

# Larkhall Steading

## *Jedburgh, Scottish Borders*

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*Historic Building Recording and Archaeological Watching Brief*

*for*

Lothian Estates

*October 2016*



*General View looking north east (photo 118)*

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## Addyman Archaeology

Archaeology   Heritage Consultancy   Architecture

## Addyman Archaeology

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# Larkhall Steading

## Jedburgh, Scottish Borders

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### *Historic Building Recording and Archaeological Watching Brief*

Job number 2246.00

November 2016

by Jenni Morrison, illustrations by Kenneth Macfadyen

#### *Contents*

#### *Illustrations*

#### *Executive Summary*

<b>1.</b>	<b><i>Introduction</i></b>	<b>3</b>
i.	<i>General</i>	3
ii.	<i>Setting and topography</i>	4
<b>2.</b>	<b><i>Historical Background</i></b>	<b>6</b>
i.	<i>Map Regression</i>	6
<b>3.</b>	<b><i>Archaeological Watching Brief</i></b>	<b>9</b>
i.	<i>General</i>	9
ii.	<i>Methodology</i>	10
iii.	<i>Results</i>	10
<b>4.</b>	<b><i>Historic Building Recording</i></b>	<b>11</b>
i.	<i>Methodology</i>	11
ii.	<i>The Steading</i>	12
a.	<i>Building 1</i>	12
b.	<i>Building 2</i>	14
c.	<i>Building 3</i>	15
d.	<i>Building 4</i>	15
iii.	<i>The Farmhouse</i>	17
<b>5.</b>	<b><i>Conclusions and recommendations</i></b>	<b>19</b>
<b>6.</b>	<b><i>Archiving</i></b>	<b>19</b>
<b>7.</b>	<b><i>Acknowledgements</i></b>	<b>19</b>
	<b><i>Selected Bibliography</i></b>	<b>19</b>
<b>Appendix A</b>	<b><i>Written Scheme of Investigation</i></b>	<b>1</b>
<b>Appendix B:</b>	<b><i>Planning Conditions/Archaeological Recommendations</i></b>	<b>6</b>
<b>Appendix C:</b>	<b><i>Larkhall Steading Photo Register</i></b>	<b>8</b>
<b>Appendix D</b>	<b><i>Photographic Thumbnails</i></b>	<b>11</b>
<b>Appendix E</b>	<b><i>DES Entry</i></b>	<b>17</b>

*List of Figures*

Figure 1 Site Location	5
Figure 2 General William Roy's Military Survey of Lowland Scotland © British Library	6
Figure 3 Historic Maps (nls) and recent aerial imagery (google earth)	8
Figure 4 Site plan showing areas of trenching monitored	9
Figure 5 Location of proposed development site	3

*List of Plates*

Plate 1 General view of Trench 1 looking N(photo 014)	11
Plate 2 General view of Trench 2 looking E (photo 010)	11
Plate 3 General view of Trench 3 looking N (photo 009)	11
Plate 4 Cobbles excavated from Trench 3 (photo 007)	11
Plate 5 Large stone base, with aperture behind (photo 032)	12
Plate 6 Interior of building 1 south end (photo 47)	12
Plate 7 General view of Building 1 and 2 from west (photo 019)	13
Plate 8 Building 1 west elevation with blocked door (photo 025)	13
Plate 9 Building 1 north east elevation (photo 032)	13
Plate 10 Building 1 roof scars (photo 033)	13
Plate 11 Exterior elevation, south range (photo 027)	14
Plate 12 Interior/courtyard elevation, south range (photo 028)	14
Plate 13 Exterior elevation of south range showing different phases (photo 29)	14
Plate 14 South West elevation Building 3 (photo 118)	15
Plate 15 North East elevation Building 3 (photo 124)	15
Plate 16 General view of Building 4 looking north west (photo 134)	15
Plate 17 Exterior elevation, south range (photo 127)	16
Plate 18 Interior/courtyard elevation, south range (photo 129)	16
Plate 19 Exterior elevation, south range (photo 143)	16
Plate 20 Interior/courtyard elevation, south range (photo 154)	16
Plate 21 South East corner of farmhouse showing curve (photo 099)	17
Plate 22 West elevation of farmhouse extension (photo 80)	18
Plate 23 East elevation of farmhouse extension (photo 82)	18
Plate 24 West elevation of farmhouse extension (photo 106)	19
Plate 25 East elevation of farmhouse extension (photo 110)	19

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# Larkhall Steading

## Jedburgh, Scottish Borders

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### *Historic Building Recording and Archaeological Watching Brief: October 2016*

#### *Executive Summary*

Addyman Archaeology was commissioned by Lothian Estates to undertake a programme of archaeological works at Larkhall Steading, Jedburgh, Scottish Borders. The farmhouse and steading are currently for sale together with planning permission to refurbish the farmhouse and convert the steading to form four dwelling houses. The historic building recording and watching brief were required to fulfil a planning condition placed on the works, and were commissioned by Lothian Estates prior to the completion of the sale.

The watching brief was carried out around the steading buildings, in front of the farmhouse and along the access track to the south. There were no archaeological features or artefacts found predating the steading and farmhouse. An area of disturbed cobbles was uncovered between the farmhouse and the west range of buildings, indicated the steading had previously had a cobbled yard. A concrete base with the remains of a timber post set in it was also found in this area showing the earlier layout of the steading buildings as depicted on the early Ordnance Survey maps.

The building survey of the steading allowed a detailed record to be made of the buildings prior to their redevelopment. The combination of the map evidence and phased drawings have shown how the buildings were adapted and altered over time to suit the requirements of the farm during a period of rapid change in farming practices. The most interesting aspect of the survey was in relation to the farmhouse, though at this stage it is not possible to draw any definite conclusions about the phasing. There was evidence within the building to suggest that the addition on the north-east side actually predated the main farmhouse.

#### *1. Introduction*

##### *i. General*

Addyman Archaeology was commissioned by Lothian Estates to undertake a programme of archaeological works at Larkhall Steading, Jedburgh, Scottish Borders (NT 63697 20002). The archaeological works were required in order to fulfil a planning condition (11/01039/FUL) placed upon the conversion of the steading buildings to form four dwellings. A Written Scheme of Investigation (WSI) was submitted to Dr Christopher Bowles of Scottish Borders Council, detailing the work that would be carried out in order to fulfil his requirements. The WSI was approved and is included in this report as *Appendix A*. As outlined in the WSI, historic building recording and a watching brief on ground breaking works were required in order to fulfil the planning condition. This report contains the results of the building recording and watching brief, and is the final element in fulfilling the planning conditions, and is therefore submitted to Dr Chris Bowles for his approval.

This report contains several maps reproduced by permission of the Trustees of the National Library of Scotland (NLS). To view these maps online, please visit [www.nls.uk](http://www.nls.uk). This report is prepared in accordance with standard Addyman Archaeology procedures and in line with the guidelines established by the Chartered Institute for Archaeologists (CIfA).

A record of the building recording and watching brief (*OASIS ID: addyman1-270047*) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland. A provisional DES entry is included as *Appendix E*.

For ease and clarity of description, throughout this report, the buildings with the exception of the farmhouse are referred to by the numbers allocated in the planning application. These can be seen on *figure 4*.

## *ii. Setting and topography*

Larkhall Steading is located 1km south-west of Jedburgh in the Scottish Borders. The steading buildings are located directly to the north of a minor road off the B6358 (*figure 1*). The area around the steading is occupied by farm land, with a golf course to the south-west; the Skiprunning burn runs to the north of the site. The buildings sit on a slight rise, with the ground dropping down to the north-east. It has extensive views down the valley towards Jedburgh, and over the hills to the north and south.

The steading buildings are arranged around three sides of a square with the farmhouse forming the fourth side. The building that formed the north side was structurally unsafe and was therefore demolished prior to the survey being undertaken. The remaining steading buildings are generally in moderate to good condition, with intact roofs. The Farmhouse is in very good condition; however the extension to the rear of the farmhouse has a substantial structural crack causing the north gable to be partially detached, this building was not entered and will almost certainly need to be demolished and rebuilt.



