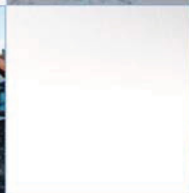
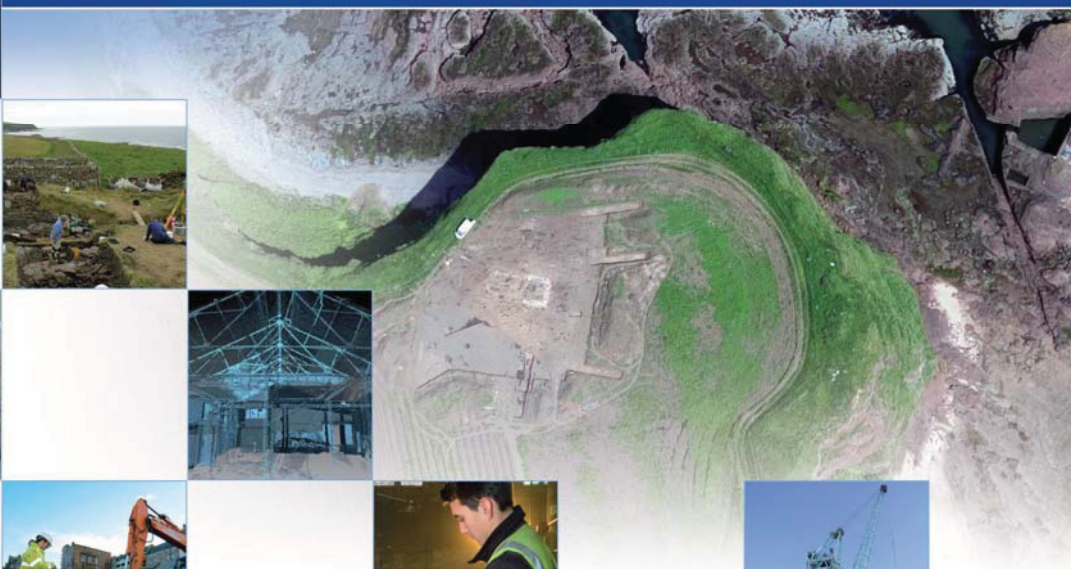


73 Drum Street, Gilmerton

Historic Building Recording

Report

AOC 21330
REVISED 25th September 2009



73 Drum Street, Gilmerton, Midlothian

Historic Building Recording Report

On Behalf of:	Wright Construction Ltd 44 Pitt Street Leith Edinburgh EH6 4DA
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AOC Project No:	21330
Prepared by:	Diana Sproat
Illustration by:	Diana Sproat
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Author: Diana Sproat

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Approved by: Clare Watson

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Enquiries to: AOC Archaeology Group
Edgefield Industrial Estate
Edgefield Road
Loanhead
EH20 9SY

Tel. 0131 440 3593
Fax. 0131 440 3422
e-mail. admin@aocarchaeology.com



www.aocarchaeology.com

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Summary

A Level 3 historic building survey was required of two buildings forming 73 Drum Street, Gilmerton, Midlothian, prior to their partial demolition and conversion to residential accommodation as part of the planning condition on that development. This included a detailed photographic, written and drawn record (plan and elevation survey) prior to the development taking place. A further programme of historic building recording was required after the part-demolition of an adjacent building, which formed a separate planning condition. As the gable of this building had already been demolished, a Level 2 survey (written, photographic and floor plan) record of what remained of building was undertaken.

There are six buildings currently on the site, all of which probably date from the mid-19th century. Of the two original buildings which formed part of the original planning application, the southernmost consisted of a ground floor stable block and a hay loft above. The northernmost building was heightened at a later date to accommodate more space to its ground floor. The remains of the demolished building was originally a barn and appeared to be of one phase of build.

No further historic building recording is recommended although an archaeological watching brief is required on all ground-breaking works associated with the development.

