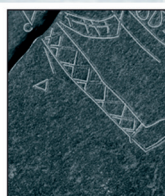
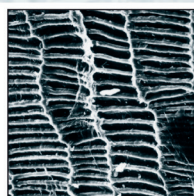
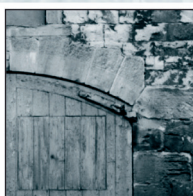
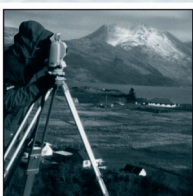
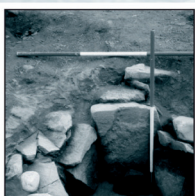
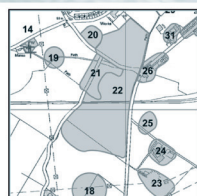


KLCE



## KIRK LOAN, CORSTORPHINE

*Historic Building Recording*

*for Ms C Leeson*

*10/00519/FUL*

*October 2010*



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# KIRK LOAN, CORSTORPHINE

*Historic Building Recording*

*for Ms C Leeson*

*10/00519/FUL*

*October 2010*

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Approved by

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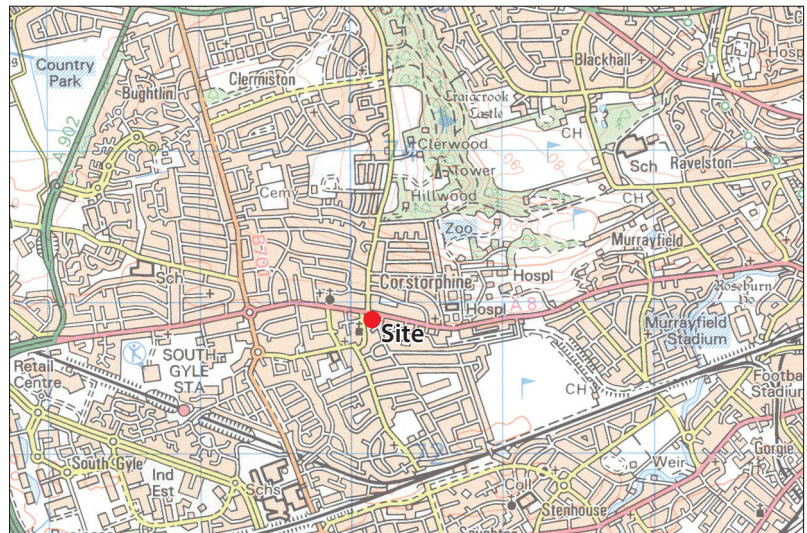


