Project Code: HWL07

Date: 27th August 2007 Client: WRE Thomson's Children's Trust

















Halmyre Mains, West Linton, Scottish Borders **Historic Building Recording**

Planning References: 06/01950/FUL

George Geddes BSc MA



Project Summary Sheet

Client WRE Thomson's

Children's Trust

National Grid Reference NT 176 493

Address Halmyre Mains Farm,

West Linton, Scottish Borders

(Formerly Peeblesshire)

Project Manager Dr Tim Holden

Text George Geddes

Illustrations Mike Middleton

George Geddes

Fieldwork George Geddes

Schedule

Fieldwork 9th - 10th August 2007 Report 27th August 2007

NMRS numbers

Halmyre Mains Farmhouse NT14NE 71 Halmyre House NT14NE 19.00

Summary

Headland Archaeology was commissioned by WRE Thomson's Children's Trust to undertake a programme of archaeological works in connection with planning conditions issued by Scottish Borders Council. The work consisted of a survey of the historic buildings that form part of the development site. The project involves the conversion of existing farm buildings for housing and the construction of additional housing on adjacent plots.

The steading was founded in the 18th century and included a barn, byre and stable with a detached farm house. Later additions included a water house, an electric power plant, a larger cartshed and alterations to the existing buildings. The majority of surviving features are 19th century including some original window frames. 20th century alteration involved roofing over large areas to form cattle courts and the removal of some areas of earlier fabric.

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All photographs are reproduced as thumbnails and the photographic register is included as an MS Excel file on a compact disc with the original digital images.

1. Introduction

Headland Archaeology Ltd was commissioned to undertake a programme of archaeological works at Halmyre Mains Farm, West Linton, to satisfy a planning condition set out by Scottish Borders Council. The programme of works consisted of basic desk-based research followed by historic building recording to English Heritage Level 2 standard (English Heritage 2006). The steading buildings are not listed or noted in the NMRS.

Halmyre lies on the NW facing slopes of Wether Law and Green Knowe overlooking West Linton to the Pentland Hills at an altitude of 232 metres OD (Plate 3-16). The site is currently occupied by steading buildings in two groups; an original courtyard at the NE of the site and later buildings grouped to the S and SW. The farmhouse (Halmyre Mains) is detached to the NE (1-08). Situated across the A701 to the NW, Halmyre House was founded in the 16th or 17th century. The steading buildings are in relatively good condition, having been in use until recently. The buildings have not been looked at in any detail before. The group includes 6 buildings to be altered or demolished:

Building 1 – SW group including 5-bay cartshed with hay loft (3-21)

Building 2 – NE range, stables (1-17)

Building 3 – SE range, byre and cottage (3-04)

Building 4 – SW range, barns (4-21)

Building 5 and Building 6 - modern sheds (4-07, 4-18)

2. Desk based assessment

Methods

A search was undertaken of readily available and relevant documentary sources for all land potentially affected by the development. In particular, the first and second Ordnance Survey's were consulted and additional pre-1850 maps were consulted using the online portal. Vignettes of the relevant historic maps are included in Figure 2. The National Archive of Scotland and SCRAN online catalogues was searched for relevant entries.

Results

Halmyre first appears in the mid 18th century on Edgar's map of 1741 and Moll's map of 1745; the house is represented in a generic form with no separate symbol for the farm buildings or the farm house (Figure 2). Roy's more detailed survey of c.1747-55 depicts a small settlement in the position of Halmyre Mains but it is not annotated. Halmyre House, to the NW, is annotated as 'Morrishall'. Other recognisable settlements are 'Noblehouse' to the NE and 'Deano' to the SW (now Halmyre Deans). The road depicted by Roy may have run closer to the buildings than the current A701 and buildings shown on the NW side were demolished by 1859. The depicted buildings may include the farmhouse and possibly elements of Buildings 2 and 4. Armstrong's map of 1775 and Ainslie and Thomson's maps from the 1820s depict Halmyre House as Murrayshall. Armstrong's also shows the steading on both sides of the road.

The first Ordnance Survey (1859 at 1/10560 scale) shows the courtyard farm and the farm house. Buildings 2, 3 and 4 are all depicted though the only one not to have been altered significantly is probably Building 2. The 1859 group includes what are probably covered cattle courts to the NE of Building 4. The revised Ordnance Survey in 1898 (at 1/2500 scale) shows the steading, now

expanded) in slightly more detail. A 3rd edition revised in 1965 shows Building 5, perhaps constructed in the 1950s. In addition, this edition shows slight alterations to the other buildings.

The NAS catalogue included a number of references to the Murray family of Halmyre from the 17th century. Halmyre is occasionally spelt Hallmyre. No entries were found for 'Morrishall' and no historic plans were noted.

The listed building description for Halmyre House suggests the building has a 16th or 17th century core and a date of 1856 over the main entrance suggests a period of investment during the mid 19th century which might have included the farm buildings.

Discussion

Historic sources suggest the farm may have 16th or 17th century origins, and is almost certainly present in some form by the mid-18th century. The maps suggest that the NE and SW ranges (Buildings 1 and 4) may be the earliest and show clearly that Buildings 2-5 date before 1859, Building 1 dates to the later 19th century (perhaps 1892), Building 5 to pre-1965 and Building 6 to later.

