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Historic Building Recording

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Geophysical Survey

Dalry Road, No's 11 & 13, Edinburgh Level 1 Historic Building Recording Report No. 3218

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

**Dalry Road, No's 11 & 13, Edinburgh
Level 1 Historic Building Recording
Report No. 3218**

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1. INTRODUCTION

1.1 General

This report presents the results of a Level 1 Standing Building Survey carried out on 11 and 13 Dalry Road, Edinburgh (NGR NT 24088 73167) (Fig. 1) by CFA Archaeology Ltd (CFA) in July 2014. The work was undertaken as part of the redevelopment of the former Morrison Street carpark, which required the demolition of the building. The work was commissioned by Interserve Construction Ltd.

The Standing Building Survey forms part of a wider programme of archaeological works to fulfil the requirements of Edinburgh City Council's Archaeology Service (CECAS). A Written Scheme of Investigation was produced by CFA and approved by Mr John Lawson, archaeological curator for CECAS.

1.2 Site Background

No 11 Dalry Road was last used as a newsagents and No 13 a restaurant / takeaway. The buildings are set with their frontage immediately facing onto Dalry Road.

1.3. Objectives

The objective of this part of the programme of archaeological works is:

- To carry out a Level 1 standing building of the boarded up premises at 11 and 13 Dalry Road prior to their demolition
- To produce a Level 1 report outlining the results of the survey.

2. METHODOLOGY

2.1 General

An effective standard for this type of project has been established by previous building recording surveys conducted by CFA. CFA follows the Codes and appropriate Standards set down by the Institute for Archaeologists. Recording conventions followed English Heritage 2000.

2.2 Building Recording

A Level 1 Building Survey (English Heritage 2006) was carried out. Level 1 standing building surveys comprise a basic visual record supplemented by the minimum of information needed to identify the building's location, age, type and plan form. A succinct narrative describing the building and its earlier developmental history gleaned from readily available cartographic sources normally supports this level of survey.

A photographic record was made of the available external elevations of the building using a professional standard digital SLR camera. A full list of all the photographs taken is appended in the rear of the report (Appendix 1). A full set of thumbnail prints is also included at the rear of the report.

3. SURVEY RESULTS

3.1 General

Numbers 11 and 13 Dalry Road were in a very derelict condition and at the time of this survey they could not be entered into on the grounds of health and safety. Two interior photographs taken during an asbestos survey show the unsafe condition of the interior of No. 13 Dalry Road.

The south end of the building abuts the north gable of Walker Terrace. The north end is mostly obscured by a retaining wall and the east-facing back of the building is set within a narrow and deep yard which was severely overgrown with dense vegetation. Direct access to the back of the properties was not possible due to health and safety concerns. Only the west facing elevation which faces onto the street was available for survey in its entirety. However, this elevation was boarded over and when an attempt was made by the contractor to remove the boards it became clear that the shop front was in danger of collapse and any further removal of the boards would have required a pavement closure (which was not in place at that time) so only a partial photographic survey of this elevation was possible.

Following discussions with the HSE it was decided that removal of the asbestos from such derelict properties was unsafe so the contractor was granted permission to demolish the buildings leaving the frontage boarding in place to prevent the spreads of asbestos. As a result no opportunity for further survey of the frontage was available.

3.2 Cartographic Evidence

The 1877 Ordnance Survey Town Plan shows a building with an irregular-shaped footprint on the site of No.13 Dalry Road (Fig 2a). The building is aligned east to west with a flight of steps built on north-east corner. The building's footprint is depicted as 'L' shaped on the 1908 edition Ordnance Survey 25 inch map (Fig 2b) and a new set of stairs has been built to form a Z-shaped building arrangement. This arrangement conforms to the current footprint of the building. The addition of No. 11 Dalry Road which conforms to the current footprint of the building is first depicted on the 1949 edition Ordnance Survey 1:1250 Town Plan (Fig 2c) and is set apart from No.13 by a pend that runs between them. In its current form this pend was roofed over and incorporated into the current No. 13 property.

