

DCEX12



DALKEITH CORN EXCHANGE

Historic Building Recording

for Melville Housing Association

13/00210/DPP

13/00211/LBC

May 2013

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The Corn Exchange
200 High Street
Dalkeith
Midlothian



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scale 1:1,000 @ A4



Illus 1

Site location

DALKEITH CORN EXCHANGE

Historic Building Recording

1. INTRODUCTION

Headland Archaeology was commissioned by Melville Housing Association to undertake a programme of historic building recording at Dalkeith Corn Exchange. The structure is located near the northern end of the High Street, and is oriented approximately east-west, with a second façade on St Andrew St (*Illus 1*). It was designed by David Cousins in 1853 and opened the following year. The Corn Exchange has seen a variety of uses since but has lain vacant since the late 1980s. Several attempts to find a use for the structure have been unsuccessful, although some renovation work has been undertaken. The present application by Melville Housing Association is for full renovation of the building and its conversion into an office and museum space. The present report has been commissioned to fulfil a planning condition set by East Lothian Council Archaeology Service (ELCAS).

2. METHODOLOGY

Using the general standards set out by English Heritage (2006) with additional guidelines from ELCAS (2013), an enhanced Level 2 historic building survey was undertaken. This aims to provide a descriptive record of the building to help inform the wider restoration project. The work was undertaken to a methodology set out in a written scheme of investigation (Headland Archaeology 2013) and agreed with ELCAS. This work builds upon the conservation report prepared for the client (Michael Laird Architects 2013), which provides a detailed condition assessment as well as measured plans and elevations of the building. These have been further annotated and are reproduced here in full for completion.

A desk-based assessment was carried out, which aims to provide a historical background to the building using readily available written and cartographic sources. This work has informed the subsequent site visit, which was undertaken by the author on the 7th May, 2013. Access to the interior of the building was kindly provided by the client. The purpose of the visit was to make a record of the building from an archaeological perspective. This included detailed notes on the layout, structure and detailing of the building as well as

any evidence for multiple phases of use. This was backed up with a full photographic record and measurements where appropriate. It was also requested by ELCAS that opportunities for further investigation during soft-strip and other forthcoming building work be identified.

Access was not possible to the southern external elevation at the time of the visit. Furthermore, due to health and safety concerns, the loft space was not accessed.

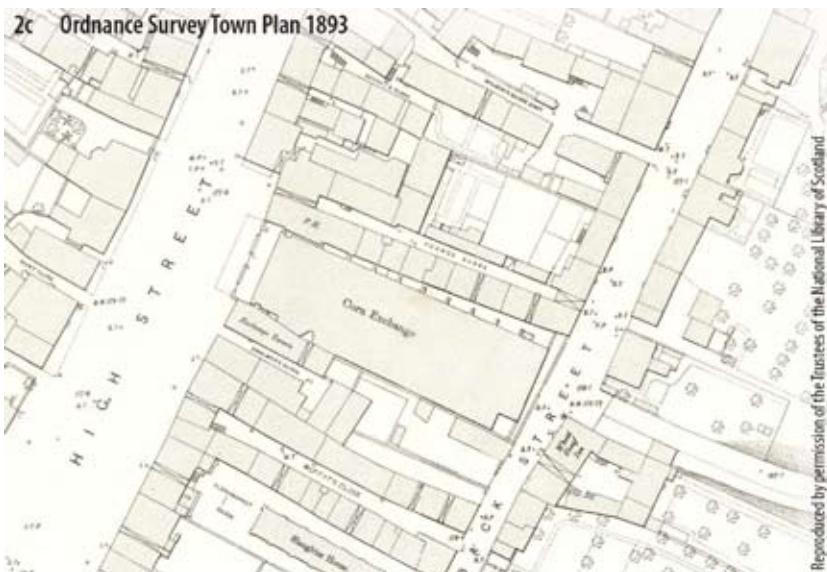
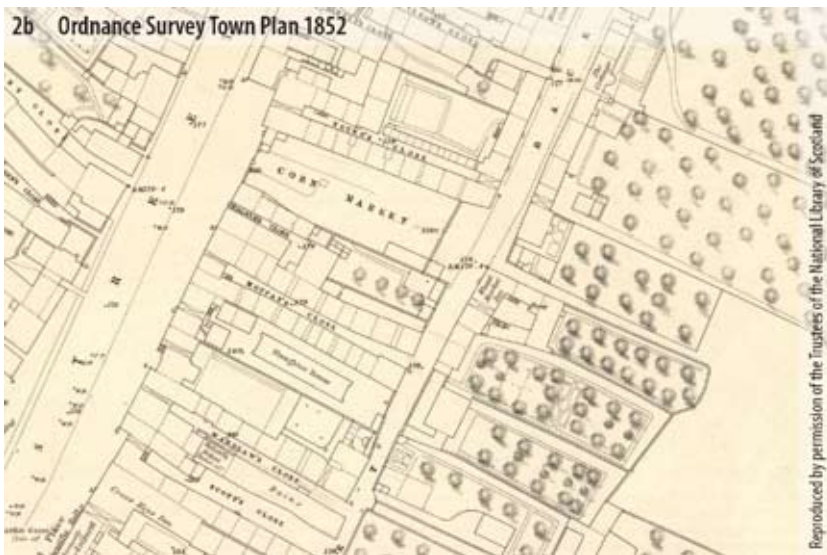
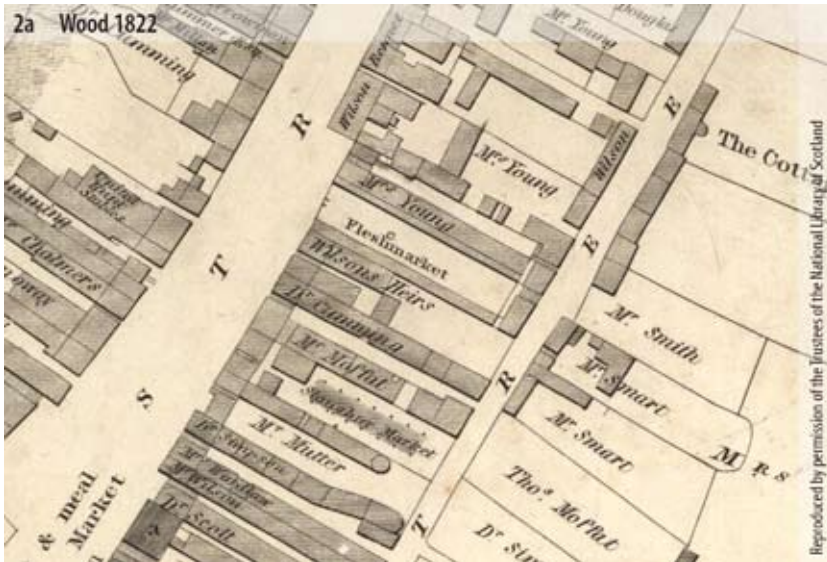
3. DESK-BASED ASSESSMENT