4. Historic Building Recording

Methods

Utilising the general standards set out by the Royal Commission on the Historical Monuments of England (1996), and the techniques and practice promoted by Historic Scotland (Dallas 2003), English Heritage (2004) and the RCAHMS (2004), a Level 2 Historic Building Survey was undertaken. This comprised a walkover survey of the interior and exterior spaces. Existing architectural plans, sections and elevations were used as the basis for illustrations.

In addition, a photographic survey of the building was undertaken to provide transparencies and high-resolution digital images. Coverage included all external elevations and a series of general shots and selected details within the buildings.

Results

The detailed building and room descriptions are included in a gazetteer in Appendix 2 below. This section includes an interpretive summary based on the evidence outlined in the gazetteer. In both the gazetteer and this description, the buildings are described as distinct units (numbered 1 6)

Phase 1 – *to* 1859

Cartographic evidence suggests that Halmyre Mains Farm has origins in the 18th century though the main house is earlier. 18th century maps do not show the group in detail but one can tentatively suggest that Buildings 4 and 2 might be represented, along with the farmhouse. Buildings now demolished lay across the road, presumably including other steadings and perhaps an earlier farm house.

The first Ordnance Survey shows the nascent steading with 3 ranges and the farm house constructed. The farm house and Building 2 are already built and Building 3 and 4 are also constructed though they have been altered since. There are cattle courts in front of Building 4,

probably roofed areas for feed and shelter without full height side walls. At each corner of the cattle court, there is a roofed block but no evidence survives to distinguish these from the surrounding rubble masonry.

Phase 2 – 1859-1898

By the time of the new, more detailed, Ordnance Survey in the 1890s, the steading had been expanded with the addition of buildings to the S and SE. Building 1, the cartshed/granary, had been built with a large attached gabled shed to the SE (built slightly later). The garage or workshop that abuts the SE wall of Building 3 was also added during this period. An additional range aligned NE-SW was built just E of Building 1. The field boundaries to the NW of the steading had been altered, probably to allow access to the farm from the road and not only via the farm house itself. Other field boundaries had been changed to accommodate the construction of Building 1.

Building 2 appears unchanged, apart from a small addition against the SE gable; this is likely to be related to the recess in the gable which is probably a bee bole¹ (1-07). Building 3 is shown as two units which may suggest that the byre/bothy arrangement was established by this date. Building 4 is relatively unchanged though the arrangement of the cattle courts the NE has changed. There are now two roofed perpendicular ranges abutting the main block of B4 and the NE wall probably had a feeding passage roofed by a lean-to structure. The corner blocks, visible in the first edition, are still extant, but the E block is apparently unroofed.

The rubble water house at the SE of the site was also built in this period (3-17).

Phase 3 – Early and middle 20th century 1898-1965

Further expansion occurred through the 20th century. Early in the period, Building 1 was expanded with a 2-bay hipped extension to the SE. This was rubble built with dressed margins and hipped and slated roofs. In addition, the SE range was expanded (probably with an implement shed).

Building 5, a combination building with a large byre, was built during this period, most likely during the 1950s. The building is the first of the group that is not constructed using traditional materials such as local stone and slate. It is built of concrete and the roof structure is iron with a corrugated and vented roof covering.

Access from the farm house round to the steadings was removed and boundaries to the E of Building 1 were altered.

Phase 4 – Later 20th century

Later 20th century alterations have included the roofing over of the courtyards between Buildings 2-4. In addition, the roof over the SE block of Building 4 is also later. Building 6, a very large modern agricultural shed was probably built in the 1970s.

Discussion

Halmyre Mains was probably founded in the 18th century and associated with Halmyre House,

¹ The south-facing bee bole would have housed bees which would provide honey and also help pollinate fruit trees in the garden of the farm house.

occupied by the Murray family. Elements of the NE and SW ranges (B2 and B4) are probably the earliest and B2 in particular has a largely later and 19th century pattern of fenestration. These ranges were single storey with sloping floors and ridges and plainly dressed margins. Additional ranges stood across the road (immediately SE of the current A701) and these may have included an earlier farmhouse.

Expansion in the 19th century included the construction of additional buildings to the SW as well as the expansion and rebuilding of elements of the 18th century courtyard. Later 19th century building was of a slightly higher standard with dressed stone used for all the margins. Most of the workings have been removed, including a thresher and possibly some form of earlier power plant. The electric power, switchboard and line shafting is interesting in itself as a symbol of investment in technology on the farm in the inter-war years of the 20th century.

The Halmyre steading is a fairly typical group of the period (18th and 19th century), function and location. The later stonework is all dressed and the cart shed in particular is designed to present an impressive façade to the main road. The group is relatively complete, incorporates some earlier fabric, some good design, elements of detailing, and is well built of local materials.

5.0 Sources

Consulted Map references

Ca.1636-1652 - Gordon 56: [A map of the Clyde and Tweed basins]. (Manuscript)

1654 - Joan BLAEU - TVEDIA - Upper Tweedsdale

1741 - William EDGAR - A new and correct map of the Shire of Peebles or Tweeddale.

1745 - Herman MOLL - Tweddale, alias The Shire of Peebles &c.

