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**Nos 52-54 High Street, Haddington
John Gray Centre
Building Appraisal Report**

Report No. 1687

 0131 273 4380

 0131 273 4381

 info@cfa-archaeology.co.uk

 www.cfa-archaeology.co.uk

CFA ARCHAEOLOGY LTD

The Old Engine House
Eskmills Business Park
Musselburgh
East Lothian
EH21 7PQ

Tel: 0131 273 4380
Fax: 0131 273 4381
email: info@cfa-archaeology.co.uk
web: www.cfa-archaeology.co.uk

Author	Author: Michael Cressey HND BA MSc PhD MifA FSA Scot
Illustrator	Illustrator: Leeanne Whitelaw BSc MAAIS
Editor	Bruce Glendinning BSc PgDip MifA
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0. EXECUTIVE SUMMARY

- 0.1 A buildings appraisal was carried out at 52-54 High Street, Haddington in October 2009 on behalf of East Lothian Council. The buildings are situated at the west end of the High Street and include a former grain store and associated offices and a former bank. The site is to re-developed as the John Gray Centre housing a museum and interpretation centre. The B listed former grain store was constructed during the early 19th century possibly incorporating late 18th century features. Later the building and was enlarged with the addition of a second floor loft. The adjoining offices were built during the later 19th century incorporating earlier 19th century features such as partition walls.
- 0.2 The survey was carried out to assess the formal layout of the buildings, likely presence of historical architectural remains and historical development based on the cartographic evidence. The work was carried out to inform East Lothian Council's Heritage Officer prior to proposed renovation of the buildings.
- 0.3 Recent stripping out of modern wall linings within the former grain store have revealed a series of features including cast-iron columns and three fireplaces. These features are of archaeological interest and it is recommended that they be recorded. External features such as the break in build associated with addition of a second floor and M-shaped gable are also considered worthy of recording.

1. INTRODUCTION

1.1 General

1.1.1 This report presents the results of a standing building appraisal carried out by CFA Archaeology Ltd (CFA) in October 2009 at 52-54 High Street, Haddington. (NGR NT 51449 73871 Fig 1). The project is based on a Written Scheme of Investigation approved by East Lothian Council. Architectural elevations and plans of the building were received in a digital format from Gray, Marshall & Associates Architects. East Lothian Council have been given consent to convert four individual buildings into the new John Gray Centre.

1.2 Background

1.2.1 The proposed development site lies within the medieval core of Haddington and comprises three conjoined properties fronting the High Street. The properties are scheduled for conversion into the John Gray Centre, a new library, museum and archive facility, and will include external repairs, internal refurbishment and upgrading. The buildings include the former City Bank and Granary (Category B Listed) and Nos. 53 and 54 High Street, a former seed merchants building (Category C(s) Listed). The buildings are largely unaltered externally but have been extensively altered internally to house offices and few original fixtures and fittings remain.

1.2.2 A preliminary scheme of works is proposed ('soft-strip') which involves the removal of existing modern linings and finishes, and removing and making safe services. The historic building recording is designed to inform part of this programme of works. An adjunct of the soft strip is to identify any significant historical features that are brought to light during this work and to catalogue these for further recording. The results from the desk-based assessment will also inform a programme of internal archaeological test-pitting and an external watching brief during ground breaking, the results of which will form the subject of a separate report.

1.3 Objectives

1.3.1 In line with Simpson and Connolly (2006), the aims of the building appraisal are as follows:

- a) to create a photographic and written record of No. 52-54 High Street prior to their conversion, and;
- b) to identify any structures or historical features which require a more detailed level of recording.

2. METHODOLOGY

2.1 General

2.1.1 CFA follows the Institute for Field Archaeologists' Code of Conduct, Standards and Guidelines for Historic Building Survey as appropriate.

2.2 Desk-based Survey

2.2.1 A detailed study of the buildings has been carried out by Gray, Marshall Architects in the form of an Outline Conservation Management Plan. Although this document includes a statement of the significance of the buildings additional research was required. Additional research has included examination of historical maps, documentary sources and other on-line records. The results of this work are described in Section 3.

2.3 Building recording

2.3.1 A historic building appraisal was carried out according to the specification of Simpson and Connolly (2006). A site evaluation was carried out between 28-30 September, 2009 to assess the character, extent and significance of the building and to provide an informed and coherent report as a basis for further work if necessary.

2.3.2 A photographic record was maintained during the site visit using digital photography (Appendix 1 & 2). Interior photographs were taken on the compass quadrant where possible. An inventory of the photographs is included within Appendix 1 and should be viewed alongside the photographic record supplied on the CD Rom.

2.3.3 All rooms including storage areas were examined and afforded a unique Unit number to aid cross-references between the summary text and room layout plans (Units 1-69, Appendix 1). A brief description is provided on present room function.

2.3.4 Length and breadth measurements of each room was taken using a Leica distometer and these and are listed in Appendix 1.

