

Eskside House

Dalkeith, Midlothian

Historic Building Recording : July 2019

for

Mrs Sandra Morris

July 2019



Eskside House from the southeast

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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Job number 2392.00

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by Philip Karsgaard

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Acknowledgements

Many thanks to Mrs S Morris for arranging and allowing access to Eskside House. Location and house plans are by Douglas Strachan Architect, used here by kind permission and amended by Addyman Archaeology.

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Eskside House

Dalkeith, Midlothian

Historic Building Recording

Executive Summary

Addyman Archaeology undertook Historic Building Recording at Eskside House, 28 Newmills Road, Dalkeith, Midlothian, in advance of the addition of a new extension. The house is a Category C Listed, 19th century dwelling house immediately adjacent to the Newbattle Abbey West Lodge gates. The Listed Building description notes that the building is significant due to its prominent site, unusual outbuilding and boundary walls. The new extension will entail some removal of the historic fabric of the building and some alteration to its setting. Therefore, a full photographic survey of the existing structure was carried out, including views of its boundary walls and the building in its setting.

1. Introduction

i. Background and previous work

Addyman Archaeology was contracted by Douglas Strachan Architect on behalf of their client to undertake a programme of photographic Historic Building Recording in relation to works being undertaken at Eskside House, 28 Newmills Road, Dalkeith.

Eskside House is a 19th century Category C Listed Building (LB24455; MEL5543). It is located within Newbattle Abbey Inventory Garden and Designed Landscape (GDL00295) and the Newbattle Conservation Area.

The planning application (18/00974/DPP) proposed to build a conservatory as an extension to the existing house. This will be visible in views of the principal, east facing elevation and will partly cover the southern building elevation and partially block from view a part of the nearby garden wall. A section of the southern building wall will be removed to accommodate access to the proposed extension. The Listed Building description states that the building is listed due to its prominent site, unusual outbuilding and boundary walls.

East Lothian Council Archaeology Service (ELCAS), as archaeological advisors to Midlothian Council, has required a programme of photographic Historic Building Recording to be undertaken at the site as a condition of planning consent. This is required to mitigate the impacts of the development on the Listed Building, including disturbance to/loss of historic fabric and change in character. The works reported on here were defined in a Written Scheme of Investigation dated July 2019 as approved by ELCAS.

A record of the building recording (*OASIS ID: addyman1-358882*) 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, given here as *Appendix C*.

ii. Site location and setting

Eskside House is located within the northern edge of Newbattle Abbey Designed Landscape to the south-east of Dalkeith town centre. It is on the south side of Newmills Road, to the east of Newbattle West Lodge, a Category A Listed Building (NGR: NT 33414 67052; *Figure 1*).

The site's superficial geology is composed of glaciofluvial sheets deposits of sands and gravels, overlying the Scottish Lower Coal Measure Formation of sedimentary (sandstone) rock formed during the Carboniferous period (BGS, <http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html>? – accessed 9 July 2019). The site slopes downwards to the east, and is bounded on its south side by the precipitous drop down to the River South Esk.

The Newbattle Abbey Designed Landscape (GDL00295) has its origins in a 12th – 16th century Cistercian monastic foundation which developed as a secular country house after the Reformation. Its formal landscape was altered in the 18th century and further extended in the 19th. The Landscape has outstanding historic value for its documentation from the 12th century onwards and its association with the Earls and Marquesses of Lothian, and outstanding architectural value for its setting for the Category A listed building.

