

# Holylee Estate

*Walkerburn, The Scottish Borders*

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*Archaeological Watching Brief (AA 2045)*

for

Holylee Estate

*May 2013*



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### *Archaeological Watching Brief*

Kenneth Macfadyen and Tanja Romankiewicz

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### *Archaeological Watching Brief*

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#### **1. Introduction**

##### *i. General*

Addyman Archaeology were engaged by Sir David Thompson of Holylee Estate to undertake archaeological monitoring works in relation to a hydro-electric scheme at Holylee Estate by BabyHydro Ltd. (Director, Gordon Black). An archaeological condition on the planning consent (ref. 12/00999/FUL, 29 August 2012) for the work by Scottish Borders Council (contact, Dr Christopher Bowles, County Archaeologist) required an archaeological watching brief over the excavation of a penstock tract where this ran in the vicinity of Old Holylee House – see *Appendix A*.

The watching brief is a precautionary exercise to detect whether there could be evidence for a tower or associated structures. The Written Scheme of Investigation (WSI) responded to the archaeological condition ARC01 Archaeology: Developer Funded Watching Brief :

*No development shall take place until the applicant has secured a programme of archaeological work in accordance with a **Written Scheme of Investigation** outlining a **Watching Brief**. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a **Data Structure Report**. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis the results of which will be submitted to the Planning Authority.*

*Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.*

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 addyman1- 180644) and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland.

##### *ii. Acknowledgements*

This report contains historic maps, reproduced by permission of the Trustees of the National Library of Scotland (NLS) and the British Library. To view these maps online, see <http://www.nls.uk/>. Unless otherwise stated, all content is the copyright of Simpson & Brown *Architects* with Addyman Archaeology.

##### *iii. The Site – location and history*

The proposed development site lies to the east of Holylee House (EH43 6BD), which is situated about 2km east of Walkerburn in the Scottish Borders.

