

Carsewell Steading

Penicuik, Midlothian

Historic Building Appraisal: 16/10/2017

for

Hope & Co Architects on behalf of Penicuik Estate

October 2017



Carsewell Steading

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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Job number 2305.00

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by K. Macfadyen

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Acknowledgements

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Carsewell Steading

Penicuik, Midlothian

Historic Building Appraisal

Executive Summary

Addyman Archaeology undertook a historic building appraisal at Carsewell Steading, Penicuik Estate, Midlothian in advance of the development of the steading to form an office for the estate.

The appraisal included a map regression, examination of existing plans and photographs and a site visit to record the building in context.

The results of the appraisal suggest that the structures seem to be largely of one phase of construction with identical detailing to openings, as would be expected if the estate was building a new Home farm on the site. Some minor variations in stone types especially noted in Building 4 may relate to early reordering and/or repairs of the structure.

The appraisal has summarised the history of the buildings and provided a record of the development of the steading to the present day.

1. Introduction

i. Background and previous work

Addyman Archaeology was commissioned by Hope & Co Architects on behalf of Penicuik Estates to undertake a historic building appraisal of Carsewell Steading, Penicuik Midlothian. The work was required as part of a condition of planning consent to convert and alter the steading to form an office (planning reference no. 17/00467/DPP).

Carsewell Steading is a 19th century farmstead recorded in Midlothian Council's Historic Environment Record (HER MEL5371). It lies within the Inventory Garden and Designed Landscape of Penicuik House. Assessment of the site by the Archaeology Officer stated that there was a potential loss/disturbance/change to the existing fabric and features from the development.

A site visit was undertaken by Kenny Macfadyen on 16th October 2017.

A record of the building recording (OASIS ID - addyman1-298540) 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. Site location and setting

Carsewell steading sits within the Penicuik House Estate to the south-west of the town of Penicuik and to the west of Penicuik house. The farm is accessed from the A766 to the north (*figure 1*); the area around the steading is largely agricultural with some residential buildings for Estate workers. The steading is located at NGR NT 21150 59616.

The steading buildings are arranged around three sides of a square with a farmhouse forming the north-east corner. The building/s that formed the south-east side of the courtyard were demolished in the later 20th century. The surviving buildings were refurbished approximately 10 years ago, works that involved the replacement of much of the roofing and apparently laying new concrete flooring as well as possibly some reordering of window openings and general repairs.

The underlying bedrock geology is sedimentary of the Clackmannan Group, with the overlying superficial deposits comprising Glaciofluvial Ice Contact Deposits - Sand and Gravel.¹