2.3.5 Access was not gained to the loft above No.52 High Street (Unit 69) as it was considered unsafe to enter. The interior of a safe (Unit 54) on the first floor in the same building was not seen.

2.3.6 The following internal units were recorded within the building complex:

Units 1-20	Granary Building/grain store
Unit 21-40	No 54 High Street
Units 41-69	Nos. 52-53 High Street

3. DESK-BASED SURVEY

3.1 NMRS, SMR and Statutory List

3.1.1 The NMRS holds a record (NT57 SW 249) for 52 High Street. There are no bibliographic details for the building. The record includes mention of a watching brief carried out to monitor the ground investigation works in bore holes and starter pits. In Borehole 1 starter pit, the remains of a cobbled road surface was identified immediately below the present ground surface on the north and south sides of the building. This surface likely related to an earlier phase of road surfacing on both sides of the building.

3.1.2 The NMRS holds records (NT57 SW477) and (NT57SW 478) for 53-54 High Street respectively. There are no bibliographic details accompanying the entries.

3.1.3 The NMRS holds a record for the former Grain Store (NT57SW 137). There is no formal description within the record. There are two digital images within the record, originally taken by John Hume in the 1960s. The first (SC 613034) shows the north elevation and advanced gable (Plate 2). An earlier roof line can be seen on the advanced north-facing gable and north elevation of the core block. The second photograph (Plate 4) shows the west-gable and the south-facing elevation. The different contrasting stonework of the area that was heightened is very clear.

East Lothian Council SMR

3.1.4 The Sites and Monuments Record held by East Lothian Council SMR offers no architectural details other than that described in the Statutory List. The relative SMR numbers are:

MEL 2782: Grain Store

MEL 3425: 52 High Street

MEL 7649: 53 High Street

MEL 7651: 54 High Street

3.1.5 SMR Record MEL 9450 describes the archaeological watching brief carried out by CFA Archaeology Ltd in April 2007 (Curtis 2007). The descriptive summary of the findings echoes that recorded in the NMRS and is not repeated here.

Statutory List

3.1.6 The listed buildings within the proposed John Gray Complex buildings include the former City Bank and Granary (Category B Listed) and Nos. 53 and 54 High Street, the former seed merchants building (Category C(s) Listed). The formal descriptions are listed in Table 1.

Address	Category	Description
52 High Street/City Bank Buildings	B	Circa 1870. 2-storey Renaissance office building, ashlar with slated roof, channelled ground floor, shouldered and voussoired flat arches, key blocks with guttae: lugged architraves with circled window aprons 1st floor and raised quoins. Moulded string courses and cornice with blocking course.
53 High Street	C(s)	Circa 1875: 2-storey building, ashlar with slated roof and cornice.
54 High Street, Seed Merchants	C(s)	Circa 1875 2-storey and attic at rear, regular coursed rubble with slated roof: 3-window and moulded arched doorway with label stops.
Warehouse (grain store) next to 54 High Street	B	Mid-19th century 3-storey building with projecting gable. Rubble built with slated roof. Cantilevered pentice with fretted valance over the loading door (north elevation) and a segmental pend arch through to Lodge Street on 2-storey link to 1 Court Street.

Table 1 Building descriptions extracted from Historic Scotland's Statutory List.

3.1.7 A search of the on-line database of the National Archive of Scotland provided no information relating 52-54 High Street, Haddington.

3.2 Cartographic Sources

3.2.1 General Roy's Map of 1774-55 (Fig 2a) shows a linear building plot tentatively within the study area. Armstrong's map of 1773 shows a much more ordered block layout with the Town Hall and West Port depicted on the north and west side. Also depicted is a more irregular alignment of the south elevation. Forrest's map of 1799 provides less detail and shows only a simple block layout. John Wood's map of 1819 (Fig 2b) shows the study area to comprise at least six individual units. The arched pend at the west end of the Grain Store had yet to be built. Interestingly, the block was then called Midrow. The south elevation has outshot buildings attached. The buildings to the east of the Grain Store block appear to be narrower and set back from the present day frontage. In all probability these represent a set of earlier buildings that were possibly cleared to make way for those described in the statutory list.

3.2.2 The 1853 First Town Map of Haddington (Fig 2c) shows a similar layout as that shown on Woods map. Six individual units make up the core block. The three easternmost units have outshot buildings on the north and south side. Two garden plots are depicted on the south side of 54 High Street. What was to become the City Bank (No 52 High Street) was then the Star Inn.

3.2.3 The 1893 Ordnance Survey map (Fig 2d) shows the footprint of the core block to be the same as it is today and this was clearly enlarged on the south side to form a fairly straight building alignment. The third edition 1907 Ordnance Survey map shows the same detail as the second edition map.

