

# Hownam Mains Steading

*Kelso, The Scottish Borders*

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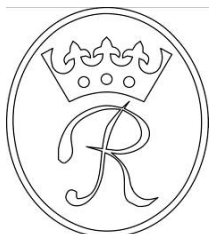
Historic Building Record

*for* The Roxburghe Estate

May 2015



*General view of the Steading looking north east*



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## *Kelso, The Scottish Borders*

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*for* The Roxburgh Estate

Kenneth Macfadyen and Jenni Morrison

May 2015

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### ***Acknowledgements***

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# Hownam Mains Steading

## *Kelso, The Scottish Borders*

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### Historic Building Survey

#### *Executive Summary*

Addyman Archaeology undertook a programme of historical research and building recording at the request of the Roxburghe Estate, on the c19th century Farm Steading of Hownam Mains, Kelso, Scottish Borders. The work was carried out in order to fulfil a planning condition, attached to permission to convert the buildings into four houses.

The historical research uncovered an Estate Plan of 1826 showing the plan and elevations of The Steading. It is assumed that the buildings were constructed shortly thereafter. By the time of the Second Edition Ordnance survey of 1896 a mill, with associated lade and dam had been constructed in the North East corner of the Steading. The buildings as they stand today show minor alterations in the form of blocked openings and alterations to internal subdivisions. Evidence of the mill workings are no longer visible. It is possible that remains of the workings survive at basement and sub-basement levels which have now been in filled.

Field work was carried out in May 2015. A complete photographic survey was undertaken of the buildings, and existing plan and elevation drawings were annotated with phasing and detail at a scale of 1:50. Additional hand drawings were produced of significant interiors at a scale of 1:50. Context numbers were allocated to allow cross-referencing of photographs, drawings and text. A written report was produced collating the historical and survey information. It is envisaged that monitoring work will be carried out during the re- development of the site, in particular the excavation of the mill building interior.

A record of the evaluation has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addymanal-213472) and with Discovery and Excavation in Scotland (DES), the annual publication of fieldwork by Archaeology Scotland.

## ***1 Introduction***

### ***i General***

Addyman Archaeology were asked by The Roxburgh Estate to carry out historic building recording at Hownam Mains Steading, Kelso, The Scottish Borders (NT7802 2022), prior to its conversion and extension to form four dwellings. A planning application for the conversion was granted on 5th July 2010 attached with the archaeological condition outlined below (ref. 06/01448/FUL). The historic building recording is a condition of the planning consent and states that

*No development shall take place until the applicant has secured the implementation of a program of Historic Building Recording in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by the Archaeological Officer and approved by the Planning Authority. Original features, where feasible, should be incorporated in situ wherever possible into the new dwelling houses.*

*Reason: To safeguard a site of archaeological interest.*

This report documents the results of the building recording and historical research which was carried out in accordance with the written scheme of investigation. It is designed to fulfil the requirements of the planning condition detailed above.

### ***ii Setting***

Hownam Steading is situated to the North East of the small village of Hownam, 11 miles south east of Kelso on the northern slopes of the Cheviot Hills, just 3 miles north of the border with England (*figure 1*). The Steading lies on the south side of a small valley. The land drops steeply down to a burn on the north side (*plate 1*). A rough track bounds the south of the Steading with Hownam Mains farm house beyond. The farm land surrounding the Steading is entirely given over to rough grazing

The buildings which form the Steading complex are roofed and in moderately good repair. They are still in use for the housing of sheep and cattle and storing of hay.



*Plate 1 The Steading looking South West (088)*



Figure 1 Site Location

### iii *Methodology*

The measured survey and photography were carried out on Monday the 4<sup>th</sup> and Tuesday the 5<sup>th</sup> of May. The weather was dry and bright on Monday, and wet and overcast on Tuesday.

The condition attached to planning consent requires “*the implementation of a programme of Historic Building Recording in accordance with a Written Scheme of Investigation*” be carried out before any development can take place. In discussion with Addyman Archaeology, Dr Christopher Bowles, the Scottish Borders Council Archaeologist specified that an “enhanced” level survey (as per ALGAO Historic Building Recording Guidance) was required.

#### *Historic Building Recording (Enhanced)*

The basic as-existing survey as carried out by Simpson and Brown Architects was used as the basis for the more detailed hand-drawn survey.

Additional detail and phasing was measured and added to the basic exterior elevations at a scale of 1:50. Internal elevations of area B west range, and all of the north range were hand drawn at 1:50. The base plan was annotated and amended to show phasing and other details at a scale of 1:50.

A full photographic survey was carried out which included the interior and exterior of the buildings, together with significant details, and views of the Steading in its wider landscape context. A plan showing the location and direction of each photograph was produced. The location plan and thumbnails of the photographs are reproduced in *Appendices D and E*.

A written record of the buildings was made giving details of construction, phasing and building materials. It also included a *context* list which allocated numbers and a description to individual features to allow easy cross-referencing to the drawings, see *Appendix C*. Historical research was undertaken to enhance the understanding of the dating and development of the Steading. Records held by RCAHMS, The National Map Library of Scotland, and The National Register of Archives and within the Statistical Accounts were consulted.

## 2 *Historical*

### i *Documentary evidence*

A search was made of the Roxburgh Estate papers held at the National Register of Archives for Scotland. There are papers relating to Hownam Mains (formerly spelt Hounam) dating from the early 16<sup>th</sup> century, but nothing relating specifically to the present Steading buildings.

The *Old Statistical Account* (1791-99, volume 1) gives a good general description of farming practice in the parish, but makes no specific reference to the farm at Hownam Mains. The *New Statistical Account* (1834-45, volume 3) does specifically mention the farm at Hounam Mains as belonging to the Duke of Roxburgh. It also contains the following statement,

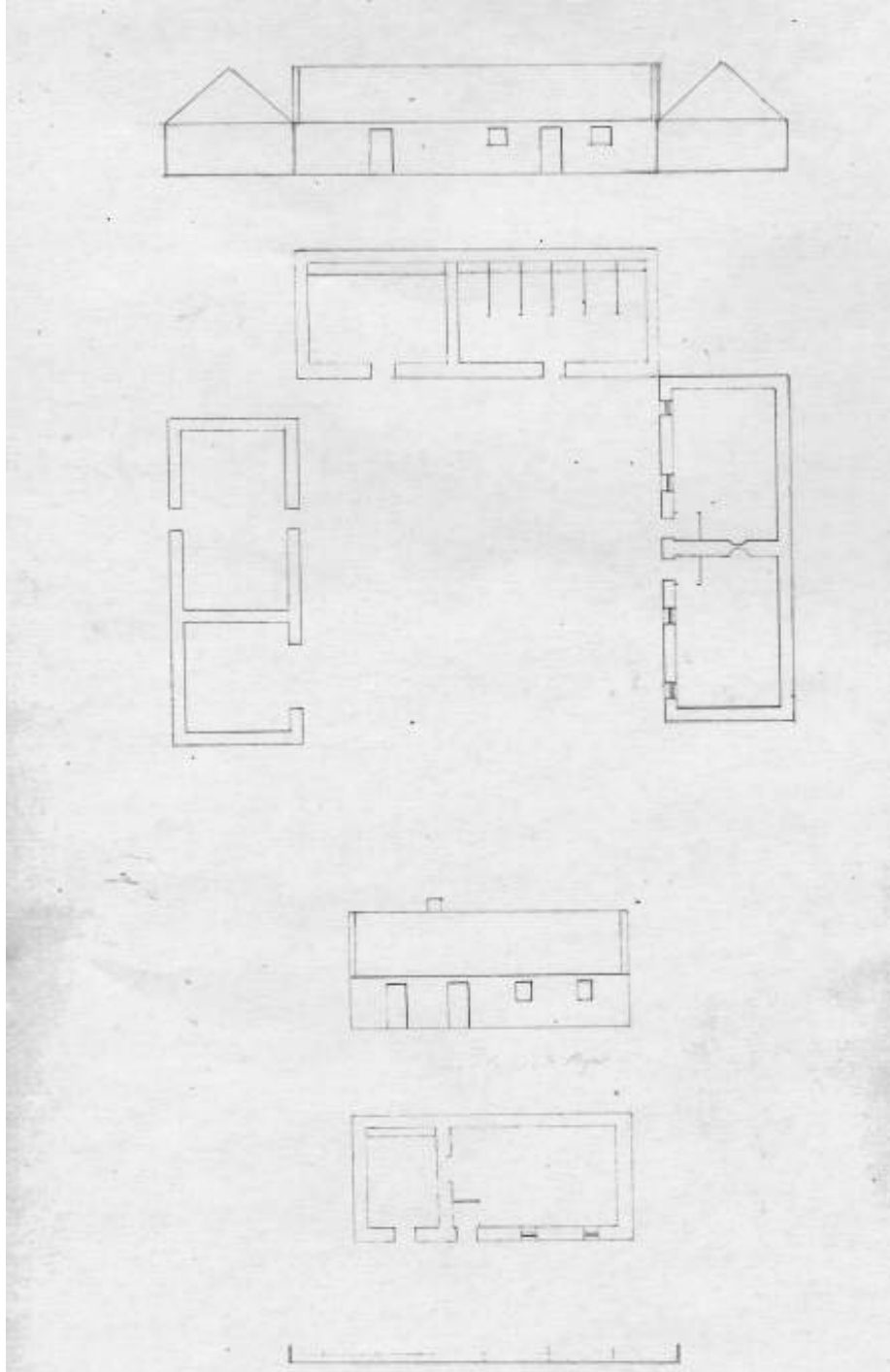
*Very commodious and substantial farm buildings have lately been erected at considerable expense, and on a liberal and well arranged plan, by the gentleman, and by the Duke of Roxburgh.*

As we know from the document discussed below, the Steading was built in 1826. Therefore it is likely that Hownam Mains is one of the farms buildings mentioned in the New Statistical Account.

Neither the Steading Buildings or associated farm house are listed but both appear on the Royal Commission on the Ancient and Historical Monuments of Scotland CANMORE data base (ID



numbers 159587 and 159584 respectively). The collection held by the Royal Commission includes one item relating to Hownam Mains. Item D 50612P is a photograph of a drawing showing elevations and plans of the steading and Herdsman's house dating to 1826 (*figure 2*). The layout of the Steading depicted on this plan differs from all other later representation and from what is surviving today. It may be that the plan was never executed as depicted, or that additions and alterations were made very soon afterwards. In particular we know that the south range was added by the time of the First Edition Ordnance Survey of 1859. The elevations from 1826 also show the west, east and north ranges as single storey with no dormers.



*Figure 2 1826 Elevation and plan of Steadings and herd's house*  
©RCAHMS [DP50612]. Licensor [www.rcahms.gov.uk](http://www.rcahms.gov.uk)

ii *Cartographic evidence*

The First Edition Ordnance Survey (*Roxburghshire, Sheet XXII*, surveyed, 1859; published, 1863. *NMLS*) depicts buildings arranged around 4 sides of a square courtyard that has two subdivisions (*figure 4*). Notably the north-east corner of the courtyard is open with a track leading from it towards the stream to the north. There is also a gap between the buildings forming the north and west ranges. The west range does not extend as far to the south as it does on the Second Edition, but extends further to the north in line with the north range. This may suggest that the west range depicted on the first edition was demolished and rebuilt by the time the Second Edition was surveyed in 1896.

