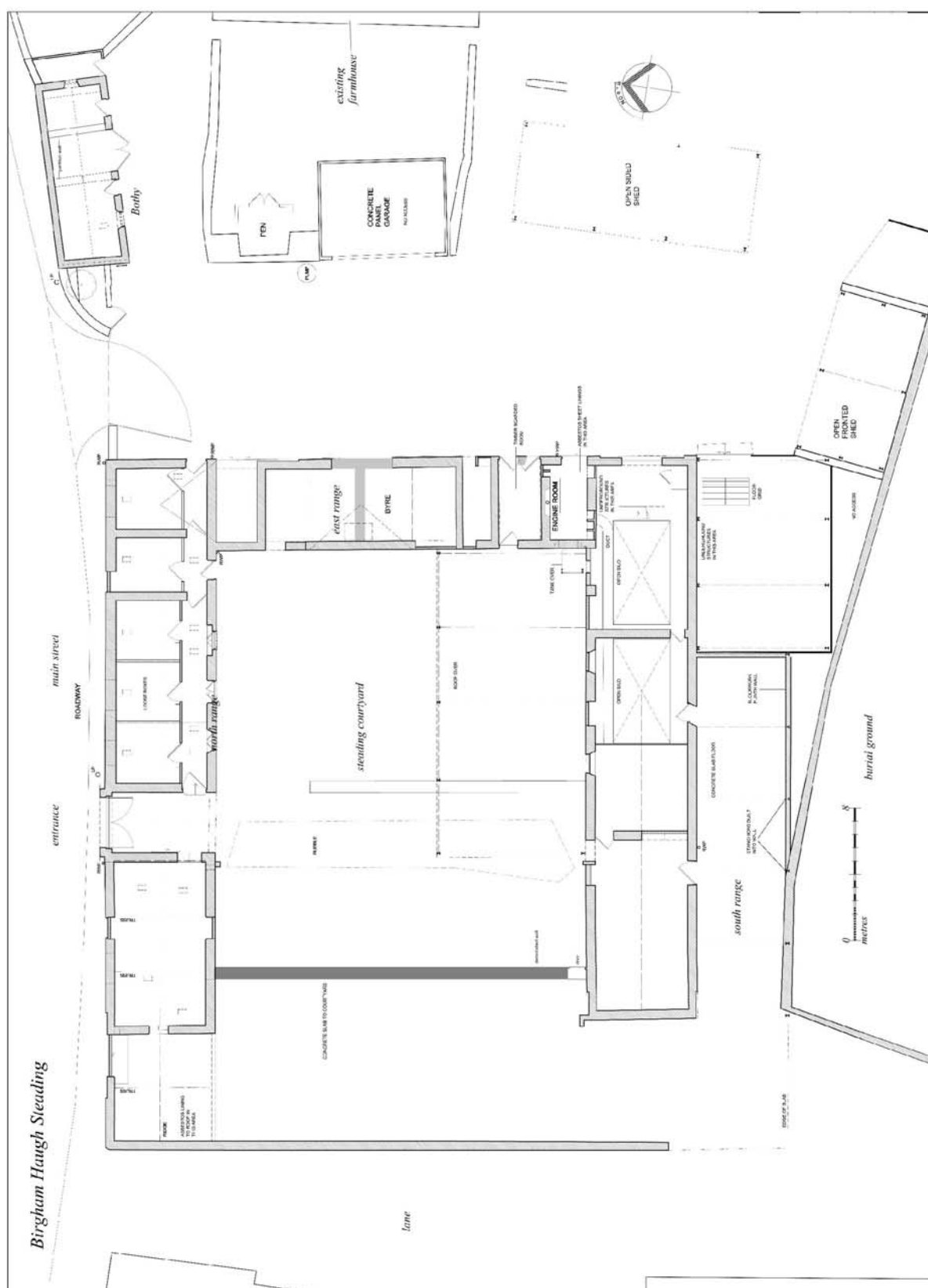


Figure 2 site plan

2. The Main Courtyard Exterior

i. North exterior elevation (drawing S07)

The exterior elevations of the courtyard are built from squared yellow sandstone rubble bonded with lime mortar. Where erosion is not severe quoins, sills, lintels, etc. show broached dressing with either fine broached dressed or polished margins.

