29-31 High Street, Jedburgh

Scottish Borders

Historic Building Survey and Archaeological Monitoring : October 2012 – February 2013

Data Structure Report (AA.2013)

for

The Scottish Borders Council

February 2014

General view of the rear of the property during early stages of demolition

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by Tom Addyman, Kenneth Macfadyen and Coralie Mills

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29-31 High Street, Jedburgh
Scottish Borders

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Executive summary

29-31 High Street Jedburgh was an historic street frontage property whose poor condition led to approval for its demolition. Attendant upon approval was a requirement to undertake a prior historic building survey and for the demolition process to be monitored closely. From the visible elements of the rear wall of the building, even before access was possible, it was clear that this was a structure of early origin – with openings displaying chamfered and roll moulded surrounds, relieving arches over, etc. suggesting a dating of the 17th century or before. Surviving masonry elements of a rear wing, demolished in recent years, indicated this also to have been of comparatively early date, perhaps of the 17th or early 18th century.

Stripping out of later finishes, plasterboard, etc. internally, permitted a systematic historic building survey to be undertaken. Analysis revealed that the northeast gable wall likely preserved the earliest surviving *in situ* fabric, including parts of a stone turnpike stair at the rear, east corner of the structure. This preserved blocked entrances detailed with chamfered surrounds that had formerly led into the adjacent property to the northeast, indicating that the surviving remains represented a substantial structure that had extended across both burgage plots.

With the exception of the northeast wall the earlier structure seems to have been comprehensively rebuilt. This second major phase of work extended to the full footprint of the existing structure, much of which still survived intact, including the southwest gable wall, additions to the northeast wall, the rear wall at ground and first floor levels, the first floor level of the frontage, and well preserved timber floor structures at first and second floor levels. At the original eaves level of the rear wall the truncated remains of the rafter feet and ties of the associated roof structure survived embedded within the surrounding masonry of a later raising of the wall head. Cereal chaff recovered from this area indicated a thatched roof at that period.

The remaining floor structures were notable for mostly being of oak and for the fact that the timbers were notably sinuous and minimally dressed, apart from the thorough stripping of bark, no doubt for tanbark. Dating of the floor and roof timbers by dendrochronology (by Coralie Mills) indicated the same year of felling for the whole oak structure, and in a few samples it was also possible to identify the season of felling as the winter of 1667/8 – indicating 1668 as the earliest likely date of construction for this secondary rebuild of the structure. Tree-ring analysis indicated local native oak was used, significant as this is the most recent native oak structure so far dendro-dated anywhere in Scotland, from a period when imported pine usually dominates. This highlights the largely untapped dendro-potential in the Scottish Borders. A group of young pine timbers from the building have not yet been analysed.

The walling of this phase incorporated a number of reused stones many of which displayed fine diagonal tooling suggestive of a medieval date. A notable concentration of such stones was recorded within the masonry of a projecting chimneybreast within the west wall. At ground floor level these included a very substantial lintel with chamfered aris and two recycled engaged capitals of

ecclesiastical character – of later 12th or earlier 13th century date and not dissimilar to some of those remaining *in situ* at Jedburgh Abbey. Elsewhere a similarly early moulded window mullion section, also of ecclesiastical character, was recorded.

The upper parts of the building had seen considerable later reworking, likely in the later 18th or early 19th century, including the formation of a full second storey and the construction of a new roof structure of sawn pine. The remaining earlier parts of the structure had seen numerous minor secondary modifications.

Given the structure was to be demolished it was possible to carry out a systematic bulk sampling of the groups of historic timbers within the building, including full recovery of the surviving elements of the early roof foot assembly in the rear wall, thus enabling a detailed record of their constructional details.

Ground investigations within the structure, associated with the necessary new propping of the side walls, failed to identify surviving archaeological remains, natural subsoil being rapidly encountered.

A record of the project works has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addymana1-169389) and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland – see *Appendix F*.

1. Introduction

i. General

Addyman Archaeology were commissioned by The Scottish Borders Council (principal contact, Dr Chris Bowles, Archaeology Officer; also Mark Douglas, Principal Officer (Heritage and Design)) to undertake an analytical assessment, historic building survey and archaeological monitoring during demolition at Nos. 29-31 High Street, Jedburgh (*NT 65078 20654*).

This historic burgh tenement of 3½ stories, with two shop premises fronting on to the High Street (until 2002 an electrical outlet run by the late Bert Dalgleish, and the *Coffee Pot* café), had deteriorated in recent years. The building had ultimately been compulsorily purchased by The Scottish Borders Council and stabilised. Much derided locally as an eyesore and the propping of its frontage an obstruction, consent was granted for its demolition. Demolition and new structural stabilisation works were carried out to a design developed by Aitken & Turnbull, Galashiels (contact, Mark Landles).

The specific purpose of the archaeological and recording works was to develop a good understanding of the history and architectural evolution of the building and to undertake a formal record before and during demolition. Demolition presented the rare opportunity of examining every aspect of the fabric of the structure and its constituent elements.

ii. Project works

a. Earlier work

A previous building recording exercise was carried out at the site in June 2009 by AOC Archaeology Group. This involved an assessment of the structure, a Desk-Based Assessment of historical sources, principally early map evidence relating to the site, and a laser-scanning exercise extending to the building's external envelope. Outline elevation drawings were made of the front and rear elevations. Following their architectural appraisal it was concluded,

The former shop probably dates from the late 18th century and is a three-bay three-storey building with shop front to the ground floor and accommodations above. It is now in a ruinous state and has been much modified over the years as the rear of the building has undergone some demolition in the 1980s, exposing original and later bricked-up openings to the rear south-facing elevation.

b. Strip-out and standing building record

Following visual inspection of the property by Dr Chris Bowles and Mark Douglas, who suspected the building to be more complex and of earlier origin than supposed, Tom Addyman carried a further inspection on 11 January 2012. The series of early openings visible on the rear elevation, their moulded detail, relieving arches over, and other features indeed suggested the structure to be of early date, perhaps of the 17th century or earlier. Now at too late a stage to argue for the retention of the building, a project design was agreed for its detailed recording before and during demolition – preservation by record.

General recording works before demolition and during internal strip-out were carried out between 30 October and late December 2012. Recording works were undertaken by Kenneth Macfadyen, Ross Cameron and Jenni Morrison. Two large pits were excavated within the building in late November to provide footings for structural propping; these were recorded by Ross Cameron.

c. Monitoring, further recording and sampling during demolition

Monitoring and further recording works during demolition began in mid-January 2013 and continued to 26 February. Tom Addyman and Kenneth Macfadyen made periodic site inspection visits that continued to April 2013.

d. Dendrochronology

In conjunction with Addyman Archaeology's work at the site, though separately commissioned by The Scottish Borders Council, was a programme of dendrochronological (tree-ring) assessment and sampling, carried out by Dr Coralie Mills. An initial site assessment was made on 21 November 2012 (assessment report, 23 November 2012) with a sampling-related visit made on 26 February 2013, and a further site visit made on 10 April. The findings were drawn together in a concluding report, *Dendrochronology samples assessment, 31 High Street, Jedburgh* (Coralie Mills, March 2013) and *Addendum* (10 April 2013). For reference these reports are reproduced in *Appendix H* of this volume.

Given the structure was to be demolished it was possible to carry out a systematic bulk sampling of the groups of historic timbers within the building, including full recovery of the surviving elements of the early roof structure's rafter-foot assembly embedded in the rear wall, thus enabling a detailed record of their constructional details.

e. RCAHMS – Threatened Building Survey Programme

Addyman Archaeology coordinated with the RCAHMS (contact, Clare Sorensen), who undertook a photographic survey of the building following the strip-out but before the main demolition works commenced, on 23 November 2012. This record was carried out as part of the RCAHMS' *Threatened Building Survey Programme* and can be found under the following identification on their CANMORE web-site – Site Number NT62SE 121 / Canmore ID 96550.

Throughout Addyman Archaeology worked closely with the site demolition contractors, JCJ Group, Glasgow (site foreman, Willie Freeman). Consolidation of the truncated remains of the demolished building was carried out by John Laidlaw & Son Ltd. of Jedburgh (contact, Robert Laidlaw).

iii. Report

The production of the present report was preceded by the issue of an A3 folio volume of survey drawings (Addyman Archaeology, December 2012)[1], submitted to The Scottish Borders Council as a record of the extent of survey works completed to date. The drawings in the folio volume have now been updated with additional information, contexts information, etc.

Archaeological context numbers are indicated in the text in bracketed (*italics*); this numbering is cross-referenced with the survey drawing set.

2. Historic Building Survey - methodology

Given concerns about the safety of the structure initial recording efforts focussed upon the rear elevation of the building. In addition to the recording works already carried out by other parties, a measured survey of the elevation was begun, and completed as new scaffolding afforded better access. To begin with existing survey record drawings were marked up with analytical data; however it proved a more accurate exercise to re-draw the elevation by means of horizontal control lines and hand measurement by off-set. The surviving stub wall of the mostly demolished rear wing was similarly recorded.

With interior propping and clearance of stored equipment, debris, etc. within it was possible to carry out a general internal photographic record. Stripping out of later finishes, plasterboard, etc., permitted a systematic historic building survey to be undertaken. Sections were recorded by means of horizontal control lines established at each level and by hand measured off-set. Phased floor plans were recorded at each level, including planning of the archaeologically significant floor structures (and/or reflected ceiling plans) at first and second floor level. The general photographic survey was continued, giving coverage of the building in its as-existing, stripped state.

Monitoring was undertaken during the demolition process. Down-takings included the front and rear elevations, the roof and floor structures and all internal subdivisions; only the side walls and buttressing stubs of the front and rear elevations were retained. The photographic record was progressively updated during the demolition process.

Significant historic materials were recovered during demolition. This included miscellaneous finds from within the building. Selected reused carved stones were identified and set aside for assessment and recording. Timber samples were recovered as advised by Dr Coralie Mills; joist sample sections were taken by chainsaw while roofing elements embedded in the rear wall were retained in their entirety. Sampling also extended to historic mortars, thatching residues, etc.

A comprehensive context record was made of individually describable architectural features and elements of the structure. Following mapping of individual timbers, each was assigned a context number, this providing detailed locational information for the dendrochronological sampling.

General analytical observations, notes and annotations on drawings were made throughout, and the drawings corrected or updated as significant analytical information was progressively revealed.

[1] *29-31 High Street, Jedburgh, Scottish Borders : Historic Building Survey : November – December 2012 : Survey drawings (AA.2013)*

Plate 1 Following propping in 2012 – street frontage, looking south (Demolish31HighStreetJedburgh web-site)
Plate 2 Demolition nearing completion – the street frontage, looking south

3. Selected historic town plans

The present project did not include a requirement for a detailed review of historical sources relating to the site. An outline map regression exercise had been undertaken previously. It is useful to include here a selection of the early cartographic material.

Historic town plans, particularly those of Ainslie (1780), Wood (1823), and those of the Ordnance Survey (1858 and 1859-63, and 1897-8), provide very good detail of the configuration of ranges that occupied the 29-31 High Street plot. Both the frontage range and the rear ranges had evidently been long-established. By the time of the 1917-21 Ordnance Survey it appears that the rear range on the NE side of the close has been regularised, with the loss the in-set of its facade immediately to the rear of the frontage range.

Later maps show the principal subsequent changes to have been the successive demolition of the ranges to the rear.

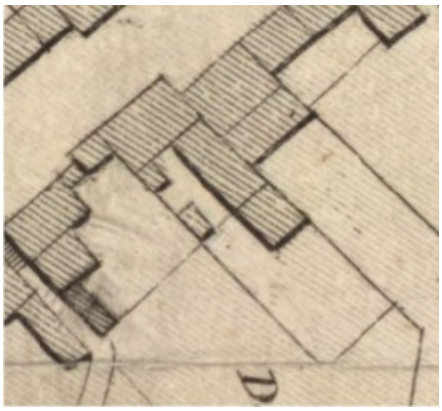


Figure 1 John Ainslie – Jedburgh and its Environs (1780) (NLS)
Figure 2 John Wood - Plan of the Town and Environs of Jedburgh (1823) (NLS)

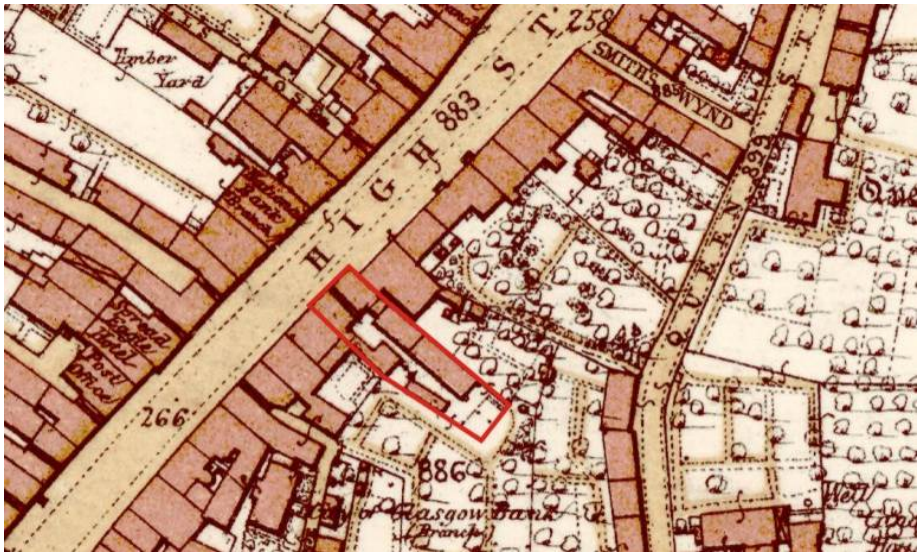


Figure 3 Ordnance Survey, County Series, Roxburgh Sheet XXI.5 (Jedburgh), surveyed 1859, published 1863, 25" : mile (NLS) – site outlined

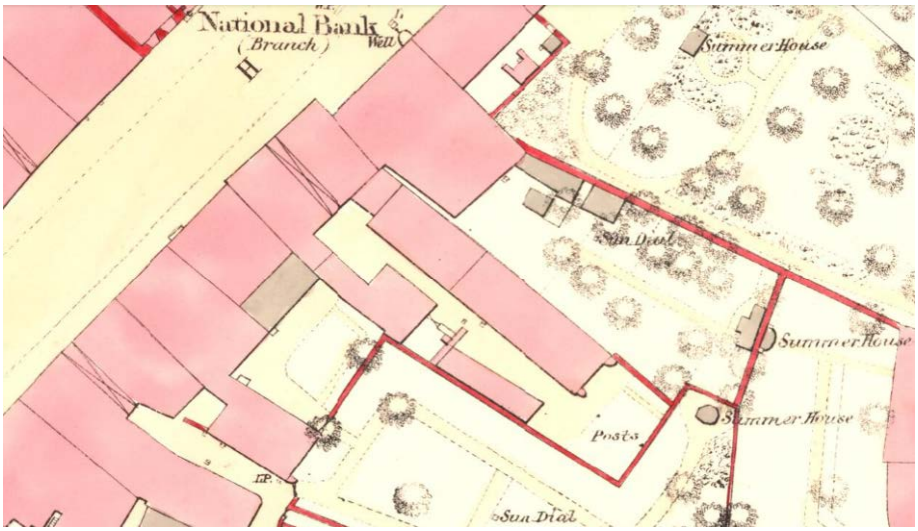
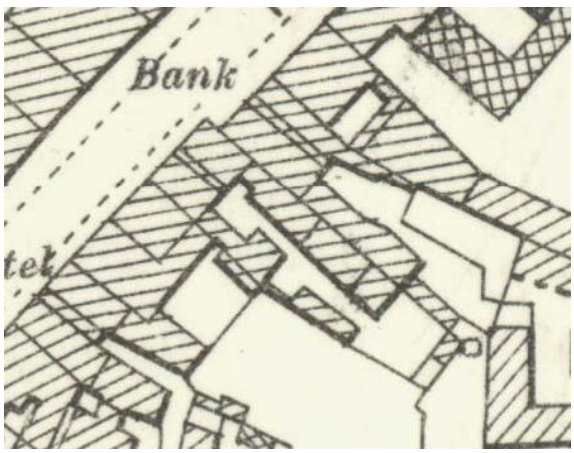


Figure 4 Ordnance Survey : Town Plan of Jedburgh, surveyed 1858, scale: 1:500 (NLS)



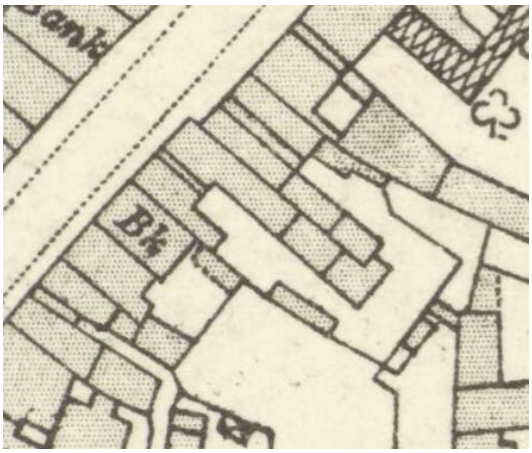


Figure 5 Ordnance Survey : Roxburghshire, sheet 021.05, 1897-8, scale: 25":mile (NLS)
Figure 6 Ordnance Survey : Roxburghshire, sheet n019.03, 1917-21, scale: 25":mile (NLS)

4. Description and structural analysis

i. General

The property fronts on to the SE side of Jedburgh High Street, occupying two historic burgage plots. It comprises paired ground floor commercial premises on either side of a *pend*, with two full stories of accommodation and loft rooms above. The historic maps, *figures 1-6* above, show a series of ranges extending back from the rear of the structure to the SE, these on either side of a close. At the time of the present survey only a fragment of one of the historic ranges on the NE side of the close still remained; a modern flat-roofed extension occupied part of the SW side of the close, this extending from the rear of the main range.

While complete and roofed at the time of the survey works the main building was in poor condition. Its High Street frontage displayed some cracking of the cementitious render, suggesting structural instability; in consequence of this the frontage had been supported for a number of years by substantial structural propping that extended into the road.

ii. Phase I : early remains within the NE gable wall

The survey revealed that the northeast gable wall likely preserved the earliest surviving *in situ* fabric, evidently elements of a pre-existing masonry building. The major remains included parts of a stone turnpike stair at the rear, east corner of the present structure, whose general masonry was of clay-bonded rubble construction, *plate 3*. At ground floor level part of the curvature of the stairwell interior survived (*118*). Two blocked entrances were revealed at first and first/second floor levels, (*116*) and (*117*); these had evidently been rendered redundant by the existing floor structures and sealed off with masonry blocking (*119*)/(*120*). The entrance surrounds were well-formed with neatly dressed, tight-jointed sandstone dressings, detailed with a chamfer. The lintel of the lower entrance had been broken away, probably at the time of blocking.

The area of early masonry clearly extended behind the adjacent chimneybreast, (*075*), of later date; the remaining extent of the early walling was thus obscured. One key from a stone turnpike had been employed as a fireplace lintel stone at second floor level within the NE gable wall (fireplace - (*079*); reused stone - (*089*)); this, detailed with a rounded newel, may have originated from the early stair, *plate 4*.

The stair entrances had obviously formerly led into the adjacent property to the NE, indicating that the surviving remains represented a substantial structure that had extended across the existing burgage plot boundary on that side. That this had been the case was further demonstrated by the absence of an obvious masonry junction upon the rear elevation at this point. While this area was difficult to 'read' because of later pointing/re-facing (*142*) it seemed clear that early masonry of consistent character, (*169*), extended across the boundary line. Indeed, an entrance existed at ground floor level at this point (*170*), this later blocked (*171*) and now bisected by the present boundary. The entrance had a chamfered surround and retained a relieving arch over.

It was not clear from the survey works whether the SW gable wall also preserved some areas of similarly early masonry fabric; it is possible that parts of the existing gable masonry, (*106*), are of Phase I date. A particular anomaly within this wall was a notable 0.18m step-back at 2.85m in from the street frontage, the patched masonry in this area (*105*) apparently a 'making-good' following removal of walling. This may be evidence for the line of a pre-existing street frontage. There exists a similar anomaly at the corresponding position on the NE gable wall.

Plate 3 Remains of the turnpike stair at the east angle of the main range – note entrances behind the new steelwork and the curvature of the lower part of the stairwell to the right of the scale pole.