The Second Edition Ordnance Survey (*Roxburghshire, Sheet XXII.NE*, revision of 1896, published 1898. *NMLS*) is general more easily matched with the Steading buildings as they exist today. The general outline shown on the map fits fairly well with the current survey. In particular the west range is now more like what can be seen today. The most significant change is the appearance of the mill in the north east corner. The mill-lade and dam is also depicted (*figure 3*). Some of the enclosure walls within the courtyard survive upstanding, and the enclosure abutting the east range has been enlarged.

The appearance of the mill is particularly interesting because by this date, in the later 19<sup>th</sup> century, water mills were generally falling out of use, often being replaced on farms by steam-powered machinery. It is possible that due to the quality of the land and its suitability to more pastoral agriculture, a mill had not been required. There may have been a decision by the estate to attempt to bring some of the land around Hownam mains under cultivation, this perhaps made possible by developments in agricultural practice. The amount of land suitable for crops and the remote location would have rendered a steam powered mill expensive and impractical therefore as there was a suitable watercourse adjacent to the Steading a water powered mill was built to process the small amount of grain produced. It is possible that during further monitoring it will be possible to identify what crops the mill was processing. It can be assumed that this was unsuccessful as the mill went out of use and the surrounding fields have returned to pasture. Both the *Old* and *New Statistical* accounts mention that the land was not suitable to the growing of crops. The area was known for the quality of the wool produced by the 12,000 sheep. By the mid-1830s to -40s when the *New Statistical Account* was written only 583 acres out of 14,458 acres were given over to arable cultivation.

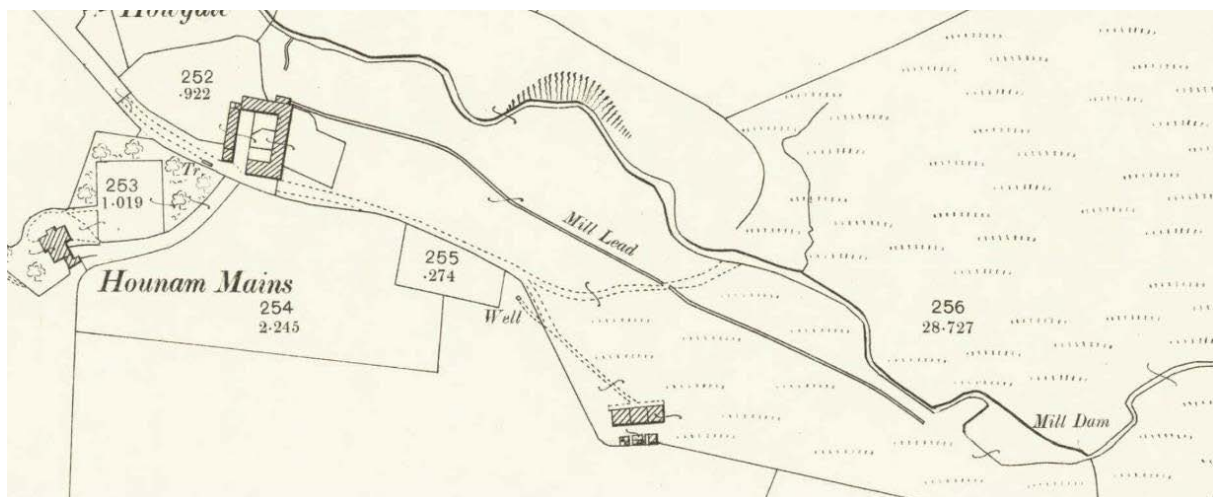
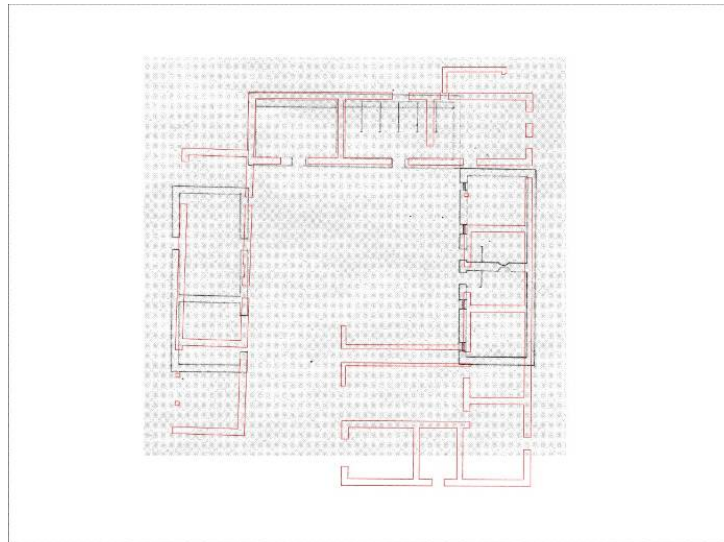
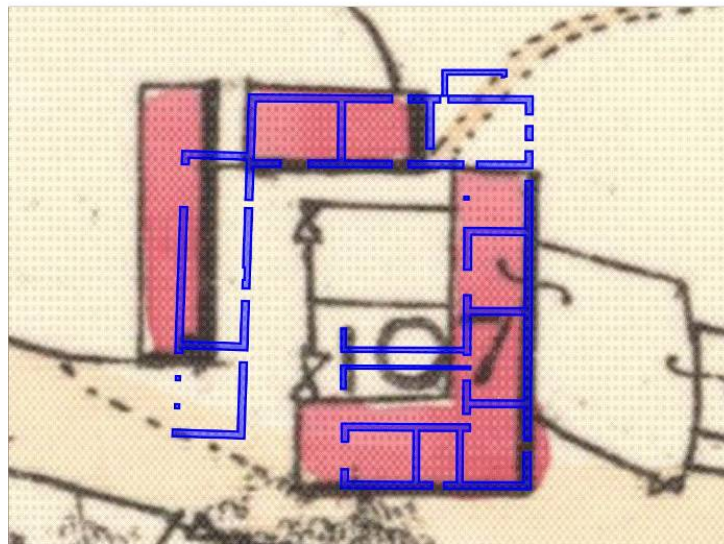


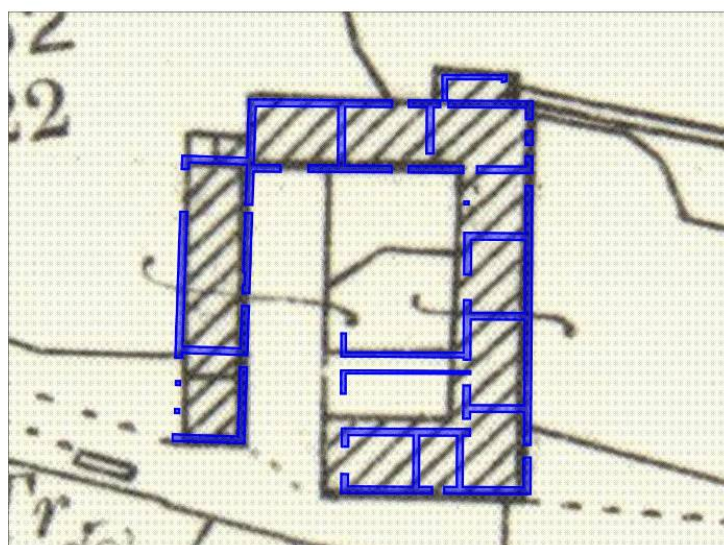
Figure 3 Detail from 2<sup>nd</sup> Ed OS, Roxburghshire, Sheet XXII.NE Publication date: 1899 Revised: 1896. (*NMLS*) Showing the mill dam, mill lade, mill at the steading's north-east corner, and out-flow channel



surveyed 1826



surveyed 1859



surveyed 1896

Figure 4 Map regression, with the as-existing ground plan overlain

### 3 Description

#### i General - the Steading layout

The Steading buildings are arranged around a rectangular courtyard with its long axis orientated roughly north south. The entrance is in the south west corner and joins a rough track leading to the road to Hownam to the west and to farm cottage to the east. Hownam Mains Farm House lies up slope to the south. The surface of the courtyard is mostly obscured by grass and dung, though a small area of modern hard standing is present at the entrance. The buildings all currently have concrete floors, with no evidence of the original surfaces surviving. There are two large modern agricultural buildings out with the courtyard. An open hay barn lies to the west, with a larger enclosed shed situated on the east side.

The layout of the Steading and the size of the individual areas is very much a product of the pastoral nature of the agriculture around Hownam. The buildings were largely used for the housing of livestock and storing feed, therefore openings are small and the ranges were originally subdivided. There was no need for areas for the drying and storage of grain or large machinery associated with arable agriculture. The fact the farming is still exclusively livestock-based has allowed the buildings to survive largely as they were, with the exception of the removal of some internal partitions. In areas where crops are dominant many farm steading buildings have been dramatically altered to accommodate large modern tractors and machinery.

There is no evidence to indicate how long the mill was in use before its lower storeys were back-filled. It was subsequently converted for the housing of livestock in common with much of the rest of the Steading buildings.

The roofs are all slate with lead flashings, there are raised sections along the ridge to increase ventilation. Many of the buildings have simple metal-framed roof lights.

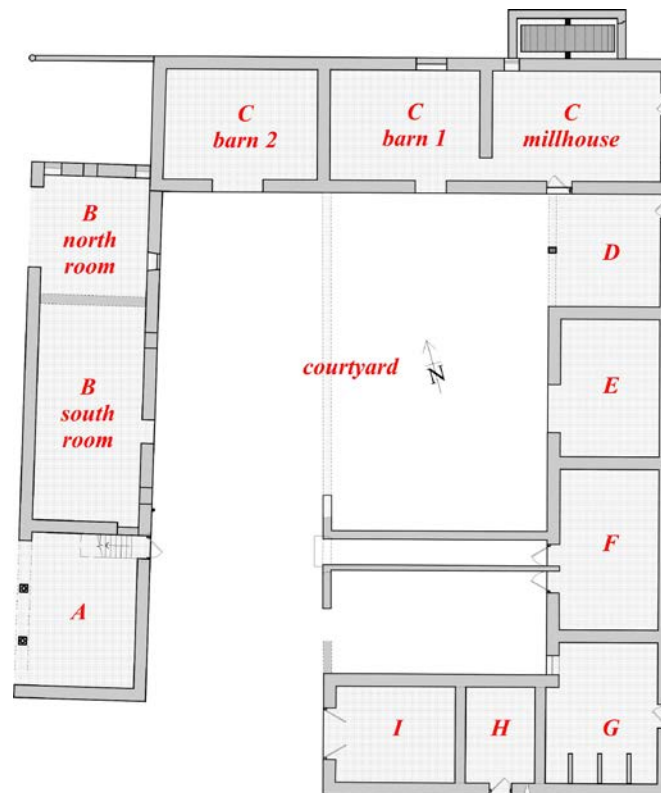


Figure 5 area location plan

ii. *The West Range*

a. *Area A (cart-shed with loft)*

Area A is located at the southern end of the west range and is the only part of the Steading to retain an upper floor. The ground floor space is open on the west side. Here the masonry of the upper floor is supported upon a timber lintel which spans the entire length of the compartment, and is in turn supported on two simple cast iron columns sat on stone plinths (*plate 2*). The internal walls have been whitewashed. Its original use was in likelihood as a cart-shed; it is currently used for storing hay and animal feed

The upper floor or loft area is accessed from the courtyard (034) via a timber staircase which survives in good condition. The floor is of timber whose joisting was built off the wall heads and supported by means of a single rough timber post beneath. There are four small low windows sat directly below the roof eaves, one at the south end of the east side (035), one in the centre of the south gable (036) and two on the west side (037), (038). The windows are not glazed suggesting they were for ventilation. They have timber shutters internally and wire mesh on the exterior. The sills, lintels and jambs are of dressed sandstone. On the interior the walls have been roughly plastered and whitewashed. The roof timbers are all exposed. The loft is currently used for storage and or drying of fleece (*plate 3*). The lack of glazing in the windows would suggest that it was intended for drying and storage (a hay-loft?).



