

Comiston House Stables

Camus Avenue, Edinburgh

*Data Structure Report on Historic Building Recording and Watching Brief:
March and April 2016*

for

CGMS Consulting

May 2016



Armorial panel from front of Stables 2208 0252

Addyman Archaeology

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Comiston House Stables

Camus Avenue, City of Edinburgh

Historic Building Recording and Watching Brief: February/April 2016

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by Jenni Morrison

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Acknowledgements

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Comiston House Stables

Camus Avenue, City of Edinburgh Council

Historic Building Recording and Watching Brief

Executive Summary

Addyman Archaeology were commissioned by CGMS Consulting to carry out historic building recording and monitoring at Comiston House Stables, Camus Avenue, Edinburgh, prior to its conversion and extension to form a dwelling house with double garage. The Stables served the nearby Comiston House, which was built in 1815. The stables' interior mostly related to their recent use as a social club. However, the east end of the main block was largely untouched and retained the original cobbled floor and evidence of the timber stalls. On the south elevation an armorial panel was found, thought to be of early 17th century date, most likely relating to the earlier Comiston House depicted on Roy's Military Survey. The remains of a 16th century tower, later converted to a dovecot survive in the corner of the site. The monitoring of ground breaking works did not uncover any archaeological remains or artefacts.

A record of this project will be 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.

1. Introduction

i. Background

Addyman Archaeology have been commissioned by CGMS Consulting to carry out historic building recording and monitoring at Comiston House Stables, Camus Avenue, Edinburgh, prior to its conversion and extension to form a dwelling house with double garage. A planning application for the work was granted permission on 19th August 2015 with the archaeological conditions outlined below attached (ref. 13/00494/FUL). The archaeological conditions of the planning consent state that:

1. 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 which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

Reason: In order to safeguard the interests of archaeological heritage.

A written scheme of investigation (Appendix A) (WSI) was prepared and accepted by The City of Edinburgh Council Archaeology Officer, John Lawson. The building recording, and associated watching brief, was carried out over two site visits on the 15th of February and the 13th of April 2016. This report documents the results of the survey and watching brief and is submitted for approval by the City of Edinburgh Council Archaeologist, in order to fulfil the planning condition as stated above.

ii. Setting

Comiston House Stables are located at Camus Avenue in the south of the City of Edinburgh (NGR NT 23996 68618). They are located in what is now a residential area but were formerly the stables to Comiston House and sat within its grounds. Comiston House and the Stables were built around 1815 for James Forrest, an advocate who later became Lord Provost of Edinburgh, to replace an earlier

house. The original house's date of construction is unknown, but it is mentioned in a disposition of the lands of Colmanstoun by John Fairlie in 1608, demonstrating that it was extant by this time. For the sake of clarity, the 19th century house is referred to henceforth as Comiston House. Its predecessor is referred to as the earlier house.

Adjacent to the Stables are the remains of a round tower, later a dovecot. It is believed to have been an angle tower associated with the original earlier house. A building and enclosed gardens are shown at 'Comistoun' on William Roy's survey and it is thought that the tower stood at the south east corner of the enclosure.

The Stables latterly served as a social club, but have been unused for some time and are currently in a state of disrepair, though the masonry and roof of the main block are in moderate condition. The wings to the south are in poor condition, only the west wall of the west wing survives, the east wall appears to have collapsed relatively recently. The walls of the east wing survive to full height, but the building is unroofed. The dovecot is structurally sound, though there is vegetation that should be removed.

iii. Designations

Comiston House Stables and Dovecot are Category B listed buildings and were added to the register in July 1966, their reference numbers are 28045 and 45836 respectively. The following are the supplementary descriptions associated with their listings:

Comiston House Stables LB28045

Circa 1815. Single storey and attic, 5-bay, classical, rectangular-plan stable block with single storey flanking wings and adjoining wall to rear/S enclosing courtyard. Coursed red sandstone rubble with contrasting droved sandstone ashlar dressings. Droved sandstone ashlar base course to principal/N and E and W elevations of main block; coursed rubble plinth to rear/S; droved ashlar band course across sills of 1st floor windows; droved ashlar eaves cornice, including to rear wings; droved long and short quoins; long and short surrounds to openings; those to principal (N) and E and W elevations of main block are architraved. All openings (except for door to rear) blocked. Roofs missing to derelict rear wings.

N (PRINCIPAL) ELEVATION: slightly projecting 2-storey entrance bay breaking eaves with full-height round-arched recess containing segmental-headed entrance arch at ground and thermal window in arch-head above; moulded cornice. Flanking bays, each with round-arched window to ground floor and attic window above.

S (REAR) ELEVATION: MAIN BLOCK: slightly projecting 2-storey entrance bay (as at N elevation) breaking eaves with full-height round-arched recess containing former entrance at ground and thermal window in arch-head above; moulded cornice. Flanking bays; each with entrance (that to left has metal door) and window above. Single storey wings adjoin to outer flanking bays.

E ELEVATION: window to left; small inserted window to right. Rear wing adjoins to left; window to right; inserted window with timber surround to left; mid-20th century brick chimney projects half way up wall in between; courtyard wall adjoins Comiston House dovecot (see separate list entry) to outer left.

W ELEVATION: 2 bays to main block; architraved entrance to right; inserted window with concrete architrave to left. Rear wing adjoins to right; blank apart from inserted window with concrete surround to left. Courtyard wall adjoins to outer right.

COURTYARD: N ELEVATION: see S elevation of main block. W ELEVATION: single storey W wing to right; demolished apart from part of gable end wall to left and rear/outer wall (see W elevation) which continues to left. E ELEVATION: single storey E wing to left; entrance to left; carriage entrance to right; both with long and short surrounds. Rear/outer wall (see E elevation) continues to right. S ELEVATION: coped rubble wall with droved ashlar gatepiers to centre; square in plan rounded at arrises with band courses and pyramid caps. Wall adjoins Comiston House dovecot (see separate list entry) to left (at junction with E wall).

Windows blocked/glazing missing. Piended grey slate roof to main block (roofs missing to rear wings). Single projecting mid-20th century brick stack to E elevation of E wing.

Statement of Special Interest

A handsome well constructed stable block. It was built together with the nearby Comiston House (see separate list entry) for James Forrest, an advocate later Lord Provost of Edinburgh.

Dovecot 45836

Late 16th to early 17th century. Circular tower dovecot, originally angle turret of former Comiston House. Approximately 3.5m diameter and 6m high. Coursed rubble with sandstone dressings. Upper stage projects on sandstone corbels; splayed oval sandstone gun loops to NE and SE below. Low narrow entrance with sandstone surround to NW. Small remaining portion of wall of original dwelling adjoins to N. Top sections of masonry partially missing.

INTERIOR: not inspected (1997)

Canmore listing for the dovecot reference 51751 NT26NW1:

An old round tower-dovecot is attached by an old wall to the outhouses of the present Comiston House (NT 239 689). It is regarded as an old defence tower of the previous castle, relating to which there is a charter in the Register of the Great Seal, dated 11th June 1608, when the lands of Colmastoun were given to Andrew Creich and his wife Margaret Dick. Geddie (1911) describes a stone on the back wall of the entrance lodge to Comiston on which were the initials AC and MD: 1610 (which he asserts may have come from the old house of Comiston, demolished when the present one was built). The initials W D are cut on the lintel of the entrance to the tower, which is described by Fothergill (1910) as "very ruinous and the top covered with ivy". It is still in the same condition, and the walls are cracking. Only two shot holes are now visible, though Fothergill notes three. Ten stone corbels are seen encircling the upper part of the tower and others are hidden by ivy. The rubble wall joining it to the stables is part of the old castle wall and is 4' thick. The tower walls are only 2'4" thick. There are about 161 nest holes, irregularly placed all round the inside walls.

Canmore listing for the Stables building reference 51787 NT26NW42

Stables contemporary with Comiston House (1815). At SE corner is a remnant of Old Comiston House, a circular angle-turret with gunloops and corbelled upper stage, 16th or 17th century, later used as a dovecot.

Both structures appeared on the Buildings at Risk register prior to the current redevelopment.

