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**Borders Railway Project
Stagebank Cottage (Site 480)
Desk-based Historic Building Assessment
Report No. 3083**

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1. INTRODUCTION

1.1 General

This report presents the results of a desk-based historic building assessment carried out at Stagebank Cottage (Site 480) (NGR NT 41041 53242) (Fig. 1) by CFA Archaeology Ltd (CFA) in October 2013. The work was undertaken as part of the Borders Railway Project the construction of which required the demolition of the cottage. The work was commissioned by BAM Nuttall Ltd. The work described in this report follows on from an earlier block of building recording work (Cressey and Mitchell 2012).

Site numbers relate to study specific numbers from the Environmental Statement. The Written Scheme of Investigation was based on mitigation measures approved by Dr Chris Bowles, Scottish Borders Council Archaeologist which are identified in Table A3 in the *Cultural Heritage Management Plan* (Jones & Neighbour 2010).

The cottage was demolished prior to an on-site survey so this assessment report is based on an examination of cartographic sources, pre-demolition architectural drawings and photographs. No internal photography was carried out prior to the buildings demolition.

1.2 Site Background

The 19th century cottage was situated adjacent to the former Waverley Line. The cottage is identified as Site 480 in Table A3 in the *Cultural Heritage Management Plan* (Jones & Neighbour 2010) and lies on the proposed route of the new railway line. The cottage occupied a rectangular plan (Figs. 1 & 3) and was single storey with a pitched slate roof. A small annex had been constructed against the south-facing gable and on the west-facing elevation. A small entrance porch was situated on the north east-facing gable. On the south-west facing elevation a kitchen was added and a bathroom projected off the north-west facing elevation. The cottage was harled with cement render and was whitewashed

A detached garage was present on the north-west side of the cottage. This building was probably contemporary with major renovations that took place during the 1970s (see below).

1.3. Objectives

The objectives of the programme of archaeological works are:

- to carry out a rapid desk-based assessment to place the cottage in its historical context
- to carry out the assessment to approximately a Level 1 - 2 standard of the cottage and annex buildings
- to produce an illustrated building survey report.

2. METHODOLOGY

2.1 General

An effective standard for this type of project has been established by previous building recording conducted by CFA. CFA follows the Codes and appropriate Standards set down by the Institute for Archaeologists. Recording conventions followed English Heritage (2006).

2.2 Desk-based assessment

A desk-based assessment of the readily available sources associated with Stagebank Cottage was made to assess the significance of its historical and archaeological setting. The National Monuments Record of Scotland (NMRS) was consulted to determine if the building was mentioned in their on-line database.

The National Archive of Scotland's on-line database was consulted to determine what records existed for the building.

The National Map Library of Scotland was consulted to assess the cartographic record relating to the site. Selected extracts from historical maps have been used in Figs 2a-b.

2.3 Building recording constraints

The building was demolished before the survey could be undertaken so no on-site survey was possible and the details of the building provided rely on third party information. All of the work undertaken was desk-based.

The exterior elevations were completely hidden behind cement render. Photographs show that the modern extensions were probably built of concrete mono-block and dating from the late 1970s.

3. SURVEY RESULTS

3.1 Desk-based assessment

Cartographic

The 1853 First Edition Ordnance survey map (Fig 2a) depicts a rectangular building with a porch on its east side. The cottage is set within a small square plot of land.

The 1894 Second Edition Ordnance Survey map (Fig 2b) shows similar detail to the first edition map but the porch on the east side is not shown.

Later 20th century map editions (not shown) confirm that the 19th century building footprint remained the same up until the 1970s.

Bibliographic

The NMRS includes Site Number NT45SW 32.03 relating to the former site of a level crossing for a farm track leading south-west from Stagebank to the minor road on the west side of the track bed near Kilcoulter Bridge. The record also mentions that a roofed building on the north-east side of the crossing is shown on the 2nd edition OS 25 inch map and is shown on the 1:2500 digital OS map as ‘Stagebank Crossing Cottage’.

3.2 Plan and elevations descriptions

The following descriptions are based on the pre-demolition architectural plans and elevation drawings. Room numbers have been assigned to its interior and are used in parenthesis as appropriate. Room dimensions and external measurements were extrapolated from this drawing.