*Plate 2 Area A cartshed looking north east (084)*



*Plate 3 Area A loft looking south (175)*

b. *Area B Cattle shed*

The majority of the west range consists of area B, now one large open space it was formerly subdivided. The interior walls were largely whitewashed, though it has been rubbed off the lower walling to the height of occupying animals' shoulders in other places it still outlines former partitions and fittings. There are three metal-framed roof lights evenly spaced along the eastern slope of the roof.

Access is by an entrance leading from the courtyard at its south end (030) (*plate 4*) and via a large opening (033) to the west at the north end. This appears to have been slapped through or at least raised in height; it has brick rebuilding of the upper jambs and a steel beam over. There is evidence of a loft (059) at the south end that had extended up to an internal stone partition wall which has been demolished. There are rectangular joist sockets in the west and east walls showing where joists ran supporting a timber floor. On the west wall ceramic pipes have been inserted through the wall to increase ventilation. This must have been done after the loft floor was removed as the pipes re-use some of the joist sockets.

At ground floor level there are three blocked windows (027), (028), (031) and a partially blocked entrance (029) on the east elevation fronting on to the courtyard. There is also a blocked dormer at the south end of the same elevation, which would have lit the loft area (061). The south wall of area B has a large recess at the east end, with a timber lintel above it (032) (plate 5). The proportions would be right for an entrance that has been partially blocked leaving a recess, presumably when the western range was extended to the south. It was not possible to view the blocking is visible from the other side because of the timber stair in that area. There is also no evidence to indicate that shelves had been present, either in the form of fixings or gaps in the whitewash. A second smaller, square blocked opening (062) is visible at the west end of this elevation. It also has a timber lintel and a solid stone sill. There is no evidence of it on the other side of the wall, but the wall is heavily smeared with lime mortar.



Plate 4 Area B East elevation (075)

Plate 5 South interior wall (181)

Plate 6 North interior wall (188)

The north gable wall of area B has three recesses at floor level (022), (023), (024) (plate 6). Each has a timber lintel and the central one is blocked with masonry. The two that remain open are not open to the outside. However, externally these openings are each the height of an entrance. These seem to demonstrate a change in floor level within the small room at the north end of area B – raising by approximately 1m. The original floor level may have run up to the stone internal partition. When this was removed it was necessary to raise the floor level in common with the rest of the west range's interior. At the top of the gable above the height of the rafters is an opening though to the outside, this detailed with large rubble stone quoins, lintel and sill (060). Although there is no evidence of timbers to support an upper floor, apart from a step in in the gable masonry at wall head height, a window (060) at attic height may suggest there was originally a loft.

The building has most recently been used for sheltering livestock; there is a hay feeder and a trough at the south west corner. It would seem likely that the building was designed and has always been used for housing livestock.

### iii. The North Range

#### a. Area C (Barn 1, Barn 2)

The North range is currently one large rectangular open space, the eastern end which was originally a separate building - discussed below in section iii.b (plate 7). The remainder of the north range was originally subdivided into two roughly even spaces, each with an opening on to the courtyard. This can be seen on the plan of 1826 and a scar in the masonry was recorded on site. Where the internal wall was tied into the north wall is now patched with brick. The western room (Barn 2) was approximately 0.15 m wider N-S (5.35m) than Barn 1 at 5.20 m N-S perhaps indicating that the masonry represents 2 phases. Visible breaks can be seen in the construction on the north and south external masonry strengthening this theory.



Plate 7 Courtyard elevation North Range (094)



Plate 8 West interior wall (095)

The opening into the courtyard at the west end of *Barn 2* (018) is wide and extends up to the eaves. The lintel over this opening is missing and the western jamb stones have recently collapsed/been robbed causing the roof above to partially collapse. Alternate jamb stones on the eastern side are also missing. Those that remain are large squared yellowish grey sandstone. A doorway (019) with large rubble jamb stones and a timber lintel would have led out to the area to the west (plate 8). It is currently blocked (020) by rubble infill. The floor level within the room has been raised, this part-obscuring the entrance.

The smaller doorway (015) to the east of *Barn 1* retains its timber lintel, large stone threshold and similar squared sandstone jamb stones. Situated almost in the centre of the north elevation is a doorway (021), recently partially blocked with cement blocks, leads out to the north of the Steading. It has a timber lintel and small rubble jamb stones. As with the entrance 019 the internal floor level in the room has been raised by 0.50m obscuring the lower part of the opening. In the original plan from 1826 this eastern room had narrow internal subdivisions running out from the north wall. These are the only such subdivisions depicted on the plan. There are two metal-framed roof lights, one of which would have lit each of the original two rooms. This range is currently used for housing livestock, both cattle and sheep. The stalls shown on the original plan suggests that that was also the original function of the buildings.

*b. Area C East end (former mill)*

The eastern most end of the north range was added later, according to map evidence sometime between 1859 and 1896 (plate 9 and plate 10). The construction of this building blocked the earlier track leaving the Steading compound from its north-east corner. It stands several courses of masonry higher than the other buildings and internally shows evidence of an upper floor (008). The ground to the north drops away steeply to the east which allows the mill a further two floors beneath the ground level of the courtyard. Although the exterior masonry work (001) is almost identical, on both the north and south elevations, to the stonework in the rest of the Steading, there are construction breaks visible in both the north and south elevations. On the south elevation it is fairly clear where the mill house has been fitted in with a rough vertical break approximately on the line of the western gable of the mill house, to the north there is no clear break in the masonry on this line and it is possible that the whole of the north elevation of barn 1 was rebuilt at the same time as the mill house.



Plate 9 The mill looking South West



Plate 10 The East Elevation of the mill

The mill was entered from the courtyard by a doorway (007) that is similar in detail to those elsewhere in the Steading complex. It had a timber lintel and squared yellowish grey sandstone jamb stones. The mill lade approached (plate 11, 12) the building from the east; the water must have fed onto the mill-wheel at its mid-point, rather than from above (thus an *undershot* system rather than an *overshot*). The north elevation is far more complex and has a number of openings over four levels. At the west end there is a small window (005) with a timber lintel and sandstone jamb stones. This is located at ground floor level in relation to the courtyard. This would have lit a small room partitioned off from the area which housed the workings of the mill. To the east of this at first floor level, slightly below the roof line is a narrow rectangular opening (006) which has been partially blocked with stone rubble. This opening does not sit directly above the wheel and its function is unclear. Located, broadly in the centre of the building, are two large rectangular openings of similar size, sited directly above each other. The higher of the two (054) has a timber lintel with yellow sandstone jamb stones and a stone sill. It is now blocked with brick. The second, which sits at sub-basement level (055), has a stone lintel with similar sandstone jambs. It is blocked with stone rubble (056) at the rear leaving a recess, as the interior was not visible it is not possible at present to know if it ever opened to the interior or was always a recess.

Beneath the sill of the top opening is a small rectangular aperture (plate 13), thought to have housed the shaft to the mill wheel (063). The openings may have been doorways or windows to allow access to the wheel for maintenance purposes. The location of this in relation to the retaining walls (053) of the wheel pit (plate 14 and 15) would mean the mill wheel could not have exceeded 4m in diameter. The total depth of the wheel pit is not visible due to soil build up and vegetation, including a substantial tree.



Plate 13 Blocked Door 054 (015)



Plate 14 Wheel pit from East (017)



Plate 15 Close up of 53 (022)



The east elevation has a door (002) and window (003) at ground floor level. The door has a concrete sill and lintel and stone jamb stones. The window has a timber lintel and retains a 12 pane window. The doorway has a timber stable door. At first floor level a large opening (004) extends above the wall head, with a pair of timber doors. The stone sill is flush with the wall face. Although no fittings survive above the door it can be assumed that it was to allow sacks of grain and flour to be loaded and unloaded from the first floor.

The interior of the mill has been infilled to ground floor level and the first floor removed, leaving a single space (*plate 16*). The level of the first floor is visible on all three remaining walls (*plate 17*), in the form of joist sockets (008) and a fillet of mortar (011) indicating the height of the first floor skirting.



*Plate 16 Mill interior looking West (114)*



*Plate 17 Mill interior showing 008 (107)*

The mill has plastered (009) walls up to first floor height, above which the bare stone has been whitewashed (*plates 18 and 19*). The plaster stops in a vertical line on both the north and south elevations; this suggests that there was a timber partition (013) separating off a narrow room at the west end, lit by the window (005). It was not possible to determine with certainty that this partition or indeed the plaster related to the original function of the building; however self-evidently the partition was in place when the plaster was applied.



*Plate 18 Mill interior looking North (120)*



*Plate 19 Mill interior looking South (103)*

The upper narrow opening noted on the north elevation (006) can also be seen on the interior, where it has been blocked by cemented brickwork. The other blocked openings are all beneath the current concrete floor and are not accessible at present. It is hoped that when the lower floors of the mill are emptied there will be surviving evidence of the workings of the mill.

*iv. The East Range*

*a. Area D Cart shed/ hay store*

At the south end of the east range is a cart-shed or hay store. It is open on its west side to the courtyard and can be accessed from the east through a doorway (051). At the time of survey it was full of hay bales and therefore inaccessible. There was originally a timber lintel supporting the roof along the courtyard edge, the socket which held it is visible in the south wall of the mill above the door. Both the lintel and the central supporting pillar have been removed, presumably to allow access with a farm loader for storing the large round bales. As a result the roof has slumped.



*Plate 20 Area D looking East (063)*



*Plate 21 Area E looking East (060)*

*b. Area E Byre*

There are no openings or features on the east wall of area E. It is a small byre used for housing livestock. Pens or enclosures are marked on the First and Second edition Ordnance Survey's would suggest this was always its function.

It is entered at present by a steep concrete slope (*plate 21*) leading up to a pair of large timber doors (050). The interior is featureless with exception of a large stone trough in the south west corner a small stone built box or trough in the south west corner. The walls have been whitewashed, though it has largely been removed up to animal shoulder height. It is not possible to see any floor surface due to the build up straw and manure.