3.3 Historical Photographs

3.3.1 Historical photographs of 52-54 High Street are confined to historical postcards of the High Street. Most are taken from the east-end of the High Street looking west. They offer no significant details. Two historical photographs housed in the photographic collection of the East Lothian Council Library Service's Local History Section shows an image of the east-facing interior of the Grain Store loft (Ref AK2991/AK2992). The image has captured clearly the M-shaped earlier roof raggie from an earlier phase of building. The second image is of the south elevation which shows the same detail as is present today. A photograph dated to 1917 (AK 7078) shows a view of the High Street from the top of the United Free Church of Haddington. This shows the Grains Stores M-shaped gables with two square-headed openings below the apex of the gables.

3.4 Bibliographic Sources

3.4.1 Bibliographic sources are confined to the Valuation Rolls and a Scrapbook Entry in the records of the East Lothian Council Library Service's Local History Section. A rapid survey of the Valuation Rolls for the years between 1950 and 1896. Table 2 lists the relevant entries.

Years	Valuation Entry	Value p.a.
1950-1951	Lodge Street – Seed cleaning premises. Roughhead and Park Ltd	£165
	Office, City Bank Building- The Ministry of National Insurance- Treasury Valuer	£160
1930-1931	Lodge Street – Seed cleaning premises. Roughhead and Park Ltd.	£ 42
	Office, City Bank Building- Dobie Sir Joseph	£16.4s 2d
	Tenant- Richard, Gemmell and Liddel Solicitors	
	Weaving shop, Annie Brooke, tenant of Roughead and Park Ltd.	
1920-1923	Grannary, Roughead and Park Ltd	£40
1908	No 54 High Street, Shop, Offices	£90
	Granaries of Roughead and Park Ltd	£30
1896-1897	Shops, office and granaries, No 54 High Street Roughead and Park Ltd	£105

Table 2. Valuation Roll entries between 1950 and 1896 for 52-56 High Street, Haddington.

3.4.2 A 1926 scrapbook entry on the 'Inns of Haddington' mentions the Star Inn being situated at the end of Midrow. And occupied by a Mrs Murray. The building was converted to the City Bank four years later. (Scrapbook 10, ELC Lib.).

4. ARCHITECTURAL DESCRIPTIONS

4.1 General

- 4.1.1 The exterior elevations of 52-54 High Street are described first followed by the gable elevations. The descriptions are based on field observations and formal architectural details obtained from the Statutory List. Internal room descriptions are cross-referenced to individual Unit numbers (Units 1-69) shown on Fig 4.

4.2 Building Exterior Descriptions

North-facing Elevation fronting the High Street (Fig 3a, Plates 1-3)

- 4.2.1 The north elevation fronts the High Street and the former City Bank has five symmetrical bays with channelled ashlar stonework on the first floor and measures 14.7m in length. A central doorway is present, the lower half of which is blocked with ashlar. The window lintels are segmented and surmounted by a moulded string course. Circular moulded window aprons are present below the first floor windows. A dentil moulded cornice is present below the slate roof. A chimney stack breaks the eaves level which is ashlar built with scroll-mouldings on either side.
- 4.2.2 Number 53 High Street is less ornate with a blocked doorway at the west end above which is a window. This arrangement is flanked by a further two bays. The sash-and-case windows have raised margins.
- 4.2.3 Number 54 High Street measures 10.7m long and has a central ground-floor doorway with two bays either side which have ashlar dressings. There are five cast-iron roof lights present within the slate roof.
- 4.2.4 The former grain store building is 15m long to its outshot north gable. The gable measure 6.7m wide. The ground floor incorporates a large plank-built sliding loading doors and an additional three plank-built doors. These are flanked on the main block by square-headed windows. Above the ground floor, the fenestration is symmetrical with six bays. Evidence for the heightening of the building is very clear on this side with rebuild starting above the first floor windows and on the advance north gable. The earlier roofline is visible on the gable below the second floor window. The stonework above is in contrast to the below with larger cream-coloured blocks and very crisp quoins, of which nine have been added during the heightening of the building. The raggle of a covered pentice is also visible. This structure afforded shelter over a loading door situated on the re-entrant angle of the outshot gable and is visible on Plate 5c.

South-facing Elevation fronting Lodge Street (Fig 3b, Plate 4-5)

- 4.2.5 Measuring 32.7m in length and rising two storeys, the former grain store dominates this elevation. There are 10 bays on the ground floor, with five on the first and second floors respectively. A central loading door is present in the

middle of the elevation. All windows are sash and case and have dressed surrounds. The roof is slate with sandstone skewers. A ventilation stack with louver vents is present at the west end of the roof. An ashlar-built chimney stack with a single pot is present at the east end. There is clear evidence that the granary was heightened and this is evident in the quality of the stone that was used. The break in build occurs immediately above the first floor lintels and is carried round the west elevation (see below).