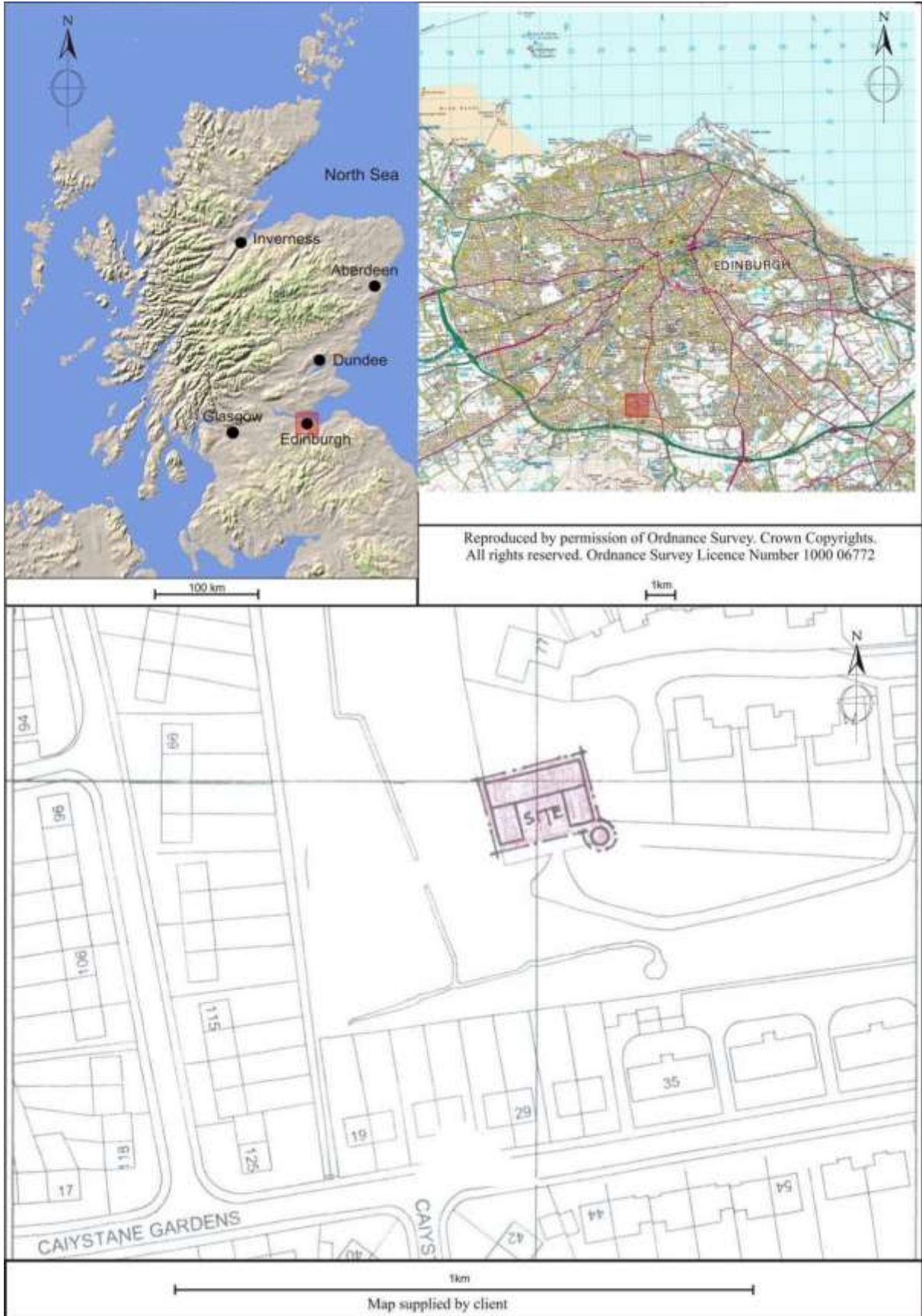


Figure 1 Site location

iv. Map regression and historical summary

An undated roll of David II (1329-71) records the transferral of lands including ‘Colmanstoun’ by Elizabeth Auldburgh to John Burgens Virgin¹.

In 1531 Comiston was held by James Foulis and his wife, Katryne Brown and later fell to the Fairlie family. In 1608 John Fairlie disposed of the lands of Colmanstoun to Andrew Creich and his wife Margaret Dick. Gordon’s map (c. 1636) which draws upon Pont’s work in the late 16th century does not show Comiston. Comiston does, however, appear on Adair’s map of c.1682. The symbol used indicates a relatively large building.

The first map that shows Comiston in any detail is General William Roy’s Military Survey of the Lowlands of Scotland from 1752-55 (Figure 2). The current Comiston House and the Stables were built in 1815 or shortly after. Therefore the house depicted by Roy must be the earlier dwelling mentioned in the disposition of 1608. Visible evidence of the earlier house is limited. The round tower at the south east corner of the development site is thought to have been an angle tower at the corner of the enclosure surrounding the house. As noted above, the tower has conventionally been dated to the late 16th – early 17th century. A short stretch of wall attached to the tower is considered to be contemporary. Aside from this, a dormer pediment (now lost) incorporated into Comiston House Lodge, and an armorial panel found during the current project, date to the early 17th century and are presumed to have come from the earlier building. These are discussed later within this report.



Figure 2 General William Roy’s Map of the Lowlands 1752-55

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Figure 3 First Edition Ordnance Survey Edinburghshire sheet 6 surveyed 1877 published 1885 NLS

¹ Hannah, I 1928 ‘The Castles of Ravensnook and Uttershill, Midlothian’ in *Proc. Soc. Antiq. Scot.* Vol 62 (1928) p. 232-9.



Figure 4 Second Edition Ordnance Survey Edinburghshire sheet VII.NE surveyed 1893 published 1895 NLS

Comiston was acquired by the Forrest family in 1715 and c.1815 James Forrest demolished the earlier house to build Comiston House. The Stables were built around the same time. Both are shown on the First Edition Ordnance Survey map (Figure 3). The Forrest family sold Comiston in 1928. The house subsequently served as a hotel and has latterly been converted to flats. The Stables have most recently been used as a social club, but have been disused for some time.

2. Methodology

i. Historic Building Recording

There are two historic buildings associated with this application. The 19th century Stable building, which will be converted to form the house, and an adjacent dovecot created within the remains of an earlier tower. Although the dovecot is the more interesting of the two structures it will not be structurally altered, and indeed its setting will be improved by the conversion of the stables, therefore it will be the subject of a more basic level of recording. On this basis the historic building Record included:

- a complete photographic survey of both the stables and the dovecot, the structure, interior and exterior and details of significant features, architectural details, etc. There was no access to the interior of the dovecot, the small opening has been blocked. A plan showing the location of the photographs and contact sheets is included within this report.
- The Stables only; within the east side of the stables the original floor surface survived, this was planned at a scale of 1:50. Evidence of the fittings within the stables survived on the west wall of this east room. The elevation was drawn at a scale of 1:20.
- this report includes an assessment of readily available archival material, a map regression, location plan, a brief descriptive summary of the stables and dovecot, their setting, structure and main building phases, together with a short narrative on its significance in its geographical, architectural and historical context.

The architects' elevations provided by the client were found to be an accurate representation of the building, clearly and accurately showing all the architectural details, these are included as Appendix D.

ii. Watching Brief

Although the proposed development requires very little excavation, there are a number of small scale excavations required for services and the reduction of the floor level in the east wing. The excavations required for services were carried out by hand during the first site visit. They were inspected for any

evidence of archaeological remains. The reduction of the floor levels in the east wing was carried out by a mechanical excavator with a toothless ditching bucket. This work was undertaken under archaeological supervision, also during the first site visit. The results of the monitoring are included in this report. The areas monitored are shown on Figure 5.