*c. Area F Byre*

This area is also for housing livestock but it is more complex on the interior and exterior. It has one opening divided into two separate entrances (047), (048) on the courtyard side. The north side of the entrance (048) is approached via a narrow alley between two walls (*plate 22*). The northern wall is built of rubble field stone (039) and is shown on both early Ordnance Survey maps. The southern wall is brick built (041) with cement render and a rounded cope. Both walls abut a perpendicular rubble wall with a break in it to allow access. The plans show that this wall originally continued the length of the courtyard forming the west wall of the enclosures.



Plate 22 Approach to Area F showing 039,041(052)



Plate 23 Interior of Area F showing 049 (040)

The interior has been subdivided into 3 pens by narrow walls (*plate 23*), presumably built of brick and covered with cement render (*049*). The north wall is topped by a timber plank and braced partition which extends to the rafters. The individual pens have timber doors. A skin of cement has been applied to the lower section of the masonry. This would make the pens easier to clean. A trough has been built from stone and timber diagonally across the south east corner of the south pen. There has been a single skin of brick built up from the east wall head to meet the rafters. The upper section of the gable walls is whitewashed and we can assume the whole interior was treated this way prior to the insertion of the pens and application of the cement. Small slapping's have been made through the east wall to accommodate vents to improve ventilation.

v. *The South Range*

a. *Area G Byre*

Area G is located in the south east corner of the Steading between the east and south ranges. It is accessed via a door on the east side of the Steading (*plate 24*) and has a small, unglazed window with a timber shutter, looking on to the courtyard. It has a gable wall on the east and south side with a hipped roof to the east. Internally the south part of the area is open (*plate 25*), the floor is strewn with fertilizer sacks and other rubbish. The north half has a raised concrete floor with a wide drainage channel running east west. Against the south wall there are four animal stalls (*064*) with what appear to be single width brick partitions with cement render (*plate 26*). The walls are also treated with the same cement render to the height of the rafters, the render stops at the same height on the gable walls. Above this level the bare masonry is whitewashed. Each of the stalls has a ventilation whole which is covered by a rectangular grill on the exterior.



Plate 24 Byre G looking West(038) Plate 25 Byre G North interior (147) Plate 26 Byre G South interior(148)

b. *Area H Workshop*

This small room is entered from the south side (043), and there are no windows or other openings (plate 27). It appears to have been used as a small workshop, though latterly as a chemical and general store. There are two roof lights, off set to the north and south, the concrete floor is visible and the walls are whitewashed. There is a high narrow timber work bench along the west wall with a low table and set of drawers against the east wall. To the left of the door a whole has been slapped through the wall (044) and patched around with cement (plate 28), on the external wall face a small metal plate that can be removed has been fitted with a reused cast-iron down pipe above. There was probably a small stove fitted on the interior to warm the workshop. A short length of cast iron gutter has been fitted above the door to catch run off from the roof.



Plate 27 Workshop exterior showing 044 (041)



Plate 28 Workshop South interior (146)

c. *Area I shed*

Area I is a large simple open shed at the west end of the south range (plate 29), it has no roof lights or windows and is entered via a set of large timber doors in the west gable (042). The quoins are of large squared greyish yellow sandstone. The top quoin on the south corner is missing and the roof above damaged. There is evidence of broached dressing with polished margins, but the stone is generally heavily eroded. The lintel above the opening is timber, there is a sandstone jamb on either side of the opening towards the top, the remainder of the jamb stones are rubble field stone as in the main build.

The interior walls are whitewashed and the floor is concrete. It is currently used for storing feed troughs. The large opening and lack of windows would suggest it was designed to accommodate carts or agricultural machinery.



Plate 29 Area I shed exterior (045)

#### vi. *The Courtyard*

The earliest plan from 1826 does not show any walls or subdivisions within the courtyard. By the first edition there are two large enclosures against the south and east range, each has a gate on the west side. By the time of the second edition the west wall of the enclosures continues to abut the north range. There are now three uneven enclosures but only the smallest southern area has an opening marked. The second west east division has a sharp dog-leg. It seems likely that the short length of north south stone rubble wall (039), and the return that abuts the east range surviving are those described above. The remaining walls have been demolished and a narrow single width brick wall (041), coated with cement has been built parallel to the original wall forming a narrow passage into area F. As previously mentioned the courtyard surface is not visible (*plate 30*).



*Plate 30 Courtyard looking North East (094)*



*Plate 31 Modern cattle shed looking North East (235)*

#### vii. *Modern buildings*

There are three modern buildings out with the Steading, but forming part of the complex. The largest is a cattle shed to the east of the Steading (*plate 31*) the lower wall is brick with the upper part and roof built of corrugated asbestos. There is a smaller open sided hay barn to the west of the Steading, and a small lean-to structure has been built at the North West corner for the storage of farm machinery.

### 4. *Recommendations*

It is recommended that a programme of selective monitoring and recording be undertaken during the stripping out of the buildings. It is possible that the clearing and stripping of the courtyard may reveal evidence of the original surface together with the footings of the enclosure walls depicted on the First and Second Edition Ordnance Survey. If uncovered they should be cleaned, photographed and planned.

It is unclear where the original floor level was at the north end of the west range. If there is to be excavation below current ground level in this area, the excavations should be cleaned and inspected for evidence of an earlier floor surface, with recording as appropriate.

It is believed that excavations will be carried out within the mill house, down to the original sub-basement level. These excavations should be carried out under archaeological supervision because of the possibility that remains of the mill workings may survive. If encountered these should be recorded together with any structural detail revealed at basement and subbasement levels. Any stripping of topsoil to the north and west of the mill should also be monitored in order to record evidence for the mill lade.

It is recommended that the results of this programme of work should be incorporated into a revised and updated version of the current report.

*Appendix A: Project documentation - WSI*

# Hownam Mains Steading

*Kelso, The Scottish Borders*

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*Written Scheme of Investigation: Historic Building Recording*  
for

The Roxburghe Estate

*April 2015*



*Photograph by Liz Simpson*



**Addyman Archaeology**

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# Hownam Mains Steading

## Kelso, The Scottish Borders

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### *Written Scheme of Investigation for Historic Building Recording*

by Jenni Morrison

#### **1. Introduction**

##### *i. General*

Addyman Archaeology were asked by The Roxburghe Estate to carry out historic building recording at Hownam Mains Steading, Kelso, The Scottish Border, prior to its conversion and extension to form four dwellings. A planning application for the conversion was granted on 5th July 2010 attached with the archaeological condition outlined below (ref. 06/01448/FUL). The historic building recording is a condition of the planning consent and states that

*No development shall take place until the applicant has secured the implementation of a programme of Historic Building Recording in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by the Archaeological Officer and approved by the Planning Authority. Original features, where feasible, should be incorporated in situ wherever possible into the new dwellinghouses.*

*Reason: To safeguard a site of archaeological interest.*

This written scheme of investigation (WSI) is the first step in discharging the archaeological planning condition and is presented here for acceptance by The Scottish Borders Council Heritage Officer, contact Dr Christopher Bowles. This document contains details of the methods that will be used to appropriately record the building and present the results in the form of a written and illustrated report.

##### *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 Description*

Hownam Steading is situated to the North East of the small village of Hownam, 11 miles south east of Kelso on the northern slopes of the Cheviot Hills, just 3 miles north of the border with England. The Steading lies in a small valley with hills rising up in front and behind. A burn runs along the valley

which was formerly dammed upstream, and a mill lade created to power a mill within one of the Steading buildings.

The buildings which form the Steading complex are roofed and still used for agricultural purposes.



Figure 1 : Site location plan



iv. *Historical overview*

There is extensive evidence in the area around Hownam Mains of activity from prehistoric times through to the medieval and post medieval period. On the hill opposite the Steading the scheduled monument of Braemoor Knowe is an impressive upstanding cultivation system including terraces and ridge and furrow (canmore ID 58274). There is also evidence of settlement from the prehistoric period at Hounam Rings, where the upstanding remains represent a fort or pallisaded enclosure. This site is also a designated scheduled ancient monument (canmore ID 93666).

Evidence for farming in the area is extensive in the form of ridge and furrow cultivation, and later enclosures for keeping livestock.

The Parish Church of Hownam (listed building category C ref 8391) within the village of Hownam lies to the south west of the Steading. Although the church was extensively rebuilt in 1907 the remains of a medieval arch headed door survive showing there was a much earlier church on the site.

General William Roy's Military Survey of Lowland Scotland was produced between 1752 and 1755. The map depicts a house and a mill at *Hounum*, both of which appear to be in the vicinity of the village. As far as the accuracy of the map allows there do not appear to be any buildings at Hownam Mains at this time.

Extracts from the first (figure 2) and second (figure 3) edition 6 inch to the mile Ordnance Survey show the layout of the farm buildings in the mid to late 19<sup>th</sup> century. The place name is still spelt as *Hounam* at this time. The second edition survey also shows the mill dam and lade running down to the corner of the Steading building.

Neither the Steading Buildings or associated farm house are listed but both appear on the Royal Commission on the Ancient and Historical Monuments of Scotland CANMORE data base (ID numbers 159587 and 159584 respectively)



Figure 2 : Detail from 1<sup>st</sup> Edition OS Map, Roxburghshire, Sheet XXII  
Survey date: 1859; Publication date: 1863. NMLS.



Figure 4 : Detail from 2<sup>nd</sup> Ed OS, Roxburghshire, Sheet XXII.NE Publication date: 1899 Revised: 1896. NMLS

## 2. *Scope of proposed works – Written Scheme of Investigation*

### i. *Historic Building Recording methodology*

The condition attached to planning consent requires “*the implementation of a programme of Historic Building Recording in accordance with a Written Scheme of Investigation*” be carried out before any development can take place. In discussion with Addyman Archaeology, Dr Christopher Bowles, the Scottish Borders Council Archaeologist specified that an "enhanced" level survey (as per ALGAO Historic Building Recording Guidance) was required.

#### **Historic Building Recording (Enhanced)**

This will build upon the basic survey (as carried out by Simpson and Brown Architects) and will also include

- all significant elevations (both internal and external as appropriate) will be illustrated either by means of annotated photographs or annotated illustrations
- all ground/floor plans and elevations will show any evidence of phasing
- context numbers will be given to features to allow cross-referencing between, text, drawings and photographs
- the description of the buildings will include information about architectural phasing
- the photographic record will include general views of all external and main internal elevations, with details as appropriate
- detailed archive research will be undertaken including RCAHMS, NLS, Local Studies Record, Estate plans and Statistical Accounts

*ii. Staffing*

The historic building recording will be carried out by Kenneth McFadyen and Jenni Morrison of Addyman Archaeology, who will also compile the report.

*iii. Reporting*

The results of the historic building recording will be presented in a formal Data Structure Report (DSR), as per Addyman Archaeology standards.

The formal report is to include:

- An executive summary
- National Grid Reference and formal address
- Note of any statutory and non-statutory designations
- Date of record, names of recorders, archive location
- Location plan
- Detailed description of findings
- Summary statement of results
- Recommendation for mitigation

Addyman Archaeology will complete the report within four weeks of completion of the fieldwork.