- 4.2.6 Adjoining the former grain store is 54 High Street which is a two storey building with attic. The ground floor has a central four panelled doorway flanked by two bays with one-over-one sash and case windows. The first floor has a larger window with grey-painted lintel and mullions on the left-hand side. To the right is a plain sash and case window. A stringcourse separates the fenestration. The roof is slate with cast-iron roof lights. The chimneystack and ashlar skewers are sandstone.
- 4.2.7 Number 53 High Street is set back from the line main frontage by a stone wall which is stepped at the west end with ashlar quoins present at the corner of a two storey outshot building with a flat roof. Access to the building is via a large double-leafed panelled doorway on the ground floor. The wall has evidence of recent rebuild and heavy pointing. The most notable feature on the elevation behind the wall is a large round-headed window which lights the main staircase within. Two other windows relate to a toilet and kitchen that are situated on the first floor of the building.
- 4.2.8 The former City Bank building (Plate 6 &7) is a 2-storey Renaissance style office building mainly of ashlar throughout. The slate roof is a peined. The stonework on the ground floor is channelled with shouldered and voussoired flat arches. A large projecting stringcourse separates the two floors. The first-floor windows have lugged architraves with circled window aprons below. The moulding cornice has dentil detail. The quoins are advanced. The principal entrance is via a six-panelled doorway which is flanked on its west side by a plain sash-and-case window. The west end of the block is less ornate and has two bays which are not aligned.

East-facing Elevation fronting the High Street (former City Bank) (Fig 3c, Plate 1)

- 4.2.9 The east-facing elevation incorporates three bays. The lower build is channelled ashlar sandstone. The moulded stringcourse separates the channelled sandstone and the plain ashlar above. Below the first floor windows there are window aprons with moulded circles within. Two flagpoles flank the central first floor window. The quoins on the first floor are raised providing symmetry between the two floors. The slate roof is pined.

West-facing Elevation (adjoining 1 and 1a Court Street) (Fig 3d, Plates 4 & 5)

- 4.2.10 The west-facing gable of the former granary building is M-shaped and incorporates the arched covered pend building. The earlier roofline of the rebuild is visible and marked by contrasting stonework. On the ground floor

there are two entrance doorways, both are plank-built. The windows on the same floor are all blind. The surrounds around the windows and doors are all droved. The build on the lower half of the gable is coursed rubble with an assortment of sub-rounded stone which contrast with that higher re-build which is predominantly more block-like. The presence of two former windows in the upper gable, as depicted on an early photograph of 1917 have left no visible trace in the form of distinct blocking work.

4.3 Building Interior Descriptions

- 4.3.1 The building interiors and dimensions are described in Appendix 1. The majority of the units are modern offices either recently created by the insertion of stud-partition work or offices which have been refurbished to suit the needs of modern office space.

Former granary building

- 4.3.2 The first and second floor of the former granary building is the least altered in terms of character. On the ground floor the cast-iron columns have been boxed-in. The first-floor has its columns exposed. Within Unit 16 on the south-facing partition wall there is a wall-mounted belt-driven cable-winder which was part of hoist mechanism for hauling sacks of grain into the building via the loading doorway on the exterior south wall. The loft is little altered with the exception of two more recent steel supporting columns. The interior gables have the earlier roof lines visible. This is more clear at the west end where a definite M-shape in the stonework is evident. A blind window present on the loft stairs, in what was the earlier gable, shows that this predates the construction of the adjoining No 54 High Street.

No 54 High Street

- 4.3.3 With the exception of two cast-iron fireplaces and the ornate barley-twist balustrades on the staircase at ground and first floor levels, all other historical features have been removed by the creation of modern office space.

No 53 High Street

- 4.3.4 The interior of No 53 High Street has been refurbished for office-space but the stone stairway and balustrade are earlier, probable late 19th century features. The staircase is lit by a very ornate round-headed stair window.

No 52 High Street (former City Bank)

- 4.3.5 The former City Bank building is probably has the least altered set of rooms within the group. The windows retain their original softwood shutters and large sash-and-case frames. The egg and dart cornice work and ceiling roses (Units 51-2 and 62-3) provide a high degree of ornamentation in keeping with the ornate exterior of the building. Units 62 and 63 have been created by the insertion of a stud-partition wall. Unit 64, the toilet and cleaning store has retained some earlier features including the fitted cupboards on the east wall.

5. DISCUSSION

Pre 19th century buildings

- 5.1 The cartographic evidence shows that there was a linear arrangement of buildings of 18th century date if not earlier. These buildings would have infilled an area that was largely open until the possibly early 16th century.

19th-century building alterations

- 5.2 The Statutory List mentions that that the former Grain Store/granary building dates to the mid-19th century. This is not quite in accord with the cartographic and structural evidence which appears to place the building towards the early 19th century or late 18th century. The Statutory List places No. 52-54 High Street at between 1870 and 1875 which based on their architectural style, would appear to be correct.
- 5.3 Examination of the 1853 ordnance survey map and existing ground plan overlay (Fig 5) shows the configuration of the early 19th century block. The south-facing elevation then was very irregular with an L-shaped out-shot building at the grain store end. A yard and passage flank the outshot building. Gardens and a fore-stair lead up to the first floor of the middle section (infront of No 54). The south elevations of No 53 is more or less the same as it is today but No 52, the former City Bank, has been slightly reduced in size. The north elevation has undergone little change with the exception of the north-west corner of the former grain store which extended northwards by at least c.3m. This out-shot building had a wooden fore-stair on its east side.
- 5.4 Sometime between 1853 and 1870 the former grain store was significantly altered which included widening and heightening to accommodate a second floor loft. The earlier M-shaped profile of an earlier valley roof can be seen within the interior gables at each end of the loft (Unit 20). A blind window on the loft stairs of the grain store (Plate 9) was made redundant when this building was heightened. The window once looked out over a garden area that once occupied the site of Unit 25 (see Fig 5). This area was then subsumed by the construction of the present 54 High Street (Plate 7). The window is clearly earlier than the staircase which is a later feature contemporary with the second storey addition.