1 Introduction

1.1 Background

- 1.1.1 Wright Construction Ltd commissioned AOC Archaeology Group to undertake a Level 3 historic building survey at the former agricultural buildings located at 73 Drum Street in Gilmerton, Midlothian, prior to the development of the property. These works were recommended by the Archaeology Service of the Edinburgh City Council as a condition on the planning consent (Planning Application No 08/04338/FUL).

1.2 Site Location

- 1.2.1 The buildings at 73 Drum Street are located within the main north/south thoroughfare through Gilmerton and are centred on National Grid Reference NT 296 684 (**Figure 1**). Once a more isolated and rural setting, the buildings are now set within the busy town centre of Gilmerton with a relatively new housing development to the north of the site.

2 Objectives

- 2.1 The objectives of this survey were to make a general record of the buildings on site through photography, drawn and written descriptions prior to their redevelopment.

3 Methodology

3.1 Introduction

- 3.1.1 A Level 3 historic building survey was undertaken at the two barns at 73 Drum Street which included a small amount of map regression and archive research followed by a photographic, written and drawn record of the buildings prior to any development taking place. For ease of reference, each building within the complex of farm buildings at 73 Drum Street was given a unique identifying letter, with the two barns subject to the survey being named Building A and Building B (see **Figure 1**). A more detailed methodology of each aspect of the survey is described below. A further Level 2 record was undertaken of Building D adjacent to these two buildings, which included a photographic, drawn and written record. The only main elevation of the building was to the north-east and this had been demolished by the contractor prior to AOC making the Level 2 record, so could not be undertaken. However, some general photography and written notes were made on site during the first stage of works.

3.2 Archive research

- 3.2.1 A simple map regression was undertaken on the site using publicly accessible maps from the National Map Library of Scotland to place the site into context. These are represented chronologically in this report and can be cross-referenced with the historical background in Section 4.2 (**Figures 2 – 7**). In addition, a general search of the archives for information on the history of Gilmerton was undertaken to place the site into context.

3.3 Photographic record

- 3.3.1 A general photographic record was taken of the exterior of the buildings which included photographs of each elevation and the buildings in their setting. In addition, detailed shots were taken of any interesting and/or historical features such as blocked openings, evidence for phasing and function, etc. In addition to the exterior record, a general photographic

record was made of the interior of the buildings representing all internal rooms and spaces with a general photograph and additional detail shots where necessary of specific features (windows, doors, blocked openings, etc). All photographs were taken in black and white print and colour digital film using a 35 mm single lens reflex camera and digital SLR (Nikon 80) respectively. A 1 m or 2 m ranging pole was placed in all photographs where access and Health and Safety allowed. A written photographic register was made on site and has been included at the end of this report as an appendix (Appendix 1).

3.4 Written record

- 3.4.1 A written record of the exterior and interior (on a room-by-room basis) was made using *pro forma* recording sheets with comment on condition, construction, architectural, structural and historical detail and evidence for phasing and function.

3.5 Drawn record

- 3.5.1 Floor plans and sections for the buildings did not exist prior to the survey and were therefore created on site by hand at a scale of 1:20 identifying all major construction and structural parts of the building, openings, blocked openings and historical and architectural details. These have been represented and can be cross-referenced with the main text of the report below (Section 5) (**Figures 11, 12, 14 - 16**). A floor plan was also made of Building D (**Figure 17**).
- 3.5.2 The main external elevations were also recorded using a combination of reflectorless EDM (REDM) work and photo rectification software (Photoplan for AutoCAD 2008). The elevations recorded included the south-east elevation of Building A, the south-west elevation of Building B, the north-east elevations of Buildings A & B and the rear north-west elevation of Building A (**Figures 8 – 10 & 13**)

4 Results

4.1 Introduction

- 4.1.1 Not all the buildings which formed 73 Drum Street are included in this survey. The following report concentrates on the two buildings to the rear of the property set around a rectangular courtyard (see **Figure 1**). For the purposes of this report, these two buildings have been referenced as Building A and Building B.