A summary of the findings will be presented in a small article for ‘Discovery and Excavation in Scotland’ (DES), published by Archaeology Scotland. The results of the project will also be uploaded to the Online Access to the Index of Archaeological Investigations (OASIS) platform, and be available for wider public consultation.

*iv. Timescales*

The historic building recording will be carried out during the week beginning 4<sup>th</sup> May 2015, or as soon as possible thereafter.

The report will be submitted to the client and Dr Christopher Bowles of The Scottish Borders Council within four weeks of the completion of fieldwork.

**3. *References***

*Historic Building Recording Guidance* ALGAO Scotland 2013

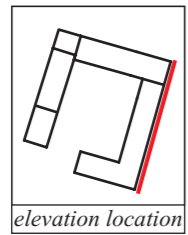
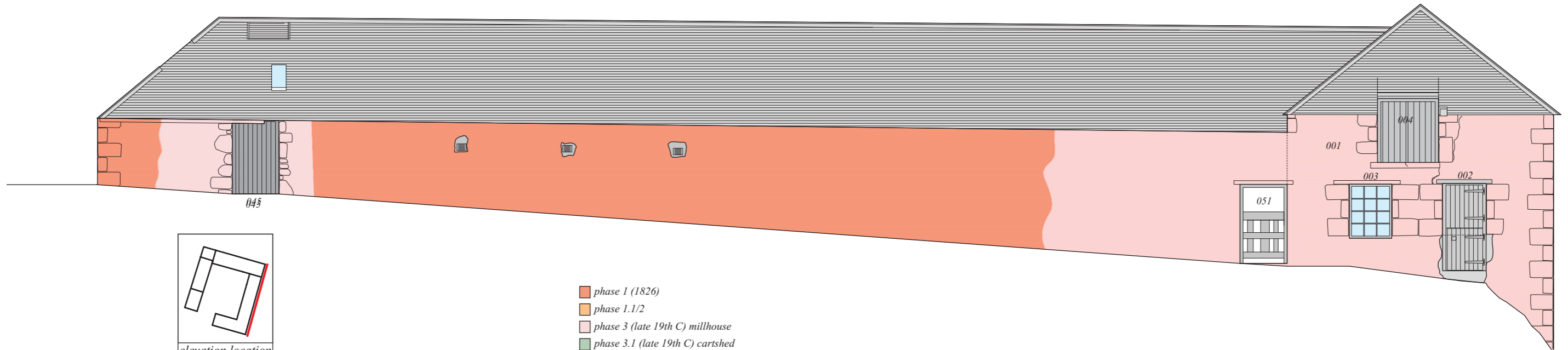
[www.nls.uk](http://www.nls.uk)

[www.rcahms.gov.uk](http://www.rcahms.gov.uk)

[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk)



Appendix B: Drawings

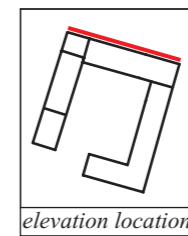
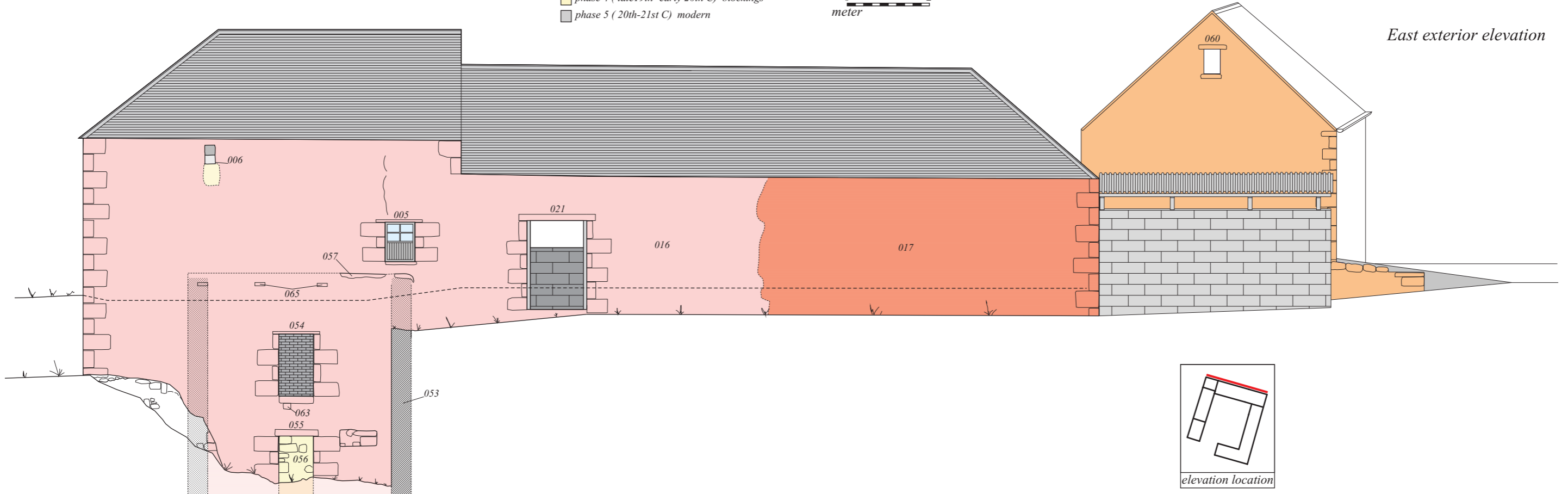


elevation location

- phase 1 (1826)
- phase 1.1/2
- phase 3 (late 19th C) millhouse
- phase 3.1 (late 19th C) cartshed
- phase 4 (late 19th -early 20th C) blockings
- phase 5 (20th-21st C) modern

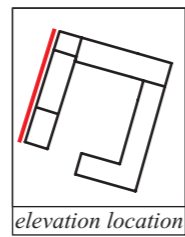
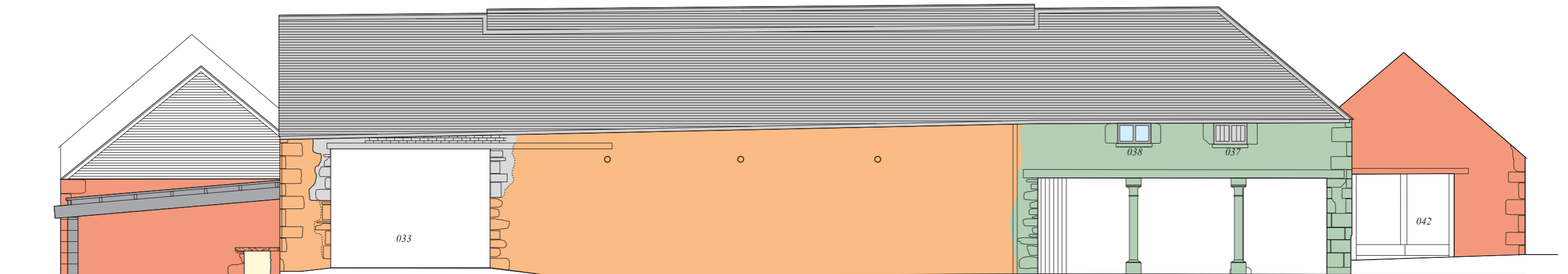


East exterior elevation



elevation location

North exterior elevation

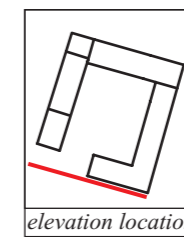
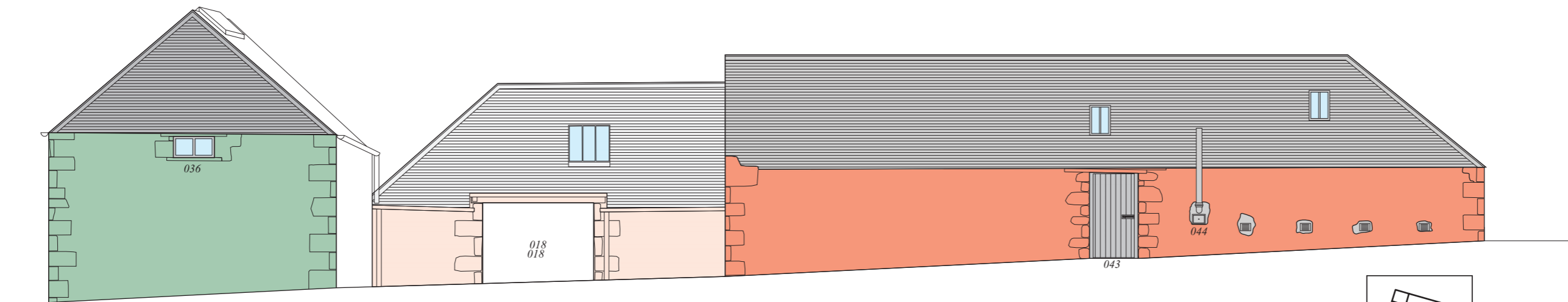


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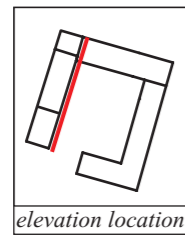
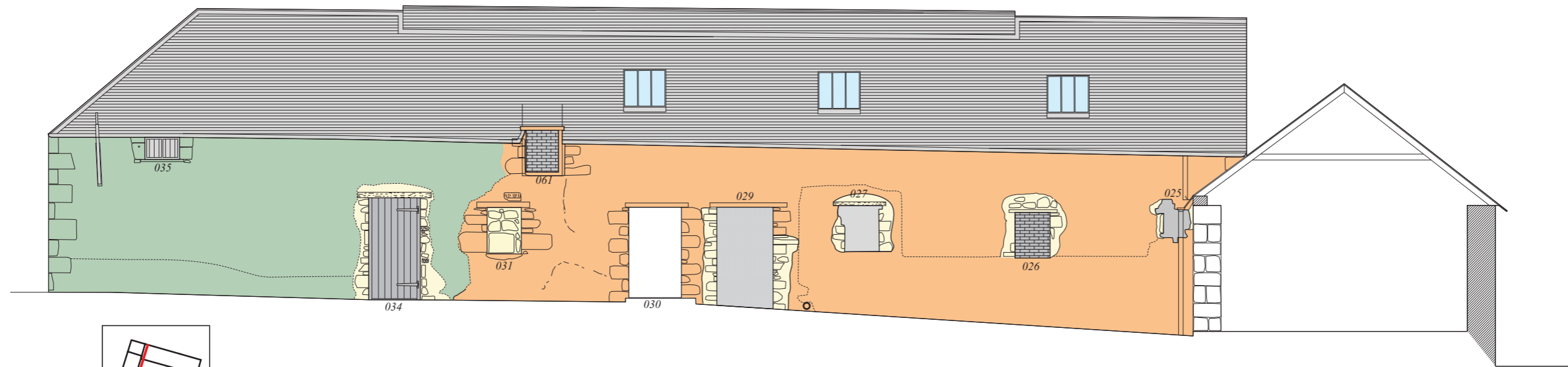
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- phase 3.1 (late 19th C) cartshed
- phase 4 (late 19th -early 20th C) blockings
- phase 5 (20th-21st C) modern