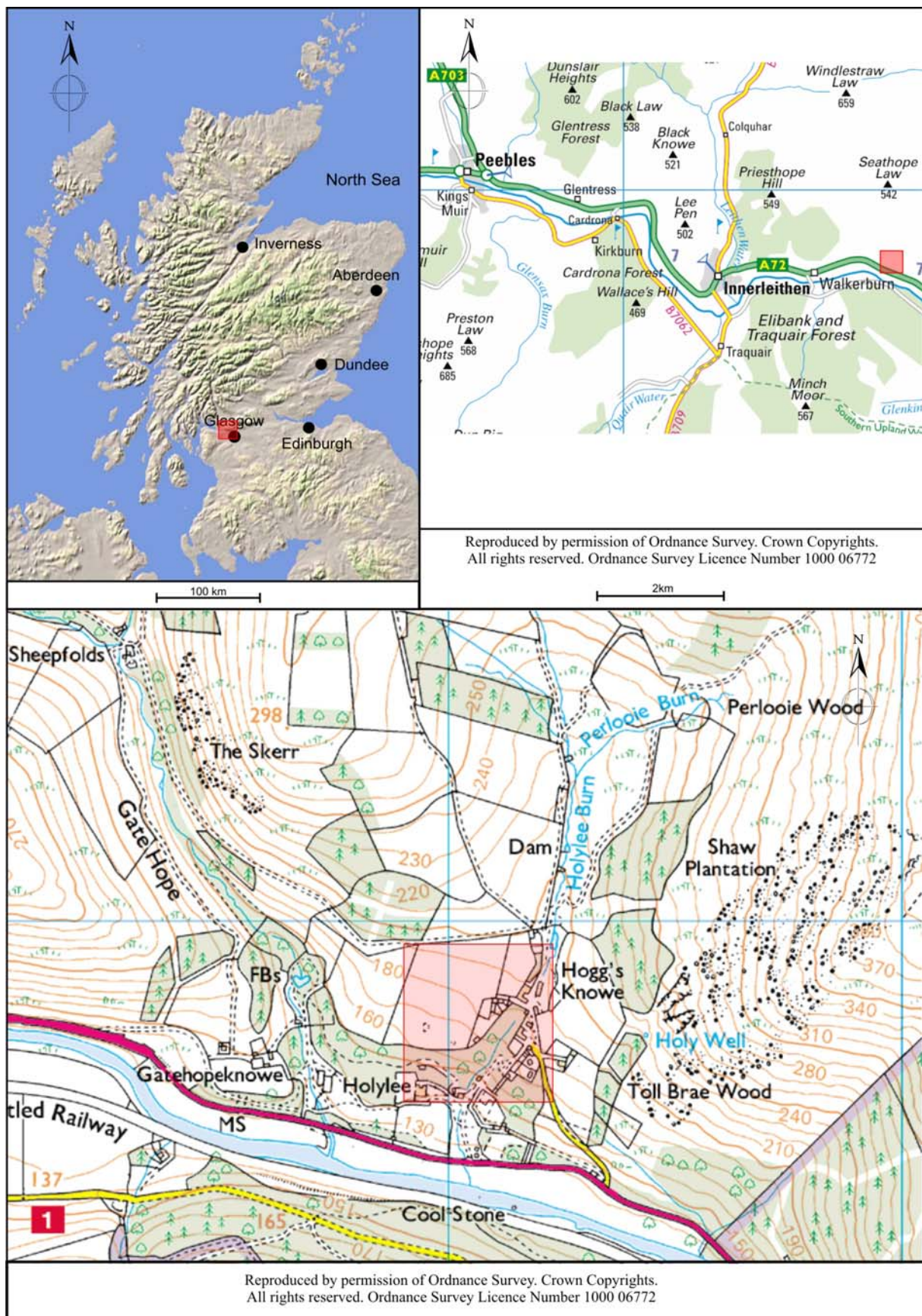


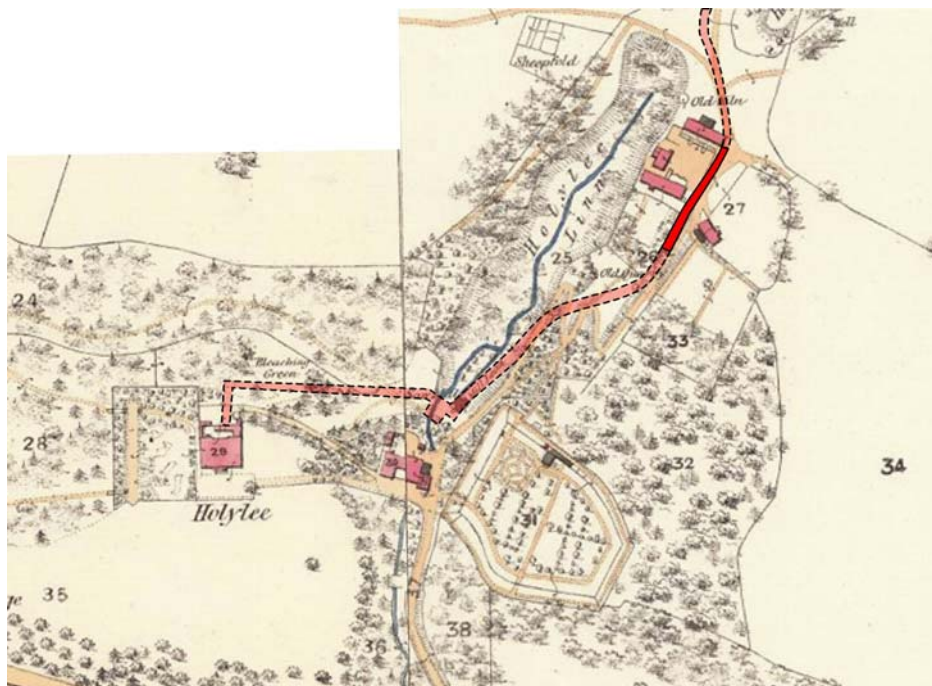
Figure 5 : Site location plan



Old Holylee House (NT 3916 3774), built in 1734 (RCAHMS 1967), is said to have been built on the site of an old peel or tower (Ordnance Survey name book, 1858) although there is presently no visible evidence. Dr Christopher Bowles has assessed that the site of a medieval fortified tower or bastle house appears on 16<sup>th</sup> century historic maps.



*Figure 6 : Detail of Sir William Roy's Great Map, of 1747-55 showing 'Holilee'.*  
© The British Library Board. All Rights Reserved (Roy Military Survey of Scotland).