1741 - William EDGAR - The Shire of Peebles or Tweeddale.

1747-55 - William ROY - Military Survey of Scotland

1775 - Mostyn ARMSTRONG - ...County of Peebles or Tweedale...

1821 - John THOMSON - Peebles-Shire.

1821 - John AINSLIE - Ainslie's Map of the Southern Part of Scotland.

1859 – Ordnance Survey Peeblesshire Sheet 8 (1/10560, 1856)

1898 - Ordnance Survey Peeblesshire Sheet 8.3(1/2500, 1897)

1966 - Ordnance Survey NT1649 (1/2500, 1965)

 $Print\ references$

Dallas, R (ed) (2003) *Measured Survey and Building Recording*. Edinburgh: Historic Scotland.

Fenton, A and Walker, B (1981) The Rural Architecture of Scotland. Edinburgh: John Donald.

Hatherley, C (2004a) *Temple Mains Steading, Innerwick, East Lothian. Evaluation.* Unpublished report for Swanston Farm Ltd.

Hatherley, C (2004b) *Temple Mains Steading, Innerwick, East Lothian. Archaeological Desk Based Assessment.* Unpublished report for Swanston Farm Ltd.

Major, J K (1975) Fieldwork in Industrial Archaeology. London: Batsford.

McWilliam, C (1978) The Buildings of Scotland – Lothian. London: Penguin.

RCAHMS (2004) Survey and recording policy. Edinburgh: RCAHMS.

RCHME (1996) Recording Historic Buildings: A descriptive specification (3rd edition).

London: English Heritage.

Whitfield, L (ed) (2000) *Rural Buildings of the Lothians – Conservation and Conversion.* Edinburgh: Historic Scotland.

Appendix 1

Photo Register

Please see attached MS Excel document.

APPENDIX 2

Building Descriptions

Building 1

Type: Cartshed/granary/byre

Date: Late 19th century, probably 1890s

Plates: 1-25, 1-28, 1-29, 3-21 to 3-36, 4-04 to 4-15

Maps: 1898 and later

Significant Features: Cart arches, dressed margins, slate roofs, 3 phases of construction

Summary Description: A two-storey rectangular cartshed/granary block aligned NE-SW (late 19th century). A very large later shed attached to the SE with a loft – the roof and NE wall of this are now demolished (built pre 1898). A further addition of two bays at the SE with hipped slated roofs (early 20th century).

Interior: Small stable room at NE of main block with one intact roughly built trevis. Former loft above this, now removed. Main cartshed now used as a byre (floor obscured by muck). Loft above this mostly removed. Vents to rear blocked. No internal finishing.

Very large shed attached to SE, now with later roof supported on posts. Floor obscured by muck. Access to cartshed, SW and SE. Evidence for former loft. Small rooms at SE now used as bull or cow pens; these have a later subdividing wall and concrete floors and the openings are later.

Assessment: Later 19th century cartshed (with granary or hayloft above) and stable at NE. Very large cow-shed attached in later 19th century and pens attached at SE in early 20th century.

Building 2

Type: Cartshed, byre, stables

Date: 18th century with later alterations Plates: 1-02 to 1-07, 1-10 to 1-17, 1-36

Maps: c.1750, 1859 and later

Significant Features: Slate roofs, different phases of margins, original cart arches

Summary Description: Single storey range with stepped and sloping ridge built on sloping ground. Aligned SE to NW. Random rubble with varied dressed margins in places. Most openings in the main SW wall are later, probably late 19th century. SE block has been re-roofed, removing chimney.

Interior: Main room (with subdivisions removed) – evidence for lofts, sloping earth floor, whitewashed and plastered in places, blocked cart arches at NW, sheep run to NE. Two smaller rooms at SE (one not accessed) – plastered, central fireplace, later niches.

Assessment: Possible 18th century steading range, perhaps used originally as a stable and/or byre.

Building 3

Type: Byre, bothy, garage Date: early 19th century

Plates: 1-21 to 1-23, 2-33 to 3-15

Maps: 1859 and later

Significant Features: Slate roofs, belt drives in garage, window frames.

Summary Description: Single storey range of two attached blocks, probably built at different times. Later additions against SE wall include early 20th century kitchen extension and a garage. Byre window frames are 19th century, larger opening is inserted. The main fenestration of the cottage is probably a later insertion when it was re-fitted. Large parts of the building are harled or lime washed obscuring detail.

Interior: Main byre room split into pens, later concrete floor. Altered entrance, blocked door to SW, plastered interior

Assessment: Early 19th century farm range. Probably lengthened in the earlier 19th century and expanded in the late 19th and 20th century. Cottage interior is probably early 20th century. Window frames in include good examples of original 19th century units, part shuttered, part glazed.

Building 4

Type: Barn

Date: 18th century with later alterations (1892) Plates: 1-30, 1-32 to 1-35, 2-02 to 3-32, 4-21 to 4-29

Maps: c.1750, 1859 and later

Significant Features: Slate roofs, different phases of margins.

Summary Description: Two storey long range aligned SE-NW. Random rubble with dressed margins. It is built on sloping ground. Higher SE block has 1892 date stone. Lower NW block was raised and had 2 upper floors at one stage (now removed). The lean-to on the SW side is later 19th century. A later lean-to was attached in the 20th century.