Dalkeith was granted Burgh status in 1401 by Robert III and by the 16th century was operating as a regional market centre. (Coleman and Dennison 1998, 26). There was a weekly corn market, although it is not clear where this was held at that time. The basic town layout was well established by this time, with a main street flanked by long burgh plots.

The site of the present corn exchange building is marked as 'Fleshmarket' on Wood's map of 1822 (*Illus 2a*). It appears as an enclosed yard with long, narrow buildings down the north and south sides. It could be approached from both the High Street and the 'Back Street'. By 1852 (*Illus 2b*), the site housed the corn market. The narrow buildings had been removed, creating a large enclosed space with a well at the western end.

The Corn Exchange building itself was constructed by public subscription in 1853–4. It was designed by David Cousins, who was also responsible for the Corn Exchange in Kelso (Historic Scotland 1972). The building was the largest of its type in Scotland and was a clear symbol of Dalkeith's status as an increasingly prosperous market town. It was home to the weekly grain markets and also hosted a range of social events and meetings, including audiences with William Gladstone and Winston Churchill (Statham 2005, 13).

Between 1946 and 1961 the building was used as the 'Empress Ballroom' and hosted regular dances (Statham 2005, 13). In this period, the hall was divided in two by a substantial wooden partition, with



a lowered ceiling over the eastern half. The rooflights at the eastern end of the building appear to have been slated over around this time - they are visible on an aerial photograph from 1947 (NCAP 006-003-002-142-C), but no longer on another from 1948 (Coleman and Dennison 1998, 9).

Once the ballroom's lease expired in 1961, the lowered ceiling and partition was dismantled and the building was converted into a training annexe to Ferranti's new factory in nearby Thornybank (Statham 2005, 13). In the 1970s a single story addition was added to the north side of the hall. Tenements visible at this location on the 1893 Ordnance Survey (Illus 2c) had been removed prior to 1946.

The Corn Exchange building became vacant in 1986 (Buildings at Risk Register, ref 1448). A brief conversation with a local resident revealed that the hall had been used for jumble sales and the like during the 1990s.

There have been several unsuccessful applications for re-use since then (Buildings at Risk Register, ref 1448). The building was category A listed in 1972 (Historic Scotland 1972) and also B listed as part of a group with adjacent buildings in the High Street. It has been substantially restored internally in the early 2000s (ibid), and is included in the Dalkeith Townscape Heritage Initiative and Conservation Area Regeneration Scheme (Midlothian Council website).

4. HISTORIC BUILDING RECORDING

The structure comprises a large open main hall, with an entrance hall and several rooms over two levels in a twin-gabled structure at the western end. A narrow single-floor lean-to structure has been formed by roofing over the close to the south. A further single-floor extension has been added to the northern side. Illustrations 3–7 are reproduced from the Conservation Report (Michael Laird Architects 2013) and annotated where necessary. The photo register and full photo record can be found in Appendices 1 and 2.

4.1 Interior – Main Hall

Floor Divided into two sections – the east half is of standard wooden floorboards, with

Illus 2
Map progression

Headland Archaeology

repairs and a small concrete pad at the centre. The western half is of concrete slab, poured in 6.5x4m sections.

Roof Pitched timber clad roof supported by double hammer beam truss structure sprung from protruding stone corbels (Photo 005). These correspond with the substantial buttresses on the exterior and form nine internal bays. Some original hammer beam decorations are missing. Some lean can be seen in this structure when viewed from the balcony. Metal strapping has been installed on several beams. The collar ties support a timber-clad ceiling with space above; a series of long rectangular slots run transversely at intervals in this ceiling. The timber cladding may once have continued onto the pitched part of the ceiling. The four western bays have retain their substantial rooflights – they appear in good order and may have been replaced.

East elevation (Photo 003) Lathe and plaster removed on lower part of wall, exposing original random rubble stonework. Slots for timber batons that would have supported the original wooden panelling to dado height still evident. Main entrance is a double leaf wooden door hung in a wide tudor arch, currently out of use. Two smaller flanking doorways in similar style are presently boarded up. Two springers in wood mimic the stone ones on the long elevations but are unlikely to be structural. Two substantial rectangular 15-pane transomed windows appear to have had their lintels replaced with concrete. A further central 9-pane window appears to retain its original lintel.

North elevation (Photos 018 and 021) Lathe and plaster removed completely, slots for wooden panelling to dado still evident. There are 8 openings in this elevation, of which only the eastern two appear to be original. These comprise a large double door with a replaced iron H beam lintel, and a narrow blocked doorway with stone relieving arch. The remaining openings are later insertions with steel or concrete lintels and brick frames. An iron slot can be seen half-way down the hall which would have held a spanning beam as part of the ballroom partition wall.

