

Legerwood Steading

Earlston, Scottish Borders

Historic Building Recording and Archaeological Watching Brief

for

Peter Scott Aiton

February-March, September 2016



West Range, East Elevation (photo 045)

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

Addyman Archaeology

The Old Printworks, 77a Brunswick Street, Edinburgh, EH7 5HS
admin@addyman-archaeology.co.uk
0131 555 4678

Legerwood Steading

Earlston, Scottish Borders

Historic Building Recording and Archaeological Watching Brief

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by Jenni Morrison, with contributions from Andrew Morrison

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Legerwood Steading

Earlston, Scottish Borders

Historic Building Recording and Archaeological Watching Brief: February-March, September 2016

Executive Summary

Addyman Archaeology was commissioned by Mr Peter Scott Aiton to undertake a programme of archaeological works at Legerwood Steading, Earlston, Scottish Borders. Part of the Steading is being redeveloped to form a house and the works were required to fulfil a planning condition.

The Steading dates to the late 18th or more probably the early 19th centuries. It was largely constructed and conceived as a single phase, though later minor alterations were carried out as changes in agricultural practices required. The extensions and more major alterations involved extending upwards, with the construction of additional storeys. Therefore the overall layout of the Steading has changed remarkably little from the First Edition Ordnance Survey of 1857. The Steading is very typical of the large well-built Steadings that are common across the lowlands of Scotland in the late 18th and early 19th century at the peak of the agricultural improvements.

The watching brief was carried out in the field to the south of the Steading during excavations for services. Although the desk based assessment noted the potential for archaeological remains in the area either relating to the Medieval Settlement of Legerwood or the crop mark site to the south, no archaeological finds or features were uncovered during the watching brief.

1. Introduction

i. General

Addyman Archaeology was commissioned by Mr Peter Scott Aiton to undertake a programme of archaeological works at Legerwood Steading, Earlston, Scottish Borders (NT 58635 43309). The archaeological works were required in order to fulfil a planning condition (13/01302/FUL) placed upon the conversion of part of the farm steading to form a dwelling house. 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, a brief desk based assessment, 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 all stages of the work, which is now completed.

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. 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: addymanal-261781*) 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.

ii. Setting and geology

Legerwood Steading is located 4.5 miles north-east of Earlston in the Scottish Borders. The Steading buildings are located directly to the north of a minor road connecting the A68 to the A6089 (*Figure 1*). The area around the Steading comprises a mixture of arable and pastoral farmland. The ground slopes gently down to the south in front of the buildings, and rises more steeply to the north. As a result, the East and West ranges have been built following the slope. The buildings of the Steading form four sides of a rectangle, with additional structures within the courtyard. Further farm buildings extend to the north and west. The application concerns part of the west range, the south range, and part of the east range. This report will only discuss the elements that are the subject of the current planning application.

The underlying bedrock geology is sedimentary- Sandstone and Argillite of the Stratheden and Inverclyde groups, formed approximately 345 to 385 million years ago during the Carboniferous and Devonian periods. The bedrock formed in an environment dominated by rivers and alluvial fans depositing sand and gravel material. The overlying superficial geology is a Devensian – Diamictic Glacial Till, formed up to 2 million years ago in the Quaternary period during Ice Age conditions; during this period, glaciers scoured the landscape, depositing moraines of till with outwash from seasonal meltwaters depositing sand and gravel.¹

¹ Geological information taken from <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> - 05/09/16

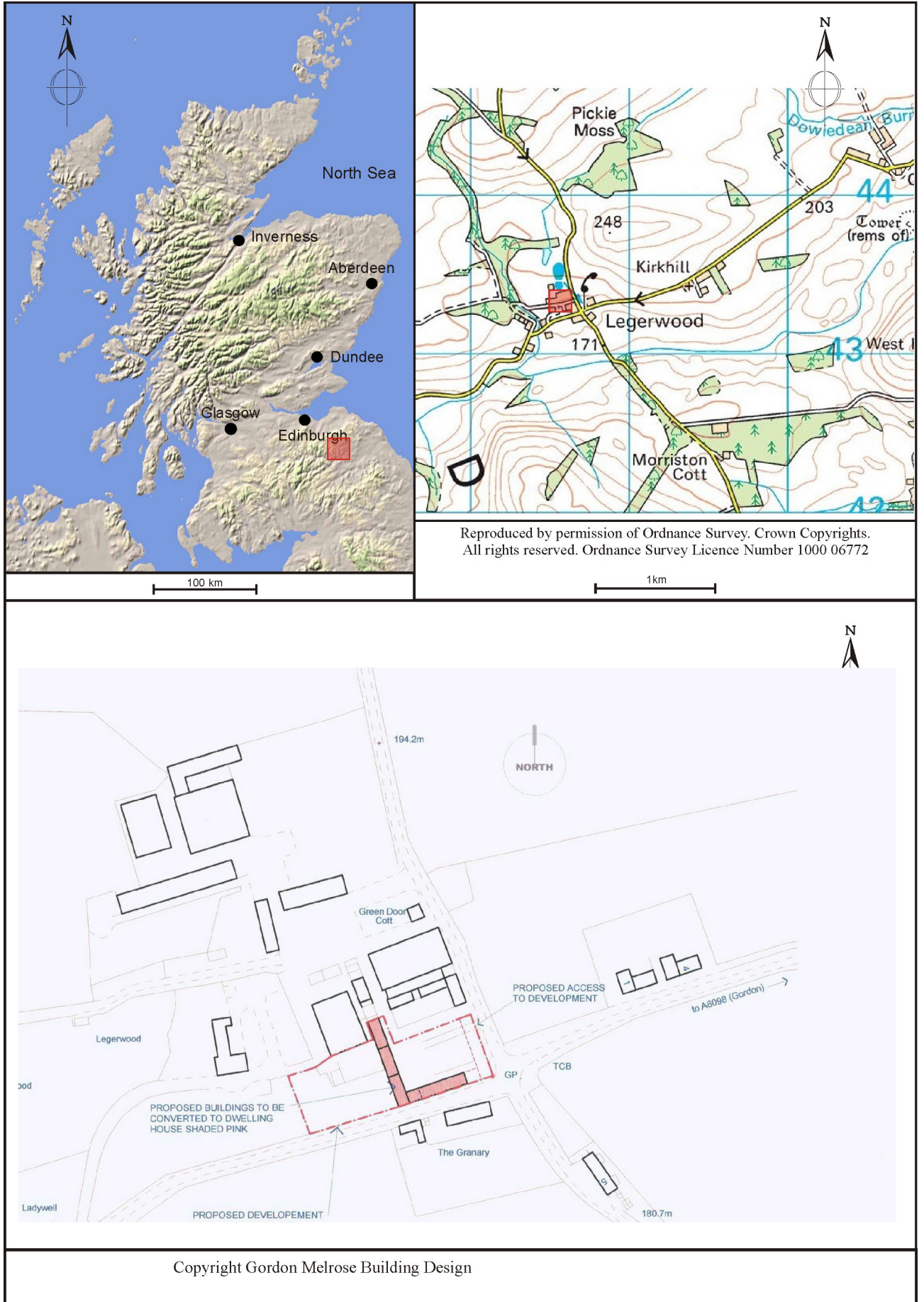


Figure 1 Site Location

2. Desk Based Assessment

i. Methodology

A desk-based assessment was undertaken using readily available material, in order to understand the development of the settlement at Legerwood and place the current buildings within their historical context. Maps held at the National Library of Scotland were consulted and some of these are included in the map regression presented below. Historical Sources, including the Old and New Statistical Accounts, *Canmore* sites and any records relating to Scheduled Monuments or Listed Buildings in the area, were also consulted.