Interior: The SE block contains 2 rooms flanking a central cross passage. The north room is now used as a garage, the loft is now removed. The other room has trevises and saddle racks and was used as a stable (accessed from the NE courtyard). The lean-to currently houses an electric power plant from the 1930s and line shafting powering a workshop and providing power into the barn (probably to power a thresher). The upper storey of the lean-to houses grain elevators and a hopper down to a grain bruiser on the basement level. The higher SE lean-to building is used as general storage and as a garage.

The large NW block houses a grain silo with grain elevators running up to the SW lean-to. The first and second floors have been removed – only a small area of loft (supported on corbelling) survives at the NW end. A full-height internal wall has been removed. The openings in the SW wall at first floor height are inserted or altered. This block has probably been raised. The NW elevation has an original window with glazing and shutters.

The basement of the lean-to houses a 1936 35hp electric motor built by Brooks of Huddersfield. The motor is belt-drive and powered line shafting suspended on metal brackets and running into the other basement room (probably a workshop with a belt driven saw bench). A large fuse board (probably of the same date) has fuses for the manager's house, the calf shed, hammer mill, small byre, turnip shed and garage. A hammer mill was used on farms to mill grain into course flour for feeding to livestock.

Assessment: Rubble built barn, probably used for threshing and other pre-production. Multiple phases including significant alteration in the 1890s. Interesting and complete electric powered belt drives from the 1930s.

Building 5

Type: Byre, office, milk parlour

Date: 1950s

Plates: 1-31, 4-021, 4-03, 4-17, 4-18

Maps: 1965 and later Significant Features:

Summary Description:

Interior:

Assessment:

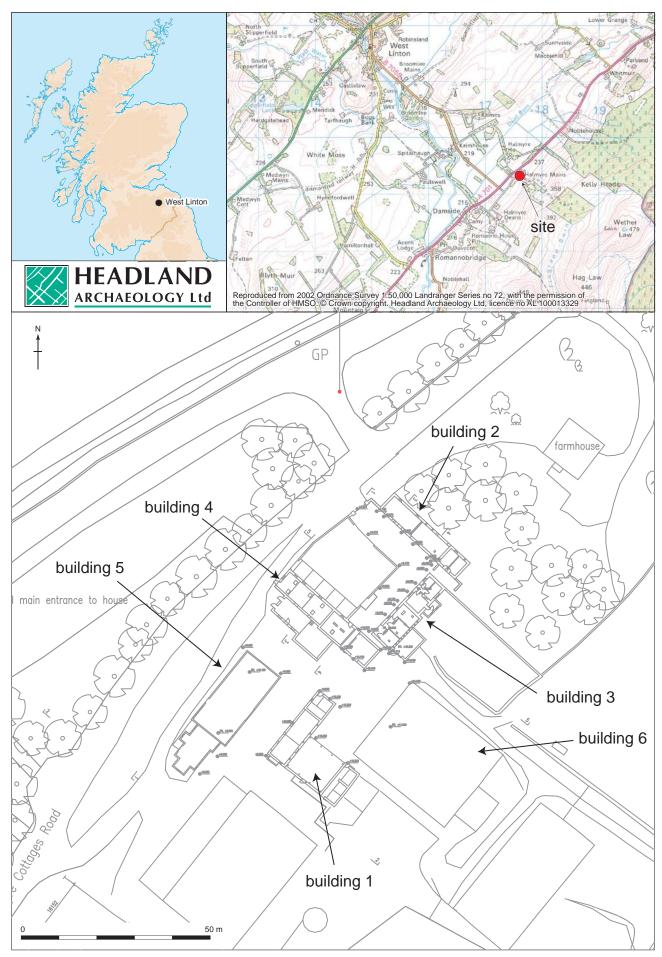
Building 6

Type: Shed

Date: Later 20th century Plates: 4-07, 4-19, 4-20 Maps: Post 1965

Significant Features: None

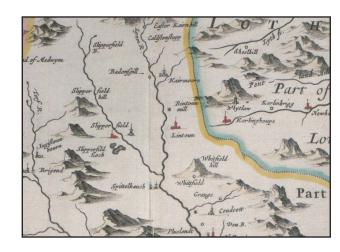
Summary Description: Very large shed with metal structure, concrete block infilling and corrugated upper panels and roofing.



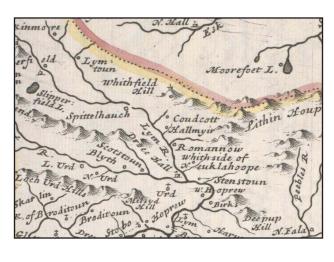
Based on original drawings by Morris and Steedman Associates