The north, street-facing façade is punctuated just below roof level with decorative iron vent grills which are set within openings defined by dressings (plate 1).

The main entrance is situated slightly to the right of centre. The gabled entrance arrangement breaks forward slightly from the general plane of the elevation. This is detailed with decorative chamfered corners and a plain shield in the centre close to the gable apex. The dressings defining the arched entrance itself have finely detailed broached tooling and a chamfer at the angle (plate 2). Paired painted timber doors are still *in situ*. The three other minor openings through this elevation have been blocked and plastered over, the latter detailed to suggest tooled stonework.



Plate 1 North elevation, detail of decorative vents Plate 2 North elevation, dressing around main arched entrance

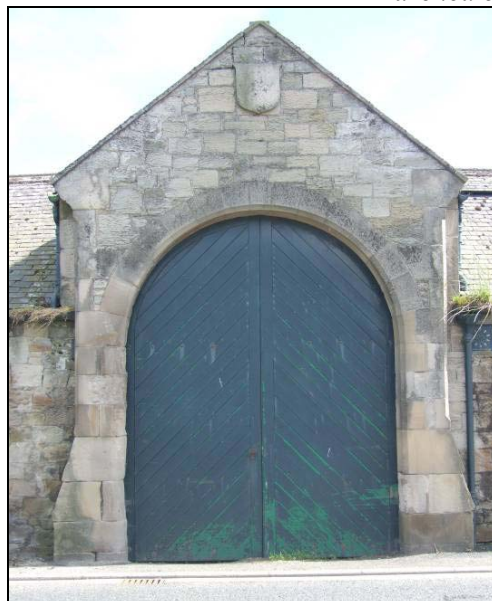


Plate 3 North elevation, main arched entrance

The mortar and indeed sandstone has been badly eroded up to around 1m from street level. There is however no evidence to suggest different phases of construction within the main façade.

ii. West exterior elevation

The west external elevation similarly appears to represent a single phase of construction. There are no longer any structures extant against the interior of this wall. The 1st Edition Ordnance Survey of 1862 shows a building along the western edge of the site adjacent to the lane, a more substantial building is also evident on the 2nd Edition of 1898, and later editions. The only features relating to this building are small blocked openings very similar to those housing the iron vent covers in the north elevation. They are also located at the top of the wall and have dove-dressed jambs, sills and lintels. They have been blocked with yellow sandstone pointed with lime mortar (*plate 4*).

A small area of cobbles survives at the southwest corner of the steading complex; it is possible that similar such cobbles would originally have formed the surface for the entire courtyard (*plate 5*). The surviving section suggests the surface extended from the steading court to the adjacent lane.



Plate 4 West elevation, blocked vent hole



Plate 5 South east corner of the steading court, cobbled surface

iii. South exterior elevation

The south elevation faces onto the graveyard and beyond looking down towards the River Tweed, *plate 6*. Of the exterior elevations this displays the greatest complexity, with more than one principal phase of construction and several alterations in evidence. The arrangement of this elevation is clearly less decorative and more functional than either the north or west elevations. The openings are not symmetrically arranged and there is an upper storey with three windows just below roof height and a large dormer with double timber doors. Later lean-to structures with corrugated iron roofs and concrete floors have been built along this elevation; one is still extant. Steel joists have been inserted through the original wall to support these later constructions.

The main build is of squared yellow sandstone with dressed jambs, sills and lintels to match the other elevations. However the lower section of the wall extending up to a maximum of 1.5m is constructed from a mixture of materials, including a high percentage of river cobbles, mixed rubble, and yellow sandstone.

There are two possible explanations for this. This elevation had no principal entrance through it and was not visible from either the main road or the lane, therefore it may have been thought unnecessary to use the squared yellow sandstone for the entire construction. However if this was the case and the elevation is the result of a single phase of construction one would expect the building material to be more mixed, rather than there being a vertical distinction between the two build types. Therefore it

seems more likely that there was an earlier structure on the same alignment which was incorporated into the new south range of the steading. The random nature of the masonry of this initial building would suggest it may have been a boundary wall. There is no building indicated on the 1st Edition OS map of 1862.