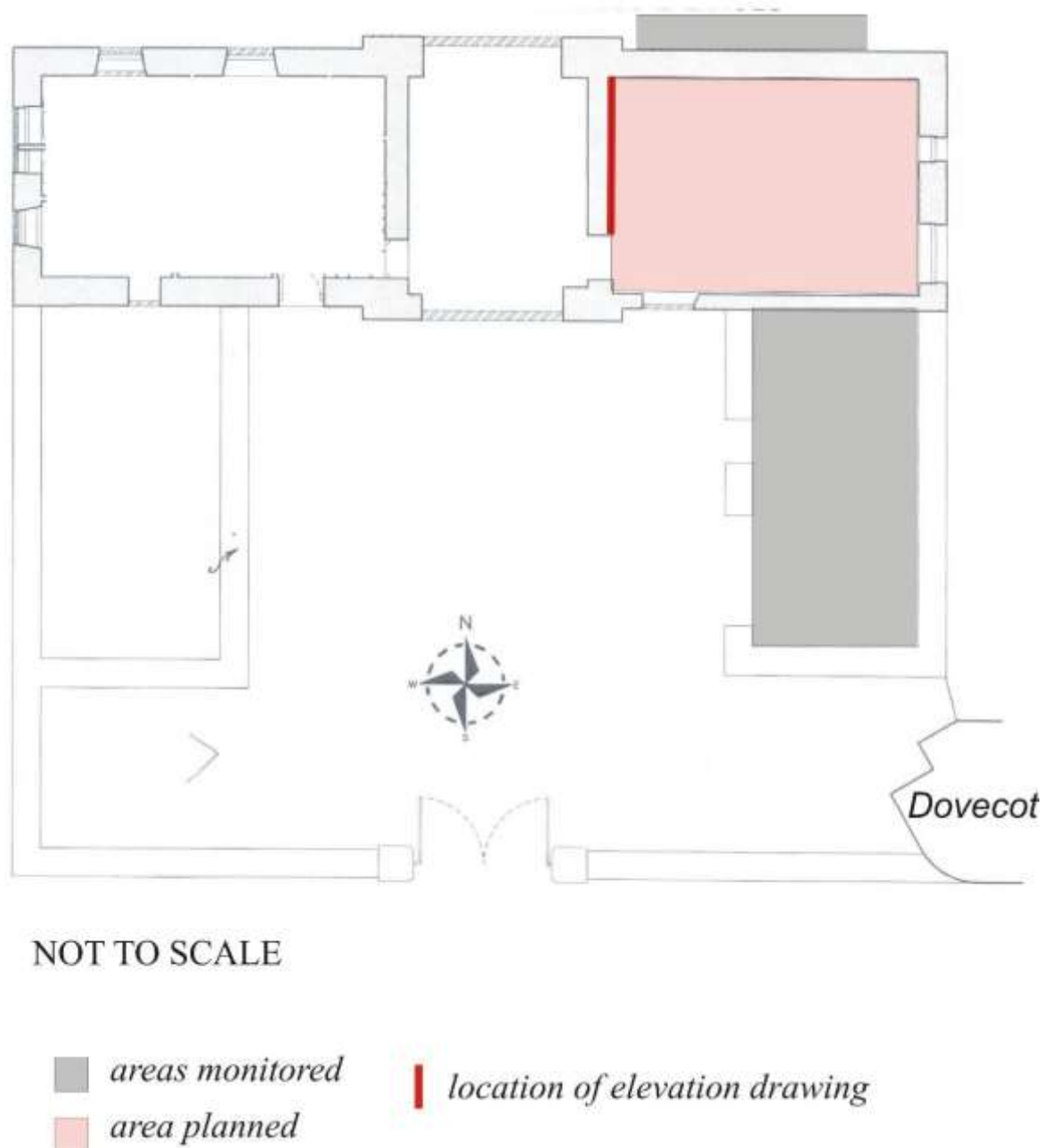


Figure 5 Location of monitored areas and location of figure 7

3. Results

i. Historic Building Recording

As the historical sources and maps indicated, the Stables appear to have been built in the 19th century, around the time or shortly after the construction of Comiston House c.1815. There is physical evidence to suggest that the two wings were added on at a later date, but this must have been prior to the Ordnance Survey in 1877, and most likely shortly after the main block was completed. The

decorative string course which extends round the main stable block does not continue along the external face of the wings. It can also be seen to extend behind where the east wing abuts the main East West block. The quality of the masonry in the wings is not of the same high standard as the main stable block.

a. The Dovecot

The earliest structure is the round tower in the south east corner of the site, later converted into a dovecot (Plates 1-4). Two short stretches of red sandstone masonry survive running north and west from the tower. The western section has been incorporated into the 19th century wall surrounding the stable courtyard. The tower has three wide-mouthed gun ports and an opening at ground floor level (now blocked) with a sandstone lintel over. The lintel is inscribed with the initials *WD* (Plate 3), though it is unlikely that the inscription is an early feature. There is no record of when the earlier house was built, but documents indicate it was before 1608. The style of the tower, in particular the machicolations are reminiscent of those on the curtain wall of Craigmillar Castle. This could suggest a date of early to mid-16th century, slightly earlier than the late 16th to early 17th century date suggested by the information supplementary to the list.



Plate 1 General view of tower looking east 2208 031



Plate 2 Detail of parapet and gun port 2208 042



Plate 3 Carved Initials on lintel 2208 029



Plate 4 Blocked opening into dovecot 2208 030

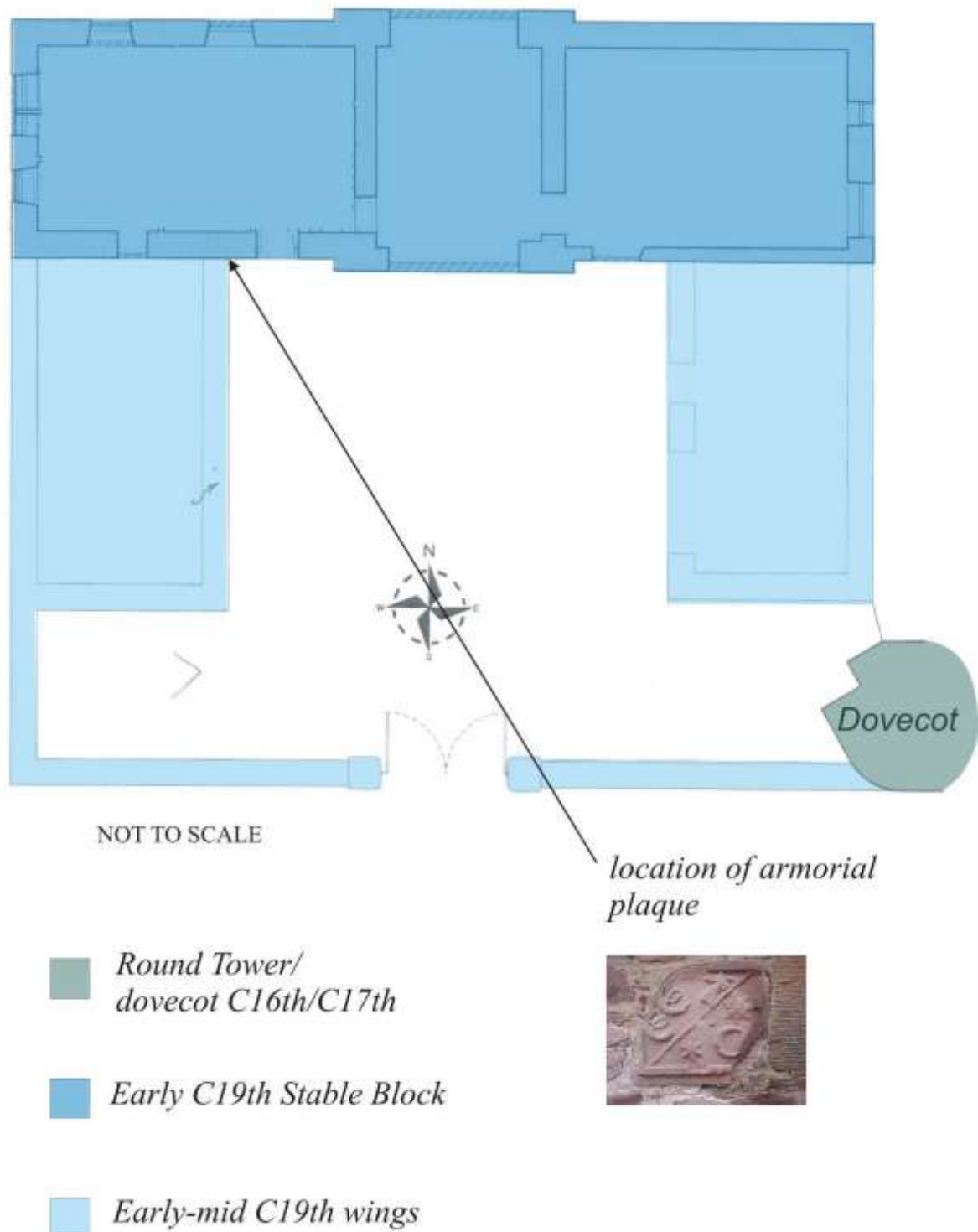


Figure 6 Phase plan and location of armorial plaque

b. The Stables Exterior

A detailed architectural description of the exterior of the stables is provided in the listing as quoted above, therefore this information has not been repeated here. With the exception of the removal of the

clock in the centre of the south elevation and the blocking on the large arched windows to the north, there had been little change to the exterior of the main block.