4.2 Historical background

- 4.2.1 A settlement at Gilmerton is known to date as far back as the 12th century and it is thought to have received its name from the prominent landowners in the area, the Gilmour family (Mullay 2002, 77). The area was originally part of the wider Liberton parish which has a rich industrial history in agriculture and later, coal mining, together with the nearby Straiton and Loanhead villages. The mines closed in the early 1960s by which time Gilmerton had become a populous suburb of Edinburgh.
- 4.2.2 By the mid 18th century Gilmerton is identified as a settlement located on a main medieval trunk road to the south of Edinburgh. General Roy's Military Map of Scotland dating to 1747-55 identifies the settlement of Gilmerton at this time (**Figure 2**) and depicts buildings along both sides of Drum Street and also along what is now Main Street to the west. The estate of Moredun to the north-west is then referred to as 'Good Trees' and Gilmerton

House is also marked. The map is too small scale to identify specific building layouts, hence whether the buildings present within the development area are mid-18th century in date cannot be proved. Armstrong's 1773 map (**Figure 3**) also identifies buildings along Drum Street and Main Street in a slightly larger scale. Here, possible buildings within the development area are noted, although they only appear to be small linear buildings (be due to the schematic nature of the map). The estate to the north-west is now referred to as Moredun and Gilmerton House, although specific building layouts cannot be seen due to the scale and schematic nature of the map. To the south-east of Drum Street is Grange Farm, which appears on both Roy and Armstrong's maps and is suspected of being the medieval grange owned and run by the Cistercian Abbey at Newbattle (John Lawson, pers comm).

- 4.2.3 The first detailed map of the development area is on the First Edition Ordnance Survey map of 1855 (**Figure 4**). Here one can see the development area is depicted as having one linear north-west/south-east building along the line of Drum Street in the position of Building C. However, comparing this to the later Ordnance Survey map of 1894 (**Figure 5**) it appears that this building is slightly longer than Building C and therefore may be another earlier building in its position.
- 4.2.3 The Second Edition of the Ordnance Survey map (1894) (**Figure 5**) shows the buildings on the site much as they are today – enclosed on three sides around a rectangular courtyard. This layout remained unchanged throughout the late 19th and first decade of the 20th century. By the publication of the Ordnance Survey map of 1914 (**Figure 6**), a small outbuilding or canopy to the south of Building A and a small outshot to the west of Building C, the cottage, can be identified.
- 4.2.4 This layout remained unchanged until the publication of the 1948 Ordnance Survey map where the outbuilding and outshot disappear. It is not until the 1970 Ordnance Survey map (**Figure 7**) that the outshot to the west of Building C reappears along with a new outbuilding, sandwiched between Buildings A & D. This is still in place by the publication of the 1979 map and was therefore demolished sometime after 1979. The small stone rubble stretch of walling to the far north-west walls of Buildings A & D was also not identified on any maps up to 1979, so was probably put in place at the same time.

4.3 Architectural Appraisal

4.3.1 Building A

The main north-west/south-east barn had most recently been converted to a carpenter's workshop, although it is clear that its original function was for agricultural use, perhaps a stables or hay barn. It was a three-by-one bay single-storey barn constructed of stone rubble with a pitched pan-tile roof and ceramic vents to the apex.

The main elevation to the courtyard was the south-west elevation (**Figure 8; Plates 1 & 2**) and consisted of a single pedestrian door with a modern replacement timber door, flanked by two-over-three top-opening casement windows. All openings had dressed in-out surrounds and the west side of the building had large dressed quoin stones. To the east, the building has been abutted by Building B (to the original stone building), the gable of which extends into the pitch of Building A.

It is clear that the barn was raised at some point as the upper part of the walls of this barn have been built up in orange brick after Building B was constructed. This is most clearly seen in the south-west elevation (gable) in which the original stone rubble gable wall can clearly be seen and it has been heightened with additional brick courses to the roofline (**Plate 3**). Abutting the north edge of the gable here is a small infill of stone rubble walling creating a boundary wall between Buildings A & D (**Plate 4**). Although looking of some antiquity, it is not marked on any of the maps up to 1979, and was probably constructed when a small annexe building between Building A & B, established in the 1920s -1940s, was demolished, reusing the stone from that demolition.