ii. Map Regression

The earliest map to show Legerwood in detail is Roy's *Military Survey* (Figure 2). As is common with earlier maps, the spelling is different from the current spelling, but it is clearly referring to the same place. The church is also shown. The buildings and areas of enclosed land surrounding them are far more extensive than the current farm buildings and appear to represent a small hamlet. The areas of cultivation can be seen extending in all directions around the settlement including eastwards to the church and beyond.



Figure 2 Extract from 'Roy's Military Survey of Scotland. Lowland Scotland' by William Roy, 1752-1755 © The British Library Board. All Rights Reserved (Roy Military Survey of Scotland)



Figure 3 Extract from 'Ordnance Survey 1st edition' 6 inch to 1 mile. 'Berwickshire sheet XXVI' Surveyed 1857, Published 1862. (NLS)

The next map to show Legerwood in sufficient detail is the First Edition Ordnance Survey map Six-inch to the mile (Figure 3). The arrangement of buildings depicted is very similar to what is visible at Legerwood today. The farmhouse and Steading buildings are in the same location as they are now, and the large numbers of small buildings with associated gardens are gone. It is probable that they were cleared to make way for agricultural improvement and the construction of the current steading in the early 19th century prior to the survey in 1857.

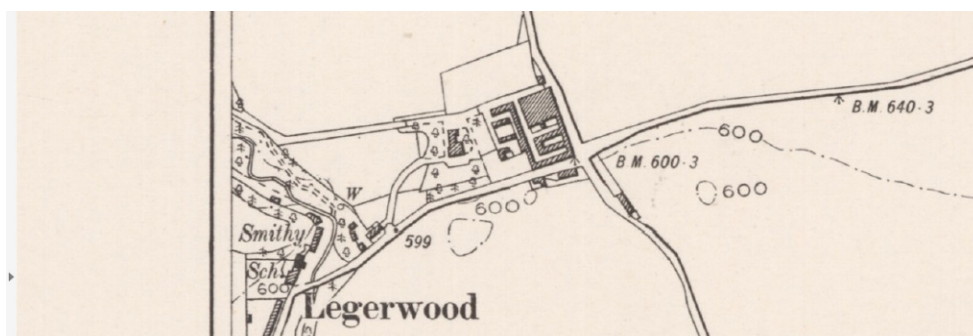


Figure 4 Extract from 'Ordnance Survey 2nd edition'. 'Berwickshire sheet XXVVI.NE. Revised 1897, published 1900. (NLS)

Although broadly similar to the earlier map, by the 1897 revision (*Figure 4*), the main entrance into the steading is from the north and the gap at the south has been arched over. The internal layout of the courtyard has also been altered, and has remained largely unchanged to the present.

iii. Documentary Sources

The Old and New Statistical Accounts of Scotland often give detailed information about agricultural practices, farms and landowners within a particular parish. They can also provide information on the history of an area, though the level of detail on any topic is a result of the particular interest of the author. The Old Statistical Account written from 1791-99 describes an agricultural community with a population of 422; the main farming is of sheep and cattle, though crops are grown, in particular turnips for feeding the livestock. Interestingly it mentions three threshing machines and two corn mills within the parish, but unfortunately, it does not state on which farms. There is mention of the farm of Legerwood itself.

“only, on the farm of Legerwood (proper), is there such an assemblage of houses together as composes a hamlet, or incipient village”

It is likely that this was written when the settlement was more still as it appears on Roy's map rather than what is depicted on the First Edition Ordnance Survey.

At the time of the Old Statistical Account, 17 farms were recorded in the parish; by the time of the New Statistical Account in 1834-45, there were only nine farms. This is presumably the result of agricultural improvements, which created larger, more productive farms. The writer of the New Account discusses the changing of the name of Legerwood over time and traces its origin back to a Saxon word meaning *“the hollow wood”* or *“the hollow part of the wood”*.

There are no listed buildings or scheduled monuments on or near to the Steading at Legerwood. There is however, information held at the RCHAMS available on the *pastmap* web site, of two sites, close to the development area:

Medieval Village: Canmore ID 343440, NT 54 SE 76

This site is to the north west of the farm and has been identified from historic documents, including the Roy map. There is no evidence of the settlement on the ground, and its exact location is unknown.

Enclosures, Pits: Canmore ID 288026, NT

This is a crop mark site identified from oblique aerial photographs. It lies in the field to the south of the farm steading. There is nothing visible on the ground, but on the aerial photograph a sub-circular feature, possibly an enclosure with a north south alignment of pits to the west side. It may indicate pre-historic settlement in the area.

3. *Historic Building Recording*

i. *Methodology*

The condition attached to planning consent required the building 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.
- An annotated ground plan and external 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.

Due to health and safety concerns relating to the upper timber floors of the south range, it was not possible to access the far east corner. Photographs of the upper storeys were taken from locations that were known to be safe.

ii. *The Steading*

As discussed above only the parts of the Steading that are the subject of the current planning application were recorded and are described below. The Steading dates to the late 18th or more probably the early 19th century. It was largely constructed and conceived as a single phase, though later minor alterations were carried out as changes in agricultural practices required. The extensions and more major alterations involved extending upwards, with the construction of additional storeys. Therefore the overall layout of the Steading has changed remarkably little from what we see in the First Edition Ordnance Survey of 1857 (*figure 3*). The Steading is very typical of the large well-built Steadings that are common across the lowlands of Scotland in the late 18th and early 19th century at the peak of the agricultural improvements.

The main structure is built from grey whin field stone, with some red sandstone rubble. The windows and doors have ashlar surrounding with broached dressing and polished margins, largely of sandstone. The west and south ranges are roofed with slate with led flashings and cast iron gutters. The single storey east range has a corrugated asbestos roof.