Ground Plan (Fig 3)

The ground plan of Stagebank Cottage includes three bedrooms, a bathroom, a living room and a kitchen-day room. A porch on the north-east elevation provided access to the hall. The dimensions of each are listed in Table 1 below.

Room Number	Function	Dimension LxB (m)
1	Porch	2.5 x 1.2
2	Bedroom	3.9 x 3.5
3	Hall	2.7 x 1.1
4	Bedroom	3.6 x 2.5
5	Living Room	5 x 4.1
6	Bedroom	3.7 x 2.5
7	Bathroom	2.9 x 1.5
8	Kitchen	5.8 x 5.5
9	Garage	8 x 6

Table 1 Room dimensions at Stagebank Cottage.

North-east facing elevation (Fig. 4a, Plate 1)

The north-east facing elevation measured 17 m long and 5m high, and comprised the central porch that is flanked on either side by the living room (5) and bedroom (2). A bedroom (6) and bathroom (7) both project off the earlier core block (Phase 1 see below).

South-west facing elevation (Fig. 4b, Plate 2)

The south-west facing elevation measured 17m long and 4.2m high and featured the kitchen (8) that projected off the line of the main elevation. The elevation incorporated bedroom (4) and the living room (5) with bedroom (6) outshot off the earlier core block. The bathroom (7) projected off the south-east end of the elevation.

North-west facing elevation (Fig. 4c Plate 3)

The north-west facing elevation measured 14.2m long and 4.2m high and included the gable of bedroom (2) with the outshot bathroom (7). The kitchen/day room (8) occupied the rest of the elevation.

South-east facing elevation (Fig. 4d, Plate 4)

The south-east facing elevation measured 14.m long and 4.2m high and included the bedroom gable (6) that was advanced off the living room wall (5). The outshot porch (1) was set further back along with the kitchen/day room (8) that was set further back from the aforementioned bedroom gable.

Detached garage (Fig. 3, Plate 5)

This was a mono-block-built structure and rectangular in plan. The exterior was harled. A large bay opening was situated on its south-west facing elevation.

4. DISCUSSION

Phase development (Fig. 3)

Based on wall-thickness analysis, the relative phases of development leading to the present (pre-demolition) the plan-form of Stagebank Cottage can be formulated:

Phase 1: (Late 19th century/ shaded blue) comprising a purpose-built crossing-keepers cottage occupying a simple rectangular two-room plan with a porch situated at the end of the north-east facing elevation. The hall (3) and small bedroom (4) and living room were created by internal partition walls. The living room was lit by windows on the south-west facing elevation and one on each of the north-eastern and south-western elevations. In Phase 2 when bedroom (6) was added one of the windows was replaced by the insertion of a door.

Phase 2: (Late 20th century, probably 1970s/shaded red) comprising ‘modern’ room additions including a new porch (1), two bedrooms (2 and 6), bathroom (7), and the large kitchen/day room (8). These modernisations effectively enlarged the smaller

footprint to an L-shaped plan. The detached garage is also probably contemporary with this phase.

The cartographic results confirm that the cottage is contemporary with the construction of the Waverley Line built in 1849 by the North British Railway. The cottage would have served as a crossing-keepers cottage and at the time formed a simple rectangular dwelling based on a two-roomed plan. This plan appears to have persisted up until after the 1960s when probably during the 1970s the cottage was enlarged with the addition of bedrooms (2) and (6), bathroom (7) and a large open plan kitchen/day room (8).

5. CONCLUSION

Stagebank Cottage has been recorded via a desk-based building survey to a standard commensurate with a Level 1-2 specification and it comprises two main phases. The cottage is contemporary with the construction of the Waverly Railway line (Phase 1). It has been considerably modernised (Phase 2) that enlarged its original simple rectangular plan to a larger L-shaped plan with outshots.

An entry in *Discovery and Excavation in Scotland* will be sufficient to disseminate the results of the building survey.