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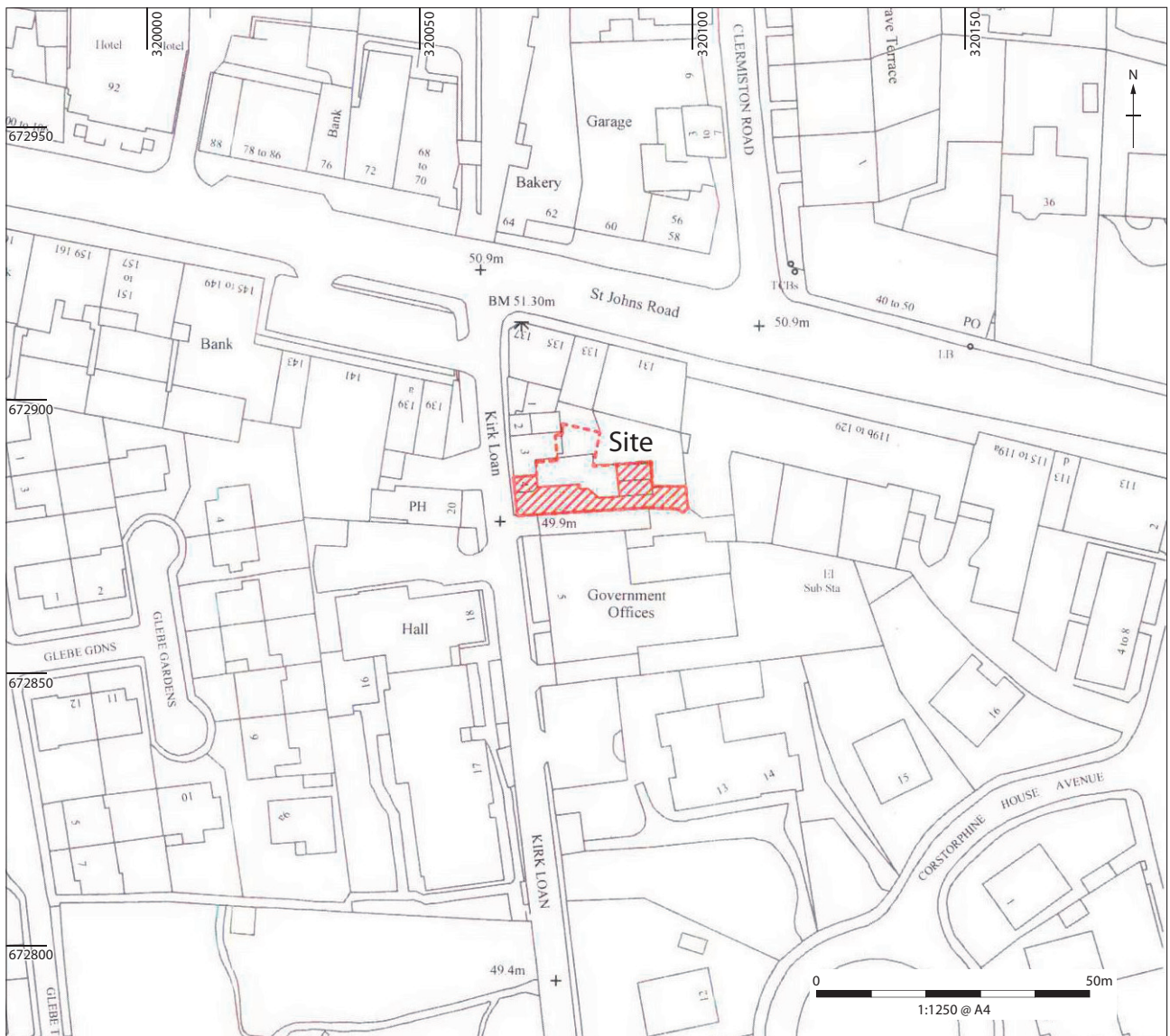


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viii



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Illus 1  
Site location



# KIRK LOAN, CORSTORPHINE

## Historic Building Recording

*Headland Archaeology was commissioned to undertake a Level 1 historic building survey on a range of buildings off Kirk Loan, Corstorphine. The buildings consist of a stable with associated workshops and storage, and a later double garage, arranged around a small courtyard. A basic written and photographic survey was completed, and describes several phases of construction on the site. Map evidence does not provide significant new information, but a likely chronology has been suggested.*

*The boundary wall to the S is likely the oldest structure on the site, possibly dating from before the mid 18th century. A stable block and a row of dwelling houses were later built, and may have served a larger house to the NE. Around the turn of the 20th century, tenement development blocked access to the stables, resulting in the construction of a pend and an extension of the hay loft to the W, providing access from Kirk Loan. Further utility buildings were added, and later a large double garage.*

1

### 1. INTRODUCTION

Headland Archaeology was commissioned by Charlotte Leeson to undertake a brief programme of historic building recording at Kirk Loan, Corstorphine in order to satisfy a planning condition set out by the City of Edinburgh Council Archaeology Service. The site consists of a range of buildings running along the S side of a small courtyard, just E of 1–4 Kirk Loan (Illus 1). Little has been recorded of their history, and so a visual assessment was required in order to characterise the archaeological value of the site. The following report presents the results of this work.

### 2. METHODOLOGY

Utilising the general standards set out by English Heritage (2006), a Level 1 historic building survey was undertaken. This aims to provide a basic visual record of the buildings, as standing, and a brief assessment of their location, age and type. A photographic survey, in print, slide and digital formats provides a record of key elevations and significant features (see Appendix 1 for a register of shots taken). An accompanying written account gives further detail on the form, materials and purpose of the buildings. This methodology was agreed in advance with the City of Edinburgh Council Archaeology Service.

### 3. RESULTS

Illus 5 presents the layout of the buildings.

#### 3.1 The boundary wall

The S edge of the site is defined by a substantial wall (Illus 6). It is approximately 3.5m in height and consists of random uncoursed stone with dressed copestones. It has been consolidated with concrete at the W end.

#### 3.2 Building A and the pend

To the immediate NW of the site, a two-storey, four bay row of dwellings faces onto Kirk Loan (Illus 7). It is built of coursed, squared stone, with a double-pitched slate roof punctuated by four tall 15-pane dormer windows. A pend near the S end (Illus 8), suitable for vehicles and closed with a sliding wooden door, allows access to the courtyard behind, but this appears to be a later modification with a substantial concrete lintel and internal walls of whitewashed brick.