Plate 6 general view of the south range of the steading complex, looking NE



Plate 7 South wall of south range - change in build is visible to the right of the door

Further alterations include the slapping through of an oblique doorway (*plate 7*) to the right of the dormer window, and the addition of a brick chimney.

iv. East Elevation (S09)

The east elevation which faces onto the rear of the farmhouse is the least uniform and most dilapidated of the external facades (*plates 8 and 9*). It is similar to the other external elevations in that the buildings are of yellow squared sandstone rubble, with dove-dressed lintels, sills, jambs and archways where present. However the overall impression is quite different due to the variety of structures, lack

of symmetry of openings and variety of roof heights. This lack of uniformity was necessary to accommodate the different functions this range of buildings served.



Plate 8 General view of the east exterior side of the steading complex, looking NE



Plate 9 General view of the east exterior side of the steading complex, looking SE

There was no differentiation in phasing in evidence within the masonry-built elements of the range. However the south end of the range had a large corrugated iron shed added in the 20th century.

3. *The Courtyard Interior*

i. *General*

The internal courtyard is rectangular with builds extant along three sides. The buildings which formed the west range have been demolished leaving only the western wall. The courtyard no longer has its original surface. Although it would seem likely that the small area of cobbles at the south east corner is representative of how the courtyard interior would have been surfaced (*plate 5*, above).

The elevations facing to the courtyard have a very different appearance from the exteriors. The masonry is far more mixed with frequent use of river cobbles and random pieces of stone of varying size and some brick. Where sandstone rubble is used it is less squared, and is largely employed as lintels, sill and jambs. Although these have broached dressing it is generally of poorer quality.

The north and south ranges appear to have served separate, single functions. The north range provided accommodation for animals with loose boxes for horses and more open areas possibly for cattle. The presence of vents along the western wall identical to those along the north elevation may indicate that the demolished western range of buildings was also to house livestock. The south range latterly was used for processing grain. Although the machinery is 20th century in date it may have replaced earlier examples, hence indicating the original function of these buildings.

The western range is different as it contains a variety of different sized rooms that served different functions; these are described in more detail below. The south west corner of the courtyard is occupied by a large open sided modern structure with a corrugated iron roof.

ii. *North range (drawing S08)*

The north elevation of the courtyard is the most attractive, containing as it does the main arched entrance arrangement, this positioned to the left of centre (see *frontispiece*). Unlike the exterior arch, on the interior the opening is formed with cream brick. Above the arch are the openings into the pigeon loft above the entrance, *plate 10*. There are ten arched holes set within a pyramidal arrangement of projecting yellow sandstone cut slabs that also serve the function of alighting ledges.

To the east of the entrance the building is subdivided into five roughly equally sized loose boxes for horses. These are reached by a corridor running the length of the building on the south side. To the west of the entrance are two interconnected larger rooms. The doorway into the courtyard has been blocked therefore access is from the entrance passage or the open west end. The presence of ventilation openings at roof height, identical to those on the east side would suggest they were to accommodate livestock, possibly cattle.



Plate 10 detail of doocot entrance



Plate 11 part of the south side of the north range

iii. West range (drawing S11)

A wall stub shows the location of the western elevation is all that remains. It shows that this range was far wider than the other three. There is also evidence of a narrow doorway at the southern most end of the range. It is presumed that other openings would have existed, but no evidence of these remains. It is thought that the blocked ventilation openings, which are identical to those seen in the north range, would suggest this west range was also for the accommodation of livestock.

iv. South range (drawing S12)

The south range has undergone some major alterations in order to accommodate the modern grain processing equipment which it still houses. Three of the original openings have been blocked with the remaining two, at either end being considerably narrowed. The western end of the range comprises a large open room whilst the east end is occupied by two large grain silos. A partial upper floor survives in this area, accessed from the south by the dormer in the south elevation. A plate detailing the manufacturer of the grain drying machinery was still present (*plate 12*).