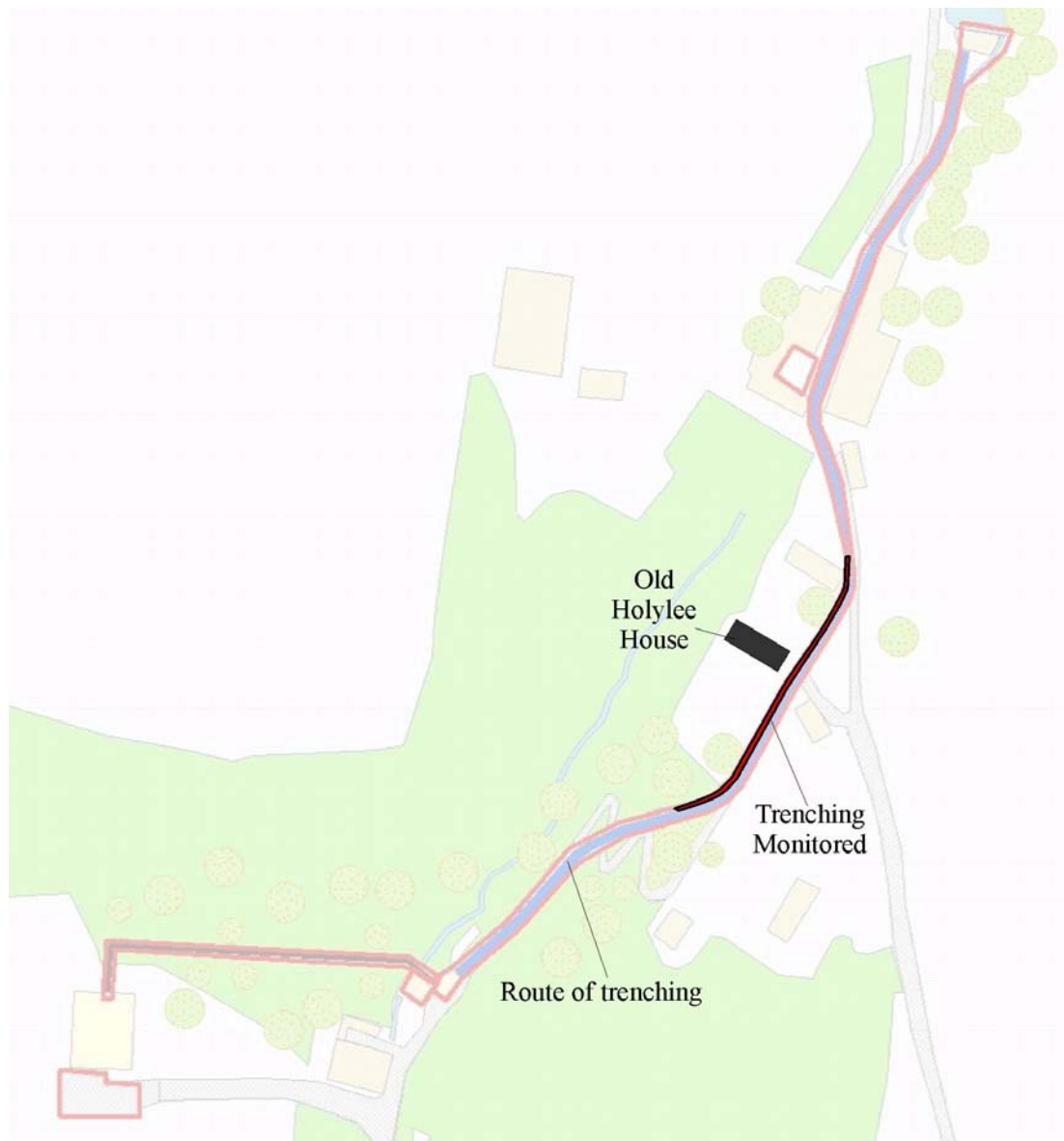
*Figure 7 : Map overlay of the proposed development hydro scheme in relation to the site of Old Holylee House as shown on First Edition OS Map 1853.. NMLS.*

## 2. *Watching Brief*

### i. *Area of archaeological investigation*

The development as per *Figure 8* proposes impact in the vicinity of the site of Old Holylee House. Dr Christopher Bowles, the archaeology officer for The Scottish Borders Council assessed that the route of the penstock (water pipe) route will run within 10m of Old Holylee House with the possibility that evidence of the building, ancillary structures or an enclosing barmkin wall could exist within the penstock route. Dr Bowles therefore recommended that an archaeological watching brief is needed for all excavations within 50m of the site of Old Holylee House in order to ensure that any buried archaeological features are identified and that impacts are appropriately mitigated. He suggested that such mitigation could take the form of altering the route to avoid archaeology and preserve any significant remains *in situ*, or mitigate the development impact through excavation and recording.