Building A is an extension of the above row that continues the street façade southwards to meet the boundary wall (Illus 7).



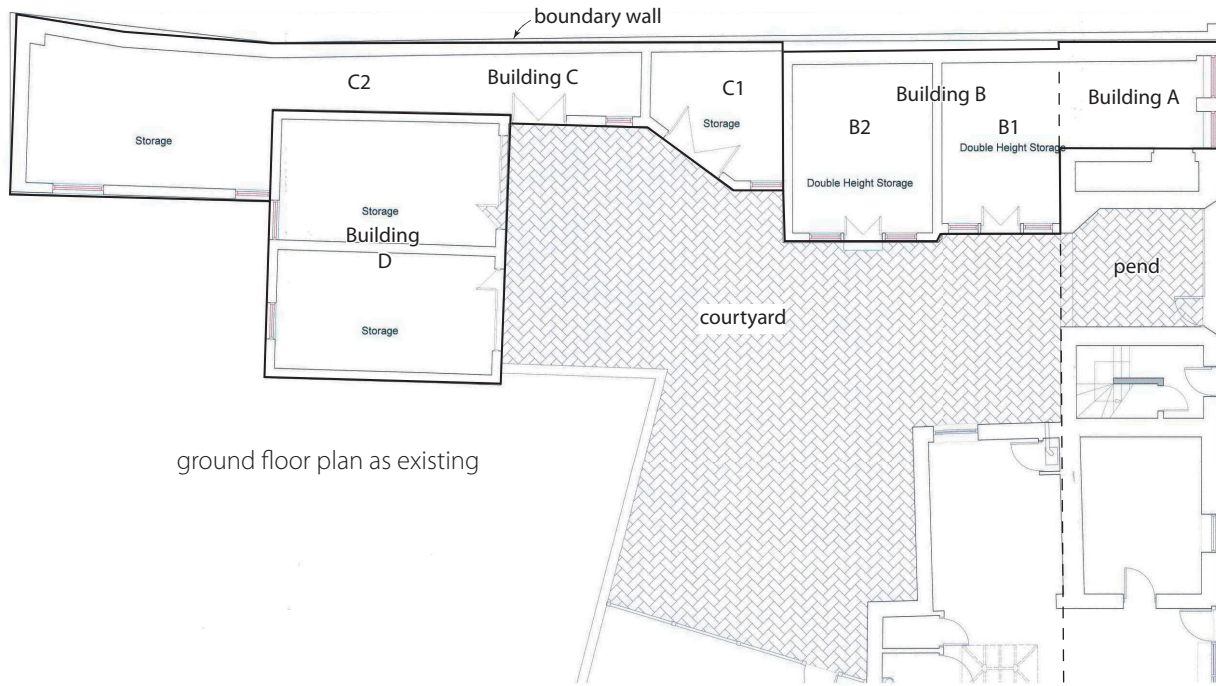
◀ Illus 2  
Roy map of 1747-55



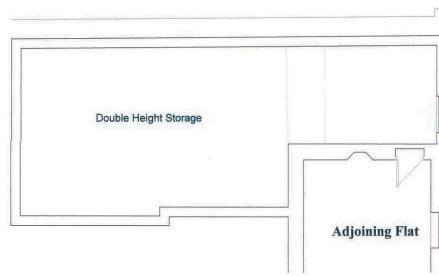
◀ Illus 3  
OS 1st edition map of 1852



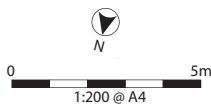
◀ Illus 4  
OS Popular edition of 1926



ground floor plan as existing



first floor plan as existing



Illus 5

Site plan

Although the style of masonry of Building A matches, well with the rest of the row, it can be identified as a later addition by a clear straight-line joint and differences in architectural detail. The regular pattern of dormer windows is broken, the S facing roof is higher, and the chimney stack is somewhat smaller. Two small 12-pane ground floor windows and a larger access door on the upper floor are surrounded with concrete frames (rather than stone), and one has a small decorative brick arch above.

Inside, the ground floor of Building A is a continuation of Room B1. The former S and E walls of the original row now form an internal corner (Illus 9). A blocked ground-floor window is visible in the E facing elevation. The construction of the pend has truncated a ground floor room, leaving a narrow space accessed through an original external doorway (Illus 10). At the interface between Room B1 and Building A, a change in the loft floor level is accommodated by a slope supported on wooden rafters (Illus 11).