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

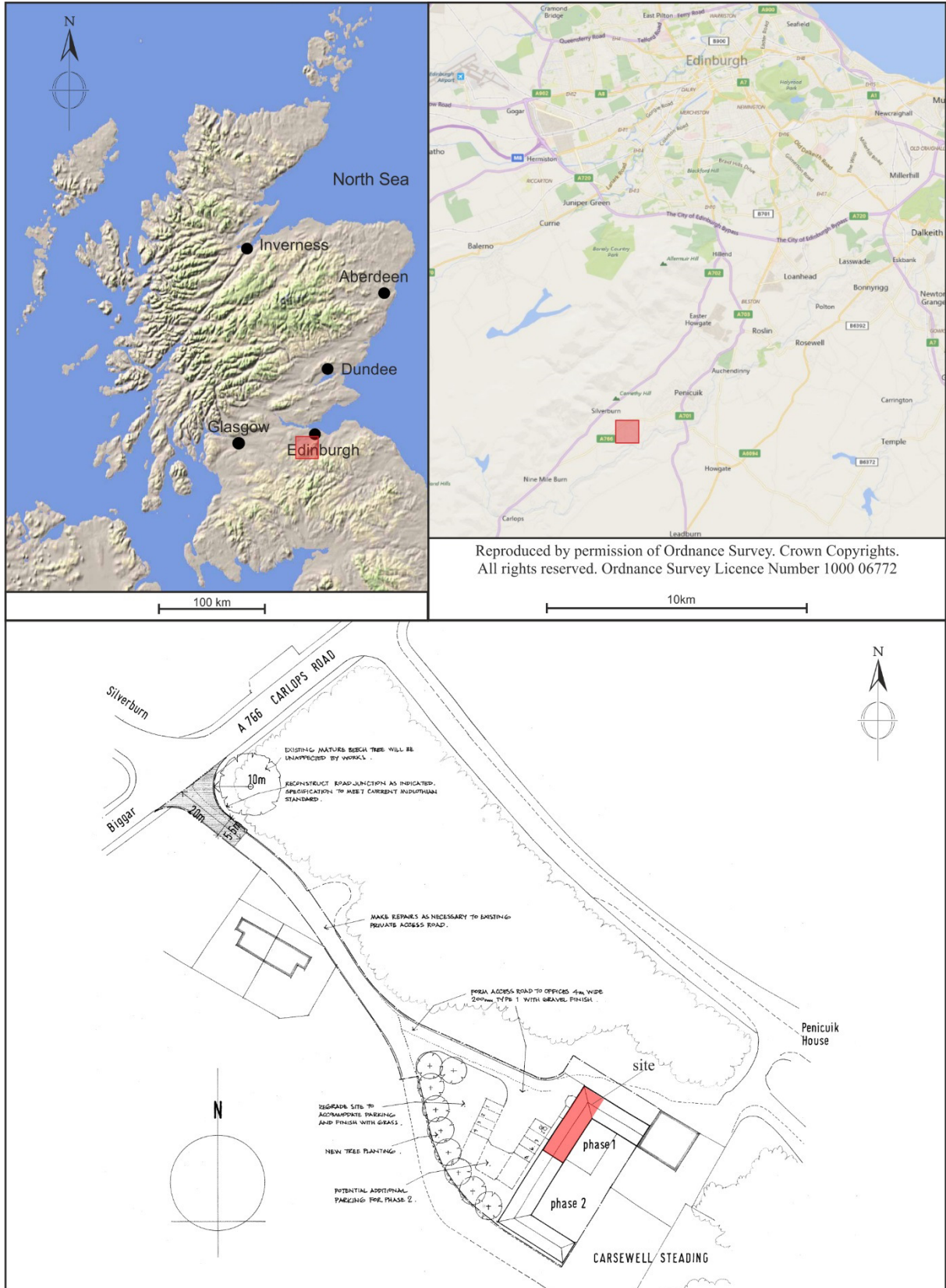


Figure 1 Site location

2. *Map regression and Historical Summary*

A series of easily accessible maps and aerial photographs were examined, largely comprising Ordnance Survey mapping. A series of dated aerial photographs from Google earth were also useful for identifying recent works.

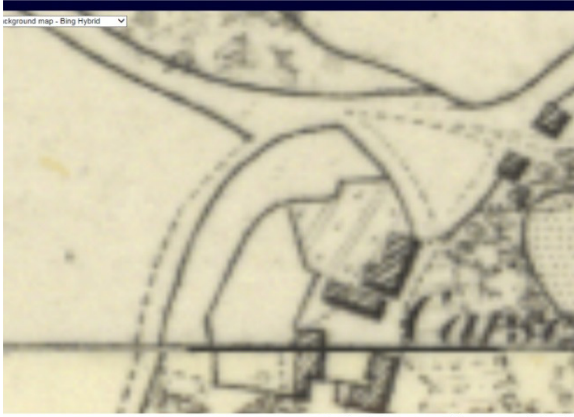
Within the Penicuik House archive there will likely be extensive documentation relating to the history of the steading and its construction, however assessment of the archive is beyond the scope of this building appraisal.

The earliest map examined was the First edition Ordnance Survey map of 1853, see *figure 2*. On this the gate lodges for the main house are clear as is a cluster of small structures to the south-west of these named *Carsewell* and likely to be a predecessor farm; the steading is noted by its absence and it is clear it has not been built yet.

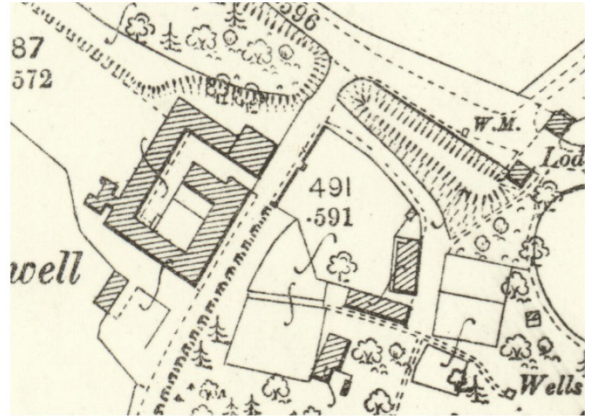
The next map, the Second Edition OS mapping of 1892 also shows the gate lodges and the cluster of small structures in finer detail than the 1st edition. The map also now shows the fully formed rectangular steading structure, which can now be identified as *Carsewell*, giving a build date for the steading of mid to late 19th century.

By the OS map of 1905 little has changed with minor changes and additions to the surrounding area. The next image is an aerial photo from the late 1940s and again the structure appears to be largely unchanged.