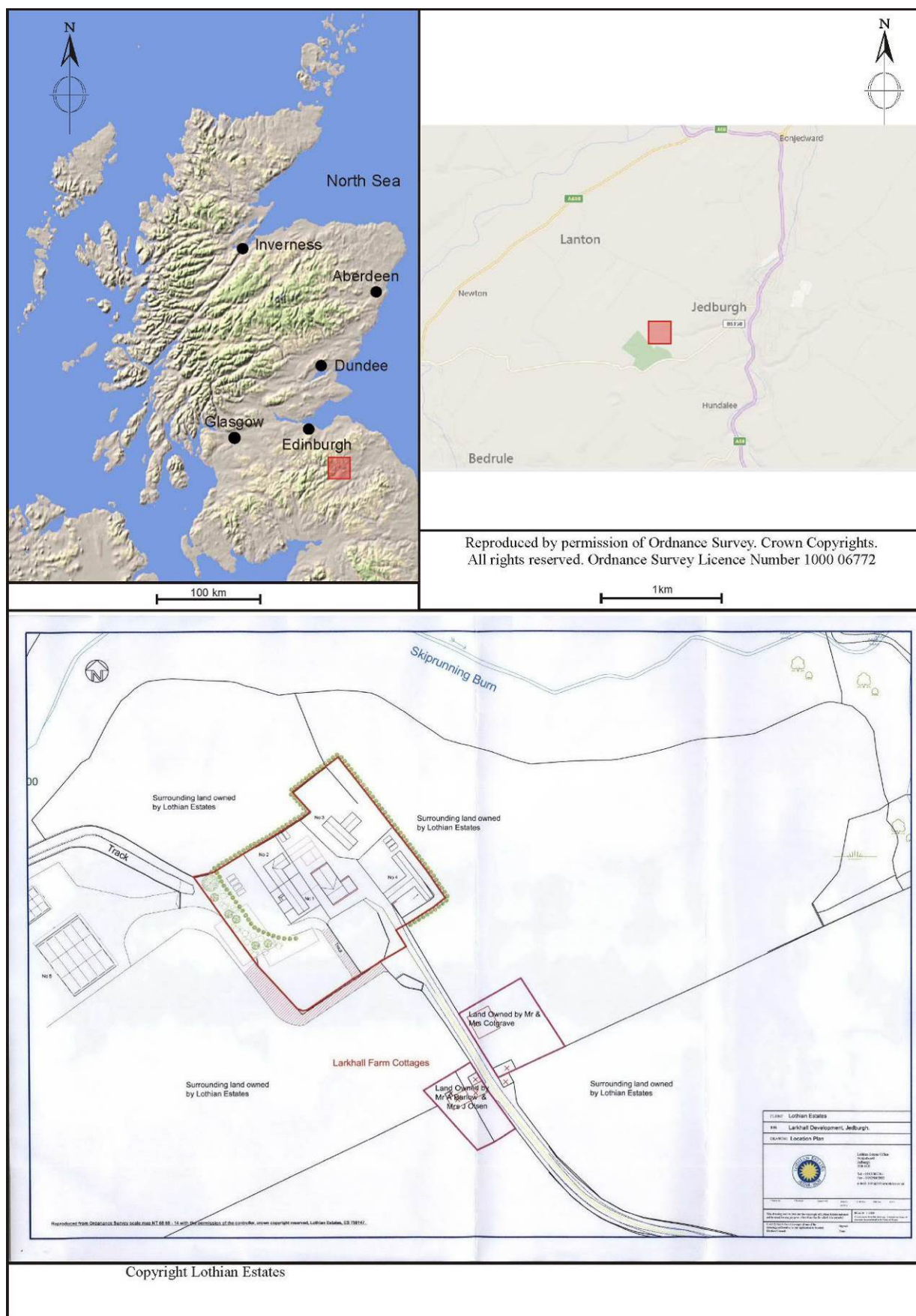


Figure 1 Site Location

## 2. Historical Background

The following historical information has been taken from Dr Christopher Bowles response to the planning application:

*The mapping evidence suggests that the settlement was established at some point in the late 17<sup>th</sup> or early 18<sup>th</sup> century. A compound of structures is evident by the 1750s and appears on General Roy's map as 'Laverock Hall'. The name Laverock is an interesting one. It is the Middle English version of the word 'lark' and a common personal name in the north of England and south of Scotland. This could point to the settlements' original residents. Other instances of the Laverlock name in Scotland date from at least the late medieval period, and it is therefore possible that Larkhall has its origins earlier than the 17<sup>th</sup> century. The steading as it currently stands was largely established by the time of the Ordnance Survey 1<sup>st</sup> Edition maps in the middle of the 19<sup>th</sup> century. It should be expected that the buildings represent several phases of organic growth from at least the 18<sup>th</sup> to the 20<sup>th</sup> centuries.*

### i. Map Regression

The earliest map consulted which shows a settlement in the area of Larkhall Steading is General William Roy's Military Survey of the Lowlands of 1752-1755 (*figure 2*). As mentioned above, the steading name is given as Laverock Hall. Although the depiction of the settlement is indicative rather than an accurate plan of the buildings present at the time, it is clear that there were several structures, with a layout similar to a farm steading.



Figure 2 General William Roy's Military Survey of Lowland Scotland © British Library

The first edition Ordnance Survey of 1859 shows the buildings of the steading in some detail, subsequent editions show how the buildings change over time, though the general layout stays broadly the same (*figure 3*). The following Ordnance Survey maps were consulted and have been reproduced in figure 3:

*Ordnance Survey 6" Roxburghshire sheet XXI.5 surveyed 1859 published 1863*

*Ordnance Survey 6" Roxburghshire 021.05 revised 1897 published 1898*

*Ordnance Survey 6" Roxburghshire n019.03 surveyed 1917 published 1921*

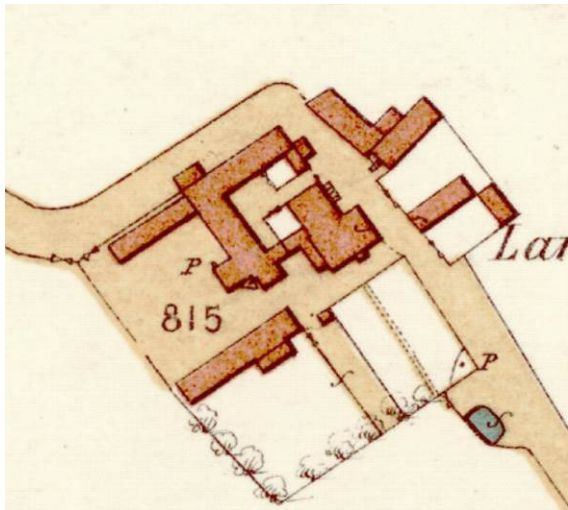
The main changes to the layout happened between 1859 and 1897, with the replacement of the two small buildings on the south east corner of the steading with the larger L shaped structure which still stands today. There is also a narrow building projecting from the west side of building 2 which is demolished before the second edition of 1897. There are a number of small add on or lean to



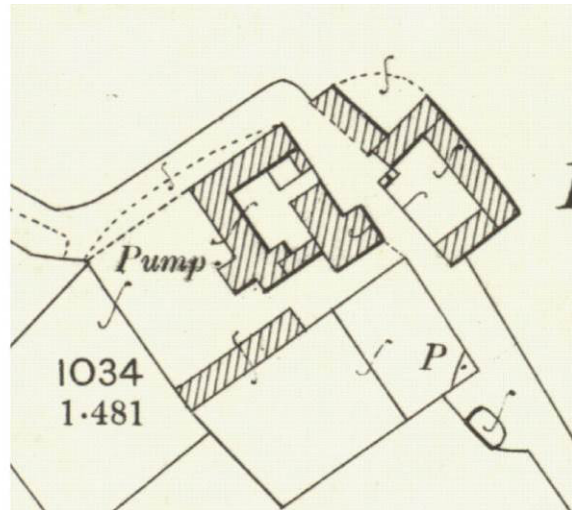
structures visible on the first edition, that are not depicted on the second edition, this is possibly due to the level of detail recorded on the two maps rather than the buildings having been demolished.

The next major changes occur in the mid to late 20<sup>th</sup> century with the construction of a number of large modern sheds, which can be seen on the aerial image of 2009. The deterioration of the buildings is visible between 2009 and the most recent aerial image which shows several buildings without their roofs, these were subsequently demolished before the building recording was undertaken. The long narrow building beyond the steading to the south west was also demolished before the survey was undertaken.

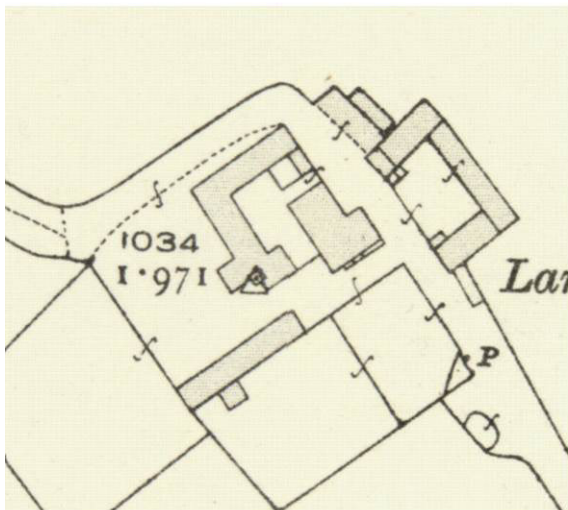
Enquiries were made at Lothian Estates with regard to any earlier estate maps, and unfortunately there were none predating the first edition.



1859



1897



1917



2009



Figure 3 Historic Maps (nls) and recent aerial imagery (google earth)

### 3. Archaeological Watching Brief

#### i. General

The archaeological watching brief was undertaken on Tuesday the 4<sup>th</sup> of October 2016, and was the first aspect of the work to be carried out. The weather and visibility were good throughout and the ground conditions were dry.