The north-east gable elevation is heavily re-rendered and is flush with the adjacent north-east wall of Building B to the south (**Figure 9; Plates 5 & 6**). Again, the brick above the original stone built gable can clearly be seen. As with Building B, along the entire length of the elevation, there is a small boundary wall with slightly projecting rubble coping. The wall has been added to the base of the elevation and is approximately 1.5 m in height.

To the rear of the building, the north-east elevation now overlooks a car park to the modern housing and flat development to the south-west (**Figure 10; Plate 7**). The stone rubble building to the base of the elevation is topped by courses of red brick suggesting that the building has been heightened. There are seven projecting brick 'buttresses' which help to support the timber-framed roof within, the small slots at the top of the buttresses act as pipe outlets (**Plate 8**). There is a change in style of bricks used here (the bottom half is red and the upper courses are orange) although this is probably due to the availability of materials rather than a two-phased build, since the evidence from the other elevations identify only one phase of heightening to this barn. To the east side of the elevation, there is a small area of brick repair to the bottom of the wall, below the original dressed quoins suggesting there was an earlier wall which extended further beyond the limits of this barn, but has since been demolished (**Plate 9**).

The interior of the barn consists of one single room converted for use as a carpenter's shop complete with lathe and router still in place (**Figures 11 & 12; Plates 10 & 11**). To the north-west side, a small office has been created with desks and shelves with the remainder of the barn left open for use as a workshop. Although the floor of the office has been overlain with linoleum, the floor in the rest of the building retains its original layout when it was used as a barn. To the south side, a linear north-west/south-east drain has been blocked in with concrete and was defined by a single row of stretcher bricks to either side (**Plate 12**). The remainder of the floor was made up of brick paving and there are two rows of six stone setts within the floor, possibly former column bases or foundations for stalls (**Plate 13**). Their positions are identical to the grooves in the plasterwork to the north-east wall which identifies the location of these former stalls. Against the north-east wall, the brick paving has become loose and has been partially covered over with some chipboard to prevent further damage, although wear and tear have taken their toll. The only entrance into the building is on the south-west side with a timber door flanked by timber casement windows. As discussed in the exterior description above, this barn was heightened in brick and this can also be seen in the interior. There are segmental arches over the openings set within the brickwork. The roof is open to the timber rafters with the pan tiled roof resting on sarking boards.

4.3.2 *Building B*

Building B is a four-by-one two-storey barn largely constructed of dressed stone rubble with a pitched pan tile roof. The main elevation to the courtyard is the north-west elevation, which has undergone a large amount of repair and rebuilding in brick, particularly to the south side, with a cement render over (**Figure 13; Plate 14**). To the south side of the elevation, where the barn has been converted to two small offices, a small pedestrian door is flanked by two small casement windows. To the north side, the main barn has a pedestrian door with inward-opening double door which is also flanked by casement windows. The window to the north side is a one-over-one top-opening casement with a frosted bottom pane and to the south, the window is a two-over-two fixed upper casement pane. There is a small cement rendered area between the lintel and the window which suggests that this window was heightened at some point and then blocked again. To the first floor, one single loading hatch is located above the main door for the loading and dropping down of hay to the stables below (**Plate 15**). To the south side, it is clear that this is a later building which abuts Building C (the cottage). It has obscured a window on the north-west elevation and extends into the pitch of the roof of Building C (**Plate 16**).

There are no visible gable ends to this building since Building B abuts Building C and Building A. The remaining exposed elevation is therefore the south-east elevation which is flush with the south-east elevation of Building A (**Figure 9; Plates 6 & 17**). The elevation has been heavily re-rendered and projects slightly further to the south-east than the south-east elevation of Building C and the edge of the building between Buildings B and C has dressed stone quoins (**Plate 18**). As described above, a wall has been added to the base of the elevation and is constructed of stone rubble with rubble coping. The wall measures 1.5 m in height. Building A can clearly be seen by the disturbance of the dressed quoins on this side.