West elevation (Photo 004) Tudor-arched colonnade supported on octagonal stone columns with plain capitals and bases. Wide central bay with two narrower ones on either side. Arches formed of timber and plaster. Wall behind retains wooden panelling to dado and most of lathe and plaster above, although some brickwork revealed. Openings to western rooms described below. Colonnade supports wall for upper storeys and projecting balcony. Upper wall plaster mostly intact. Two tudor-arched doorways leading to upper rooms and one central wooden decorative corbel as per east elevation. Floor of balcony recently replaced, only main posts of the banister survive.

South elevation (Photos 019 and 020) Lathe and plaster removed completely, slots for wooden panelling to dado still evident. There are eleven openings in this elevation, of which eight appear to be original. Each bay bar the two westernmost has an original doorway at its centre, although five of these have been blocked. The easternmost doorway has a stone lintel as well as a relieving arch, and has ashlar jambs of higher quality than the others. At the western end, a chamfered ashlar doorway (Photo 012) leads to the external stairwell. The remaining three openings are later insertions with concrete lintels and brick frames. An iron slot (Photo 031) can be seen half-way down the hall which would have held a spanning beam as part of the ballroom partition wall.

4.2 Interior – Ground floor, western rooms

Originally laid out as central hallway, two flanking passageways with small rooms between. The space has been altered to create a central hallway and two larger rooms.

Floor Concrete in central passage with filled-in inset for door mat/grate. Concrete also in original flanking passageways. Floor boards in internal rooms – covered in hardboard sheeting; partly removed in northern room (Photo 017). Slots for original brick partition walls.

Ceilings Plaster removed exposing joists and replaced flooring above.

East elevation Plaster mostly intact, partial wooden panelling to dado in rooms. One wide central opening and two narrower to flanking passages, all with tudor arches. Southern archway boarded up. No evidence of door fittings. Two small casement windows, one to each room (Photo 015). Northern window largely boarded with small sliding window inserted. Bevelled ashlar projections which would have formed corners to original room layout. The northern one houses a decorative cast-iron fireplace, although no direct connection to a chimney could be ascertained. Partial stubs of original projecting brick walls.

North and south elevations External stone wall of squared stones built to courses. No evidence for plaster finish. Chamfered recess below upstairs fireplaces – hearth stones visible from below. Electricity panel on south elevation (Photo 014).

West elevation External stone wall of squared stones built to courses. Nails for carrying lathe and plaster finish evident. Three external doorways mirroring the openings on the east elevation. Main two-leaf central entrance door still in use (Photo 013). Smaller flanking doorways boarded up. Two large rectangular windows, now boarded up (Photo 017). Massive stone lintels.

Partition walls Brick walls running east-west on either side of main door, some plaster remains, with textured wallpaper. Doorway in southern wall leads to room beyond – possibly original. Two further parallel walls have been removed.

4.3 Interior – First floor, western rooms

First floor accessed by external projecting stone stair on south elevation of main hall. This has been constructed in place of the westernmost buttress on this side. These stairs would have been open to the close to the east but has been subsequently been blocked (Photo 026). Plaster mostly survives. Curved wooden handrail (Photo 011). Exposed ceiling timbers look recently replaced.

The first floor was originally one space, now divided unequally with a modern stud wall.

Floor Recently replaced with MDF sheeting.

Ceiling Recently replaced with MDF sheeting, joints and fixings sealed with plaster.

East elevation Plaster intact, two doorways as described above.



North and south elevations Plaster finish removed exposing uncoursed random squared stonework. Western side projected to house large fireplaces with tall stone lintels (Photos 018 and 019). Slots adjacent to west elevation above head height – purpose unclear. Ladder mounted to south elevation for access to loft space above.

West elevation Plaster finish removed exposing uncoursed random squared stonework. Two large rectangular 70-pane casement windows with transoms (Photos 010 and 018). Original lintels replaced with concrete. Sills recently repaired with neatly finished MDF.

4.4 Exterior

The exterior elevations (Photos 032-055) remain as described in the Listed Building report (Historic Scotland 1972):

Jacobean-style hall bridging between 2 streets, comprised of 2 blocks; symmetrical twin-gabled to lower High Street block and a massive gabled elevation to St Andrew Street (Exchange Hall). Random, variegated, stugged sandstone ashlar to main elevations, random rubble side elevations; ashlar dressings. Moulded Tudor-arched surrounds to 2-leaf doors. Mullioned windows, some with transoms. Chamfered reveals. Delicate relieving arches above 1st floor windows. W (HIGH STREET) ELEVATION: broad door at centre, with hoodmould overstepping Buccleuch arms and 2 monogrammed shields; moulded panel above with shield dated "1853". Further corbelled panel above, with 4-line inscription ("The Earth is the Lord's and the fulness thereof, Thou crownest the year with Thy goodness"), serving as a base to gabled ashlar bellcote with bell between gableheads of outer bays. Ashlar coping to sides of bellcote base. Smaller doors to outer bays flanked by tripartite window towards centre. 2 large 5-light transomed windows at 1st floor. Hoodmoulded bipartite windows in gableheads. Deep base course. Angle buttresses. Cornice below gableheads. Ashlar apex detail to hall roof visible behind. Ball finials and weathervanes on all gableheads (finial missing from bellcote gable). E (ST ANDREW STREET) ELEVATION: Shallow base course. Broad door at centre; 2 smaller doors in outer bays. Two 5-light transomed clerestory windows. Hoodmoulded tripartite window in gablehead. Rubble wall, continuous with wall-plane, linked to No 59 St Andrew Street to left. N ELEVATION: blank with coped rubble buttresses, some set-off, dividing bays. Gablehead stack of High Street block to right. Modern entrance inserted in outer left bay. Modern addition adjoined to third bay from left. Group of 7 electricity insulators in 2nd bay from right. S ELEVATION: blank and buttressed as above. Later 1-storey lean-to addition, enclosing lower section of buttresses along entire elevation. Small-pane glazing pattern, some fixed pane, some casement. Coped skews and bracketted skewputts. Damaged fleur-de-lis ridge tiles to main roof. Grey slates. Double row of 9-light roof-lights to both pitches to W; replaced by purple slates to E. 3 ridge ventilators to S pitch, 1 to N. Pigeon loft to W gablehead of main roof.