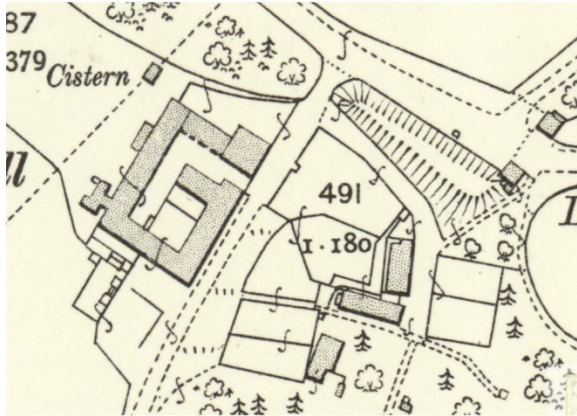
OS mapping from the 1950s appears to show large extensions to the north-west; from the mapping this can be seen to be effectively the highpoint of the steading. In the later 20th century the south-east ranges of the steading have been lost, as well as the extensions to the north-west. By 2006 some of the roof has been stripped for replacement leaving much of the structure an empty shell with apparent building works ongoing on site. Later Google Earth images from 2007 and 2009 show the steading reroofed and apparently in use.



OS, First edition 1853



OS, Second edition 1892



OS, 1905



Aerial Photo late 1940's



OS, 1955



Google Earth, 2006



Google Earth, 2007



Google Earth, 2009

Figure 2 Map regression

3. Methodology

A Historic Building Appraisal was instructed to be undertaken as part of the planning permission for the site. This was undertaken on the 16th of October 2017 by K. Macfadyen. Elevations and plans supplied by the client were annotated with observations and a photographic record of the structure was undertaken; this was done largely from the exterior as the main area of works had already been lined out and the other areas not currently being developed were securely shuttered and not accessible.

Major features, *ie* windows and doors, were given context numbers to help identification in the text.

Photography was taken with a Sony ILCE-6000L digital camera producing 24 megapixel images as well as raw imagery.

4. Results

The surviving structure appears to largely be of one phase, which is unsurprising if as the map regression suggests the structure was built quite late in the 19th century, rather than having developed from existing farm buildings piecemeal extended over the centuries. The steading also seems to have only been fully in use for about 100 years before its reduction to its current state.

The surviving structure can be split into four parts for description: Building 1 the NE cart shed, Building 2 and 3 the northern and southern parts of the western range and Building 4 the SE range (see *figure 3* for plan).

The current works were confined to Building 2. Prior to recording the works had begun; this included the removal of an uneven concrete floor, slapping of three openings though the north-west wall and lining out the elevations and partitioning the area into rooms.

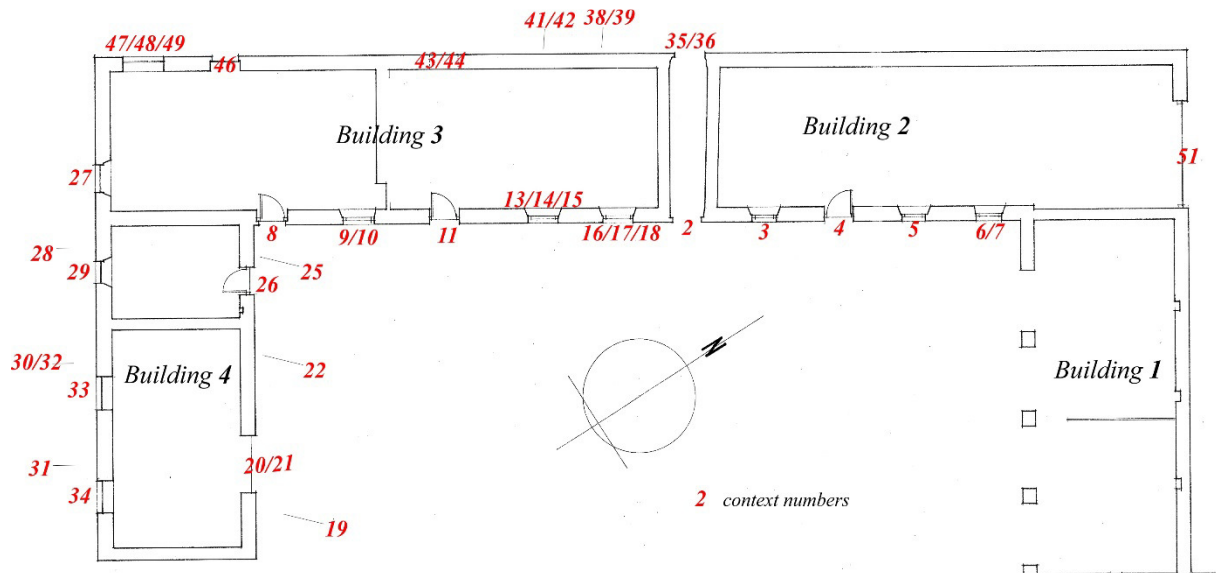


Figure 3 Main context location plan

a. *Building 1*

This was a simple cart shed with four arched openings (*plate 1*) leading into an open interior. Four small recesses in the internal masonry were evenly spaced on the north-east and south-east walls.



