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## **Howden House Level 2 Historic Building Survey Report**

**Report No. 2038**

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Commissioned by	Commissioned by EMA architecture + design limited <i>per</i> Planview Ltd
Date issued	May 2012
Version	0
Planning Application No	0403/LBC/06
Grid Ref	NT 05212 67663

This document has been prepared in accordance with CFA Archaeology Ltd  
standard operating procedures.

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Level 2 Historic Building  
Survey Report**

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## **1. INTRODUCTION**

### **1.1 General**

This report presents the results of a historic building survey carried out at Howden House, Livingston, West Lothian (NGR:NT 05212 67663). The work was undertaken to fulfil a planning condition (0403/LBC/06). A method statement was produced by CFA Archaeology Ltd for EMA Architecture and Design Ltd on behalf of Planview Ltd. It was based upon discussions with the West of Scotland Archaeology Service (WoSAS) who approved the proposed strategy for building recording. The fieldwork was carried out in March 2011.

### **1.2 Background**

#### *Historical background*

Howden House was completed in about 1770, possibly for Thomas Farquharson of Howden. In 1834 the house was purchased by Henry Raeburn, son of artist Sir Henry Raeburn. It was later the property of the daughter of the noted local industrialist James Young, who lived here until her death in 1931, when the house was sold to Sir Adrian Baillie of Polkemmet. Howden House was purchased in 1946 by the Ministry of Agriculture, who used the estate to test new agricultural machinery. The 1960s saw the growth of Livingston New Town in the surrounding area, with the immediate grounds of the house becoming Howden Park. Howden House itself was bought by Livingston Development Corporation in 1966 for use as a community centre and meeting rooms. The property has since lain in a derelict state and is included in the Scottish Conservation Trust's *Buildings at Risk Register*.

#### *Architectural character*

Howden House is a Category Grade B Listed Building. The main three story block has five bays and two story wings on each end. The exterior is harled and the windows have raised margins. The main entrance on the south-facing elevation includes an ionic porch. The rear north-facing elevation has four bays with an off-centre window lighting the rear staircase. The interior of the building has largely been stripped of its principal fixtures and fittings. The National Monument Record of Scotland records the building as NMRS No NT06NE 52.00. Their record mentions the potential presence of an earlier tower inside the present building but offers no further description on where these remains are located. The existing ground and first floors both have a wall that is in excess of 2.5m thick which is unusually large for an 18<sup>th</sup> century building and these may well represent the original re-used remains of an earlier 15<sup>th</sup> or 16<sup>th</sup> century tower.

## **2. OBJECTIVES**

The objectives of the project are to carry out a drawn, photographic and written survey, linked to a programme of documentary research; to produce a Level 2 descriptive standing building survey (English Heritage 2006). The following stages were to be undertaken to fulfill the requirements of the Level 2 survey.

- Undertake a desk-based assessment commensurate with a Level 2 survey to trace the historical and chronological development of the building and to place it in its local historical setting.
- Undertake a Level 2 standing building survey to include a drawn record of all external elevations
- Undertake a Level 2 photographic survey to record the interior of the structure.
- Produce an illustrated survey report presenting the results of the survey.
- Establish any further mitigation work based on the results of the survey if considered appropriate.

### 3. METHODOLOGY

CFA based its recording on the specific levels outlined in *Descriptive Specification for recording historic buildings* (English Heritage 2006) and followed the Standards and Guidelines of the Institute for Archeologists *Conventions for Building Recording* (2008).

#### *Desk-based assessment*

A desk-based assessment was conducted prior to fieldwork, in order to collate relevant information on the historic development of Howden House Sources consulted included:

- *National Monuments Record of Scotland*. All relevant records were checked and bibliographic sources followed up.
- *Early map coverage for the area*. An examination of all the Ordnance Survey 6" map and later 1:25 000 map editions were made.
- *Bibliographic sources*. An assessment of readily available bibliographic sources pertaining to the history of the Howden House were consulted.

#### *Metric Survey*

The client's scaled architectural drawings were sufficiently detailed and suitable for inclusion in the final report. All elevation drawings and interior floor plans were checked for accuracy and any additional features such as blocking work, scars and other historical features were added for completion. The removal of the harling from the ground and first floor levels revealed various architectural features and these were measured and plotted onto the client's drawings.

#### *Photographic survey*

CFA used a Nikon D300 camera to obtain high resolution images of specific of each internal elevation. Where possible, each room within the building was photographed on its North, East, South and West quadrant. Measurements including length x breadth x height and note all significant architectural feature of interest (fireplaces, blocking work, partition scars etc) was recorded onto standard CFA pro-forma recording sheets. Important surviving fixtures and fittings were photographed in detail and cross-referenced to relative floor plans. A list of all the photographs taken are listed in Appendix 1.

Each room was given a unique Unit number to aid identification and each are cross-referenced to the descriptions in Table 2.

#### 4. DESK-BASED SURVEY RESULTS

##### *National Monuments Record of Scotland (NMRS)*

The National Monuments Record of Scotland (NMRS) holds two records NT06NE 52.00 (Howden House) and NT06NE 52.01 (Stable Block). The record mentions that Howden House overlooks 33 acres of parkland. The building is described as a substantial mansion with flanking wings, margined windows, enormous chimney stacks and Doric porch. The record also mentions that an earlier tower is present within its interior.

##### *Statutory List*

The building is a Category B Listed Building (Historic Scotland Statutory List HB No. 14162). The description includes the following:

‘Later 18<sup>th</sup> cent. Georgian. Main block: 3 storeys; 5 bays; skew gables; moulded eaves course; Ionic distyle porch; Palladian window at rear. Wings 2 storeys; piended. Harled. Slate roofs, additions at rear’.

The list notes mention that Howden House was probably built for Thomas Farquharson of Howden. Later in 1834 the building passed to Henry Raeburn, son of the famous painter.

##### *Buildings at Risk Register*

Howden House is on the Scottish Buildings at Risk Register (Building No. 1394) and was the ‘Featured Building’ for April on their website (<http://www.buildingsatrisk.org.uk/>). The entry for Howden quotes the Statutory List as well as providing a detailed account of ownership and various proposals for its conversion from 1996 up until February 2012 when it was taken off the ‘At Risk’ register and moved to the ‘Restoration in Progress’ category.

##### *Cartographic sources*

William Forests map of 1818 (Fig 2a) shows Howden under the ownership of *White Esq.* The house is depicted as a two storey house with three bays on the north side of a carriage circle and a walled garden to the rear. The east and west wings are not shown.

The 1853 First Edition Ordnance Survey map (Fig 2b) shows the footprint of Howden House as a rectangular building with two breaks in alignment on the north side. These relate to the two pavilions that were added to each end of the main core block. On the south side the east pavilion is depicted as having a right-angle return off the main south wall. The Ionic porch is not mapped so had yet to be built.

The 1893 Second Edition Ordnance Survey map (Fig 2c) shows that the west pavilion had been enlarged slightly at the rear. The east pavilion has also been enlarged eastwards.



The 1907 revised Ordnance Survey map (Fig 2d) shows the same detail as is depicted on the 1893 second edition map.

### *Historical photographs*

The RCAHMS Canmore entry 212739 contains four historic photographs which are listed below:

<b>Item</b>	<b>Description</b>	<b>Date</b>	<b>Copyright</b>
SC1030154	General view	c.1990	Richard Jaques
ML 959	View from SW	5/1963	RCAHMS
ML 960	View from NW	5/1963	RCAHMS
ML 2867 PO	General view from SE	1895	RCAHMS
ML2868 PO	View from SE	1895	RCAHMS

Table 1 Historical photographs within the NMRS

The *undiscoveredscotland.co.uk* website has ten images of Howden House. The photographs were taken between 2010-2011 and show the house from various aspects in a state of dereliction.

### *Bibliographic sources*

The New Statistical Account for 1834-45 mentions that a stone quarry providing road stone was present on the Howden Estate that was under the ownership of Mrs White. There is no mention of Howden House.

McWilliam (1978) mentions that much of the interior of Howden House was 'sacrificed' when the building was institutionalised as meeting rooms by Livingston District Council in 1966.

Howden House features in 'West Lothian: An illustrated Architectural Guide' edited by Edyman, Jaques and McKean (2008). RCAHMS photograph SC1030154 dated to c.1990 (Table 1) is attributed to Richard Jaques.

## **5. BUILDING SURVEY RESULTS**

### **5.1 General**

The building's exterior is now described followed by descriptions of the interior units. The exterior elevations are produced as Figures 3a-d. The interior units are then described and shown on the floor layout plans (Figs 4a-c)

### **5.2 Exterior elevations**

#### *South (front) elevation (Figs 3a & 6)*

The south-facing elevation measures 35.8m long the main block, and east wing, a west wing and an annex to the east wing. The main block has three storey main block with five bays 14.6m wide and measures 8m from the ground level to a moulded cornice below the eaves. The windows are all square-headed with raised margins. The walls are constructed of rubble with ashlar dressings below the harling. The chimney stack at the west end is ashlar built whilst the eastern chimney stack is brick-built. The roof is slate. At the west end of the main block is a two bayed stone-built two storey wing measuring 8m wide and 5.5m high with a piended slate roof. At the east end the main block there is another wing sharing the same overall dimensions as the west pavilion but the two bays are wider apart. From the ground level to the top of the first floor windows of the wing the main build is random rubble with ashlar quoins. The first floor is constructed of red brick laid in English Garden bond (3:1). Adjoining the east wing is a single storey two-bayed annex with a hipped roof. This is stone-built with ashlar dressings and cement harling.

#### *North (rear) elevation (Figs 3b & 7)*

The north elevation measures 34.5 m long and incorporates an outshot annex building to the east, the East Wing, the main core block and an the outshot pitched roofed toilet block attached to the west wing. The main block measures 15.6m and is 7.4m high with a harled coating. It has four bays with a bay situated below the easternmost bays on the first and second floor. Occupying an off-set position approximately 5.2m from the west end of the main core block is a wooden Palladian window which lights the main staircase. The window measures 4m x 2m and has 24 panes flanked by a row of 8 panes. The base of the window has a four panelled stone entablature. The window is surmounted on the second floor by a square-headed wooden window with four panes. Where the harling has been removed from the ground and first floors, the fabric of the building was seen to consist of random rubble with large ashlar quoins (mean 0.55m x 0.35m). On either side of the inserted Palladian window there was a distinct break in construction with large quoins abutting the rear extension walls. The quoins mark the corners of an earlier stair tower. The tower wall was remodelled to accommodate the Palladian and upper window, resulting in abutting walls on either side of the quoins (see Plate 39).

The lower half of the east wing is constructed coursed sandstone and has been heightened with brick laid in English Garden bond (3:1). A single bay is flanked by a ground floor doorway on the east side. An adjoining stone-built annex with a hipped roof with central door and flanking window has been added to the east wing.

The west wing is hidden behind a projecting toilet block that has a single bay and is two storeys high and constructed of random rubble dressed with ashlar sandstone. Its gable is a pitched and has a single large chimney.

*West (side) elevation (Figs 3c & 8)*

The west-facing elevation measures 12.4m wide and is 12.4m high from the ground floor to the top of the ashlar-built chimney stack. The gable rooflines are not equal, the south side being slightly higher. The gable has the piended roof over the west wing with the pitched gable on the rear toilet block. Both buildings are stone-built and are presently harled. Fenestration is represented by two ground floor windows and a doorway. At the first floor, three windows are present and all are surrounded by raised margins.

*East (side) elevation (Figs 3d & 9)*

The east-facing elevation measures 12m wide and comprises the gable of the main block with the projecting part brick-built eastern wing and the hipped roof annex building on its rear (north side). There is no fenestration visible on the main block gable due to the presence of harling. Its chimney stack is brick-built (English Garden bond 3:1). A six over six paned sash and case window is present on the south side of the west wing. A doorway on the ground floor (now blind) leads into the ground floor passage (see below Unit 18). On the north side of the annex building there is a mullioned 6-over-6 sash and case window with a doorway on its south side.

### 5.3 Building interior descriptions

The individual rooms within the Howden House are described as Units 1–23 on the general layout plans (Fig. 4a-c). Height measurements were obtained from the floor to highest visible point above which was normally the floor joist. The features that have been taken down by the main contractor since the plans were drawn are highlighted in red. Blocked features and fireplaces are shown in purple. Table 2 presents the Unit dimensions with a summary description.