### 3.3 Building B

Building B is a 1½ storey, two bay structure facing to the S side of the courtyard (Illus 12). The W bay is slightly recessed. The building is of whitewashed brick with a double pitched slate roof providing the height for an upper floor. This loft is lit by two N facing rooflights. Access to the ground floor rooms is provided by two pairs of narrow doors, each flanked by two 12-pane windows and a 3-pane transom window above. Long wooden lintels support the wall above each.

There are two ground floor rooms, divided by a brick wall. The S wall of Room B1 is also of brick (Illus 11), and is likely to face directly on to the boundary wall. The floor is of poured concrete, and thick wooden joists support the floor above.

The adjacent room to the E (B2) has a S wall of stone (Illus 13), which has been consolidated with brick in



◀ **Illus 6**  
*The boundary wall from the SW*



◀ **Illus 7**  
*Building A from Kirk Loan, showing boundary wall*

4



◀ **Illus 8**  
*W elevation of Building A*

places especially nearing the top of the wall to provide support for the loft floor joists. It is unclear whether the stone is part of the boundary wall, or is a separate facing. The floor is of concrete and has a shallow drainage pattern cut into it. The building has clearly been used as a stable as a timber trevis and mangers are still *in situ* (Illus 14). A panelled wooden structure in the NW corner reaches from floor to ceiling, and has a small access door (Illus 15). A ladder in the NE corner leads to a small hatch providing the only access to the loft space. The timber floor joists are in a poor state along the S side.

### 3.4 Building C

Building C continues E of Building B (Illus 16). It is a single floor lean-to (against the boundary wall), built of harled brick and pitch-roofed with corrugated iron over timber beams. This building may have been modified to accommodate the construction of the garages (Building D). Where the two abut, the flat timber roof of the garages is continued over to the boundary wall. Additionally, Building C has been narrowed substantially at this point.

The change in width is accommodated to the W by an angled NE facing wall. Room C1 is accessed by a wide double door in this wall. A small 6-pane window punctuates the N wall. The floor is of flagstones with a small raised lip running along the boundary wall (Illus 17).

Room C2 is entered through a double door in the N wall. A small 6 pane window (as that for Room C1) can be found slightly to the W. The W of the room is narrow (Illus 18), but E of Building D it is of similar width to Room C1. The floor is of poured concrete. Many rafters appear to have been replaced. The wall dividing this room from C1 is constructed of similar brick to that of Building D. Full height wooden racking runs along the exposed boundary wall for the whole length of the room. At the E end, two windows (6-pane and 12-pane) flank a possible blocked doorway on the N wall (Illus 19). The SE corner of the room is built out with brick (Illus 20). A second blocked doorway leads out of the E of the building.

### 3.5 Building D

Building D is a flat roofed double garage of harled brick (Illus 21). The garages are accessed through large folding doors with 3 double pane windows and a smaller access door in each. These are of a similar style to the doors and windows of Building C, as well as the sliding pend door. Each garage has a poured concrete floor and a small window in the E wall (Illus 22).

## 4. DISCUSSION

The boundary wall may be represented on Roy's map of 1747–55 (Illus 2), although no buildings can be ascertained on the site. The Ordnance Survey 1st Edition of 1852 (Illus 3) shows a boundary wall with two small buildings abutting it, set in a formal garden or courtyard area, possibly associated with a large house to the NE. The Ordnance Survey Popular Edition of 1926 (Illus 4) shows buildings on the site in a configuration similar to those presently standing. It also shows that the access to the north of the site has been blocked off by the construction of the present tenement buildings fronting onto Corstorphine Road.

The boundary wall is likely to be the earliest surviving structure on site, potentially with some smaller buildings (later removed) built against it. These are likely to be associated with a large house to the NE. They were replaced by Building B (possibly as a stable block) and the original row of dwellings to the NW. The construction of the tenements to the N at the turn of the 20th century would have blocked off access to the courtyard and stables, and may have been the reason for the construction of the pend, and an extension of Building B to meet Kirk Loan with a high level hay-loft entrance. Building C may have been constructed any time after Building B, and is likely to have functioned as a workshop or store. The garages (Building D) appear to be the latest addition to the site, and it is possible that the new doors and windows on building C, as well as the sliding door to the pend may have been added at the same time.

## 5. REFERENCES

Menuge, A 2006 *Understanding Historic Buildings: A guide to good recording practice*, English Heritage.