6. REFERENCES

Bibliographic

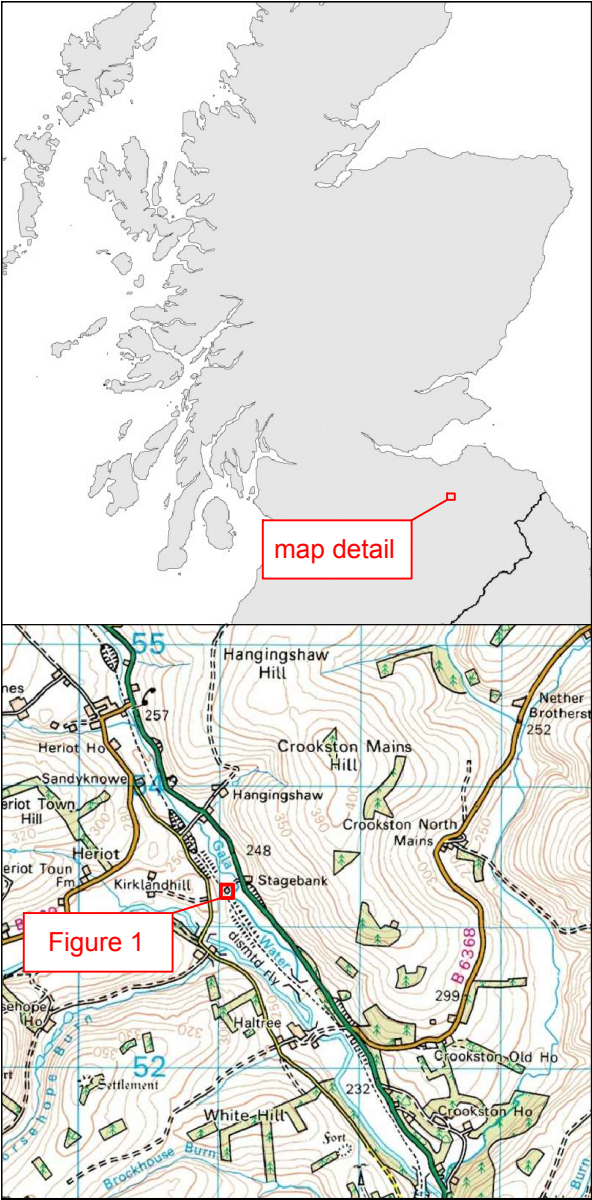
Cressey, M and Mitchell, S. 2012 Borders Railway Project Standing Building Surveys Sites 204, 417 & 509 Report No 1981. Unpublished

Jones C and Neighbour T 2010 'Borders Railway Project: Cultural Heritage Management Plan' Version 5 Rev A.

Cartographic

Ordnance Survey First Edition 1853 Berwickshire Sheet XIII A

Ordnance Survey Second Edition 1894 Edinburgh Sheet 021.10



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Fig. No:	1	Revision:	A
Title: Site plan: General Site Location Plan			
Project: Desk-based Assessment Site 480			
Client: BAM Nuttall Ltd			
Scale at A3: 1:100			
Drawn by:	GC	Checked:	KH
Report No:		3083	