3.3 Exterior Elevation Recording

West Facing Elevation (Street front)

The west facing elevation formed the street frontage of No. 11 and 13 and both had been built up to the edge of the pavement (Plates 1-2). The flat roofline featured a step mid way along. The elevation measured 12.5m long and was 4m high at the south end and 3.3m at the north end. The elevation comprises an open facade framed by the ends of the brick walls of the north and south ends of the building and the interior walls. The north end was harled and painted while the south end was covered by black tiles. The top of the wall was harled covered with black-painted timber and plywood boards. Within the facade were large full-height timber framed display windows.

A Victorian style bay window (Plates 3-4) extended from the elevation of No 13. To the immediate north of the window was a recessed steel-framed sliding door that allowed access to the pend. It was set against the original north wall of No. 13. At No. 11 a recessed doorway was set behind a red-painted security grill. The doorway was flanked by two windows set within aluminium window frames (Plates 5-6).

North Facing Elevation

The north facing elevation was mostly obscured by a retaining wall which runs around the current Morrison Street carpark. The visible upper part was built of un-rendered brick with no discernible regular bonding pattern. It had a flat roof with concrete slab capstones (Plate 8).

East facing (Rear) Elevation

The east facing elevation (Plate 7) formed the back of the building and was set within a yard overlooked by a retaining wall c.2m high. The yard was c.1.5m wide. Part of the back of No.11 was visible. The wall had coarse render and was whitewashed. It featured an open doorway above which was a zinc ventilation panel.

South Facing Elevation

The south facing elevation abutted the north of Walker Terrace and was not visible.

Roof (Plate 8)

The roof was flat and covered with bituminous felt.

4. CONCLUSION

Within the limitations of the survey the buildings have been recorded to as close to a Level 1 historic building survey specification as was possible.

Cartographic evidence shows that by 1877 a single irregular shaped building occupied the site of No 13. By 1906 this building was either cleared or incorporated into a new L-shaped building with a flight of stairs on its north side which conformed to the footprint of the current building. No.11 was built prior to 1949. The pend running between the two properties was covered over to form a passage to the rear of the properties.

It is recommended that no further archaeological recording is required prior to the buildings demolition but it is recognised that the final decision rests with CECAS.

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

5. REFERENCES

Bibliographic

English Heritage 2000 *Standard Specification for an Architectural Survey*. London

English Heritage 2006 Recording *Historic Buildings. A Descriptive Specification*, 3rd edition. London.