Internally, the barn consists of a ground floor room, used as a stable (Room B/1), with a first floor hay loft above (Room B/2). The ground floor has been re-built in brick, dividing it from the office space to the south (Rooms B/3 & B/4) (**Figures 14 & 15**).

Room B/1 is divided into four timber stalls in a typical style with a partition curved at the top set between two timber batons (**Figures 14 & 16; Plate 19**). The floor consists largely of stone cobbles although there has been some repair and partial replacement near the door area. The main entrance is in the north-west wall through a wide doorway with inward-opening timber double doors (**Plate 20**). This is flanked by two splayed windows (described above in the exterior description). To the front of the southernmost window is a sloping table, carpeted over, for sorting and arranging tackle (**Plate 21**). To the west of the north-west wall is also a brick-blocked doorway which would have once been an additional door leading to the exterior but was blocked when Building A was constructed (**Plate 22**). To the west side of the stables is a wide timber stair leading to the first floor (B/2) (**Plate 23**).

Room B/2 was the upper floor of this barn and has north-east/south-west timber floorboards open to the rafters of the timber-framed ceiling. The pan-tiled roof was visible resting on batons over the main rafters (**Figures 15 & 16; Plates 24 & 25**). The room has most recently been used as another workshop but was probably originally used as a hay loft, with a small timber hatch to the north-west wall for the loading and unloading of hay for the horses below (**Plate 26**). At a much later date, a small solid fuel fire has been inserted to the south-east wall (**Plate 27**).

Rooms B/3 and B/4 were formerly part of the stables of Room B/12 but now consist of two small offices divided by a thin partition with frosted glass above (**Figure 14; Plate 28**). Entry is through a small pedestrian door in the north-west wall. There is a small one-over-three casement window to either side. The floors are carpeted, walls and ceiling wallpapered. In the south-west wall of Room B/4 is a blocked doorway with a step down that once led to the cottage (Building C) (**Plate 29**).

4.33 *Building D*

Building D is a stone rubble barn with a pitched pan-tile roof to the north-west of the complex, with a long south-east elevation opposite Building A with a large cart entrance to the south end (**Plates 30 & 31**). To the north-east was once a gable end, all of one stone rubble build with dressed quoins (**Plate 32**). A small stretch of stone rubble walling abutted the wall to the east which met Building A, and to the west it was abutted by a boundary wall.

The interior of the building was available to be inspected after the part demolition of the building and therefore only the southern half of the building was available to be see (**Figure 17**). The walls were generally stone rubble with some render in patches and the roof was not original, being a plain rafter timber-framing supporting the pan tiles. The walls were 0.50m in thickness and a small timber divide was still in place on the north-west side (**Plates 33**). On the south-west wall was a blocked doorway with a timber lintel and the northern section of the doorframes still in place (**Plate 34**). The floor was concrete to the south-east, although a north-east/south-west gulley was located in the centre of the floor (**Plate 35**). To the north-west of the floor was brick-paving, and to the immediate north-west of the gulley, two concreted-in column bases were located, of the same style as found in Building A (**Plate 36**).

4.3.4 *The gate piers*

The entrance to the rectangular courtyard of 73 Drum Street is defined by a set of gate piers (**Plates 37 & 38**). They each consisted of two ashlar blocks attached together by an iron strap set on a moulded stone base with pyramidal cap.

5 Discussion and conclusions

- 5.1 The cartographic evidence is not detailed enough to show the development of the buildings prior to the late 19th century although the style and construction is typical of an early to mid 19th century farm building. The sequence of construction of each of the buildings is clear with the establishment of the cottage (Building C) and Building A, and Building B being added later joining the two buildings together to create the courtyard. Building A was then later heightened, clearly identified by the brick courses. As separate from Building A, it is more difficult to place Building D in the sequence. This being said, all three buildings were constructed between 1855 – 1894 (see Figures 5 & 6).
- 5.2 The original function of Building A is likely to have been a stable, noted by the marks in the render for the former stalls and the stone column bases in the floor marking out their position. The drain to the south side is also commonly found in stables and animal barns. Building B, however, has retained much of its original fixtures pertaining to its use as a stable, although it has not been in use as such for some time. The ground floor acted as a

stable whilst the first floor, as is commonly the case, functioned as a hay store to feed and bed the horses below. Building D, with its brick-lined gulley and column bases, probably had a similar function to Building A.