Fig. 2a Map by Ordnance Suvey, 1853

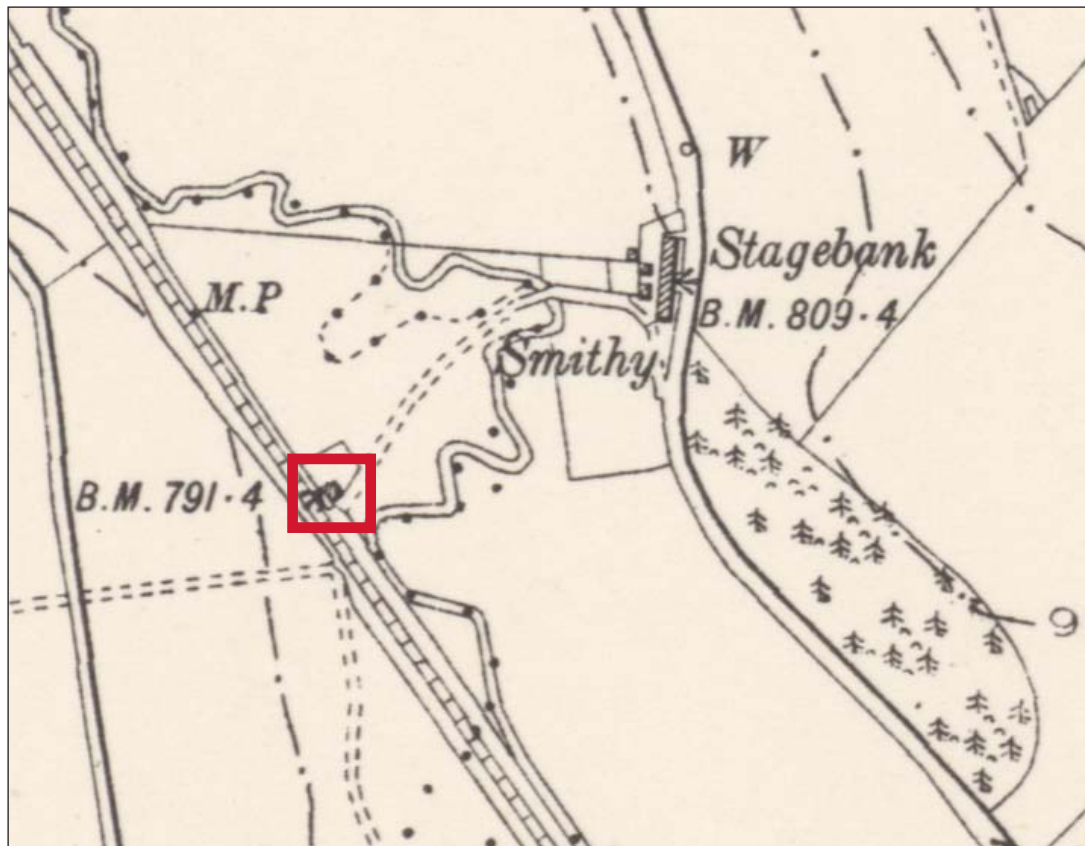





Fig. 2b Map by Ordnance Suvrey, 1894

Fig. No: 2		Revision: A	Project: Desk-based Assessment Site 480			CFA ARCHAEOLOGY LTD The Old Engine House Eskmills Park, Musselburgh East Lothian, Eh21 7PQ T: 0131 273 4380 F: 0131 273 4381 e: info@cfa-archaeology.co.uk w: www.cfa-archaeology.co.uk
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Key:

Phase 1, 1849

Phase 2, 1970s renovation

① Porch

② Bedroom

③ Hall

④ Bedroom


⑤ Living Room

⑥ Bedroom

⑦ Bathroom

⑧ Kitchen/Day Room

⑨ Garage



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Fig. No:	3	Revision:	A
Title: Floor Plan			
Project: Desk-based Assessment Site 480			
Client: BAM Nuttall Ltd			
Scale at A3: 1:100			
Drawn by: GC	Checked: KH	Report No: 3083	