Unit No	Dimensions (m) (L x W x H)	Name/Description	Location
1	5.2 x 6.6 x 2.8	Possible kitchen in the east wing with a series of blocked fireplaces on the east-facing elevation. The room is lit by windows on the north-facing elevation. A passage partition has been removed. A blocked doorway is present in the south-east corner (servant's entrance?)	Ground floor
2	12 x 4.5 x 2.6	Main core block, originally two rooms separated by a hall to the main staircase. Each room has a fireplace. Each room was lit by large splayed windows on the north-facing elevation. A blocked doorway within each room originally accessed the service passage on the north side of the ground floor.	Ground floor
3	5.2 x 4 x 3.2	West wing, a room accessed from Unit 2. Doorway on north side to former passage. A fireplace is present on the west-facing elevation.	Ground floor
4	5.5 x 3 x 2.7	West wing, a small room lit by two windows. Walls featureless. Possible earlier building remains are visible running skew to the east-facing gable wall.	Ground floor

<b>Unit No</b>	<b>Dimensions (m) (L x W x H)</b>	<b>Name/Description</b>	<b>Location</b>
5	3.5 x 3.4	Rear of west wing. A former toilet block with no ceiling, accessed from the ground floor passage (former). Lit by two windows. The upper floor has been removed exposing the pitched roof trusses.	Ground floor
6	6 x 2	Rear of west wing. A former toilet accessed off the main passage. Two partition walls removed at each end. The room was lit by a small window.	Ground floor
7	3.6 x 3	Rear of the main core block A room accessed of the main passage and lit by a south-facing window. Doorway was removed lately.	Ground floor
8	7.6 x 6	Main core block, staircase with under stair cupboard.	Ground floor
9	5.2 x 2.7	Rear of the main core block. Formerly two rooms divided by a partition wall and accessed off the main passage. The smaller room housed a sink unit and the larger still contains electrical switch gear. The rooms were lit by windows on the south-facing elevation. There is no ceiling to either of the rooms.	Ground floor
10	3.7 x 2.2	Rear of the east wing. Toilet with cubicle and wash hand basin now removed. The room was lit by a single window on the south-facing elevation.	Ground floor
11	8.3 x 8.3	Annex block adjoining the east wing with an L-shaped layout owing to the removal of partitions that were removed from the west end toilet and wash room within the annex built on to the rear east wing. Five windows present and a single door on the west-facing elevation.	Ground floor
12	7.2 x 6.9	East wing. Rectangular chamber lit by three windows on its south and east walls. A blocked fireplace is present on the east-facing elevation. A blocked window is situated on the west-facing elevation. The window was blocked when the east wing was heightened.	First floor
13	12.3 x 4.6 x 2.7	Main house. Now a large open plan room (originally two bedrooms) with two fireplaces one in each room. Lit on south wall by five windows. Access to main stair case and hallway on north side and Units 12 and 14.	First floor
14	7.4 x 7m x 2.7	West wing room lit on south wall by two windows and one on the west. Hallway partition wall. A blocked fireplace is situated on the west-facing elevation.	First floor
15	4.1 x 3.1 x 2.7	Main house, former small room accessed of hallway lit by single window on the north wall.	First floor
16	6.5 x 6m	Main staircase and landing leading to second floor lit by a large Palladian window.	First floor
17	3.6 x 2.3 x 2.5	Rear of main house. Small rectangular room leading lit by single window on the north wall. A blocked doorway is present in the north-west corner that once led into the room above Unit 9.	First floor
18	5.5m x 0.9m	East wing. Concrete staircase leading down to a ground floor passage.	First floor
19	8 x 3.2 s 2.7	Main block, small chamber accessed of main landing with a small fireplace on west wall and lit by a window on the north wall. A large section of the east wall has been removed.	Second floor
20	5.4 x 2.9 x 2.3	Main block enlarged room by the removal of a toilet in the north-west corner. Lit by two windows on the north wall. Small fireplace at east end. A blocked window is present on the former earlier stair tower wall (east-facing). The remains or a later window frame are visible within it.	Second floor
21	7.6 x 5 x 2.7	Main block. Large rectangular bedroom lit by three	Second Floor

Unit No	Dimensions (m) (L x W x H)	Name/Description	Location
		windows on the south wall. Heated by a fireplace on the east wall (gable wall). Partition wall between Unit 21 and 22 has been removed. Access on north side was through a partition wall dividing the unit from a hallway. There is a press on each side of the fireplace.	
22	5 x 4.8	Main house, bedroom lit on south wall by two windows. Former door to hallway in north-east corner partition now removed. Fireplace on west wall (gable) and a possible press on its south side.	Second Floor
23	3.7 x 3m	Main stairs and landing lit by large Palladian window	Second Floor

Table 2 Unit dimensions, summary description and location.

### *Unit 1, Ground floor, East Wing (Figs 4a & 10)*

Unit 1 measures 5.2m long and 6.6m wide with a height of 2.8m. The principal features exposed within Unit 1 include a large blocked fireplace on the east-facing elevation. The fireplace occupies a wall that is 2.4m thick which has been built on a series of foundation stones. A passage 2.4m in length and 0.9m wide is situated on the south side of the chimneybreast. The fireplace measures 1.8m wide and 1.63m high with a lintel 2.25m wide and 0.4m thick. The floor below the fireplace has been reduced by about 0.3m and a large sandstone slab is exposed in section and forms part of what would have been the hearth. On the south side of the fireplace there is another blocked feature which is 1.53m high and 0.62m wide with a single stone lintel. Both features are blocked with brick stamped 'Shots'. On the north side of the fireplace there is a column of ashlar sandstone blocks, the topmost being curved. The column is either a re-used section of stonework or an earlier surround of a fireplace. There is a noticeable gap in the brickwork suggesting at least two phases of blocking work. A stone-built relieving arch is just visible below the floor joists of the floor above.

On the opposite west-facing wall there is a brick-built cupboard feature that measures 3.4m by 0.9m deep. The brickwork appears to be of 20<sup>th</sup> century date. The wall of the press has been curved to respect the easternmost window on the north-facing elevation.

The north wall had a partition wall that divided the unit from the passage this has been removed, exposing the entrance to Units 10 to the rear of the building. On the south wall (3.3m high) two windows are present, both measure 2.8m high and 1.17m wide. The westernmost window has splayed reveals whilst the easternmost window has square reveals. Both have dressed stones on the edge of the reveals.

### *Unit 2, Ground floor, Main block (Fig 4a)*

Unit 2 measures 12m long and 4.5m wide and was originally divided by two partition walls that would have formed a hallway leading to the main staircase. The scar of one of the partitions survives on the east side of the main entrance within a section of original plaster. Two fireplaces are situated at each end of the unit. Two brick blocked doorways occupy the south-facing elevation and would have provided access into the ground floor passage running the length of the building.

The fireplaces are modern concrete reproductions with herring-bone fire-backs (Fig 11). They are 1.7m high and 1.4m wide and 0.4m deep and rest on a concrete hearth measuring 1.5m x 1.5m.

On the south-facing elevation four windows are present with alternating splayed and square reveals (Fig 12). The square-revealed windows measure 1.8m high and 1.1m wide and the splayed windows measure 1.8m by 1.3m wide.

At the west end of the unit, to the right-hand side of the fireplace (facing) is a large section of brickwork that appears to conform to the position of a press on the opposite side of the wall (Unit 3). On the left hand side (facing) is a doorway to Unit 3.

#### *Unit 3, Ground floor, West wing (Fig 4a)*

Unit 3 is 5.2m long and 4m wide and was lit by a single splayed window (1.8m high and 1.2m wide) on the south wall and heated by a fireplace on the east wall. The north wall is brick-built with an entrance into the former passage. The entrance has a concrete lintel showing that it is a recent insert (20<sup>th</sup> century). The fireplace (Fig 13) is flanked by a press that measures 2.1m high and 0.8m wide and is lined with plaster. It has a timber lintel. The fireplace has simple stone surrounds with a herring bone fire-back. The fireplace is a replacement for an earlier fireplace judging by the position of brick repair work either side of the fire surrounds. The east-facing elevation is a featureless brick wall.

#### *Unit 4, Ground floor, West-wing (Fig 4a)*

Unit 4 measures 5.5m by 3m and is lit by a single window on its north-facing elevation measuring 1.8m high and 1.2m wide. The east-facing elevation is rubble built with a barred and blind window situated towards what would have been a partition wall that has since been removed. The window measures 1.2m high and 0.95m wide and has square reveals. A doorway that would have led through the western gable wall of the wing into the passage is present at the north end of the east-facing elevation.

The floor has been reduced recently as part of on-going work and the possible foundations of an earlier wall are visible. These foundations measure c.2.5m in length run underneath the west gable wall of the West Wing and do not respect its alignment. The foundations trend in a north-easterly direction and terminate at a more substantial block of stonework measuring about 1m<sup>2</sup>.

#### *Unit 5, Ground floor, former toilet block at the rear of the West Wing (Figs 4a & 14 )*

Unit 5 measures 3.5m by 3.4m and comprised a toilet block with a pair of cubicles and three wash-hand basins on the west wall (east-facing). The room was lit by two square-headed barred windows, one in the south facing elevation and one in the east facing elevation. The walls are constructed of randomly laid rubble throughout with baton scars incised in the wall plaster that still survives in parts. The floor above has been removed exposing the A-frame common rafters which rest directly on the wall heads (Fig 15). The floor has been reduced exposing the foul water drainage pipes.

*Unit 6, Ground floor toilet, rear of West Wing (Figs 4a & 16)*

Unit 6 was accessed by a doorway leading from the main passage and measures 6m by 2m. Partition walls have been removed between it and Unit 5 and Unit 7. The remaining walls are rubble built and have been heavily repaired with an assortment of brick types. A wash-hand basin was present below the single window (1m high and 0.8m wide) on the south facing elevation.

*Unit 7, Ground floor, rear of Main Block (Fig 4a)*

Unit 7 measures 3.6m by 3m is lit by a splayed window measuring 2.4m high and 1.2m wide situated in the middle of the south-facing elevation (north wall) and a smaller window to the west of this. The west wall is more or less entirely replaced with modern (2012) block-work to lend structural support to the main staircase. A partition wall has been removed from the south side of Unit 7 which now provides access directly into the former passage and here one of the blocked doorways to Unit 2 (west end) is visible.

*Unit 8 Ground Floor, Main Staircase (Fig 4a & 17-18)*

The main staircase is 1.2m wide with a wooden handrail that surmounts the six turned wooden balustrades. The square newel post is a 1m high and is constructed of hardwood with moulded panels. To the rear of the staircase is a large Palladian staircase window. The wall in which the window rests is a rebuilt wall with a distinct interior curve. The wall fabric which comprises a mixture of random rubble and red-brick contrasts with the more massive stone-built walls that flank the staircase. Below the stairs there is a cupboard measuring 2.5m long and 0.9m wide. Access was via a doorway which has since been removed.

*Unit 9, Ground Floor, Utility/Switch-gear room (Fig 4a)*

This unit measures 5.2m long and 2.7m wide and was formerly divided by a partition wall that ran between the north wall and the southern partition wall which separated the room and the passage. This wall has also now been removed. The smaller room appears to have been a utility room. A sink was present under the window on the south facing elevation. The larger room is lit by a large splayed barred window in the south facing elevation measuring c.1.8m high by c.1.10m wide. The remaining area on the south facing elevation is dominated by electrical switch gear. The walls at each end are rubble built. The floor above has been removed (Fig 19)

*Unit 10, Ground floor, Toilet (Fig 4a)*

Unit 10 measures 3.7m x 2.2m and was formerly a toilet lit by a square-headed window on the south-facing elevation. The walls are rubble-built. Access to the interior is via a doorway on the rear wall of the former passage. This door provided access to another toilet to the rear of the West Wing.

#### *Unit 11, Ground floor, West-wing annex (Fig 4a)*

Unit 11 occupies an L-shaped footprint and formerly contained a toilet at the north-west end. All trace of the cubicles and fittings have been removed. On the south-facing elevation a doorway and window are present. The doorway measures 2m, x 1m with large square-cut dressings. The window measures 0.9m x 0.9m with brick repair at its base. The wall is rubble built and 0.7m thick.

The west-facing elevation has a rectangular window measuring 1.7m wide and 0.92m high with reveals 0.14m deep. The window is flanked on its south side by a doorway (2.1m x 1.1m) with a timber lintel. The rest of the wall is featureless.

The south wall (north-facing) has two windows that share the same dimensions (1.2m x 1.1m) with splayed brick-lined reveals 0.4m deep.