Figure 1: HWL07, Halmyre Mains Farm - Site location

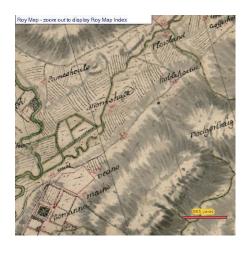


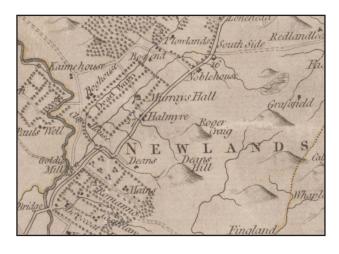


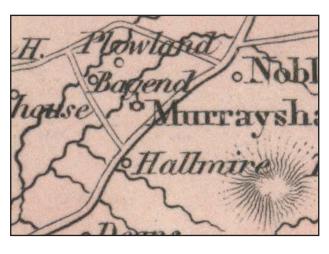




Gordon 1640 Blaeu 1654 Edgar 1741 Moll 1745

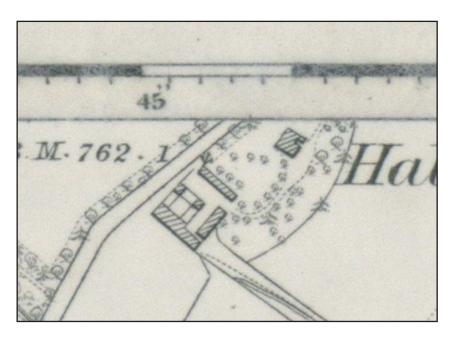


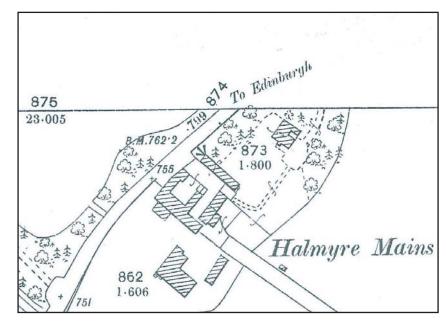


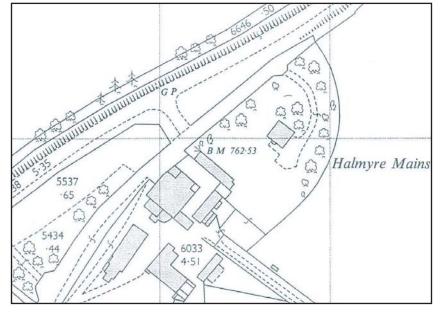




 Roy c.1750
 Armstrong 1775
 Ainslie 1821
 Thomson 1821

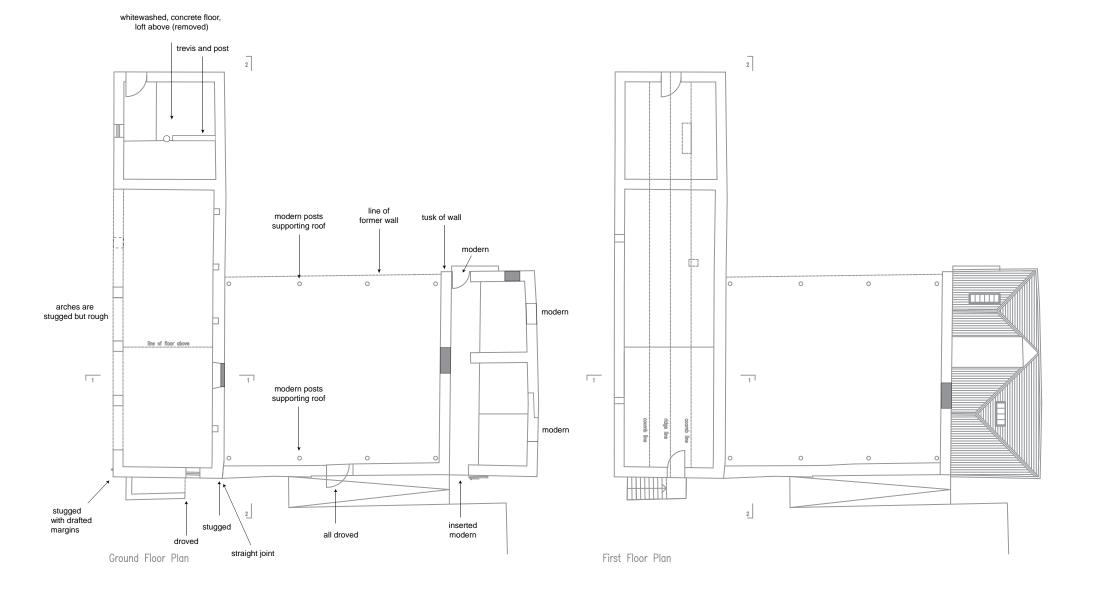


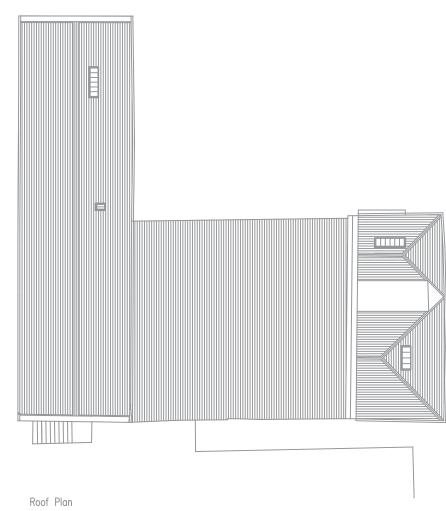




Ordnance Survey 1859 Ordnance Survey 1898 Ordnance Survey 1965