The masonry and roof of the west range is in generally good condition. The windows are still glazed and timber doors and frames still in place. The timber stairs and floor inside the west range buildings is moderate condition with some rotten areas. The south range is in similarly good condition, with the exception of the east end, which is due to be demolished. The east range is less well constructed but is in moderately good condition, though there are more patched areas within the masonry. This range is also due for demolition.

a. *The West Range*



Plate 1 Upper part of west range, from west (photo 008)



Plate 2 Lower part of west range, from west (photo 001)

The buildings forming the west range (*plate 1*) step down following the slope to the south; this can be seen clearly in *Plate 2*. Along the upper part of the range a deep channel runs along the wall of the building (*plate 3*), it is largely infilled now with rubble, which would have formed a retaining wall on the west side. It is assumed that this channel was a lade for directing water towards a wheel which would have been mounted on the side of the building, which in turn would have operated machinery within. None of the historic maps depict a mill on the site; often mill lades and mill dams are indicated. Although the Old Statistical Account mentions three threshing mills and two corn mills, it does not state to which farms these belonged; although the physical evidence demonstrates there was a mill at Legerwood. The absence of a mill lade on the OS map makes it likely that this mill was a water powered threshing mill rather than a corn mill, as the latter would be more likely to appear on the historic maps.

Circular wear marks on the sandstone jambs of a blocked opening on the west side of the mill building show where a wheel has rotated (*Plate 4*), and would have been connected by a shaft running through the opening to the threshing mill within. There are a number of openings in the wall relating to the building's use as a mill, which have been subsequently blocked. The only ground level opening on the west side of the building has also been blocked with breezeblocks. In several places, metal ties have been secured to the exterior of the building to give support.



Plate 3 Former mill lade looking south (photo 012)



Plate 4 Mark from wheel on sandstone jamb (photo 202)



Plate 5 Ventilation slit on west elevation (photo 021)



Plate 6 Ventilation slit on east elevation (photo 027)

At the north end of the building, there are two unusual vertical openings (*Plate 5*). They are long and very thin, with the opening, now blocked with an iron bar and cement, measuring only 0.1m across. An identical pair of openings are also visible on the east elevation of the building (*Plate 6*), which appear to have been part of the original build. Interestingly although their position within the building and dimensions are similar, they are constructed differently. On the east side of the building facing into the courtyard, they have dressed sandstone jambs, sills and lintels. The jambs are made of a single long thin piece of sandstone. On the west side, which generally has a less formal appearance, the jambs, sills and lintels are formed from sandstone rubble. Presumably, their function was to improve ventilation within the building in a controlled manner.

The east elevation of the west range has a number of interesting features and blocked openings in addition to the ventilation slits. There are three distinct sections, beginning from the north with a long blank section of walling followed by a blocked window at ground floor level and a large blocked

opening, both blocked with breezeblocks. The window is clearly and original feature, as all the jambs, sills and lintels are sandstone and *in situ*. The larger opening however, only has one or two sandstone jamb stones visible and the sill is of brick.

The next section of the building has a very domestic appearance, with a door and five evenly spaced windows (*Plate 7*). The door is reached by a short flight of stone stairs, and has a window above at first floor level. The other windows are arranged evenly either side of the doorway. The windows retain their timber frames and glazing. The windows are only partially glazed, with the other half formed by vertical widely spaced timber slats to allow ventilation.

To the right hand side of the stair is a shallow relieving arch below window level (*Plate 8*). There are no sides visible in the masonry below to suggest there was a blocked opening, therefore it must have been to spread the weight of the masonry above. These are often placed above windows or in relation to features inside the building such as a fireplace. In this case, there is no evidence remaining of internal features that would require the relieving arch.



Plate 7 East elevation of west range, central section (photo 046)

As the ground slopes down to the south, the buildings also step down, but also reduce in height. Quoining is present at the top, but there are also a few quoins visible lower down. This may indicate that the lower section of the building is later in date. Alternatively, it may be that the quoins formed the right hand jamb of a window; the large slapping to form the current opening would have removed the remainder of this window. Further to the south, a second large opening has been slapped through the masonry. It is possible that these replaced original arched cart shed openings. To the south of this opening, is an earlier arched cart shed opening, which has been partially blocked. The sandstone arch forming the top, and sandstone quoins that formed the sides are clearly visible (*Plate 9*).



*Plate 8 Relieving arch on west range, beside steps
(photo 065)*



*Plate 9 Partially blocked cartshed opening, south and
west range (photo 058)*

The blocking is of sandstone with neat quoining forming the edge. It is likely that this work was done in order to provide more support when the south range was extended to bridge the original opening.

b. The South Range



Plate 10 Exterior elevation, south range (photo 096)



Plate 11 Interior/courtyard elevation, south range (photo 127)

The south range has less structural detail than the west range and forms a large single structure of one function. The ground floor is open onto the courtyard with the first floor supported on an iron beam resting on round iron columns. The room at first floor level is a single long space, with a subdivision at the east end that was not accessible. There are multiple openings for ventilation on both sides just above floor level, and full height doors for bringing in grain. Roof lights on the north pitch of the roof provide light. There are many small hatches in the floor, some of which still have small timber chutes raised and lowered on chains. These were presumably for filling carts parked below.

This building was built in several phases. We know this from both the map evidence and the physical evidence within the building. The different phases of construction are most clearly visible on the very plain south elevation (*Plate 10*) and can be summarized as follows:

- Phase 1: Rubble field boundary mixture of sandstone and whin rubble.
- Phase 2: Single storey building as seen on First Edition Ordnance Survey
- Phase 3: Full height as at present, original entrance bridged, can be seen to abut east range



Plate 12 Exterior elevation of south range showing different phases (photo 103)

c. *The East Range*

The east range is a simple single storey structure built largely from whin field stone, with some red sandstone rubble on the south gable. The quoins on the east side of the south gable clearly show that this range was built before the south range. There was originally a doorway in the south gable with a sandstone lintel and quoins. The roof, which is now corrugated asbestos, has a lower pitch than the original, which is assumed to have been slate to match the rest of the buildings. The walls have been heightened to accommodate this change. The large opening on the east elevation has been raised using brick. The next large opening appears original with stone quoins and a timber lintel. The doorway to the north has been slapped through and the jambs built in brick. The internal partition is also brick and possibly built at the same time. The only other features are a series of rough narrow ventilation slits along the east elevation.



Plate 13 Exterior elevation of east range (photo 125)



Plate 14 Interior/courtyard elevation of east range (photo 126)

In contrast to the more formal finish of the south and west ranges, the courtyard elevation of the east range is very roughly built from rubble field stone. There are three doorways with stone lintels and jambs. The southernmost doorway has a timber lintel on the interior, which is heavily charred (Plate 15). It may be that the building caught fire at some point, which could explain the different roof from the rest of the buildings. The masonry on this elevation is in poor condition with patches of the facing stones missing.



Plate 15 Charred lintel above door east range (photo 194)



Plate 16 The interior features, east range (photo 219)

The main area of this range is open to the roof with no internal features or linings. The small area portioned off at the north end has a timber stall, workbench and three stoneware troughs (Plate 16)

4. Archaeological Watching Brief

i. General

Addyman Archaeology was commissioned by Mr. Peter Scott Aiton to undertake an archaeological watching brief during the installation of a septic tank and its associated inlet and drainage pipes as part of the refurbishment of the Legerwood Steading complex.