The east-facing wall is the former outside ground floor wall of the West Wing. The wall has a brick-blocked doorway measuring 2m high and 1.2m wide with raised margins 0.1m wide (Fig 20). The door was probably the primary doorway into the West Wing (Unit 1) pre-dating the concrete-built staircase and passage (see below Unit 18). On the north-facing return wall of the aforementioned wall with the blocked doorway is a blocked window (Fig 21) that occupies the centre of the wall. The window (1.1m x 0.9m) has chamfer-moulded surrounds and is blocked with 12 courses of hand-made brick. The window would have lit the ground-floor interior of Unit 1.

#### *Unit 12, First floor, East Wing bedroom (Fig 4b)*

Unit 12 measures 7.2m long and 6.9m wide and was lit on its west and north-facing brick-built elevations by three splayed square-headed windows that have replacement concrete lintels. A blocked window is present on the north side of the west-facing wall. This is blocked with rubble and has a timber lintel present. The wall head above the window is a recent re-build. A partition wall has been removed from the north side of the bedroom which led to the hallway and staircase (Unit 18).

On the east-facing wall there is a cast-concrete reproduction fireplace (Fig 22) measuring 2m wide and 1.5m high and is the same design as the two fireplaces in Unit 2. The fireplace is blocked with white-ceramic bricks laid in stretcher bond. The chimneybreast has been partially rebuilt using common brick, the rest of the wall is stone-built. On the south-side of the fireplace is doorway leading into Unit 13. The walls in Unit 12 carry the scarf-jointed A-frame roof rafters.

#### *Unit 13m, First floor, Main block bedrooms (Fig 4b)*

Unit 13 measures 12.3m long and 4.6m wide with a wall height of 2.7m. The walls at each end of the room contain a fireplace which would have each heated a single room that was partitioned off from the main staircase. A doorway leads off to the hallway in the north-east corner of the room. On the west-facing wall two phases of fireplace are present. The first phase fireplace has a large stone lintel below a segmented stone relieving arch. Brickwork has been used to infill the opening in which a smaller fireplace has been inserted. The interior of the smaller fireplace was then blocked with



common brick. The scars in the plaster adhering to the brickwork suggest that the second phase fireplace had a tiled surround similar to that at the west end of the unit. This was a massive former gable wall measuring 2m thick. On the southern side of the fireplace a doorway has been inserted through into Unit 12 (East wing). This gable wall is not at a right-angle to the north or south-facing elevations of the existing main block.

The unit is lit on the north-facing elevation by five windows measuring 2.2m high and 1.3m wide. Each has splayed reveals 0.6m deep. Their lintels have been replaced with concrete surmounted by recent brickwork (2012).

The east-facing elevation is 1.2m thick and contains a brick-built fireplace (Fig 23) with moulded brick surround measuring 1m by 1m. The fireplace has been inserted into an earlier opening with crude packing material inserted to infill the void surrounding the tiled fireplace. A stone lintel is present above. On the south side there is a re-used piece of stone measuring c.0.9m by 0.12m with a moulded inside edge (Fig 23). The stone appears to be a mullion from an earlier window that has been inserted into the wall as part of the blocking work. Also on the south side there is door leading into Unit 14.

The south-facing elevation is a return wall that flanks the large opening to the main stair landing is stone-built with large areas of brick repair. A doorway into the hall on the north side of the wall is recent (pre 2012) and has a concrete lintel and brick surrounds. There is no evidence on this side of the wall relating to a blocked window recorded in Unit 15 (see below).

#### *Unit 14, First floor, West Wing (Fig 4b)*

Unit 14 measures 7.4m long and is 7m wide. Its northern partition wall and hall doorway has been removed and this has exposed two inserted brick-built doorways with steel I-beam lintels. The doors provided access into two toilets above units 5 and 6 the floors of which have been removed.

The west-facing rubble-built wall contains a small brick-built fireplace that has a brick-built relieving arch above it. The wall has a base coat of cement with a distinct ceiling scar. On the north-facing elevation two splayed windows are present which share the same dimensions as those in Unit 13. A third window is present on the north end of the east-facing elevation which would also have lit this room. Beyond this window is a further window that would have lit the hallway.

The roof rafters are exposed and comprise rough-dressed scarfe-jointed A-frames that rest directly on the wall heads (2.7m high) which have been heightened using two courses of brick.

#### *Unit 15, First floor, Main Block (Fig 4b)*

Unit 15 measures 4.1m long and 3.1m wide and 2.7m high and is lit by a single central window on the south-facing elevation. The east and west-facing walls are rubble built. The latter wall survives for only a third of its original length, the rest has been replaced using modern block work (2012). The north facing wall that separated

this room from the hallway has been removed so the north-facing elevation that is now present was formerly the south side of the hallway. Within this wall there is a blocked window (Fig 25) which has been cut by the insertion of a brick-built doorway leading from Unit 13. The window is significant as it is the only surviving window of the main core block on the north side of the building. The window has chamfer moulded surrounds and would have measured approximately 1.5m x 1.1m. The stone surrounds are infilled with earlier brickwork than that of the inserted doorway that cuts it. The wall that contains the window is partly constructed of brick and rubble with a distinct break in build towards its east end.

*Unit 16, First floor main stair and landing (Fig 4b)*

The staircase is lit by the Palladian window at the rear which sits within the aforementioned crudely built wall with interior curve. The staircase (Fig 26) is the same dimension as on the ground floor. At first floor level a landing balustrade has adjoins two box-paneled newel posts. The underside of the staircase is covered with lath and plaster. An I-beam has been inserted (2012) to carry the second floor landing that was badly damaged in a fire.

*Unit 17, First floor, chamber behind the West Wing (Fig 4b)*

Unit 17 measures 3.6m by 2.3m and is accessible from a doorway on the north side of the former hallway. Unit 17 is lit on its south-facing elevation by a single window. The room has featureless rubble-built walls. In the north-west corner of the room there is a blocked doorway that led to a rectangular room situated on the east side of the doorway. This room which is now floorless was situated immediately above Unit 9 and was lit by two windows on its south-facing elevation.

*Unit 18, First-floor stairs to ground floor passage (Fig 4b)*

Unit 18 measures 5.5m by 0.9m and comprises a concrete staircase leading down a blocked doorway at the end of a passage measuring 5.5m long and 0.9m wide. The staircase walls are brick-built and it is lit by a two-paned wooden mullioned window on the south-facing elevation.

*Unit 19, Second floor, Main block, bedroom (Fig 4c)*

Unit 19 measures 8m x 3.2m with walls 2.7m high and is situated on the west side of the main staircase. The room is lit by a single splayed window on the south-facing elevation. The east wall is 1.1m thick and would have contained a door from the stairs but the wall has been partly demolished removing this door. A press is situated in the middle of the north-facing elevation and is partly plaster lined. The east-facing rubble-built wall has a small blocked fireplace with black-painted stone surrounds with a brick relieving arch above it.

*Unit 20, Second floor, Main block room with toilet (Fig 4c)*

Unit 20 is situated in the north-east corner of the second floor and is lit by two splayed windows on the south-facing rubble built elevation. The widows have replacement concrete lintels and measure 1.4m high and 1.1m wide. A small toilet

cubicle was situated at the west end of the room but this and its partition have been removed along with a longer partition wall that separated Units 20 and 21. A fireplace with black-painted stone surrounds with brick segmented relieving arch above was located on the west facing elevation. The wall heads carry the A-frame scarfe-jointed common rafters.

On the east-facing wall forming the main partition wall between the stairs and Unit 2 is a partially blocked window (Fig 27) which has sandstone chamfer moulded surrounds and sockets present for a series of horizontal window bars. The plastered reveals contain a later timber sash-and-case window that probably dates to the early 19<sup>th</sup> century date (Fig 28). The significance of both windows is that they both looked out from what would have been an earlier stair tower associated with an earlier construction phase built on a T-shaped plan.

*Unit 21 Second floor, Main block bedroom (Fig 4c)*

Unit 21 measures 7.6m by 5m and was formally divided by a brick-built partition wall that has since been removed. Unit 21 was a large room lit by three splayed windows on its north-facing elevation and each measure 1.8m high and 1.2m wide. The west-facing elevation is rubble-built and 1.2m thick and was formerly the gable of the main core block. The fireplace is a 20<sup>th</sup>-century insert into an earlier fireplace that had a large stone lintel surmounted by a brick-built relieving arch (Fig 29). On either side of the fireplace there are recesses for two cupboards.

The roof rafters are exposed and these comprise A-frame scarfe-jointed timbers that rest directly on the wall heads and the former partition wall that ran east-west on the north side of the room.

*Unit 22 Second floor, Main block, bedroom (Fig 4d)*

Unit 22 measures 5m x 4.8m and is lit by two windows on the south wall (north-facing elevation). The room was heated by a fireplace on the west gable wall. The fireplace is set within a rubble-built wall and flanked on its south side by a press or possible earth closet. The rear of the press has a brick-lined wall. The fireplace has stone surrounds with cream-coloured bricks around the grate. The north wall (south-facing) has a wooden lintel inserted into its rubble construction and this feature is associated with the press in Unit 19. The exposed roof trusses comprise A-frame scarfe-jointed timbers that rest directly on the wall heads (Fig 30) and on a wall plate that was carried by the removed partition wall between Unit 21 and 22 (Plate 31).

*Unit 23 Second floor, staircase landing (Fig 4d)*

The staircase landing has a wooden balustrade with newel posts at each end. This is carried on a fire-damaged beam that is in turn supported on a modern I-beam inserted in 2012. The top flight of stair treads are lit by a wooden two paned rectangular window (Fig 32) which follows a curve in the wall. The wall is crude (Fig 33-34) and abuts the main rubble-built spine wall of the aforementioned earlier stair tower. The wall on the east side (west-facing) has the blocked stone window that was described as part of Unit 20 and the blocking work within the former window contrasts sharply with the surrounding rubble wall.

## 6. DISCUSSION

### *Phase development summary*

Based on the results of the building survey a sequence of major development phases are proposed (Table 3 and Fig 5a). There are many alterations that have clearly occurred during the 20<sup>th</sup> century but the main footprint of the building has not altered since the last phase.

Phase	Summary description	Construction
1	Possible rectangular building with either an extra-mural stair or outshot stair tower.	Early 17 <sup>th</sup> century?
2	Rectangular building on a T-shaped plan with rear external stair tower. Earlier staircase present but its form is unknown.	Late 18 <sup>th</sup> century
3	Rectangular block with the rear stair tower sub-subsumed by widening the building. A new service passage is formed and rear range added. A single ground floor wing added at east end. A new Palladian window was added to the former stair tower.	Late 18 <sup>th</sup> century or early 19 <sup>th</sup> century
4	Rectangular block with east wing heightened with first floor and new west wing added. Outshot toilet block added on to the rear of the west wing.	Early 19 <sup>th</sup> century
5	Rectangular block with annex added to the rear of the east wing. New Doric entrance on south-facing elevation. A toilet block was added to the gab formed between the rear of the main core block and the L-shaped annex.	Mid-late 19 <sup>th</sup> century

Table 3 Summary table of the major developmental phases at Howden House

### *Exterior elevations*

At the time of the survey the harling on the exterior south-facing elevation was being removed and sufficient had been removed to establish that the main build is coursed rubble with ashlar sandstone quoins at the corners measuring on average 0.55m x 0.35m (Fig 35). The window rybatts are also ashlar with raised margins.

The harling on the rear of the building was also removed at ground floor level revealing the stonework and ashlar dressings of the earlier stair tower. At the base of the large Palladian window a series of large foundation stones were also revealed (Fig 40)

The chimney stack on the west gable was constructed of sandstone ashlar blocks with very tight joints and very smooth finish in contrast to the east chimney stack that was brick-built with the same brick type used to heighten the East Wing.

The map evidence (Figs 2b-c) shows that the grand Doric entrance on the south-facing elevation was constructed between 1853 and 1893.

### *Main core block*

The removal of interior partition walls on the ground and first floor complicates the circulation between the service areas and front of house rooms. The service areas are all on the north side of the building and separated from the front of house rooms by a passage that ran the full length of the building. The same can be said for the first floor

where the hall partition walls have been removed. The second floor had four rooms separated by brick partition walls.

The main core block measures 15.75m long and has a massive gable wall at its east end measuring 2.5m thick. This is the thickest wall within the whole interior and its dimensions suggests that it may relate to an earlier building below the present footprint of the main core block. The gable appears to be of a single build constructed on a base of foundation stones that are visible on its the south and east sides.