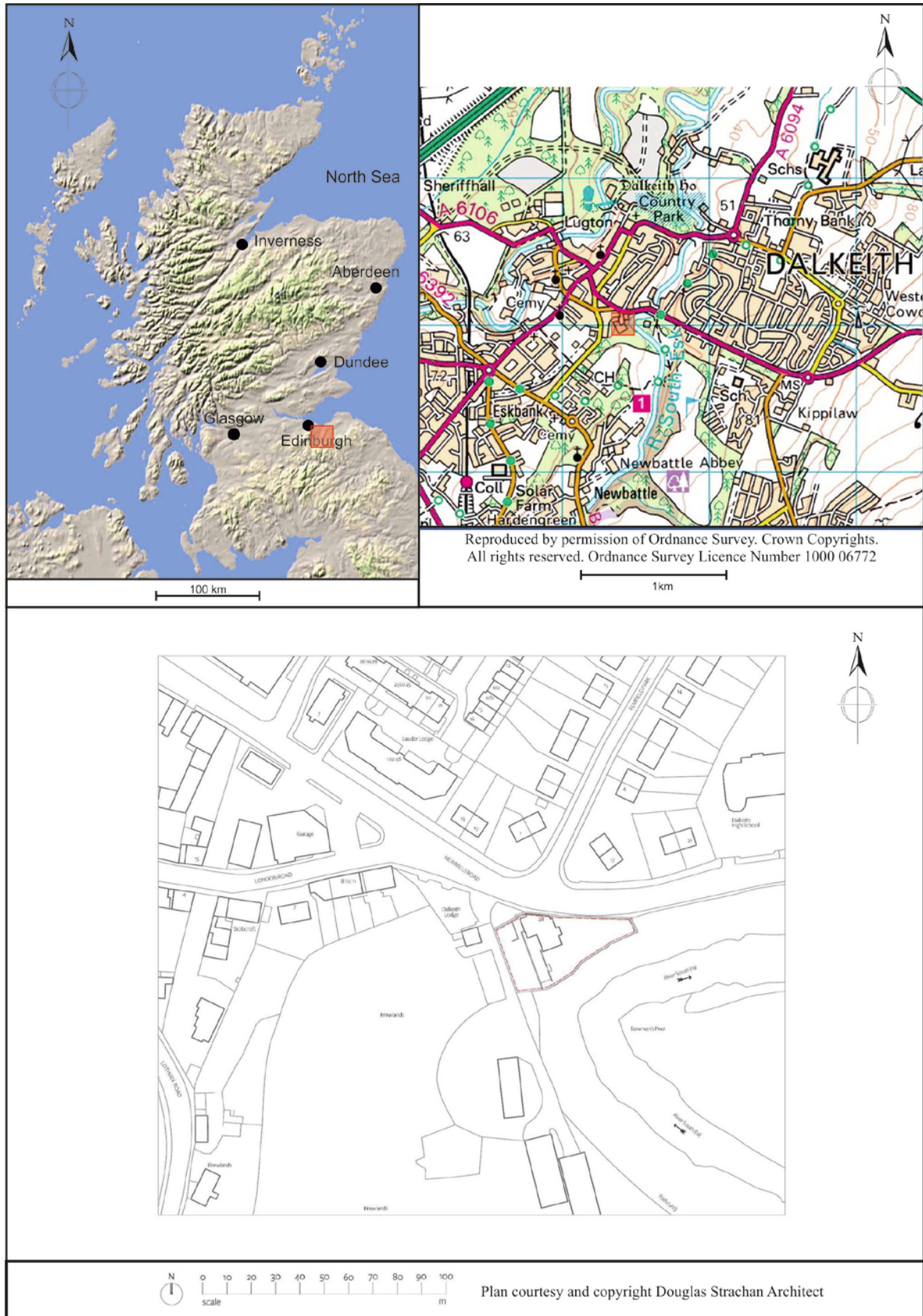


Figure 1 Site location.

2. *Map Regression*

Eskside House is depicted on the first edition Ordnance Survey (OS) map from 1852, with its formal garden and its loop of garden path in place (*Figure 2A*). The listing states that the house was built sometime between 1835 and 1852. The second edition of 1892 (*Figure 2B*) shows the building to have been extended to the roadside by this time, with the outbuildings added to the north and west elevations of the House. Also by this time, the line of the road to the west of the house has been altered, and the large formal gates of the Newbattle Abbey West Lodge installed. The 1892 footprint of Eskside House remains unchanged for the succeeding editions (*Figure 2C* and *Figure 3*), except that a small outbuilding against the northern boundary wall, east of the house, disappears from the 1905 and later maps and appears to have been demolished. This small structure was close to the location of the existing door through the boundary wall to the street. The additions are included in the listing as an outbuilding to the west elevation and a pitched roof addition to the north (roadside) elevation, although no dates are given for the additions.