The archaeological monitoring is 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.

Following the production of a Written Scheme of investigation and a programme of Historic Building Recording, the Archaeological Watching Brief was completed over the course of one and a half days from the 1st -2nd of September 2016, by Andrew Morrison. Weather conditions during the watching brief were excellent, with a combination of sunny weather and light rain throughout.

The excavation area is roughly centred on NGR NT 58635 43243, and lies to the immediate south of the main steading, within an open field to the west of, as well as cultivated pastureland to the south and southwest of, the farm cottages known as ‘The Granary’. The topography of the site is relatively flat, sloping gently to the southwest towards the Eden Water. The site is bound by a drystone field boundary and the road from Legerwood to Kirkhill to the north, a drystone and wire fenced field boundary at The Granary cottages to the east, and open fields to the south and west.



Plate 17 Location of excavation, looking south (photo 235)



Plate 18 Excavation of the septic tank pit (photo 241)

The Desk-based Assessment in Section 2, above, highlights the archaeological potential of the development area, and identifies a number of sites potentially affected by, or in the immediate vicinity of, the groundworks associated with the refurbishment of Legerwood Steading. Known sites include: a circular enclosure and series of pits identified as cropmarks through aerial photography, possibly

indicating prehistoric activity in the area², and the site of a medieval village, referred to as 'Lygertwode', identified through cartographic sources as having occupied the same area as Legerwood Steading³.

Figure 5, below, shows the area affected by the ground works, with the machine excavations shown in red; these works comprised the excavation of a pipe trench leading from the roadway towards a large pit for the accommodation of a septic tank, and a long pipe trench extending to the south, crossing the southern field boundary, and changing in direction to the south west for the purpose of septic outflow and diffusion. The directional arrow indicates a continuation of the excavated outflow trench; the continuation of this trench was not monitored archaeologically, as an agreement was reached between the client and council archaeologist that these works could be considered to come under the classification of farm-related activities.



Figure 5 Site Location with excavated area in red (Addyman Archaeology after Bing Maps)

ii. Methodology

Groundworks associated with the archaeological watching brief were mechanically excavated using a Daewoo 130LC-V tracked excavator fitted with a 0.80m wide toothed bucket for the excavation of the pipe trenches, and a 1.80m wide bladed bucket for the excavation of the septic tank pit. Excavation was undertaken by removing the topsoil and ploughsoil in 0.20m layers, and was then cleaned down onto the natural subsoil and inspected before the excavations were allowed to continue to the required depth. All excavations were monitored and directed by a suitably qualified archaeologist.

iii. Results

The drainage trench, leading from the roadway to the septic tank, measured 0.80m in width, and was excavated to a depth of 1.30m. Investigation of the trench section revealed a mid to dark brown topsoil, with frequent rounded boulders >0.20m in diameter, extending to approximately 0.30-0.40m in depth. The topsoil was found to overly a light to mid orange sandy clay with near 50% stone inclusions, in turn overlying a darker, mid brown/ orange clay natural subsoil, similar to the layer above in colour and composition, but less sandy and with more infrequent and larger stones. No archaeological finds or features were noted in this section of trench.

²<https://canmore.org.uk/site/288026/legerwood> -accessed 29/09/16

³<https://canmore.org.uk/site/343440/legerwood> -accessed 29/09/16

The excavation of the septic tank pit was undertaken using a bladed bucket to remove the topsoil and clean down onto the natural subsoil, and down to over 1.0m before switching to a toothed bucket to dig to the 2.90m required depth. The pit was rectangular in plan, roughly orientated north-south, and measured approximately 2.60m in width by 3.70m in length. Topsoil depth in this area measured 0.30-0.40m, and was found to directly overlie the natural sandy clay subsoil. Two sherds of 19th century stoneware and one green bottle glass shard was noted in the topsoil but were not retained.

The septic outflow trench extended approximately 30.0m, due south, from septic tank to fence line, and measured 0.80m in width by 1.90m in depth, becoming shallower with the natural slope of the land as it moved southwards. The depth of the topsoil/ ploughsoil varied, measuring from 0.20-0.30m towards the centre of the field, deepening to around 0.40-0.50m towards the southern fence line. Infrequent sherds of late 19th century ceramics, including stoneware and transfer printed white wares, were noted in the topsoil and were not retained.



Plate 19 Septic outflow trench stratigraphy, east facing section (photo 248)

Once across the southern field boundary, the outflow trench changed in direction towards the south west, cutting through an actively cultivated field. Soil stratigraphy within this field was shown to be a rich ploughsoil, 0.80m in depth, overlying a bright orange, loose, clay rich sandy natural subsoil with frequent stone inclusions. This section of the trench measured 0.80m in width, with a maximum depth of 1.40m. Archaeological monitoring of this trench continued for a length of 20.0m, where it was determined, through an agreement between the client and council archaeologist that no further archaeological presence on site was required; no finds or features were noted within this section of trench. Trench excavations continued, unmonitored, for an indeterminate distance towards the south west; the unmonitored section of the trench did not extend below the ploughsoil.

5. 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.

6. Acknowledgements

All content belongs to Addyman Archaeology unless otherwise specified. We would like to thank Mr and Mrs Scott Aiton for their help during the building recording and Dr Christopher Bowles of Scottish Borders Council for his assistance.

Selected Bibliography

Selection of websites consulted:

www.nls.uk.

www.bgs.ac.uk

<http://pastmap.org.uk/>

Appendix A Written Scheme of Investigation

AA2205.00

Legerwood Steading, Earlston
Scottish Borders

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

Adyman Archaeology – 4th February 2016

1. Introduction

i. General

Adyman Archaeology have been asked by Mr Peter Scott Aiton to carry out historic building recording at Legerwood Steading, Legerwood, Earlston, The Scottish Borders, prior to its restoration and conversion to form a dwelling house. A planning application for the work was granted on 13th May 2015 attached with the archaeological conditions outlined below (ref. 13/01302/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 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

Legerwood Steading is located 4.5 miles north east of Earlston in the Scottish borders. The Steading buildings are located directly to the north of a minor road connecting the A68 to the A6089 (*figure 1*). The area around the Steading is occupied by a mixture of arable and pastoral farm land. The ground slopes gently down to the south in front of the buildings, the ground also rises to the north.