*Figure 8* shows the proposed penstock route in light blue with the area monitored under archaeological watching brief conditions in red (“*Trenching Monitored*”). *Figure 7* relates the proposed position of this area of archaeological monitoring to the site of Old Holylee House, as extant in the mid 19<sup>th</sup> century.



*Figure 8 : Location plan of proposed development highlighting the area monitored in the vicinity of Old Holylee House. Overlay on location plan supplied by babyHydro Ltd.*

## ii. Methodology

The purpose of an archaeological watching brief is to monitor the ground breaking works and all excavations within the proposed watching brief area for the occurrence of archaeological features or artefacts. The main concern was that remains of the medieval tower and associated datable artefact could be revealed as part of the exercise.

The archaeologist on site monitored the ground breaking works in the area as defined in *Figure 8* and the gradual stripping and excavation of soil. Time was allowed for the archaeologist to be able to investigate and if necessary excavate and record any features encountered during the works although none were identified. The archaeological remains were only to be excavated within the extent of the trenches and areas opened as proposed by the development.

The trenching was monitored by K. Macfadyen on the 22<sup>nd</sup> and 23<sup>rd</sup> of May 2013.

The monitored trench area was excavated along a rough access track running past Holylee House. The monitoring started to the south where the trench passed through a gate into the road and then ran approximately 1m out from the western boundary wall of the road to the north. Archaeological monitoring continued to the north of the kennels where the track curved to run alongside the main tarred access to the farm.

The trench was on average approximately 0.5-0.8m wide and 1.2 m deep.



Plate 1 Pre-excavation views of southern half of the trenching and Plate 2 northern half at junction with main access road

The main area of monitoring, running within the access track, had clearly seen an extent of traffic already in the past, with a deep rutted surface of stony soils. Either side of the track was some rough-grassed verge. According to the digger driver the track had also been scraped for re-levelling on a few occasions in the past.

Across the length of the trench the upper deposit was of 10-15cm of a mid to dark brown soil 001 with a high percentage of small stones across the road, making up the road surfacing. This overlay a deeper, up to 20cm strong deposit of less stony soils 002 where the trench crossed the verge. Below this was an *in situ* banded stony deposit 003; this to the north, in the vicinity of the gate to Old Holylee House. The apparently natural ground in this area was clearly re-deposited, 004, and it was understood by the estate workers that this was backfill of a water pipe, known to follow the road layout in this area, although the actual pipe was not seen within the trench.



In the area of the northern upslope part of the track the surface consisted of a soily deposit 001 which showed to be deeper than at the lower part of the trench. Nothing of interest was noted within this.

A water pipe was found crossing the trench to the north of Old Holylee House, running from a visible stopcock to the east of the trench. A lead water pipe servicing the kennels or buildings in this area was also noted to the far north of the monitored area.

Apart from these modern services and disturbances no features of archaeological interest were noted within the trenching. Earlier re-grading and levelling of the access track is likely to have removed any archaeological deposits, if indeed any had been extant in this area the area. The present access track may have always been the access to the old house, which would explain the evidence for historic use and re-use.



*Plate 3 Southern half of trench under excavation*



*Plate 4 northern part of trench in front of kennels*

### **3. Bibliography**

National Map Library of Scotland : [www.nls.uk](http://www.nls.uk)

Ordnance Survey Name Book, Object Name Books of the Ordnance Survey (6inch and 1/2500 scale).  
Pages: Book No. 6, 12.

RCAHMS 1967, The Royal Commission on the Ancient and Historical Monuments of Scotland, Peebleshire: an inventory of the ancient monuments, v2v. Edinburgh. Pages 292-3, No. 564.



*Appendix A*  
*Scottish Borders Council – archaeological condition*

## ENVIRONMENT AND INFRASTRUCTURE

To: Head of Planning and Regulatory Service  
Fao: Craig Miller

From: Economic Development and Environment

Date: 29 August, 2012  
12/00999/FUL

*Subject: Micro-Hydro Scheme, Holylee, Walkerburn*

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*It is recognized that a formal recommendation for a decision can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Management service in respect of archaeological issues. **If there are any queries, please contact the Development Management Officer listed above.***

Thank you for a consultation request for this application. There are archaeological implications for the proposal. I note the route of the penstock route will run within 10m of Old Holylee House. Old Holylee is supposedly built on the site of a medieval fortified tower or bastle house that appears on 16<sup>th</sup> century historic maps. There is a possibility that evidence of the building, ancillary structures or an enclosing barmkin wall could exist within the penstock route. I recommend that a watching brief is needed for all excavations within 50m of Old Holylee House in order to ensure that any buried archaeological features are identified and impacts appropriately mitigation. Mitigation can take the form of altering the route to avoid archaeology and preserve this in situ, or through excavation and recording.