Cartographic

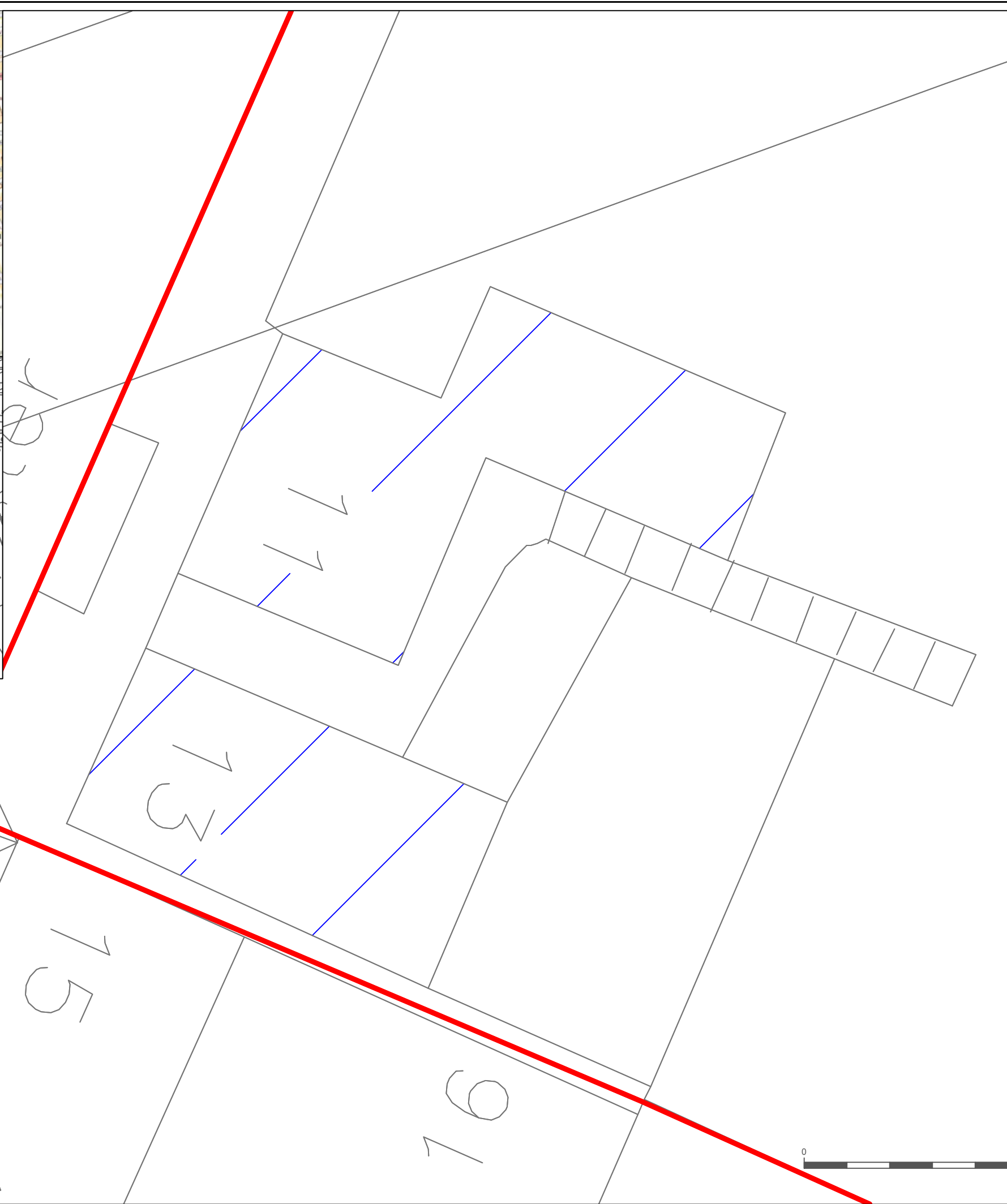
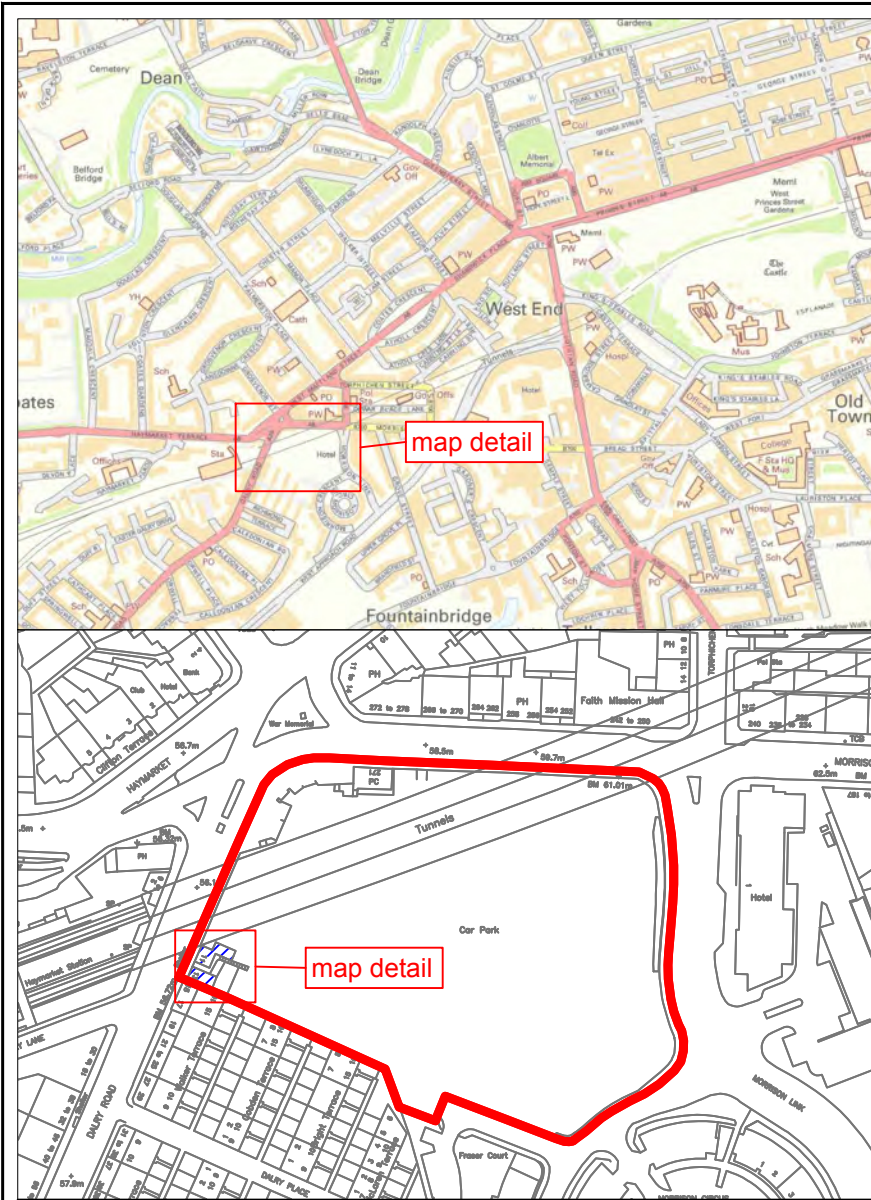
Ordnance Survey 1877 Large Scale Town Plans Sheets 34 & 38