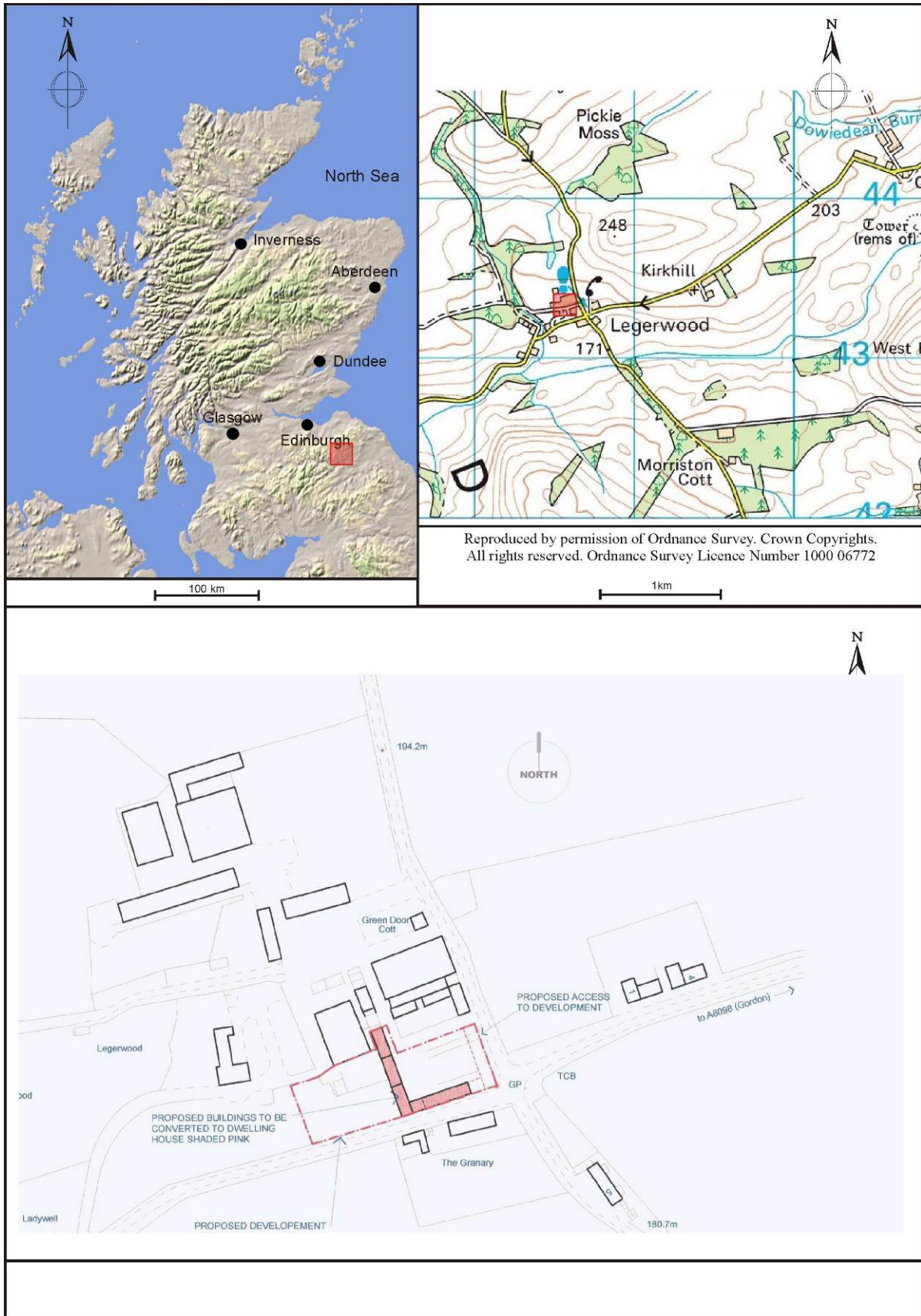


Figure 6 Location of proposed development site (red outline)

2. *Historical Summary*

The following summary of the historical development of the site was 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 prior to the watching brief, and will form part of the final report.

In addition to the traditional steading, the site occupies the former core of the medieval and post-medieval village of Legerwood. The village appears on maps from the late 16th century and most notably on General Roy's map from the middle of the 18th century. This shows the village on both sides of the road to the south of the steading and extending from the Thunder Dean in the west to approximately the Legerwood Cottages in the east. The core of the village was the crossroad immediately to the south-east of the steading, and from here the village extended as far south as the Legerwood Burn. Roy's Map clearly shows a number of buildings which likely comprised a combination of stone built single and double story structures of varying date. The village was substantially razed in the late 18th and early 19th century in order to create the current steading and bring the fields to the south into cultivation.

i. Archaeological Potential

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

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 4 - 6 weeks of completion of the fieldwork.

All material, drawings, reports, site records and photographs be catalogued and deposited in a suitable archive, typically with the Museum of Archaeology at Durham University. Contact will be made with the Museum with regards to archiving requirements and associated costs.

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 Border 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 before April 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 four to six weeks of the completion of fieldwork.

Appendix A: Planning Conditions/Archaeological Recommendations

PLANNING CONSULTATION

To: Archaeology Officer

From: Head of Planning & Regulatory Services Date: 19th November 2013

Contact: Stuart Herkes ☎ 01835 825039

Ref: 13/01302/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 10th December 2013, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 10th December 2013, it will be assumed that you have no observations and a decision may be taken on the application.

Name of Applicant: R And J Scott Aiton

Agent: Gordon Melrose Building Design

Nature of Proposal: Change of use from agricultural steading and alterations to form dwellinghouse

Site: Redundant Steading Building North East Of Legerwood House
Earlston Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology response. I have reviewed the application in light of our Historic Environment Record, historic maps and aerial photos. While I welcome the proposal as a positive contribution to maintaining the local historic environment, there are archaeological implications to consider. The redundant steading buildings largely date from the late 18th and early 19th century and are themselves important historic assets. Traditional steading buildings of this kind are reminders of the sweeping social and economic changes that took place in the period they were built and are a finite, non-renewable resource. While conversion is of benefit, it also has the potential to damage, destroy or obscure structures and features that provide information of the site's history. As such, it is important to record these structures through a Historic Building Survey to an Enhanced standard (per ALGAO: Scotland guidance) prior to their conversion/demolition in order to mitigate damage and loss.

In addition to the traditional steading, the site occupies the former core of the medieval and post-medieval village of Legerwood. The village appears on maps

from the late 16th century and most notably on General Roy's map from the middle of the 18th century. This shows the village on both sides of the road to the south of the steading and extending from the Thunder Dean in the west to approximately the Legerwood Cottages in the east. The core of the village was the crossroad immediately to the south-east of the steading, and from here the village extended as far south as the Legerwood Burn. Roy's Map clearly shows a number of buildings which likely comprised a combination of stone built single and double story structures of varying date. The village was substantially razed in the late 18th and early 19th century in order to create the current steading and bring the fields to the south into cultivation.