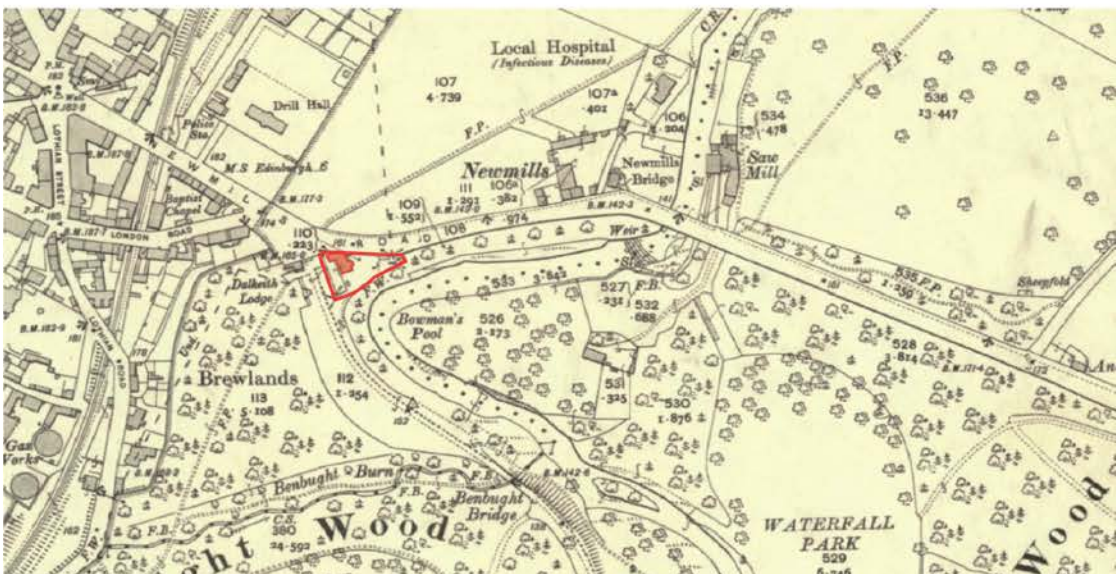
The boundary wall, included in the listing, is continuous with that of Newbattle Abbey West Lodge, marked on the maps as Dalkeith Lodge.



A. Ordnance Survey 1852 Six-inch 1st edition. Edinburghshire Sheet 7.



B. Ordnance Survey 1892 25-inch 2nd edition. Edinburghshire VIII.7 (Dalkeith, Newbattle).



C. Ordnance Survey 1905 25-inch. Edinburghshire VIII.7 (Dalkeith, Newbattle).

Figure 2 Ordnance Survey maps with site outlined in red. NLS with AA additions.



Ordnance Survey 1912 25-inch. Edinburghshire VIII.7 (Dalkeith, Newbattle).

Figure 3 Ordnance Survey map with site outlined in red. NLS with AA additions.

3. Methodology and Standards

A programme of historic building recording (photographic survey) was undertaken, comprising a photographic survey of the house and area of boundary walls, with a particular emphasis on the areas to be affected by the proposed extension works. This is in order to record the present condition, character and appearance of the building and associated structures before the development takes place.

The survey was undertaken using a Sony Alpha 7Rii 35mm digital SLR camera of 42.4 megaPixels with a 1m scale visible. Photo locations were recorded on site using scaled base plans by Douglas Strachan Architect and digitised using CorelDraw X8 software. The photographic record included all the main exterior elevations and the garden boundary walls; interior photography of the walls to be partially demolished; and photographs of the building in its setting. The drawing register is provided in *Appendix B*.

The photographic survey complies with ALGAO standards for building recording as outlined (ALGAO:Scotland 2013) and as described in the Written Scheme of Investigation submitted to and approved by ELCAS.

The survey was undertaken on 9 July 2019. Conditions were overcast with persistent light rain.

4. Results

i. General

Photo location plans of all images taken are given in *Figure 4* (interiors) and *Figure 5* (exterior and setting shots). Thumbnail images of these are provided in *Appendix A*.

ii. Building Description

The listed building entry for Eskside House describes it as follows:

Earlier-mid 19th century. 2-storey, 3-bay villa. E elevation stugged ashlar, remaining elevations rubble; porch bay rendered. Ashlar dressings. Flush margins with droved tails. Raised cills on E and S elevations, red sandstone at ground. Base course. Eaves course, and cornice to E.

E (PRINCIPAL) ELEVATION: later full-height flat-roofed porch bay advanced at centre; panelled door with 3-pane fanlight at window at 1st floor to E; slit window at ground to S return. Regular fenestration in outer bays.

W ELEVATION: stair window at centre. Regular fenestration in outer bays, blind window at 1st floor in bay to right. Coal hatch at ground level between bays to left and centre. Outbuilding adjoined to left corner.

S ELEVATION: window to right at ground; window to left and right at 1st floor.

N (NEWMILLS ROAD) ELEVATION: window to left and blind window to right at 1st floor. Piend-roofed addition adjoined at ground with door to E.

12-pane glazing pattern in sash and case windows. Grey slates to piend and platform roof. Shouldered wallhead stacks at centre to N and S.

INTERIOR: encaustic tiled vestibule floor. Arch in hall. Winding stair to right with cast-iron balustrade.

OUTBUILDING: rubble with steeply pitched piend roof; sash and case windows. Adjoined to NW corner of house. Window to S, tall piended dormer window breaking eaves to W and small dormer window to E pitch.