4.5 Southern lean-to structure

Further space has been created by roofing over the close to the south of the main hall. The pitched timber roof is supported on stone anchors inserted into the exterior of the main hall and the opposing

close wall, the top of which has been somewhat consolidated. The internal space is built around the original stone buttresses, some of which have been squared off with brick. Further brick walls divide the space into a series of smaller rooms (Photo 024). A number of original entrances to the main hall have been blocked during construction of the lean-to (Photo 025), and several new ones have been broken through (see description of main hall for details). At the western end, a series of steps (Photo 026) join the projecting stone stair to the original close level (the connection has been subsequently bricked up). An external window at the eastern end has been blocked. A large steel H beam has been inserted near the eastern elevation, possibly related to some repair of the close wall at this point (Photo 023).

4.6 Northern addition

This extension comprises a brick-built structure supporting a flat timber roof that adds six main rooms and a number of smaller alcoves and storage spaces to north of the hall. Large sections of the original plaster have been removed, exposing the roof trusses and much of the brick work (Photo 028). There is no evidence for major alterations or additions to this structure.

5. DISCUSSION

The changing use of the Dalkeith Corn Exchange can be seen clearly in the fabric of the building. Since a large proportion of the interior plasterwork has been removed, many of the structural alterations are visible.

The main hall was originally one large space, as it is now. Main access would have been through the three doorways at either end of the building, with two smaller doors on the north side and a series of doors leading to the close on the south. It is not clear what the specific purpose of this series of doors is. Access to the staircase was also possible from the close. It is likely that the southern close was gated, or possibly even covered over from quite an early time. The easternmost doorway on the south side is more elegantly constructed and may have been accessible without entering the close itself.

The rooflights would originally have continued across the full length of the roof, with the eastern 4 bays slated over around 1947 when the Empress Ballroom was constructed in the hall. This also involved the construction of a large partition wall, with beam slots for this still visible, although it is unclear how the lowered ceiling was constructed. It is possible that this was of very lightweight construction and was hung from the roof beams. A photo from 1961 shows that at least the westernmost rooms of the southern lean-to were in use as toilets at this time (Statham 2005, 13).

The concrete flooring in the western half of the main hall is likely to relate to the building's subsequent industrial use by Ferranti. Modifications to the layout of the southern lean-to (including a new doorway where the earlier partition would have been) are also evident. It is possible that the present roof of this structure dates from this time. The extensions to the north of the hall also date to this period of use, including the creation of a number of openings in the north wall.

It is not presently clear when the modifications to the rooms at the west of the hall were made. The rearrangement of the ground floor rooms could date to either the ballroom or Ferranti times, with the sliding half-window in the northern room possibly suggesting use as a security office or ticket room. The upstairs room appears to have been divided relatively recently, although it is not clear for what purpose.

6. REFERENCES

Buildings at Risk Register 2012 *Dalkeith Corn Exchange (Former), 200, High Street, Dalkeith (ref 1448)*, <http://www.buildingsatrisk.org.uk/details/895593>, accessed 14th May 2013.

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East Lothian Council Archaeology Service 2013 *Historic Building Recording Specification Check List – 13/00210/DPP & 13/00211/LBC*.

English Heritage 2006 *Understanding Historic Buildings – A Guide to Good Recording Practice*.

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Historic Scotland 1972 *200 High Street and 61 St Andrew Street, Corn Exchange (ref 24422)*, <http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2200:15:0:::BUILDING:24422>, accessed 14th May 2013.

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Midlothian Council (date unknown) *The Dalkeith Townscape Heritage Initiative and Conservation Area Regeneration Scheme*, http://www.midlothian.gov.uk/info/1220/conservation/439/midlothian_town_centres/2, accessed 14th May 2013.

Statham, C 2005 *Dalkeith Since the War*, p13.