There were, however, several new observations made. Against the north façade of the main stable block a small area of cobbles was visible at the west end. It is likely that this would have extended around the building. There was no evidence of cobbles within the courtyard, but it is also most likely that the courtyard would have had a cobbled surface.

On the south elevation to the west of the central arch, an armorial panel had been incorporated into the 19th century masonry. Its location is shown on Figure 6. The presence of this panel has not been previously recorded. The panel appears to be of 17th century date and symbolizes the union of two families. The top left side shows two hunting horns and a stag. This represents a branch of the Forester family. The main branch of the family, many of whom are buried at Corstorphine Church, are depicted by three hunting horns. The lower part of the panel shows a sun, moon and star. It is not known which family this represents.



Plate 5 Armorial panel 2208 253

It is thought likely that the panel is a surviving fragment of the earlier house. A carved dormer pediment of early 17th century date was incorporated into the lodge of Comiston House, which was presumably built at a similar time to the Stables, shortly after 1815. The lodge has been demolished and the stones lost. However, Historic Environment Scotland hold three photos dated c.1900 (Plate 6). It is evident from this photograph that the pediment comprises two stones that are not matched and so originally would have come from different parts of the source building. The lower part commemorates the marriage in 1610 of Andrew Creich and Margaret Dick. (*see Canmore listing for the Dovecot*)



Plate 6 Canmore image showing dormer pediment

c. Stables Interior

The wings of the Stable block are in a ruinous state and no internal detail survived, with the exception of a small inserted fireplace on the east wall of the east wing. A brick chimney resting on a single projecting slab had been constructed against the exterior wall to serve the fireplace. Local residents said that the wings were used to accommodate staff when Comiston House became a hotel, the fireplace may have been inserted as a result.



Plate 7 Rough inserted fireplace

2208 0158



Plate 8 Chimney supported on slab

2208 0177

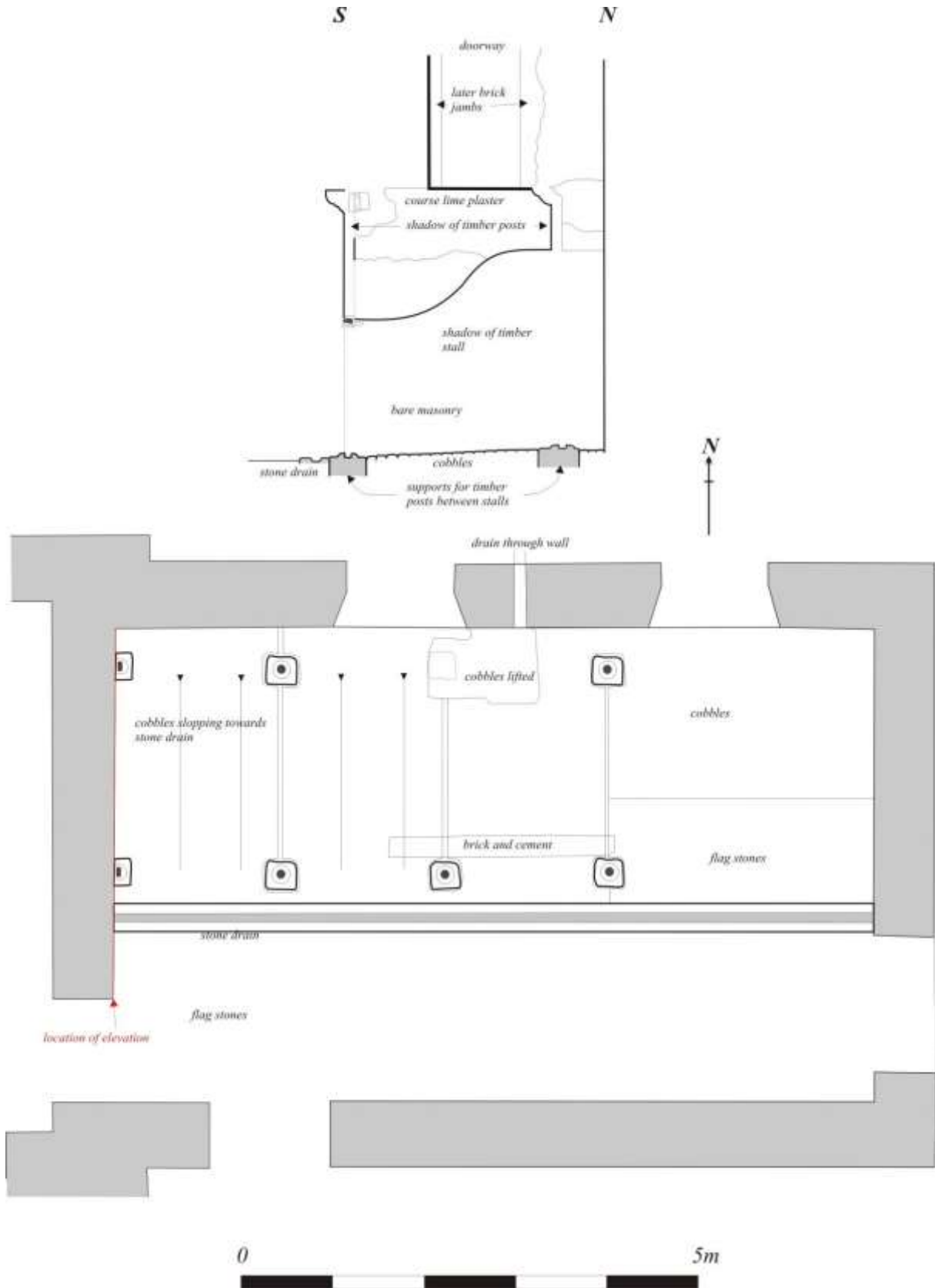


Figure 7 Plan and elevation of stable

The west side of the main stable block had been converted to provide accommodation for a social club; a concrete floor had been laid and modern internal partitions and finishes added. Following the removal of these later additions, there was no evidence of the original use of the building, with the exception of blocked openings visible from the exterior.

The central area behind the main arch had a concrete floor and cement had been applied to the masonry. No historic details were visible in this area either.

The east side of the stables had been left largely untouched, and therefore the original layout of the stables had been preserved (Figure 7). The main part of the floor was cobbled where the stalls were located (Plate 9). The cobbles sloped to a stone drain which ran east/west along the length of the room. The area to the south of the drain, and the far eastern end had a flagstone floor. Within the cobbles were set a series of large squared stones with sockets (Plate 10), which would have held timber posts that divided the room into three stalls, with a fourth larger area at the east end. The dividing partitions would have been of timber tongue and groove. The shape of the timber partitions could be seen against the west wall (Plate 11). The outline of the capital of the decorative posts was also preserved. The timber panelling would have extended along the rear of the stalls where troughs for hay and water would have been attached.



Plate 9 Cobbled stable floor looking north 2208 134



Plate 10 Detail of stone socket 2208 138



Plate 11 Outline of timber stall on east wall 2208 123

ii. Watching Brief

As anticipated, there was very little additional ground disturbance required as part of the development. There were two distinct areas monitored during the initial site visit on the 15th of February 2016. Due to existing services being present on the site, the hand excavations carried out on the north side of the stables were within previously disturbed ground. The excavations exposed earlier drains. The spoil was inspected as were the sections of the trench and no archaeological finds or features were present.