Plate 1 Building 1 shows arched openings

The interior was partitioned in half with a timber partition and the roof had been replaced in the early 21st century.



Plate 2 Building 1 detail of jamb detailing

The jambs of the openings were formed from neatly cut blocks of blond sandstone with a narrow chamfered corner and horizontally broached tooling (*plate 2*).

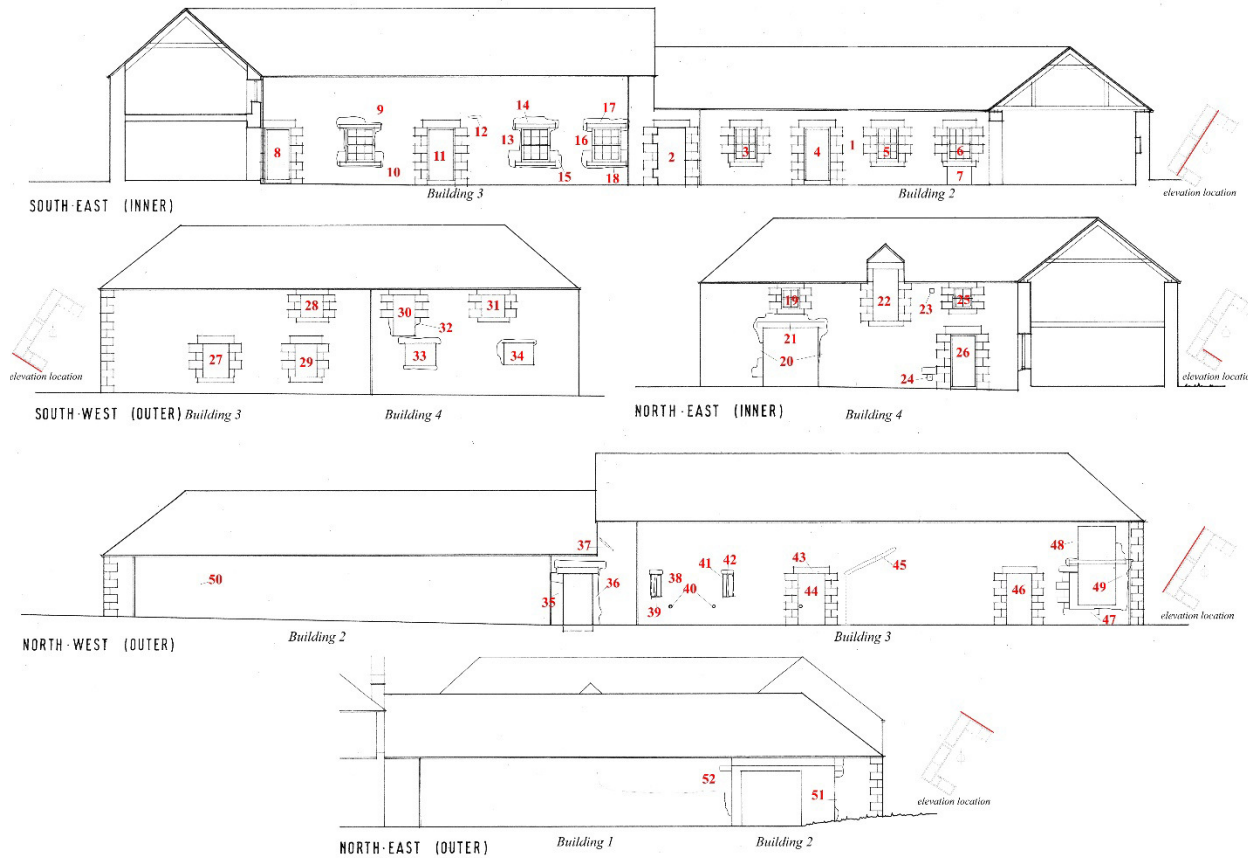


Figure 4 Elevations with contexts

b. Building 2

Building 2 was the area being converted in this phase of works and the interior was obscured by the time of recording. A concrete floor was removed as it was uneven and a new level one poured; this floor was likely to date to the early 21st century works and was similar to that seen in Building 3 a modern concrete poured floor with raised areas along the walls for animal stalls and a central sunken passage.