West exterior elevation



elevation location

South exterior elevation

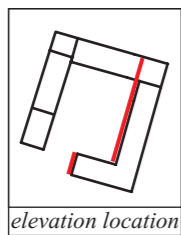
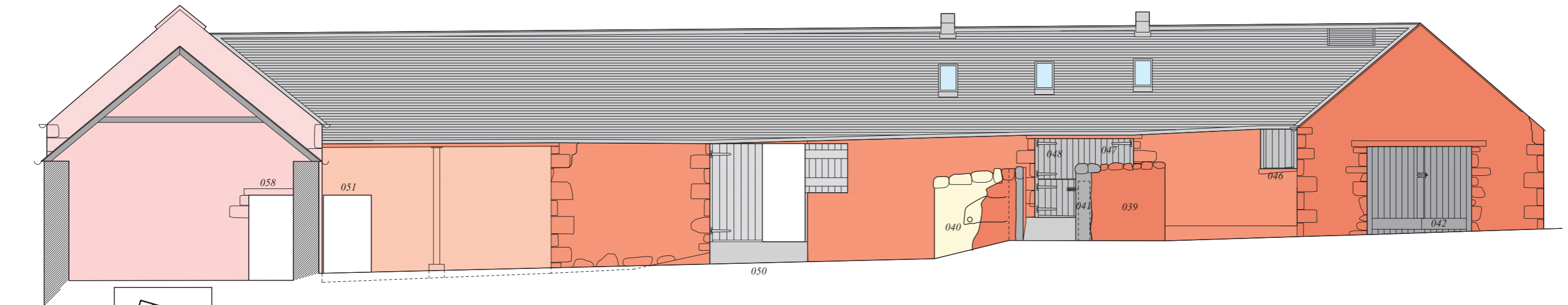


elevation location

- phase 1 (1826)
- phase 1.1/2
- phase 3 (late 19th C) millhouse
- phase 3.1 (late 19th C) cartshed
- phase 4 (late 19th -early 20th C) blockings
- phase 5 (20th-21st C) modern

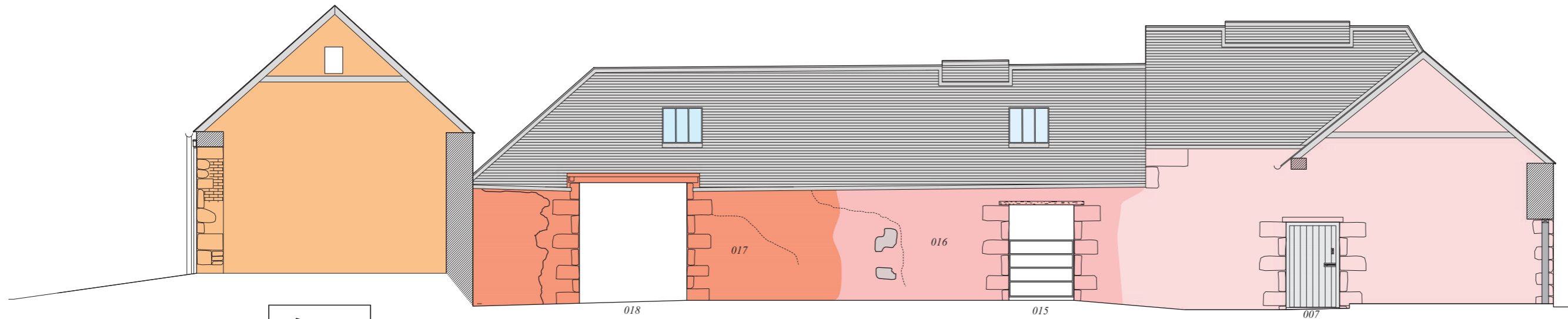


West courtyard elevation

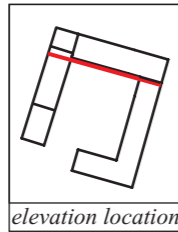


elevation location

East courtyard elevation

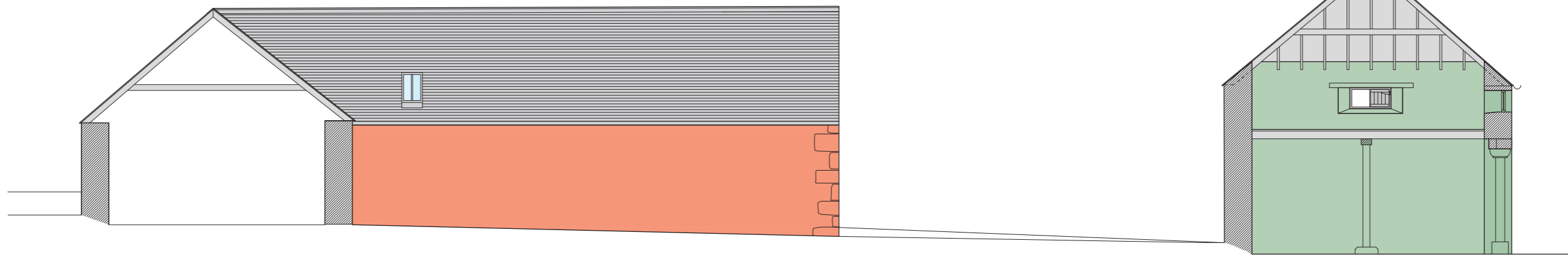


North courtyard elevation

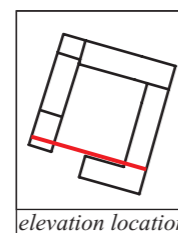


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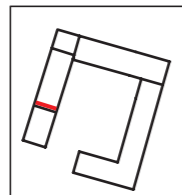
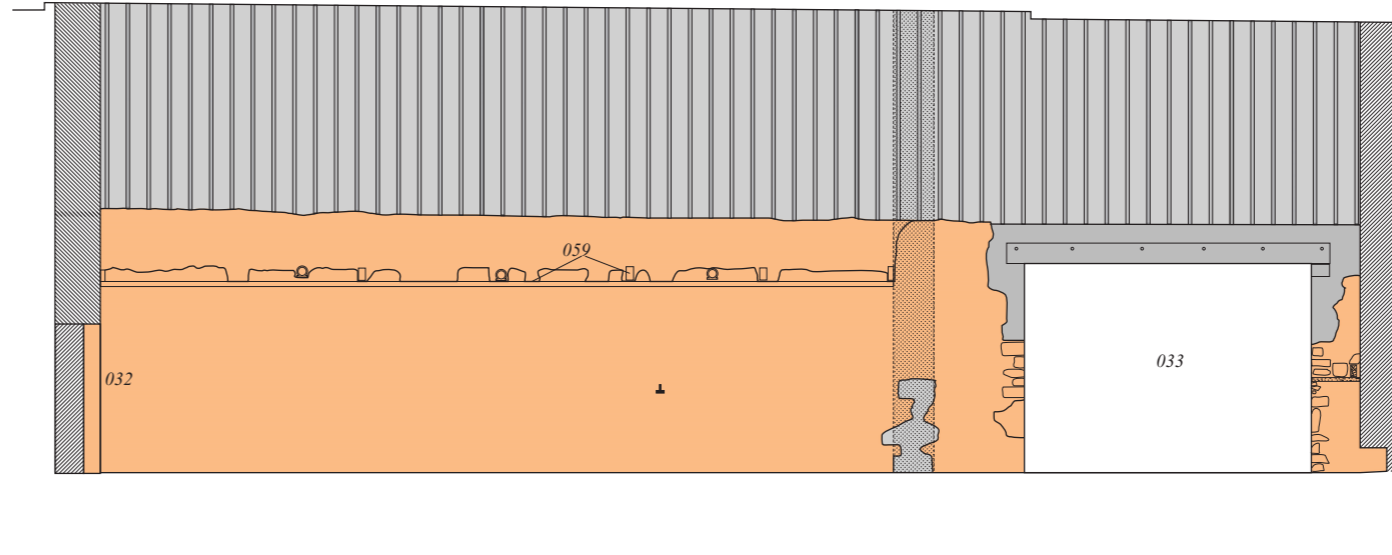
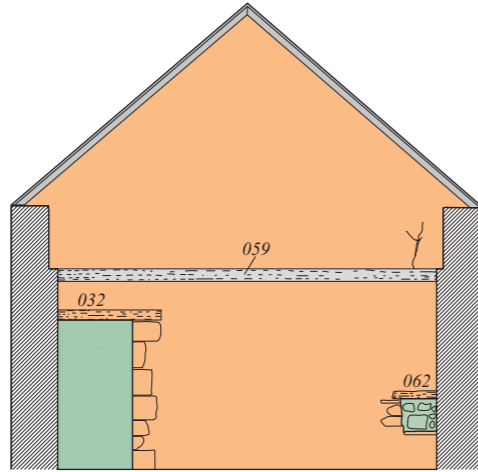
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- phase 4 (late 19th -early 20th C) blockings
- phase 5 (20th-21st C) modern



South courtyard elevation

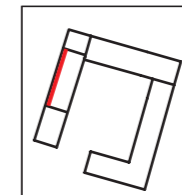


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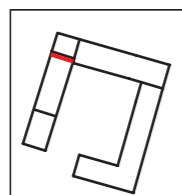
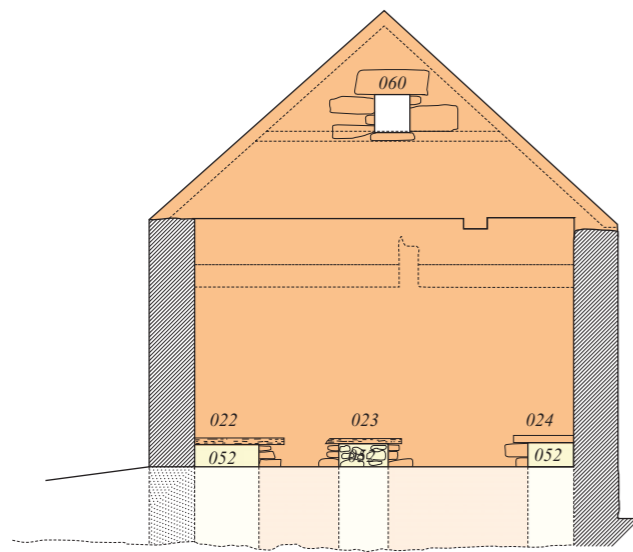