Plate 4 Lintel of (079) fireplace - turnpike stair key (089)

iii. Phase II : The 17th century building

a. Introduction

Other than the remains within the NE wall as just described little else survived of the earlier structure; indeed it seems to have been comprehensively rebuilt. This second major phase of work – the phase II structure - extended to the full as existing footprint of the frontage range, and much of its superstructure still remained intact. This included its southwest (up-slope) gable wall; additions to the northeast (down-slope) gable wall; the rear wall at ground, first and lower second floor levels; and the first and lower second floor levels of the frontage. Internally well preserved timber floor structures survived from this period at first and second floor levels. At the original eaves level of the rear wall the truncated remains of the rafter foot assembly of the associated roof structure survived embedded within the surrounding masonry of a later raising of the wall head.

The structure of this period was built of rubblework whose main bonding material was a deep purplish-red clay. The stone employed was of highly mixed character but predominantly sandstone amongst which there was much recycled material, *plate 5*. Where early internal finishes were identified these tended to be of lime plaster. No early exterior finishes survived.

Plate 5 An illustration of the mixed nature of the stone employed in much of the phase II construction including a variety of sandstone types and some whin; some if not most of the of the former are evidently recycled from other structures – e.g. block to lower right; rear wall (context 127)

The phase II structure had been substantial. Rising to 2½ stories in height, it extended the width of what would apparently corresponded to two early burgage plots, a distance of 9.5m between internal faces of the gable walls. However, as discussed in the preceding section, the alignment of the back-land boundary to the NE did not correspond to the line of the NE gable wall. The structure had also been notably deep in plan, at 8.7m between external wall faces.

The street frontage seems likely to have advanced beyond its pre-existing line at this phase – the frontage is about 2.2m proud of the façade of its neighbour and properties beyond, downslope to the NE. Ainslie's town plan shows that at that stage, in c.1780, only Nos. 29-31 and the contiguous property up-slope had advanced frontages on the SE side of the High Street, see *figure 1*.

b. Street frontage

The propped street frontage retained much of its external render throughout the project and it was only during the demolition process that areas of the fabric behind were revealed. Unfortunately the condition of the frontage and the demolition process dictated that the plaster could not be removed in the first instance for general recording, only in localised areas. Visual access was more comprehensive internally.

Phase II fabric remained at first and lower second floor levels, above inserted 19th century shop fronts at ground floor level. At the upper level the termination of the early walling was marked by a 0.20m off-set visible internally that corresponded to the level of the original phase II wall head, consistent with the rear elevation, *plate 6*. Externally this level was marked by a change in masonry character, below of clay-bonded mixed sandstone rubble and, above, mortar-bedded. Some reused carved stones were evident in the build of the earlier masonry, including a medieval window mullion section, see *section 4.iv*, below.

Plate 6 SW end of the frontage wall, interior at second floor level, showing the internal off-set; note also the embedded crow-steps and gable head in the adjacent SW wall; looking west

The surviving windows at first floor level had seen some modification, clawing-back of dressings and stone replacement. There was indication that these had had quirked angle rolls, though the detail had mostly been damaged. The SW window still retained a relieving arch over.

Plate 7 Composite view of the rear elevation

c. Rear elevation

The rear elevation mostly comprises phase II clay-bonded masonry fabric, rising to the midpoint of second storey level (*127*). All parts of the elevation became successively accessible as demolition progressed. Detailed assessment of the eastern parts of the elevation was made difficult by the extensive cement pointing and the fact that this area had been refaced with lime-bonded rubble associated with the construction of a rear range. Clearly within this area there must have been a junction between the phase II construction and the fragmentary remains of the phase I structure (the latter also extending further NE into the adjoining property).

At ground floor level surviving early features included the pend entrance and window on its east side (*130*) and (*131*), the latter serving the rear room on the NE side of the pend. The entrance beyond this further NE seems to be a secondary slapping into the rear wing (*132*). Further west a broad opening of modern date had been formed from two pre-existing openings. The NE jamb of the NE of these openings remained, demonstrating it to have been a window and its dressings still preserving a chamfered aris, with a relieving arch over (*128*); this window had evidently lit the rear ground floor room on the SW side of the pend. Timber safe lintels visible internally provide evidence of this

opening, and the only evidence for a further one to the SW, most probably a former entrance in to a rear range (*129*).

Evidence for some early features survived at first floor level. One well preserved window existed, off-set to the SW; this retained a chamfered aris and relieving arch over, (*136*); it had subsequently been widened on its NE jamb. At the centre part of the wall was a further window, of smaller dimension and without relieving arch over, (*135*). The lintel of this window, which retained a chamfered aris, was evidently recycled from an earlier structure - jamb stone displaying a quirked angle roll (*145*), see *plate 44,* below.

Further NE existed the remains of an entrance, evidently into the rear wing, (*146*). Though heavily impacted by later work (*134*) the NE jamb of the earlier feature survived, this detailed with a quirked angle roll. It seemed likely that this opening was a secondary insertion and, possibly, that the moulded jamb stones employed were recycled from another opening.

At the mid-point of second floor level the phase II masonry terminated, evidently at its original wall head level. Interrupting this were the lower parts of two former windows that had evidently broken the wall head to form dormers, (*139*) and (*140*), these detailed with a chamfer. The remains of an inserted entrance in to a rear wing survived further to the NE, (*147*), this opening possibly superseding an earlier dormer.

d. SW gable wall

The majority of the up-slope (SW) gable wall constitutes phase II fabric (although, as previously noted, this may incorporate some pre-existing fabric), and many of its features survive intact. The principal feature is the centrally positioned chimneybreast that rises from ground floor level, *074*. At points the sides of the chimneybreast appeared to overlie the plastered face of the walling of the gable, apparently suggesting the chimney breast to be of secondary work and/or that the gable walling may have been of phase I. Similar evidence was seen for the chimneybreast on the NE gable wall. An alternative possibility was that there had been a smoke hood. However it was concluded that this apparent anomaly was simply a feature of the phase II construction process, the chimneybreasts simply being a later stage within that process.

Within the SW chimneybreast there survived fireplaces at ground, first and second floor levels, *076 – 078* respectively. The uppermost parts of the chimneybreast and the chimney itself were removed when the existing roof structure was erected – see phase III. One of the more notable discoveries made during the project works was the constructional detail of the fireplace at ground floor level, *078*, *plate 8*; also see *plate 36*. This had been largely constructed of recycled architectural stonework. The latter included many squared ashlar blocks but, more significantly, a very substantial lintel stone detailed with a chamfer (*085*) and, supporting this, two former engaged capitals recycled as corbels, though embedded into the piers forming the jambs of the fireplace (*083*) and (*084*) – also see *plates 37* and *38*, below. Though it appeared that these jambs were secondary to the formation of the fireplace, the lintel and chimneybreast above and that the corbels had originally been fully exposed it was judged that all related to the single construction. The same was true for a section of masonry along the SW side of the chimneybreast, an apparent extension, (*082*), but in fact a stage in construction and providing support for the SW side of the chimneybreast above. The fireplace lintel retained a relieving arch over and some original plaster adhering.

Plate 8 The remarkable fireplace within the lower stage of the SW chimneybreast

e. NE gable wall

The NE gable wall preserved a chimneybreast of similar character to that just described for the SW wall, *(075)*. A larger fireplace existed at ground floor level (*100*) with further fireplaces on the floors above, (*080*) and (*079*). The former had been significantly disturbed by secondary interventions, with only a truncated timber lintel of oak and part of a relieving arch over surviving on the NW side. A smaller secondary fireplace had been formed within (*081*)/(*090*). At loft level the chimneybreast preserved a small window opening, (*087*), subsequently blocked, (*088*).

f. The pend

The pend was evidently a feature of the phase II construction. Running back from the street frontage the first 2.8m of the pend was masonry-walled, this mostly of rubble construction with recycled cut stones employed at the inner jambs, some of these evidently of medieval date (*plate 9*). Towards their rear ends these wall sections supported an arch formed of stout naturally curved oak sections (timbers (*064*) – (*066*)) that in turn supported a masonry pier that ran up to second floor floor level, *plates 9* and *10*. This walling / pier provided support for the inner ends of the principal joists that supported the floor structures at first and second floor levels – see below. The rear arch timber (*066*) on either end is scarf jointed with the principal joists to either side - (*063*) to the SW surviving, that to the NE now lost.


Plates 9 and 10 Pend walling showing timber arch; a remaining early principal joist 063 can be seen beyond to the left

g. Floor structures

During the strip-out phase it was discovered that both the first and second floor floor structures were of early construction. During dismantling and demolition these structures were fully revealed, recorded and sampled. They were soon recognised as unusual survivals because they were constructed principally of hardwood (oak), for the minimal degree to which the individual timbers had been dressed, and for the poor quality of timber they evidently represented.

When first revealed the configuration of the floor structures suggested they represented two or more periods of construction. At each level the rear parts of the structure contained much longer groups of common joists spanning a distance of 5.2m; their NW ends were supported by principal joists. Running from the principal joists to the street frontage were further panels of common joists of much shorter length – spanning about 2.1m. This suggested the possibility that the shorter panels represented an extension relating to the advance of the street frontage; however stratigraphic evidence, and the evidence of the floor structures themselves (including dating) demonstrated that all had been built as part of a single campaign at phase II.

The timbers are discussed in some detail in the interim dendrochronology reports by Coralie Mills.

First floor floor structure

The first floor floor structure consisted of thirteen common joists within the rear panel (*040 - 052*) and two further short joists sections spanning between the rear wall and the chimneybreasts in the gable walls (*151* and *152*), and one from the SW chimneybreast to the principal joist (*155*). With the exception of one of the latter all of these were of pine, set at approximately 0.65m centres. One of the two original principal joists remained, this on the up-slope (SW) side of the pend (*063*). To the NE of the pend a secondary principal joist had been inserted at later date (*072*) this further back from the frontage than its predecessor. The front panels of flooring consisted of a sequence of six common joists to the SW of the pend (*057 - 062*) and a further five of an original six common joists to the NE of the pend (*067 - 071*). The frontage common joist panels were of mixed pine and oak. The ceiling of the pend was supported by a single common joist towards the frontage (*153*); behind this the

passage was lintelled over with three short curved members of oak forming a low arch, this on broadly the same line as the principal joists (*064 - 066*).

Plate 11-12 The first floor floor structure, showing the shorter panels of common joists extending to the street frontage

Second floor floor structure

The second floor floor structure was of similar general arrangement as that on the floor below, consisting of a panel of longer common joists to the rear and a panel of shorter to the front, these all set at approximately 0.60m centres. The rear panel consisted of thirteen full length common joists, all of oak (*009 - 022*), with further shorter sections spanning top the chimneybreasts (*008*, of pine, and *023 – 024*, of oak). The frontage panel consisted of two groups of six common joists on either side of a gap over the area of the pend two floors below (group to SW – *025 - 025*, of pine, and *027 - 030*, of oak; group to NE – *033 – 39*, all of oak). The panels are supported by principal joists (*031*, of squared pine, probably a secondary replacement, and *032* of oak), these extending out from a masonry pier that rises from the arched feature within the pend. These panels of common joists were particularly notable for their sinuous lines, limited working and poor quality – all retained much sapwood and some individual timbers relying upon branched ends to ensure the correct lengths were achieved.




Plates 13-16 Second floor floor structure – note the sinuous and unworked nature of the timbers employed, including branched ends, plates 17-18, below


h. Gable heads and wall heads

At points the parts of the original gable heads were traceable as diagonal breaks in the masonry construction or even surviving extant - (*112*) and (*101*). This was particularly evident to the SW where embedded crow-steps were even visible at points on the street frontage pitch (*plate 19*; also see *plate 6*, above) and visible externally on the rear pitch. The roof had clearly been notably steeply pitched.

Plate 19 (left) Remains of the phase II wall head revealed as an off-set; embedded crow-steps can be seen behind the scale pole.
Plate 20 (right) The scale lies upon the wall head of the phase II frontage, as exposed during demolition

The wall heads of the phase II front and rear elevations survived intact, embedded beneath later masonry. The frontage wall head was signified by an off-set seen internally, *plate 20*. The rear wall head, at the same level, was defined as a construction break; of note were a series of early low-fired terracotta bricks seen at the wall top towards the NE end.

i. Roof structure timberwork

Elements of the phase II roof structure were identified following the internal strip-out, embedded within the walling of the rear elevation of the range, cut at the plane of the interior wall face and plastered over. They clearly constituted the truncated lower ends of rafters and the probable ashlar-pieces that had formed parts of the rafter foot assembly. These were located mid-way up the second storey level of the building, their bases located at about 1.00m – 1.05m above second floor floor level. This point corresponded to the major horizontal construction break within the surrounding masonry that marked the head/eaves of the rear wall of the phase II structure as described in the previous section.

Remains of seven assemblies had survived *in situ*, these were positioned at 0.65m – 0.75m centres, (*001*) – (*007*), from SW to NE, *plate 21*. In spite of their truncation the horizontal members were concluded to have been ashlar pieces rather than tie-beams because tie beams at this point would conflict with the level of the surviving second floor floor structure that the initial results of the dendrochronology indicated was likely to have been from the same episode of construction (some showed possible evidence of a tenon on the end of the sole piece). Thus the rafter foot assembly in this case most likely took the form of an ashlar piece jointed into a vertical sole piece that rested against the internal wall face. The second floor rooms would thus have had canted ceilings to front

and rear. Given the substantial size of the roof structure, spanning an interior space of about 7.2m, its upper assembly likely consisted of lower and upper collars, with a full suite of loft level rooms encompassed between, a not uncommon arrangement in Scots construction in the 17th century.

The dismantling of the rear wall afforded the opportunity to examine the former wall head in detail. Each of the rafter foot assemblies was still articulated, the rafter tenoned into the ashlar pieces and pegged. They varied slightly in their details, one retained a sprocket. The timber used, principally oak, varied in quality; some of it was apparently reused (relict peg-holes, mortices, etc). The rafters were set at a relatively steep pitch, in the order of 50°-55°, which corresponded well with the fossilised gable profiles embedded in each side wall of the building. The angle between the rafters and the early wall head had been built up flush with the internal wall face with clay-bonded masonry, (*143*).

Plate 21 The rafter foot assemblies as partially exposed during early stages of demolition

On the rafter tops were nailed horizontal wattles, some retaining bark, affixed with hand-wrought nails at an approximate interval of 9". Some wattle sections were recovered as samples. Piles of degraded thatching material, apparently cereal straw, were found at points in crevices, including many ears (sample taken). It was not clear whether turves overlay the wattles though there was no obvious indication; possibly the straw-thatch had lain directly over.

With the dismantling of the rear wall it was possible to recover all of the rafter-foot assemblies *in toto* and still articulated and put them in safe storage for recording, further study and controlled dendrochronological assessment and sampling.




Plates 22-25 Four of the surviving rafter foot assemblies embedded within the rear wall, during demolition


Plates 26-27 Assembly 001 – details

Plates 28-29 Rafter-foot assemblies 001 and 002

Plates 30-31 Rafter-foot assemblies 003 and 004

Plates 32-33 Rafter-foot assemblies 005 and 006

Plate 34 Rafter-foot assembly 007

Plate 35 Assembly 004 – beam end as cleaned for assessment

iv. Recycled building stone incorporated into the Phase II construction

The walling of this phase incorporated a considerable number of recycled dressed stones within its general masonry fabric. Many of these displayed fine diagonal tooling most likely indicative of a medieval date. As noted in *section iii.d*, above, a concentration of such stones was recorded within the masonry of the projecting chimneybreast within the SW wall. At ground floor level these included a very substantial lintel with chamfered aris and two recycled engaged capitals of ecclesiastical character – of later 12th or earlier 13th century date and not dissimilar to some of those remaining *in situ* at Jedburgh Abbey.[2] One of these displayed a mason's mark (*plate 37*).

Plate 36 Lower stage of the chimneybreast within SW gable wall (074), showing extensive use of recycled architectural stonework, including the substantial lintel (085)
Plates 37 – 38 The two re-set engaged capitals of early ecclesiastical character - (083) and (084)

Further carved stones were recorded elsewhere, particularly within the fabric of the front and rear elevations and within the pend walls, see *plate 9*, above. Within the masonry of the street frontage a similarly early moulded window mullion section, also of ecclesiastical character, was recorded (*plate 39*, *figure 7*). Also of medieval date was a large jamb stone, this displaying early tooling. These earlier stones were all cut from a warm honey-coloured sandstone, generally fine-grained.

A number of stones were clearly architectural elements but were either not extracted or were too damaged to determine their former function. Also present was a group of stones of later date, likely of the 16th century and perhaps from the predecessor building on the site; these included jamb stones with angle rolls, lintels, etc. The later stones were of varying sandstones – some were of the honey-

[2] These two capitals were removed during the down-taking works and placed in the care of Historic Scotland to form part of the Jedburgh Abbey collection.

coloured variety (possibly themselves from recycled stone) while others were a paler yellow – cream hue.

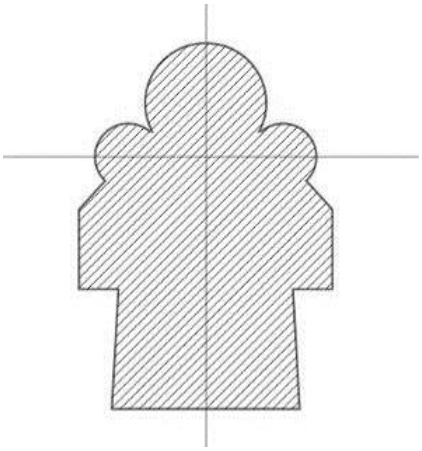


Plate 39, Figure 7 – ecclesiastical mullion section

Plates 40-44 Recycled stones bearing carved architectural detail revealed in or recovered from the phase II construction

v. Phase IIa : rear wing

The remains of rear wing that had bounded the NE side of the close behind the frontage range had survived until its near complete demolition recent decades (1980s). The remaining walling fragment constituted part of the close-facing frontage at ground floor level, at the point where it ran up to the rear elevation of the main range. Early town plans demonstrated the range to have had a slightly narrower first section, and beyond this a slightly broader range block. The surviving 2.4m high fragment preserved evidence of this arrangement; the frontage stepped out by about 0.68m after a distance of 2.50m - 2.55m out from the rear elevation.

The first section of walling contained a large entrance and, on its NE side, a small window, *plates 45-46*. The dressings of both of these features was detailed with chamfered inner arises (excepting the entrance lintel, which was secondary). The abovementioned step-out formed a corner that had been built using large sandstone quoins; the NE end of the walling return preserved the remains of the jamb of an entrance whose dressings were detailed with a chamfer, see *plates 46-47*. Demolition demonstrated that the intervening walling section had abutted this corner and was thus likely to represent secondary infill – a short linking building between the frontage range and the rear range within the close, *plate 47*.

Plate 45 Exterior side of rear wing fragment

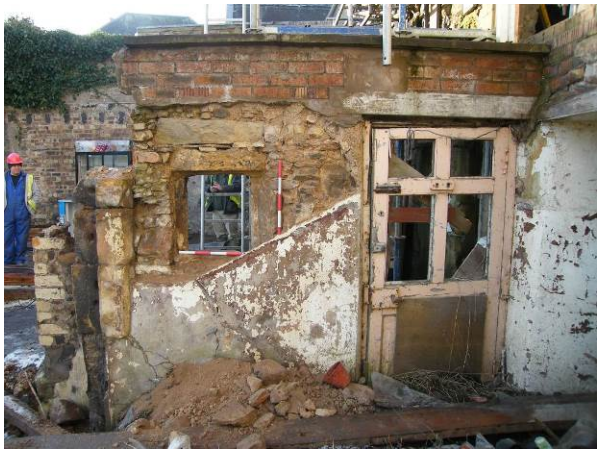


Plate 46 Interior side of rear wing fragment

Plate 47 Junction of link (foreground) and main walling rear range

The dating of the rear wing and link building remained uncertain although the general characteristics of their construction suggest them broadly to be of similar date to the frontage range and thus of phase II, of the second half of the 17th century. That they may be nearly coeval is suggested by the absence of a stair to the upper levels within the frontage range at phase II – it seems likely that the link building contained the stair, as it certainly did at a later date (see phase III).

vi. Phase IIb : raising of rear wall head

A secondary and intermediate phase was represented by the raising of the rear wall head to almost the existing height. In common with the Phase II walling below this was constructed from clay bonded rubble of similar general character. One feature of note was that the masonry was simply constructed directly on top of the rafter ends of the earlier roof structure. It was not clear whether this related to a localised raising of the rear pitch of the roof or a more general re-roofing episode; neither was it certain when this had occurred.

vii. Phase III : major re-ordering of c.1800

Though not the primary reason for undertaking the detailed record of 29-31 High Street, it should also be noted that the building had undergone an extensive remodelling that was broadly datable to the end of the 18th century to the earlier 19th. The work involved the raising of the frontage wall head by about 1.5m and the forming of the rear wall head to the same level – to create a full height second story. The pre-existing roof structure (whether that of phase II or perhaps partly of an intermediate period) was wholly removed, along with the integral loft-level floor. The apexes of the original gable walls were reduced and the upper crow-steps removed, towards the eaves the gable heads were then built up. A new lower double-pitched roof structure was then formed, the timberwork throughout of rectangular-section sawn pine; this included loft level rooms that were relatively low-ceilinged, at 1.8m in height. The loft rooms were provided with skylights and a dormer window to the rear.