6 Recommendations

- 6.1 No further historic building recording is recommended. However, an archaeological watching brief is still required on all ground-breaking works associated with the development as per the original *Written Scheme of Investigation* (AOC Archaeology 2009).

7 References

7.1 Bibliographical references

AOC Archaeology 2009 *73 Drum Street, Historic Building Recording and Archaeological Watching brief, Written Scheme of Investigation*, unpublished Method Statement for Wright Construction Limited, approved by Edinburgh City Council Archaeology Service

Mullay, S 2002 *The Illustrated History of Edinburgh's Suburbs*, Breedon Books Publishing: Derby

7.2 Cartographic references

1747-55	General Roy	Military Map of Scotland	
1772	A Armstrong	Map of the Three Lothians	
1855	Ordnance Survey	Edinburghshire Sheet VIII.I	1:1250
1894	Ordnance Survey	Edinburghshire Sheet VIII.I	1:1250
1908	Ordnance Survey	Edinburghshire Sheet VIII.I	1:1250
1914	Ordnance Survey	Edinburghshire Sheet VIII.I	1:1250
1934	Ordnance Survey	Midlothian Sheet VIII.I	1:1250
1944-5	Ordnance Survey	Plan 36/2698	1:1250
1948	Ordnance Survey	Plan NT2698 NW	1:1250
1952	Ordnance Survey	Plan NT2698 NW	1:1250
1970	Ordnance Survey	Plan NT2698 NW	1:1250
1979	Ordnance Survey	Plan NT2698 NW	1:1250

73 Drum Street, Gilmerton
Appendix 1

Black and White Print & Colour Digital
Photographic record

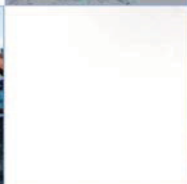
Film	Frame	Building	Description	From	Date
1	1	B/1	General view showing stair	S	09/04/09
1	2-3	B/1	Detail of window to the S of the NW wall	SE	09/04/09
1	4	A,D	General view of the NE elevation	NW	09/04/09
1	5	A	General view of the SE gable	SE	09/04/09
1	6	A	Detail of E corner showing broken away wall	E	09/04/09
1	7	A	Detail of first floor of SE elevation	SW	09/04/09
1	8-9	A	General view of the SE elevation	SE	09/04/09
1	10	A,D	Detail of small infill piece of wall between Buildings A & D on the NE elevation	SW	09/04/09
1	11	A,D	General view of the NW elevation showing gable of Building D	NW	09/04/09
1	12	D	General view of NE elevation	N	09/04/09
1	13	B,C	Detail of the SE elevation showing between the buildings	SE	09/04/09
1	14	A,B	General view of the SE elevation	SE	09/04/09
1	15	A	General view of the SE gable	SE	09/04/09
1	16	-	General view of gate piers	SW	09/04/09
1	17	-	Detail of cobbles beneath tar mac to the N of the entrance	NW	09/04/09
1	18	-	Detail of cobbles beneath tar mac to the S of the entrance	SW	09/04/09
1	19	C	General view of the NE elevation	N	09/04/09
1	20	C	General view of the NE elevation	S	09/04/09
1	21	C	General view of the NW gable	S	09/04/09
1	22	C	General view	S	09/04/09
1	23	-	Detail of the Smost gate pier	E	09/04/09
1	24-25	-	General view of gate piers	NE	09/04/09
1	26	D, E, F	General view	N	09/04/09
1	27	D, E	General view of the NE elevation	SE	09/04/09
1	28	D	General view	N	09/04/09
1	29	B	Detail of the door and loading hatch to the NW elevation	NW	09/04/09
1	30	B, C	Detail of the NE elevation of C, showing the disturbed window by the abutment of Building B	W	09/04/09
1	31	B	General view of the NW elevation	NW	09/04/09
1	32	A	General view of the SE gable	SW	09/04/09
1	33	A	Detail of the Wmost window in the SW elevation	SW	09/04/09
1	34	A	General view of the SW elevation	SW	09/04/09
1	35	A, B	General view	S	09/04/09
1	36	-	Film 1 Registration	-	09/04/09
2	1-12		Unassigned	-	-
2	9-10	B/3	General view	SE	09/04/09
2	11-12	B/4	Detail of blocked doorway in NE wall	NE	09/04/09
2	13-14	A/1	Detail of former drain	SE	09/04/09
2	15-16	A/1	General view	SE	09/04/09
2	17-18	A/1	Detail of former column base	NW	09/04/09
2	19-20	A/1	General view	SE	09/04/09
2	21-22	B/2	Detail of fireplace on NE wall	E	09/04/09
2	23-24	B/2	Detail of loading hatch on SE wall	SE	09/04/09