Architectural features exposed during the soft strip

- 5.5 A number of architectural features have been exposed during the soft strip that has been undertaken shortly after carrying out the building appraisal. A site visit on 30 October confirmed the presence of four fireplaces, a blocked window and a press (see Fig 5). These are all on the ground floor of the former grain store and date to the first phase of construction (early 19th century). Further recording of these features is recommended (see below).

6. CONCLUSION

- 6.1 Sufficient information has been gathered from the appraisal survey and from readily available desk-based sources to establish that 52-54 High Street and the adjoining former granary/grain store is of architectural interest. The date of these buildings range from the early 19th century (granary/grain store) and the late 19th century (Nos 52-54 High Street).
- 6.2 Wood's 1819 map and the 1853 Ordnance Survey map of Haddington are the most useful in providing a record of the early layout of the complex prior to its enlargement which occurred sometime between 1853 and 1878 when the adjoining Nos. 52 and 53 High Street were redesigned on an earlier 19th century building footprint.
- 6.3 Sixty-Nine interior units have been recorded within the proposed John Gray Centre complex and a photographic record produced of each one has been attained. This will serve as a permanent record of each individual room prior to its alteration.
- 6.4 New features have been brought to light during the soft strip carried out in the former grain store building. These include fire-places and other blocked openings.

7. RECOMMENDATIONS

- 7.1 Both internal and external recording work is recommended in order to deal with the additional features exposed during the soft-strip works. The Phase 2 building survey should be carried out at both *Detailed* and *Enhanced* levels in line with (Connolly and Simpson 2006). This will ensure that the features are adequately recorded and placed in their historical context prior to their loss or alteration during the ongoing refurbishment/renovation works.
- 7.2 The features identified within their relative unit number and the recommended recording levels associated with each are shown in Tables 3 and 4.

Unit no.	Status	Architectural features	Recommendations	Recording Level
1	Office	Two exposed fireplaces and a column.	Record fireplaces and column detail	Enhanced
3	Office	Office lit by two sash-and-case windows Boxed in column on south-facing elevation	Record columns	Enhanced
5	Vestibule	Door to switch gear room, boxed in column on N wall	Record column	Enhanced
6	Open Plan Office	Three boxed in columns. Original white-washed plaster visible round 3rd window	Record columns	Enhanced
7	Open plan office	Three boxed in columns. Early 19th century fireplace present on east wall East-west spine wall has a	Record columns Record the blocked fireplace Record full length of the	Enhanced Detailed Detailed

Unit no.	Status	Architectural features	Recommendations	Recording Level
		series of recently exposed and blocked openings. Several phases of blocking work is evident as well as transmission routes for a cable hoist.	spine wall and both elevations.	
15	Office	Two earlier boxed in columns on east and west walls.	Record columns	Enhanced
19	Staircase to loft	Mid-19th century blind window on the east wall. This wall is rubble built and the former east gable of the grain store building. East wall has an earlier M-shaped roofline incorporated into the heightened gable.	Record former rooflines on the elevation and blind window	Detailed
20	Grain store loft	Cast-iron columns. Earlier roof lines Floor hatches	Record column heads Record earlier rooflines Record floor hatches	Detailed
24	Office	Early 19th century Fireplace and press exposed during recent soft strip, remnants of 19th century lath and plaster	Record the fireplace and the press	Detailed
25	Office	Fire-place on east wall, Horse-shoe fire surround with rope motif	Expose chimney breast to reveal earlier fireplace, record any earlier features	Detailed
30	Disabled Toilet	Incorporating a blocked doorway modified with semi-circular window in arched head.	Record doorway	Detailed
38	Office	Cast-iron horse-shoe shaped fireplace with rope motif on its edge.	Record any earlier fireplaces following soft strip	Detailed

Table 3 Recommended internal features for additional recording

Architectural features	Recommendations	Recording Level
South elevation of the former granary/grain store	Record the precise level of heightening on the outshot gable and flanking main elevation	Detailed
North elevation of the former granary/grain store.	Record the precise level of heightening on the main elevation.	Detailed
East gable, former M-shaped valley roof pitch	Record the position of M-shaped valley roof alignment	Detailed

Table 4 Recommended external areas and features for additional recording.