There is very little ground take relating to this application; however I note the intention to create a septic tank to the south-west in an area where buried building remains or associated features are to be expected. Other excavations such as service creation or sub-floor excavations may also reveal buried features associated with the medieval village. As such, I recommend that in addition to the Historic Building Recording recommended above, a watching brief by a qualified archaeologist is needed on excavations required for this development. If the Council is minded to approve this application I recommend the following conditions:

ARC01 Archaeology: Developer Funded Watching Brief

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

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

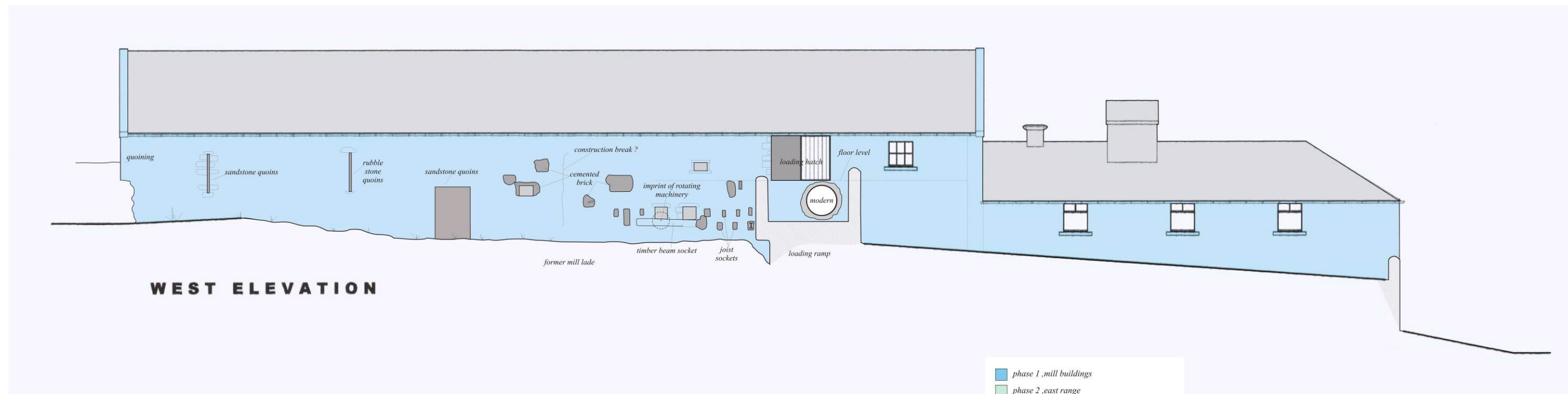
ARC03 Archaeology: Developer Funded Historic Building Survey

No development shall take place until the applicant has secured the implementation of a programme of archaeological work 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.

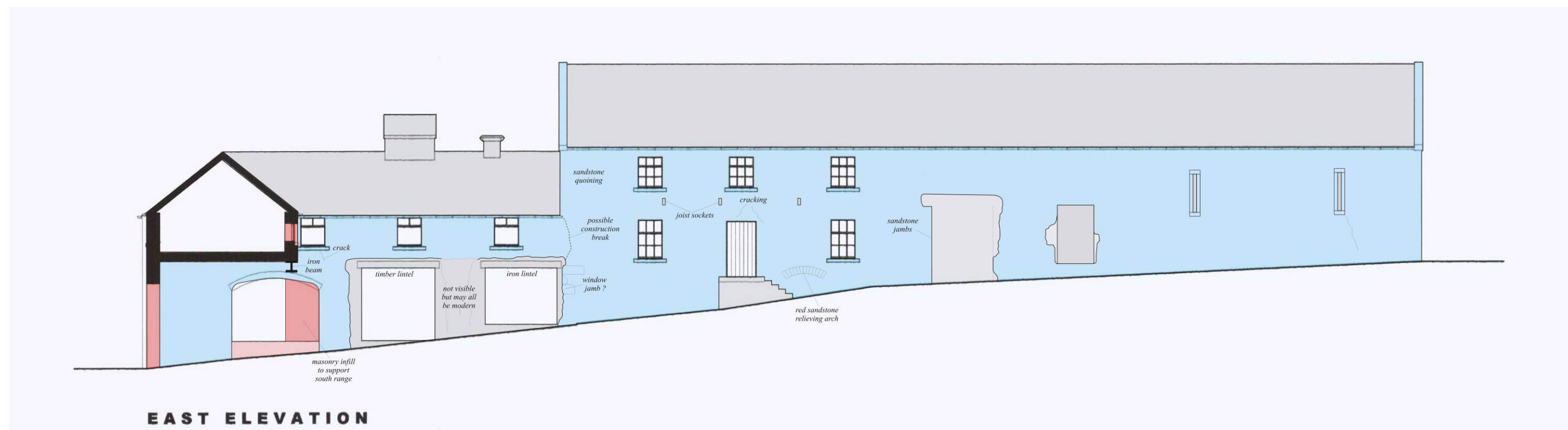
Appendix B Phased Survey Drawings



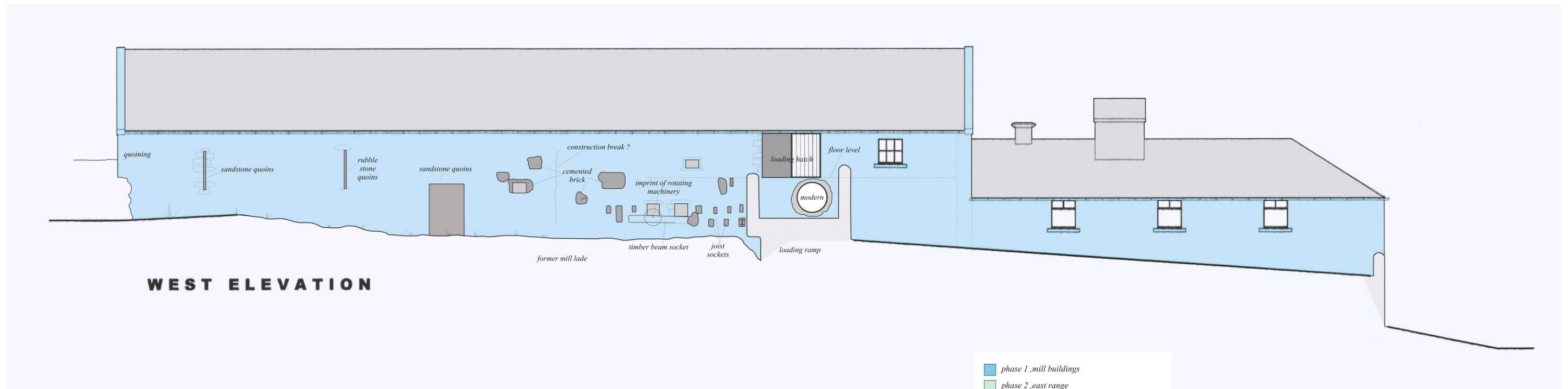
WEST ELEVATION

0 10
metres

- phase 1, mill buildings
- phase 2, east range
- phase 3, southern building
- phase 4, southern building second story added
- phase 5, modern