Plate 3 Building 2 SE frontage, (supplied by client)

The structure was a single storey building with a pitched slated roof replaced in the early 21st century (plate 3). The south-east frontage elevation has a number of openings, all original to the building but occasionally altered. All openings are formed from light coloured sandstone with some lintels of browner sandstone. The doors all display a narrow chamfer on the corners within a narrow droved margin and horizontal broached tooling beyond on the jamb stones (plate 4). The windows were more simple with a square jamb detailed with a narrow droved margin and broached tooling beyond (plate 5).



Plate 4 Detail of door chamfer and tooling on jambs



Plate 5 Detail of window jamb tooling

The northern most opening (06) was originally a door with a chamfered surround but historically it has been part blocked to form a window.

The jambs of the door (04) have been widened removing the chamfer but it survives on the lintel.

Door (02), again with a chamfered surround, leads into a covered passage between Building 2 and 3 to the north-west; some of the jamb stones have been damaged and the door at the other end of the passage (35) has been heavily damaged and rebuilt in modern brick and concrete.

The north-west elevation (*plate 6*) was originally blank with the only features a series of low down secondary vents (*40*) through the wall formed from salt glaze drainage capped with metal vent covers. There was a further series of original high up vents formed from terracotta drainage pipes (*50*).



Plate 6 Building 2 NW elevation

As part of the current works three large openings were slapped through the masonry for new windows.

Much of the north-east elevation had been historically removed for a large machine access (*51*), the jambs of which were crudely formed. Latterly the east jamb has been reformed with sandstone quoining (*52*); some fresher looking masonry on the rear of Building 1 may related to this and is likely to be related to the early 21st century works.

c. Building 3

This is a two storey high structure, split into two rooms by a central gable. The northern room's interior could be made out through the windows but the southern room's interior was inaccessible.

The *northern room* looks to have been a single space open to the roof, as no obvious evidence for floor joists of an upper floor could be made out from the window. The current/ last use of the interior appears to have been for livestock as the outline of a series of pens can be made out on the walls (*plate 7*). These were associated with water basins and central to each pen was a downward projecting large pipe, which is likely to represent the interior end of the vent (*40*) system.



Plate 7 Building 3 north room composite north internal elevation (shot through glazed window)

On the north-west exterior elevation a number of blocked features can be made out; two blocked vertical vents (38 and 41; plates 8 and 9) and a door (43).

The vents could be made out on the interior showing them to have been splayed internally. The door (43) was also blocked up. Built into the blocking or cutting through the blocking was one of the vents (40), showing these to be secondary and not original to the structure.

The roof also appears to have been redone in the early 21st century, with new sarking and a doubling up of the roof trusses with new truss timbers.



Plate 8 Blocked vent 38



Plate 9 Blocked vent 41



Plate 10 Building 3 southern room to left and northern room to right

On the south-east frontage elevation of the *northern room* (figure 4; plate 10) there is a door and two windows; the door (11) appears to be an original door with the same chamfer and tooling detailing as on Building 2, the north jamb has been widened. The two windows (13 and 16) are different and show evidence for three phases of use.

Windows 13 and 16 appear to be remnants of *in situ* jambed openings; both have three apparent jamb quoins surviving to the south (numbered 13 and 16), however the tooling detailing is different to all the other windows with the finish the same as the surrounding rough tooled rubblework (plate 11). It is likely that these were originally narrow vents to pair the ones on the north-west elevation.

The quoins were likely better detailed than the vents on the north-west elevation as this is the main frontage and highly visible, but not important enough an opening to warrant the full tooled margins of a window. Latterly both of these have been widened (14 and 17) considerably to form a window opening, this work was done with cement and is likely 20th century in date.



Plate 11 Window 13

More recently the sills of both windows have been dropped to form a larger window (15 and 18), this work appears to have been done with lime mortar and is likely to be related to early 21st century works to the steading.

The southern room on its south-east main frontage has a door and a window (plate 10; figure 4); the door (08) is original with the same detailing as elsewhere but the window (09) appears to be a slapping. The window appears to have been a new slapping and formed up with cement to similar dimensions as (14 and 17) and likely at the same time. Latterly the window sill has been dropped similarly to (15 and 18).

On the north-west elevation (figure 4) originally was a door and a window; the door (46) is original and of the same detailing as elsewhere. The door is currently open and in use as a door but mortar traces on the stonework suggest it has been blocked up historically; some damaged quoins may relate to tying in the blocking or even a further phase of converting the door into a window by inserting a sill.

The window (47) was an original window that has been heavily affected by the insertion of a large opening (49) which cuts the window (plate 12).

Above the window (47) some quoining of a wide opening (48) may be original but partially rebuilt as part of the new opening below (49).

In the south-west elevation an original window (27) survived; this was a bit wider than the others and contained five vertical window bars.



Plate 12 Building 3 NW elevation original window 47 bottom left cut by later opening

d. Building 4

This was a two storey structure with openings at ground and first floor level (*figure 4; plate 13*).