The archaeological monitoring was a condition of the planning consent and states that development shall not take place:

*‘until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of investigation outlining a Watching brief...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 the relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary...If significant archaeology is discovered below ground excavation should cease pending further consultation with 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.*



Figure 4 Site plan showing areas of trenching monitored

## ii. Methodology

The excavations for services were carried out using a tracked mechanical excavator which was under archaeological supervision at all times. The overburden, which in places consisted of hardcore, and other compact material, was removed using a 0.6m toothed bucket. Once subsoil was encountered the bucket was changed to a 0.45m toothless ditching bucket.

Three inter-connecting trenches were excavated. Trenches 1 and 3 ran north-west south-east, on the east and west side of the farmhouse respectively, with Trench 2 running along the front of the farmhouse connecting the two (*figure 4*).

## iii. Results

All three trenches were excavated below the level of undisturbed natural subsoil. Trench 1 (*plate 1*) had a maximum depth of 0.7m, Trench 2 (*plate 2*) was 0.9m at its deepest point and Trench 3 (*plate 3*) was excavated to a depth of 1.10m. The overburden, which varied in type but was always a compact hard surface, was 0.3m deep. Below this lay the reddish brown sandy clay subsoil to a depth of 0.7m below the ground surface. This lay directly on top of compact pink clay natural, which was streaked in places by grey/blue patches.

There were no archaeological features or finds pre-dating the steading uncovered during the watching brief. Two features were uncovered in Trench 3 relating to an earlier layout of the steading. An area of cobbles (*plate 4*) was uncovered to the north of the gable end of the farmhouse, indicating that this area of the courtyard had formerly had a cobbled surface. The second feature was a concrete base with the remains of a timber post which appeared to be *in situ*. The location of this post was in line with a scar visible on the side of the farmhouse, this also relates to a structure visible on the 1897 plan. It may have been that an open sided shed similar to the upstanding example in Building 4 had formerly filled the space between the western range (Buildings 1 and 2) and the farmhouse.





*Plate 1 General view of Trench 1 looking N (photo 014)*



*Plate 2 General view of Trench 2 looking E (photo 010)*



*Plate 3 General view of Trench 3 looking N (photo 009)*



*Plate 4 Cobbles excavated from Trench 3 (photo 007)*

#### **4. Historic Building Recording**

##### *i. Methodology*

The condition attached to planning consent required the steading buildings to be recorded at an enhanced level as per ALGAO Scotland's guidance. Within this level, there is flexibility, which allows the level of recording undertaken to reflect the significance of the building, and the amount of impact the proposed development will have on the survival of historical details within the structure. On this basis, the historic building recording included:

- A complete photographic survey of the structure, interiors and exteriors and details of significant features, architectural details, etc.
- External and where appropriate internal elevation drawings based on the existing architect drawings, to record changes in fabric / materials, blocked openings, and architectural features / details. Digitised field drawings are included in this report.

In addition to the recording of the steading buildings, a full photographic record was made of the farmhouse, with the exception of the interior of the rear section of the north wing. It was not safe to enter this area due to structural problems.



Although there was no archaeological condition on the renovation of the farmhouse, it was felt that it formed an important part of the steading complex. The time and budget allocated for the watching brief and building survey allowed for the photographic record of the farmhouse, and a brief written description is included within this report.

## *ii. The Steading*

There have been a number of changes in the layout of the steading since the first edition Ordnance Survey was produced in 1859. The long narrow building to the south west of the farmhouse and the north range extending from Building 2 have recently been demolished. The remaining buildings consist of the farmhouse which is situated in the centre of the complex, with its walled garden to the south. Buildings 1 and 2 are joined and are on the north-east side, with Building 3 situated in the north-east, and Building 4 forming the south-east corner.

### *a. Building 1*

Building 1 forms the south-east end of the west range of buildings. The plan of the building as it survives consists of a long barn (*plate 6*) with a separate area to the north for housing animals, with a hayloft above and a separate room on the south-west open to the rafters, most recently used as a workshop. This separate room originally housed an engine which would have driven some form of machinery, possibly a threshing machine or similar located in the adjacent barn. There are a number of blocked openings which would have given access to the barn, together with a large stone block on which the engine would have sat (*plate 5*). A window has been slapped through the south west facing gable to insert a long low window above the work bench area.



*Plate 5 Large stone base, with aperture behind (photo 032)*



*Plate 6 Interior of building 1 south end (photo 47)*

The northern part of the main barn has low walls dividing areas for animals; it also houses the timber stair which gives access to the hay loft. It can be entered from the main barn, and externally from east and west. The door on the west side has been altered and an earlier door, now blocked is visible to the south.



*Plate 7 General view of Building 1 and 2 from west (photo 019)*



*Plate 8 Building 1 west elevation with blocked door (photo 025)*

Although the first edition map shows Buildings 1 and 2 as a single structure, built before 1859, the physical evidence indicates that Building 1 existed first. The quoins visible at the wall head on the south-west elevation (*Plate 8*) show it was constructed before Building 2. The roof heights also vary slightly suggesting it was not a single phase of construction.

The north-east facing elevation of Building 1, at the south end, shows the scar of an earlier building than ran perpendicular and joined on to the farmhouse (*plate 9*). A building in this location is visible on the first and second edition maps, by 1917 only the south wall survives, but this is located right at the front of the buildings. There are also mortar lines showing two different roof lines (*plate 10*), possibly reflecting the two different arrangements as shown on the first and second edition maps.



*Plate 9 Building 1 north east elevation (photo 032)*



*Plate 10 Building 1 roof scars (photo 033)*

*b. Building 2*

Building 2 was originally L-shaped in plan, with the north range forming the north side of the courtyard. A further range of similar size extended to the west but was demolished pre 1897. As discussed previously it appears to be later than Building 1. The large opening in the north-west gable has been slapped through and the jambs finished in brick (*plate 11*). The wall above has been replaced by timber boarding. The roof of both Building 1 and 2 are made from asbestos sheeting.

The north range was demolished recently for health and safety reasons, therefore only the short section abutting Building 1 survives. The building was not entered for safety reasons. The exposed former internal wall has been plastered in places and whitewashed (*plate 12*).



*Plate 11 Exterior elevation, south range (photo 027)*



*Plate 12 Interior/courtyard elevation, south range (photo 028)*



*Plate 13 Exterior elevation of south range showing different phases (photo 29)*



c. *Building 3*

Building 3 is located at the north-east corner of the steading, and is the simplest of the buildings. The map evidence and more recent aerial photo graphs show that whilst other buildings had been built against it, and subsequently demolished, the rectangular structure visible today has not been altered since its construction before 1859. As shown in *figure 5*. The fabric is of a single phase of random rubble. The south-west elevation is open, with the slate roof supported on a beam and columns. The south-east end of the building is partitioned off by timber planking. There are no fixtures or fittings of interest, the shed was presumably for storing hay or latterly farm equipment.



Plate 14 South West elevation Building 3 (photo 118)



Plate 15 North East elevation Building 3 (photo 124)

d. *Building 4*



Plate 16 General view of Building 4 looking north west (photo 134)

Building 4 (*plate 16*) is the only one of the buildings that does not appear in its current form on the first edition map. There are three small buildings in this area of the site, one of which is located at the south-east of Building 4. There is no evidence within the fabric of the building to indicate that the earlier building was retained and added to, as the long elevation appears to be of a single phase. This shows that the two small buildings at the south-east were demolished prior to the construction of Building 4. On the first edition map and all subsequent maps there is a building at the north-east,

which is abutted by Building 4. Although it has been mostly demolished, there are still the remains of this building, some of which have been incorporated into the north end of Building 4. The upstanding stretches of wall show a complex patchwork of blocked openings, rebuilding and slapping through (figure 9, plates 17, 18 and 19).



*Plate 17 Exterior elevation, south range (photo 127)*



*Plate 18 Interior/courtyard elevation, south range (photo 129)*



*Plate 19 Exterior elevation, south range (photo 143)*



*Plate 20 Interior/courtyard elevation, south range (photo 154)*

Building 4 is L-shaped in plan, the long north-east facing elevation is built from random rubble masonry as elsewhere, and has no openings or features along its length. The roof is slate with led flashings and has a steep pitch. There is a large single opening in the south-east elevation which has been slapped through to accommodate modern farm machinery and has breeze block jambs and a modern timber lintel. The original opening in the south-west elevation has dressed yellow sandstone jambs that match the quoins, and a timber lintel over. There are two further openings in the north-west facing elevation. There is also a smaller doorway at the west end and a larger cart opening at the east end, both have sandstone jambs. The long north-west elevation is open with the roof supported on large rood timber columns, and there are flush roof lights. The top section of the roof is raised forming a vent to increase ventilation when the cattle are overwintered.