Elsewhere various modifications were made at this date throughout the structure – recorded in the drawing set and photographically, but not described here in detail. The upper floors were evidently accessed by means of a stair installed within the link building to the rear to the NE, and associated entrances. This may simply have been the stair retained from phase II (as deduced) or a replacement stair in the same general location.

It was not clear when the shop fronts were inserted, whether at Phase II or later in the 19th century. Internally their insertion involved supporting the pre-existing upper frontage by very substantial safe lintels of pine. One of the lintels was notable for the presence of incised race marks, *plate 48* and *figure 8*.

Plate 48 Timber lintel displaying shipping marks incised with a rase-knife

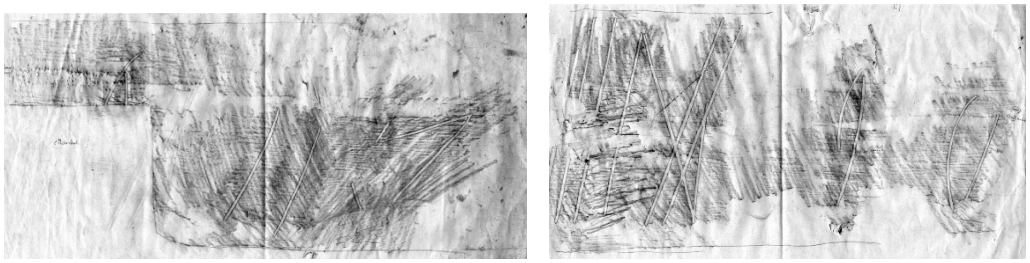


Figure 8 Rubbing of rase-knife markings

viii. Later works

There were many lesser and more substantial works that had affected the earlier structure, these of more recent date of less inherent interest. There was evidence upon the rear elevation to suggest that the upper parts of the rear range/link building to the NE had been enlarged, map evidence suggesting this had occurred by 1917, see *figure 6*, above. Scars on the wall face suggested that the earlier

building had been raised to the full height of the frontage range and that the pend-facing frontage (SW wall) of the link building had been brought forward to the SW to the width of the main rear range building – but not at ground floor level where the original walling was retained. The new walling above must therefore have been cantilevered over or supported by a bridging beam.

viii. Miscellaneous finds

Various individual finds were made during the demolition works, these included both structural elements and sundry artefacts, listed in *Appendix C*. These were generally recorded as appropriate although few were significant enough to warrant very detailed record. One exception was a lightly worked pine section containing regularly spaced drilled holes, *plate 49*. It seemed likely these this had once formed part of a roped bed frame. It may date to the use of the phase II building, and had subsequently been built into to a later partition wall.

Plate 49 Section of a bed-frame

Other finds included bottle glass that had been built in to the fabric, *plate 50*, a horn spoon and various early tin containers, letters, books, etc.

Plate 50 Glass embedded in mortar between/above joists 038/039

Plate 51 Miscellaneous find

5. Excavation within the building - engineering pits

i. General

Because of the instability of the building it was necessary for the contractor to install a new structural scaffold with which to hold up the remainder during demolition. Part of this scaffold erection required the excavation of two large pits, some 1.50m^2 beneath the floor within the building in which steel supports were to be inserted. These were excavated by the contractor, and not under archaeological supervision.

The sections of both Trench 1 and Trench 2 were cleaned and recorded. The NE facing sections of both trenches were drawn at 1:20 and are reproduced here as field drawings (*figures 9 and 10*). All contexts noted during the cleaning were recorded on Addyman Archaeology *pro forma* record sheets.

ii. Trench 1

Trench 1 revealed a clear old ground surface (*1003*) overlain by a modern levelling layer upon which the existing concrete floor sat. The ground surface comprised moderately compact dark brown-black fine grained silt, clearly a much dirtied beaten earth floor.

Below (*1003*), a deep deposit of very mottled and mixed silty clay (*1004*) seems to represent an accumulation mixed deposit, possibly a levelling layer. Directly below this, undisturbed natural subsoil (*1005*) was encountered.

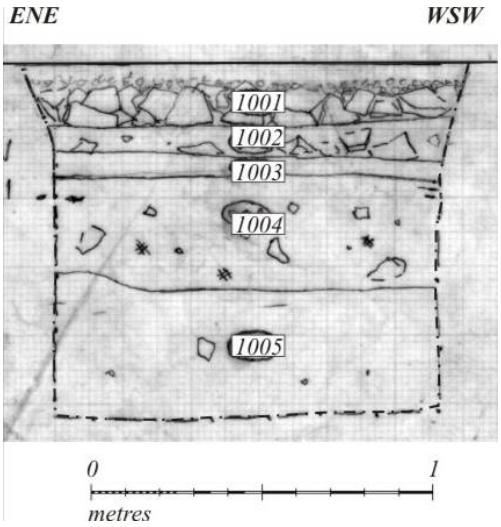


Figure 9 NE facing section of Trench 1 – annotated field drawing
Plate 52 Oblique view of the NE facing section of Trench 1 (Photograph 328)

iii. Trench 2

Surprisingly, despite being located only metres from Trench 1, the deposits in Trench 2 were a little different, raising the possibility of complex stratigraphy surviving beneath the footprint of the building.

An old ground surface (*2002*) was located, presumably the same as (*1003*), but unlike in Trench 1, undisturbed natural subsoil was not encountered. This may indicate deeper archaeological deposits in this area, or a conscious levelling out of the existing natural topography at some point in the past. Below (*2002*) a series of clear levelling deposits were recorded, the first of which (*2003*) was clearly a very clean band of natural material re-deposited from elsewhere.

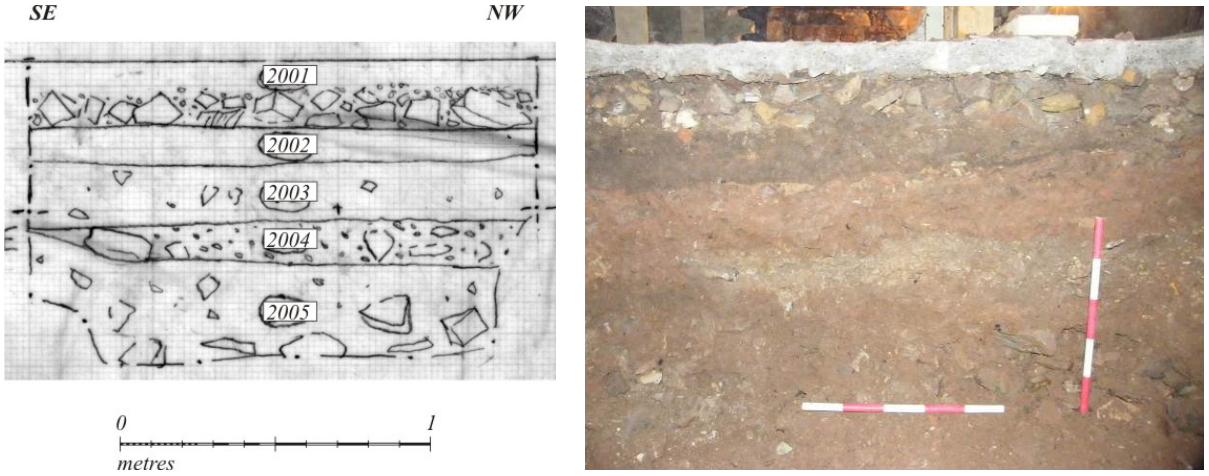


Figure 10 NE facing section of Trench 2 – annotated field drawing
Plate 53 NE facing section of Trench 2. The quality of the image is obscured by the volume of stoor created in the building by the demolition team (Photograph 332)

6. Conclusion

It is unfortunate that 29-31 High Street was demolished, a considerable loss to Jedburgh's historic townscape particularly in the light of the present study. However the controlled dismantling did provide an important and rare opportunity to systematically understand and record the phasing and constructional details of an early Scottish burgh building, to unpick its fabric and to take extensive samples for more detailed analysis. This was successfully achieved in spite of budgetary constraints.

Though the structure clearly contained remains of a pre-existing building (far more substantial parts of which may continue in to the neighbouring plot on the NE side) its primary importance was as a largely intact building that has now been dated by dendrochronology to c.1670. It also serves as a case study of vernacular construction that is likely broadly representative of Jedburgh's burgh architecture in the post medieval/early modern period. The present study is important as a rare instance of an urban construction that has been examined in detail in the Scottish Borders region – an area that has so far escaped much serious study in this respect.

Phase I

The survival of early masonry within the NE gable wall, including parts of a stone turnpike stair at the rear corner of the structure, was a significant discovery. The preserved stair entrances had formerly led into what is now the adjacent property to the NE. This was further confirmed by the presence of an early entrance in the rear wall that extended across the boundary line. It is possible that these remains represent a substantial single structure that had also extended fully across the double burgage plot of Nos. 29-31 High Street. It is difficult to suggest close dating of the earlier range based on the limited remains though its surviving details would be consistent with approximate assignation to c.1500-c.1600. Sadly the footing trenches dug within the building suggested that very little will have survived below ground within its footprint that might have elucidated its earlier phases.

Phase II

With the exception of the remains seen in the NE wall the earlier structure seems to have been comprehensively rebuilt within the area of Nos. 29-31; it is not apparent why the down-taking work should have been so extensive. Evidently the pre-existing building must have been wholly unsuited

for the new requirements, which included the desire to advance the frontage wall further into the High Street.

The planning of the phase II structure is of considerable interest. With its frontage newly advanced it was very deep in plan, at almost 9m. The use of clay-bonded masonry is notable in a building of such size. The design seems likely to have been intended to maximise the commercial potential of the site; the structure at this stage seems to have been purposefully designed in terms of individual units and tenements. There were presumably paired commercial premises on either side of a pend at ground floor level. The latter led to a close that was lined with ranges on either side that seem likely to be near contemporary with the frontage range. The relationship of the rear ranges to the rear façade of the main range was carefully considered. Enough room was left on either side of the pend entrance to provide windows to the rear ground floor rooms in the frontage range and to permit reasonable fenestration to the floors above. The narrower link section of the rear range on the NE side of the close probably contained the original stair and, in the absence of a phase II stair within the frontage range, provided the only access to the upper stories of the latter.

The first section of the pend walls were of masonry; at their inner ends these were arched over in timber to support a masonry pier that rose through the first floor level to the second floor floor structure. The purpose of the pier was to support principal joists that then ran out to the gable walls at each level. These principals were required for the provision of common joist floor structures that were necessarily laid in two panels in order to span the unusual depth of the building.

In spite of the broad span the roof structure seems to have been of fairly conventional detail. The remains of the rear rafter foot assemblies, the only parts to survive later remodelling, indicate an ashlar-piece and sole-piece, the latter certainly clasping the internal wall face rather than embedded within the wall head. The second storey rooms must have had canted ceilings and dormer windows. The ceiling flat was formed by long collars/ties. Given the size, steep pitch and height of the roof structure there had most likely been full hwight loft rooms as well, these beneath an upper collar.

While the survival of roof members was unexpected, more remarkable was the preservation both of batons for affixing thatch and residues of the thatch itself, of cereal straw. This evidence accords well with historical sources, which suggest that the roof-scape of Jedburgh was predominantly thatched as recently as c1800, see *figure 11*.

Figure 10 'The Village of Jedburgh, Roxburgh', by Thomas Girtin, post-1796
(National Galleries of Scotland - D 5175)

The remaining floor structures were notable for mostly being of oak and for the fact that the timbers were surprisingly sinuous and minimally dressed, apart from the thorough stripping of bark, no doubt for tanbark. Dating of the floor and roof timbers by dendrochronology (by Coralie Mills) indicated the same year of felling for the whole oak structure, and in a few samples it was also possible to identify the season of felling as the winter of 1667/8 – indicating 1668 as the earliest likely date of construction for this secondary rebuild of the structure. Tree-ring analysis indicated local native oak was used, significant as this is the most recent native oak structure so far dendro-dated anywhere in Scotland, from a period when imported pine usually dominates. This highlights the largely untapped dendro-potential in the Scottish Borders. A group of young pine timbers from the building have not yet been analysed.

The walling of this phase incorporated a number of reused stones many of which displayed fine diagonal tooling suggestive of a medieval date. A notable concentration of such stones was recorded within the masonry of a projecting chimneybreast within the west wall. At ground floor level these included a very substantial lintel with chamfered aris and two recycled engaged capitals of ecclesiastical character – of later 12th or earlier 13th century date and not dissimilar to some of those remaining *in situ* at Jedburgh Abbey, this the probable quarry source for much of the stone. Elsewhere a similarly early moulded window mullion section, also of ecclesiastical character, was recorded. Other carved stones were of later date, bearing quirked angle rolls, chamfers and other details; some of these may have come from the predecessor building on the site.

General

Given the structure was to be demolished it was possible to carry out a systematic bulk sampling of the groups of historic timbers within the building, including full recovery of the surviving elements of the early roof foot assembly in the rear wall, thus enabling a detailed record of their constructional details.

At the time of writing the 29-31 High Street gap site is being marketed on the instructions of The Scottish Borders Council as a ‘prime development opportunity’, an in-fill site with scope for a residential / mixed use scheme including potential for ground floor retail / commercial use.

Appendix A Progress reports and correspondence

i. 11 January 2012 note (TOA to CB)

Just to let you know that I stopped off in Jedburgh today for a while and had a good look at the derelict building on the High St. I think as you said the advanced frontage to the High St. looks to be of 19th century date (though mostly obscured by render) while the rear is far more complex and extremely interesting. Looks very much to be of 17th (if not 16th century) date and preserves a number of early features – entrance and window surrounds with early moulding details, relieving arches over, narrow long-tailed quoining, general masonry character, etc. Also the surviving stub wall of the perpendicular rear range also retains features suggesting an early date.

Certainly if the building is to be demolished it should be well recorded before and during demolition. As you recognised there must certainly be considerable early fabric surviving in the gable walls – perhaps even up to the gable heads themselves. There may also be parts of the internal subdivisions of the early structure surviving. It would be good to see the interior if this is accessible.

Anyhow a very interesting early building, evidently with a complex architectural history.

ii. 10 August 2013 proposed programme of works (TOA to CB)

I enjoyed meeting you on site at Jedburgh last week. Yes, it is an extremely interesting property with what appear to be at least 2 phases of pre-18th century fabric that clearly preserve many original features and, doubtless, many more that are as yet concealed.

Along the lines we were discussing … would this be a suitable basis for a scope of works?

Stage 1a Analytical appraisal (before demolition schedule commences)

Initial appraisal – to include

- mark-up of the as-existing plan set at each level with analytical and phasing information as far as can be discerned at the moment, fully annotated
- photographic survey as-existing
- an analytical drawn survey of the rear elevation, overlying and up-grading the existing rear elevation survey drawing
- an analytical assessment report
- recommendations for further investigation by
    - localised opening-up
    - dendrochronological sampling

Stage 1b Further investigation (before demolition schedule commences)

Following the completion of the Stage 1a works, it is likely that a series of localised opening up exercises by a suitable contractor will be required. The intention would be to examine in more detail particular areas of the historic fabric that are presently concealed – floor structures; areas of masonry hidden behind existing linings, individual features (eg. the removal of existing fireplace fascias), and so on.

Stage 2 Monitoring during general strip-out and demolition

iii. 5 September 2012 (TA to CB)

Having visited site with you, the building is clearly of very great archaeological interest, a rare surviving example of a burgh building of early date. It is also interesting on a number of levels – much fabric remains of the structure before its rebuilding with the present frontage and new lower-pitched roof structure – which seems to have happened towards the end of the 18th century. Of the earlier structure the side and rear walls are essentially complete and, remarkably, a fragment of the original frontage still seems to be in position at first floor level, above the pend. The rear wall revealed openings with chamfered surrounds, relieving arches over, and other details that could comfortably suggest a 16th or early 17th century date. There are also secondary openings that retain details that may be later 17th century – these relate to the addition of a rear wing – the one demolished in recent years.

Internally it is apparent that much early fabric survives behind later finishes – original floor structures survive throughout what are now the rear parts of the building; some of these include joists of oak, which is in itself remarkable as pine was usual. The use of oak here might suggest a very early date or, possibly, reuse of materials from another structure (and materials from various nearby monastic / ecclesiastical structures may have been available following the Reformation). Also visible was one early stone fireplace, well-detailed with a chamfered surround; I fully anticipate that there will be a number of other fireplaces of similar character, or even more ornate, to be revealed behind later fascias elsewhere on the gable walls. I suspect that when general stripping out commences a very great deal of important information will be revealed.

In the light of your requirements I would suggest the following revision to our original proposal, which groups together stages 1a and 1b into one operation :

Stage 1 Analytical appraisal and localised investigation (before demolition schedule commences)

Initial appraisal – to include

- mark-up of the as-existing plan set at each level with analytical and phasing information as far as can be discerned at the moment, fully annotated
- photographic survey as-existing
- an analytical drawn survey of the rear elevation, overlying and up-grading the existing rear elevation survey drawing
- an analytical assessment report
- further investigation by localised opening-up
  The localised opening up exercises by a suitable contractor will be required. The intention would be to examine in more detail particular areas of the historic fabric that are presently concealed – floor structures; areas of masonry hidden behind existing linings, individual features (eg. the removal of existing fireplace fascias), and so on.

In the reporting for stage 1 we would make a judgement as to whether it were worth suggesting a programme of dendrochronological sampling and/or any further follow-on works.

For stage 1 the site works I would estimate for 2 days on site for 2 people. A summary report would be 3 person days. For stage 1 I would suggest a budget of £2,000, which would include something for travel but excludes VAT.

Stage 2 Monitoring and recording during general strip-out and demolition

This might be best done on a call-out / day-rate basis. However if 5-6 days site attendance during demolition were estimated-for then most of what may be revealed would be comfortably recordable.

It would be useful to be able to factor-in some down-time to allow individual features to be more closely assessed, and/or significant items recovered. Attendant on this stage of works would be the general up-grading of site records and new drawing work / photographic recording, etc. in the field. Following site attendance office-based work would include cataloguing of the photographic record; drawing work; and provision of a revision of the analytical assessment report (or a stand-alone DSR report). I would overall cost this stage out at £2,500 - £3,000 (+ VAT and travel charged at cost).

Other

Other possibilities that we discussed were sampling of timbers for dendrochronological dating. I think this could be very interesting indeed – the presence of oak is, as I noted earlier, very unusual in a town-house in Scotland, and may suggest a particularly early date – possibly the building incorporates elements of a predecessor structure.

Publication – I think the archaeology of this building is very important. With what can presently be seen I have no doubt that the results of recording and analysis will be worthy of publication – probably in a suitable academic journal.

Historical – in relation to a proposed publication I would recommend that some research into primary historical records be a useful exercise in order to pin down anything that can be gleaned of the earlier history of the building. This would be an exercise by a professional historian familiar with burgh records.

iv. 5 November 2012 progress note (TOA to CB)

We did a day's survey at the rear elevation on Tuesday, which was reasonably successful.

We found that the as existing elevation drawing based on the laser-scanned imagery was too inaccurate to be used as a reliable basis for a recording exercise - pretty disappointing. So instead we switched to direct hand survey measured by off-set. We cleaned off the overgrown area, which worked well, and found a few new features – interestingly at ground floor level on the right hand side of the rear there is an early entrance that is bisected by the existing property boundary.

v. 5 November 2012 note (TA to CB)

I have now spoken to Mark Landles at Aitken & Turnbull, Galashiels office. Useful. He suggested that we simply coordinate directly with JCJ demolition contractors. We will probably go down to finish off our nominal 'assessment stage' Thursday/Friday this week and / or Monday next, an get a summary assessment report to you. This should flag up any major features of the early fabric that we should be aware of, to investigate further, to prioritise for recording.