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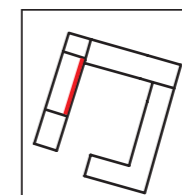
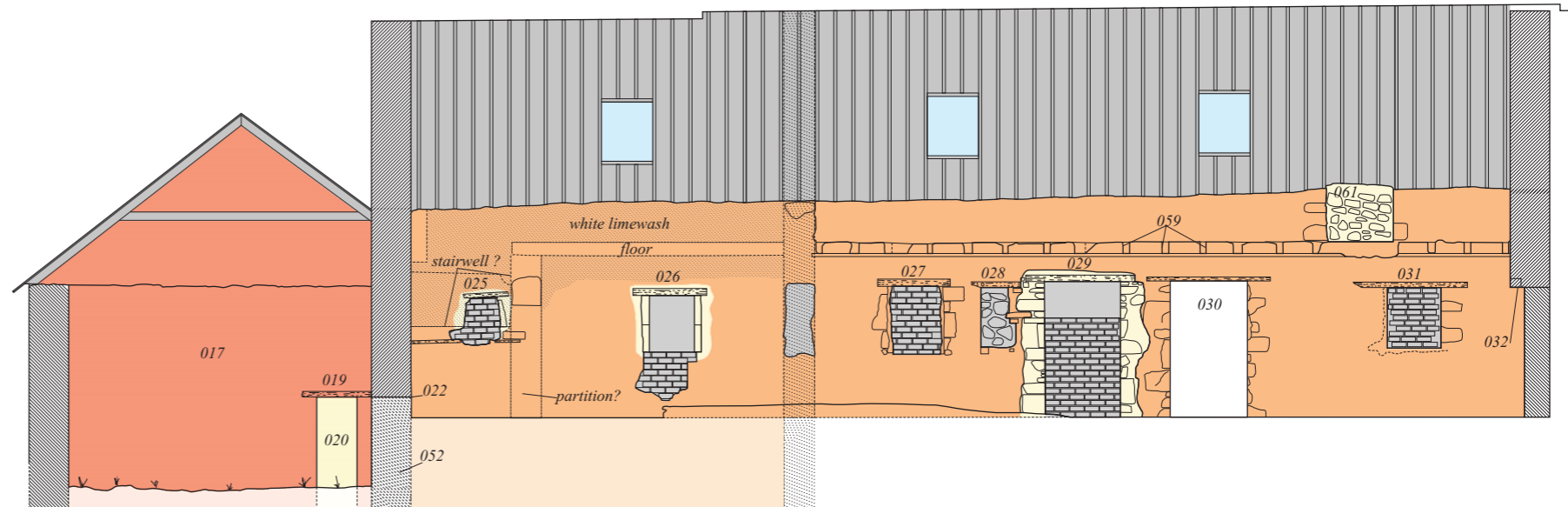
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elevation location

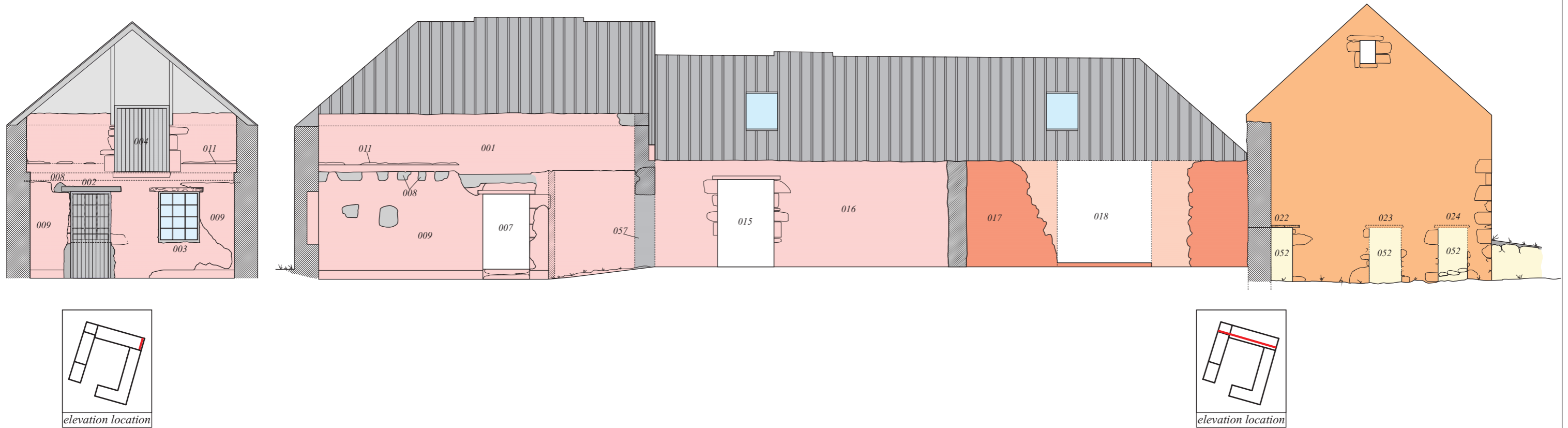


elevation location



elevation location









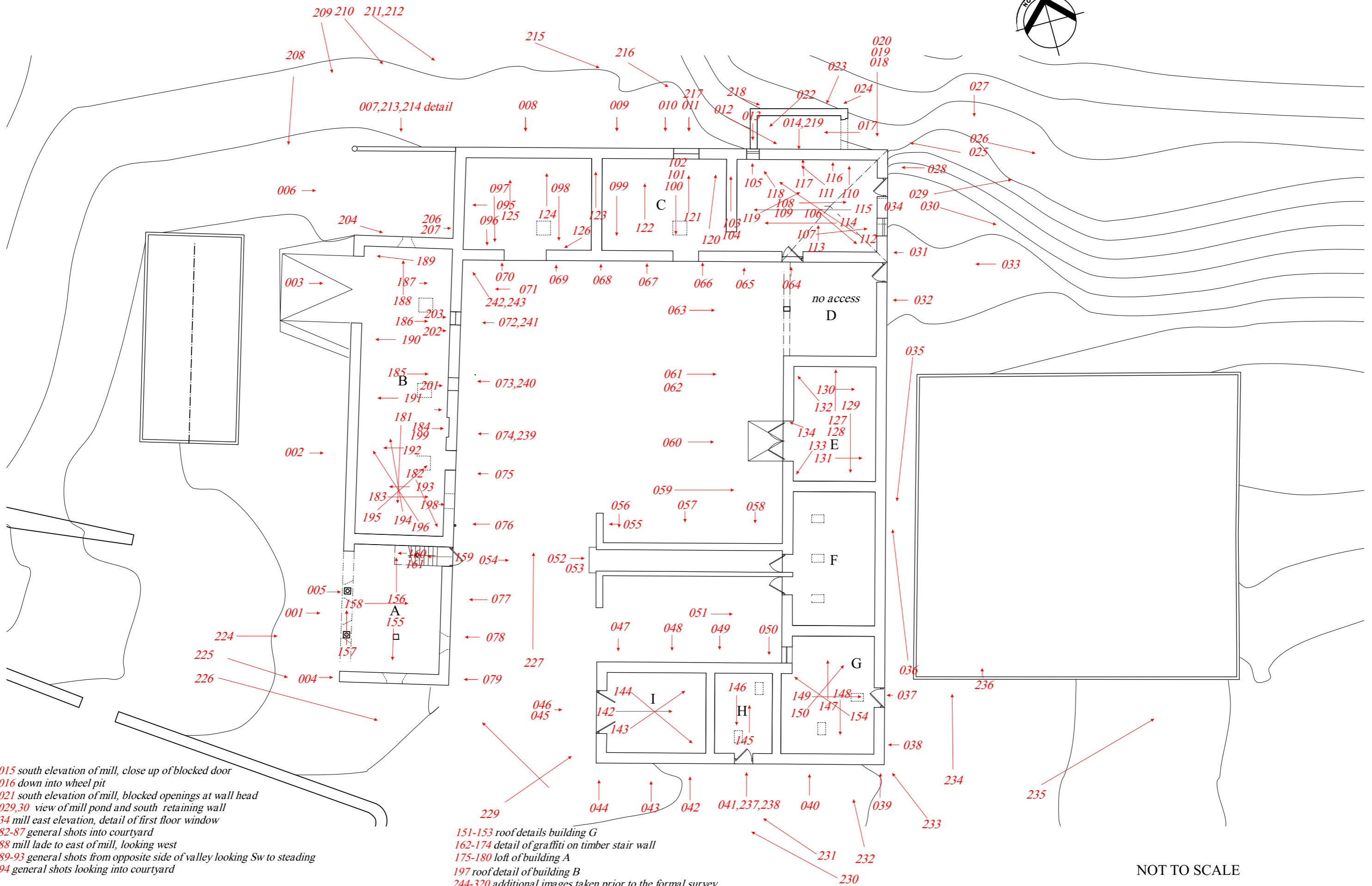
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- phase 3.1 (late 19th C) cartshed
- phase 4 (late 19th - early 20th C) blockings
- phase 5 (20th-21st C) modern

0 4  
meter

**Appendix C: Contexts register**

| <i>Context</i> | <i>Recorded by</i> | <i>Area</i> | <i>Description</i>  |
|----------------|--------------------|-------------|---|
| 001            | <i>K MacFadyen</i> |             | <i>General masonry of mill house</i>                                |
| 002            | <i>K MacFadyen</i> | <i>C</i>    | <i>North window east gable of mill house</i>                        |
| 003            | <i>K MacFadyen</i> | <i>C</i>    | <i>South window east gable of mill house</i>                        |
| 004            | <i>K MacFadyen</i> | <i>C</i>    | <i>Door to first floor of mill house</i>                            |
| 005            | <i>K MacFadyen</i> | <i>C</i>    | <i>Window north elevation of mill house</i>                         |
| 006            | <i>K MacFadyen</i> | <i>C</i>    | <i>Opening first floor north elevation of mill house</i>            |
| 007            | <i>K MacFadyen</i> | <i>C</i>    | <i>Ground floor door, south elevation of mill house</i>             |
| 008            | <i>K MacFadyen</i> | <i>C</i>    | <i>Joist sockets for removed floor in mill house</i>                |
| 009            | <i>K MacFadyen</i> | <i>C</i>    | <i>Wall plaster within east half of mill house, ground floor</i>    |
| 010            | <i>K MacFadyen</i> | <i>C</i>    | <i>Linear scar left in 009 for upright timber/ machinery</i>        |
| 011            | <i>K MacFadyen</i> | <i>C</i>    | <i>Mortar fillet at first floor showing floor level, mill house</i> |
| 012            | <i>K MacFadyen</i> | <i>C</i>    | <i>Wall head raising To meet with roof structure in mill house</i>  |
| 013            | <i>K MacFadyen</i> | <i>C</i>    | <i>Timber partition west half of mill house ground floor</i>        |
| 014            | <i>K MacFadyen</i> | <i>C</i>    | <i>Blocked opening, timber lintel north elevation of mill house</i> |
| 015            | <i>K MacFadyen</i> | <i>C</i>    | <i>Dorr in south elevation of barn 1</i>                            |
| 016            | <i>K MacFadyen</i> | <i>C</i>    | <i>General masonry of barn one</i>                                  |
| 017            | <i>K MacFadyen</i> | <i>C</i>    | <i>General masonry of barn 2</i>                                    |
| 018            | <i>K MacFadyen</i> | <i>C</i>    | <i>Wide cart shed opening , S elevation of barn 2</i>               |
| 019            | <i>K MacFadyen</i> | <i>C</i>    | <i>Door in west gable of barn 2</i>                                 |
| 020            | <i>K MacFadyen</i> | <i>C</i>    | <i>Rubble blocking of 019</i>                                       |
| 021            | <i>K MacFadyen</i> | <i>C</i>    | <i>Door in north elevation of barn 1</i>                            |
| 022            | <i>K MacFadyen</i> | <i>B</i>    | <i>North gable opening at east end of north room</i>                |
| 023            | <i>K MacFadyen</i> | <i>B</i>    | <i>North gable opening at middle of north room</i>                  |
| 024            | <i>K MacFadyen</i> | <i>B</i>    | <i>North gable opening at west end of north room</i>                |
| 025            | <i>K MacFadyen</i> | <i>B</i>    | <i>East elevation north room, northern window</i>                   |
| 026            | <i>K MacFadyen</i> | <i>B</i>    | <i>East elevation north room southern window</i>                    |
| 027            | <i>K MacFadyen</i> | <i>B</i>    | <i>East elevation south room northern window</i>                    |
| 028            | <i>K MacFadyen</i> | <i>B</i>    | <i>East elevation south room blocked opening/recess</i>             |
| 029            | <i>K MacFadyen</i> | <i>B</i>    | <i>East elevation south room door</i>                               |
| 030            | <i>K MacFadyen</i> | <i>B</i>    | <i>East elevation south room door</i>                               |