Plate 12 Hand excavated area showing drains 2208 217



Plate 13 North room of east wing following ground reduction 2208 250

It was necessary to reduce the ground level in both of the rooms in the east wing to 300mm below the current level. Both rooms were roofless and therefore had an accumulation of rubble and soil with no earlier floor surface. On reaching the required depth in the southern room, undisturbed sub soil had not been reached. Over much of the north room, loose red subsoil with common angular stone inclusions was uncovered. There were some areas of modern disturbance within it, but no evidence of archaeological finds or deposits.

4. Conclusion and Recommendations

This project has provided an opportunity to draw together the evidence relating to the history and development of Comiston House and its predecessor. The evidence relating to the earlier house is fragmentary. Documentary sources demonstrate that it was in existence by 1608, but the date of construction is unknown and no upstanding elements of the earlier house itself survive. However, assuming that it was contemporary, the architectural detail of the surviving tower provides an indication of the earlier house's date of construction. It has generally been dated to the late 16th – early 17th century, but its machicolations are considered here to suggest a slightly earlier date, possibly early – mid 16th century.

The dormer pediment recorded previously in the lodge house dated to 1610 and the newly identified armorial panel dates to the 17th century. These may indicate that the earlier house underwent several phases of rebuilding in the 17th century. The dormer pediment of 1610 may have been added as part of a programme of rebuilding when Andrew Creich and Margaret Dick came to live in the house. The armorial panel symbolises the union of two families and may likewise have been added following a marriage. The difficulty with using the carved stones as dating evidence is that we cannot be certain that they originated from the earlier house, though this would seem likely, and, it is not possible to work out which phase of the building they belonged to as their context is lost.

The dating and phasing of Comiston House and the Stables are more secure and straightforward, as we know the house was built in 1815. The Stables were presumably built around the same time. The two wings to the rear appear to have been added shortly after. No evidence of structural development was noted. The Stables are a good example of a 19th century stable block, though the loss of internal features limits their architectural and historic interest. The building recording has provided a record of the structure together with the surviving interior evidence. The most interesting discovery is the 17th century armorial panel, which will be preserved as part of the redevelopment of the stables.

The current project also secures the future of the dovecot, the only surviving remains of the earlier building. As part of the redevelopment, the vegetation will be removed from the dovecot and any repointing required to stabilize the structure will be carried out.

As no archaeological finds or features were found during the monitoring no further work is recommended. This report is therefore submitted to the City of Edinburgh Council as the final stage in satisfying the archaeological planning condition.

Appendix A Written Scheme of Investigation

Comiston House Stables

Camus Avenue, The City of Edinburgh

Written Scheme of Investigation: February 2016

for

CGMS Consulting

10th February 2016



Comiston House Stables: image Historic Scotland

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

Addyman Archaeology – 10th February 2016

1. Introduction

General

Addyman Archaeology have been commissioned by CGMS Consulting to carry out historic building recording at Comiston House Stables, Camus Avenue, Edinburgh, prior to its conversion and extension to form a dwelling house with double garage. A planning application for the work was granted permission on 19th August 2015 with the archaeological conditions outlined below attached (ref. 13/00494/FUL). The archaeological conditions of the planning consent state that:

- 1. 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 which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.*

Reason: In order to safeguard the interests of archaeological heritage.

This written scheme of investigation (WSI) is the first step in discharging the archaeological planning condition and is presented here for acceptance by The City of Edinburgh Council Heritage Officer, John Lawson. This document contains the methods that will be used to appropriately record the stables and adjacent dovecot 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 field work.

Setting and Background

Comiston House Stables are located at Camus Avenue in the south of the City of Edinburgh (NGR NT 23996 68618). They are located in what is now a residential area but were formerly the stables to Comiston House and sat within its grounds. Comiston House and the Stables were built around 1815 for James Forrest, an advocate who later became Lord Provost of Edinburgh. Adjacent to the Stables are the remains of a round tower, later a dovecot. It is believed to have been an angle tower associated with the original Comiston House. The original house's date of construction is unknown, but it is mentioned in a disposition of the lands of Colmanstoun by John Fairlie in 1608, demonstrating that it was extant by this time. A building and enclosed gardens are shown on the site on William Roy's survey.

The Stables are category B listed (ref 28045). They latterly served as a social club but have been unused for some time and are currently in a state of disrepair, though the masonry and roof of the main block are in moderate condition. The wings to the rear are unroofed shells. The dovecot is structurally sound.

A brief historical summary together with a limited map regression will be undertaken and will form part of the final report.

Archaeological Potential

The following is an assessment of the archaeological potential of the site as provide by John Lawson in response to the current planning application (Appendix A).

The scheme seeks to refurbish the Georgian B-listed former stables for Comiston House. The stables incorporate an earlier late-16th/17th century circular dovecot associated with an earlier Comiston House, the present House being a c.1815 replacement constructed for James Forrest. The Comiston Estate is much older with Stuart Harris in his Place Names of Edinburgh noting a record of 1337. The disposal of the late-medieval house is also recorded in a disposition of the lands of Colmanstoun by John Fairlie in 1608.

Accordingly this site has been identified as occurring within an area of archaeological potential.

It is possible therefore that archaeological remains relating to the earlier occupation of the site may survive and be uncovered during ground breaking works.

2. Scope of Proposed Works

Historic Building Recording methodology

In consultation with The City of Edinburgh Council Archaeology Service a more detailed specification was issued in relation to the condition attached to planning. This stipulated that the buildings 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.

There are two historic buildings associated with this application. The 19th century Stable building which will be converted to form the house and an adjacent dovecot created within the remains of an earlier tower. Although the dovecot is the more interesting of the two structures it will not be structurally altered, and indeed its setting will be improved by the conversion of the stables, therefore it will be the subject of a more basic level of recording. On this basis the historic building Record will include:

- a complete photographic survey of both the stables and the dovecot, the structure, interior and exterior and details of significant features, architectural details, etc. This will be complemented by contact sheets and a location plan where these photographs were taken from.
- The Stables only; annotated ground plans and internal and external elevation drawings including basic dimensions, this based on the existing architect drawings, these will only be produced when evidence of significant information is visible in the form of 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 stables and dovecot, their setting, structure and main building phases, together with a short narrative on its significance in its geographical, architectural and historical context.

Watching Brief

Although the proposed development requires very little excavation, there are a number of small scale excavations required for services and the construction of the double garage. It is possible that these works may disturb archaeological remains, therefore all excavation works will be monitored by an archaeologist. If any significant finds or features are revealed contact will be made with John Lawson 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.

Standards and Recording.

Addyman Archaeology is committed to providing a high standard of 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. The historic building recording will comply with *ALGAO* standards.

Standard recording drawings are undertaken at 1:20 scale (in plan) with details and sections drawn at 1:10. Plans and sections of areas that reveal significant 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.

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 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 RCHAMS.

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.

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 City of Edinburgh Council. This will detail the methodologies to be employed for any specialist analyses. Proposals for publication will be discussed with The City of Edinburgh 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.

Staff

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

The Historic Building Recording and 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.

Timetable

Subject to the approval of this written scheme and with the agreement of John Lawson of the City of Edinburgh Council Archaeology Service, part of the historic building recording and monitoring of the first phase of excavation will be carried out on Monday 15th of February 2016. The completion of the watching brief, together with any additional work necessary to complete the historic building recording to the required standard, will be undertaken in response to the developer's schedule.

The results of all phases of work will be combined into one report which will be submitted to the client and John Lawson of The City of Edinburgh Council within four weeks of the completion of fieldwork.

Appendix A: Planning Conditions/Archaeological Recommendations

Memorandum

To Head of Planning
City of Edinburgh Council
Planning and Building Standards
Services for Communities
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

From F.A.O Clare MacDonald
John A Lawson
Archaeology Officer
Date 26th February 2013

Your ref 13/00494/FUL
Our ref 13/00494/FUL

Dear Clare,

63 Camus Avenue (Comiston House Stables).

Further to our consultation request, I would like to make the following comments and recommendations regarding this application for the alteration, extension and conversion of Comiston House Stable building to form a dwelling with the proposed extension to form a double garage.