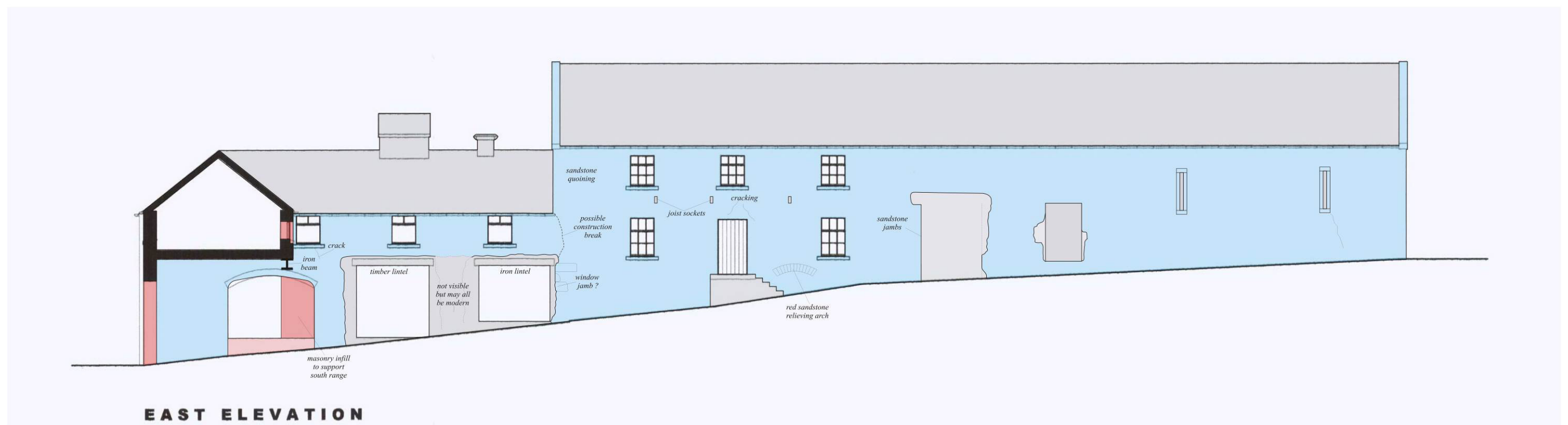
EAST ELEVATION



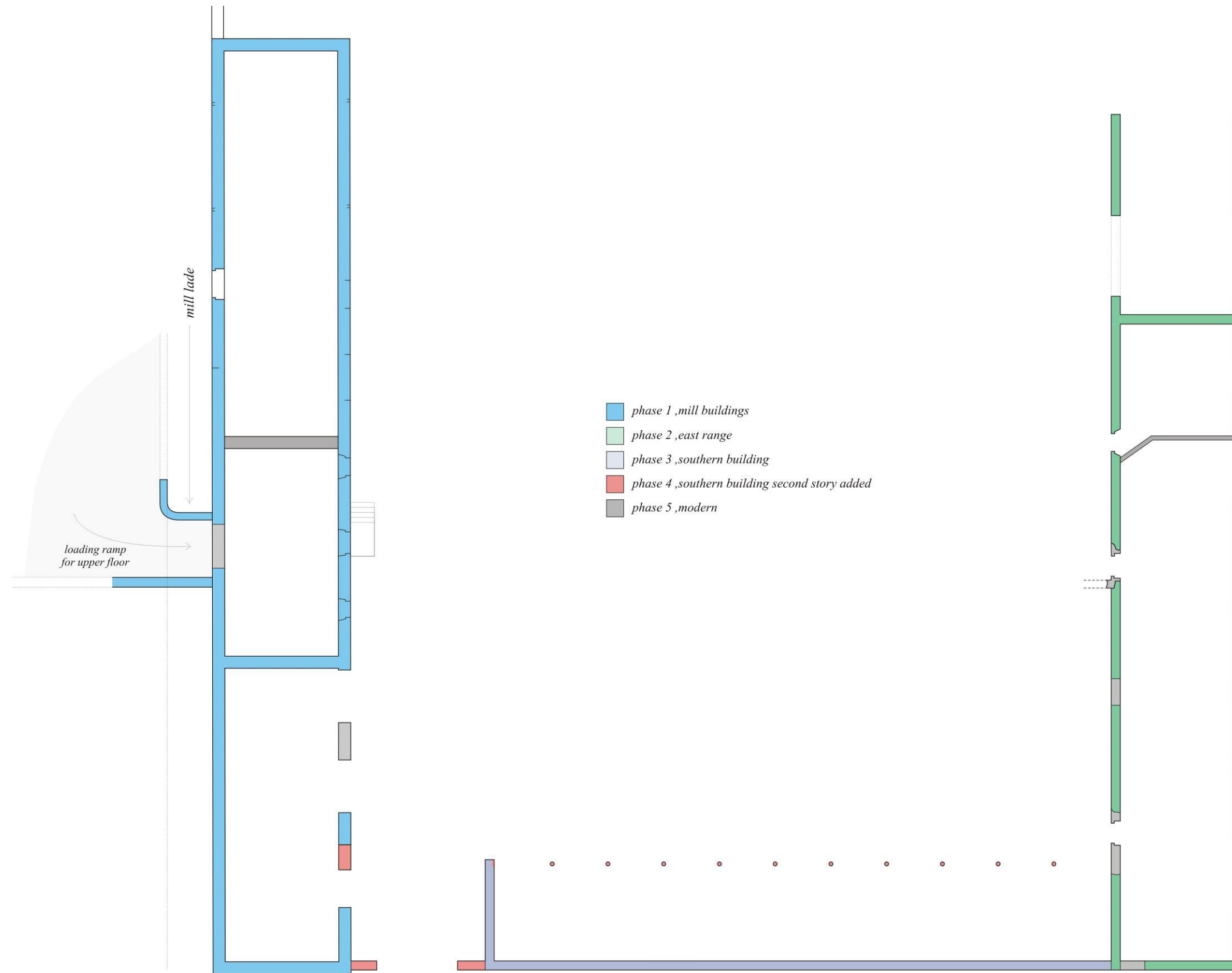
WEST ELEVATION

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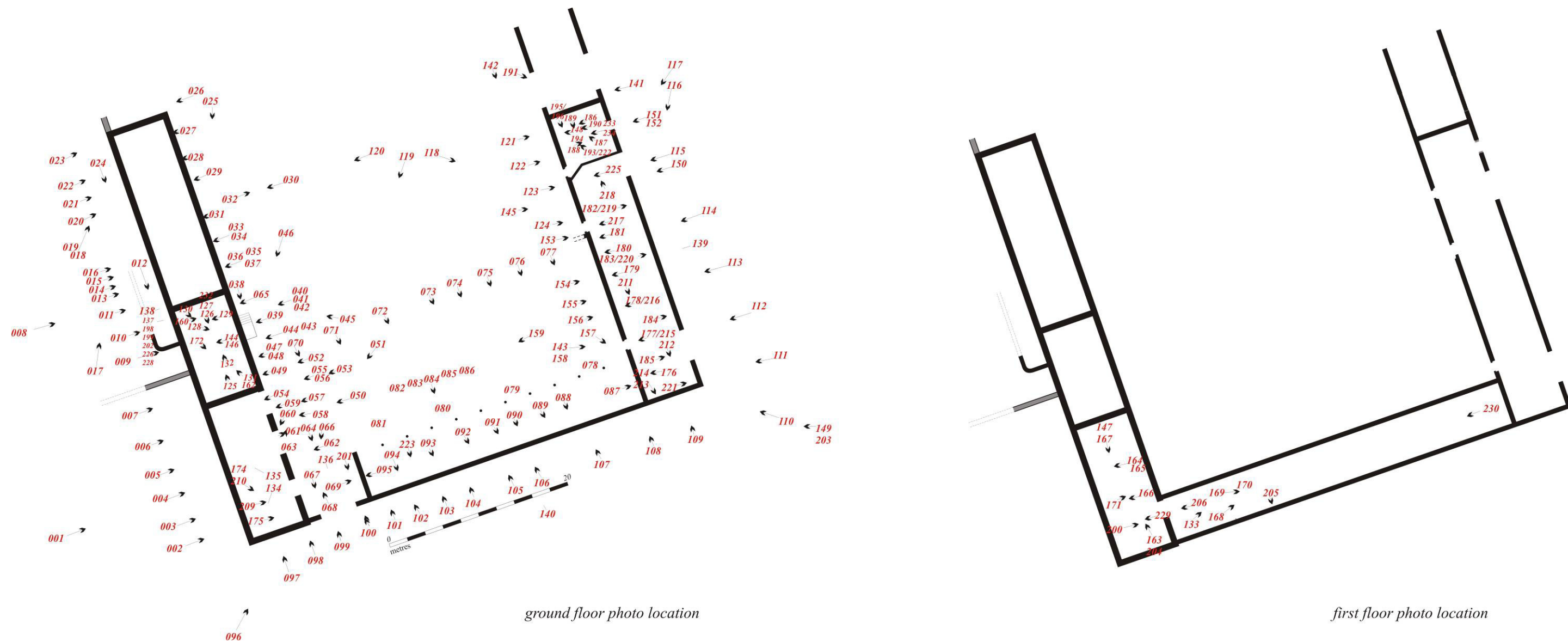
- phase 1 ,mill buildings
- phase 2 ,east range
- phase 3 ,southern building
- phase 4 ,southern building second story added
- phase 5 ,modern



EAST ELEVATION



Appendix C Photographic Location Plan



Appendix D Watching Brief Photographic Register

<i>Image No.</i>	<i>Direction Facing</i>	<i>Date</i>	<i>Description</i>	<i>Taken By</i>	<i>Portrait/Landscape</i>	<i>Camera</i>
235	S	01/09/2016	General shot, Pre-ex	AJL M	L	Sony XPERIA Z3 compact
236	SE	01/09/2016	Working shot, Trench excavation, N of Septic Tank	AJL M	P	Ricoh WG-4
237	W	01/09/2016	Mid-ex, Septic Tank, Showing topsoil/ploughsoil depth	AJL M	L	Ricoh WG-4
238	N	01/09/2016	Mid-ex, Septic Tank, S and E facing sections	AJL M	L	Ricoh WG-4
239	NE	01/09/2016	Mid-ex, Septic Tank, W facing section to depth	AJL M	L	Ricoh WG-4
240	S	01/09/2016	Working shot, Trench and Septic Tank, from stone wall	AJL M	P	Ricoh WG-4
241	SW	01/09/2016	Working shot, Trench and Septic Tank, from stone wall	AJL M	L	Ricoh WG-4
242	W	01/09/2016	Trench N of Septic Tank, SE facing section	AJL M	L	Ricoh WG-4
243	WSW	01/09/2016	Trench N of Septic Tank, SE facing section	AJL M	L	Ricoh WG-4
244	SW	01/09/2016	Trench S of Septic Tank, Working shot, Pano 1	AJL M	L	Ricoh WG-4
245	W	01/09/2016	Trench S of Septic Tank, E facing section, Pano 2	AJL M	L	Ricoh WG-4
246	NW	01/09/2016	Trench S of Septic Tank, Facing Septic Tank, Pano 3	AJL M	L	Ricoh WG-4
247	S	01/09/2016	Trench S of Septic Tank, Working shot	AJL M	L	Ricoh WG-4
248	SW	01/09/2016	Trench S of Septic Tank, E facing section	AJL M	L	Ricoh WG-4
249	N	01/09/2016	Trench S of Septic Tank, Towards Septic Tank	AJL M	L	Ricoh WG-4

Appendix E Photographic Thumbnails



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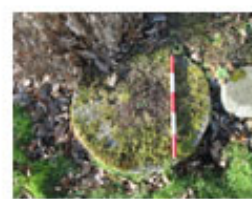
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Appendix F DES Entry

LOCAL AUTHORITY:	Scottish Borders Council
PROJECT TITLE/SITE NAME:	Legerwood Steading
PROJECT CODE:	2205
PARISH:	Legerwood
NAME OF CONTRIBUTOR:	Jenni Morrison