- 7.3 It is recommended that the results from the Phase 2 work be incorporated into a revised final comprehensive survey report with the inclusion of a full set of architects drawings amended as appropriate with the results of the additional recording.

7.4 Subject to approval by East Lothian Council, an addenda to the WSI should be drawn up to deal with a second phase of recording work.

8. REFERENCES

Bibliographic

Curtis, A 2007 *Sinclair McGill Building, Haddington, East Lothian. Archaeological Watching Brief*. Unpublished CFA Report No. 1314.

Simpson, B and Connolly, D 2006 *Historic Building Recording: Guidance for Curators and Commercial Archaeological Contractors*.

Valuation Rolls 1950 to 1896. East Lothian Council Library Service's Local History Section

Box File 2986-2999: Plate AK 2992 (1991) East Lothian Council Library Service's Local History Section

Box File 3420-3812:Plate AK 3562 (1991) East Lothian Council Library Service's Local History Section

Box File 6672: Plate 7078 (1917) East Lothian Council Library Service's Local History Section

Scrapbook 10, Entry on History of Public Houses in Haddington. Dated 1926. East Lothian Council Library Service's Local History Section

Cartographic

Roy, W 1747-55 A Military Survey of Scotland. Map surrounding the Lothians

Wood, J 1821 Town Map of Haddington.

1853 First Edition Ordnance Survey Haddington Sheet 1: Scale 1:1056

1893 Second Edition Ordnance Survey, Haddington Scale: Sheet 1, 1:1056

APPENDIX 1 GAZETTEER OF ARCHITECTURAL FEATURES

Unit no.	Present function	Dimensions (metres)	Architectural features	Recommendations	Recording Level	Digital photo nos. (direction facing)
1	Office	8.5 x 5	Three sash and case windows on east elevation, 6 over 6, possible hidden doorway on the west elevation. Two fireplaces and a column exposed during soft-strip.	Record all significant features	Enhanced	1-4 (NESW) 5 Oblique from S 6 Oblique from E
2	Hallway	8 x 2.5	Featureless vestibule, no fenestration, plasterboard walls.	None	None	7-10 (NESW)
3	Office	3.3 x 3.2	Office lit by two sash-and-case windows (6 over 6) on south elevation. Splayed ingoes. Boxed in column on south-facing elevation.	Record all significant features	Enhanced	11-14 (NSEW)
4	Electric switch room	1.7 x 1.7	Lit by sash-and-case window on south wall. Plastered walls and tongue-and-grooved lined ceiling.	None	None	17 (S)
5	Vestibule	1.5 x 1.6	Door to switch gear room, boxed in column on N wall.	Column exposed during the soft strip	Enhanced	15-16 (W&E)
6	Open Plan Office	11.5 x 6	Lit on south wall by six sash-and-case windows (6 over 6). Panelled ingoes. Three boxed in columns. Original white-washed plaster visible round 3rd window.	Columns exposed during the soft strip Features exposed on the spine wall	Enhanced	18 & 19 (N) 20 (E) 21-22 (S) 23 (W)
7	Open plan office	15.9 x 6	Two sash and case windows on north wall (6 over 6). Plank-built doorway. Three boxed in columns. Spine wall has features exposed during the soft strip.	Record all significant features.	Enhanced	24-25(N) 27 (E) 28-30 (S) 31 (W)
8	Photocopy room	2.6 x 2	Featureless room, plaster-board walls single entrance.	None	None	32-33 (N-S) 34-35 (E-W)
9	Passage	2 x 1	Featureless plaster-board walls.	None	None	36 (E)
10	Hallway	3.3 x 1.9	Plank-built exit door on south wall. Staircase with turned wood balustrade. Void under stair. Door to vestibule on north wall, west wall featureless.	None	None	37-38 (N-S) 39-40 (E-W)
11	Kitchen	1.5 x 1.3	Kitchen with stainless steel sink	None	None	41

12	Staircase	5.5 x 0.9	Twenty soft-wood treaders with handrail on the left. Plaster-boarded walls. Inspection void under brick stair.	None	None	42 (Up) 43 (down)
13	Office	4.7 x 3	Lit by a 6-over-6 sash and case window otherwise featureless.	None	None	44 (N) 45 (E) 46 (S) 47 (W)
14	Hallway	5.9 x 1.3	leading of the stair landing, featureless.	None	None	48 (E) 49 (W)
15	Office	4.7 x 4.5	Lit by two 6-over-6 sash and case windows. Two boxed in columns on east and west walls. Columns exposed during soft strip.	Record all significant features	Enhanced	50 (N) 51 (E) 52 (S) 53 (W)
16	Open plan office former granary/grain store floor (S Half)	19.4 x 6.2	Six cast-iron columns supporting a scarf-jointed sleeper beam, 2.7m high from floor level. The columns are between 3.2 and 3.5m apart. Four sash and case windows (6-over-6) with panelled shutters. Sack-hoist belt-driven winding apparatus is located on the central partition wall. The central loading opening on the south wall has a double-leafed door (lower half). Two large openings into northern half of the granary floor (Unit 17).	None	None	54, 55 56 (N) 57 (E) 58, 59 60 (S) 61 (W) 62 (N) 63 (S) Oblique 64 (N) Oblique
17	Open plan office former granary floor (N Half)	13.2 x 6.2 (E) 13.2 x 8.7 (W)	Lit by sash and case windows (6-over-6) on the north wall. Shutters present. West end is out-shot with a loading door facing west. Two columns supporting a scarf-jointed sleeper beam. Joists carried on a second beam over the out-shot area. The north wall is plastered and is 0.7m thick. The rest of the room is lined with plasterboard.	None	None	65, 66, 67 (N) 68 (W) 69, 70, 71 (S) 72 (W) 73 (E)
18	Photocopy room	5.8 x 2.5	Lit by a sash and case window (6-over-1) on south wall. Walls featureless. Doorway on north wall.	None	None	74 (N) 75 (S)