Plate 13 Building 3 to left and Building 4 to right

On plan this is split into two chambers at ground level; the upper storey may be an open hayloft but there was no access to confirm this.

The western room at ground level has a door into the courtyard and a window to the exterior south-west elevation, both original. The door (26) is an original door with the same detailing as elsewhere with the exception of a cut check around the exterior face of the quoining replacing the chamfer (probably a secondary alteration, but could be original; *plate 14*).



Plate 14 Building 4 west room door 26

Associated with this cut check were two large iron pintles on the southern jamb; three large checks were also cut further into the masonry on either jamb apparently to fit a plank and rail door flush with the masonry. The main check would have been to fit the plank door and the three deeper checks would have taken the three rails.

To the south of the door a square hole (24) passes through the wall, this is possibly a vent for machinery.



Plate 15 Building 4 NE elevation

The eastern room at ground level appears to have remnant quoining of an original wide opening (20). The quoining of the original openings have been eroded and damaged by later works, the door may have been slightly widened. The tails of the surviving quoins show horizontal broached tooling similar to elsewhere on the steading but the corners are lost.

The opening has been repaired in 20th century brick and cement with a replacement lintel.

On the north-east elevation two windows (33 and 34) have been slapped and with no evidence for any other openings other than the large (20) opening, it is suggested this building could be a cart shed (figure 4; plate 15).

The first floor is likely to have been a hay loft or similar with three opening on both main elevations; to the south-east on the main frontage a central loft door (22) is flanked with low windows (19 and 25) and on the north-east rear elevation are three evenly spaced low windows (28,30 and 31).

The quoining of the loft door (22) and windows (19) and (25) on the south-west elevation are largely constructed from a more orangey brown sandstone than quoining elsewhere but with some lighter sandstone quoins as well. This could represent raising of the wall by a storey or a repair; the upper masonry on this elevation is notably different to the lower with more larger stone, however on the other north-east elevation no such difference is readily visible. The quoining of the openings there is of the lighter sandstone used elsewhere in the steading with the exception of the lintel to window (30), which appears to have been replaced with a more orangey brown stone.

What this represents is not entirely clear. It could be multiple phases of construction with a single storey structure being raised, but no evidence for this could be seen during the site visit on the north-east elevation. Alternatively this could represent a rebuild or reordering of the frontage at first floor level; that the opening quoining uses differing stone than elsewhere may suggest the openings were new, but the fact that some of the stones were of the same type suggests the stones were reused for altered openings.

One other feature of note was a reused stone used for the base of loft door (22) this stone appears to have curved droved margins on at least one and possibly two corners maybe relating to arched cartshed openings (plate 16).



Plate 16 Reused stone with droved margins

5. Discussion

This brief Historic Building Appraisal has allowed a basic understanding of the standing stabling buildings. Further research within the Penicuik House archive would flesh this out considerably and would provide firm dating for the construction.

The structures seem to be largely of one phase of construction with identical detailing to openings. This is not surprising if the estate was building a new Home farm on the site rather than redeveloping the existing buildings; some minor variations in stone types were noted, especially in Building 4, which may relate to early reordering/repairs of the structure.

There was some suggestion that the alley between Building 2 and 3 was not original as it is not precisely parallel in relation to the buildings, but the door detailing is the same as elsewhere and looks like the same phase or part of a short sequence of building phases, which would have constructed the courtyard effectively within the same phase. The only reason for an uneven alignment of the gables between Building 2 and 3, apart from builder error, would be working around something already existing, but there was nothing on the first edition Ordnance Survey map that would suggest what that may have been. It is possible the original drawings in the Penicuik House archive may explain it.

Later works involve 20th century insertion of windows, perhaps relating to a change in use of various parts of the stabling. More recent works to the buildings took place in the early 21st century.