The remains of a cobbled floor survives in the south west part of the building (*plate 20*), which would most probably have extended to cover the whole shed floor.



### iii. The Farmhouse

The main core of the farmhouse, together with the extension to the north, appears on the first edition Ordnance Survey of 1859. Although the map evidence shows other structures added on and removed the main core of the building remains unchanged.

The building is in good condition both internally and externally, and the interior is lined out and retains its modern fixtures and fittings. The exterior is covered in coarse grey cement harl with exposed red sandstone jams, cills and lintels surrounding the windows. The main roof and that of the extension are slate.

The main farmhouse appears to be of late 18th or early 19th century date, contemporary with the steading buildings. However there are several features that may indicate that parts of it are earlier and the main body may include reused elements from an earlier building. An initial assessment would indicate that the east end of the farmhouse appears to be abutted by a single storey lean-to structure (*plate 21*). Whilst carrying out the photographic survey evidence was revealed which may suggest that this part of the building existed before the farmhouse was built rather than being a later addition. Other anomalies include the curved south east corner, the level of wear on the sandstone surrounding the north window of the lean to and the bar holes on both windows. Several of the window cills and lintels on the main part of the house also have bar holes. Some of the jambs showed evidence of horizontal bar holes that had been blocked.



*Plate 21 South East corner of farmhouse showing curve (photo 099)*

The main piece of evidence suggesting the lean-to may in fact have pre-dated the farmhouse was found on the interior. Most recently the opening into the lean-to had been blocked off, and when it was knocked through some of the linings had been removed. This revealed that the opening through

to the lean-to had red sandstone jambs with broached dressing on what should have been the interior wall face, whilst the side within the lean-to, which was where the dressed stone should have been, if in fact the lean-to was a later addition, had rough jambs (*plate 23*).

This positioning of the dressed stone on what should be the interior face of the wall was duplicated within the boiler cupboard further north along this wall (*plate 22*).

The bar holes on the windows can be explained by the re-use of window surrounds from another building, possibly not even on this site. However the positioning of the dressed stones on what should be an interior wall is difficult to explain, unless the lean to existed first and the farmhouse was butted on to it. The dressing on these stones is very sharp, suggesting they were not exposed to the elements for a long period of time. If this small rectangular building had existed before the farm house, the roof line has been altered to make it abut the farm house.

It is possible that the removal of internal wall linings and in particular the stripping of the external harl would clarify the relationship between these two structures. However the partial evidence available at present makes it difficult to establish the order in which these parts of the building were built.



*Plate 22 West elevation of farmhouse extension (photo 80)*



*Plate 23 East elevation of farmhouse extension (photo 82)*

There is also a much larger two storey extension built at the rear of the farmhouse (*plates 24 and 25*). Although also depicted on the first edition Ordnance Survey, it was clearly built after the farmhouse. The evidence for this is a large window at first floor designed to light the staircase of the farmhouse. It now looks into the extension. The extension has seen alterations to the openings at ground floor and first floor level, which presumably are a result of change in use. Latterly the south end of the ground floor was turned into a large kitchen. Due to safety issues the rear section and first floor were not entered. The openings into the first floor suggest it was used as a hay loft. The large crack in the wall, partially separating the north-west gable, may have been caused by the remodelling or indeed creation of the new door at first floor level, the jambs have been made of yellow brick, similar to the surrounds of the other windows on the north-east facing elevation.



*Plate 24 West elevation of farmhouse extension (photo 106)*



*Plate 25 East elevation of farmhouse extension (photo 110)*

## **5. Conclusions and recommendations**

The watching brief did not reveal any archaeological finds or features that require further work of any kind.

The building recording of the farm steading has created a record of the buildings as they survive today, together with showing how they were altered through their life time, as illustrated by the map evidence. It is a good example of a late 18th/ early 19<sup>th</sup> century small farm steading in the borders. Over time as agricultural improvements were embraced, and farm practices changed these steadings were altered in order to meet the new requirements. Openings were blocked or enlarged, and parts of the steading were demolished or added to as necessary. The conversion to form houses is the latest of these changes that secures their future.

The most interesting element of this project is the confusing chronology of the farmhouse. Although it is fully understood that it is beyond the scope of any planning requirements, a small amount of additional work may provide very interesting information about the development of the farmhouse. If the cement harl and interior linings of the farmhouse are to be removed as part of its renovation, a visit by a buildings archaeologist to examine the exposed surfaces would be very worthwhile, and may answer the questions posed earlier in this report.

## **6. Archiving**

Both a hard copy and a digital copy of this report in its final form will be submitted to the Scottish Borders Council Archaeology Services for inclusion in the Historic Environment Record. The project archive, including site records and digital photographs, will be submitted to Historic Environment Scotland for inclusion in their archives.

## **7. Acknowledgements**

All content belongs to Addyman Archaeology unless otherwise specified. We would like to thank Craig and Ernie Smail of Lothian Estates and Dr Christopher Bowles of Scottish Borders Council for their assistance.

## ***Selected Bibliography***

Selection of websites consulted:

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

<http://pastmap.org>





Figure 5 Building 3

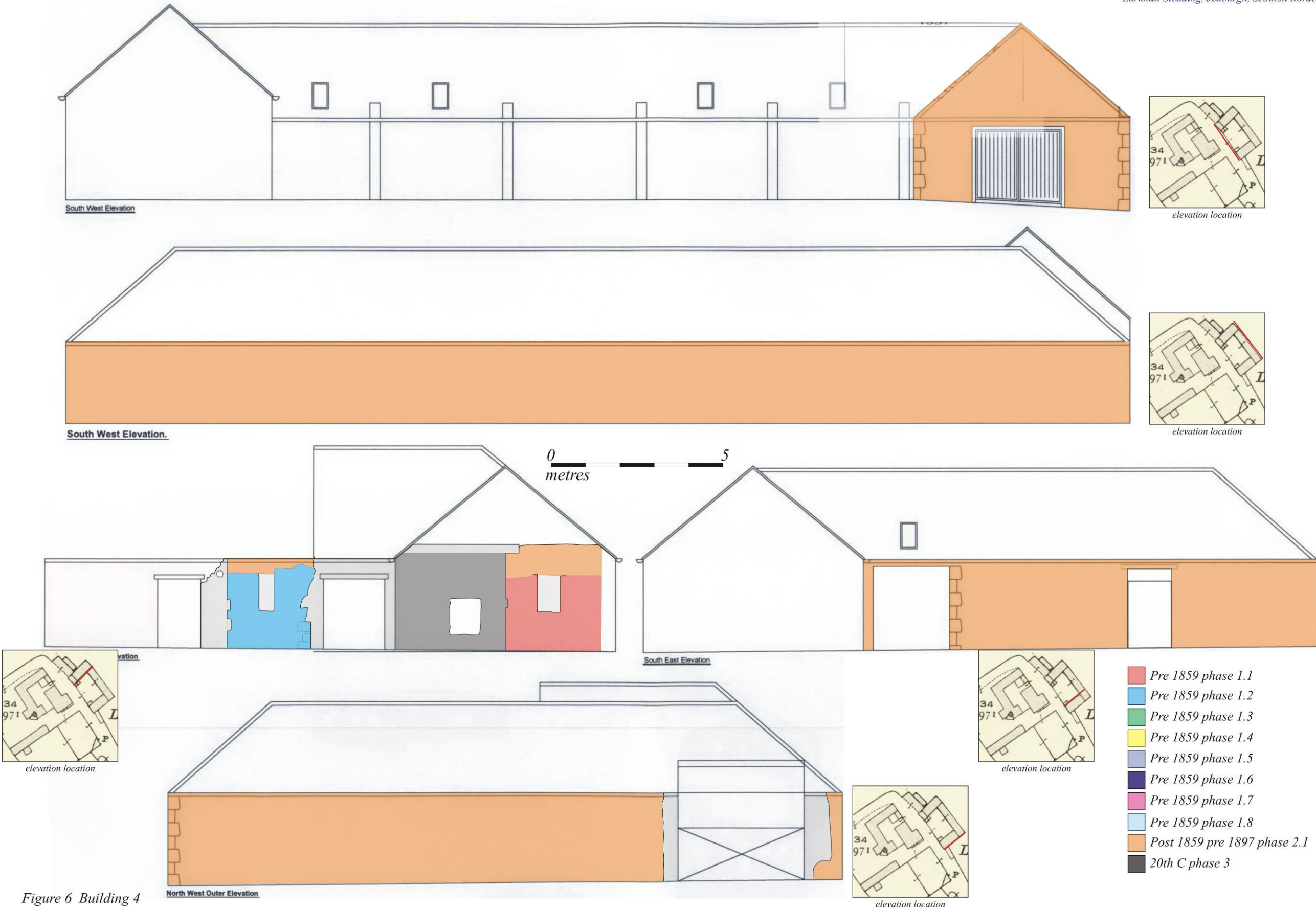


Figure 6 Building 4



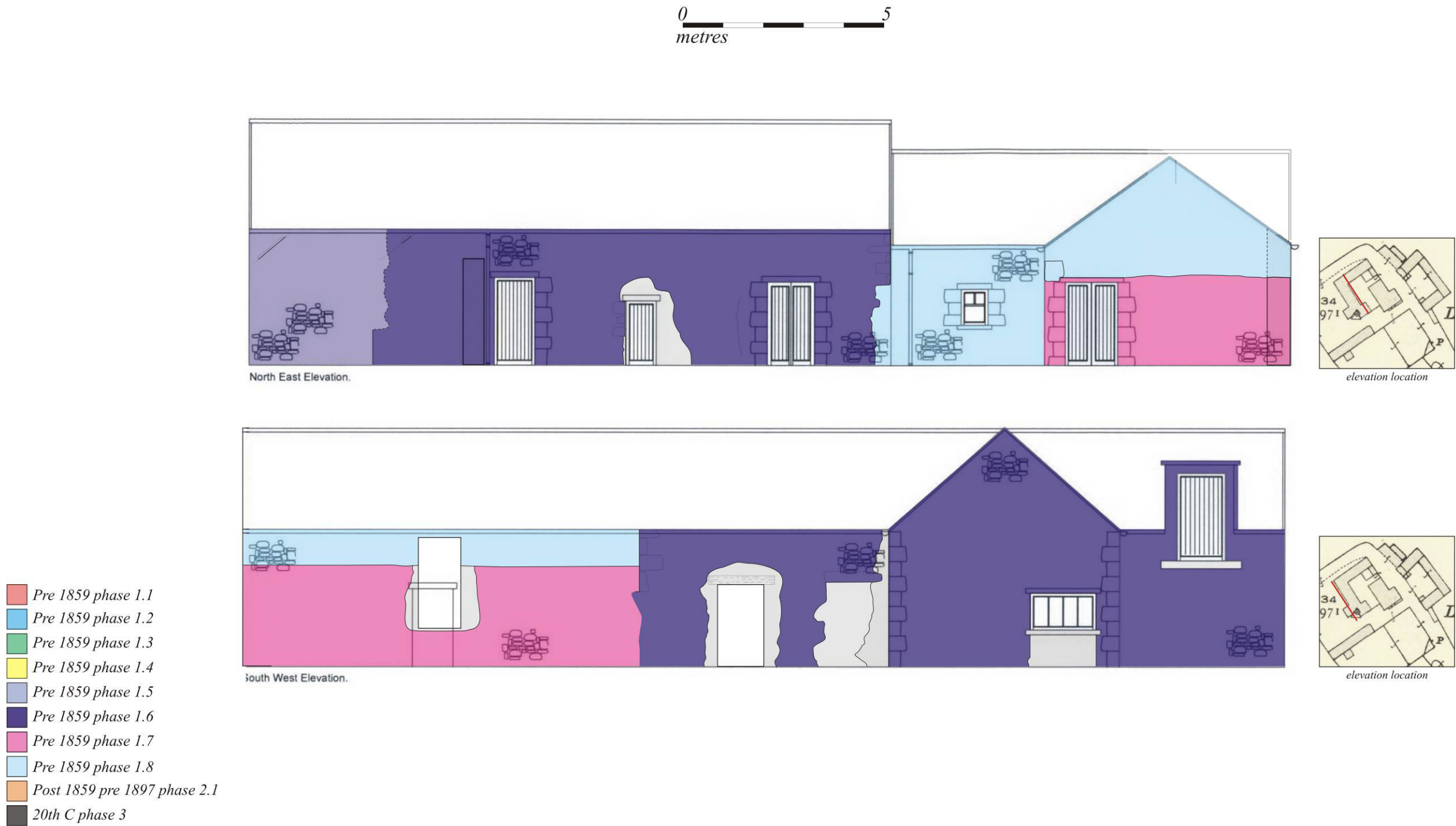


Figure 7 Buildings 1 and 2 long elevations



Figure 8 Buildings 1 and 2 gable elevations

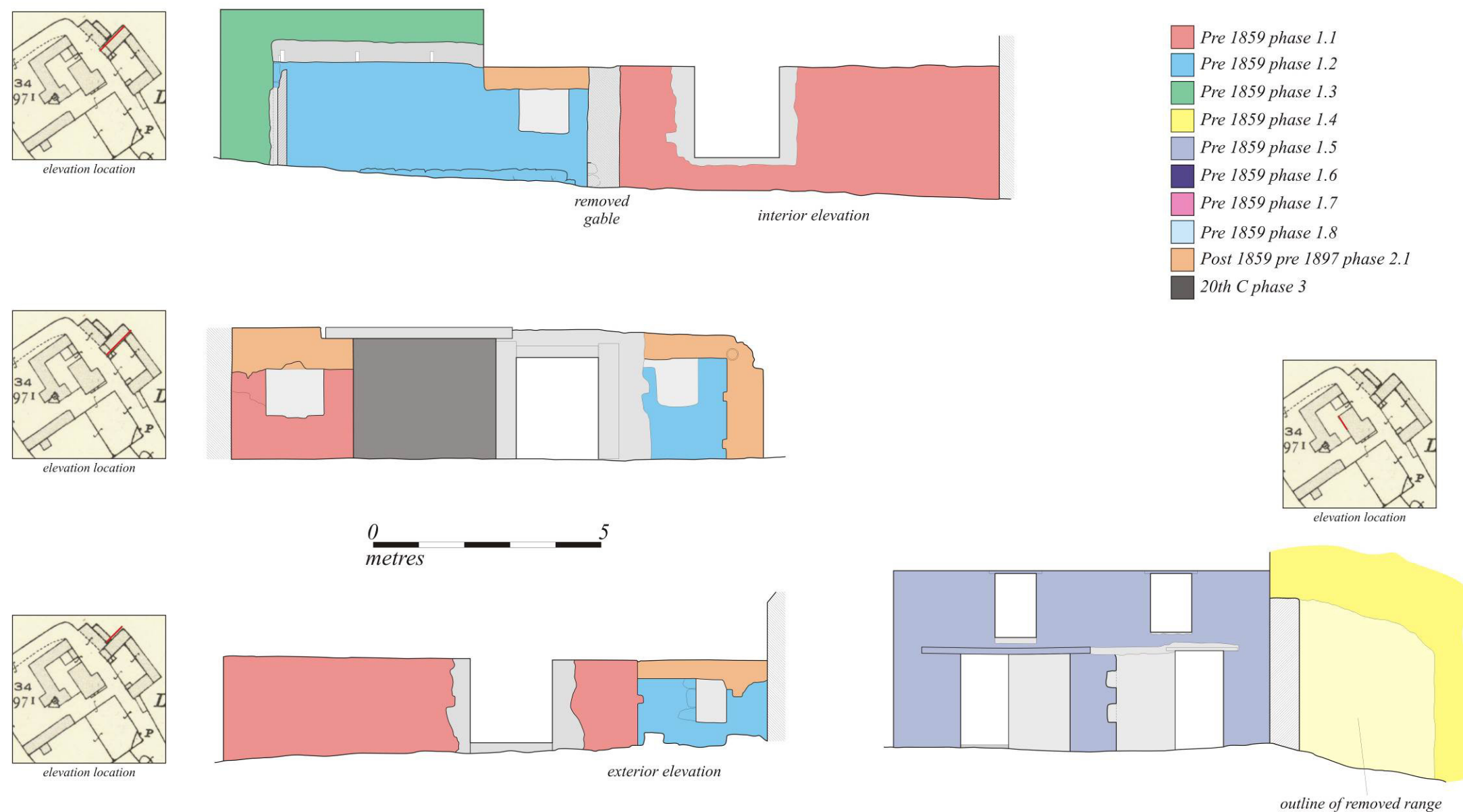


Figure 9 Building 4 elevations of north range

Appendix A    Written Scheme of Investigation

AA2246.00

Larkhall Steading, Ancrum

Scottish Borders

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Written Scheme of Investigation (WSI) for historical building recording and watching brief

Addyman Archaeology – 27<sup>th</sup> September 2016

1.    Introduction

i.    General

Addyman Archaeology have been commissioned by Lothian Estates to carry out historic building recording and a watching brief on groundworks at Larkhall Steading, Jedburgh, Scottish Borders, prior to its restoration and conversion to form four dwelling houses. A planning application for the work was granted on 1<sup>st</sup> November 2013 attached with the archaeological conditions outlined below (ref. 11/01039/FUL). The historic building recording and watching brief are conditions of the planning consent and state that:

*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.*

*No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a **Written Scheme of Investigation** outlining a **Historic Building Survey** which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a **Historic Building Survey Report**.*

*Reason: To preserve by record a building of historical 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, Dr Christopher Bowles. This document contains the methods that will be used to appropriately record the steading buildings and undertake the watching brief. The results of both exercises will be presented in the form of a single written and illustrated report which will be submitted to the council for approval on completion of the on-site works.