The scheme seeks to refurbish the Georgian B-listed former stables for Comiston House. The stables incorporate an earlier late-16th/17th century circular dovecot associated with an earlier Comiston House, the present House being a c.1815 replacement constructed for James Forrest. The Comiston Estate is much older with Stuart Harris in his Place Names of Edinburgh noting a record of 1337. The disposal of the late-medieval house is also recorded in a disposition of the lands of Colmanstoun by John Fairlie in 1608.

Accordingly this site has been identified as occurring within an area of archaeological potential. This application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan

(2010) policy ENV9. **The aim should be to preserve archaeological remains *in situ* as a first option**, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

The refurbishment of the listed former Comiston House Stables will necessitate works which will affect the original fabric of this historic building. As part of this work it is essential that a programme of historic building survey is undertaken by a suitably qualified archaeological company prior to and during any works (demolition, alteration, refurbishment and conservation) affecting the historic fabric of this building. In addition it is essential that a suitable programme of archaeological works be undertaken during associated ground breaking works in order to fully record, excavate and analyse any significant surviving buried archaeological remains that may be disturbed by development and where protection *in situ* is not possible.

It is therefore recommended that the following condition be attached consent to ensure that this programme of archaeological works is undertaken.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, historic building recording, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Please contact me if you require any further information.

Yours sincerely

John A Lawson

Appendix B Provisional DES Entry

LOCAL AUTHORITY:	City of Edinburgh Council
PROJECT TITLE/SITE NAME:	Comiston House Stables
PROJECT CODE:	AA 2208
PARISH:	Edinburgh (city of)
NAME OF CONTRIBUTOR:	Jenni Morrison
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Historic Building Recording and Watching Brief
NMRS NO(S):	NT 26NW42, NT 26NW1
SITE/MONUMENT TYPE(S):	19th century Stables and earlier dovecot
SIGNIFICANT FINDS:	17th century armorial panel depicting the union of two families, one of which is a branch Forrester Family. Panel is built into the front of the 19th century Stables. Original floor of part of the stables, and evidence of original timber fittings were also found.
NGR (2 letters, 8 or 10 figures)	NT 23996 68618
START DATE (this season)	15/2/16
END DATE (this season)	13/4/16
PREVIOUS WORK (incl. DES ref.)	none
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Addyman Archaeology were commissioned by CGMS Consulting to carry out historic building recording and monitoring at Comiston House Stables, Camus Avenue, Edinburgh, prior to its conversion and extension to form a dwelling house with double garage. The Stables served the nearby Comiston House which was built in 1815. The stables' interior mostly related to its recent use as a social club. However the east end of the main block was largely untouched and retained the original cobbled floor and evidence of the timber stalls. On the south elevation an armorial panel was found, thought to be of 17th century date, most likely relating to the earlier Comiston House, depicted on Roy's Military Survey. The remains of a 16th century tower, later converted to a dovecot, survive in the corner of the site. The monitoring of ground breaking works did not uncover any archaeological remains or artefacts.
PROPOSED FUTURE WORK:	none
CAPTION(S) FOR ILLUSTRS:	none
SPONSOR OR FUNDING BODY:	private developer
ADDRESS OF MAIN CONTRIBUTOR:	St. Ninian's Manse, Quayside Street, Edinburgh, EH6 6EJ
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	RCAHMS, OASIS

Appendix C Photographic contact sheets



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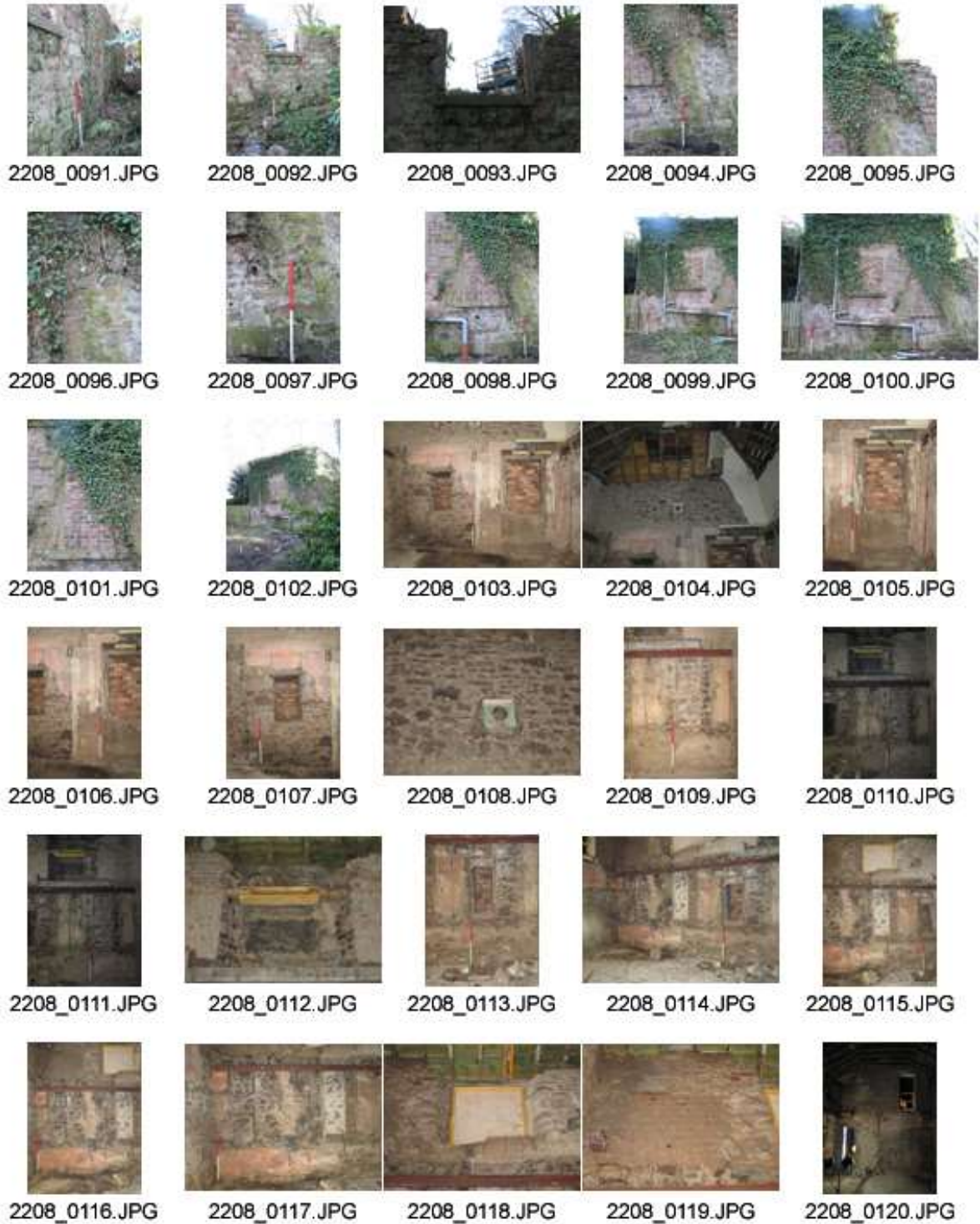
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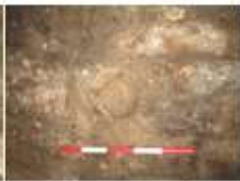
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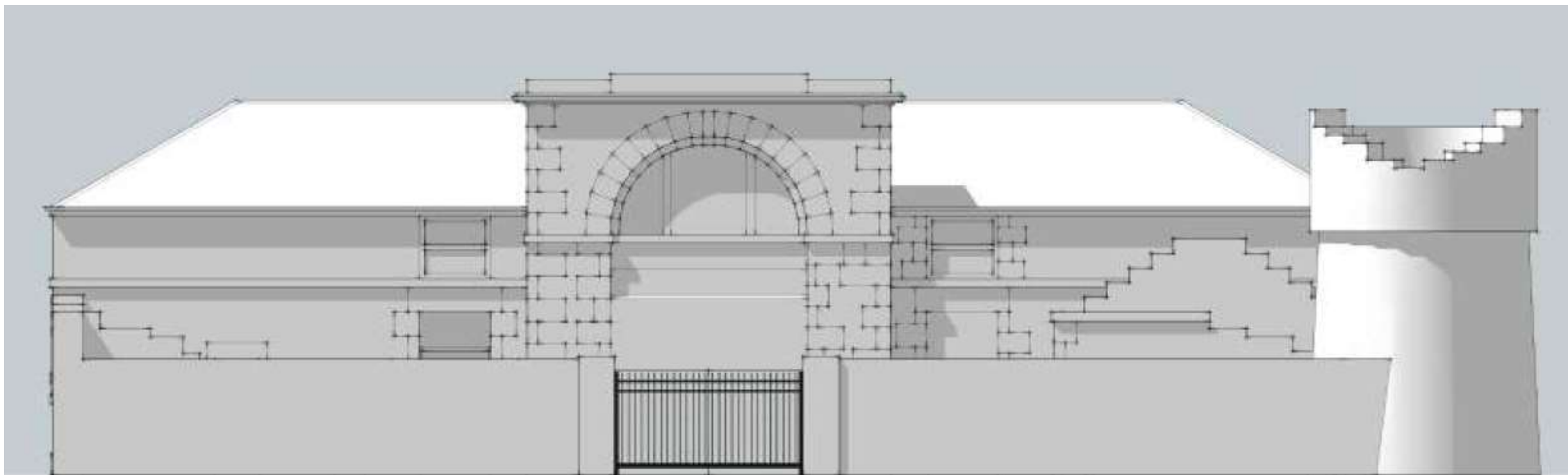