BOUNDARY WALLS: flat coped rubble boundary wall to N; bolection-moulded gateway in wall to W enters court between outbuildings, gateway to E with overthrow to garden (Historic Environment Scotland 1992).

iii. Observations

a. Internal

Only the south wall, to be partially dismantled for the construction of the proposed extension, was recorded internally (photos 01-04; *Figure 4*). The interior elevation includes a wall press to the west of the central fireplace, and a crown-moulding of egg-and-dart motif (*Plate 1*)



Plate 1 South wall interior elevation, W side with press and cornice

b. External

A full survey of the external elevations was undertaken (see *Figure 5* for photo locations).

The central porch on the main east elevation, now almost entirely covered in vine foliage, was noted as rendered in a mid-greyish-brown cement harl with pebble inclusions, lightly broached with ashlar block marks. The abutment of the later porch with the main range is clearly marked with thick cement mortar (*Plate 2, Plate 3*).

The south elevation (*Plate 4*) will be most changed by the proposed extension. Sampled detail images of the fine broached ashlar quoins at the south-east wall corner were taken (*Plate 5*). No significant features were noted in the area of walling to be dismantled for access to the proposed extension.

The western end of the garden features a terrace and boundary wall, parallel with the west wall of the main house, which appears on the 1892 OS mapping and may be contemporary with the construction of the outbuildings. These are squared rubble sandstone walls with rounded slab copes. The walls' terminal ends, including the gatepost of the door through them on the south, are finished with brown glazed brick piers with vertical cyma recta moulding flanking a central torus (*Plate 6, Plate 7*).

A relict outside stone stair with a top stone furnished with a dowel hole for fencing or railing was noted on the west side of the north-western outbuilding (*Plate 8, Plate 9*).

Views of the building in its setting were recorded, from the west – most effected by the new extension (*Plate 10*), north (*Plate 11*) and east (*Plate 12*).



Plate 2 East external elevation.



Plate 3 East external elevation with later cement-rendered porch abutting main elevation



Plate 4 South external elevation.



Plate 5 South elevation, ashlar quoins at SW corner



Plate 6 Garden boundary wall with glazed brick gate pier.



Plate 7 Garden boundary wall with rounded copes and glazed brick wall end.



Plate 8 General view of western outbuilding.



Plate 9 Detail of relic stair



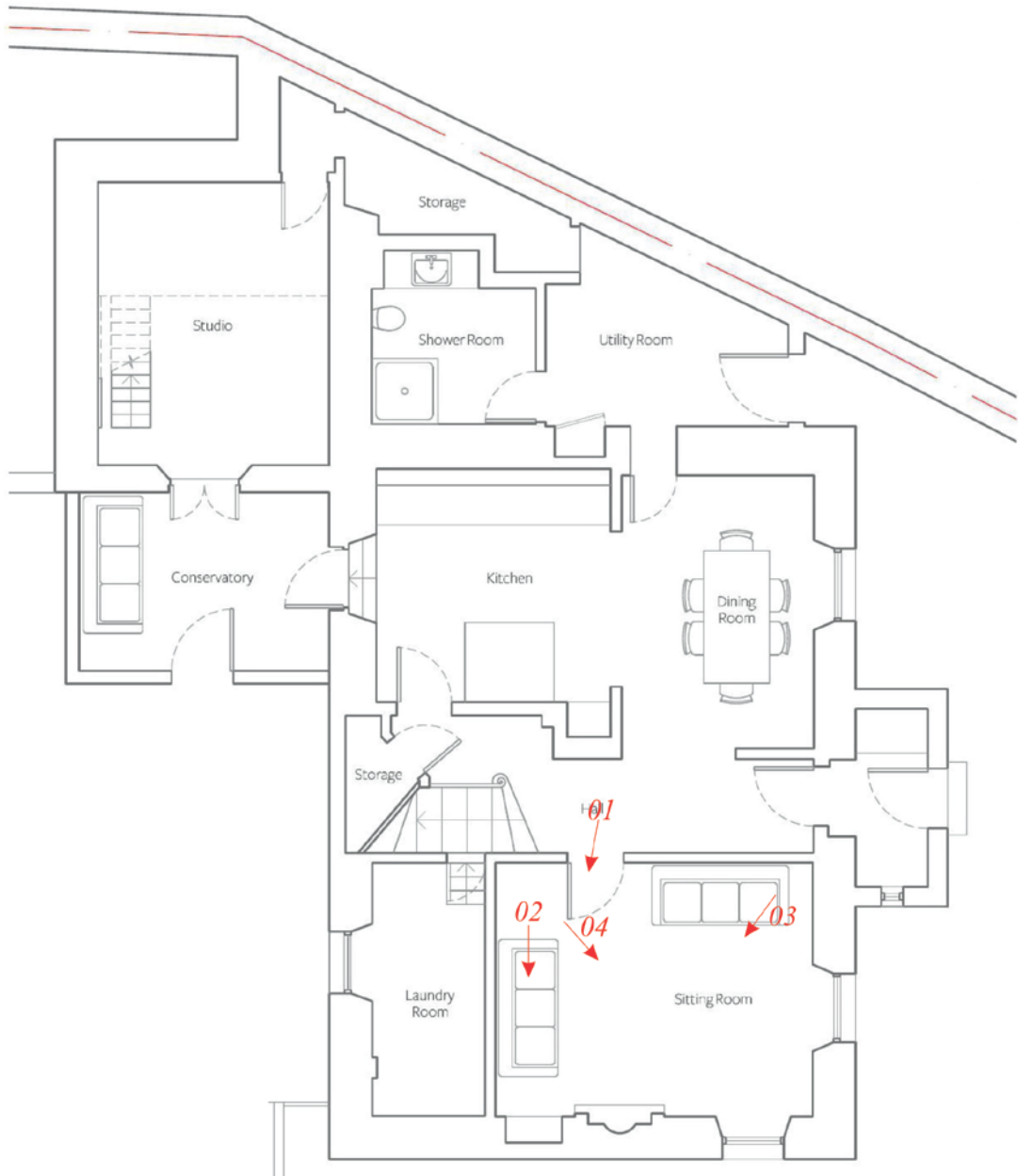
Plate 10 General setting view from west.