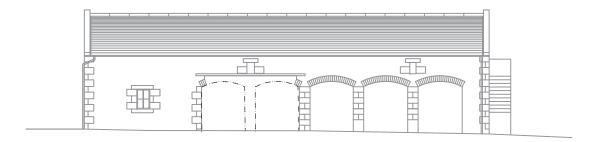




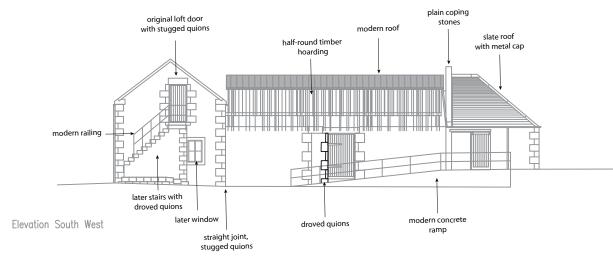


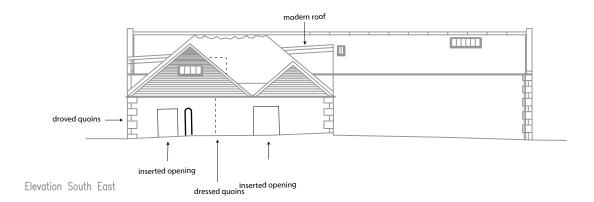
Based on original drawings by Morris and Steedman Associates

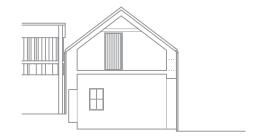
Figure 3: HWL07, Halmyre Mains Farm - Building 1



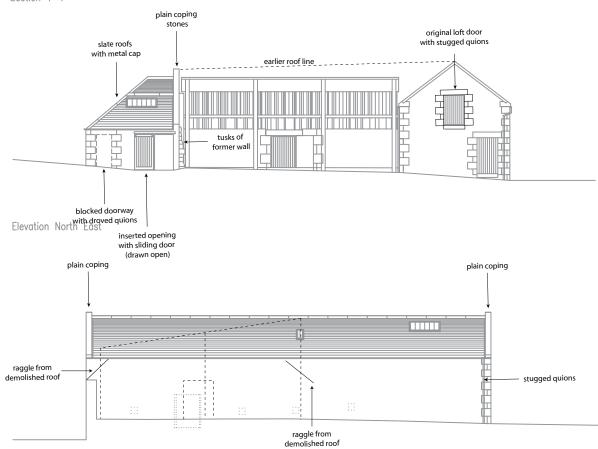
Elevation North West







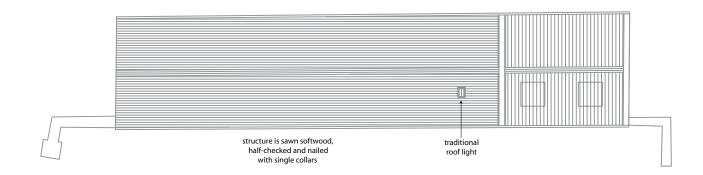
Section 1-1



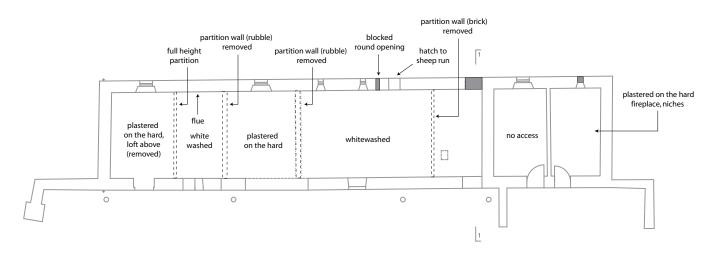
Section 2-2

10 m Figure 4: HWL07, Halmyre Mains Farm - Building 1 Based on original drawings by Morris and Steedman Associates