## *ii. Setting*

Larkhall Steading is located 1km southwest of Jedburgh in the Scottish Borders. The Steading buildings are located directly to the north of a minor road off the B6358 (*figure 1*). The area around the steading is occupied by farm land, with a golf course to the southwest; the Skiprunning burn runs to the north of the site.

## *2. Archaeological Background*

### *i. Historical Summary*

The following summary of the historical development of the site was taken from that provided by Dr Christopher Bowles as part of his response to the planning application. A more detailed historical summary together with a map regression will be undertaken and will form part of the final report.

*The mapping evidence suggests that the settlement at Larkhall was established at some point in the late 17<sup>th</sup> or early 18<sup>th</sup> century. A compound of structures appear on General Roy's map (1750s) as 'Laverock Hall'. The name Laverock is the middle English version of the work 'lark' and a common personal name in the north of England and south of Scotland. This could point to the settlements' original residents. Other instances of the Laverlock name in Scotland date from at least the late medieval period, and it is therefore possible that Larkhall has its origins earlier than the 17<sup>th</sup> century. The steading as it currently stands was largely established by the time of the Ordnance Survey 1<sup>st</sup> Edition maps in the middle of the 19<sup>th</sup> century. It should be expected that the buildings represent several phases of organic growth from at least the 18<sup>th</sup> to the 20<sup>th</sup> centuries.*

### *ii. Archaeological Potential*

Due to the location of the development there is significant potential that features and finds associated with post-medieval or earlier settlement on the site may survive below the current ground level. Therefore any ground disturbance or excavation may uncover these remains.



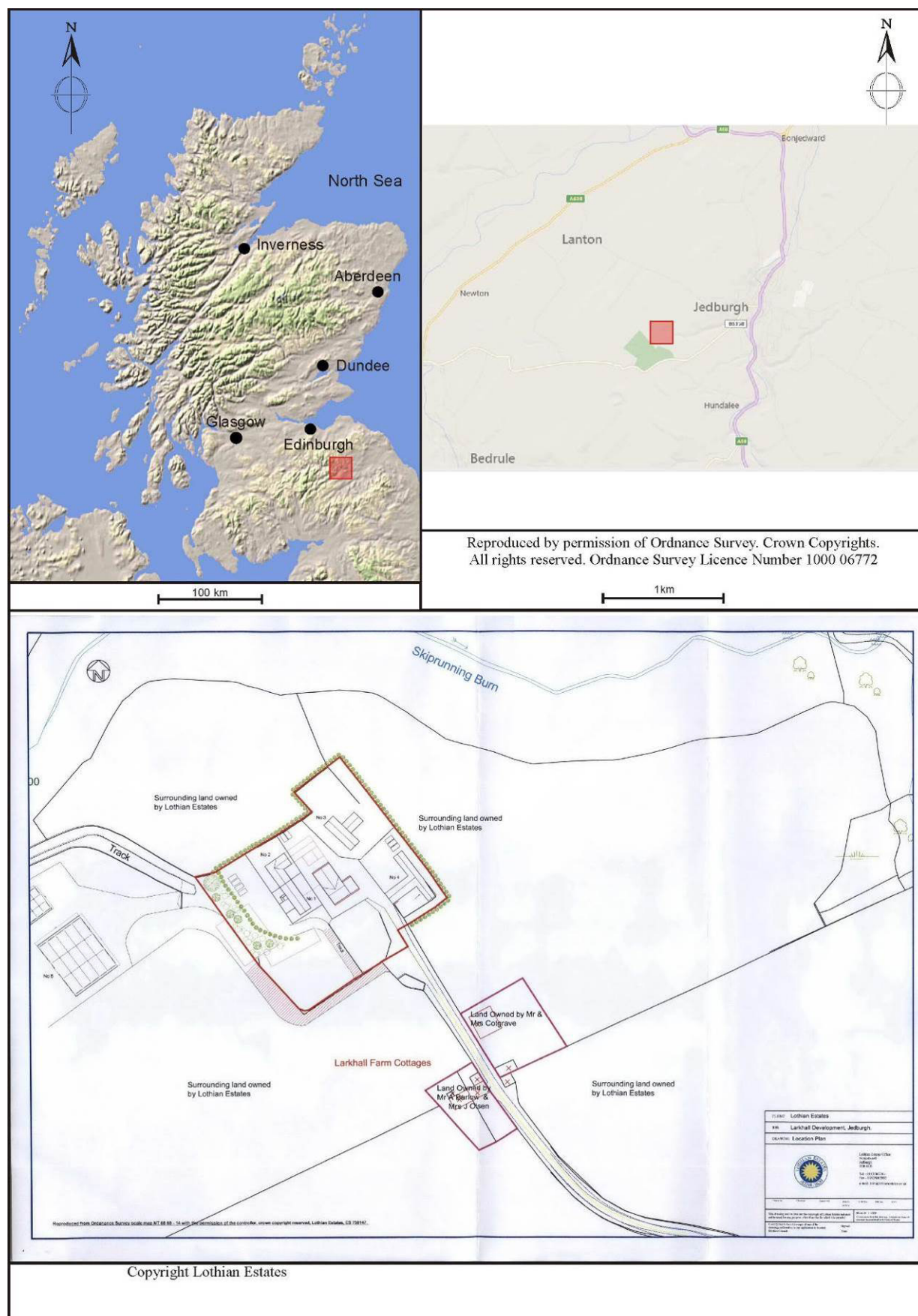


Figure 5 Location of proposed development site

### 3. Scope of Proposed Works

### *i. Historic Building Recording methodology*

The condition attached to planning consent requires that the building be recorded at an Enhanced Level as per ALGAO Scotland's guidance. Within this level there is flexibility which allows the level of recording undertaken to reflect the significance of the building and also the amount of impact the proposed development will have on the survival of historical details within the structure. On this basis the historic building record will include:

- a complete photographic survey of the structure, interiors and exteriors and details of significant features, architectural details, etc. This will be complemented by contact sheets and a location plan showing where the photographs were taken from.
- annotated ground plans and external elevation drawings including basic dimensions, based on the existing architect drawings, to record changes in fabric / materials, blocked openings, and architectural features / details. Field drawings will be presented in digital format and illustrated with photographic details where required.
- a report including assessment of readily available archival material, map regression, location plan, a brief descriptive summary of the steading, its setting, its structure and main building phases, together with a short narrative on its significance in its geographical, architectural and historical context.

### *ii. Watching Brief*

Although the proposed development requires very little excavation, there are a number of small scale excavations required for services and the installation of a septic tank. It is possible that these works may disturb archaeological remains associated with the medieval settlement; therefore all excavation works will be monitored by an archaeologist. If any significant finds or features are revealed contact will be made with Dr Christopher Bowles in order to determine an appropriate strategy for their excavation and recording. The results of this watching brief will be incorporated into the building recording report.

### *iii. Standards and Recording.*

Addyman Archaeology is committed to providing a high standard of research work, for historic building recording and assessment and for any below-ground archaeological investigations. We use standard *pro-forma* sheets for the recording of archaeological contexts, finds and samples and for drawings and photographs produced during the archaeological works, which become part of the archaeological record. These records are produced to *CIfA* standards and Addyman Archaeology adheres to the *CIfA*'s principal codes of conduct. The *pro-forma* sheets are completed manually on site and generally digitised in the office in excel database or word format as required.

Standard recording drawings are undertaken at 1:20 scale (in plan) with details and sections drawn at 1:10. Plans and sections of areas of revealed historic fabric or areas that yielded archaeological remains will be produced representing and preserving the features and encountered stratigraphy. A general site plan indicating the position of historic fabric and archaeological features will be prepared at a larger scale.

### *iv. Reporting, archiving and artefact analysis*

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

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 6 weeks of completion of the fieldwork.

Any finds recovered from the site will be declared to Treasure Trove within 6 months of completion of the project. The paper and digital archive will be prepared following AAF and HES guidelines and submitted to HES within 6 months of the completion of the project.

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.

#### *v. Post fieldwork methodology and Publication*

If significant artefacts and/or ecofacts are recovered during the watching brief that require detailed specialist study, a separate Post-Excavation Research Design (PERD) will have to be agreed with the Scottish Borders Council. This will detail the methodologies to be employed for any specialist analyses. Proposals for publication will be discussed with Scottish Borders Council and submitted to a suitable journal if required. The costs of the production of any publication report or other means of dissemination will be met by the client.

#### *vi. Staff*

The project will be managed by Tom Addyman, Director of Addyman Archaeology Ltd.

The Watching Brief will be undertaken by one of Addyman Archaeology's experienced Historic Buildings Specialists, Kenny Macfadyen or Jenni Morrison.

Any artefacts recovered during the watching brief will be assessed by Addyman Archaeology's Finds Officer Andrew Morrison, with specialist finds or ecofact analysis undertaken as appropriate and detailed in the DSR.

CV's will be supplied on request.

#### *vii. Timetable*

Subject to the approval of this written scheme and with the agreement of Dr Chris Bowles of The Scottish Borders Council the historic building recording will be carried out in October 2016. The watching brief will be undertaken in response to the developers timetable.