The present staircase sits uncomfortably with the large Palladian window on the rear wall and is a later addition. The walls flanking the main stairs are thick (c. 1m) and more or less are of the same thickness as the north wall of Unit 2. It is clear from the evidence of the blocked window on the east side of the staircase at second floor level that the original stair tower looked out onto open space. Evidence survives for a rear facing window on the main core block on the first floor within Unit 13/15.

The archaeological evidence is therefore compelling for a rectangular building with an outshot staircase conforming to a T-shaped plan. Dunbar (1966) notes that a common way of obtaining more accommodation was by the adoption of a T-plan, the additional limb being utilised to house either the staircase or an extra room. Dunbar (op.cit) mentions that the second quarter of the 18<sup>th</sup> century was a period in which the double-room plan was widely adopted with service basements.

The main block was increased in width with the addition of new rooms from ground to second floor and following the widening of the building Howden's service areas were created on the north side of the ground floor, with the kitchen probably occupying Unit 1 (see below) well into the 20<sup>th</sup> century. Although the timing of such major alterations is difficult to date exactly, it seems possible that these occurred shortly after the building was constructed in the late 18<sup>th</sup> century. The early 19<sup>th</sup> century must have seen further major alterations when Henry Raeburn purchased the building in 1834.

#### *Core-block service areas*

The main service areas are divided from the front of house areas by the passage that ran the full length of the ground floor. Access to adjoining Units 7 and 15 were via the passage and the hall on the first floor respectively. On the east side of the house to the rear was a series of rooms housing the electrical switch gear (Unit 9).with toilets (Unit 10) which are 20<sup>th</sup> century additions.

#### *East Wing*

The east wing (Unit 1) ground floor is possibly of late 18<sup>th</sup> century date and may have served as a kitchen judging by the size of the blocked fireplace on the east-facing elevation. The blocked fireplace could easily have accommodated a cast-iron range. This kitchen was within a single storey building that was later heightened to first floor level using red brick. Evidence for this is extant on all three sides of the building (Fig 3a) where the change between the stone-built ground floor and brick-built upper floor can be seen. The interior west-facing wall of Unit 12 contains a first floor blocked window that became redundant when new storey was added to the east wing. The

aforementioned blocked window on the ground floor north-facing elevation within Unit 12 near became redundant when a new staircase (Unit 18) was added probably sometime during the early 20<sup>th</sup> century. This staircase leads to a passage and a side entrance doorway which was presumably a servants entrance (a second passage entrance is present at the on the west gable). An earlier blocked doorway associated with an earlier staircase that was removed from the north-east corner of the East Wing that would have allowed servant access to the first floor to avoid using the main south-facing grand entrance.

### *West Wing*

The west wing is stone built and two storey and built in one phase. Its ground floor brick-built partition wall is probably 20<sup>th</sup> century in date. The toilet block with a pitched roof was probably added to the rear of the west wing in the early 19<sup>th</sup> century.

### *L-shaped annex on the East Wing*

The single storey L-shaped annex on the east side of the East Wing housed a toilet on the north side and its large open plan suggests it may have been used in service capacity rather than domestic use. The toilet block was inserted into a gap in the rear wall, a feature that is shown on the 1853 Ordnance Survey map (Fig 2b) and later editions.

### *Roof Timbers*

The roof timbers (Fig 30) are exposed within the second floor and these were seen to be a combination of scarfe and bird-beak jointed A-frame rafter resting directly on the wall heads. Both rough-hewn and machine saw timbers (pine) were present. In order to accommodate the wide span the trusses were originally supported by the partition wall that ran east to west within the second floor. The partition wall had been removed by the time of the survey but it was likely that this was a brick-built single skin wall with a timber wall plate on top which supported the principal and common rafters which probably date to the early 19<sup>th</sup> century.

### *Earlier wall foundations*

Within Unit 4 on the ground floor (Fig 4a) are the remains of wall footings that share a similar alignment as the former gable wall at the east end of Unit 2. The RCAHMS refer to the remains of an earlier building within the present building and it is possible that the gable wall and the aforementioned wall foundations relate to this earlier building that pre-dates the existing building.

Based on the presence of suspected earlier building foundations, Figure 5b provides an indication of how the earlier building might have been aligned in relation to the later main core block east gable. A building of this size would require internal load bearing partition walls or a series of vaults to carry the upper floors. No remains of any partition walls were visible as either stubs or scars on the ground floor interior walls.

## 7. CONCLUSION

This report has brought together the results of a descriptive Level 2 survey which is supported by external elevation drawings and annotated ground, first and second floor plans.

The survey has shown that the building has undergone a number of major developmental phases since it was first constructed in c.1770. The survey has recorded the building on a room by room basis and the results confirm that a great deal of modification and remodelling and repair work has been carried out over the last 242 years. Most of the period features have been removed with only the main stair surviving which probably dates to the early 19<sup>th</sup> century.

The east and west wings are major additions that were constructed shortly after the main core block, with the East Wing being a single storey structure that is heightened at an unknown date. The two-storey West Wing was built in a single phase. Much of the current footprint of the building has not altered radically since the early to mid 19<sup>th</sup> century. Minor 20<sup>th</sup> century additions include electrical switch gear in Unit 9, most of the fireplaces (with the exception of the 2<sup>nd</sup> floor) and the concrete staircase in the East Wing. Numerous structural alterations represented by new doorways surrounded by brickwork are also part of these later additions.

## 8. RECOMMENDATIONS

It is recommended that a programme of archaeological test-pitting be carried out to investigate the presence of any earlier building remains that may be present within the building interior. The proposed locations of the test pits are shown on the indicative location plan (Fig 5b).

The foundations exposed in Unit 4 should be investigated to reveal their depth and whether any dating evidence (pottery) can be recovered from its construction trench.

Within Units 3, 5 and 7 a small (1.5m x 1.5m) test-pit dug into the existing floors might also establish if the north and south return walls are present.

An entry in *Discovery and Excavation in Scotland* is considered sufficient to present the results to a wider archaeological audience (Appendix 2).

In line with the Method Statement, copies of the report will be lodged with the WoSAS Sites and Monuments Record and the National Monument Record of Scotland.

## **9. REFERENCES**

### **9.1 Bibliographic**

Dunbar, J. G. 1966 The Historic Architecture of Scotland. Chapter 2 p84

McWilliam, C 1978 ‘ The buildings of Scotland: Lothian except Edinburgh’, p311.

The New Statistical Account of Scotland. 1834-45 Mid Calder Parish, 356-380

### **9.2 Cartographic**

Forrest, W 1818, Linlithgowshire.

Ordnance Survey 1853 Edinburghshire, Sheet 4, 6” to the mile

Ordnance Survey 1895 Edinburghshire, Sheet 005.07 25” to the mile

Ordnance Survey 1907 Edinburghshire, Sheet 005.07 25” to the mile



## APPENDIX 1: PHOTOGRAPHIC REGISTER

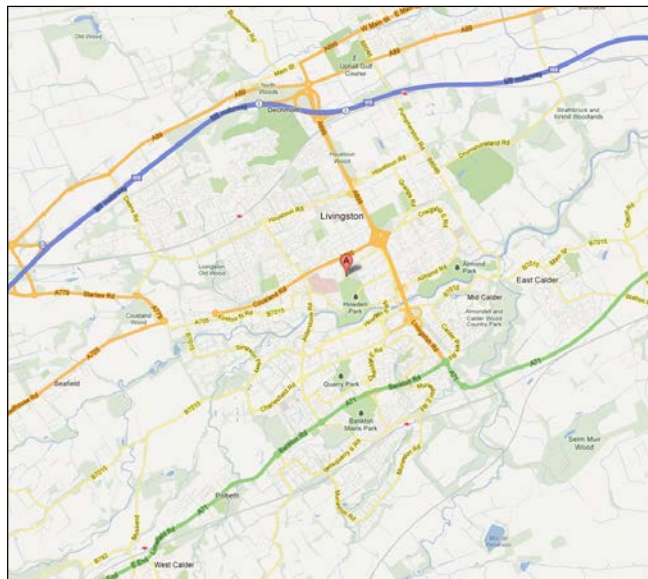
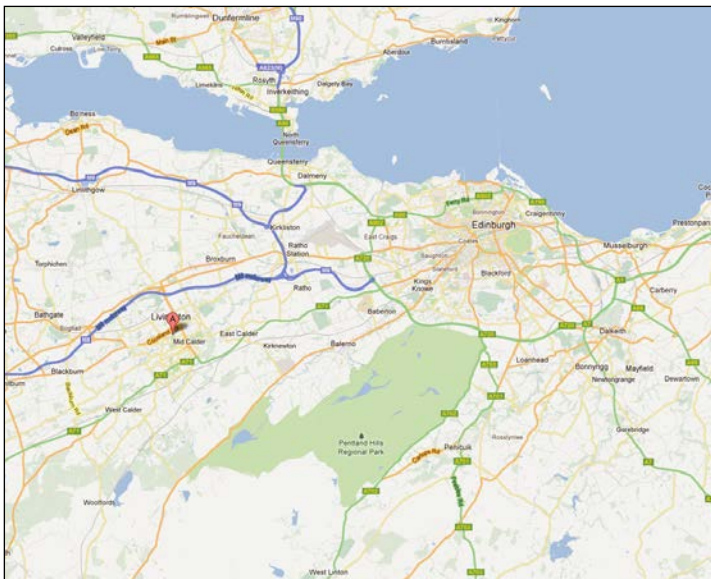
Shot No	Summary description of subject	Unit (s)	Facing
1	Brick-built cupboard feature on the west-facing elevation	1	E
2	Brick-built cupboard feature on the west-facing elevation	1	E
3	Window on the north-facing elevation, east end	1	SE
4	Windows on the north-facing elevation	1	S
5	Window on the north-facing elevation	1	S
6	Blocked fireplace and potentially re-used stonework on north side, with blocked feature on its south side	1	E
7	Blocked feature on the south-side of the blocked fireplace	1	E
8	Detailed shot of the blocked fireplace with several courses of brickwork	1	E
9	Detailed shot of the north side of the blocked fireplace	1	E
10	Looking along the entrance into Unit 1 from Unit 2 showing the stonework which has rubble hearting and large foundation stones at the base of the wall	2	E
11	Looking along the entrance into Unit 1 from Unit 2 showing the repairs to the south-facing wall	1	E
12-14	North-facing wall detail between Unit 1 & 2 showing repair detail following creating the passage between the two rooms	1 & 2	SE
15	Looking up at the core of the former gable showing the repair to the wall following the insertion of the passage between Unit 1 & 2	1 & 2	E
16	South-facing elevation showing wall detail and off-centre brick-blocked doorway	2	N
17-18	Cast-concrete re-production fireplace with moulded surrounds and brick-built herringbone fire-back. A stone-built relieving arch with blocking is visible above	2	E
19	Architectural detail of the base of the fire-surround with cast ornamentation and concrete hearth	2	E
20	Architectural detail of the moulding work surrounding the fireplace	2	E
21	Architectural detail of the re-production fire-back, herringbone brickwork	2	E
22	Splayed window reveals and surviving plasterwork on the north-facing elevation at the east end of Unit 2	2	S
23	Splayed window reveals and surviving plasterwork on the north-facing elevation at the west end of Unit 2	2	S
24-25	General view of the re-production fireplace at the east-facing elevation, west end of Unit 2	2	W
26	South-facing elevation of brick-built passage wall	3	N
27	East-facing fireplace and press on its north side	3	E
28	North-facing wall with single splayed window	3	S
29	Brick-built partition wall between Units 3 and 4	3	E
30	South-facing entrance into Unit 5 from Unit 4	4	N
31	East-facing brick-built partition wall between Unit 4 and 3	4	E
32	East-facing brick-built partition wall between Unit 4 and 3	4	SE
33	North-facing splayed window and flanking walls	4	S
34	East-facing elevation, south end and window barred window	4	W
35	East facing barred window and doorway leading from the former passage	4	W
36	South-facing elevation in the former toilet block	5	N
37	Looking up to the first floor level from within the toilet block	5	N
38	East-facing elevation and opening into the passage area to Unit 6	5	E
39	East-facing elevation and opening into the passage area to Unit 6 looking up to first floor level	5	E