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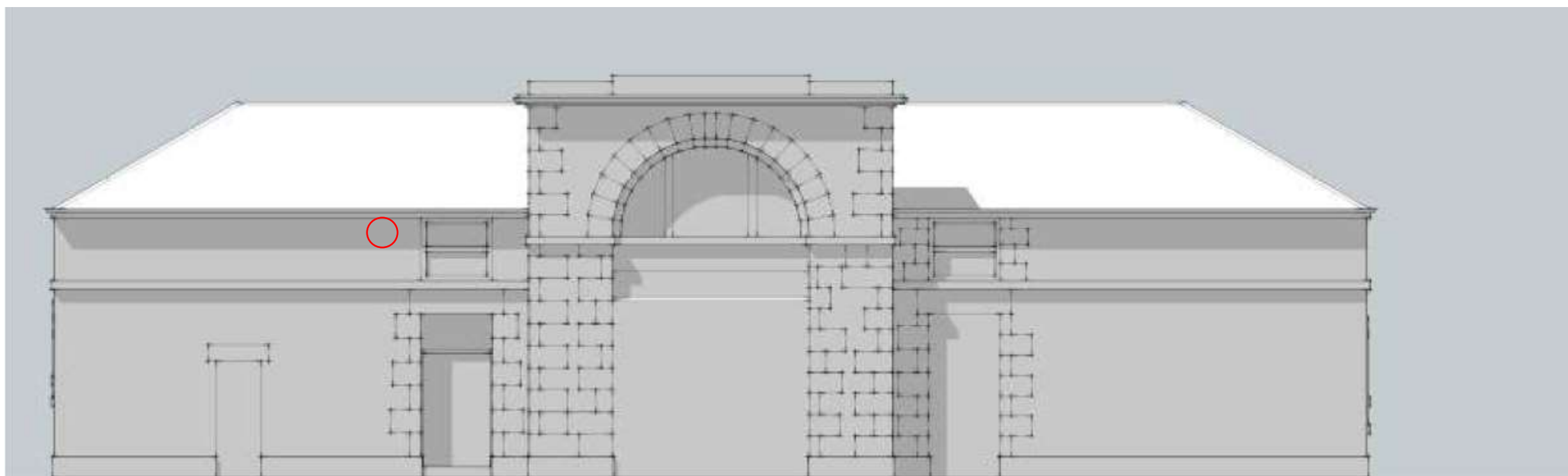


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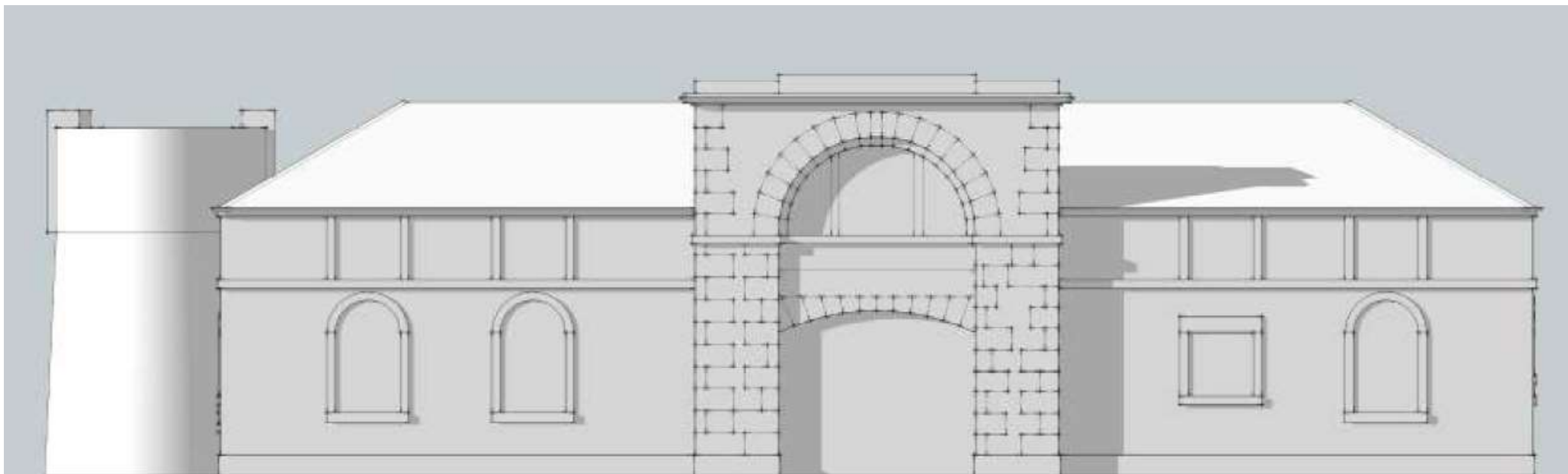
Appendix D Architect Elevations and Plans



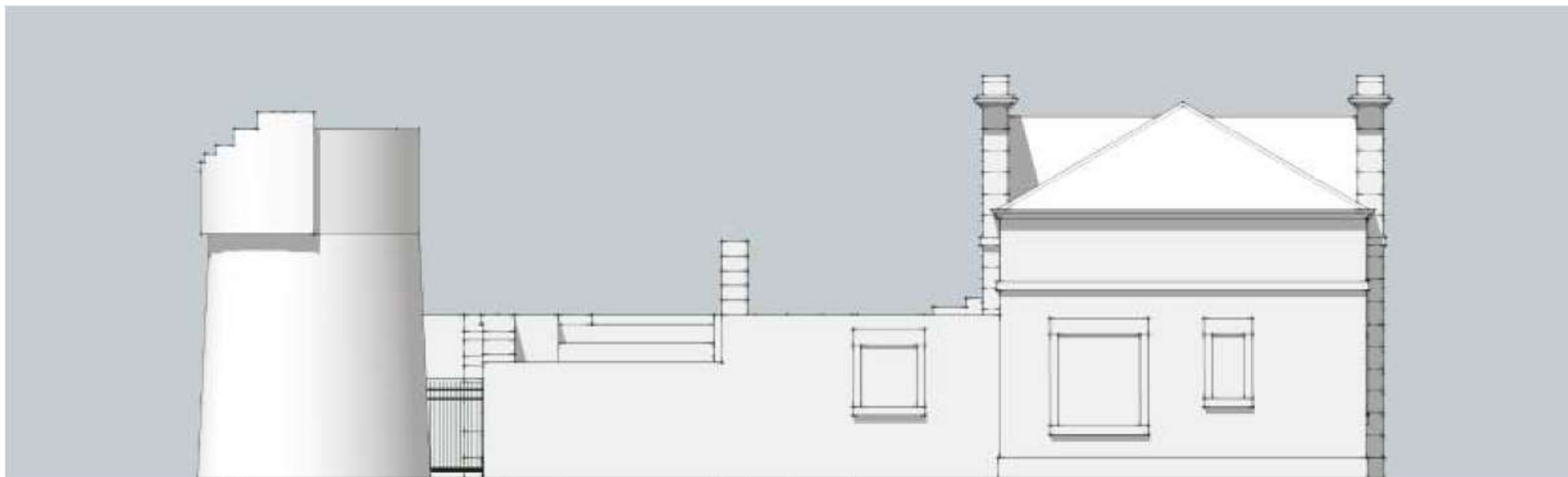
South Elevation (1:150)