It looks like the actual down-takings will begin with roof removal towards the end of next week. It is obviously sensible to move straight in to the **second stage** of our works. Possibly, if much can be recorded before the roof comes off, we will get on with that; and thereafter provide a presence during the actual down-takings.

vi. 19 November 2012 progress report (TOA to CB)

Progress

As you know I visited site Monday last week. Though the contractors had started it was clear that it would take some considerable time to clear the interior of accumulated debris and shop contents. So I deferred further engagement until the following Monday – i.e. today.

Today we completed the rear elevation drawing (although there is now more to add to this from remains revealed within the rear extension building).

The clearance is well progressed; much, but far from all debris is cleared from the interior. Also many modern linings and some partitions have been taken down. This is already revealing a great deal of interesting information – I think more than justifying the archaeological involvement. In summary some of the principal observations include:

Analytical observations

In the NE side wall there are now a series of early fireplaces exposed, at least two with chamfered surrounds. One has a lintel formed of a re-used key from stone turnpike stair – the newel is visible. A wonderful expanse of 1860s-70 wall paper was revealed behind one area of lining (there are early papers exposed in a number of areas, including some of the 18th century – we will take a photographic record of these; perhaps a sample or two).

Evidence for the return of the original frontage was revealed at points on both side walls. At ground and first floor ceiling levels the ends of the early common joist floor structures are supported by inserted principal joists that also support the additional common joist structures that extend to the existing frontage wall.

In the SW side wall at ground floor level there is a broad chimneybreast containing a reused fireplace lintel of unusual length (approximately 2m long +/-), this detailed with a chamfer; however the lintel does not correspond to the jambs below. Reused within one of the jambs is a moulded capital – though fairly plain it is very well preserved and possibly of ecclesiastical origin (possibly e.13th century? – though one do get similar capitals at a later date – eg. for fireplaces of the 15th / e.16th century) There is some quantity of recycled masonry / carved stonework throughout the early walling of the building as presently visible.

The first and second floor floor structures are now being more fully revealed. That at second floor (as seen from the floor below) seems largely to be formed of oak common joists of the crudest kind – halved timbers that are very twisted; one even includes part of a branch. Many are reasonably substantial and the majority display sap-wood and seem to be little worked – indeed only the bark seems to have been peeled off in a number of instances. It looks like fantastic potential for dendro. work. No obvious sign that these are reused timbers.

The rear wall contains many features (as you already know). Newly revealed is evidence for two further early openings within the interior of the existing rear extension – one of these with a chamfered surround. Kenny, in finishing off the exterior drawing today, began to pick up evidence for an upwards extension of the wall head – perhaps by 1.0 – 1.5m or so. This was dramatically corroborated by evidence revealed by the interior strip, where the rafter feet of 6 or more couples were found still embedded within the rear wall masonry part-way up the

second floor level. These were still set into their corresponding sole-pieces. Really exciting is that all of these timber elements are of oak – most unusual. One rafter section shows signs of having been a reused timber. These timbers area somewhat better worked than the early oak floor joists, although nonetheless a number display waney edges. In two areas there appear to be smaller branches / large twigs or withies laid over the rafters – it is just possible that this is a remnant of the roofing material. If so it would suggest the building had been thatched rather than sarked and slated/tiled/shingled. When the rear wall is dismantled there will be an extraordinarily unusual opportunity to assess this roof structure-related evidence in detail, and to take samples.

The existing roof structure and loft level floor structure is of comparatively recent date – perhaps c.1800 - and thus not the primary interest of the archaeological involvement.

I hope to have a reasonable look at the fabric of the existing street frontage – though not extremely early it does seem to incorporate more than one phase of work, though this remains to be defined/confirmed with certainty.

Field recording

Now that much more of the early fabric is visible internally I think what we should be doing – pretty much along the lines envisioned – is a field record to include the following:

- Phased plans at each level, including planning of the floor structures at first and second floor level (i.e. mapping of individual timbers – a detailed location plan for samples will certainly be necessary anyway)
- Survey of the rear elevation – external (now mostly complete)
- Survey of the upstanding fragment of the rear range
- Section drawings (i.e. internal) of the side and rear walls
- General photographic survey, catalogued – existing stripped state, progressively updated during demolition

- Monitoring during down-taking of historic masonry (primarily the rear elevation and remaining section of rear range wall) and floor structures.

- Recovery of historic materials – recovery of reused carved stones – to be set aside and catalogued record made of each. Recovery of timber samples (joist sections; roof remnants in rear wall; … other) – following advice of Coralie Mills.; consider taking mortar samples

- General analytical observations / notes / annotations on drawings to be made throughout. We should discuss the merits of developing a full context record or not (given the tight budget). I would recommend it, but at the very least we would assign 'context' numbering to the timber elements so that the samples can be properly identified.

Next stages

Our current plan is for our next site visit to be on Wednesday (21st Nov.). Coralie Mills will be coming then to undertake her assessment of the potential for dendrochronology – most early timber structures will be visually accessible by then.

We have been talking to the RCAHMS who may be able to do some threatened building survey photographic work as well. This will simply enhance the record that is being made. Clare Sorensen had suggested that this might be a possibility for them to programme in.

vii. 23 Jan 2013 progress report (TOA to CB)

Having kept in touch with the contractors over the last 2 weeks – assured that nothing dramatic was happening at site, I finally visited, as arranged, today.

The contractors have de-slated and stripped the sarking off the roof and are preparing to dismantle its structure. As previously concluded the roof is wholly formed of square-cut cut pine and is of comparatively recent date (c. e 19th century+/-). I took a few record photos of the roof generally, and some details. Our survey work produced a record of its structure in section; I attach a photo or two.

The side walls have been propped with new steelwork; some floor sections were cut through to facilitate this, including a joist or two – but no full timbers were removed – only localised sections were cut through.

As far as the continuing works schedule goes the plan is to down-take much or all of the roof structure this week. Reduction of the walls will happen next week – which is really the moment for us to need to jump. I will keep close contact with the contractor to make sure we know exactly when this begins.

The contractor has been forewarned that we will need some time to record the early rear wall-head at the level where the embedded rafter-ends survive. I'll get them to reduce the wall head to just above and then we can do a clean-up job so that details are fully recordable and are not lost. That section of walling can then be dismantled and the timbers recovered *in toto*. There is an area to the rear of the building that is set aside for laying out recovered timbers, carved stones, etc. A tarp will probably be useful. However it may be wisest simply to get the timbers off site to our store or somewhere else that its dry to the time being.

The floor structures that we are interested in will probably be reached later on next week or week after next. The contractor confirmed that they can undertake the chainsaw work. This will be made easier if we clearly label the timbers (Kenny is assigning context numbers) on site and mark off the preferred sections for recovery. As parts of both floor structures are still obscured by plaster ceilings it will be critical to be on site at the right moment. Obviously now is the right time to think about Coralie's site presence. …

viii. 29 January 2013 (TA to CB)

Some snaps from the building at lunchtime today. The central part of the rear wall was taken down today. 4 of the 7 rafter-end assemblies were safely extracted, removed from site and put in to our find store here. The remaining 3 assemblies may come out tomorrow afternoon. Though the dismantling had to happen rather too fast for my liking a number of significant details were noted:

Rafter end assemblies varied in their details – one with a sprocket, the others without; the timber used varied in quality; much of it was very clearly reused (relict peg-holes, mortices, etc). Generally of oak. Rafters at a pretty steep pitch – perhaps as much as 50^{o}-55^{o}.

On the rafter tops were nailed horizontal wattles. Hand-wrought nails. Some wattle sections recovered, some retaining bark. Wattles nailed about every 9". Samples taken.

Piles of degraded thatching materials found at points in crevices, many ears – good sample taken.

Not clear whether turves overlay the wattles (though no obvious indication). Possibly thatch lain directly over.

Here is a copy of the Girtin picture of Jedburgh under thatch, apparently c.1800 – found on the internet.

Following our discussion (with each of you) earlier I will keep in close contact re. progress on site. The other rafter-ends will likely come out tomorrow pm or possibly Thursday morning. The contractor thinks probably Monday for the second floor floor structure.

Appendix B Contexts register

i. Standing building record

Context	Location		Initial	Description
001	Roof truss assembly	31/01/13	KM	Westernmost remnants of roof truss
002	Roof truss assembly	31/03/13	KM	Roof truss assembly 2nd from west
003	Roof truss assembly	31/03/13	KM	Roof truss assembly 3rd from west
004	Roof truss assembly	31/01/13	KM	Roof truss assembly 4th from west
005	Roof truss assembly	31/01/13	KM	Roof truss assembly 5th from west
006	Roof truss assembly	31/03/13	KM	Roof truss assembly 6th from west
007	Roof truss assembly	31/03/13	KM	Roof truss assembly 7th from west
008	Upper floor structure – southern half with longer spans	07/02/13	KM	Timber below wall and inserted secondary fireplace
009	Upper floor structure – southern half with longer spans	07/02/13	KM	1st timber joist from E of long joists running from rear wall to (031/032)
010	Upper floor structure – southern half with longer spans	07/02/13	KM	2nd timber joist from E of long joists running from rear wall to (031/032)
011	Upper floor structure – southern half with longer spans	07/02/13	KM	3rdtimber joist from E of long joists running from rear wall to (031/032)
012	Upper floor structure – southern half with longer spans	07/02/13	KM	4th timber joist from E of long joists running from rear wall to (031/032)
013	Upper floor structure – southern half with longer spans	07/02/13	KM	5th timber joist from E of long joists running from rear wall to (031/032)
014	Upper floor structure – southern half with longer spans	07/02/13	KM	6th timber joist from E of long joists running from rear wall to (031/032)
015	Upper floor structure – southern half with longer spans	07/02/13	KM	7th timber joist from E of long joists running from rear wall to (031/032)
016	Upper floor structure – southern half with longer spans	07/02/13	KM	8th timber joist from E of long joists running from rear wall to (031/032)
017	Upper floor structure – southern half with longer spans	07/02/13	KM	9th timber joist from E of long joists running from rear wall to (031/032)
018	Upper floor structure – southern half with longer spans	07/02/13	KM	10th timber joist from E of long joists running from rear wall to (031/032)
019	Upper floor structure – southern half with longer spans	07/02/13	KM	11th timber joist from E of long joists running from rear wall to (031/032)
020	Upper floor structure – southern half with longer spans	07/02/13	KM	12th timber joist from E of long joists running from rear wall to (031/032)
021	Upper floor structure – southern half with longer spans	07/02/13	KM	13th timber joist from E of long joists running from rear wall to (031/032)
022	Upper floor structure – southern half with longer spans	07/02/13	KM	14th timber joist from E of long joists running from rear wall to (031/032)
023	Upper floor structure – southern half with longer spans	07/02/13	KM	Timber joist between wall and fire - secondary
024	Upper floor structure – southern half with longer spans	07/02/13	KM	Timber between fire and (031) - secondary

Context	*Location*		*Initial*	*Description*
025	Upper floor structure – northern half with shorter spans	07/02/13	KM	1st timber from W, shorter joists running from (031) and (032) to frontage
026	Upper floor structure – northern half with shorter spans	07/02/13	KM	2nd timber from W, shorter joists running from (031) and (032) to frontage
027	Upper floor structure – northern half with shorter spans	07/02/13	KM	3rd timber from W, shorter joists running from (031) and (032) to frontage
028	Upper floor structure – northern half with shorter spans	07/02/13	KM	4th timber from W, shorter joists running from (031) and (032) to frontage
029	Upper floor structure – northern half with shorter spans	07/02/13	KM	5th timber from W, shorter joists running from (031) and (032) to frontage
030	Upper floor structure – northern half with shorter spans	07/02/13	KM	6th timber from W, shorter joists running from (031) and (032) to frontage
031	Upper floor structure – northern half with shorter spans	07/02/13	KM	W half of main beam running along former façade to support floor structure at junction of long and short beams.
032	Upper floor structure – northern half with shorter spans	07/02/13	KM	E half of main beam running along former façade to support floor structure at junction of long and short beams.
033	Upper floor structure – northern half with shorter spans	07/02/13	KM	1st timber from E, shorter joists running from (031) and (032) to frontage
034	Upper floor structure – northern half with shorter spans	07/02/13	KM	2nd timber from E, shorter joists running from (031) and (032) to frontage
035	Upper floor structure – northern half with shorter spans	07/02/13	KM	3rd timber from E, shorter joists running from (031) and (032) to frontage
036	Upper floor structure – northern half with shorter spans	07/02/13	KM	4th timber from E, shorter joists running from (031) and (032) to frontage
037	Upper floor structure – northern half with shorter spans	07/02/13	KM	5th timber from E, shorter joists running from (031) and (032) to frontage
038	Upper floor structure – northern half with shorter spans	07/02/13	KM	6th timber from E, shorter joists running from (031) and (032) to frontage
039	Upper floor structure – northern half with shorter spans	07/02/13	KM	7th timber from E, shorter joists running from (031) and (032) to frontage
040	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	1st joist from E with longer spans running from rear wall to early frontage
041	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	2nd joist from E with longer spans running from rear wall to early frontage
042	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	3rd joist from E with longer spans running from rear wall to early frontage
043	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	4th joist from E with longer spans running from rear wall to early frontage
044	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	5th joist from E with longer spans running from rear wall to early frontage
045	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	6th joist from E with longer spans running from rear wall to early frontage
046	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	7th joist from E with longer spans running from rear wall to early frontage
047	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	8th joist from E with longer spans running from rear wall to early frontage
048	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	9th joist from E with longer spans running from rear wall to early frontage
049	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	10th joist from E with longer spans running from rear wall to early frontage

Context	*Location*		*Initial*	*Description*
050	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	11th joist from E with longer spans running from rear wall to early frontage
051	Lower (first floor) structure – southern half with longer spans	08/02/13	KM	12th joist from E with longer spans running from rear wall to early frontage
052	Lower (first floor) structure – fireplace assembly and associated timbers	08/02/13	KM	Long beam from rear to (063)
053	Lower (first floor) structure – fireplace assembly and associated timbers	08/02/13	KM	Fireplace trimmer
054	Lower (first floor) structure – fireplace assembly and associated timbers	08/02/13	KM	Length between (053) and (055). Trimmer. Fire heath support.
055	Lower (first floor) structure – fireplace assembly and associated timbers	08/02/13	KM	Fireplace trimmer.
056	VOID			VOID
057	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	1st joist from W running from (063) to frontage
058	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	2nd joist from E running from (063) to frontage
059	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	3rd joist from E running from (063) to frontage
060	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	4th joist from E running from (063) to frontage
061	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	5th joist from E running from (063) to frontage
062	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	6th joist from E running from (063) to frontage
063	Lower (first floor) structure	08/02/13	KM	Long joist running along former frontage supporting floor joists ends above
064	Lower (first floor) structure	08/02/13	KM	Short joists in round mostly supporting masonry pier joists over pend – N one
065	Lower (first floor) structure	08/02/13	KM	Short joists in round mostly supporting masonry pier joists over pend – Central one
066	Lower (first floor) structure	08/02/13	KM	Short joists in round mostly supporting masonry pier joists over pend – S one
067	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	1st joist from W with longer spans running from rear wall to early frontage
068	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	2nd joist from W with longer spans running from rear wall to early frontage
069	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	3rd joist from W with longer spans running from rear wall to early frontage
070	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	4th joist from W with longer spans running from rear wall to early frontage
071	Lower (first floor) structure – northern half with shorter spans	08/02/13	KM	5th joist from W with longer spans running from rear wall to early frontage
072	Lower (first floor) structure	08/02/13	KM	Long joist supporting floor joist ends. Same as (063) but secondary replacement
073	Lower (first floor) structure	08/02/13	KM	Secondary floor timbers relating to (072) and running from (072) to back of the structure.
074	Projecting chimneybreast	08/02/13	KM	Western secondary chimney – clay bonded
075	Projecting chimneybreast	08/02/13	KM	Eastern secondary chimney – clay bonded

Context	*Location*		*Initial*	*Description*
076	Western fireplaces	08/02/13	KM	2nd floor fireplace within (074)
077	Western fireplaces	08/02/13	KM	1st floor fireplace with (074)
078	Western fireplaces	08/02/13	KM	Grand fireplace with (074)
079	Eastern fireplaces	08/02/13	KM	2nd floor fireplace within (075)
080	Eastern fireplaces	08/02/13	KM	1st floor fireplace within (075)
081	Eastern fireplaces	08/02/13	KM	Grand fireplace within (075) – possibly secondary
082	Ground floor fireplace to SW	08/02/13	KM	Possible widening of masonry to S of (078) – to support (071) above? Of level of wall face
083	Ground floor fireplace to SW	08/02/13	KM	Reused corbel stone with masons mark within (078) fireplace – S one
084	Ground floor fireplace to SW	08/02/13	KM	Reused corbel stone with masons mark within (078) fireplace – N one
085	Ground floor fireplace to SW	08/02/13	KM	Reused large lintel stone over (078) fireplace
086	1st floor fireplace	08/02/13	KM	Modern interventions to (077) fireplace)
087	Attic	08/02/13	KM	Blocked window on E gable
088	Attic	08/02/13	KM	Rubble blocking of (087) window
089	2nd floor fireplace	08/02/13	KM	Reused stairwell stair tread as lintel over (079)
090	Ground floor fireplace	08/02/13	KM	Masonry lime bonded patching over (081) – relates to insertion
091	1st floor level	08/02/13	KM	Timber framing within recess (097)
092	1st floor level	08/02/13	KM	Timber framing within recess (097)
093	1st floor level	08/02/13	KM	Timber framing within recess (097)
094	1st floor level	08/02/13	KM	Timber framing within recess (097)
095	1st floor level	08/02/13	KM	Timber framing within recess (097)
096	1st floor level	08/02/13	KM	Timber framing within recess (097)
097	1st floor level	08/02/13	KM	Rough cut recess cut into chimney breast (075). Cuts (100)
098	Attic	08/02/13	KM	Probable chimney rebuilt in lime on W gable top
099		08/02/13	KM	Modern lime infilled pipe cut through (074/078)
100		08/02/13	KM	Stone arch and chamfered timber lintel truncated by (090) for (081)
101	2nd floor and attic	08/02/13	KM	Former higher pitched wall head on W gable
102	2nd floor and attic	08/02/13	KM	Rough raising of gable wall head to form different pitch
103	2nd floor level	08/02/13	KM	Socket possible relating to early roof line
104	2nd floor level	08/02/13	KM	Imprint in soot of former roof structure

Context	*Location*		*Initial*	*Description*
105	1st floor level	08/02/13	KM	Feature within wall of unknown purpose. Lintelled over.
106	1st floor level	08/02/13	KM	Probable early clay bonded masonry of W gable
107	Ground floor level	08/02/13	KM	Probable extension to frontage
108	Ground floor level	08/02/13	KM	Rough cut recess in (107)
109	Ground floor level	08/02/13	KM	Rough cut recess in (106)
110	Ground floor level	08/02/13	KM	Timber within (109)
111	2nd floor	08/02/13	KM	Soot blackening on 9106), possibly from abutting chimney flue now gone
112	Attic	08/02/13	KM	Former wall head on early gable
113	Attic	08/02/13	KM	Raising of wall head over (112)
114	Attic	08/02/13	KM	Further raising of wallhead over (113) trapping lime bonded slate
115	Attic	08/02/13	KM	Clay bonded masonry of E gable
116	E gable, early stair	08/02/13	KM	Early entrance at 1st / 2nd floor level; chamfered surround
117	E gable, early stair	08/02/13	KM	Early entrance at 1st floor level; chamfered surround; lintel gone
118	E gable, early stair	08/02/13	KM	Recorded profile of round stairwell to (116) and (117) entrances into building to NE
119	1st and 2nd floors	08/02/13	KM	Rubble blocking of (116)
120	1st floor	08/02/13	KM	Rubble blocking of (117)
121	E gable	08/02/13	KM	Truncation of (118) stairwell and making good on E gable
122	E gable	08/02/13	KM	2nd floor window on E gable
123	E gable	08/02/13	KM	1st floor window on E gable
124	E gable	08/02/13	KM	Ground floor window on E gable
125	E gable	08/02/13	KM	Modern blocking of (123)
126	E gable	08/02/13	KM	Modern blocking of (124)
127	Rear Elevation	08/02/13	KM	Early clay bonded masonry of rear elevation
128	Rear elevation, ground floor, off-set to SW	08/02/13	KM	Remains of early window; NE jamb and lintel / safe lintels and relieving arch over remaining
129	Rear Elevation, ground floor, SW end	08/02/13	KM	Remains of early entrance; safe lintel only survives internally
130	Rear Elevation	08/02/13	KM	Door
131	Rear Elevation	08/02/13	KM	Early window
132	Rear Elevation	08/02/13	KM	Early door
133	Rear Elevation	08/02/13	KM	Clay bonded infill of (118) to form laid face