Shot No	Summary description of subject	Unit (s)	Facing
40	North-facing elevation with entrance into Unit 4	5	S
41	North-facing elevation, entrance to Unit 4 and first-floor doorway	5	S
42	East-facing barred window of the toilet block	5	W
43	East-facing barred window and first floor fenestration	5	W
44	Looking down the passage into Unit 6	5	E
45	Looking down the passage into Unit 6	7	W
46	Looking up at the roof structure above Unit 6	7	W
47	Looking up at the roof structure above Unit 6	5	E
48	Barred window on the south facing elevation	7	N
49	Modern (2012) build replacing west-facing wall and door to main staircase	7	E
50	North-facing elevation and blocked door that formerly led into Unit 2	7	S
51	Wall of the main core block between Unit 6 and 7 and passage	7	W
52	North-facing elevation and blocked door that formerly led into Unit 2	7	S
53	North-facing elevation of Unit 3, brick-built wall	Passage	SE
54	North-facing elevation of Unit 3 and Unit 2 junction	Passage	SW
55	South-facing elevation with stairs cupboard entrance and ruined banister of the main stair	8	N
56	South-facing elevation of the staircase at ground floor	8	N
57	Main staircase balustrade and moulded wooden post	8	NW
58	Main staircase balustrade and moulded wooden post	8	E
59	East-facing re-build (2012) between Units * and 7	8	W
60	South-facing elevation, west end , small window and wall fabric	9	N
61	South-facing elevation, first floor level at west end of Unit 9	9	N
62	South-facing elevation, ground floor. Electrical switch gear	9	N
63	South-facing elevation, splayed window openings at first floor level taken from the ground floor of Unit 9	9	N
64	South-facing elevation, splayed window openings at first floor level taken from the ground floor of Unit 9 above switch gear	9	N
65	West-facing elevation with blocked door leading to Unit 10	9	E
66	West-facing elevation with blocked door leading to Unit 10 and sawn first floor floor-joists	9	E
67	North-facing elevation taken from the passage	Passage	E
68	North-facing elevation, detail of blocked doorway into Unit 2	Passage	SE
69	North-facing elevation, detail of blocked doorway into Unit 2	Passage	SW
70	South-facing elevation doorway and surrounding brick-re-build surround	10	N
71	West-facing brick-built doorway leading to Unit 11	10	E
72	North-facing wall showing break in constriction to the entrance to passage	10	SW
73	North-facing wall showing break in construction to the entrance to passage	10	SW
74	East-facing rear wall of Unit 10 with the remains of wall plaster	10	W
75	South-facing door and window reveals, build and rafters	11	N
76	South-facing elevation (east end) showing build and rafters	11	N
77	West-facing door and window. A-frame rafters on wall head	11	E
78	West-facing door and wall construction detail	11	E
79	North-facing elevation with two blind windows	11	S
80	East-facing elevation, blocked doorway with narrow margins	11	W
81	East-facing elevation, blocked doorway with narrow margins and main wall	11	E
82-84	North-facing elevation, blocked window with chamfer moulded surrounds and brick-blocking work	11	S
85	East-facing elevation, inserted doorway leading to Unit 10	11	W

Shot No	Summary description of subject	Unit (s)	Facing
86	South-facing elevation, door to Unit 17 and flanking barred window lighting stairwell	12	N
87	West-facing elevation, blocked window, blind window and brick build between	12	E
88	North-facing elevation, two windows with splayed reveals, mod concrete lintels	12	N
89	East-facing elevation, reproduction cast-concrete fireplace and doorway to Unit 13. Brick repair above fireplace is extensive	12	W
90-1	East-facing elevation, reproduction cast-concrete fireplace and doorway to Unit 13. Brick repair above fireplace is extensive.	12	W
91	East-facing elevation, reproduction cast-concrete fireplace and doorway to Unit 13. Brick repair above fireplace is extensive, doorway to hallway.	12	W
92	South-facing elevation, doorway to hallway, timber wall plate on west side possible blocked press	13	N
93	West-facing blocked fireplace with segmented relieving arch above. Two phases of blocking work within the interior of the fireplace	13	W
94	North-facing elevation, internal splayed reveals of two windows and timber floor-loists above	13	S
95	North-facing central window with replaced lintel	13	S
96	North-facing elevation, windows with replaced lintels	13	S
97	East-facing elevation, small brick-built fireplace with doorway to unit 14 on its south side	13	W
98	East-facing elevation, small brick-built fireplace with doorway to unit 14 on its south side	13	W
99-100	East-facing elevation, small brick-built fireplace, with re-used moulded stonework as packing	13	W
101	South-facing elevation, modern inserted doorway and brick repair to main wall	13	N
102	South-facing entrance to staircase	13	N
103	South-facing elevation with inserted windows with steel lintels (former hall windows)	14	N
104	West-facing elevation, fireplace, brick relieving arch and surrounds (stove pipe aperture?)	14	E
105	North-facing elevation, splayed window reveals and modern inserted concrete lintels	14	E
106	East-facing elevation (gable) with a pair of windows, northernmost lit the passage	14	W
107	A-frame rafter detail in Unit 14	14	Oblique
108	A-frame rafter detail resting on the wall head	14	Oblique
109	South-facing elevation, rectangular window, splayed reveals and modern inserted lintel	15	N
110	West-facing wall, remains of and modern blockwork	15	E
111-113	North-wall, inserted doorway to Unit 13, which cuts a chamfer-moulded blocked window	15	N
114	West-facing elevation, new blockwork in the stairs hallway	16	NW
115	South-facing staircase showing handrail and balustrade	16	N
116	South-facing fire-damaged timber beam below second floor balustrade	16	Oblique
117	West-facing elevation at side of staircase showing the break in the stone wall and modern blockwork	16	N
118	South-west corner of the staircase landing wall showing break in build and blocking work	16	NE
119	North-facing hallway wall and door leading into Unit 13	Hallway	SW
120	North-facing elevation of the hallway	Hallway	E
121	North-facing elevation of the hallway looking onto the entrance	Hallway	SW

Shot No	Summary description of subject	Unit (s)	Facing
	of a brick-lined press		
122	North-facing elevation, interior of the brick-lined press	Hallway	S
123	South-facing elevation of two first-floor windows above Unit 9	Above Unit 9	N
124	North-facing elevation, interior window with brick surrounds	17	N
125	East-facing blocked doorway with brick surrounds formerly leading into the room above Unit 9	17	NW
126	Concrete stairs of Unit 12 leading to ground floor	18	E
127	South-facing stairs and flanking brick walls of a passage	18	N
128	East-facing elevation of small chamber with central stone-built fireplace with brick relieving arch above	19	W
129	East-facing elevation and window with timber rafters above	19	NW
130	North-facing elevation with central press and return wall stub	19	SW
131-132	West-facing chimney breast with lintel being taken down in south-east corner	21	E
133	South-facing elevation, pair of windows with flanking stone walls	20	N
134	West-facing chimney breast and stone built fireplace below a brick-built segmented relieving arch	20	E
135	West-facing elevation with a blocked window of a former stair tower	20	W
136-137	West-facing elevation showing window frame and splayed reveals behind	20	NW & Oblique
138	West-facing elevation, chimney breast and fireplace	21	E
139	West-facing elevation, chimney breast and A-frame rafters	21	Oblique
140	North-facing elevation, fenestration with modern lintels	21	S
141	North-facing elevation, fenestration with modern lintels, west end	21	S
142	East-facing elevation, small fireplace with tiled surround	22	W
143	South-facing elevation with blocked feature corresponding with the press in Unit 19	22	N
144	Unit 22, looking up at the A-frame rafters and wall head (rebuilt)	22	Oblique
145	Unit 22, looking up at the A-frame rafters and wall head (rebuilt)	22	Oblique (W)
146	Unit 22 rafters resting on former partition wall plate (supported by Acro props)	22	Oblique W
147	East-facing elevation brick blocking/repair work	22	W
148	West-facing elevation, blocking work at the rear of a former pres (window?)	21	E
149	Second floor balustrade and fire-damaged beam below	23	N
150	Second floor level main stair, inserted curved brick wall and wooden framed window	23	S
151	Second floor level, looking down the main stairs on the head of the Palladian window and wooden staircase	23	N
152	South-facing elevation, junction of the inserted curving brick-built wall and original build	23	N
153	West-facing elevation of a blocked window of the former stair tower	23	E
154	External south-facing elevation, first-floor level showing quoin detail	South-elevation	NW
155-156	External west and south-facing elevation showing the corner of the main block	South-elevation	E
157	External south-facing elevation, first floor level showing fenestration with raised margins and dressings	South-elevation	E
158	External south-facing elevation, main block, quoin detail	South-elevation	N

<b>Shot No</b>	<b>Summary description of subject</b>	<b>Unit (s)</b>	<b>Facing</b>
159	General view of the south-facing elevation at first floor level	South-elevation	W
160	General view of the main block gable, stone built with ashlar chimney stack	West-facing elevation	E
161-163	South-facing elevation , east end with brick re-build on stone	South-facing elevation	N
164	Ground floor of single storey building at east end, showing rubble below cement harling	South-facing elevation	N
165	Ground floor of single storey building at east end, showing rubble below cement harling	East-facing elevation	NW
166	Ground floor of single storey building at east end, showing rubble below cement harling	East-facing elevation	W
167	Ground floor of single storey building at east end, showing corner construction, rubble below cement harling	SE-facing	NW
168	North-facing elevation, outshot, rubble below harling	North-facing	SE
169	North-facing elevation of the main block showing rubble below the cement harling	North-facing	W
170	North-facing elevation, ground floor base of the Palladian staircase window and stonework	North-facing	S
171	North-facing elevation stone long and short work flanking the Palladian staircase window (east side)	North-facing	S
172	North-facing elevation stone long and short work flanking the Palladian staircase window (west side)	North-facing	S
173	North-facing rubble wall of west pavilion	North-facing	S
174	North-facing rubble wall of west pavilion and main core block	North-facing	SE
175	North-facing elevation, quoin detail on the east side of the pavilion s	North-facing	S
176	West-facing ground floor detail of the west-pavillion	West-facing	S
177	Interior south-facing elevation showing blocked doorway	Unit 2	N
178	Ground floor interior of Unit 4 showing wall foundations	Unit 4	S
179	Ground floor interior of Unit 4 showing wall foundations	Unit 4	W
180	Ground floor interior of Unit 4 showing wall foundations	Unit 4	N
181	Ground floor interior of Unit 4 showing wall foundations	Unit 4	S
182	Interior south-facing elevation showing blocked doorway	Unit 2	N
183-184	Exterior west-facing gable, general detail	Exterior west-facing	E
185	External east-facing gable, chimney stack	Exterior east-facing	N
186	External west gable chimney stack	Exterior west-facing	N
187	External west gable chimney stack	Exterior west-facing	N
188	Ground floor, south-facing main portico with moulded columns	South-facing	N



Key:



Fig. No: 1 Revision: A Client: Planview Ltd

Title: Location Map

Project: Howden House, Historic Building Survey

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Fig 2a - Forest's 1818 map

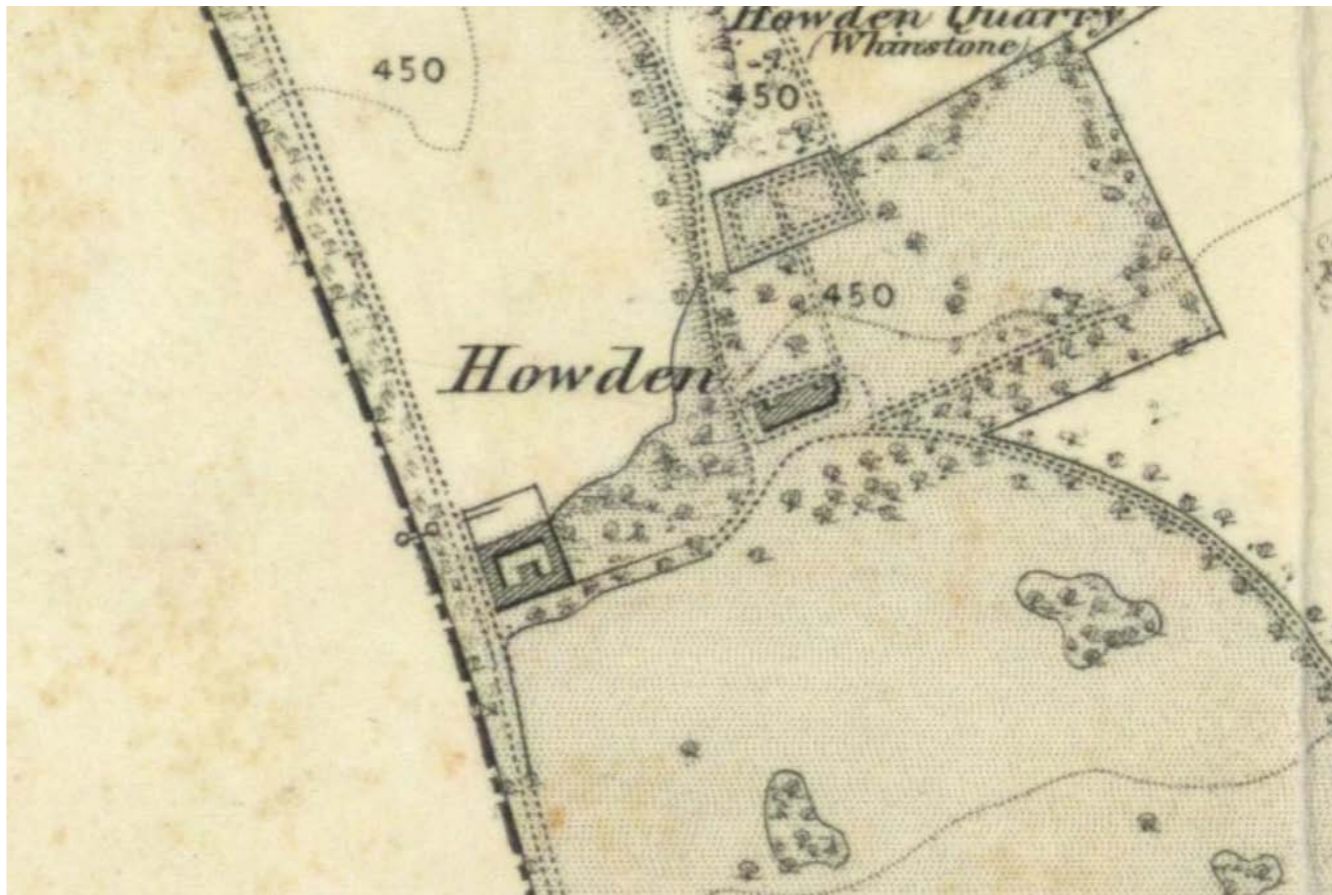


Fig 2b - Ordnance Survey 1st edition 1853

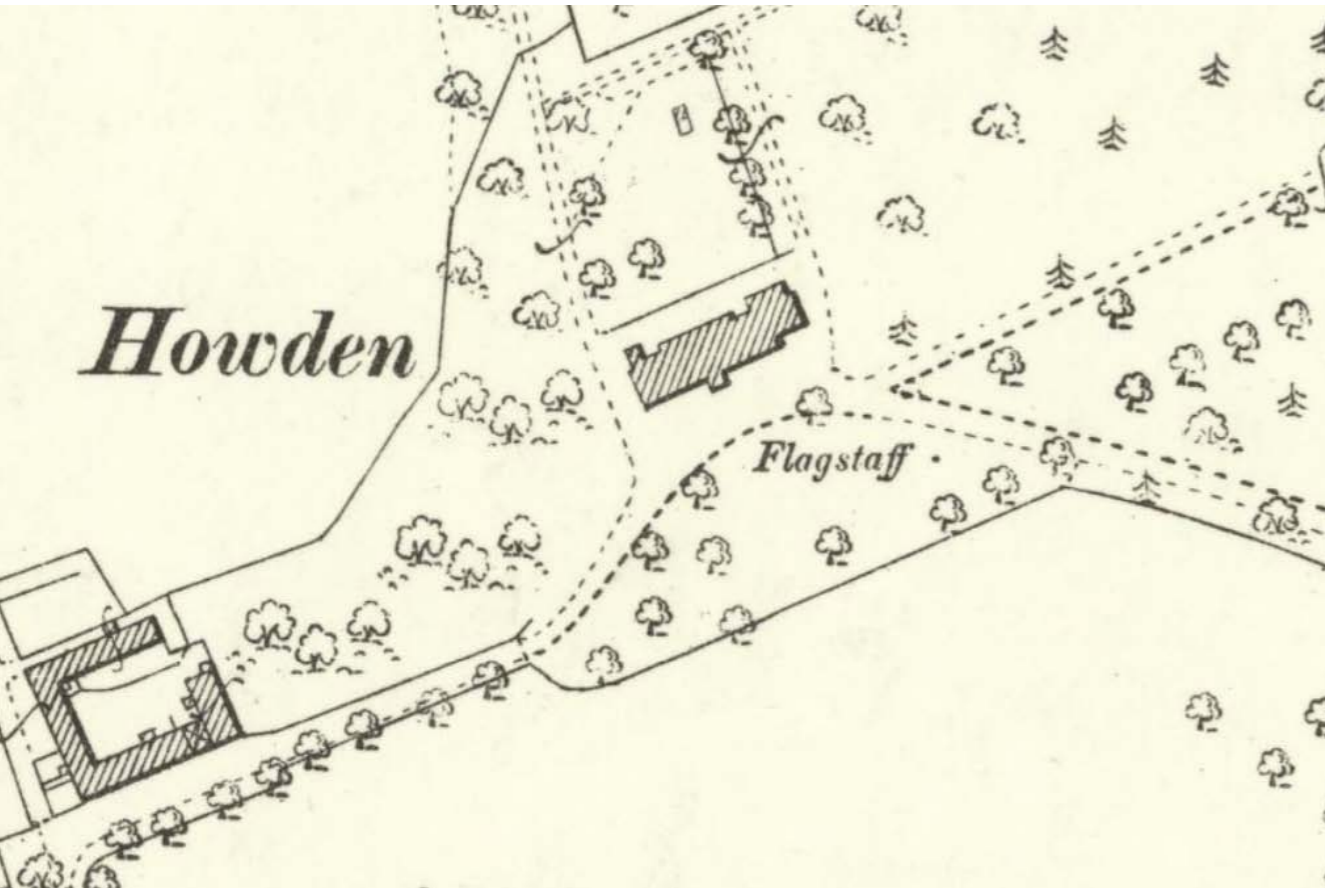


Fig 2c - Ordnance Survey 2nd edition 1893

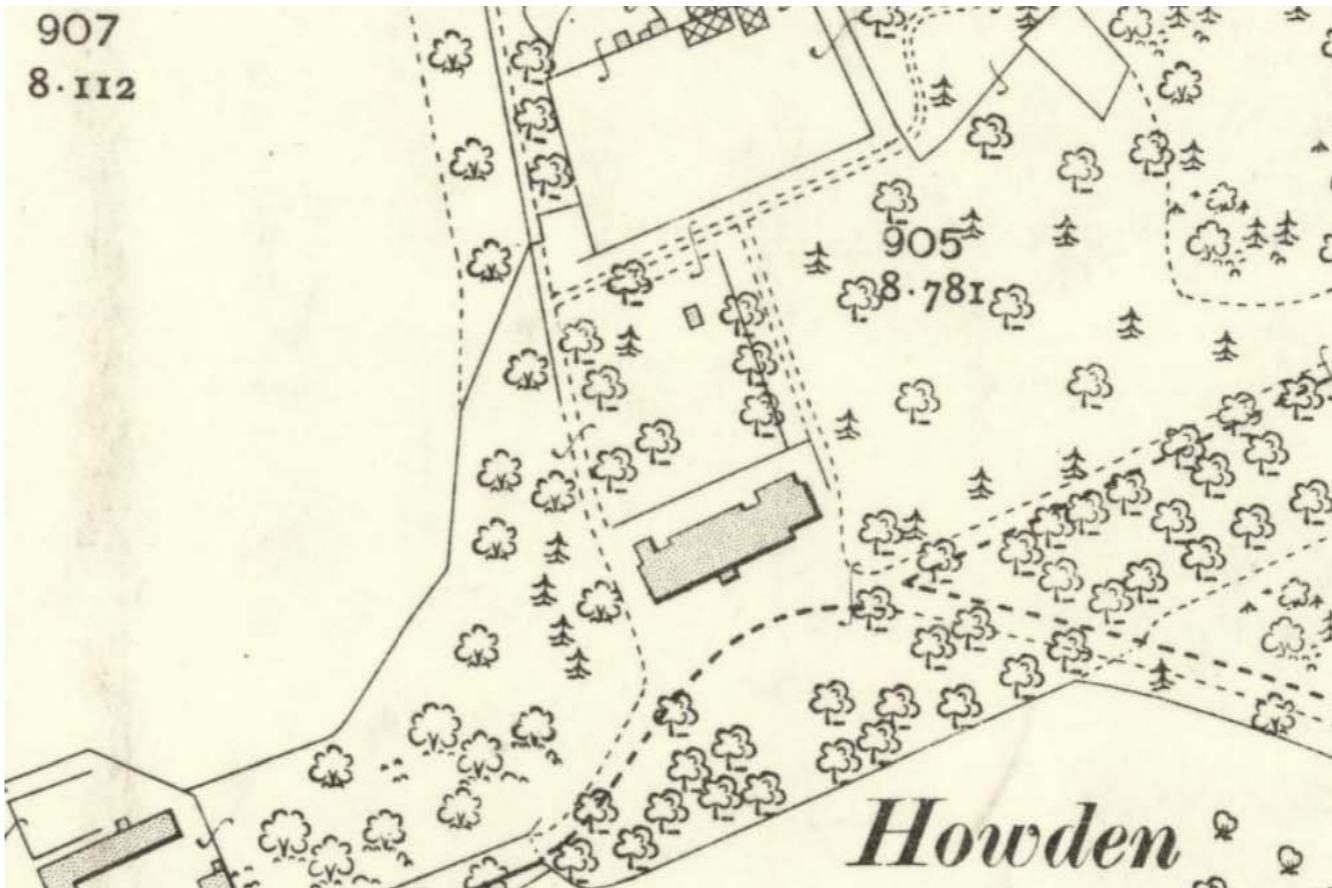


Fig 2d - Ordnance Survey 1907



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Fig. No:	2	Revision:	A
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Title:  
**Historic Map Regression**

Project:  
**Howden House,  
 Historic Building Recording**

Client:  
**Planview Ltd**





W


E

⑥ Unit numbers  
 ↑ Number and direction of photographic record



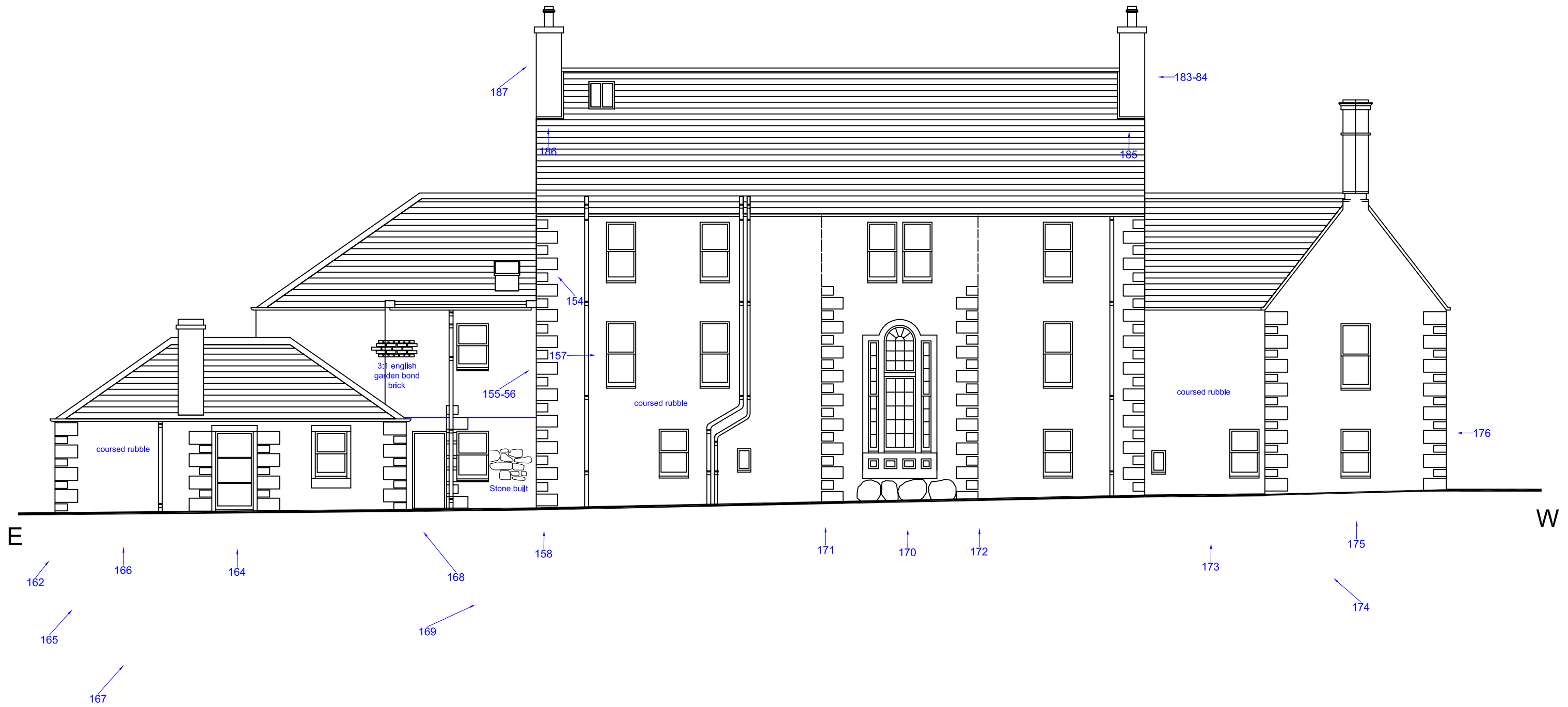
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Fig. No: 3a	Revision: A	Drawn by: LW	Checked: MC	Report No: 2038	Client: Planview Ltd
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Title: South (front) Elevation		Project: Howden House, Historic Building Recording	Scale at A3: 1:100	
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⑥ Unit numbers  
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Title: North (rear) Elevation			Project: Howden House, Historic Building Recording		Scale at A3: 1:100