◀ Illus 9

*Building A – former SE corner of original building*



◀ Illus 10

*Building A – doorway to the alcove*

Illus 11 ►  
*Building A – change in level of loft floor*



Illus 12 ►  
*N elevation of Building B*





◀ **Illus 13**  
*S internal elevation of Room B2*

8



◀ **Illus 14**  
*Room B2 – timber divider*



Illus 15 ►

Room B2 – wooden structure

Illus 16 ▼

N elevation of W end of Building C



9

Illus 17 ►

Room C1 – showing boundary wall and lip in floor





◀ Illus 18

*Room C2 – narrow section looking E*



◀ Illus 19

*Room C2 – possible blocked doorway*



◀ Illus 20

*Room C2 – blocked door and brick corner*

Illus 21 ►  
*W elevation of Building D*



Illus 22 ►  
*Building D – interior of N garage*





## APPENDICES

### Appendix 1 – Photographic register

Photo no.	Direction	Description
001	–	ID shot
002	NE	The site from Kirk Loan
003	SE	The site from Kirk Loan
004	E	Boundary wall from the south
005	NE	Boundary wall – area of consolidation
006	NE	Boundary wall – former lean-to
007	E	Building A – Kirk Loan elevation
008	E	Building A – Kirk Loan elevation – detail of south end
009	SE	Detail of materials inside passageway
010	NE	Detail of passageway door
011	NE	Panorama of courtyard – shot 1
012	E	Panorama of courtyard – shot 2
013	SE	Northern external elevation of building B
014	NE	Building B1 – interior, south facing elevation
015	E	Building B1 – interior, west facing elevation
016	SE	Building B1 – interior, north facing elevation
017	SW	Building B1 – interior, showing sloping ceiling
018	NW	Building B1 – interior, stone corner
019	NW	Building B1 – interior, doorway to alcove
020	SW	Building B1 – interior, south west corner
021	E	Building B1 – interior, alcove
022	SE	Building B2 – interior, partition
023	S	Building B2 – interior, north facing elevation
024	SE	Building B2 – interior, north facing elevation, showing ?manger
025	–	ID shot
026	NW	Building B2 – interior, wooden structure in north-west corner
027	E	Building B2 – interior, steps to loft
028	S	Panorama of building C – shot 1
029	SW	Panorama of building C – shot 2
030	W	Panorama of building C – shot 3
031	SW	Building C1 – interior
032	E	Building C1 – interior
033	W	Building C2 – interior, west end

Photo no.	Direction	Description
034	E	Building C2 – interior, view along southern wall of building D
035	NE	Building C2 – interior, south facing elevation at east end
036	SE	Building C2 – interior, west facing elevation showing doorway
037	E	Building D – west facing elevation
038	E	Building D – interior of northern garage
039	W	Building B1 – interior, blocked window

## Appendix 2 – Discovery and Excavation in Scotland entry

<b>Local authority</b>	Edinburgh City Council
<b>Project Title/Site Name</b>	Kirk Loan, Corstorphine
<b>Project Code</b>	KLCE10
<b>Parish</b>	Edinburgh
<b>Name of Contributor</b>	Jürgen van Wessel
<b>Name of Organisation</b>	Headland Archaeology (UK) Ltd
<b>Type(s) of Project</b>	Historic Building Recording
<b>NMRS NO(s)</b>	–
<b>OASIS NO</b>	headland1-89483
<b>Site/Monument Type</b>	Stable
<b>Significant Finds</b>	–
<b>National Grid Reference</b>	NT 19875 72890
<b>Start Date (this season)</b>	13th September, 2010
<b>End Date (this season)</b>	13th September, 2010
<b>Previous Work</b>	–
<b>Main Description</b>	<p>Headland Archaeology was commissioned to undertake a level 1 historic building survey on a range of buildings off Kirk Loan, Corstorphine. The buildings consist of a stable with associated workshops and storage, and a later double garage, arranged around a small courtyard. A basic written and photographic survey was completed, and describes several phases of construction on the site. Map evidence does not provide significant new information, but a likely chronology has been suggested.</p> <p>The boundary wall to the S is likely the oldest structure on the site, possibly dating from before the mid 18th century. A stable block and a row of dwelling houses were later built, and may have served a larger house to the NE. Around the turn of the 20th century, tenement development blocked access to the stables, resulting in the construction of a pend and an extension of the hay loft to the W, providing access from Kirk Loan. Further utility buildings were added, and later a large double garage.</p>
<b>Proposed future work</b>	–
<b>Sponsor</b>	Ms C Leeson.
<b>Address of Main Contributor</b>	13 Jane Street, Edinburgh EH6 5HE
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<b>Archive location</b>	Archive to be deposited with NMRS. Report to be lodged with CECAS.







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