6.1 Cartographic sources

1822 Wood – Plan of Dalkeith

1853 Ordnance Survey 25" to the Mile Dalkeith Sheet 2

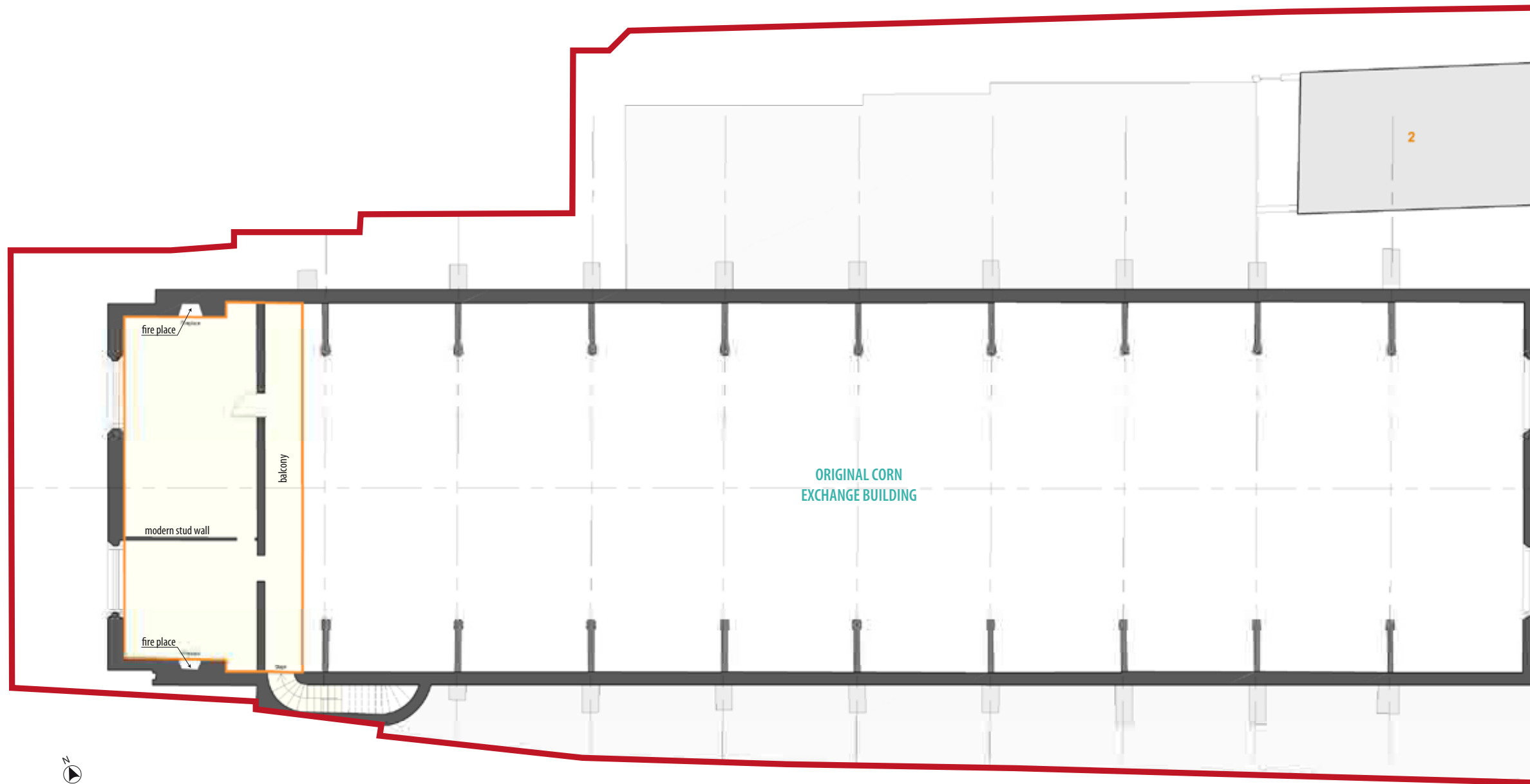
1893 Ordnance Survey 25" to the Mile Dalkeith Sheet VIII.76

1893 Ordnance Survey 25" to the Mile Dalkeith Sheet VIII.77

6.2 Images from the National Collection of Aerial Photography

1946 – River South Esk, NEWBATTLE, MIDLOTHIAN, SCOTLAND, Sortie 106G_UK_0011, Frame 5338 (ref 006-003-002-045-C)

1947 – Lugton, DALKEITH, MIDLOTHIAN, SCOTLAND, Sortie CPE_UK_0235, Frame 0043 (ref 006-003-002-142-C)