Context	*Location*		*Initial*	*Description*
134	Rear Elevation	08/02/13	KM	Door 1st floor
135	Rear Elevation	08/02/13	KM	Window 1st floor
136	Rear Elevation	08/02/13	KM	Window 1st floor
137	Rear Elevation	08/02/13	KM	Entrance 1st floor
138	Rear Elevation	08/02/13	KM	Entrance 2nd floor
139	Rear Elevation	08/02/13	KM	Window 2nd floor
140	Rear Elevation	08/02/13	KM	Window 2nd floor
141	Rear Elevation	08/02/13	KM	Lime bonded raising of wall head on interior – secondary repair when wings were built
142	Rear Elevation	08/02/13	KM	Lime bonded rebuild relating to rear range
143	Rear Elevation	08/02/13	KM	Clay bonded wall head raising of roof
144	Rear Elevation	08/02/13	KM	Gas lamp on wall plaster – indicates wall was internal
145	Rear Elevation	08/02/13	KM	Raised lintel over (135)
146	Rear Elevation	08/02/13	KM	Entrance into range to rear. Lime bonded. Jamb uses reused moulded stones
147	Rear Elevation	08/02/13	KM	Entrance into range to rear above (146) Jamb reuses moulded stone
148	Rear Elevation	08/02/13	KM	Modern slapping through (128), (129)
149	Rear Elevation	08/02/13	KM	Modern blocking of (137)
150	Lower (first) floor	08/02/13	KM	(66.1) timber joined onto (45-47) with (46) jointed onto this. Bridle beam over the pend.
151	Lower (first) floor	08/02/13	KM	(52.1) timber between rear wall and fireplace
152	Lower (first) floor	08/02/13	KM	Short piece from front to rear wall
153	Lower (first) floor	08/02/13	KM	Joist over pend
154	Lower (first) floor	08/02/13	KM	Big supporting beam supporting frontage. 154.1 W end. 154.2 E end.
155	Lower (first) floor	08/02/13	KM	Timber from fireplace to former front W gable
156		08/02/13	KM	Large supporting beam in front of 154.2. E end
157		08/02/13	KM	Small timber inserts for architrave in ingo corner. Top. Shopfront phase.
158		08/02/13	KM	Small timber inserts for architrave in ingo corner. Middle. Shopfront phase.
159		08/02/13	KM	Small timber inserts for architrave in ingo corner. Bottom. Shopfront phase.
160	Lower (first) floor	08/02/13	KM	Lintel over opening 1st floor W end, rear wall - front
161	Lower (first) floor	08/02/13	KM	Lintel over opening 1st floor W end, rear wall -

Context	*Location*		*Initial*	*Description*
162	Lower (first) floor	08/02/13	KM	Small timber in round set into wall face above fireplace. 1st floor wall possibly central to fireplace and near ceiling, possibly for lamp.
163	Lower (first) floor	08/02/13	KM	Small timber in round set into wall face above fireplace. Ground floor wall
164		08/02/13	KM	Timber lintel over recess (105)
165	Ground floor	08/02/13	KM	Rubble blocking between (110) within recess. Lime bonded sandstone
166	Ground floor	08/02/13	KM	Lime plaster over (165) abutting (110) in recess (109)
167	Lower (first) floor	08/02/13	KM	Floor board at first floor , oak sample taken
168	2nd floor frontage	08/02/13	KM	Window lintel, 2nd floor frontage, NE side
169	Rear elevation; ground floor to NE		TA	Area of early rubble masonry construction
170	Rear elevation; ground floor to NE		TA	Early entrance; chamfered surround; lintel broken; relieving arch over
171	Rear elevation; ground floor to NE		TA	Mortar-bonded rubble masonry blocking

ii. Trench 1

Context	***Trench***	***Type***	***Date***	***Initial***	***Description***	***Comments***
1001	1	Deposit	27/11/13	RC	Modern concrete floor with associated hardcore bedding of small stones and angular rubble. Depth: <0.20m	Modern concrete floor. Same as (*2001*).
1002	1	Deposit	27/11/13	RC	Frequent blocks of angular white sandstone set within a firmly compact mid brown lime mortar. Depth: 0.14m	Demolition rubble, levelled as platform for (*1003*).
1003	1	Deposit	27/11/13	RC	Moderately compact dark brown/black fine grain silt with rare small stone inclusions. Depth: c.0.08m	Old ground surface. Same as (*2002*).
1004	1	Deposit	27/11/13	RC	Mottled and mixed mid grey brown and light brown silty clay with occasional flecks of charcoal and frequent small to medium varied stones. Depth: 0.32m	Accumulated build up of mixed deposits.
1005	1	Deposit	27/11/13	RC	Mid to light brown clay with a small percentage of silt and very rare stone inclusions.	Natural undisturbed subsoil.

iii. Trench 2

Context	***Trench***	***Type***	***Date***	***Initial***	***Description***	***Comments***
2001	2	Deposit	27/11/13	RC	Modern concrete floor with associated hardcore bedding of small stones and angular rubble. Depth: c.0.22m	Modern concrete floor. Same as (*1001*).

Context	Trench	Type	Date	Initial	Description	Comments
2002	2	Deposit	27/11/13	RC	Moderately compact dark brown/black fine grain silt with rare small stone inclusions. Depth: c.0.12m	Old ground surface. Same as (*1003*).
2003	2	Deposit	27/11/13	RC	Moderately to firmly compact slightly mottled light red brown clay silt, with occasional mixed stone inclusions. Depth: c.0.22m	Levelling surface of re-deposited natural.
2004	2	Deposit	27/11/13	RC	Loose to moderately compact white brown gritty silt abundant in small stone inclusions. Depth c.0.15m	Levelling deposit?
2005	2	Deposit	27/11/13	RC	Mid to dark grey brown mottled silty clay with abundant small to medium angular stones. Depth: >0.50m	Levelling deposit?

Appendix C Finds register

No.	*Context*	*Quantity*	*Material*	*Description*	*Comments*	*Date*	*Initial*
001	-	1	Book	Hawick Archaeological Society Book 1930	From interior of building	01/12/12	KM
002	-	1	Letter	Letter from WW2 - 1941	From attic of building	01/12/12	KM
003	-	1	Book	Book of Ossian's Poems	From attic of building	01/12/12	KM
004	-	1	Fe	Fe bolt	From within rear range of building	01/12/13	KM
005	-	1	Stone	Stone slate	From within frontage, probably from clay phase	04/02/13	KM
006	-	7	Wood	2 wooden clothes pegs, 2 spinning tops, 2 thread spools and 1 round bead	-	04/02/13	KM
007	-	2	Glass	2 glass bottle necks	Built into timber (008)	04/02/13	KM
008	-	3	Glass	Loose glass. Bottle and glass lamp necks	-	04/02/03	KM
009	-	1	Metal	Thimble	-	04/02/13	KM
010	-	16	Ceramic	13 plate fragments, dolls heads, 1 half ball, 1 green glazed tile	-	04/02/13	KM
011	-	13	Glass	Glass bottles with labels	Built into floor at first floor level over passage	04/02/13	KM
012	-	22	Glass	Glass bottle fragments	-	04/02/03	KM
013	-	3	Ceramic	Blue and white ceramics	Recovered from void behind jamb stones of door of extension	07/02/13	KM
014	-	3	Bone	Bone	Recovered from void behind jamb stones of door of extension	07/02/13	KM
015	-	1	Glass	Bottle base fragment	Recovered from void behind jamb stones	07/02/13	KM

No.	Context	Quantity	Material	Description	Comments	Date	Initial
					of door of extension		
016	-	1	Horn?	Horn spoon, rat chewed	Recovered from void behind jamb stones of door of extension	07/02/13	KM
017	-	1	Glass	Glass bottle	Loose find - Syrup bottle labelled Jedburgh	07/02/13	KM
018	-	5	Ceramic	Glazed clay balls	Loose find	07/02/13	KM
019	-	2	Wood	2 wood, 1 spinning top, 1 thread reel	Loose find	07/02/13	KM
020	-	3	Metal	1 small horse shoe/shoe heel, 1 Fe key, 1 gas burner head	Loose find	07/02/13	KM

Appendix D Samples register

Sample Number	Context	Size	Description	Comments	Date	Initial
001	-	Small bag	Lime mortar	From rear range during demolition	2012	KM
002	-	Small bag	Clay mortar	From rear range during demolition	2012	KM
003	-	Small bag	Clay mortar	From rear elevation during demolition		KM
004	-	Small bag	Sample of thatch	Above (007)		KM
005	107	-	Clay bonding	From frontage at 1st floor level		KM
006	141	-	Lime bonding	From rear wallheadraising		KM
007	-	-	Lime bonding	From rear wallheadraising		KM

Appendix E Drawings register

Dwg No.	Sheet	Type	Scale	Description	Date	Drawn by
001	001	Section	1:20	NNW facing section of Trench 1	27/11/12	RC
002	001	Section	1:20	NE facing section of Trench 2	27/11/12	RC
003		Elevation	1:20	S internal elevation	-	KM
004		Elevation	1:20	Overlay to rear elevation	-	TA
005		Elevation	1:20	Rear exterior elevation	19/11/12	KM/RC
006		Elevation	1:20	E gable internal elevation – upper two floors	22/11/12	KM
007		Elevation	1:20	W gable – 1st and 2nd floor	23-27/11/12	JM/KM
008		Plan	-	Wallpaper sample locations	23/11/12	JM
009		Elevation	1:20	Rear range wall stub exterior	27/11/12	RC
010		Elevation	1:20	Rear range wall stub interior	28/11/12	KM
011		Plan	1:50	First floor plan	27/11/12	KM

Dwg No.	*Sheet*	*Type*	*Scale*	*Description*	*Date*	*Drawn by*
012		Plan	1:50	Second floor plan	28/11/12	KM
013		Elevation	1:20	East gable ground floor	27/11/12	KM
014		Elevation	1:20	SE facing (rear) facade	29/11/12	RC
015		Elevation	1:50	Frontage trace over AOC elevation with additions	30/11/12	KM
016		Elevation	1:20	Rear interior ground floor	30/11/12	KM
017		Plan	1:20	Plan of first floor structure from below	07/12/12	KM
018		Elevation	1:20	Ground floor elevation -South	07/12/12	KM
019		Elevation	1:50	Elevation of moulded capital 2 on drawing 18	07/12/12	KM
020		Plan	1:50	Plan of moulded capital 2 on drawing 18	07/12/12	KM
021		Plan	1:50	Elevation of moulded capital 1 on drawing 18	07/12/12	KM
022		Elevation	1:50	Plan of moulded capital 1 on drawing 18	07/12/12	KM
023		Elevation	1:50	Elevation of lintel on drawing 18	07/12/12	KM
024		Plan	1:50	Plan of lintel on drawing 18	07/12/12	KM

Appendix F Entry for Discovery and Excavation in Scotland (2013-14)

LOCAL AUTHORITY:	Scottish Borders
PROJECT TITLE/SITE NAME:	29-31 High Street, Jedburgh
PROJECT CODE:	2013.00
PARISH:	Jedburgh
NAME OF CONTRIBUTOR:	K. Macfadyen, T Addyman, C Mills
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Building Recording/ watching brief
NMRS NO(S):	*NT62SE 120*
SITE/MONUMENT TYPE(S):	16th – 19th century structure
SIGNIFICANT FINDS:	Reused 12-13th C worked stones including 2 engaged capitals; 17th C native oak timbers
NGR (2 letters, 8 or 10 figures)	*NT 65078 20654*
START DATE (this season)	30th October 2012
END DATE (this season)	March 2013
PREVIOUS WORK (incl. *DES* ref.)	***Sproat and Hudson, D and G*** *(2009a) '29-31 High Street, Jedburgh, Scottish Borders (Innerleithen parish), standing building recording',* Discovery Excav Scot, New, vol.10
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	29-31 High Street Jedburgh was an historic street frontage property whose poor condition led to approval for its demolition. Attendant upon approval was a requirement to undertake a prior historic building survey and for the demolition process to be monitored closely. From the visible elements of the rear wall of the building, even before access was possible, it was clear that this was a structure of early origin – with openings displaying chamfered and roll moulded surrounds, relieving arches over, etc. suggesting a dating of the 17th century or before. Surviving masonry elements of a rear wing, demolished in recent years, indicated this also to have been of comparatively early date, perhaps of the 17th or early 18th century. Stripping out of later finishes, plasterboard, etc. internally, permitted a systematic historic building survey to be undertaken. Analysis revealed that the northeast gable wall likely preserved the earliest surviving *in situ* fabric, including parts of a stone turnpike stair at the rear, east corner of the structure. This preserved blocked entrances detailed with chamfered surrounds that had formerly led into the adjacent property to the northeast, indicating that the surviving remains represented a substantial structure that had extended across both burgage plots. With the exception of the northeast wall the earlier structure seems to have been comprehensively rebuilt. This second major phase of work extended to the full footprint of the existing structure, much of which still survived intact, including the southwest gable wall, additions to the northeast wall, the rear wall at ground and first floor levels, the first floor level of the frontage, and well preserved timber floor structures at first and second floor levels. At the original eaves level of the rear wall the truncated remains of the rafter feet and ties of the associated roof structure survived embedded within the surrounding masonry of a later raising of the wallhead. Cereal chaff recovered from this area indicated a thatched roof at that period. The remaining floor structures were notable for mostly being of oak and for the fact that the timbers were notably sinuous and minimally dressed, apart from the thorough stripping of bark, no doubt for tanbark. Dating of the floor and roof timbers by dendrochronology (by Coralie Mills) indicated the same year of felling for the whole oak structure, and in a few samples it was also possible to identify the season of felling as the winter of 1667/8 – indicating 1668 as the earliest likely date of construction for

MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	this secondary rebuild of the structure. Tree-ring analysis indicated local native oak was used, significant as this is the most recent native oak structure so far dendro-dated anywhere in Scotland, from a period when imported pine usually dominates. This highlights the largely untapped dendro-potential in the Scottish Borders. A group of young pine timbers from the building have not yet been analysed. The walling of this phase incorporated a number of reused stones many of which displayed fine diagonal tooling suggestive of a medieval date. A notable concentration of such stones was recorded within the masonry of a projecting chimneybreast within the west wall. At ground floor level these included a very substantial lintel with chamfered aris and two recycled engaged capitals of ecclesiastical character – of later 12th or earlier 13th century date and not dissimilar to some of those remaining *in situ* at Jedburgh Abbey. Elsewhere a similarly early moulded window mullion section, also of ecclesiastical character, was recorded. The upper parts of the building had seen considerable later reworking, likely in the later 18th or early 19th century, including the formation of a full second storey and the construction of a new roof structure of sawn pine. The remaining earlier parts of the structure had seen numerous minor secondary modifications. Given the structure was to be demolished it was possible to carry out a systematic bulk sampling of the groups of historic timbers within the building, including full recovery of the surviving elements of the early roof foot assembly in the rear wall, thus enabling a detailed record of their constructional details. Ground investigations within the structure, associated with the necessary new propping of the side walls, failed to identify surviving archaeological remains, natural subsoil being rapidly encountered.
PROPOSED FUTURE WORK:	NA
CAPTION(S) FOR ILLUSTRS:	1. 'Chimneybreast incorporating reused architectural fragments, including two early capitals.' 2. '17th century oak floor structure as revealed during demolition'
SPONSOR OR FUNDING BODY:	Scottish Borders Council
ADDRESS OF MAIN CONTRIBUTOR:	Addyman Archaeology St Ninian's Manse Quayside Street Edinburgh
EMAIL ADDRESS:	kennymacfadyen@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	RCAHMS

Appendix G CANMORE entry

Site Type TENEMENT (18TH CENTURY)

Canmore ID 96550

Site Number NT62SE 121

NGR NT 65078 20654

Council SCOTTISH BORDERS, THE

Parish JEDBURGH

Former Region BORDERS

Former District ROXBURGH
Former County ROXBURGHSHIRE
Datum OSGB36 - NGR
NT62SE 121 65078 20654

18 June 2009 — **STANDING BUILDING RECORDING**

Notes NT 65078 20654 A desk-based assessment and external elevation survey were undertaken in June 2009 before development. The former shop probably dates from the late 18th century and is a three-bay, three-storey building with a shop frontage on the ground floor and accommodation above. The building, now in a ruinous state, had been modified over the years, and demolition of some of the rear of the building in the 1980s had exposed the original and inserted bricked-up openings to the rear south-facing elevation. A further watching brief was undertaken during the removal of later fabric from the front façade.
Archive: RCAHMS (intended)
Funder: Borders County Council
Diana Sproat and Gemma Hudson – AOC Archaeology Group

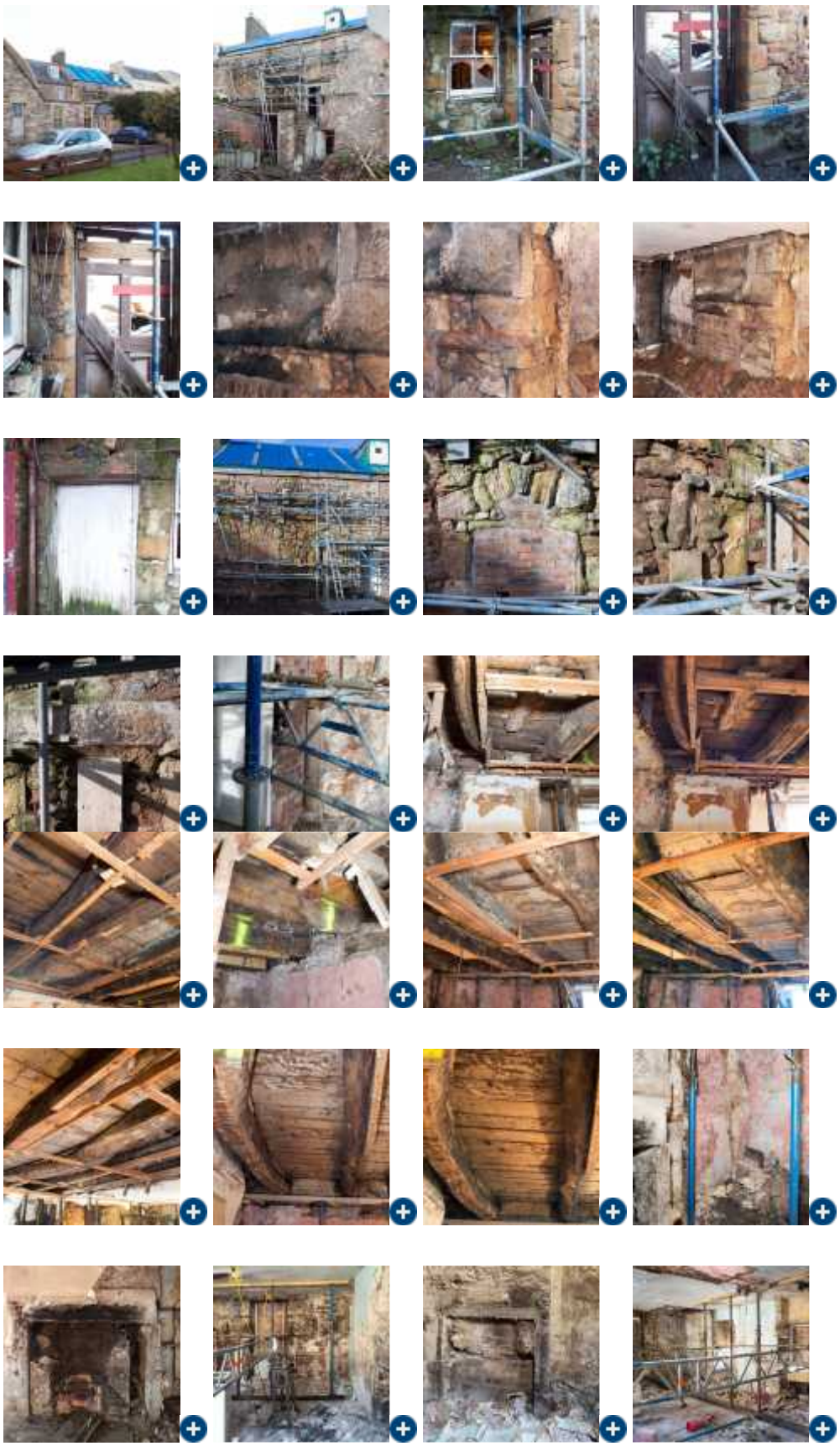
23 November 2012 — **PHOTOGRAPHIC SURVEY**

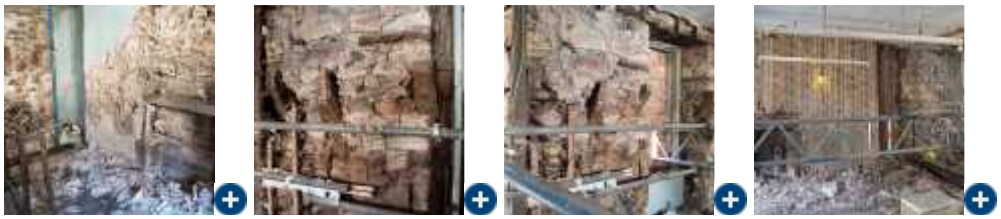
Project Threatened Building Survey Programme 2012

Notes A photographic survey was of made of the accessible areas of 31 High Street, Jedburgh ahead of the demolition of the building. The structural condition of the building meant that it had been extensively propped and braced with scaffold for several years, but there remained significant evidence for its earlier form. Earlier roof timbers projected at mid-height from the SE wall of the second (top) floor, showing an earlier roofline. This roofline probably is probably contemporary to the earlier stonework in the E corner of the building, where a doorway (suspended between the current first and second floor levels) former led through to the property adjoining to the NE. The roof timbers that propped the current second floor level appeared to be of an age that suggests they were reused from this earlier phase of the building's form. At ground floor level and throughout the rear SE wall of the property there were re-used, worked ashlar stones that have evidently been quarried from an earlier building of some quality. A stub of wall returns to the rear elevation at ground floor level which shows a building once abutted the SE corner of the property.