Ordnance Survey 25 inch 1908 Edinburghshire Sheet 003.07

Ordnance Survey 1949 Town Plan 1:2500 Plan 36/2473

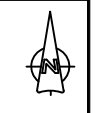
APPENDIX 1: PHOTOGRAPHIC REGISTER

Shot No	Description	Taken from
1	Boarded street facade	SW
2	Detail of bay	W
3-4	Detail of facade	W
5-7	Interior views	Various
8-9	Detail of bay	W
10-14	Detail of facade	W
15-16	Detail of back of building	E
17-23	Detail of facade	W
24-26	Overall view of street facade	SW
27-41	View of roof of building and setting	E
42-43	Detail of north-facing exterior wall	NW
44	View of north facing wall and west facing facade in street	NW



Key:

- Development Area
- Number 11-13



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Fig. No: 1	Report No: 0
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Title:
Site location and plan

Project:
**11-13 Dalry Road, Edinburgh
 Level 1 Historic Building
 Recording**

Client:
Interserve Constuction Ltd

Scale at A3:
1:100



Drawn by: GC	Checked: LW	Date: 16/10/2014
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Fig. No: **2a** Report No: **0**

Title:
**Modern map overlaid
 Ordnance Survey Town Plan,
 1877**

Project:
**11-13 Dalry Road, Edinburgh
 Level 1 Historic Building
 Recording**

Client:
Interserve Constuction Ltd

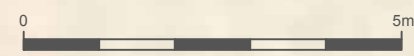
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Drawn by: GC	Checked: LW	Date: 16/10/2014
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Fig. No: **2b** Report No: **0**