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

**Appendix B: Planning Conditions/Archaeological Recommendations**

**ENVIRONMENT AND INFRASTRUCTURE**

To: Head of Planning and Regulatory Service

Fao: Julie Hayward

From: Economic Development and Environment Date: 16 August, 2011

Contact: Dr Christopher Bowles

☎ x6622

Ref: 11/01039/FUL

Archaeology Officer

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***Subject: NE and W of Larkhall Farmhouse, Jedburgh***

*It is recognised 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.*

Thank you for requesting an archaeological consultation on this application. There are archaeological implications for this proposal. Larkhall farmhouse and steading is an example of the traditional farm steadings that form a key and important element in the Borders' historic environment. While converting steadings into dwellinghouses allows for the retention of these settlements of local cultural importance, conversion has a negative impact by obscuring features and removing buildings that allow for the interpretation of the steading's former uses.

In the case of Larkhall, I've examined historical maps and our HER. The mapping evidence suggests that the settlement was established at some point in the late 17<sup>th</sup> or early 18<sup>th</sup> century. A compound of structures is evident by the 1750s and appear on General Roy's map as 'Laverock Hall'. The name Laverock is an interesting one. It is the middle English version of the word 'lark' and a common personal name in the north of England and south of Scotland. This could point to the settlements' original residents. Other instances of the Laverock name in Scotland date from at least the late medieval period, and it is therefore possible that Larkhall has its origins earlier than the 17<sup>th</sup> century. The steading as it currently stands was largely established by the time of the Ordnance Survey 1<sup>st</sup> Edition maps in the middle of the 19<sup>th</sup> century. It should be expected that the buildings represent several phases of organic growth from at least the 18<sup>th</sup> to the 20<sup>th</sup> centuries.

As such, the removal of structures, alteration of others and excavation for associated groundworks will have a negative impact on upstanding and potentially buried heritage assets. It will be important to mitigate these impacts in two ways. First, all upstanding buildings within the settlement that will be impacted by this development should be recorded by way of a Historic Building Record in order to mitigate the loss of buildings and features to the built environment. The recording should be done to an English Heritage Level 3 standard by an archaeologist suitably trained in historic building survey. The design of converted structures should seek incorporate as many original features as possible and retain the traditional look of the settlement.

Secondly, given the potential for impacting buried archaeological features associated with earlier phases of occupation all ground works that will impact sub-soils below 350 mil should be monitored during a watching brief by a contracted archaeologist. The archaeologist must work to the standards of the Institute for Archaeologists (IfA).

If the Council is minded to approve this application, I recommend the following conditions:

***AR01 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.*

**AR03 Archaeology: Developer Funded Historic Building Survey**

*No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a **Written Scheme of Investigation** outlining a **Historic Building Survey** which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a **Historic Building Survey Report**.*

*Reason: To preserve by record a building of historical interest.*

Dr. Christopher Bowles

Archaeology Office

**Appendix C: Larkhall Steading Photo Register**

<i>Photo No</i>	<i>Direction facing</i>	<i>Description</i>	<i>Date</i>	<i>Taken by</i>
01	NW	Pre-ex shot of Tr 1	4.10.16	JMM
02	SE	As above	4.10.16	JMM
03	SE	Pre-ex shot Tr 3	4.10.16	JMM
04	NE	Pre-ex shot Tr 2	4.10.16	JMM
05	SE	Tr 1 Pre-ex south end	4.10.16	JMM
06	NW	Pre-ex shot Tr2	4.10.16	JMM
07	W	Cobbles excavated in top soil Tr 3	4.10.16	JMM
08	NW	As above	4.10.16	JMM
09	NW	Post-ex shot Tr3	4.10.16	JMM
10	SE	Post-ex shot Tr 2	4.10.16	JMM
11	W	Sample section East Tr 3	4.10.16	JMM
12	S	Sample section North Tr 2	4.10.16	JMM
13	NE	Tr 2 Post-ex	4.10.16	JMM
14	NW	North end Tr 1 post-ex	4.10.16	JMM
15	SE	South end Tr1 post-ex	4.10.16	JMM
16	NW	South east elevation of building 1	4.10.16	JMM
17	NE	General view of building 1 and farmhouse	4.10.16	JMM
18	NE	As above	4.10.16	JMM
19	NE	Building 1 and 2	4.10.16	JMM
20	NNE	As above	4.10.16	JMM
21	NE	Upper door into hay loft building 1	4.10.16	JMM
22	NW	SE elevation of building 1	4.10.16	JMM
23	NE	SW elevation of building 1	4.10.16	JMM
24	SE	NW elevation of building 1	4.10.16	JMM
25	NE	Door and blocked opening of building 1	4.10.16	JMM
26	NE	SW elevation of building 2	4.10.16	JMM
27	SE	NW elevation of building 2	4.10.16	JMM
28	SW	Wall of building 2 after demolition of east range	4.10.16	JMM
29	S	General shot east side buildings 1 and 2	4.10.16	JMM
30	SW	Window and door building 2	4.10.16	JMM
31	SW	Building 1 east side doors	4.10.16	JMM
32	SW	South end building 1	4.10.16	JMM
33	SW	Close up of roof scars, east elevation building 1	4.10.16	JMM
34	SW	Interior building 1 SW wall	4.10.16	JMM
35	SW	Detail of window	4.10.16	JMM
36	SE	Angles recess in SE wall building 1	4.10.16	JMM
37	NE	Base for machinery building 1	4.10.16	JMM
38	NE	Blocked opening for shaft through to barn building 1	4.10.16	JMM
39	NE	Blocked doorway into adjacent barn building 1	4.10.16	JMM
40	NW	NW interior elevation	4.10.16	JMM
41	NW	Detail of blocked arch on above elevation	4.10.16	JMM
42	SW	North end of west interior wall building 1	4.10.16	JMM
43	SW	South end of above	4.10.16	JMM
44	SE	Exterior detail of relieving arch	4.10.16	JMM
45	SW	Interior main barn building 1	4.10.16	JMM
46	S	General view of barn looking S building 1	4.10.16	JMM
47	N	As above looking N	4.10.16	JMM
48	NW	Interior north end building 1 animal stalls	4.10.16	JMM
49	N	Blocked openings, north end building 1 interior	4.10.16	JMM
50	SW	Interior north end building 1 animal stalls main door	4.10.16	JMM
51	S	Interior north end building 1 animal stalls	4.10.16	JMM
52	SE	General view building 1 hay loft	4.10.16	JMM
53	W	Wall detail west wall hay loft	4.10.16	JMM
54	SE	Interior building 2	4.10.16	JMM
55	SW	Interior wall, blocked openings building 2	4.10.16	JMM
56	SE	Interior wall, blocked openings building 2	4.10.16	JMM
57	SW	Farm house interior-attic SW gable	10.10.16	JMM
58	NE	Attic NE gable	10.10.16	JMM
59	SE	Roof structure	10.10.16	JMM
60	NW	Staircase into attic	10.10.16	JMM