Appendix A Context Register

Context No	Building	Description
1		Basic sandstone masonry
2	2	Door , chamfered sandstone surround with droved margin and broached tooling beyond, leading to alley between building 2 and3
3	2	Window, square jambs, droved margin and broached tooling beyond
4	2	Door , chamfered sandstone surround with droved margin and broached tooling beyond, door widened
5	2	Window, square jambs, droved margin and broached tooling beyond
6	2	Door , chamfered sandstone surround with droved margin and broached tooling beyond,
7	2	Blocking of lower part of (06) to form window
8	3	Door , chamfered sandstone surround with droved margin and broached tooling beyond,
9	3	Slapped wide window opening, formed in cement
10	3	Dropping of sill of (09) to form deeper window
11	3	Door , chamfered sandstone surround with droved margin and broached tooling beyond, north jamb cut back
12	3	Cement fillet showing possible lean to
13	3	3 jamb stones forming 1 jamb of a probable vent
14	3	Opening (13) Slapped wider to form a window opening, formed in cement
15	3	Dropping of sill of (14) to form deeper window
16	3	3 jamb stones forming 1 jamb of a probable vent
17	3	Opening (16) Slapped wider to form a window opening, formed in cement
18	3	Dropping of sill of (17) to form deeper window
19	4	Window, square jambs, droved margin and broached tooling beyond, darker more orangey brown stone, possibly secondary
20	4	Probable original sandstone quoining of a large cart shed opening
21	4	Modern reworking of (20)
22	4	Loft access door , chamfered sandstone surround with droved margin and broached tooling beyond, pediment above
23	4	Small cut hole into wall masonry, possibly a vent or for machinery
24	4	Small cut hole into wall masonry, possibly a vent or for machinery
25	4	Window, square jambs, droved margin and broached tooling beyond, darker more orangey brown stone, possibly secondary
26	4	door , checked sandstone surround with droved margin and broached tooling beyond, 3 deeper areas cut into the check for a timber plank and rail door
27	3	Window, square jambs, droved margin and broached tooling beyond, with 5 vertical window bars
28	4	Window, square jambs, droved margin and broached tooling beyond
29	4	Window, square jambs, droved margin and broached tooling beyond
30	4	Window, square jambs, droved margin and broached tooling beyond
31	4	Window, square jambs, droved margin and broached tooling beyond
32	4	Dropping of sill of (30) to form a loft door
33	4	Modern slapped window formed in cement
34	4	Modern slapped window formed in cement
35	2	Door , chamfered sandstone surround with droved margin and broached tooling beyond, leading to alley between building 2 and3, heavily damaged
36	2	Modern 20 th C brick and concrete rebuild of (35)
37	3	Cut roof raggle line showing abutting roof to NW
38	3	Narrow vent formed from 2 large vertical set stones, splayed on interior
39	3	Blocking of (38)
40	2/3	Series of low down vent pipes, formed from salt glaze drainage pipes, secondary to build, capped on exterior by vent covers and interior by large metal piped angled down 90° towards the ground
41		Narrow vent formed from 2 large vertical set stones, splayed on interior
42		Blocking of (41)
43		Door , chamfered sandstone surround with droved margin and broached tooling beyond
44		Rubble blocking of (43) on interior the blocking is of mod brick
45		Cut roof raggle line showing abutting roof to NW
46		Door , chamfered sandstone surround with droved margin and broached tooling beyond, door shows evidence for being blocked in recent past and some damage to the quoins
47		Window, square jambs, droved margin and broached tooling beyond, largely removed by insertion of (49) opening
48		Possible original wide opening over (47)
49		Recent rebuild/ insertion of large opening
50	2	Series of high up vent pipes, formed from terracotta drainage pipes, original to build

51	2	Large slapped cartshed door opening ,removing most of the gable, roughly formed
52	2	Rebuild of east jamb of 51, possibly in early 21 st C works

Appendix B Drawings Register

Drawing No	Description
1	Building 2 SE frontage with additions and contexts
2	Building 3 SE frontage with additions and contexts
3	Building 4 NE frontage with additions and contexts
4	Building 3/4 SW exterior with additions and contexts
5	Building 2/3 NW exterior with additions and contexts
6	Building 1 NE exterior with additions and contexts