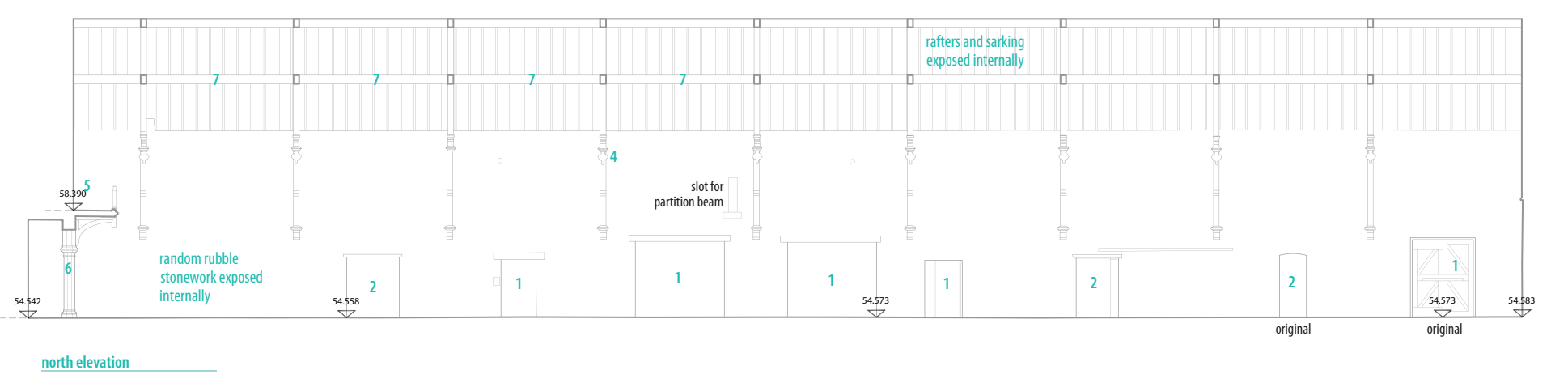
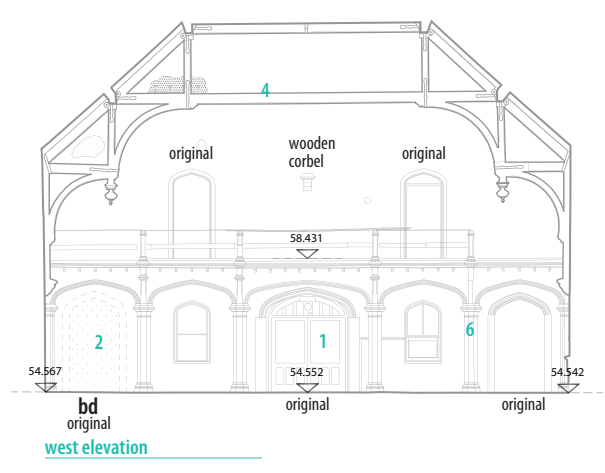
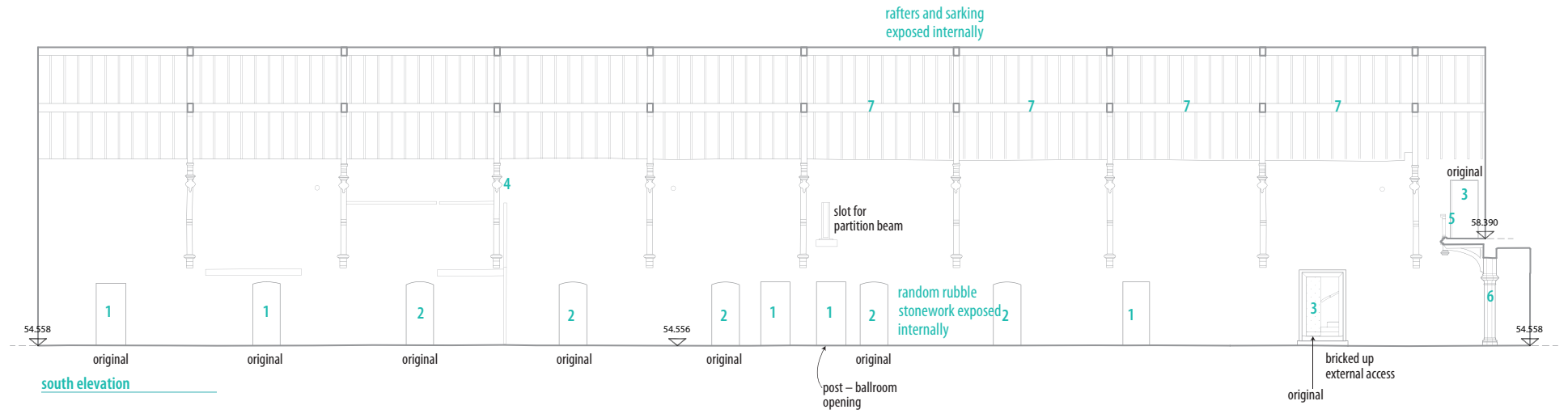
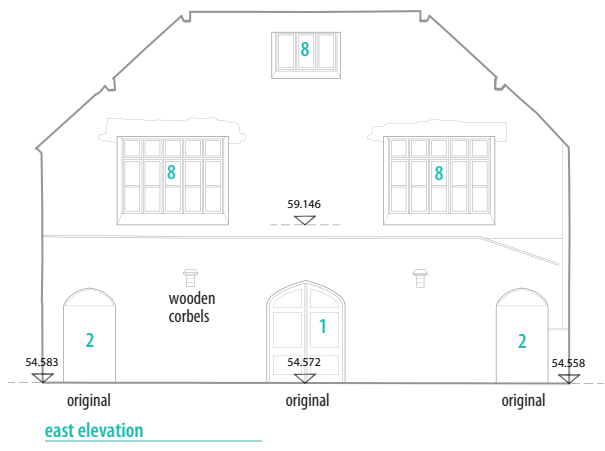
* for illustrative purposes only, not to scale

Illus 4
First floor plan

KEY

- 1 Existing openings
- 2 Existing openings (blocked/boarded)
- 3 Stairs
- 4 Hammer beam trusses
- 5 Balcony
- 6 Colonnade
- 7 Existing Roof lights
- 8 Existing Windows

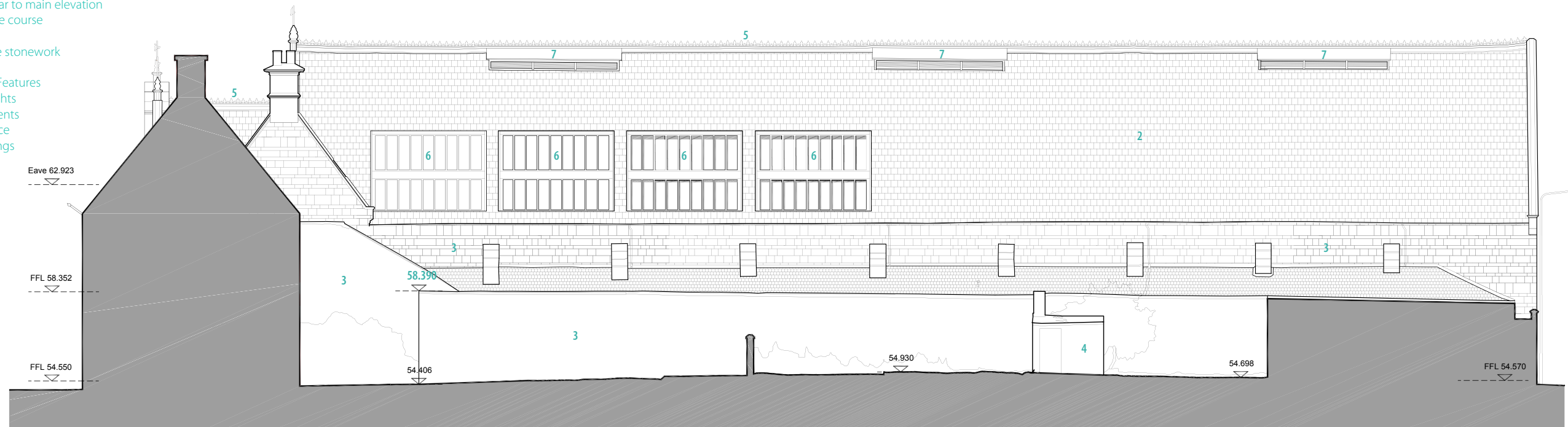
NOTE: All existing internal finishes to long elevations have been removed