A drawn record of the building was being made by Addyman Archaeology at the time of demolition.

Visited by RCAHMS Threatened Building Survey (IA and RA) - Nov 2012



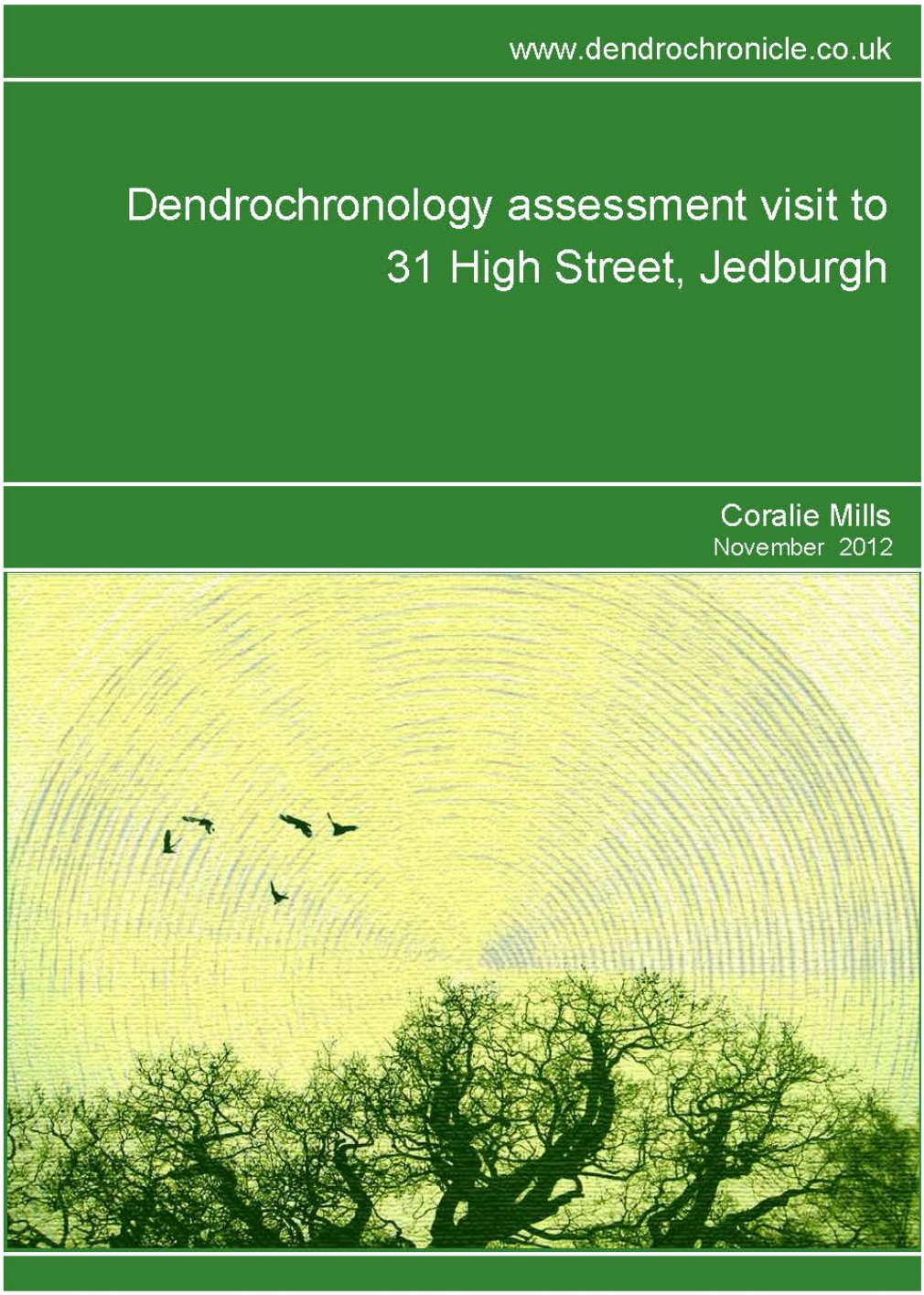


Books and References

Sproat and Hudson, D and G (2009a) '29-31 High Street, Jedburgh, Scottish Borders (Innerleithen parish), standing building recording', *Discovery Excav Scot, New, vol.10* Cathedral Communications Limited, Wiltshire, England.
Page(s): 163

Appendix H Dendrochronology reports by Dr Coralie Mills

i. Assessment report (23 November 2012)
ii. Dendrochronology samples assessment, 31 High Street, Jedburgh (March 2013)
iii. Addendum (10 April 2013)



rings preferred. The more rings, and the more samples per same-source of timber, the more likely that the material will date.

While some accessible historic timbers have been marked up (with yellow paint) for dendro-sampling (to be done under supervision after recording *in situ*, numbering and controlled removal), many more timbers are yet to be revealed and should also be considered for sampling, to obtain workable sample assemblage sizes for each group of timbers, and to represent each dateable phase. It is suggested that ideally the dendrochronologist should visit again (1) when more of the timber structures are visible, especially the existing roof, and (2) to train one of Tom Addyman's team to supervise timber removal and sub-sampling (by licensed chainsaw operative – presumably could be done by one of the demolition team) in the early stages of the structure being taken down. When all the samples have been recovered, in a stage (3) they should all be reviewed by the dendrochronologist, in the light of the building archaeology record, to identify the most suitable samples, eliminate those unsuitable, and provide a fully costed assessment report regarding (4) onward dendro-analysis. A cover letter accompanying this report gives Scottish Borders Council costs or indicative costs for these proposed stages.

REFERENCES

English Heritage Dendrochronology Guidelines
http://www.english-heritage.org.uk/publications/dendrochronology-guidelines/

Badenoch, C O 1994-5 'Border Woodlands I Berwickshire & II Roxburghshire', *History of the Berwickshire Naturalists Club* 46, pp 115-22 and 272-86.

Lewis, J & Ewart, G 1995 *Jedburgh Abbey: The archaeology and architecture of a Border abbey.* Society of Antiquaries of Scotland, Monograph 10.

Mills, CM 2000 Dendrochronology of oak timbers from historic buildings in St Andrews, Fife. *Tayside and Fife Archaeological Journal Vol 6*, pp200-210

Mills, CM 2008 'Historic pine and dendrochronology in Scotland', *Scottish Woodland History Discussion Group: Notes XIII (2008)*, pp9-14.

Mills, CM & Crone 2012 'Dendrochronological evidence for Scotland's native timber resources over the last 1000 years' *Scottish Forestry* 66, 18-33.

Mills, CM, Quelch, P & Stewart, M 2009 *The evidence of tree forms, tree-rings and documented history around Bealach nam Bo, Loch Katrine.* Client report for FCS (Cowal and Trossachs District).

Rodger, D, Stokes, J & Ogilvie, J 2006 *Heritage Trees of Scotland.* Forestry Commission Scotland.

Smout, TC, MacDonald, AR & Watson, F 2005 *A history of the native woodlands of Scotland, 1500 – 1920*. Edinburgh: EUP.

Other smaller individual timber features are being revealed which may be date-able, including so far: an oak lintel to a ground floor fireplace in the NE side wall; some carefully selected curved ash (species TBC) stems forming an arched ceiling to the central pend; and a very interesting carefully-shaped c.5m long oak timber in the NW corner of the ground floor, at the line of the old frontage, which may be a re-used wooden stair newel or some other originally upright feature.

Finally, it is suggested that we should not dismiss re-used historic timbers (Mills 2000); especially in an inland location like Jedburgh, subject to so much historic destruction and reconstruction, re-used timbers represent the ghosts of other now lost historic Jedburgh buildings, and much can be learned from them about the town's development, its historic timber supply and local woodland history. We would extract more information about the ghost buildings by combining Addyman Archaeology's structural analysis of any recycled timbers with the dendrochronological information.

While there is a mix of primary and re-used timber present, it is likely in this location that nearly all of it is local. Thus we have an opportunity to build significant chunks of a new Scottish Borders oak chronology as a by-product of undertaking dendro-dating work on this building. There is virtually no local tree-ring coverage for the Scottish Borders, and we will be dating that material to South Central oak currently. In turn, building up a Borders oak chronology will help with dating and porvenancing other historic timbers from this region in the future. This by-product will fall out naturally from the work and is not an additional cost; it is simply an additional benefit and another good reason for pursuing this rare opportunity to analyse a significant assemblage of probably largely native and local historic timber.

RECOMMENDATIONS

It is important to note that at the date of visit, not all of the historic timber structures were yet revealed, but that much of what has been revealed so far is clearly important and has great dendro potential. It was possible on this visit to view about half of the ceiling structures of the ground floor and first floor, plus the redundant elements of an earlier lower roof preserved in the 2nd floor rear wall masonry - but we could see only a few of the timbers in the forward extension and none of the existing roof structure was yet accessible. Although the existing roof may be 'late' it may contain reworked timber from this or other historic structures in Jedburgh.

Many of the timbers have bark edge, which is excellent in terms of the potential for precise felling dates, but many have moderate ring-counts, and so it is advisable to take as many samples as possible at this stage, say at least 20 per group where that many survive, and then to select the best sets of samples for analysis when all the material is available for review. Best practice developed in Scotland, built on the English Heritage dendrochronology guidelines (see references), but allowing for the more complex supply issues here, indicates the need to analyse at least 10-12 samples per phase or group of same-source timbers to maximize the chance of obtaining results. Usually timbers with less than 50 rings are excluded from analysis, and samples with over 60, and ideally over 80,

could be one of the longer-lived pieces of oak and may help with creating a longer local oak history as well as dating the feature. Of course, it may be a re-used piece.

DISCUSSION

Apart from one excavated oak timber from a 13th C raft under Jedburgh Abbey (Baillie in Lewis & Ewart 1995, 40), there is no dendrochronological record for the Scottish Borders, in stark contrast to much of the rest of Scotland (Mills & Crone 2012). This makes this opportunity to sample the rich assemblage of historic timbers at 31 High Street, Jedburgh all the more significant. The 1st floor ceiling contains a very rare and unusual assemblage of what is likely to be local late-medieval or post-medieval native oak which shows no sign of re-use and has bark edge, and so could date precisely a main construction phase. Elsewhere in Scotland, imported oak has largely taken over by the mid-15th C, but with Jedburgh so far from the coast, and the remnants of the Jed Forest perhaps surviving, local supply is much more likely and this could become the last dated native oak structure in Scotland. The title is currently with Drum Castle with its early 17th C local native oak roofs. It may well be that the alleged attempts of the English to fell Jed Forest in the 14th Century, to deprive opponents of their hiding places, were much exaggerated and anyway, as Smout states, felling alone does not eradicate a wood; it will re-grow unless something prevents it and it is more likely that the persistent grazing pressure and intake of land for sheep pasture, especially in the 13th to 16th centuries, contributed more to woodland decline in the Borders than the English ever did (Smout *et al* 2005, 40; Badenoch 1994-5). It seems unlikely therefore that the Jed Forest disappeared overnight in the 14th C English incursions, and some local woodland cover and timber supply must have continued long after, long enough potentially for some material to be used in this building. The famous veteran oaks, the *Capon Tree* and the *King of the Wood*, just south of Jedburgh, are regarded as rare survivors of the ancient Jed Forest (Rodger *et al* 2006).

During the 17th C, after Norway cuts off its oak exports, imported pine comes to dominate the tree-ring record elsewhere in Scotland (Mills & Crone 2012), dated and provenanced against a network of North European pine chronologies. There is also an expanding set of native pine chronologies with which to date Scottish pine timber, which was being exploited increasingly in the post-medieval period (Mills 2008). Thus, an assemblage of hewn conifer joists in the ground floor ceiling also has dating potential, although we will need to assess the samples for ring counts as some visible ends look quite young. The number of rings is a limiting factor on dendro-dating.

Of particular dendro interest are the redundant oak rafter feet and sole plates of an early lower roof structure in the 2nd floor rear wall; while two elements show re-use, this assemblage is quite mixed in form, with rounded bark edge surviving on some, and on reflection I think some elements may be primary to that structure, and so it may be possible to date the earlier lower roof's construction. Twigs from the remnants of possible thatch resting on this structure would also be identifiable to species and should be sampled. This could reveal the character of the thatch used here, which becomes doubly interesting if combined with a dendro date for that roof structure.

be above it are not yet revealed, but it probably is a principal joist carrying the ends of the common joists added when the front of the building was moved forward. The ground floor ceiling to the NW of the pend might therefore have a different construction than that of the overlapping hewn pine joists (Group 3) to the NE. This single oak timber has been very neatly rounded on its underside, with external rings carefully shaved off, and has an integral squared base set in the pend wall. Unless this shaping was done *in situ*, to beautify what could have been a public shop area, this timber seems unlikely to have been originally made as a joist. It has one little recess cut historically, seen on what is now the underside about 1m along from the square base. It has been painted - rusty red – which matches the paint of the side wall to its W end, perhaps decoration of the public shop area at one time. Looking at this timber together, TA, CB and CM considered it must have originally stood vertically, on that square base, and thought a wooden stair newel post might be a possibility. It is roughly 5m long so was quite tall. I am trying to dispel a probably fanciful image of it once being the Jedburgh Castle flagpole! It will be interesting to observe its hidden underside when removed, as it does not appear to be fully round, only rounded on what is now the underside. Other structural features may become apparent on removal. I have marked it in two positions for dendro-sampling, including one at the square base where there are probably the most rings and best chance of sub-bark surface surviving, but it would be worth retaining this timber intact as an artifact, at least until it can be fully recorded and interpreted.

Item 6: oak lintel, ground floor fireplace, NE side wall

6 A substantial oak lintel rests over the fireplace on the ground floor NE side wall. Photo: C Mills.

The end grain is not visible as the piece is in-situ in the wall. I am not sure if this will be coming out, but if so, it is worth either keeping it intact, or if that is not possible, slice-sampling it for dendro at a position with (if any) waney edge (ie smooth curved sub-bark surface) and maximum ring count. It

Group 4: Curved ash (?) in arched ceiling to pend

4 Curved ash (TBC) forming arched ceiling in part of central pend. There are 3 whole sections of ash (?) stems and some probably later inserted boards. Photo: C Mills.

Above the pend, there are three carefully selected arched pieces of what is probably ash – their curved form appears to have been selected to provide additional headroom in the centre of the pend, and it is quite a graceful feature. The yellowish colour and grain suggests ash wood, but this needs to be confirmed when the cross-sections are revealed. Ash is a workable species for dendro, and may be sometimes cross-dated to oak where no local ash chronologies exist. I have been working on extending ash chronology coverage for Scotland, as ash occurs in historic vernacular buildings in Scotland (eg Mills *et al* 2009). The largest stem is approx 23 x 15 cm, and all there have sub-bark surface apparently intact. Rather like the rough oaks in Group 1, this material has a vernacular character, and could perhaps have been obtained from ash pollards of which there are historic examples in relict wood pastures elsewhere in Scotland (Mills *et al* 2009). I have seen similar forms of large veteran ash in historic field boundaries in the Scottish Borders, and such old ash trees could be used help build a Borders ash chronology for dating & landscape history purposes. Very few buildings have ever been looked at for dendro-purposes in the Borders, but I have been told of an historic ash roof in a Borders rural vernacular building. It may be that, like inland Perthshire, ash was locally important in historic construction. The implications of the current *Chalara* ash-die back disease issue would need to be considered. Hopefully it won't kill our wonderful historic ash trees, but if it does, then we should try to rescue archive information from that material.

Item 5: Long carefully rounded oak timber, with square base; possibly a re-used item

A long rounded oak timber with squared base (20 x 18 cm) in the ground floor ceiling runs NE-SW at the old frontage line in the NW corner. Apologies, no photo taken. The common joists assumed to

Group 3: Hewn conifer joists in ground floor ceiling

3 Hewn, roughly square conifer joists in ground floor ceiling (in between more regular rectangular joists assumed inserted later) running from the main block forward into the front extension at the NE side of the central pend. Photo: C Mills

The hewn conifer (probably pine) joists in the ground floor ceiling (exposed in the NE side) are roughly 15 x 12 cm in cross-section, and assumed to be earlier than the deeper, regular rectangular (18 x 7.5 cm cross section) milled pine joists inserted much more evenly spaced between them. The hewn timbers have overlapping (but not usually jointed), often slanted ends, which seems unusual, and some have paint finishes suggesting they were once exposed. I counted 40-60 rings on a couple of them towards the pend wall - which is marginal for dating – and so we need to maximise the sample numbers. I have marked up the 11 exposed examples for sampling, but a lot more would be advisable once the rest of this ceiling is exposed – assuming some may survive on the other (NW) side of the pend. That area was not yet revealed at my visit.

I have marked up the revealed 6 oak joists for sub-sampling, and would seek at least an equivalent number from the other half of the ceiling (yet to be revealed) to make for a decent assemblage size to select from; some may have to be excluded if too few rings. It would be best to sample all of the oak joists at this floor level. The sequence lengths may mean we have to reject some for analysis.

Group 2: Redundant oak rafter feet & sole plates of earlier roof, rear wall, 2nd floor

2a General view of 7 sets of sawn off rafter feet & sole plates, rear wall, 2nd floor. Photo: C Mills

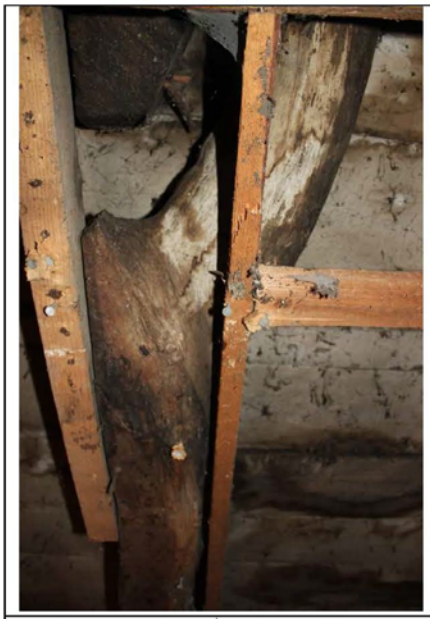
2b Detail of sawn off rafters to SW corner. Photo: C Mills

So far 7 pairs of rafter feet and sole pieces have been revealed, giving 14 elements to sample. I estimated c 80 rings in one of the rafter ends, but only 40-60 in the visible sole pieces, so a few of these timbers may be too short-lived for dating. Thus all should be sampled (or recovered) as some may have to be rejected for dendro-analysis; we are aiming for a minimum of 10-12 suitable samples per phase. TA's plan of removing them intact for recovery to Edinburgh is good, and would allow closer examination for best sampling locations to capture bark edge / sapwood (which is evident on some) and to maximize ring counts.