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Desk based assessment, building recording and watching brief
NMRS NO(S):	none
SITE/MONUMENT TYPE(S):	none
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 58635 43309
START DATE (this season)	24 th February 2016
END DATE (this season)	2 nd September 2016
PREVIOUS WORK (incl. DES ref.)	none
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Addyman Archaeology was commissioned by Mr Peter Scott Aiton to undertake a programme of archaeological works at Legerwood Steading, Earlston, Scottish Borders. A desk based assessment, building recording and a watching brief were undertaken according to the methods laid out in a WSI approved by Scottish Borders Council in order to fulfil a planning requirement placed on the redevelopment of part of the Steading to form a house</p> <p>The Steading dates to the late 18th or more probably the early 19th century. It was largely constructed and conceived as a single phase, though later minor alterations were carried out as changes in agricultural practices required. The extensions and more major alterations involved extending upwards, with the construction of additional storeys. Therefore the overall layout of the Steading has changed remarkably little from what we see in the First Edition Ordnance Survey of 1857. The Steading is very typical of the large well-built Steadings that are common across the lowlands of Scotland in the late 18th and early 19th century at the peak of the agricultural improvements.</p> <p>The watching brief was carried out in the field to the south of the Steading during excavations for services. Although the desk based assessment noted the potential for archaeological remains in the area either relating to the Medieval Settlement of Legerwood or the crop mark site to the south, no archaeological finds or features were uncovered during the watching brief.</p>
PROPOSED FUTURE WORK:	none
CAPTION(S) FOR ILLUSTRS:	none
SPONSOR OR FUNDING BODY:	Mr Peter Scott Aiton
ADDRESS OF MAIN CONTRIBUTOR:	The Old Print Works 77a Brunswick Street Edinburgh EH7 5HS
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	Historic Environment Scotland