Illus 5
Internal elevations

KEY

- 1 Random, variegated, stugged sandstone ashlar to main elevation with ashlar base course
- 2 Slate roofs
- 3 Random rubble stonework
- 4 Brick
- 5 Existing Ridge Features
- 6 Existing Rooflights
- 7 Existing Roof Vents
- 8 Existing Entrance
- 9 Existing Openings



south elevation

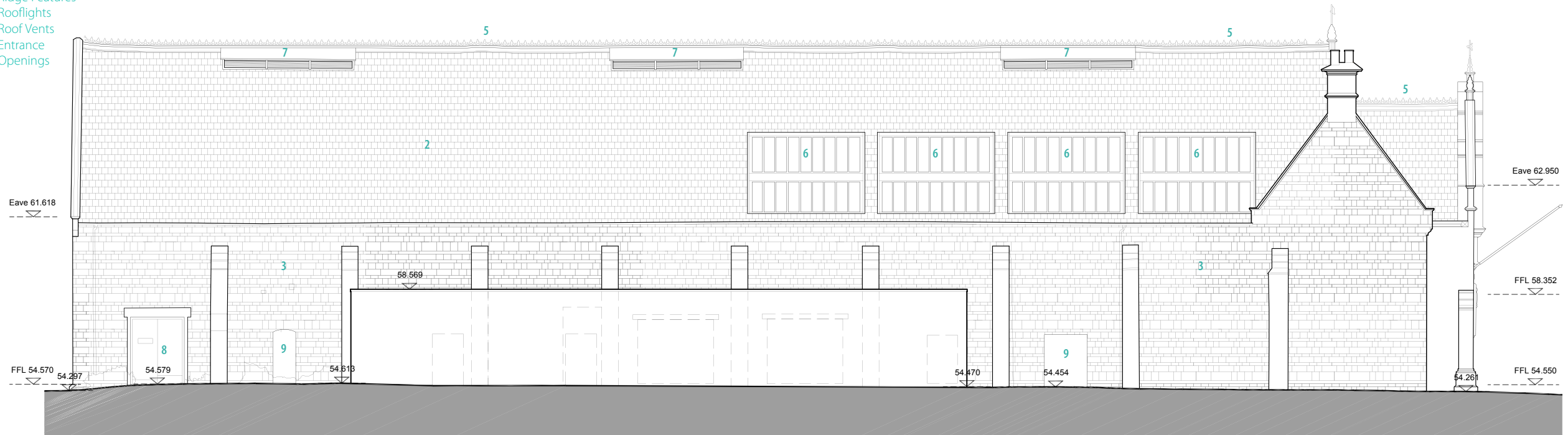


west elevation

0 2m
elevations 1:100 @ A3

KEY

- 1 Random, variegated, stugged sandstone ashlar to main elevations
- 2 Slate roofs
- 3 Random rubble stonework
- 4 Brick
- 5 Existing Ridge Features
- 6 Existing Rooflights
- 7 Existing Roof Vents
- 8 Existing Entrance
- 9 Existing Openings



north elevation



east elevation



Illus 7
External elevations, north and east

7. APPENDICES

Appendix 1 Photographic register

Frame	Direction	Description	Frame	Direction	Description
001	east	General view of interior from entrance hall	029	north-west	General view of interior of northern lean-to
002	west	General view of interior from east end	030	south-east	Detail of double hammerbeam
003	east	East internal elevation	031	south	Detail of change in floor and iron beam slots
004	west	West internal elevation	032	south-east	General view of west external elevation in context
005	east	General view of roof structure from balcony	033	east	West external elevation in context
006	south-east	Detail of truss decoration	034	north-east	West external elevation (oblique) in context
007	south	View of balcony showing top of stairwell	035	north-east	West external elevation (oblique)
008	north-west	General view of north-western room on upper floor	036	north-east	General view of west external elevation in context
009	south-west	General view of south-western room on upper floor	037	north-east	West external elevation (oblique)
010	north-west	General view of south-western room on upper floor	038	east	Detail of entrance on west external elevation
011	west	View up stairwell	039	east	Detail of inscription on west external elevation
012	south	Detail of stairwell entrance on ground floor	040	east	Detail of carving above entrance on west external elevation
013	west	General view of entrance hall	041	east	View down south side of building
014	south	General view of south-western room on ground floor	042	south-west	Context of building in townscape
015	north-east	General view of south-western room on ground floor	043	east	View down north side of building
016	west	Entrance to north-western room on ground floor	044	south-east	Detail of buttresses on north side of building
017	south-west	General view of north-western room on ground floor	045	south-west	Detail of buttresses and blocked doorway on north side of building
018	north-east	General view of main hall, north internal elevation	046	east	General view of north side of northern lean-to
019	south-east	General view of main hall, south internal elevation	047	south	Detail of buttess on north side of building
020	south-west	General view of main hall, south internal elevation	048	south-west	General view of north side of northern lean-to
021	north-west	General view of main hall, north internal elevation	049	south-west	East external elevation (oblique)
022	west	General view of easternmost room in southern lean-to	050	west	East external elevation
023	east	General view of easternmost room in southern lean-to	051	north-west	East external elevation (oblique)
024	west	General view of interior of southern lean-to	052	west	East external elevation of southern lean-to
025	east	General view of interior of southern lean-to	053	west	Detail of entrance on east external elevation
026	west	Detail of western end of southern lean-to, showing external steps	054	north-west	East external elevation in context
027	west	Interior of northern lean-to, showing join to main structure	055	west	General view of join between main hall and northern lean-to
028	east	General view of interior of northern lean-to			