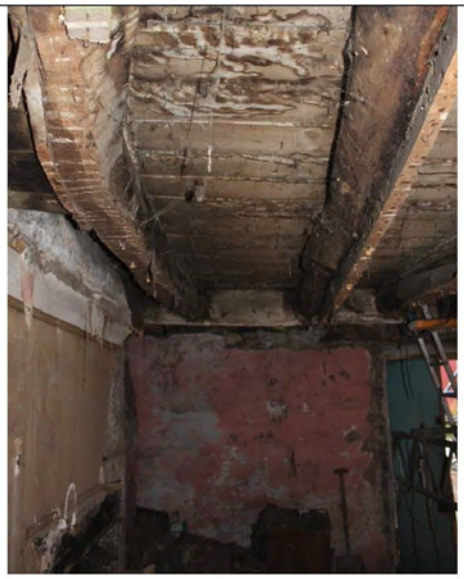
While there is a redundant mortise in one and a peg in another, this doesn't necessarily mean every element is re-used. They are quite variable in cross-section form (Photo 2b), and the survival of more fragile sapwood / bark edge on some might indicate that some are not re-used. So it is possible that we will obtain a date for this roof construction as well as for any earlier structures from which some timber was recycled.

Twigs and small branches resting on the upper outer surface of the rafters in places may be the remnant of thatch and could be subject to species ID and characterization to inform us on the nature of that thatch. That would be doubly interesting if a dendro-date for the structure was obtained.

Group 1: Irregular hewn oak joists in 1st floor ceiling



1a Branched end of 1st floor oak joist, apparently retained on this timber to get the required length. Photo: C Mills



1b Use of curved and irregular oak stems in 1st floor ceiling joists, with sapwood and sub-bark surface frequently retained. Photo: C Mills

This is a very exciting group of timbers. This is probably a very rare survival of a late-medieval or early post-medieval *native* oak structure. This very irregular set of hewn oak joists has characteristics suggestive of being the poor quality end, or last gasp, of a local timber supply. In general, native oak is dwindling across Scotland from the 15th C, and there are very few dated native oak structures after 1450 (Mills & Crone 2012). This could well be one of them. The dimensions are highly variable, as is the type of conversion. Some are roughly halved timbers, but they are so wiggly I think they were cut by hand and eye to extract the maximum length, with little regard to form. Hence a branch has been left on the end of one to maximize length (see photo 1a above). The largest scantling is 27cm x 15 cm, smallest about 15 x 15cm – so all quite chunky - but they are highly variable. There is no sign of re-use on the timbers so far revealed (in the NW half of the 1st floor ceiling) and most of them have the sub-bark surface intact which is very promising in terms of obtaining a precise felling date, assuming they have sufficient rings for dating. We will have to await their removal and sub-sampling to check that for the group as a whole, but one sample already provided by Tom Addyman has 74 rings, and if the others are similar than there is good potential for dating the group. As well as the dendro-work proposed, the forms of these timbers would be worth recording in more detail as they will be informative regarding the nature of the source woodland and its management.

INTRODUCTION

The building at 31 High Street Jedburgh is in the process of archaeological recording by Addyman Archaeology, which is taking place during clearing out, stripping back and preparation works for imminent demolition as authorised by Scottish Borders Council. Tom Addyman requested dendrochronological advice on the historic timbers being revealed, and this advisory visit was approved by Christopher Bowles, Archaeologist for Scottish Borders Council. The author visited the site on 21st November 2012 with TA and CB.

It is important to note that at the date of visit, not all of the historic timber structures were yet revealed, but that much of what has been revealed so far is clearly important and has great dendro potential. It was possible on this visit to view about half of the ceiling structures of the ground floor and first floor, plus the redundant elements of an earlier lower roof preserved in the 2nd floor rear wall masonry - but we could see only a few of the timbers in the forward extension and none of the existing roof structure was yet accessible.

TIMBERS VIEWED ON 21.11.12

Timbers assessed during the visit include:

1. Irregularly shaped oak joists in the 1st floor ceiling, revealed in the NE half of the building;
2. Redundant oak rafter feet & sole plates of an earlier lower roof in the 2nd floor rear wall, with twiggy remnants of possible thatch resting on it in places;
3. Hewn conifer (probably pine) joists in the ground floor ceiling, revealed in the NE half of the building;
4. Curved short lengths of ash timbers forming an arched ceiling to part of the central pend;
5. A long rounded oak timber with square base in the ground floor ceiling running NE-SW at the old frontage line in the NW corner of the building.
6. A large oak lintel in the ground floor fireplace in the NE side wall.
7. NB No time was spent considering the floor boards, of which there are multiple phases, or the later rectangular probably mill-sawn pine joists which are presumed later inserts to support the 1st floor ceiling, as it was assumed the resources would not stretch to analyzing these perhaps less informative elements. However, this should be reviewed in the light of the emerging building recording interpretation, and samples taken if deemed important features in understanding the building; they may be dateable.
8. NB Other timber features including, notably, the existing roof structure – and much of the forward extension, especially at 1st floor ceiling level and at the ground floor NW corner - were not yet accessible.

Species identifications given in this report are by the naked eye and subject to confirmation on analysis; that said, the oak is definitely oak!

Further information is given below about each of the groups or types of timber seen.

Dendrochronology assessment visit to 31 High Street, Jedburgh

Coralie Mills, November 2012

EXECUTIVE SUMMARY

Apart from one excavated oak timber from a 13th C raft under Jedburgh Abbey, there is no dendrochronological record for the Scottish Borders, in stark contrast to much of the rest of Scotland (Mills & Crone 2012). This makes this timber assemblage at 31 High Street, Jedburgh all the more significant. The 1st floor ceiling contains a very unusual assemblage of what is likely to be local late-medieval or post-medieval native oak. Branched and twisted, it shows no sign of re-use and has bark edges, and so could date precisely a main construction phase. Elsewhere in Scotland, imported good quality oak has largely taken over by the mid-15th C, but with Jedburgh so far from the coast, and remnants of the Jed Forest perhaps surviving, local supply is much more likely and this could become the last dated native oak structure in Scotland! The title is currently with Drum Castle mansion house with its early 17th C native oak roofs (Mills & Crone 2012). During the 17th C, after Norway cuts off its oak exports, imported pine dominates the timber supply elsewhere in Scotland, dated against North European chronologies. Native pine is also potentially dateable (Mills 2008). Thus, an assemblage of hewn conifer joists in the ground floor ceiling also has dating potential.

Of particular dendro interest are the redundant oak rafter feet and sole plates of an earlier lower roof structure in the 2nd floor rear wall; while two elements show re-use, this assemblage is quite mixed, with rounded bark edge surviving on some, and on reflection I think some elements may be primary to that structure, and so it may be possible to date the earlier roof's construction. Other smaller individual timber features are being revealed which may be date-able, including, so far: an oak lintel to a ground floor fireplace; some curved ash (species TBC) stems forming an arched ceiling in the central pend; and a very interesting carefully-shaped circa 5m long oak timber, with a squared 'base' at one end, which acts as a principal joist situated in the ground floor ceiling, at the line of the old frontage.

In an inland location like Jedburgh a local timber supply probably prevailed longer than near the coast. This building could shed light on the extent to which the medieval Jed Forest survived the famous attempts of the English (not to mention the sheep) to destroy it (Smout *et al* 2005, 40; Badenoch 1994-5). The 1st floor ceiling's twisted oaks may be the last gasp of the Jed Forest and are a very important find. The building has a mix of original and re-used timber, but probably largely local timber. In an isolated town subject to so much historic destruction and reconstruction, we should not dismiss the significance of re-used timbers, because they represent the ghosts of other lost historic Jedburgh buildings which could yield dated information on the town's development, its timber supply and local woodland history, and as a by-product, this work could provide large chunks of a new Borders oak chronology.

Further dendrochronological work is recommended on the main timber groups seen so far. Further visits and guidance on sampling are advised when (1) more is revealed (the roof space especially) and (2) to set-up sampling procedures when stripping out and sub-sampling of timbers starts, ideally under Addyman Archaeology's supervision, before providing (3) a fully costed and prioritised dendro-assessment when all of the samples have been obtained, prioritizing the groups of samples, eliminating unsuitable samples and identifying the funding requirements for (4) dendrochronological analysis of the retrieved groups of timber samples.

Dendrochronology assessment visit to 31 High Street, Jedburgh

Prepared for	Scottish Borders Council (Christopher Bowles, Archaeologist)
Author	Coralie Mills
Project No.	70
Date of Report	November 2012

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Joists of crooked and branched oak revealed in 1st floor ceiling; potentially a very rare native oak structure of late medieval or early post-medieval date. Relicts of Jed Forest? Just one example of the remarkable timber assemblage in this building. Dendrochronological analysis is recommended for dating the structure and characterising and dendro-provenancing the timber (Photo: C Mills)

www.dendrochronicle.co.uk

Dendrochronology samples assessment
31 High Street, Jedburgh

Coralie Mills

March 2013

Dendrochronology samples assessment: 31 High Street, Jedburgh

Prepared for	Scottish Borders Council (Christopher Bowles, Archaeologist) Under Purchase Order SBC242692
Author	Coralie Mills
Project No.	70
Date of Report	March 2013

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Plate 1 Group A Joists of crooked and branched oak revealed in 1st floor ceiling; potentially a very rare native oak structure of late medieval or early post-medieval date. Relicts of Jed Forest perhaps?

Dendrochronology samples assessment: 31 High Street, Jedburgh

Coralie Mills, March 2013

Summary of plan for dendrochronological analysis

In summary, it is proposed to use the available analytical budget to analyse 32 oak samples: comprising the 15 best samples from Group A (1st floor ceiling) and the 15 best oak samples from Group B (the ground floor, mostly ceiling elements) and also including with Group B two really useful samples from the miscellaneous Group E, an oak floorboard with lots of rings, and if available in time, the oak fireplace lintel F100 which is in such a good early context. For convenience these 17 samples are grouped as Group B in the costing below. The overall work, on 32 samples, is estimated to fill the available analytical budget, but if the work goes faster, then CM will seek to include the in-situ measurement of the three most amenable elements of the rafter feet assemblies, to see if they will date against chronologies built from Groups A and B.

It is proposed to bill this work in stages:

(1) **preparation of samples**, including gathering samples from CM and AA stores and taking to local carpenter's workshop, his work on sawing and planing down the samples, CM work in supervising this sub-sampling, **£400**

(2) **Analysis of Group A** (1st floor oak) including: fine-sanding of radii to be measured; tree-ring width sequence measurement; analysis to seek cross-matching, relative and, if at all possible, absolute dating; technical reporting **£1800**

(3) **Analysis of Group B** (2nd floor oak) including: fine-sanding of radii to be measured; tree-ring width sequence measurement; analysis to seek cross-matching, relative and, if at all possible, absolute dating; technical reporting **£1800**

As much as possible of this work will be completed before end of March 2013, though CM gratefully acknowledges Chris Bowles / Scottish Borders Council's willingness to hold the analytical purchase order open into the new financial year. Actual reporting and invoicing dates will depend on how the work proceeds in practice.

Technical report on dendrochronological assessment 31 High Street, Jedburgh

A large suite of timber samples has been collected from this building over the period of its controlled demolition, from November 2012 to March 2013, working closely with Addyman Archaeology while they have been recording the building's archaeology. The extracted timbers have been subject to a dendrochronological assessment recording process, aimed at identifying the species, estimated ring counts, dating quality and other key parameters for each sample. This allows characterization of the assemblage, and its constituent structural groups, and allows the most promising and meaningful groups of samples to be selected for analysis within the dendro-analytical budget currently available.

Appendix 1 is a working document, a copy of the spreadsheet used for recording the assessment results, listing each sample's characteristics and allocating each timber to one of the five groups listed below. So far, some 56 oak samples and 20 conifer (probably pine) samples have been extracted and recorded for assessment. At time of writing, a small number of timbers of interest remain embedded in the side gable walls (colour coded pink in Appendix 1). These have been marked up for extraction and retention by the demolition contractors, and whatever information that has been gleaned from them while *in situ* has been added to the assessment spreadsheet. Their value for dating will not be fully known until the extracted timbers are examined. However, there are already ample numbers of decent samples to take forward analysis of the highest priority groups of timbers with the budget that has been made available.

It is possible to break down the timbers sampled into five groups:

A. 1st floor structural oaks, mostly ceiling joists (Plates 1 & 2)
B. Ground floor structural oaks, mostly ceiling joists, and including the central pend 'arch' timbers (Plate 3)
C. 2nd floor oak rafter feet assemblies from an earlier lower roof structure (Plate 4)
D. Pine timbers in the first floor and ground floor ceiling structures (Plate 5)
E. Other miscellaneous timbers, mostly still *in situ* in gables (Plate 6)

Almost three quarters of the samples extracted so far are oak, and the majority of them have preserved sub-bark surface, or have been lightly adzed to remove bark and so still retain near-complete sapwood. This means that they have high dating quality because, if they can be dendro-dated, very precise felling date information will be obtained. However, their sequence lengths are moderate, the majority of the oaks having between 50 and 80 rings. (It should be noted that at this stage all ring counts are estimates because of the rough and unclear state of the end grains of the chain-sawn timber elements). These are modest but not impossible sequence lengths, with 50 the usual absolute cut-off point for dendrochronology; however, it means that a higher level of replication (ie higher sample number) is advisable to maximize the chance of dating each group, than would be needed if we were working with material in excess of 80-100 rings. There are rather fewer rings present in most of the extracted pine elements, with generally 35-60 rings present.

Plate 2 Group A Typical cross-sections of oak joists from the first floor, with either complete sub-bark surface, or a lightly adzed edge close to sub-bark surface. They have the potential to give very precise felling date information.

Plate 3 Some of Group B timbers: (L) The curved oak elements forming an arched ceiling to the central pend on the ground floor; (R) sample of F63 the principal oak joist in the ground floor ceiling, on the old frontage line in the NW part of the building

The other key issue to consider is re-use. There is little obvious evidence of re-use amongst Groups A and B, the structural oaks in the 1st floor and ground floor ceiling structures, but there is definite evidence of re-use on some (but not all) of the rafter feet assembly elements (Group C) which may be a mixture of re-used and original elements; dendro-analysis should be able to tease this out.


Plate 4 Group C (L) The oak rafter feet assemblies from an earlier roof, some elements with clearly redundant features, like (R) this slot on Rafter 006 which may be a sawn-through mortise slot or a former cross-lap joint. However some of the elements have no sign at all of re-use and there may be a mix of re-used and original timber, which should become evident in the tree-ring results.

The smaller assemblage of pine timber (Group D) comes mostly from the ground floor, but with a few samples from the first floor, and includes some clearly re-used elements (eg F08, in the rear SE corner of the first floor ceiling, with regular drilled holes through it), but also many young timbers with no obvious evidence of re-use (such as the main ground floor common joists, F40-F52, which have between 35 and 60 rings). Of the already extracted 20 pine samples, there are only eight timbers with more than 50 rings (1st floor F25 & F26, ground floor F40, F42, F45, F49, F50, F151), the longest of which has an estimated 70 rings (F26); getting results with short sequences is analytically more difficult for pine than it is for oak, and the potential for replication is quite limited, so this is far from guaranteed to work. There are a few huge rectangular sectioned long–lived pine beams in the shop frontage wall, with high ring-counts, but these are probably much later, looking very like 19th Century imports, and at time of writing not yet extracted from the building, as they are within the front wall buttresses retained while stabilization work is carried out. Thus, overall, the pine is a rather diverse set of material, with mostly very young timber in the more useful contexts, and which is more marginal in terms of dating potential than the main groups of oak (A, B and C).

Plate 5 Group D Pine timbers (L) F008 from the first floor ceiling, a short re-used element

(R) F50, pine timber with an estimated 52 rings, a typical example of the young pine used for the common joists in the main block at ground floor ceiling level

Group E largely represents elements which are still in the gable walls, such as studs 110.1, 110.2 and 110.3 and other unusual elements, mostly not yet fully assessed. Most of them are likely to be oak, and so the strategy of building a strong oak chronology for the site from Groups A and B first is sensible, to give the best chance of matching other individual timbers into an existing site chronology in a later stage of analysis, should this prove possible.

Plate 6 (L) Oak lintel F100, marked for extraction with orange paint, in the ground floor fireplace in the East gable wall. The fireplace may be one of the earliest surviving features. The fireplace and its lintel have been cut through by later modifications to this side wall. (R) Studs in F110, on the West gable wall, marked for extraction prior to gable rendering.

It should be noted that most of the samples were extracted by rough chain-sawing the ends off structural timbers, done as a much-appreciated favour by the demolition contractors, and it was not possible to obtain on-site the small parallel-sided disks needed to be able to surface the samples and fit them under the microscope. Thus there is an initial stage, of minor cost, within the analytical budget for cutting down the selected samples and flattening their surfaces, by a combination of sawing and planing. With a good planed surface, the amount of sanding needed afterwards to produce a measurable ring pattern will be reduced.

The approach taken to prioritizing the analytical work and selecting samples for analysis has been to consider which groups have the best dating potential, which are least complicated by re-use and also which groups have sufficient suitable samples available for analysis now. This leads to identifying Groups A and B, the structural oaks in the first and ground floors, as the priorities. Group C, the rafter feet assemblies, also have good dating potential, but there is a recommendation that before any truly invasive or destructive sampling is applied, they should be fully drawn and recorded for their complex carpentry joint work and many 'redundant' historic woodworking features. These could be important clues as to the nature of the structure(s) from which they originate. Some of Group D, the pine elements, may prove dateable, but it will be much more difficult and time-consuming to make progress with this disparate assemblage, and it is something to consider for a second stage of work, should further funding opportunities emerge, and depending on the outcome of the first stage. Group E may well have some elements worthy of analysis – but they are mostly not yet available - and any future work on the oaks amongst them is likely to be greatly assisted by having first built a strong site oak chronology from the main groups of oak timber in A and B.

The selection of the most useful samples from within Groups A and B, the 1st floor and ground floor oaks, was based largely on sequence length, because so many of them have sub-bark or near sub-bark surface present and so dating quality is not an issue in that sense. The samples selected for analysis are colour coded yellow in Appendix 1. By setting the bar at 60 rings, it is possible to include 15 oaks from Group A, the first floor oaks, in the analysis; this should allow the desired level of replication to create a strong site chronology for this group, but it also allows much wider structural coverage than if we were to cut off at 70 rings. Similarly, there are 15 structural oaks from Group B, the ground floor group, with an estimated 60+ rings. Furthermore it is proposed to add two other samples to the Stage 1 analysis, which really belong in Group E; a sample from an inch-thick tongue-and-groove oak floorboard, because it has around 90 rings, and might help with dating the rest of the material, and also, if available in time, a sample from the oak lintel (F100) above the East Gable fireplace (Plate 6), because this may be one of the earliest dateable features in the building as a whole. This timber has been marked for extraction from the gable.

Preparation, measurement, analysis and reporting of the proposed 32 oak samples from ground floor and first floor contexts will account for all of the available analytical budget currently available. The dendro-analysis of the Group C oak rafter feet assemblies should wait until after their detailed recording by Addyman Archaeology, if at all possible, in their post-excavation programme. However, if the analysis of Groups A and B proceeds faster than budgeted, then CM will try to obtain in-situ tree-ring measurements from three of the rafter feet elements; there are three elements, colour coded dark purple in Appendix 1, from which it might be possible to obtain ring sequences with very little invasive work, by sanding end grain and either taking impressions or photographs from which to measure. Only these three have suitable flat exposed end grain surfaces. There are another 8 elements suitable for analysis but they will require pretty intrusive sampling, such as taking slices well back from their existing end faces. While it is a long-shot to date just 3 samples, and better to analyse the rafter feet as a larger group of 11 timbers, it is just possible that having built a strong site chronology from the structural oaks in Groups A and B, there may be some overlap and dating might just prove possible.

Finally, a recent visit to veteran oaks near Jedburgh including The Capon Tree and the King o' the Wood revealed that the latter has coring holes in it, partially grown over, and CM is trying to find out who has those samples, because these and any others from local long-lived oak may help in dating and provenancing the oak timbers from 31 High Street, Jedburgh.

Acknowledgments
I am most grateful to Chris Bowles and Scottish Borders Council for supporting this work, and to Tom Addyman, Kenny McFadyen and their colleagues at Addyman Archaeology for all of their help. The demolition team on the site have been extremely helpful, and similarly Robert Laidlaw of John Laidlaw & Son has been very helpful. I am also grateful to many dendro and historic woodlands contacts for generous provision of background information.