Plate 12 plate on grain processing machinery

v. East range (S11)

The main structure of the buildings that form the east range represents one phase, in common with the other ranges. Changes in how the buildings were used over time are represented by alterations to openings, such as the insertion of new doorways. The southernmost room adjacent to the grain drier was latterly employed as an engine room. To the north the narrow room was timber lined, which may suggest it had functioned as an office. The next area was a narrow pend allowing access from the courtyard to the east side.

A large byre formed most of the remainder of the range with a small room at the north end only accessible from outside the courtyard. Evidence in the masonry and on the ground suggest that the byre was originally subdivided into two equally sized rooms which were only accessible from the interior of the courtyard (*plate 11*). At a later date this partition wall was demolished and a large opening knocked through to allow access from the east of the Steading.



Plate 13

4. *The bothy* (drawings S07, S08)

i. *General*

The building known as *the bothy* is located to the east of the main steading complex, backing onto the main street on the opposite side of the site entrance, *plates 14* and *16*. The building is constructed from a mixture of yellow sandstone rubble and river cobbles. The roof is of slate. The perimeter wall of the farmhouse abuts its north east corner. The style and build of the bothy would suggest it predates the steading proper, this further indicated by the presence of buildings in the vicinity of the bothy that appear on early maps, at which time the steading is not visible (*Philips 2008*). It is thought that at least part of one of these buildings may have been incorporated into the building which still stands today. Leaning against the eastern gable is a small-brick built structure latterly used as an aviary.



Plate 14 *general view of the rear of the bothy looking SSW*

ii. Exterior

The north elevation has no openings at present, and large parts of it are smeared with coarse lime mortar, *plate 14*. The bottom part has been heavily eroded causing damage to the stone and the pointing. There was however a broached dressed lintel and jamb which may have indicated a window or door which had been truncated and blocked, *plate 15*. There was also an indication of a joint or break in the masonry (*drawing S07*).

Plate 15 detail of relict dressings



On the south façade the western end is built of poorer quality stone, with a high percentage of river cobbles, whilst the east end is predominantly built of squared yellow sandstone, *plate 16*. The latter suggests that the eastern end of the building was rebuilt, possibly around the time of the existing steading when yellow sandstone would have been readily available. At the western corner there is also evidence of a wall coming out from the main building, *plate 17*. The quoins indicate that this wall did not extend to the full height of the bothy, so may have been a boundary wall rather than part of another building.



Plate 16 south frontage of the bothy



Plate 17 detail of east end of south frontage

iii. Interior

The interior of the bothy is currently a single large room, lit by a window in the east gable and one to the left of the doorway. The walls are largely obscured by mortar and white wash (*plate 18*), although it is possible to see where two partition walls would have originally divided the room into three (*plate 19*). Both of the partition walls are of similar thickness to the external walls. The westernmost partition wall demarcates a change in the height of the floor, which is now concrete.

Each of the two end rooms would have been accessed by a single timber door from the south and had windows, as described. The central room had double timber doors. It was not clear if the rooms could be accessed from each other internally.



Plate 18 general interior view, looking west



Plate 19 detail of partition scar

There is no specific evidence of what this building may have been used for, although small buildings known as *bothys* are common on farms in the Borders, and were used to provide accommodation for seasonal workers. However in this instance there is no evidence for a chimney to indicate a domestic function for this building.

It is clear that this building has undergone several phases of rebuilding and alteration, and it is possible that as part of these alterations the chimney was removed.

5. Conclusion

The steading complex at Birgham Haugh is a good example of a 19th century farm. It largely represents a single phase of planned construction during which some earlier features were incorporated, such as the walling within in the S Elevation and the bothy. The bothy possibly represents a remnant of a pre-improvement farm building on the site that was rebuilt and adapted during the subsequent development of the steading. Remodelling of the buildings took place throughout the 20th Century to allow the complex to be adapted to modern agricultural practices. The success of this adaptation allowed the buildings to remain in use until very recently.