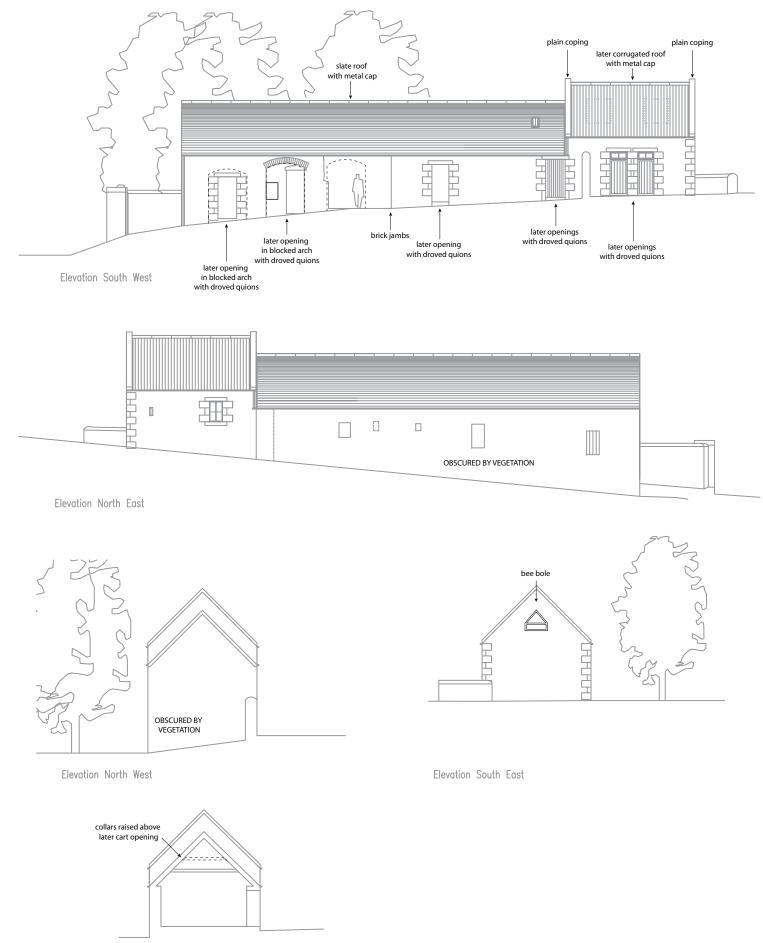




Roof Plan



Ground Floor Plan

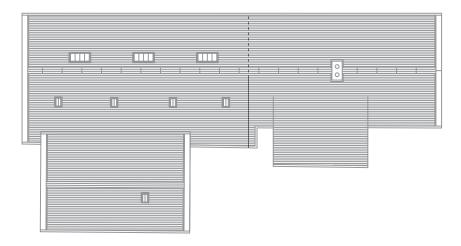


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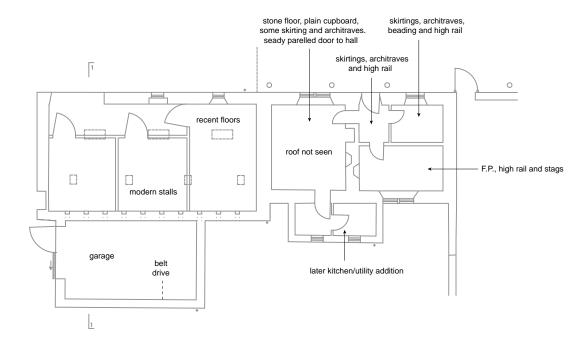
10 m



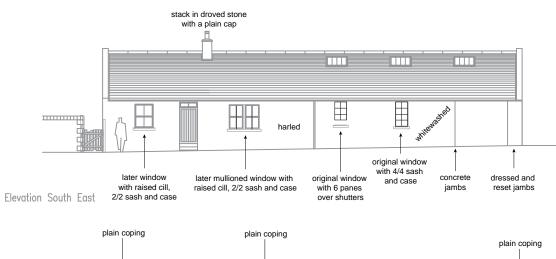
½ checked and nailed, sawn, ridge board rafters set in walls and plastered

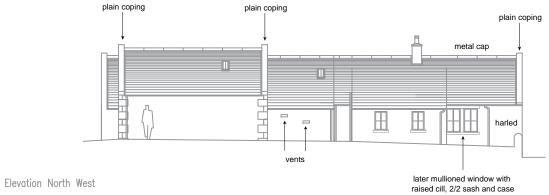


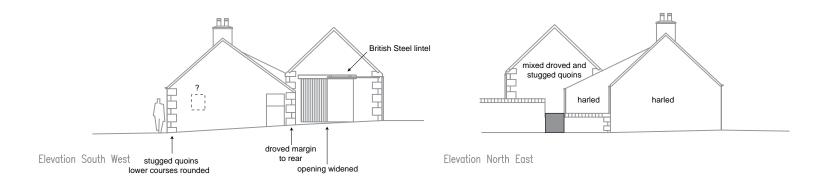
Roof Plan

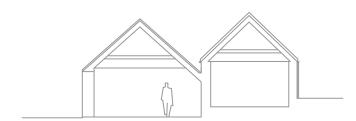


Ground Floor Plan







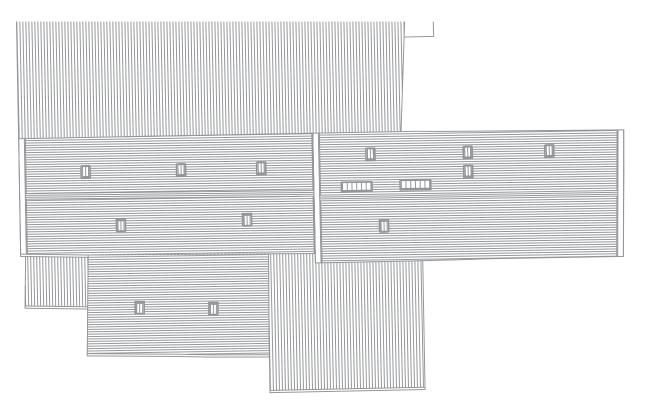


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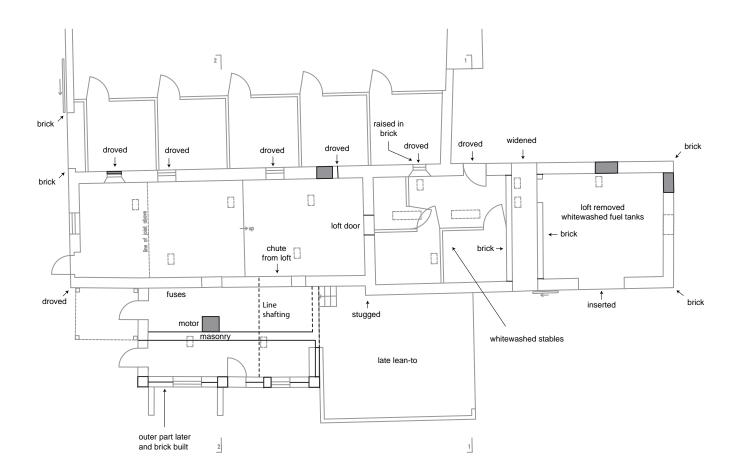
Based on original drawings by Morris and Steedman Associates