Appendix 1 31 High St Jedburgh Dendro Samples Assessment – C Mills Feb- March 2013

KEY

	Selected for Stage 1 analysis
	Stage 2 Priority rafter assembly samples (will try to include if time emerges in Stage 1 - because potential for in situ non-invasive sampling on these samples)
	Identified for eventual Stage 2 analysis if support becomes available
	Marked for sample extraction from gables
	No sample taken
	Pine with 50 or more rings

GROUP A-E/ Floor level G 1 or 2 (NS = not being sampled, NYS Not yet sampled)	**Context/ Sample No.**	**Species**	**Est. no. Rings**	**Apply numeric value for ring count sorting**	**Pith (ie centre) Y= pith present, close = seq starts near to pith, PO = pith offset est no rings missing to centre**	**Outer Edge (w/e = waney-edge, pw/e = probable w/e, cw/e= close to w/e (eg when corners adzed), ss=some sapwood but notw/e)**	**Evidence of re-use (Y=yes, ?=possibly)**	**Cross-section dimensions cm**	**Comments**
C / 2	001 (Rafter)	Oak	50	50	Close	w/e	?	11 x 11	Peg hole low down seems redundant. Cross-section meas as if at right angles. Would need to cut upper end back to get measurable cross section
C / 2	001 (Sole piece)	Oak	74 v appro - at inward end (only 4 at wall hea end)	74	Close	Ss	Y	10 x 7.5	Need to take slice back from inward end - has jagged surface cut in antiquity, some w/e part way back too. Slicing would remove peg holes so assembly should ideally be recorded first
C / 2	002 (Rafter)	Oak	60 but unclear	60	Close	w/e	?	11 x 11	Peg through at angle nr top, seems wrong angle for ashlar piece? Cross-section measured as if at right angles.

C / 2	002 (Sole piece)	Oak	40 but unclear, could be more	40	Y	pw/e	?	9 x 7	No evidence of re-use except an empty horiz peg hole which features TA thinks may be for raising roof. There is an existing peg in the joint to join to rafter. Shakes suggest this timber seasoned after it was shaped by adze. It is slower grown that its rafter. Good quality timber.
C / 2	003 (Rafter)	Oak	70 est but unclear	70	Y	pw/e	Y	9 x 12	Redundant slot on one side, the W face of R, and faces 'up' at an angle. Its either a sawn through mortise (and there are saw marks on this W face) or part of an earlier cross-lap joint. Whichever, it is clearly a redundant feature given its position pointing up and out towards the roof and the sky. The top end of R is angled, so would need to take slice lower down - so ideally record first.
C /2	003 (Sole piece)	Oak	Est 50-60 unclear stepped face, small but slow grown	60	Close	w/e	?	9 x 5.5	Would have to cut back at inward end to get workable sample slice, this would remove the remnants of pegged joint which may be for ashlar piece, so need recording first. There is also an empty peg hole but could be as TA suggest for raising frames. Shakes suggest timber originally seasoned in the round. Small but nice quality slow grown oak.
C / 2	004 (Rafter)	Oak	Est 60	60	Y	w/e	Y	9 x 10	Redundant peg hole visible on W face of rafter. Would have to cut back top of rafter to get a workable sample slice because of pointed end.
C / 2	004 (Sole piece)	Oak	Est 65	65	Close	w/e	Y	12 x 8	GOOD CANDIDATE Two redundant vertical clay-filled peg holes, as well as horiz peg hole for ?raising roof & working peg in joint with rafter foot. There is a notch at inner end which may have been for ashlar piece. Best place for sampling is at wallhead end - with intact w/e. May be able to sample in situ, by sanding and making impression. Shakes indicate was seasoned in the round.
C / 2	005 (Rafter)	Oak	Est 70+ but v unclear	70	Close	w/e	N	8 x 11	GOOD CANDIDATE No evidence of re-use on surviving rafter. Would need to remove the nailed on strip of pine at the top end before sampling. And ideally cut back to a right angle face - like all the rafters the tops were cut off historically at an angle.

C / 2	005 (Sole piece)	Oak	Est 60	60	Y	w/e	?	9 x 7	Small but slow grown, but v wormed and soft condition. Not necessarily re-used as only peg holes are for rafter joint and a horiz hole for ?raising. This is the Rafter assembly with the 2nd oak spar to support thatch -with its own mortise - so that might indicate re-use of main elements as perhaps were not right size / position without modification?
C / 2	006 (Rafter)	Oak	Est 63	63	Y	pw/e	Y	9.5 x 17	V large well-preserved rafter, with redundant cross-lap slot or sawn-thru mortise (10 x 12) on its W face at right angles to it - and pointing 'down' unlike R003. Top end of rafter is pointy, faceted, would need to take slice backa bit to get full ring seq.
C / 2	006 (Sole piece)	Oak	40 est but obscured	40	Close	w/e	?	13.5 x 10.5	Not sure if re-used as only features are the 2 empty horiz holes which may be for assembly and the existing peg for the joint with rafter end. The wallhead end of SP is weathered but also clearly deliberately wedge shaped
C / 2	007 (Rafter)	Oak	Est 55-60	55	Y	w/e	N	14 x 12	GOOD CANDIDATE End face is cleanable-up. Could possibly sample in situ, tho' it would be at an angle. No evidence of re-use
C / 2	007 (Sole piece)	Oak	Est 60	60	Close	w/e	?	14 x 8.5	GOOD CANDIDATE because could clean up inward face and possibly measure in-situ. No definite evidence of re-use, there are 2 empty horiz holes which might be for raising, and an existing peg in joint with Rafter foot. There is a 2nd mortise outside the rafter foot, presumably had a 2nd spar like 006 formerly
D / 1	008	Pine	45	45	Y	w/e	Y	10.5 x 17	Has holes drilled part way thru at intervals, and facing up, poss for holding a wattle partition or poles? Presumably a re-used piece.
A / 1	009	Oak	80	80	Close	w/e		12 x 13.5	
A / 1	010	Oak	73+	73	Y	pw/e		18 x 18.5	
A / 1	011	Oak	30	30	PO -10	w/e		21 x 12	fast grown
A / 1	012	Oak	about 70	70	PO -2-3	cw/e		21 x 14	First sample taken when cut through for inserting steel frame
A / 1	013	Oak	about 58	58	PO -3	cw/e	?	31 x 15	Huge fast grown oak with 'chuted' hewn end feature at larger end of timber (placed at N)
A / 1	014	Oak	60	60	Y	w/e		15 x 17.5	

A / 1	**015**	Oak	75	75	Y	w/e		11 x 18	
A / 1	016	Oak	62	62	PO -5	w/e		14.5 x 15	
A / 1	017	Oak	c 64 unclear	64	PO - 10	cw/e		16 x 16.5	Evidence of sawing and ripped end subsequently axed flat, on one face, other faces adze dressed
A / 1	018	Oak	c 72	72	Close (? Unclear)	cw/e		19 x 14	
A / 1	019	Oak	c 60 unclear	60	PO - 20	w/e		13.5 x 16	
A / 1	020	Oak	73	73	Y	w/e		13.5 x 14.5	
A / 1	021	Oak	c 55 unclear	55	PO - 10	pw/e		15.5 x 15	fast grown
A / 1	022	Oak	c 62 unclear	62	Y	cw/e		19 x 14	
NS	023								
NS	024								
D / 1	025	Pine	60-70 unclear	65	Y	w/e		9 x 14	
D / 1	026	Pine	c 70 slow grown	70	Y	cw/e		9 x 12	
A / 1	027	Oak	60	60	PO -5	w/e		11 x 11.5	
NS	028								
A / 1	029	Oak	c 70	70	Y	w/e		15 x 18	
A / 1	030	Oak	34	34	PO -5	cw/e		15 x 8.5	
NS	031	Pine							looked like replacement and squared not w/e
A / 1	032	Oak	Est 65	65	Close (unclear)	w/e		30 x 15	Large timber. Tear marks at base, to separate after sawing most of length presumably
A / 1	033	Oak	53	53	PO -5-10	w/e		12.5 x 15.5	
A / 1	034	Oak	52	52	PO -5	w/e		15 x 16	
A / 1	035	Oak	54	54	PO -5-10	w/e		9 x 13.5	
A / 1	036	Oak	28	28	PO -5 (unclear)	w/e		14 x 16.5	V fast grown
A / 1	037	Oak	70	70	Y	w/e		10.5 x 11	slow grown
NS	038								

A / 1	039	Oak	41	41	Y	w/e		10 x 17.5	
D / G	040	Pine	53	53	PO -4-5	cw/e		11 x 16	
D / G	041	Pine	est 39	39	Y	pw/e		10 x 13.5	Knotty, boxed heart
D / G	042	Pine	est 50-55	55	Y	w/e		13 x 15.5	Eccentric boxed heart
D / G	043	Pine	c 45	45	Y	cw/e		15 x 11	Eccentric boxed heart
D / G	044	Pine	c 43	43	Y	w/e		12 x 14.5	Sl eccentric boxed heart
D / G	045	Pine	c 60 unclear	60	Y	w/e		16 x 21	Connects to F150, mortise joint details survive on sampled end, which also has something like the 'chuted' hand worked joint on F13, but perhaps later cut through, it looks like one side of that end feature on F13
D / G	046	Pine	40	40	Y	w/e		10.5 x 12.5	Eccentric boxed heart
D / G	047	Pine	rough est 35	35	PO -5	w/e		15 x 8.5	
D / G	048	Pine	est 35	35	PO -5	cw/e		12.5 x 8	
D / G	049	Pine	60	60	Y	pw/e		13 x 13.5	Eccentric boxed heart
D / G	050	Pine	c 52	52	Y	cw/e		14.5 x 11.5	Eccentric boxed heart
D / G	051	Pine	40	40	Y	cw/e		10.5 x 14	V similar to F46
D / G	052	Pine	c 45-47	47	Y	w/e		10.5 x 11.5	
NS G	053								
NS G	054								
NS G	055								
NS G	056								
B / G	057	Oak	60	60	PO -10 (?)	w/e		9 x 10	
B / G	058	Oak	c66	66	PO -10	cw/e		11 x 11	
B / G	059	Oak	65	65	PO -5-10	cw/e			like F57 and F151 inter alia
D / G	060	Pine	35	35	Y	w/e		15 x 8.5	Very like F47
D / G	061	Pine	32	32	PO -1-2	w/e		9 x 14	fast grown
B / G	062	Oak	c 57	57	PO -5-10	pw/e		12 x 9	It has a carpenter's mark incised "V I" on side face near end. Timber character like F67, 70 & 71 but smaller

B / G (stub marked for gable extraction - tho' we afterwards took sample in yard)	063	Oak	c 60	60	PO -10	cw/e		18 x 14	Principal joist ground floor old frontage line (re-used "stair newel" idea)Bow saw sample taken from removed timber in yard on 26.02.13 (in situ stub also previously marked with orange paint for gable extraction)
B / G	064	Oak	Est 70-80 unclear	75	Y	w/e		18 x 21	Pend 'arch' - big heavy, full length timber 1.66m
B / G	065	Oak	70	70	Y	w/e		17 x 21	Pend 'arch' - big heavy, full length timber 1.7m
B / G	066	Oak	70	70	Y	w/e		20 x 22	Pend 'arch' - big heavy, full length timber 1.55m
B / G	067	Oak	50 (not more)	50	PO -2	w/e		12 x 11.5	
D / G	068	Pine	45	45	Y	w/e		12 x 16.5	Boxed heart
B / G	**069**	Oak	80	80	Y multiple fused centres	cw/e		13 x 14 (x 63)	w/e survives better to rear of sample - MIGHT NEED 2 SLICES - at diff ends - to maximise seq length and get w/e Possibly from fused coppice or graze-damaged woodland - 3 centres to timber
B / G	**070**	Oak	75	75	PO -3-5	cw/e		12.5 x 12.5	V like F71 but with more rings
B / G	071	Oak	c 58-60	60	PO -5	w/e		13 x 12	
NS	091	Conifer							Studwork to N of F100 fireplace in gable. Young small thin conifer- decided not to sample
NS	092	Conifer							Ditto
NS	093	Conifer							Ditto
NS	094	Conifer							Ditto
NS	095	Conifer							Ditto
NS	096	Conifer							Ditto

E / G-NYS	100	Oak	Est 50-60 from obscured in situ view	60???check	Y	pw/e (check)			Fireplace 'lintel' ground floor NE gable: Good early feature. Will include in Stage 1 analysis if sample is extracted from gable in time
E / G-NYS	110.1	Check species when removed							Part of infill in recess to S of fireplace in W gable, cannot tell if had a function like window, air vents - or simply pat of a rubble fill of an earlier opening/recess.
E / G-NYS	110.2	Check species when removed-							Ditto
E / G-NYS	110.3	Check species when removed-							Ditto
NS	129	Oak (Not sampled)	Only 34 rings						Stub of lintel, ground floor, rear wall, NE end. V fast grown. Too few rings to merit sampling.
B / G	131	Oak	c 65	65	PO -2-3	ss		11 x 12	Ground floor window lintel - Entire timber at TA store
B / G	150	Oak	Est 90 TBC on cutting	90	Y	cw/e		11 x 12 (x 47 long)	Pend. Crucial context, great sample, lots rings, may have intact w/e back a bit - choose sample position carefully
D / G	151	Pine	c 57	57	PO -3-5	w/e		11.5 x 8	
B / G	152	Oak	80	80	PO -2	w/e		11 x 12.5	
B / ??G check location	153	Oak	c 65	65	PO -2-5	pw/e		10.5 x 12.5 (x 47)	
D / G-NYS	154.1	Conifer	est 150	150	Y	pw/e		35 x 22	Massive rectangular beam in frontage 'buttress' at top of W end of frontage, prob supporting front wall above large shop window openings. C 150 rings. ??19th C import?
D / G-NYS	154.2	Conifer	est 150	150	Y	pw/e		35 x 18	Massive rectangular beam in frontage 'buttress' at top of E end of frontage, prob supporting front wall above large shop window openings. C 150 rings. ??19th C import?

B / ??G check location	155	Oak	c 60-65	60	Y (? Unclear)	cw/e		11.5 x 10.5	Bow saw sample taken from newly exposed/removed entire timber
D / G-NYS	**156**	Conifer	c 170	170	Y	pw/e		35 x 20	Massive rectangular beam in frontage 'buttress', some 35 x20 cm X-section, estimate 170 rings. This timber sits forward (ie to N of) and slightly higher than 154.2, in the frontage line, and perhaps relates to shop window frontage re-modelling. Feels like maybe 19th C imported stuff.
D / G-NYS	157	Conifer	70 + est in situ	70	N ?	???? Check		approx 6 x 23 x 15+ disappearing into wall	Length of planking with est 70+ rings - used as a levelling insert in masonry edge just inside shop frontage at E End - may be useful as comparison / replication for F158 (with more rings) and with the big rectangular conifers 154.1 154.2 and 156, possibly all from same build
D / G-NYS	158	Conifer	120+ est in situ	120	N ?	N ?		approx 6 x 14 x 12+ disappearing into wall	Length of planking with 120+ rings - used as levelling insert in masonry as above
D / G-NYS	159	Conifer	60 ish est in situ	60	PO -5-10 ?	N ?		approx 7 x 17 x 15+ disappearing into wall	Length of planking with 60ish rings.
E / 1-NYS	160	Oak	est 45-50	50	Y	w/e		17 x 20	1st floor window lintel, oak est 45-50 rings, w/e, pith
E / 1-NYS	161	Oak	est 60-70	65	PO -10	pw/e		12.5 x 6	1st floor beside F160, rectangular x-section 12.5x6cm, slow grown oak, 60-70 rings, w/e, not pith (-10)
E / 1-NYS	164	?OAK (check after removed)	est 70+ obscured in situ	70	Y ??	pw/e		14 x 15	1st floor, short length of squared oak, still in gable, could feel curved w/e on hidden back top corner, slow grown, est 70+ rings, think centre present, marked for retention
E / ??check location	Floorboard - Not numbered	Oak	c 80-90 slow grown	85	PO -5	ss? (check on cleaning)		2.5 x 21.5 (ie 1" thick oak board)	Thick tongue & groove floorboard sample - CM has it- came from Kenny taken on day he oversaw ground floor dendro sampling. Tangentially cut, saw marks evident on one face

31 High St Jedburgh: Note on the final collection of dendro samples by Coralie Mills

April 10, 2013

CM visited 31 High Street Jedburgh on 10th April 2013 to collect the last few available samples; those removed recently by the contractors while rendering the gable walls. This process was well advanced, and all timbers which were going to be removed had been removed. The contractors had made every effort to remove as many as possible of the timbers previously marked as of interest for sampling, and had set those aside in a group in the back yard.

Unfortunately, the timber of special interest, F100, the oak lintel over the fireplace in the E gable, has gone missing. I went prepared to take a core from it. We (Kenny & I) had understood that, along with other ground floor gable timbers, F100 was to remain *in situ* – but it now becomes apparent that this was a misunderstanding – and in fact the contractors from Robert Laidlaw & Sons were very clear that they removed it about 3 weeks ago and placed it in the yard with the other timbers. They were able to describe it accurately and so I am sure they did. One other small oak element (F161) was also missing. It seems someone unknown has taken them away from the yard without asking. Three small pine elements (F157, F158, F159) were also 'missing'; it seems likely either they would not come out intact (were not in good condition anyway) or are still *in situ* and now rendered. Late features anyway I think.

The timbers found retained in yard on 10th April; some of these have been previously sampled or were previously retained for the museum services to consider taking. All useful dendro samples have now been extracted. Photo by Coralie Mills

The small vertical studs in the W gable at ground floor level (F110.1, F110.2 & F110.3, and an unnumbered similar element beside them) are remaining *in situ*, which is possibly how the confusion arose. Since last visit, they have been treated with a preservative or something similar which has highlighted the grain and it is now clear that they are all young fast grown conifer and not useful for dendro-dating. A core taken today from F110.2 confirmed this – having at most 30 wide rings.

There were two conifer timbers in the yard heap that were not numbered, though one had our orangey-red paint on the end; I have taken these as well as the available numbered samples and will try to figure out which feature they are from photos taken when they were still in situ. It is possible they are duplicates or other sections of some of the numbered pieces.

Summary of samples taken (and not taken) by CM on 10.04.2013

This list is based on Appendix 1 of the Dendro Assessment Report (see pink highlighted samples which were those then still *in situ* at last visit that we hoped to obtain at this stage). **BOLD=** sample obtained.

F100: MISSING (Fireplace lintel, E Gable, Ground Floor)

F110.1: BEING RETAINED IN SITU. Young fast grown conifer. Not useful for dendro.

F110.2: DITTO. As the largest of these studs, **a core was taken** to check. It has at most 30 wide rings.

F110.3: BEING RETAINED IN SITU, description as per F110.1.

F154.1: SAMPLED. Massive rectangular softwood beam. Sample present in yard and recovered.

F154.2: SAMPLED. Massive rectangular softwood beam. Sample present in yard and recovered.

F156: SAMPLED. Massive rectangular softwood beam. Sample present in yard and recovered.

F157: NOT PRESENT IN PILE. Small conifer planking infill. Probably still in masonry and rendered.

F158: NOT PRESENT IN PILE. Small conifer planking infill. Probably still in masonry and rendered.

F159: NOT PRESENT IN PILE. Small conifer planking infill. Probably still in masonry and rendered

F160: SAMPLED. Oak lintel. CM took a bow saw section from one end. Quite young c 42 rings. W/E.

F161: MISSING. Small oak lintel element beside F160.

F164: SAMPLED. It is conifer not oak. Have taken entire piece off site – it was a short element.

TWO UNNUMBERED CONIFERS – to be identified from photos.

F168: NEW FEATURE not previously assessed. Unlike anything else on site. A large thick irregular hardwood plank which contractors say was a window lintel on 2nd floor street frontage in NE area. CM took a section from one end, as too large to bring it all. It had already been chain-sawn into 2 big sections by the contractors. It has a wavey edge on one long side, the sub-bark surface, and a straight edge on the other long side. It has irregular growth & many branch scars, so not good quality timber. Dimensions roughly 34 cm wide by 9 cm deep by c. min 1.85m length (combined length of the 2 surviving parts which do not join neatly). One face has clear irregular near vertical saw marks roughly 2mm apart, possibly hand sawn. It has a firm pencil line along the long axis a few cm inside the irregular edge. I suspect this was drawn on in 'antiquity' when the timber originally being prepared - a guide for removal and squaring of the waney edge – but it never was removed, presumably because the irregular face was going to be hidden and the law of least effort prevailed! The species is interesting – neither oak nor pine; I need to clean up the section to check species and ring count, but I think it is probably elm.

F168: Massive hardwood irregular plank used as lintel. Unique on site. Possibly elm.