Plate 11 General setting view from north



Plate 12 General setting view from east



2392 Eskside House
Historic Building Recording

Photolocation Plan: Ground Floor Interior



Figure 4 Photo location plan: internal recording



Figure 5 Photolocation plan: external recording

5. Summary and Recommendations

A full photographic survey was undertaken which successfully recorded the present character and appearance of the building and its associated structures, prior to development taking place. The general character of the building, possessing two main phases of (i) initial construction and (ii) addition of the porch in the main east elevation and construction of the outbuildings, contemporary with the installation of the Newbattle Abbey West Lodge Gate, was confirmed by the survey.

No further mitigation is proposed for the site. Any further work (e.g., a watching brief during duntakings) remains, however, the decision of Midlothian Council as informed by ELCAS.

References

ALGAO: Scotland 2013 *Historic Building Recording Guidance for Curators, Consultants and Contractors*. ALGAO: Scotland. Available at https://www.algao.org.uk/sites/default/files/documents/ALGAO_Scotland_Buildings_Guidance_2013.pdf

Appendix A Photographic Thumbnails



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AA2392(02).JPG



AA2392(03).JPG



AA2392(04).JPG



AA2392(05).JPG



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AA2392(78).JPG

Appendix B Drawing Register

<i>Dwg No.</i>	<i>Sheet</i>	<i>Scale</i>	<i>Type</i>	<i>Date</i>	<i>Drawn by</i>	<i>Description</i>
1	1	1:100 @ A3	Plan	09/07/2019	PDK	Photo location plan: interiors
2	2	1:200 @ A3	Plan	09/07/2019	PDK	Photo location plan: exteriors

Appendix C DES entry

LOCAL AUTHORITY:	Midlothian
PROJECT TITLE/SITE NAME:	Eskside House, Dalkeith
PROJECT CODE:	AA2392
PARISH:	Dalkeith
NAME OF CONTRIBUTOR:	Philip Karsgaard
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	UID: 212205
SITE/MONUMENT TYPE(S):	Post-medieval dwelling house
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 33414 67052
START DATE (this season)	9 July 2019
END DATE (this season)	9 July 2019
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Addyman Archaeology undertook Historic Building Recording at Eskside House, 28 Newmills Road, Dalkeith, Midlothian, in advance of the addition of a new extension. The house is a Category C listed, 19th century dwelling house immediately adjacent to the Newbattle Abbey West Lodge gates. The Listed Building description notes that the building is significant due to its prominent site, unusual outbuilding and boundary walls. The new extension will entail some removal of the historic fabric of the building and some alteration to its setting. Therefore, a full photographic survey of the existing structure was carried out, including views of its boundary walls and the building in its setting.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	Eskside House, general view from southeast
SPONSOR OR FUNDING BODY:	Sandra Morris
ADDRESS OF MAIN CONTRIBUTOR:	The Old Printworks, 77a Brunswick Street, Edinburgh EH7 5HS
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	NRHE (intended)