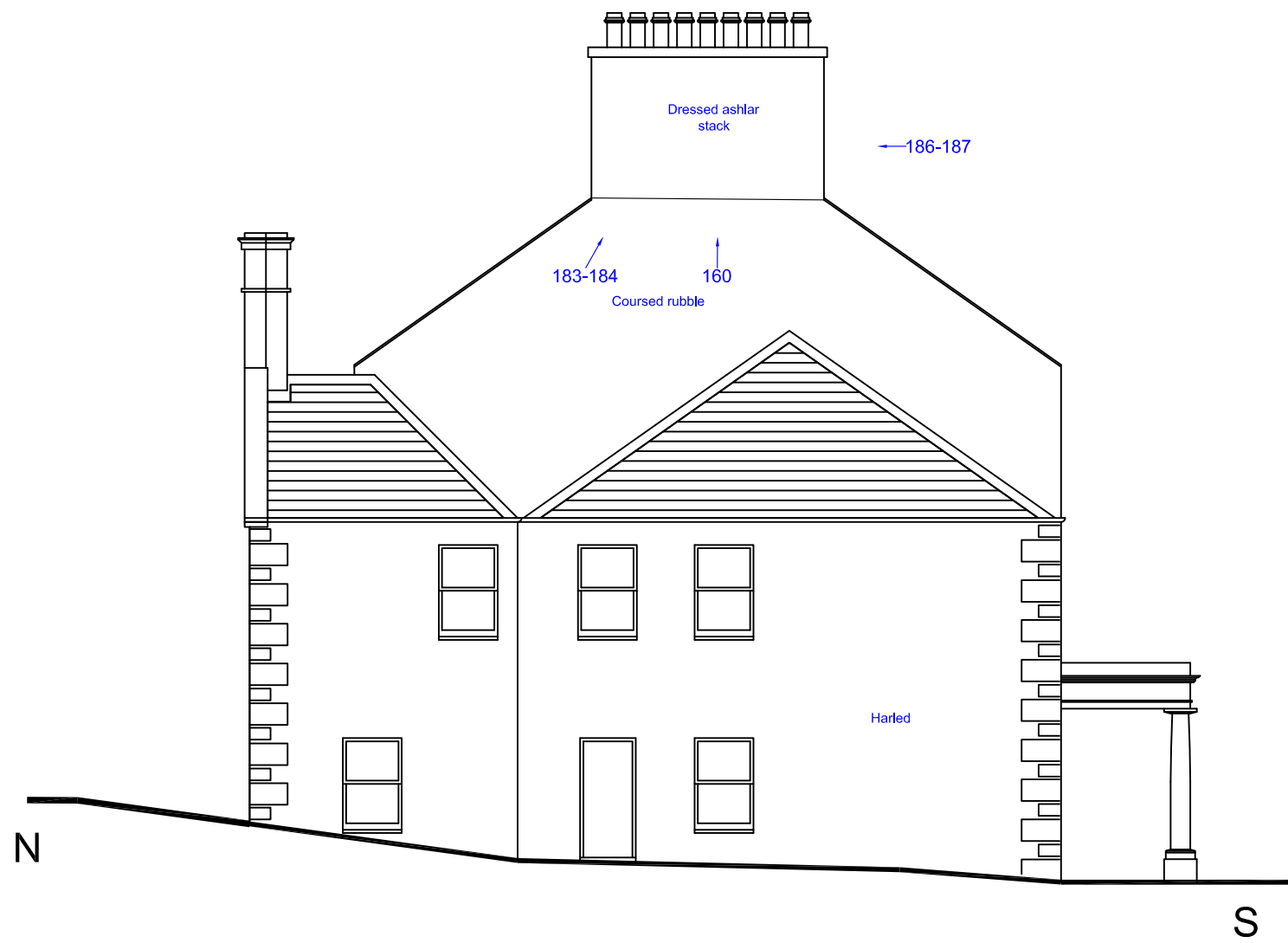


Fig 3c - West (side) Elevation

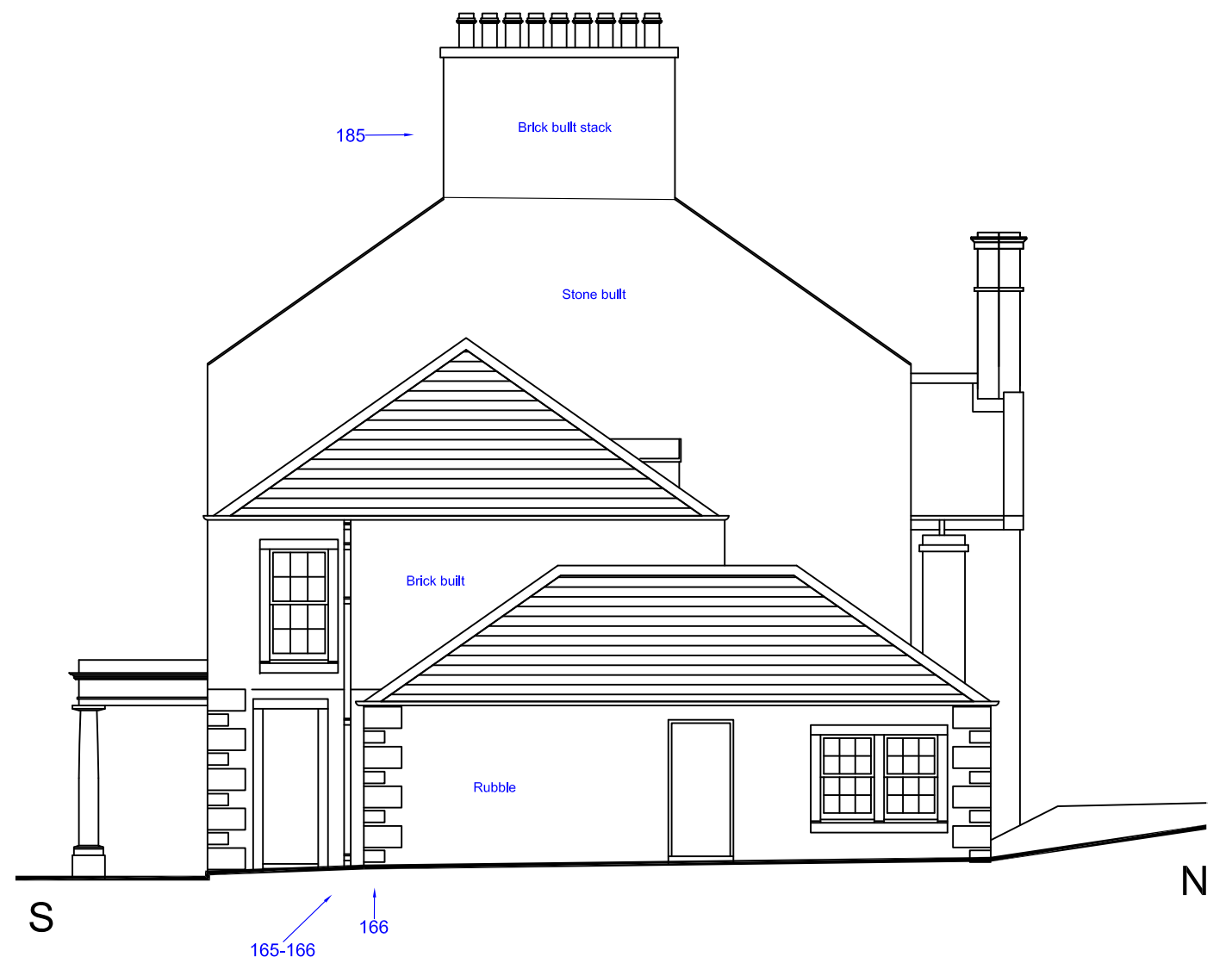


Fig 3d - East (side) Elevation

- ⑥ Unit numbers
- ↑ Number and direction of photographic record





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Fig. No: 3c-d	Revision: A	Drawn by: LW	Checked: LW	Report No: 2038	Client: Planview Ltd
Title: West and East Elevations			Project: Howden House, Historic Building Recording		Scale at A3: 1:100





⑥ Unit numbers

↑ Number and direction of photographic record

BF Blocked fireplace

BD Blocked doorway

BW Blocked window

Recently removed partitions

Blocked features

Possible building foundations



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Fig. No: 4a

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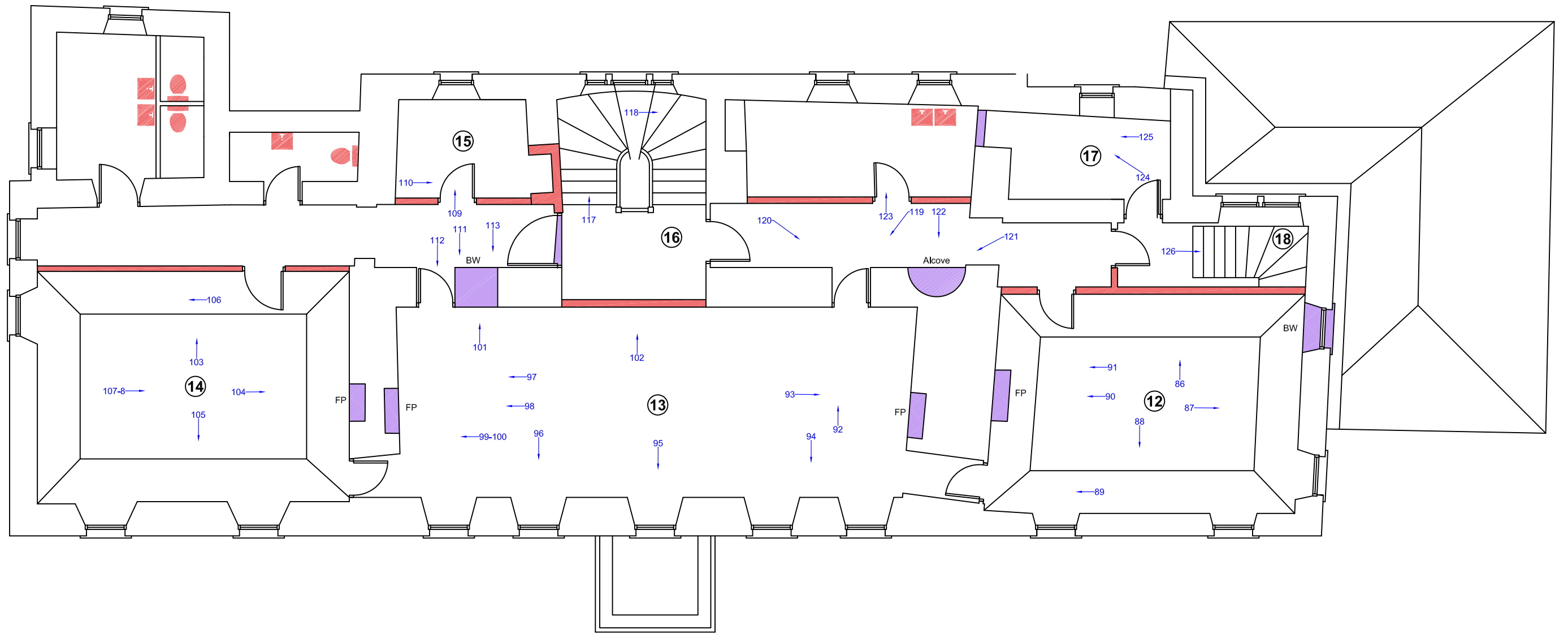
Client: Planview Ltd