Appendix 2 Discovery and Excavation in Scotland (DES) entry

LOCAL AUTHORITY:	Midlothian Council
PROJECT TITLE/SITE NAME:	Dalkeith Corn Exchange
PROJECT CODE:	DCEX12
PARISH:	Dalkeith
NAME OF CONTRIBUTOR:	Jürgen van Wessel
NAME OF ORGANISATION:	Headland Archaeology (UK) Ltd
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	NT36NW 259
SITE/MONUMENT TYPE(S):	CORN EXCHANGE
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 33400 67500
START DATE (this season)	06-May-2013
END DATE (this season)	10-May-2013
PREVIOUS WORK (incl. DES ref.)	none
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Headland Archaeology was commissioned by Melville Housing Association to undertake a programme of desk-based assessment and historic building recording at Dalkeith Corn Exchange. The structure is located near the northern end of the High Street, and is oriented approximately east-west, with a second façade on St Andrew St. It was designed by David Cousins in 1853 and opened the following year. The building replaced an open corn market, and served as market and meeting place until the mid 1940s. At this point, the hall was converted into a ballroom, with a number of structural modifications including a substantial timber partition and lowered ceiling. In 1961 it was taken over by Ferranti as a training annexe, with further structural modifications include a single storey addition to the northern side. The building has lain vacant since the late 1980s. Several attempts to find a use for the structure have been unsuccessful, although some renovation work has been undertaken. The present application by Melville Housing Association is for full renovation of the building and its conversion into an office and museum space. A full written and photographic record was produced that clearly illustrates the changes of use in the fabric of the building. Since a large proportion of the interior plasterwork had been removed, many of the structural alterations were visible.</p>
PROPOSED FUTURE WORK:	none
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	Melville Housing Association
ADDRESS OF MAIN CONTRIBUTOR:	Headland Archaeology Ltd 13 Jane Street Edinburgh EH6 5HE
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ARCHIVE LOCATION (intended/deposited)	RCAHMS (intended)

Appendix 3 Photographic record

For a full photo description refer to the photographic register in Appendix 1.

Photo 001



Photo 002

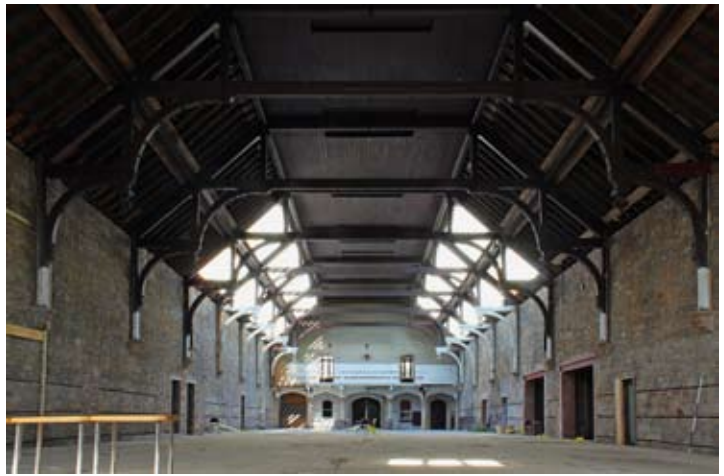


Photo 003

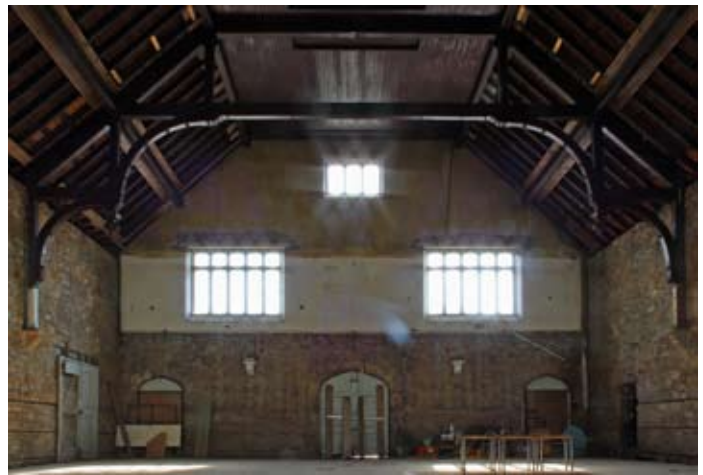


Photo 004



Photo 005



Photo 006



Photo 007



Photo 008



Photo 009



Photo 010



Photo 011



Photo 012



Photo 013



Photo 014



Photo 015



Photo 016





Photo 017



Photo 018



Photo 019

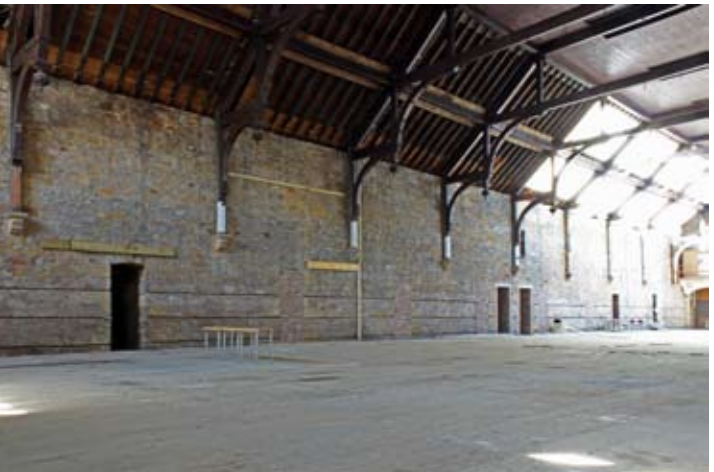


Photo 020



Photo 021



Photo 022



Photo 023



Photo 024

Photo 025



Photo 026



Photo 027



Photo 028



Photo 029



Photo 030



Photo 031



Photo 032



Photo 033



Photo 034



Photo 035



Photo 036



Photo 037



Photo 038



Photo 039



Photo 040



Photo 041



Photo 042



Photo 043



Photo 044



Photo 045



Photo 046



Photo 047



30

Photo 048



Photo 049



Photo 050



Photo 051



Photo 052





Photo 053



Photo 054



Photo 055



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