61	N	Bathroom, 1 <sup>st</sup> floor general shot	10.10.16	JMM
62	NE	Bathroom, hearth slabs	10.10.16	JMM
63	SE	East room, 1 <sup>st</sup> floor (no cornice)	10.10.16	JMM
64	E	East room, hearth slab and skirting	10.10.16	JMM
65	NW	First floor hallway	10.10.16	JMM
66	SW	Door into west room 1 <sup>st</sup> floor	10.10.16	JMM
67	SW	West front room, fireplace and book case	10.10.16	JMM
68	SW	Fireplace detail west front room	10.10.16	JMM
69	SE	West front room fireplace and book case	10.10.16	JMM
70	SW	1 <sup>st</sup> floor back room general shot	10.10.16	JMM
71	SW	1 <sup>st</sup> floor back room close up of fireplace	10.10.16	JMM
72	S	Detail of stair showing carpet grips	10.10.16	JMM
73	S	As above close up of grips	10.10.16	JMM
74	SE	Ground floor hall way, door with fan light above	10.10.16	JMM
75	NW	Modern door at bottom of staircase	10.10.16	JMM
76	W	Ground floor west room, cornice detail	10.10.16	JMM
77	SW	Ground floor west room, fireplace	10.10.16	JMM
78	SW	Ground floor west room, general shot	10.10.16	JMM
79	NE	Ground floor east room, general shot	10.10.16	JMM
80	NE	Detail of quoins in boiler cupboard	10.10.16	JMM
81	NE	Interior of east extension of farmhouse	10.10.16	JMM
82	NE	Detail of quoins in doorway into extension	10.10.16	JMM
83	S	Shelves in cupboard under stair	10.10.16	JMM
84	NE	Kitchen	10.10.16	JMM
85	SE	As above	10.10.16	JMM
86	SE	Doors in lobby/hall	10.10.16	JMM
87	E	Window in pantry	10.10.16	JMM
88	E	Lintle and masonry above	10.10.16	JMM
89	N	Inside of back door	10.10.16	JMM
90	SW	NE gable general shot	10.10.16	JMM
91	SW	NE gable and extension on farmhouse	10.10.16	JMM
92	SW	North range of farmhouse	10.10.16	JMM
93	SW	Close up of north window of extension	10.10.16	JMM
94	SWup	Bar holes on above window	10.10.16	JMM
95	SW	Close up of south window on extension	10.10.16	JMM
96	UP	Bar holes-little south window	10.10.16	JMM
97	Down	Bar holes cill south window	10.10.16	JMM
98	-	deleted	10.10.16	JMM
99	NW	Curved corner on extension	10.10.16	JMM
100	NW	Front elevation of farm house	10.10.16	JMM
101	NW	As above	10.10.16	JMM
102	NNE	Angled view of front elevation	10.10.16	JMM
103	NE	SW gable of farmhouse	10.10.16	JMM
104	NE	Quoins and sandstone where cross wall abutted	10.10.16	JMM
105	NE	First floor window SW gable	10.10.16	JMM
106	SE	North range of farmhouse	10.10.16	JMM
107	SE	Close up of door on above	10.10.16	JMM
108	SE	Close up of narrowed opening	10.10.16	JMM
109	SW	Gable of north wing	10.10.16	JMM
110	NE	SW facing elevation of north wing	10.10.16	JMM
111	NE	General shot of north wing and farmhouse	10.10.16	JMM
112	N	General view of house from track	10.10.16	JMM
113	N	Cottages and farmhouse in distance	10.10.16	JMM
114	NE	General view of farm buildings	10.10.16	JMM
115	SE	General view of farm buildings	10.10.16	JMM
116	NE	Detail of roof structure building 4	10.10.16	JMM
117	E	General view of building 3	10.10.16	JMM
118	N	General view of building 3	10.10.16	JMM
119	NE	Timber partition, south end building 3	10.10.16	JMM
120	SE	Building 3 interior timber partition	10.10.16	JMM
121	NW	View out from building 3	10.10.16	JMM
122	NW	Building 3 interior NW gable	10.10.16	JMM
123	SE	Exterior SE gable Building 3	10.10.16	JMM
124	SW	Building 3 exterior NE elevation	10.10.16	JMM
125	SW	General view, building 3	10.10.16	JMM

126	SW	As above further away	10.10.16	JMM
127	SE	North elevation building 4	10.10.16	JMM
128	SE	As above	10.10.16	JMM
129	SE	Close up of blocked open	10.10.16	JMM
130	SW	NE gable, building 4	10.10.16	JMM
131	NW	As above	10.10.16	JMM
132	SW	General view east elevation	10.10.16	JMM
133	NW	As above	10.10.16	JMM
134	NW	General shot building 4	10.10.16	JMM
135	NW	South elevation building 4	10.10.16	JMM
136	N	As above	10.10.16	JMM
137	N	West end of above	10.10.16	JMM
138	E	West gable building 4	10.10.16	JMM
139	S	North elevation of building 4	10.10.16	JMM
140	SE	View into SE corner, building 4	10.10.16	JMM
141	NE	Open side of building 4	10.10.16	JMM
142	NE	As above	10.10.16	JMM
143	N	Remains of wall abutting building 4	10.10.16	JMM
144	N	Close up of above	10.10.16	JMM
145	N	AS 143	10.10.16	JMM
146	N	Interior north wall building 4	10.10.16	JMM
147	N	Detail of blocked opening in above	10.10.16	JMM
148	SE	General view long interior wall	10.10.16	JMM
149	SW	Detail of wall SE corner building 4	10.10.16	JMM
150	SW	South range interior building 4	10.10.16	JMM
151	S	Close up of wall	10.10.16	JMM
152	SW	West interior gable	10.10.16	JMM
153	SW	North wall south range	10.10.16	JMM
154		Cobbled floor, south range building 4	10.10.16	JMM
155	NW	South gable building 3	10.10.16	JMM
156	N	Walling between 3 and 4	10.10.16	JMM
157	NW	Detail of blocked openings in above	10.10.16	JMM
158	NW	Detail of opening	10.10.16	JMM
159	NE	North east corner of building 4	10.10.16	JMM
160	E	Interior east gable	10.10.16	JMM
161	S	Blocking in section of south walling	10.10.16	JMM
162	S	Modern blocking into building 4	10.10.16	JMM
163	SE	Blocked openings in wall stump, N of building 4	10.10.16	JMM
164		Bar holes in cill of 1 <sup>st</sup> floor window, farmhouse	10.10.16	JMM
165	NE	Working shot	10.10.16	JMM
166	NE	Working shot	10.10.16	JMM
167		Bar holes in cill, ground floor main room window	10.10.16	JMM
168		Vertical shot of above	10.10.16	JMM
169		As above	10.10.16	JMM
170		As above	10.10.16	JMM
171	NE	Possible blocked horizontal barhole in jamb, ground floor main window east side	10.10.16	JMM
172		Possible bar holes in lintle	10.10.16	JMM
173		As 171, west side	10.10.16	JMM
174	SE	Looking into walled garden	10.10.16	JMM
175	SE	View of walled garden from first floor	10.10.16	JMM
176	SE	General view from first floor window	10.10.16	JMM



*Appendix D      Photographic Thumbnails*



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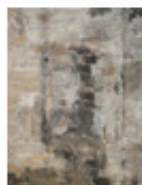
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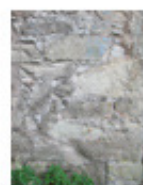
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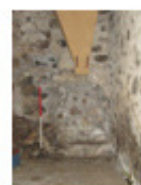
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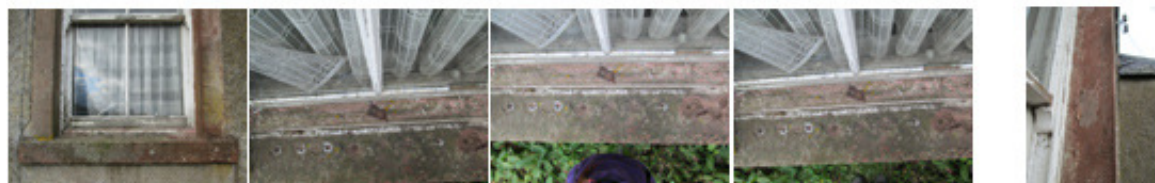
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## Appendix E DES Entry

<b>LOCAL AUTHORITY:</b>	Scottish Borders Council
<b>PROJECT TITLE/SITE NAME:</b>	Larkhall Steading
<b>PROJECT CODE:</b>	2246
<b>PARISH:</b>	Jedburgh
<b>NAME OF CONTRIBUTOR:</b>	Jenni Morrison
<b>NAME OF ORGANISATION:</b>	Addyman Archaeology
<b>TYPE(S) OF PROJECT:</b>	Building recording and watching brief
<b>NMRS NO(S):</b>	none
<b>SITE/MONUMENT TYPE(S):</b>	none
<b>SIGNIFICANT FINDS:</b>	None
<b>NGR (2 letters, 8 or 10 figures)</b>	NT
<b>START DATE (this season)</b>	4 <sup>th</sup> October 2016
<b>END DATE (this season)</b>	10 <sup>th</sup> October 2016
<b>PREVIOUS WORK (incl. DES ref.)</b>	none
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	<p>Addyman Archaeology was commissioned to undertake a programme of archaeological works at Larkhall Steading, Jedburgh, Scottish Borders. The farmhouse and Steading are currently for sale together with planning permission to refurbish the farmhouse and convert the Steading to form four dwelling houses.</p> <p>The watching brief was carried out around the Steading buildings, in front of the farmhouse and along the access track to the south. There were no archaeological features or artefacts found predating the Steading and Farmhouse. An area of disturbed cobbles was uncovered between the farmhouse and the west range of buildings, indicated the Steading had previously had a cobbled yard. A concrete base with the remains of a timber post set in it was also found in this area showing an earlier layout of the Steading Buildings.</p> <p>The building survey of the steading allowed a detailed record to be made of the buildings prior to their redevelopment. The combination of the map evidence and phased drawings have shown how the buildings were adapted and altered over time to suit the requirements of the farm during a period of rapid change in farming practices. The most interesting aspect of the survey was in relation to the farmhouse, though at this stage it is not possible to draw any definite conclusions about the phasing. There was evidence within the building to suggest that the addition on the north east side actually predated the main farmhouse.</p>
<b>PROPOSED FUTURE WORK:</b>	none
<b>CAPTION(S) FOR ILLUSTRS:</b>	none
<b>SPONSOR OR FUNDING BODY:</b>	Lothian Estates
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	The Old Print Works 77a Brunswick Street Edinburgh EH7 5HS

<b>EMAIL ADDRESS:</b>	admin@addyman-archaeology.co.uk
<b>ARCHIVE LOCATION</b> (intended/deposited)	Historic Environment Scotland