Film	Frame	Building	Description	From	Date
2	29-30	B/1	Detail of door in SE wall	SE	09/04/09
2	31-32	B/1	Detail of blocked door in NE wall	N	09/04/09
2	33-34	B/1	General view of stall	W	09/04/09
2	35	B/1	General view, showing timber stair	N	09/04/09
2	36	-	Film 2 registration	-	09/04/09
3	1-19	-	Unassigned	-	-
3	20	D	General view	E	16/09/09
3	21-22	D/1	General view of interior	E	16/09/09
3	23-24	D/1	General view of interior	NE	16/09/09
3	25-26	D/1	Detail of gulley	SE	16/09/09
3	27	D	Detail of the make-up of the stone rubble wall	NE	16/09/09
3	28	D	General view of the NW elevation	NW	16/09/09
3	29	E	Detail of doorway on NW elevation	NW	16/09/09
3	30	D/1	General view of interior showing rendered SE wall	N	16/09/09
3	31	D	General view of N side of cart entrance	S	16/09/09
3	32-33	D/1	Detail of brick paved floor	SE	16/09/09
3	34-35	D/1	Detail of stone column base	SE	16/09/09
3	36	-	Film 3 registration	-	16/09/09

73 Drum Street, Gilmerton
Appendix 2

Discovery and Excavation in Scotland
(DES) Entry

LOCAL AUTHORITY:	Edinburgh City Council
PROJECT TITLE/SITE NAME	73 Drum Street, Gilmerton
PROJECT CODE:	AOC 21330
PARISH:	Edinburgh
NAME OF CONTRIBUTOR:	Diana Sproat
NAME OF ORGANISATION:	AOC Archaeology Group
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	None.
SITE/MONUMENT TYPE(S):	None.
SIGNIFICANT FINDS:	None.
NGR (2 letters, 6 figures)	NT 296 684
START DATE (this season)	April 2009
END DATE (this season)	April 2009
PREVIOUS WORK (incl. <i>DES</i> ref.)	None.
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A Level 3 historic building recording survey was undertaken on two barns located at 73 Drum Street prior to their partial demolition and conversion into residential accommodation. The barns probably date from the mid 19 th century and were originally used as stables, the southernmost barn forming a stable to the ground floor with hay loft above, the northernmost barn converted in its later years to a carpenter's workshop. After the part-demolition of an adjacent barn, this too was also subject to a Level 2 survey, which included a photographic, written and floor plan record of the remains.
PROPOSED FUTURE WORK:	An archaeological watching brief is required on all ground-breaking works.
CAPTION(S) FOR ILLUSTRS:	None.
SPONSOR OR FUNDING BODY:	Wright Construction Ltd
ADDRESS OF MAIN CONTRIBUTOR:	AOC Archaeology Group, Edgefield Road Industrial Estate, Edgefield Road, Loanhead, Midlothian, EH20 9SY
EMAIL ADDRESS:	edinburgh@aocarchaeology.com
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS.



AOC Archaeology Group, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY
tel: 0131 440 3593 | fax: 0131 440 3422 | e-mail: edinburgh@aocarchaeology.com

www.aocarchaeology.com