Title: Ground floor plan

Project: Howden House, Historic Building Recording

Scale at A3: 1:100





⑥ Unit numbers

↑ Number and direction of photographic record

BF Blocked fireplace

BD Blocked doorway

BW Blocked window

Recently removed partitions

Blocked features

Possible building foundations



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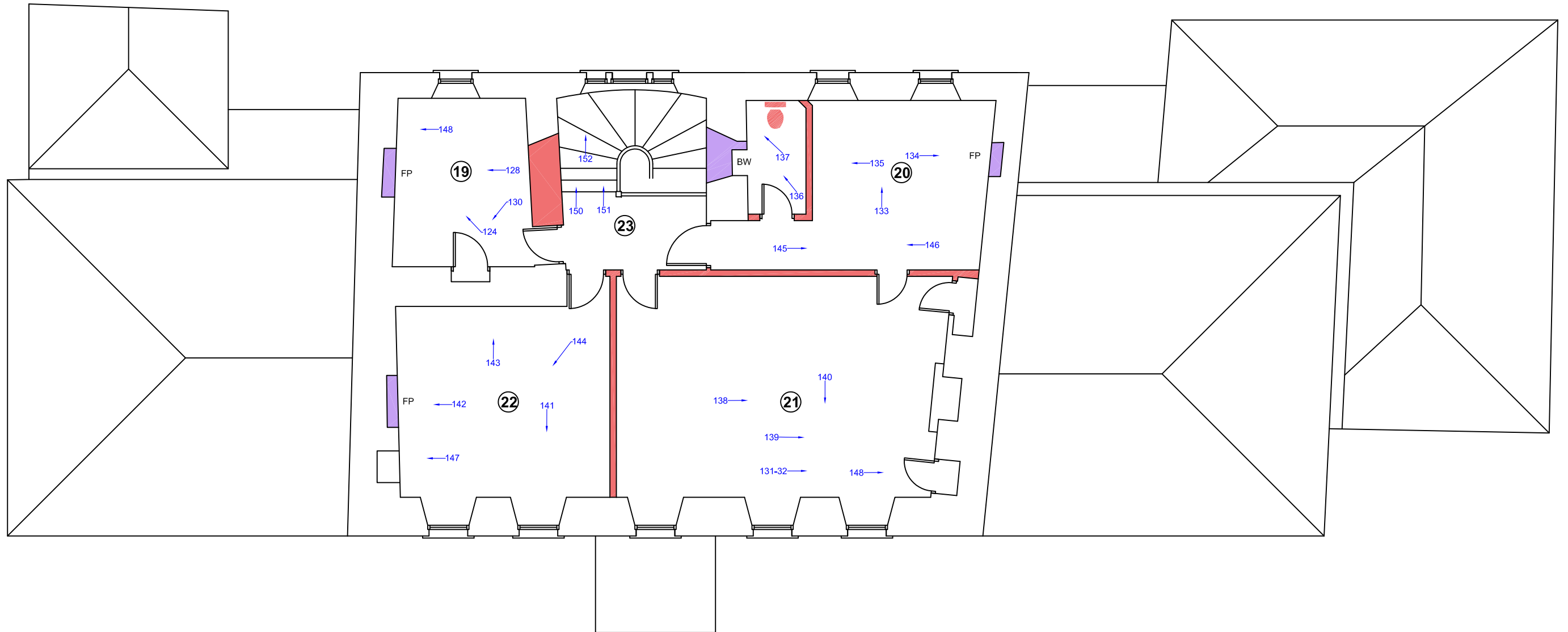
Client: Planview Ltd

Title: First floor plan

Project: Howden House, Historic Building Recording

Scale at A3: 1:100





⑥ Unit numbers

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BF Blocked fireplace

BD Blocked doorway

BW Blocked window

Recently removed partitions

Blocked features

Possible building foundations



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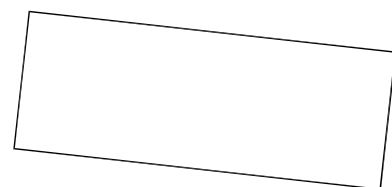
Title: Second floor plan showing the late 17th century building footprint and proposed trenches

Project: Howden House, Historic Building Recording

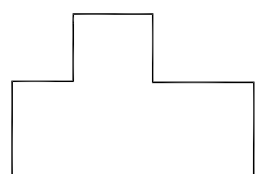
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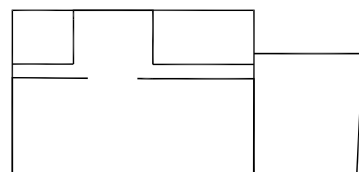
Fig. 5a - Phased development plans



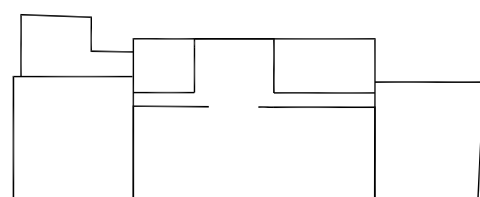
Phase 1



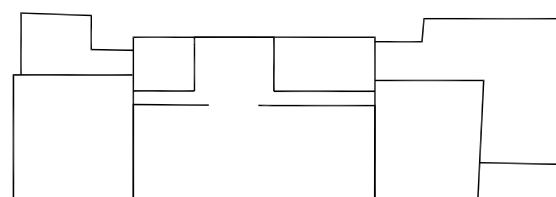
Phase 2



Phase 3



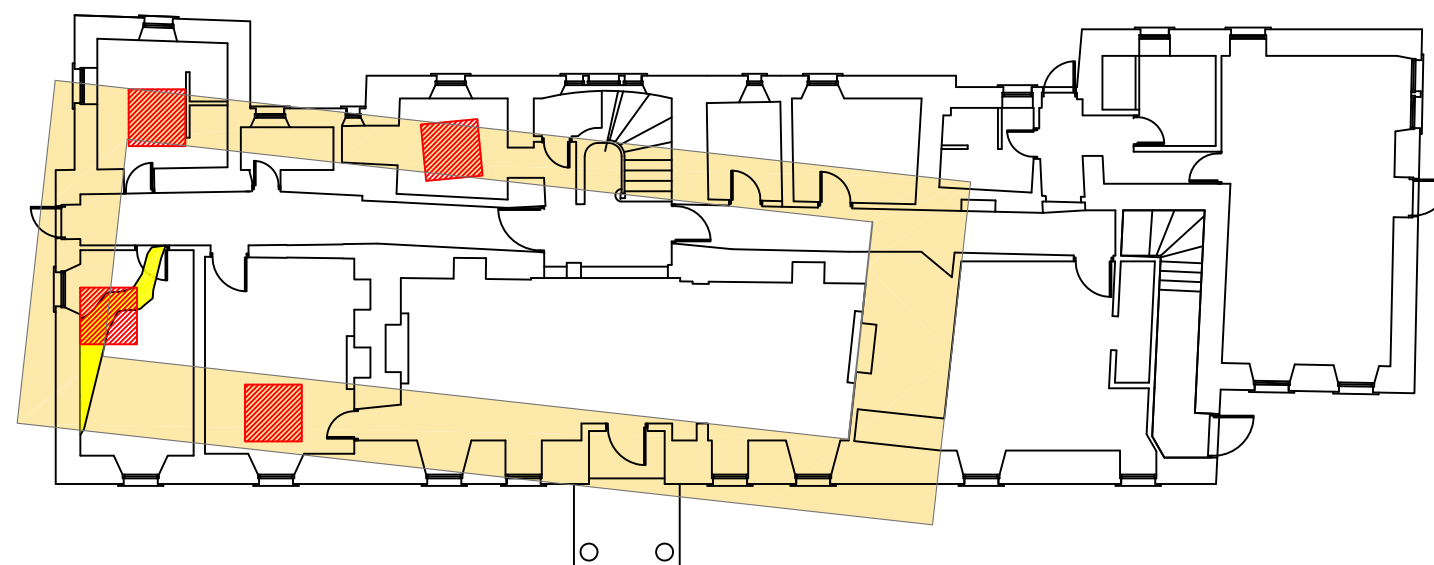
Phase 4



Phase 5

Fig. 5b - Ground floor plan with earlier foundations and proposed test-pit locations

Phase 1 building footprint  
Proposed test-pits



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Fig. No: <b>5a-b</b>	Revision: <b>A</b>	Drawn by: <b>LW</b>	Checked: <b>LW</b>	Report No: <b>2038</b>	Client: <b>Planview Ltd</b>
Title: <b>Inset</b>			Project: <b>Howden House, Historic Building Recording</b>		Scale at A3: <b>Fig 5a - 1:500 Fig 5b - 1:200</b>





Fig. 6 - South-facing (front) elevation of Howden House



Fig. 7 - North-facing (rear) elevation of Howden House (source, Undiscovered Scotland)


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Fig. 8 - West-facing (side) elevation of Howden House (source, Undiscovered Scotland)



Fig. 9 - East-facing elevation (side) of Howden House (source, Undiscovered Scotland)


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Fig. 10 - Unit 1, east-facing blocked fireplaces and features



Fig. 11 - Unit 2, east end, reproduction fireplace



Fig. 12 - Unit 2, internal south wall (north-facing) splayed window detail



Fig. 13 - Unit 3 internal east wall (west-facing) fireplace and press



Fig. 14 - Unit 5 internal north wall (south-facing) fenestration and fabric detail



Fig. 15 - Unit 5 internal north-wall (south-facing) at first floor level fabric detail

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Fig. 16 - Unit 6 general view facing east after removal of partition walls



Fig. 17 - Unit 2 main staircase newel post and treads



Fig. 19 - Unit 9 first floor level with first floor removed



Fig. 18 - Unit 2 main staircase balustrade and handrail



Fig. 20 - Unit 11, East Wing Blocked doorway with raised margins at ground floor


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Fig. 21 - Unit 11, East Wing, blocked window with chamfer moulded surrounds



Fig. 22 - Unit 12, bedroom fireplace on the west wall, east-facing elevation



Fig. 23 - Unit 13, fireplace at the west end (east-facing elevation)



Fig. 24 - Unit 13, re-used stone on the left-hand side (facing) of the fireplace



Fig. 25 - Unit 15, north-facing elevation, blocked chamfer-moulded window



Fig. 26 - Unit 16, first floor stairs landing, main staircase detail

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Fig. 27 - Unit 20 blocked window on the early stair tower wall, fabric detail. East-facing elevation



Fig. 28 - Unit 20, blocked window on the early stair tower wall, later wooden window frame



Fig. 29 - Unit 21, chimneybreast and roof trusses at the east end (west-facing elevation)



Fig. 30 - Unit 22 roof truss timber detail



Fig. 31 - Unit 22 Supported A-frame trusses on former partition wall plate



Fig. 32 - Unit 23, curving inserted stairs window and wall fabric detail

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Fig. 33 - Unit 23 abutting later staircase wall and earlier stair tower wall (south-facing elevation)



Fig. 34 - Unit 23 Blocked window (Fig 27) fabric detail and balustrade



Fig. 35 - Exterior south elevation, quoins on the main block wall above the West Wing



Fig. 36 - Exterior south elevation, dressed stone surrounds around the windows after removal of harling

Key:

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Fig. 37 - Exterior south-facing elevation, brickwork of the heightened East Wing



Fig. 38 - Exterior East Wing quoin detail following partial removal of the harling



Fig. 39 - Exterior north-facing elevation showing quoins on either side of the Palladian window insert



Fig. 40 - Unit 4 exposed foundations of an earlier building trending north south

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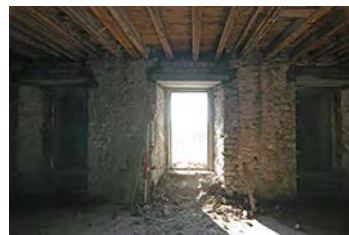
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HOWD\_170



HOWD\_171



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HOWD\_173



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HOWD\_175



HOWD\_176



HOWD\_177



HOWD\_178



HOWD\_179



HOWD\_180



HOWD\_181



HOWD\_182



HOWD\_183



HOWD\_184



HOWD\_185



HOWD\_186



HOWD\_187



HOWD\_188