Title:
**Modern map overlaid
 Ordnance Survey, 25 Inch to 1
 Mile, 1908 Edition**

Project:
**11-13 Dalry Road, Edinburgh
 Level 1 Historic Building
 Recording**

Client:
Interserve Constuction Ltd

Scale at A3:
1:100

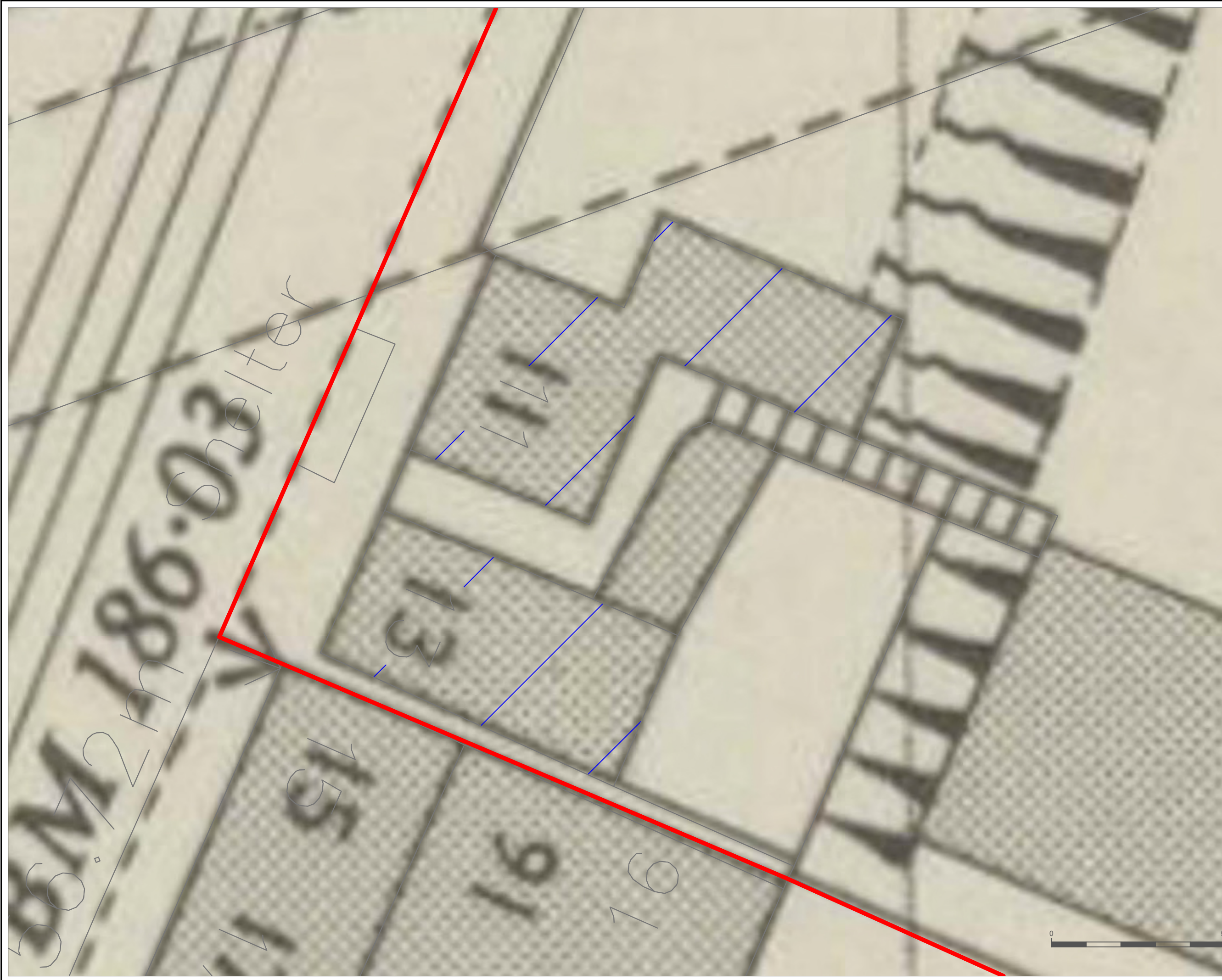


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Fig. No: 2c	Report No: 0
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Title:
**Modern map overlaid
 Ordnance Survey Town Plan,
 1949**