|     |                    |                  |  |
|-----|--------------------|------------------|--|
| 031 | <i>K MacFadyen</i> | <i>B</i>         | <i>East elevation south room window</i>  |
| 032 | <i>K MacFadyen</i> | <i>B</i>         | <i>South gable south room door</i>   |
| 033 | <i>K MacFadyen</i> | <i>B</i>         | <i>West elevation north room wide opening</i>  |
| 034 | <i>K MacFadyen</i> | <i>A</i>         | <i>East elevation north end door to timber staircase</i>                               |
| 035 | <i>K MacFadyen</i> | <i>A</i>         | <i>East elevation south end attic window</i>   |
| 036 | <i>K MacFadyen</i> | <i>A</i>         | <i>South elevation attic window</i>  |
| 037 | <i>K MacFadyen</i> | <i>A</i>         | <i>West elevation attic window south end</i>   |
| 038 | <i>K MacFadyen</i> | <i>A</i>         | <i>West elevation attic window</i>   |
| 039 | <i>K MacFadyen</i> | <i>courtyard</i> | <i>Rubble pen walls</i>  |
| 040 | <i>K MacFadyen</i> | <i>courtyard</i> | <i>Rebuild of part of 039</i>  |
| 041 | <i>K MacFadyen</i> | <i>courtyard</i> | <i>Brick modern addition to 039</i>  |
| 042 | <i>K MacFadyen</i> | <i>I</i>         | <i>West elevation door openings</i>  |
| 043 | <i>K MacFadyen</i> | <i>H</i>         | <i>South elevation door</i>  |
| 044 | <i>K MacFadyen</i> | <i>H</i>         | <i>South elevation cover over flu access</i>   |
| 045 | <i>K MacFadyen</i> | <i>G</i>         | <i>East elevation door</i>   |
| 046 | <i>K MacFadyen</i> | <i>G</i>         | <i>West elevation window</i>   |
| 047 | <i>K MacFadyen</i> | <i>F</i>         | <i>North door into area F</i>  |
| 048 | <i>K MacFadyen</i> | <i>F</i>         | <i>South door into area F</i>  |
| 049 | <i>K MacFadyen</i> | <i>F</i>         | <i>Modern partitions within area F</i>   |
| 050 | <i>K MacFadyen</i> | <i>E</i>         | <i>West elevation door</i>   |
| 051 | <i>K MacFadyen</i> | <i>D</i>         | <i>East elevation north end door</i>   |
| 052 | <i>K MacFadyen</i> | <i>B</i>         | <i>North room rubble blocking of 022,023,024</i>                                       |
| 053 | <i>K MacFadyen</i> | <i>C</i>         | <i>Wheel pit general masonry</i>   |
| 054 | <i>K MacFadyen</i> | <i>C</i>         | <i>Mill house basement door to exterior north elevation</i>                            |
| 055 | <i>K MacFadyen</i> | <i>C</i>         | <i>Mill house sub basement door to exterior north elevation</i>                        |
| 056 | <i>K MacFadyen</i> | <i>C</i>         | <i>Mill house basement door to exterior north elevation rubble blocking</i>            |
| 057 | <i>K MacFadyen</i> | <i>C</i>         | <i>Mortar evidence for roof to 053</i>   |
| 058 | <i>K MacFadyen</i> | <i>C</i>         | <i>Mill house door to barn 1</i>   |
| 059 | <i>K MacFadyen</i> | <i>B</i>         | <i>First floor structure area B south room</i>   |
| 060 | <i>K MacFadyen</i> | <i>B</i>         | <i>North room first floor window</i>   |
| 061 | <i>K MacFadyen</i> | <i>B</i>         | <i>South room first floor window</i>   |
| 062 | <i>K MacFadyen</i> | <i>B</i>         | <i>Small blocked feature with timber lintel in south gable of area B</i>               |
| 063 | <i>K MacFadyen</i> | <i>C</i>         | <i>Small opening in north elevation of mill, possible for shaft of mill wheel.</i>     |
| 064 | <i>K MacFadyen</i> | <i>G</i>         | <i>Modern animal pens within area G</i>  |
| 065 | <i>K MacFadyen</i> | <i>C</i>         | <i>Timber fixings for roof structure see (057) (053) north elevation of mill house</i> |



- 015 south elevation of mill, close up of blocked door
- 016 down into wheel pit
- 021 south elevation of mill, blocked openings at wall head
- 029,30 view of mill pond and south retaining wall
- 34 mill east elevation, detail of first floor window
- 82-87 general shots into courtyard
- 88 mill lade to east of mill, looking west
- 89-93 general shots from opposite side of valley looking Sw to steading
- 94 general shots looking into courtyard

- 151-153 roof details building G
- 162-174 detail of graffiti on timber stair wall
- 175-180 loft of building A
- 197 roof detail of building B
- 244-320 additional images taken prior to the formal survey

NOT TO SCALE

Appendix E: Photographic contact sheets





1728 (031).JPG



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1728 (101).JPG



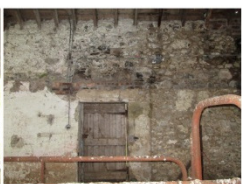
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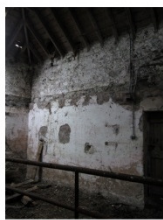
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1728 (104).JPG



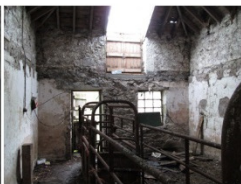
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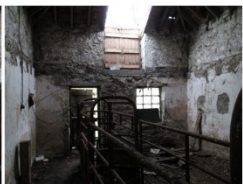
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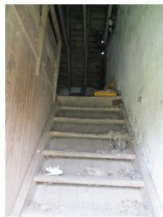
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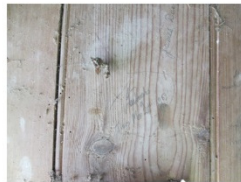
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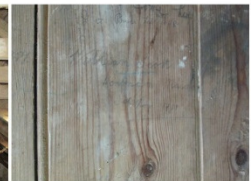
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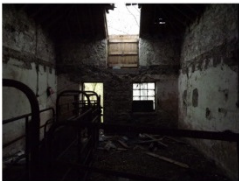
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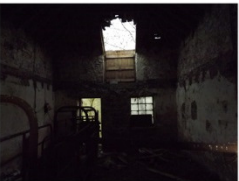
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**Appendix F: DES entry**

|   |   |
|---|---|
| <b>LOCAL AUTHORITY:</b>   | <i>The Scottish Borders</i>   |
| <b>PROJECT TITLE/SITE NAME:</b>   | <i>Hownam Mains</i>   |
| <b>PROJECT CODE:</b>  | <i>AA 1728</i>  |
| <b>PARISH:</b>  | <i>Hownam</i>   |
| <b>NAME OF CONTRIBUTOR:</b>   | <i>K. Macfadyen</i>   |
| <b>NAME OF ORGANISATION:</b>  | <i>Addyman Archaeology</i>  |
| <b>TYPE(S) OF PROJECT:</b>  | <i>Building survey</i>  |
| <b>NMRS NO(S):</b>  | <i>NT72SE 50.1</i>  |
| <b>SITE/MONUMENT TYPE(S):</b>   | <i>Farm Steading</i>  |
| <b>SIGNIFICANT FINDS:</b>   |   |
| <b>NGR (2 letters, 8 or 10 figures)</b>   | <i>NT 7812 2027</i>   |
| <b>START DATE (this season)</b>   | <i>04/5/15</i>  |
| <b>END DATE (this season)</b>   | <i>05/5/15</i>  |
| <b>PREVIOUS WORK (incl. DES ref.)</b>   |   |
| <b>MAIN (NARRATIVE) DESCRIPTION:</b><br>(May include information from other fields) | <p><i>Addyman Archaeology undertook a programme of historical research and building recording at the request of the Roxburghe Estate, on the c19th century Farm Steading of Hownam Mains, Kelso, Scottish Borders. The work was carried out in order to fulfill a planning condition, attached to permission to convert the buildings into four houses.</i></p> <p><i>The historical research uncovered an Estate Plan of 1826 showing the plan and elevations of The Steading. It is assumed that the buildings were constructed shortly thereafter. By the time of the Second Edition Ordnance survey of 1896 a mill, with associated lade and dam had been constructed in the North East corner of the Steading. The buildings as they stand today show minor alterations in the form of blocked openings and alterations to internal subdivisions. Evidence of the mill workings are no longer visible. It is possible that remains of the workings survive at basement and sub-basement levels which have now been in filled.</i></p> <p><i>Field work was carried out in May 2015. A complete photographic survey was undertaken of the buildings, and existing plan and elevation drawings were annotated with phasing and detail at a scale of 1:50. Additional hand drawings were produced of significant interiors at a scale of 1:50. Context numbers were allocated to allow cross-referencing of photographs, drawings and text. A written report was produced collating the historical and survey information. It is envisaged that monitoring work will be carried out during the re- development of the site, in particular the excavation of the mill building interior.</i></p> |
| <b>PROPOSED FUTURE WORK:</b>  | <i>Watching brief on conversion works</i>   |
| <b>CAPTION(S) FOR ILLUSTRS:</b>   |   |
| <b>SPONSOR OR FUNDING BODY:</b>   | <i>Roxburghe Estate</i>   |
| <b>ADDRESS OF MAIN CONTRIBUTOR:</b>   | <p><i>Addyman Archaeology</i></p> <p><i>St Ninians Manse</i></p> <p><i>Quayside Street</i></p> <p><i>Edinburgh</i></p> <p><i>EH6 6EJ</i></p>  |
| <b>EMAIL ADDRESS:</b>   | <i>kennymacfadyen@addyman-archaeology.co.uk</i>   |

|   |        |
|---|--------|
| <b>ARCHIVE LOCATION</b><br>(intended/deposited) | Rcahms |
|---|--------|