Bibliography

Philips, S 2008 *Birgham Haugh Steading : Archaeological Evaluation*. Addyman Archaeology

Appendix A Drawings

| | |
|------------|------------------------------------|
| <i>S04</i> | <i>Ground floor plan</i> |
| <i>S07</i> | <i>North elevation</i> |
| <i>S08</i> | <i>North range south elevation</i> |
| <i>S09</i> | <i>East elevation</i> |
| <i>S10</i> | <i>East range west elevation</i> |
| <i>S11</i> | <i>West elevation</i> |
| <i>S12</i> | <i>South range north elevation</i> |
| <i>S13</i> | <i>South range south elevation</i> |

Appendix B *Photographic contact sheets*



1660 Birgham (001).JPG



1660 Birgham (002).JPG



1660 Birgham (003).JPG



1660 Birgham (004).JPG



1660 Birgham (005).JPG



1660 Birgham (006).JPG



1660 Birgham (007).JPG



1660 Birgham (008).JPG



1660 Birgham (009).JPG



1660 Birgham (010).JPG



1660 Birgham (011).JPG



1660 Birgham (012).JPG



1660 Birgham (013).JPG



1660 Birgham (014).JPG



1660 Birgham (015).JPG



1660 Birgham (016).JPG



1660 Birgham (017).JPG



1660 Birgham (018).JPG



1660 Birgham (019).JPG



1660 Birgham (020).JPG



1660 Birham (021).JPG



1660 Birham (022).JPG



1660 Birham (023).JPG



1660 Birham (024).JPG



1660 Birham (025).JPG



1660 Birham (026).JPG



1660 Birham (027).JPG



1660 Birham (028).JPG



1660 Birham (029).JPG



1660 Birham (030).JPG



1660 Birham (031).JPG



1660 Birham (032).JPG



1660 Birham (033).JPG



1660 Birham (034).JPG



1660 Birham (035).JPG



1660 Birham (036).JPG



1660 Birham (037).JPG



1660 Birham (038).JPG



1660 Birham (039).JPG



1660 Birham (040).JPG



1660 Birgham (041).JPG



1660 Birgham (042).JPG



1660 Birgham (043).JPG



1660 Birgham (044).JPG



1660 Birgham (045).JPG



1660 Birgham (046).JPG



1660 Birgham (047).JPG



1660 Birgham (048).JPG



1660 Birgham (049).JPG



1660 Birgham (050).JPG



1660 Birgham (051).JPG



1660 Birgham (052).JPG



1660 Birgham (053).JPG



1660 Birgham (054).JPG



1660 Birgham (055).JPG



1660 Birgham (056).JPG



1660 Birgham (057).JPG



1660 Birgham (058).JPG



1660 Birgham (059).JPG



1660 Birgham (060).JPG



1660 Birgham (061).JPG



1660 Birgham (062).JPG



1660 Birgham (063).JPG



1660 Birgham (064).JPG



1660 Birgham (065).JPG



1660 Birgham (066).JPG



1660 Birgham (067).JPG



1660 Birgham (068).JPG



1660 Birgham (069).JPG



1660 Birgham (070).JPG



1660 Birgham (071).JPG



1660 Birgham (072).JPG



1660 Birgham (073).JPG



1660 Birgham (074).JPG



1660 Birgham (075).JPG



1660 Birgham (076).JPG



1660 Birgham (077).JPG



1660 Birgham (078).JPG



1660 Birgham (079).JPG



1660 Birgham (080).JPG



1660 Birgham (081).JPG



1660 Birgham (082).JPG



1660 Birgham (083).JPG



1660 Birgham (084).JPG



1660 Birgham (085).JPG



1660 Birgham (086).JPG



1660 Birgham (087).JPG



1660 Birgham (088).JPG



1660 Birgham (089).JPG



1660 Birgham (090).JPG



1660 Birgham (091).JPG



1660 Birgham (092).JPG



1660 Birgham (093).JPG



1660 Birgham (094).JPG



1660 Birgham (095).JPG



1660 Birgham (096).JPG



1660 Birgham (097).JPG