Project:
**11-13 Dalry Road, Edinburgh
 Level 1 Historic Building
 Recording**

Client:
Interserve Constuction Ltd

Scale at A3:
1:100



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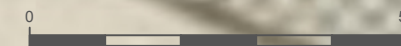




Plate 1: West-facing elevation of No's 11 and 13 Dalry Road from the south-west



Plate 2: West-facing elevation of No's 11 and 13 Dalry Road from the north-west



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	Client: Interserve Construction Ltd								
Project: 11-13 Dalry Road, Edinburgh Level 1 Historic Building Recording									





Plate 3: Oblique view of bay window, No.15 Dalry Rd

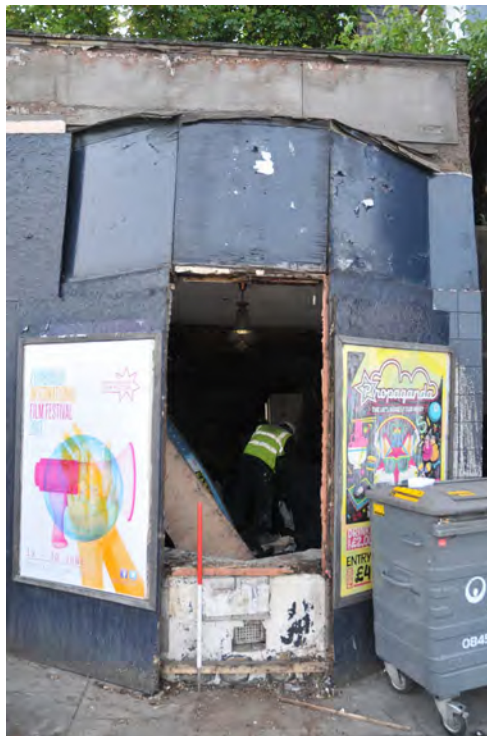


Plate 4: Detail view of bay window, No.13 Dalry Rd



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	Client: Interserve Construction Ltd				
Project: 11-13 Dalry Road, Edinburgh Level 1 Historic Building Recording					





Plate 5: Oblique view of recessed entrance and main front windows of No.11 Dalry Rd



Plate 6: Detail of recessed entrance of No.11 Dalry Rd



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Plate 7: View of back yard and overgrown steps



Plate 8: View of roof in setting from the north-east



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	Client: Interserve Construction Ltd				
Project: 11-13 Dalry Road, Edinburgh Level 1 Historic Building Recording					





Plate 9: View of roof in setting from the east



Plate 10: Interior view of kitchen of No.11 Dalry Rd (taken by the client)



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	Client: Interserve Construction Ltd								
Project: 11-13 Dalry Road, Edinburgh Level 1 Historic Building Recording									





Plate 11: Interior condition of No.13 Dalry Rd (taken by client)



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	Client: Interserve Construction Ltd				
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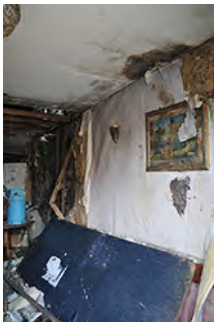
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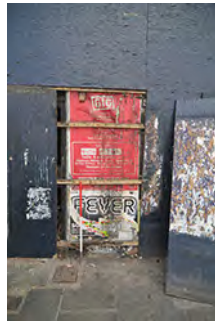
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