			Two cast-iron roof lights on the sloping ceiling. This room is over the vennel at the west end of the former granary building.			
19	Staircase to loft	4.1 x 0.97	Fifteen treads with original softwood planked partition wall. Blind window on the east wall. This wall is rubble built and the former east gable of the granary building. East wall has an earlier M-shaped roofline incorporated into the heightened gable wall.	Record elevation and blind window	Detailed	76 (N) 77 (S) 78 (Blind window)
20	Granary Loft	20.7 x 12.8	Five cast-iron columns supporting a central sleeper beam. Three different types of moulding on the columns. Two of the columns are more recent inserts. Timber tongue-and-grooved floor. Lit on north and south walls by sash-and-case windows (6-over-3). Roof-joists are standard scarf-jointed A-frame built into the wall heads. West gable has a earlier M-shaped roofline visible. A timber-built office occupies the south wall with desk and cupboards below.	Record column heads Record earlier roofline on west wall. Record any hatches in the floor presently hidden by loft insulation	Detailed	79, 80, 81 (N) 82, 83 (E) 84, 85 86 (S) 87 88 (W) 89, 90, 91 (column heads) 92 Office
21	Hallway	5.7 x 1.3	Hall and main entrance to the John Sinclair McGill building. Plaster-board lined walls. A staircase leads off at the north end.	None	None	93 (N) 94 (S)
22	Office	4.3 x 3.3	Lit by two 2-paned windows (1-over-1). Plaster-board lined walls. No significant detail.	None	None	95 (N) 96 (E) 97 (S) 98 (W)
23	Hallway	4.2 x 1.8	Hall with no significant detail. 4 doors lead off to offices	None	None	99 (W) 100 (E)
24	Office	6.5 x 3.5	Rectangular office lit by a sash and case window (1-over-1) on north wall. Plaster-board lined walls. Two columns at N and S end, probably modern supporting an RSJ.	Expose columns and record if of antiquity Record fireplace and press	Enhanced	101 (N) 102 (E) Oblique 103 (W) Oblique 104 (S)

			Fireplace and pres exposed during soft strip.			
25	Office	4.7 x 4	Lit by two windows on south wall (1-over-1) sash and case. Fire-place on east wall, Horse-shoe fire surround with rope motif on its rim.	Expose chimney breast to reveal earlier fireplace, record any earlier features. Record fireplace and press	Enhanced	105 (N) 106 (E) 107 (Fireplace) 108 (S) 109 (W)
26	Staircase	3.6 x 1	Stairs leading to first floor. Modern hand rail. Period barley twist cast-iron balustrades.	None	None	110 (W)
27	Gents toilet	3.1 2.3	Two cubicles, two urinals. Three wash-hand basins (recently removed).	None	None	111 (E) 112 (W)
28	Cupboard	0.85 x 0.75	sink with emersion heater tank above	None	None	113 (E)
29	Ladies toilet	3.6 x 2.9	Three toilet bowls, partitions between removed recently. Three wash-hand basins now removed. Lit by sash and case window on north wall (1-over-1).	None	None	114 (N) 115 (E) 116 (S) 117 (W)
30	Disabled toilet	2.2 x 1.9	Disabled toilet lit by a semi-circular window. Arched window is probably the top of a blocked doorway. Walls modern lined.	Expose doorway during soft strip And record	Enhanced	118 (N) 119 (N) Oblique
31	First floor landing/stairs	2.4 x 1	Five treads and a modern soft-wood handrail on plank-lined walls. Barley twist balustrade continuation of (Unit 26). Newel post with finial. The balustrades are cast-iron.	None	None	121 (E) 122 (W)
32	Kitchen	2.1 x 1.5	Plaster-boarded walls. Modern kitchen unit with stainless steel sink. Formica covered work-top.	None	None	123 (E) 124 (N/E)
33	Office	5.8 x 2.9	Lit by two 1-over-1 sash and case windows. Plaster-boarded walls. Alcove at east end.	None	None	125 (N) 126 (NE) 127 (SE) 128 (E)
34	Ladies and Gents cubicles	2.7 x 1	Modern sanitary wares. Plaster-boarded walls.	None	None	129 (N) Ladies 130 (N) Gents
35	Office	4.7 x 3.1	Rectangular office lit on north wall a	None	None	131 (N)