I recommend the following condition:

### **ARC01 Archaeology: Developer Funded Watching Brief**

No development shall take place until the applicant has secured a programme of archaeological work in accordance with a **Written Scheme of Investigation** outlining a **Watching Brief**. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a **Data Structure Report**. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis the results of which will be submitted to the Planning Authority

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

Dr. Christopher Bowles  
Archaeology Officer

## Appendix B : Photographic register

<i>Photo No</i>	<i>Aspect facing</i>	<i>Description</i>
6633	SW	Southern end of monitored trenching shows trench running through gate
6634	N	Southern end of monitored trenching shows trench running through gate
6635	N	Pre excavation of Mid part of track
6636	SW	Southern part of track shows section
6637	N	Southern half of trench at loe general view
6638	N	Southern half of trench at loe Section note area off redeposited natural around pipe to north(lighter colour of deposits)
6639	S	Northern half of trench pre excavation
6640	S	Northern half of trench general view
6641	W	Northern half of trench general section through natural
6642	N	Northern half of trench working shot
6643	N	Northern half of trench working shot
6644	N	Northern half of trench working shot
6645	S	Northern half of trench working shot

## Appendix C : Context register

<i>Context</i>	<i>Description</i>
001	10-15 cm deep deposit of a compacted mid to dark brown soil 001 with a high % of small stone across the road, effectively road surfacing. Either stones brought in to form the road or more likely the top of the underlying stony natural with some soil/silt build up mixed through
002	Up to 20 cm deep deposit of less stony soils than 001, mid brown and fairly loose. Noted on the verge either side of the road. representing soil build up on the road
003	insitu banded stony natural deposit 003.deep bands of graded gravels and boulders with boulder clays appearing at the loe upslope
004	Redeposited natural deposit believed to relate to the backfill of a water pipe known in the area of the gate to Old Holylee House

Appendix D Photographic contact sheet



DSCF6633.JPG



DSCF6637.JPG

DSCF6634.JPG



DSCF6638.JPG

DSCF6635.JPG



DSCF6639.JPG

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*Appendix E: DES entry*

<b>LOCAL AUTHORITY:</b>	The Scottish Borders
<b>PROJECT TITLE/SITE NAME:</b>	Holylee Estate, Walkerburn
<b>PROJECT CODE:</b>	AA 2045.00
<b>PARISH:</b>	Innerleithen
<b>NAME OF CONTRIBUTOR:</b>	Kenneth Macfadyen
<b>NAME OF ORGANISATION:</b>	Addyman Archaeology
<b>TYPE(S) OF PROJECT:</b>	Watching brief
<b>NMRS NO(S):</b>	NT33 NE 19
<b>SITE/MONUMENT TYPE(S):</b>	Possible tower house, 18 <sup>th</sup> C estate buildings (c1734)
<b>SIGNIFICANT FINDS:</b>	None
<b>NGR (2 letters, 8 or 10 figures)</b>	NT 39153 37747
<b>START DATE (this season)</b>	22/05/2013
<b>END DATE (this season)</b>	23/05/2013
<b>PREVIOUS WORK (incl. DES ref.)</b>	-
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	<p>Groundbreaking works related to a hydro-electric scheme at Holylee Estate by babyhydro Ltd. required an archaeological watching brief because the proposed penstock route (water pipe) ran close to the site of Old Holylee House, built in 1737, on the possible site of an earlier tower house.</p> <p>Much of the trenching was cut along a rough access track to Old Holylee House and monitoring, confined to within a radius of 50m of the old house site, revealed no archaeological deposits, finds or features.</p>
<b>PROPOSED FUTURE WORK:</b>	-
<b>CAPTION(S) FOR ILLUSTRS:</b>	-
<b>SPONSOR OR FUNDING BODY:</b>	Holylee Estate
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	St. Ninian's Manse, Quayside Street, Edinburgh, EH6 6EJ
<b>EMAIL ADDRESS:</b>	admin@addyman-archaeology.co.uk
<b>ARCHIVE LOCATION</b> (intended/deposited)	RCAHMS/WoSAS, OASIS