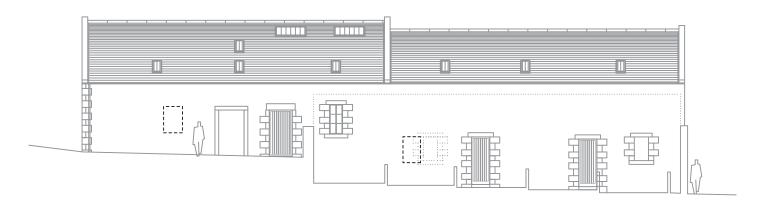
Figure 6: HWL07, Halmyre Mains Farm - Building 3



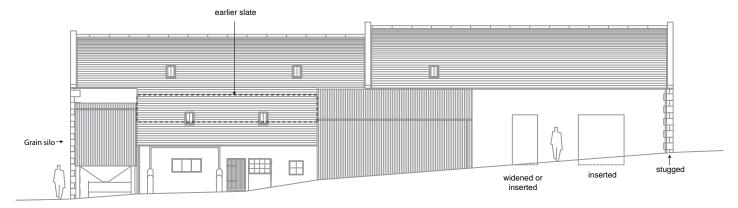


Roof Plan

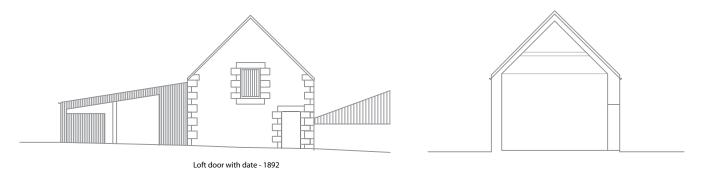




Elevation North East

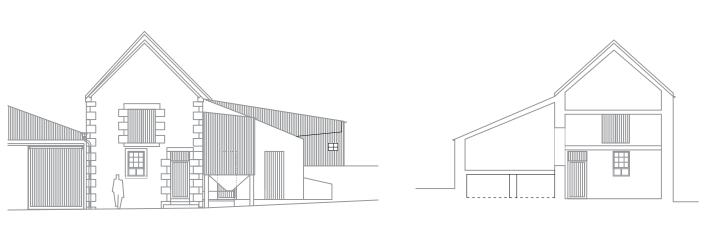


Elevation South West



Elevation North West

10 m



Section 1-1

Ground Floor Plan

Elevation South East Section 2–2

Based on original drawings by Morris and Steedman Associates







hwl07-1-02.jpg



hwl07-1-03.jpg



hwl07-1-04.jpg



hwl07-1-05.jpg



hwl07-1-06.jpg



hwl07-1-07.jpg









hwl07-1-12.jpg hwl07-1-14.jpg hwl07-1-15.jpg







hwl07-1-16.jpg hwl07-1-17.jpg hwl07-1-18.jpg









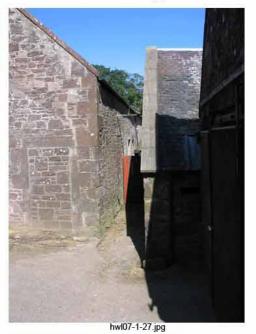




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hwl07-1-25.jpg hwl07-1-26.jpg













hwl07-1-31.jpg



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hwl07-1-33.jpg



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hwl07-1-36.jpg



hwl07-2-02.jpg hwl07-2-03.jpg









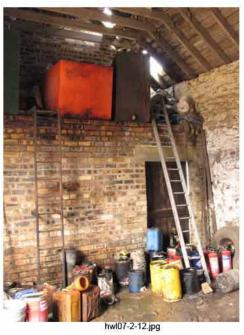




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hwl07-2-18.jpg



hwl07-2-21.jpg hwl07-2-22.jpg









hwl07-2-23.jpg





hwl07-2-26.jpg

hwl07-2-29.jpg





hwl07-2-30.jpg







hwl07-2-32.jpg



hwl07-2-34.jpg



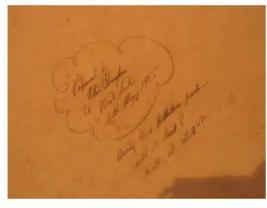
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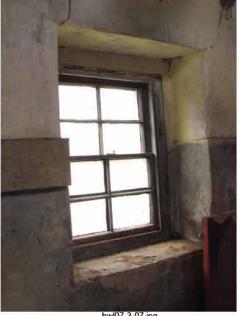




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