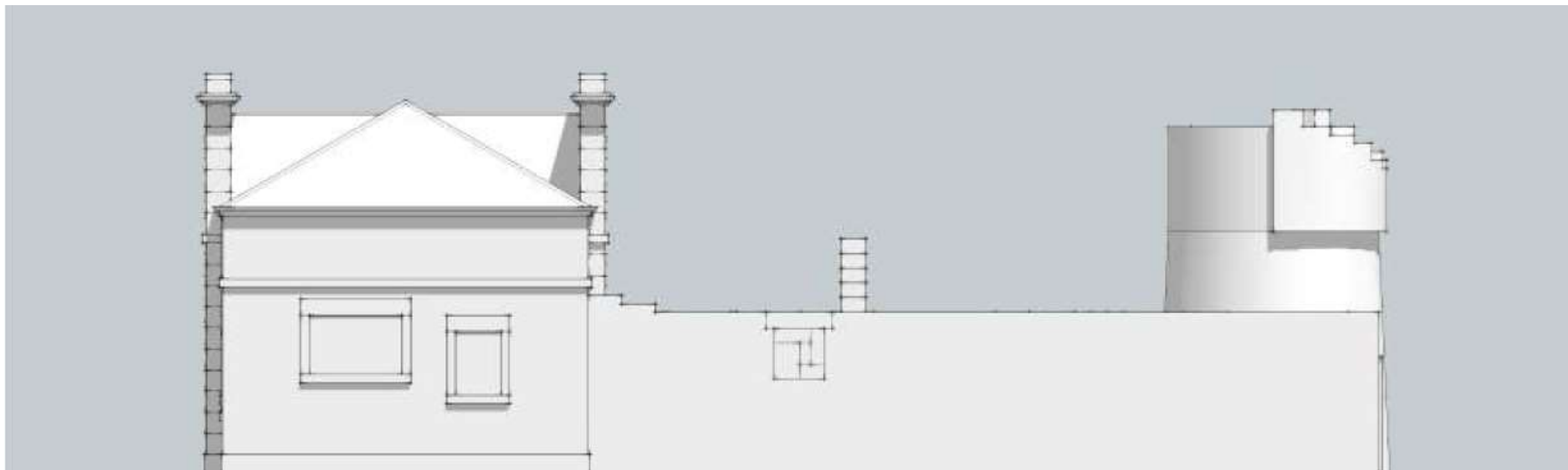
South Elevation, boundary wall and doocot removed (1:150). Location of armorial plaque circled.



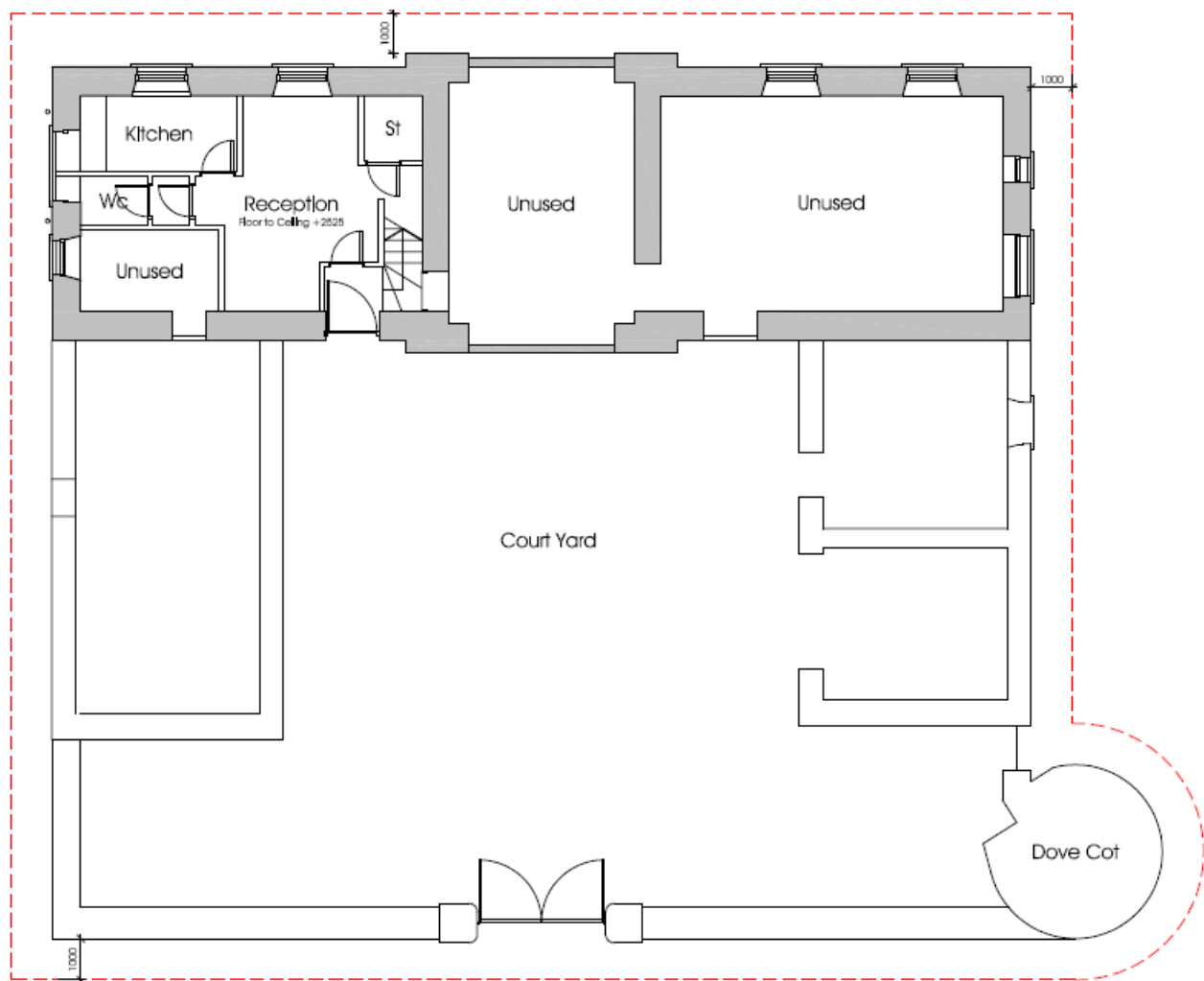
North elevation (1:150)



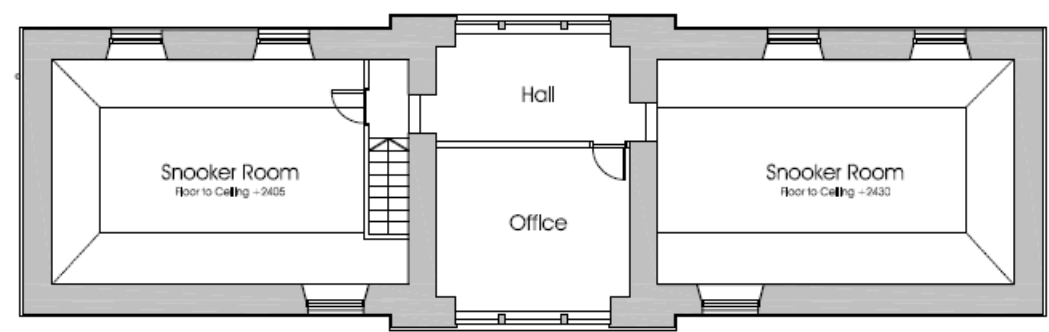
East Elevation (1:150)



West elevation (1:150)



Ground floor plan (1:200)



First floor plan (1:200)

Appendix E Photograph Locations