Appendix C Photograph location plan and contact sheets

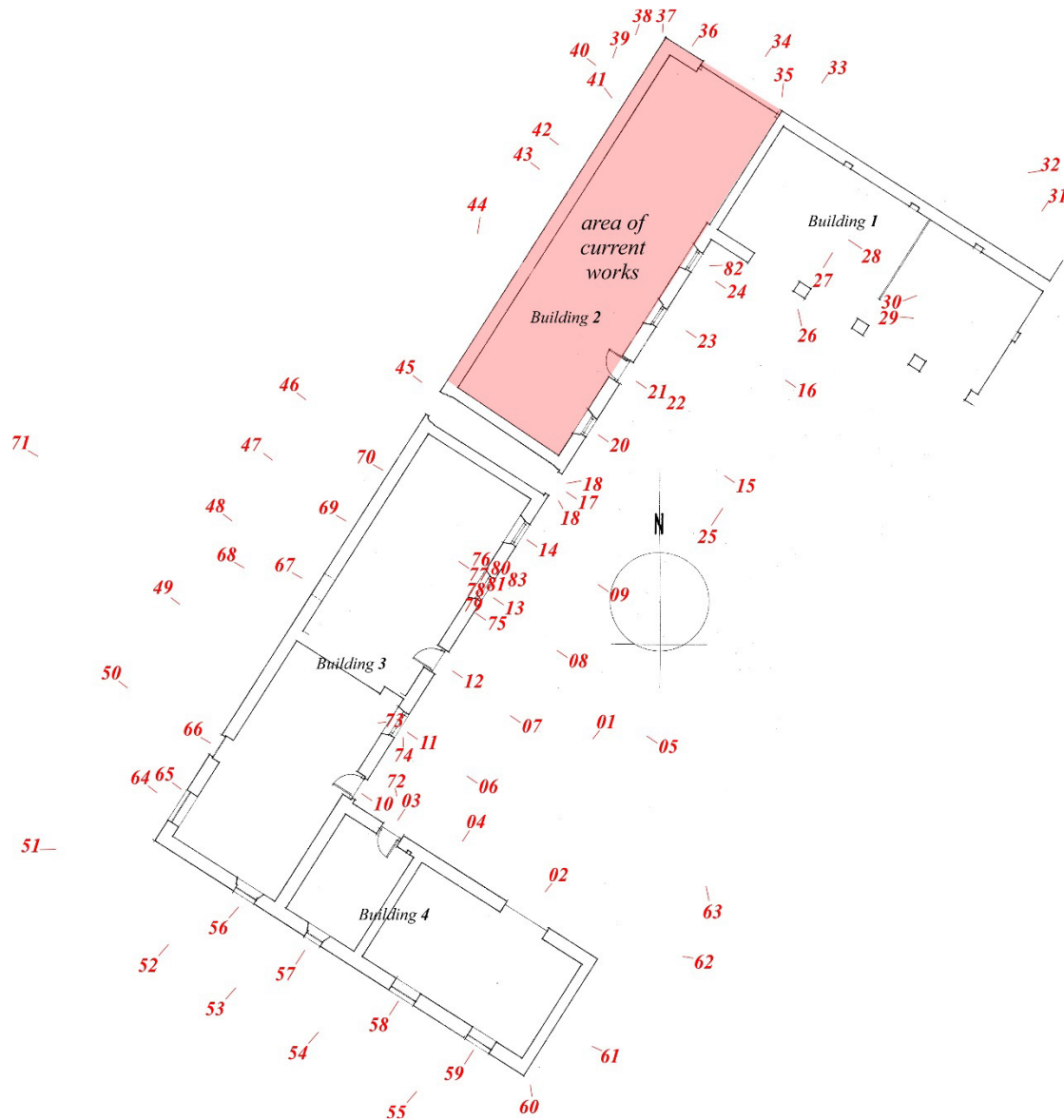


Figure 5 Photograph location plan



2305 (01).JPG



2305 (02).JPG



2305 (03).JPG



2305 (04).JPG



2305 (05).JPG



2305 (06).JPG



2305 (07).JPG



2305 (08).JPG



2305 (09).JPG



2305 (10).JPG



2305 (11).JPG



2305 (12).JPG



2305 (13).JPG



2305 (14).JPG



2305 (15).JPG



2305 (16).JPG



2305 (17).JPG



2305 (18).JPG



2305 (19).JPG



2305 (20).JPG



2305 (21).JPG



2305 (22).JPG



2305 (23).JPG



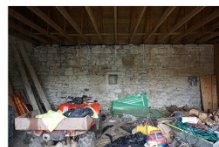
2305 (24).JPG



2305 (25).JPG



2305 (26).JPG



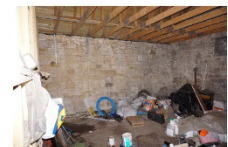
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2305 (28).JPG



2305 (29).JPG



2305 (30).JPG



2305 (31).JPG



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2305 (33).JPG



2305 (34).JPG



2305 (35).JPG



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2305 (38).JPG



2305 (39).JPG



2305 (40).JPG



2305 (41).JPG



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2305 (43).JPG



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2305 (45).JPG



2305 (46).JPG



2305 (47).JPG



2305 (48).JPG



2305 (49).JPG



2305 (50).JPG



2305 (51).JPG



2305 (52).JPG



2305 (53).JPG



2305 (54).JPG



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2305 (63).JPG



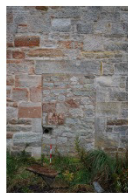
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2305 (67).JPG



2305 (68).JPG



2305 (69).JPG



2305 (70).JPG



2305 (71).JPG



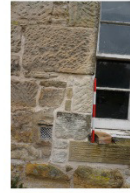
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2305 (73).JPG



2305 (74).JPG



2305 (75).JPG



2305 (76).JPG



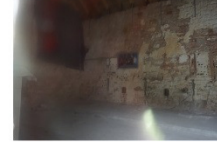
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2305 (79).JPG



2305 (80).JPG



2305 (81).JPG



2305 (82).JPG



2305 (83).JPG