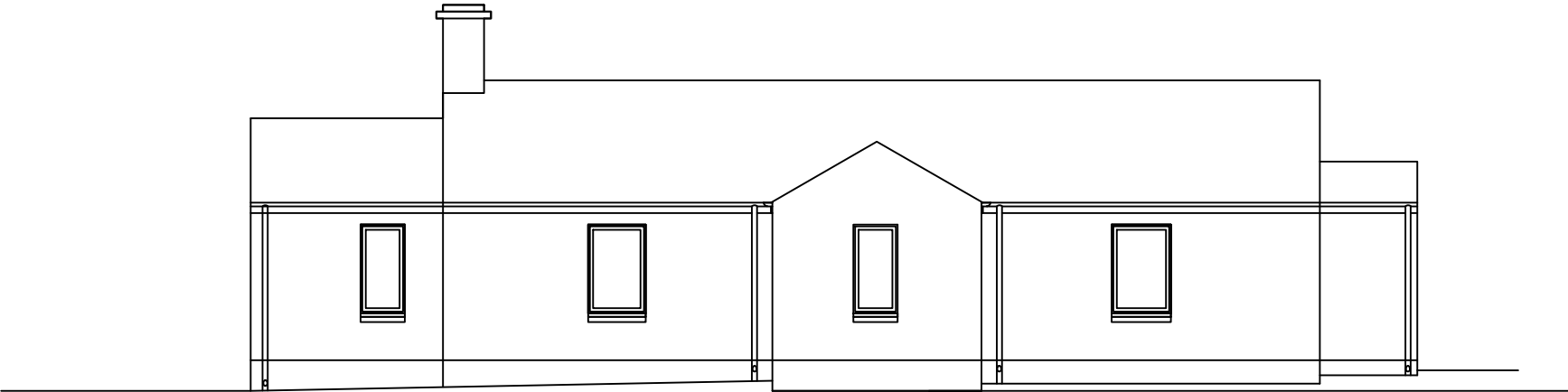


Fig. 4a North East Elevation

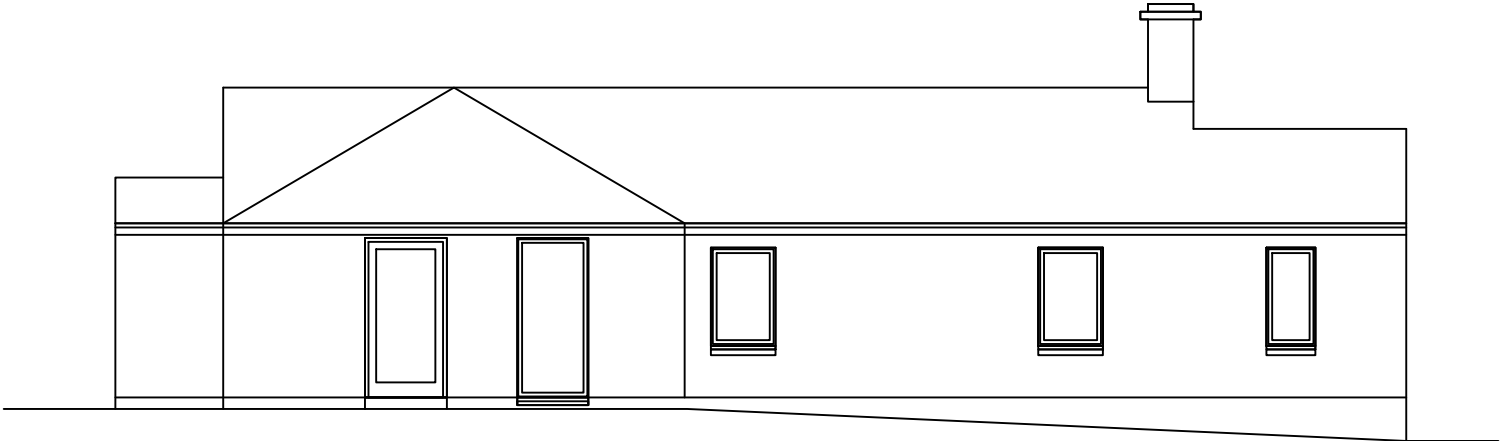


Fig. 4b South West Elevation

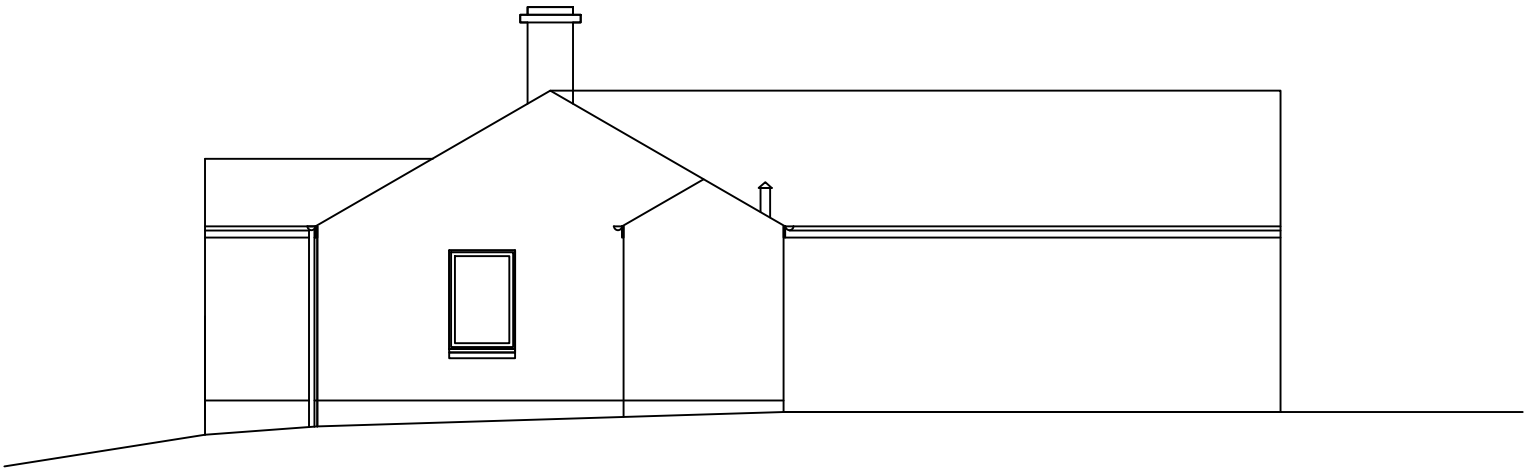


Fig. 4c North West Elevation

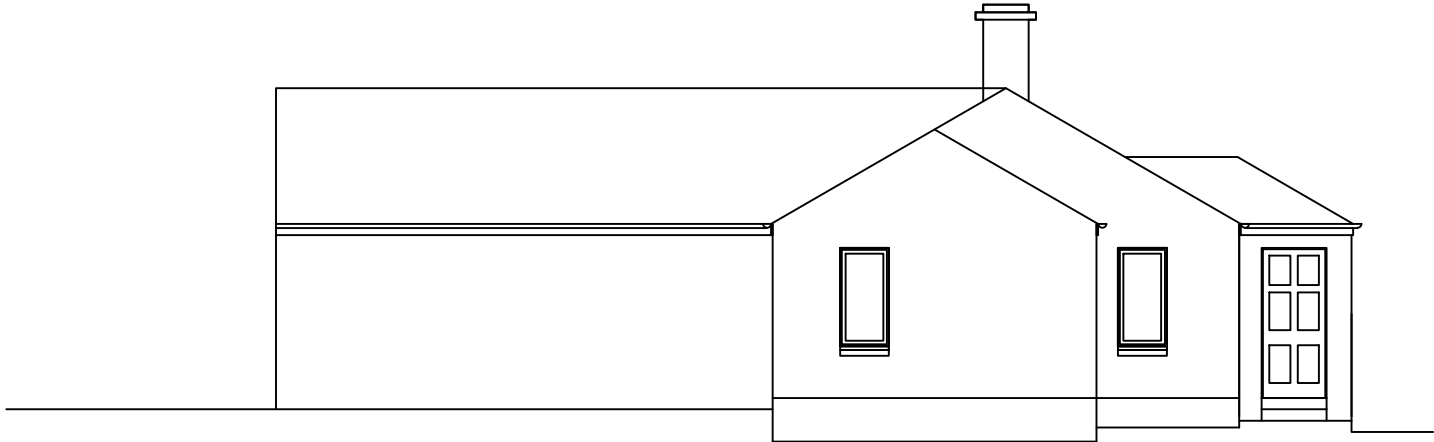


Fig. 4d South East Elevation



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Fig. No:	4a-d	Revision:	A
Title: Building Elevations			
Project: Desk-based Assessment Site 480			
Client: BAM Nuttall Ltd			
Scale at A3: 1:100			
Drawn by:	Checked:	Report No:	
GC	KH	3083	



Plate 1 – North-east facing elevation with central porch



Plate 2 – Part of the south-west facing elevation

Fig. No: Plate 1-2		Revision: A	Project: Desk-based Assessment Site 480			CFA ARCHAEOLOGY LTD The Old Engine House Eskmills Park, Musselburgh East Lothian, EH21 7PQ T: 0131 273 4380 F: 0131 273 4381 e: info@cfa-archaeology.co.uk w: www.cfa-archaeology.co.uk
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Plate 3 – Part of the north-west facing elevation



Plate 4 – Part of the south-east facing elevation

Fig. No: Plate 3-4		Revision: A	Project: Desk-based Assessment Site 480			CFA ARCHAEOLOGY LTD The Old Engine House Eskmills Park, Musselburgh East Lothian, EH21 7PQ T: 0131 273 4380 F: 0131 273 4381 e: info@cfa-archaeology.co.uk w: www.cfa-archaeology.co.uk
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