1660 Birgham (098).JPG



1660 Birgham (099).JPG



1660 Birgham (100).JPG



1660 Birham (101).JPG



1660 Birham (102).JPG



1660 Birham (103).JPG



1660 Birham (104).JPG



1660 Birham (105).JPG



1660 Birham (106).JPG



1660 Birham (107).JPG



1660 Birham (108).JPG



1660 Birham (109).JPG



1660 Birham (110).JPG



1660 Birham (111).JPG



1660 Birham (112).JPG



1660 Birham (113).JPG



1660 Birham (114).JPG



1660 Birham (115).JPG



1660 Birham (116).JPG



1660 Birham (117).JPG



1660 Birham (118).JPG



1660 Birham (119).JPG



1660 Birham (120).JPG



1660 Birgham (121).JPG



1660 Birgham (122).JPG



1660 Birgham (123).JPG



1660 Birgham (124).JPG



1660 Birgham (125).JPG



1660 Birgham (126).JPG



1660 Birgham (127).JPG



1660 Birgham (128).JPG



1660 Birgham (129).JPG



1660 Birgham (130).JPG



1660 Birgham (131).JPG



1660 Birgham (132).JPG



1660 Birgham (133).JPG



1660 Birgham (134).JPG



1660 Birgham (135).JPG



1660 Birgham (136).JPG



1660 Birgham (137).JPG



1660 Birgham (138).JPG



1660 Birgham (139).JPG



1660 Birgham (140).JPG



1660 Birgham (141).JPG



1660 Birgham (142).JPG



1660 Birgham (143).JPG



1660 Birgham (144).JPG



1660 Birgham (145).JPG



1660 Birgham (146).JPG



1660 Birgham (147).JPG



1660 Birgham (148).JPG



1660 Birgham (149).JPG



1660 Birgham (150).JPG



1660 Birgham (151).JPG



1660 Birgham (152).JPG



1660 Birgham (153).JPG



1660 Birgham (154).JPG



1660 Birgham (155).JPG



1660 Birgham (156).JPG



1660 Birgham (157).JPG



1660 Birgham (158).JPG



1660 Birgham (159).JPG



1660 Birgham (160).JPG



1660 Birgham (161).JPG



1660 Birgham (162).JPG



1660 Birgham (163).JPG



1660 Birgham (164).JPG



1660 Birgham (165).JPG



1660 Birgham (166).JPG



1660 Birgham (167).JPG



1660 Birgham (168).JPG



1660 Birgham (169).JPG



1660 Birgham (170).JPG



1660 Birgham (171).JPG



1660 Birgham (172).JPG



1660 Birgham (173).JPG



1660 Birgham (174).JPG



1660 Birgham (175).JPG



1660 Birgham (176).JPG



1660 Birgham (177).JPG



1660 Birgham (178).JPG



1660 Birgham (179).JPG



1660 Birgham (180).JPG



1660 Birgham (181).JPG



1660 Birgham (182).JPG



1660 Birgham (183).JPG



1660 Birgham (184).JPG



1660 Birgham (185).JPG



1660 Birgham (186).JPG



1660 Birgham (187).JPG



1660 Birgham (188).JPG



1660 Birgham (189).JPG



1660 Birgham (190).JPG



1660 Birgham (191).JPG



1660 Birgham (192).JPG



1660 Birgham (193).JPG



1660 Birgham (194).JPG



1660 Birgham (195).JPG



1660 Birgham (196).JPG



1660 Birgham (197).JPG



1660 Birgham (198).JPG



1660 Birgham (199).JPG



1660 Birgham (200).JPG



1660 Birgham (201).JPG



1660 Birgham (202).JPG



1660 Birgham (203).JPG



1660 Birgham (204).JPG



1660 Birgham (205).JPG



1660 Birgham (206).JPG



1660 Birgham (207).JPG



1660 Birgham (208).JPG



1660 Birgham (209).JPG



1660 Birgham (210).JPG



1660 Birgham (211).JPG



1660 Birgham (212).JPG



1660 Birgham (213).JPG



1660 Birgham (214).JPG



1660 Birgham (215).JPG



1660 Birgham (216).JPG



1660 Birgham (217).JPG



1660 Birgham (218).JPG