			sash and case window (6-over-6). No other significant detail.			132 (E) Oblique 133 (S) Oblique 134 (W)
36	Corridor	5.5 x 1.1	Corridor to ladies and gents (unit 34) and through to Granary building first floor. Blocked off door at east end.	None	None	134 (W) 135 (E)
37	Office	6.1 x 4.8	Lit on south wall by a 1-over-1 sash and case windows and a 2-over-2 sash and case window. No other significant detail.	None	None	136 (N) 137 (E) 138 (S) 139 (W)
38	Office	Not recorded	Lit on south and east wall. East wall window is narrow 1-over-1 sash and case. South wall larger 1-over-1 sash and case. Cast-iron horse-shoe shaped fireplace with rope motif on its edge.	Record any earlier fireplaces following soft strip	Enhanced	140 (N) 141 (E) 142 (S) 143 (W)
36	Staircase continued	2.8 x 1.4	Staircase continues with plank-lined walls. Toilet at top of the staircase, measuring 1.6m x 1.2m. Small 1930s wash-hand basin in the corner. Roof light and wood panelled throughout. Toilet door is a period four-panelled door with brass door knob.	None	None	144 (E) on stair 145 (N) on toilet
39	Toilet cubicle	1.6 x 1.4	1930s toilet bowl and wash-hand basin within cubicle formed from tongue and grooved panels on a timber frame.	None	None	147 (N)
40	Loft	9.9 x 8	King-post roof trusses with wrought-iron bracing (bolted). Through purlins and soft-wood sarking visible throughout, recent repair on south side. Boxed of chute at east end. Walls where exposed are white-washed plaster over rubble. Soft-wood tongue and grooved skirts round the loft. Seven cast-iron roof lights. Partition wall between this loft and the granary loft is	None	None	148 (N) 149 (E) 150 (S) 151 (W)

			0.60m thick.			
41	Entrance Hall (Procurator Fiscal)	2.9 x 1.9	Six panelled door with rectangular door light. Double fire door. Moulded skirting. No other significant detail.	None	None	152 (N) 153 (S)
42	Reception Desk	2.5 x 2.2	Lit by 1-over-1 sash and case window on south wall. Lower pane frosted. Reception desk and security door at west side of the room. No other significant detail.	None	None	154 (N) 155 (E) 156 (S) 157 (W)
43	Office	5 x 4.2	Lit by large 2-over-2 sash and case windows on south wall. Lower panes frosted. Egg and dart cornice. Ceiling rose.	None	None	158 (N) 159 (E) 160 (S) 161 (W) 162 (ceiling rose) 163 (cornice)
41	Hallway	7.3 x 1	Linear hallway providing access to all ground floor areas.	None	None	164 (E) 165 (W)
44	Stairs and landing	4.9 long	Cast-iron balustrade and hardwood handrail. Embossed wall-paper on walls. Stairs lit by 15-paned round-headed window.	None	None	166 (N) 167 (S)
45	Hallway	5 x 2.1	Fire-exit to external stairs (Ground floor). Built-in cupboard on north wall. Gents toilet towards south end.	None	None	168 (N) 169 (S)
46	Gents toilet	1.8 x 0.8	Frosted barred window (2-over-1). No significant details.	None	None	170 (E) 171 (S)
47	Kitchen	4.1 x 2.5	Kitchen lit by a 4-over-2 frosted glass sash and case window. Cooker on north wall. Stainless steel sink on south wall. North wall has modern kitchen units.	None	None	172 (N) Oblique 173 (E) 174 (S) Oblique 175 (W)
48	Office	4.5 x 4.3	L-shaped room with plaster-board entrance. Lit by two windows (2-over-1) with lower frosted panes. Panelled surrounds. Cast-iron radiator. Four panelled door.	None	None	176 (N) 177 (E) 178 (S) 179 (W)
49	Rear office	2.8 x 2.1	Lit by a 2-over-2 sash and case window. No other details.	None	None	180 (N) 181 (E), 182 (W)

50	Boiler room	2.4 x 2.1	Embossed papered walls. Cornice. Tiled floor. Frosted and vented window within former blocked doorway.	None	None	183 (N)
51	Office	5.3 x 3.7	Moulded bead on skirting boards. Ceiling rose and egg and dart cornice. Lit by two windows on the north wall (1-over-1) with lower frosted pane. Softwood panelled shutters.	None	None	184 (N) 185 (E) 186 (S) 187 (W) 188 (Ceiling rose) 189 (Cornice)
52	Office	7.9 x 4.6	Lit by two windows on the north wall and two on the east. All 1- above-1 sash and case, with lower frosted pane. Dentil and egg and dart cornice. Ceiling rose.	None	None	190 (N) 191 (E) 192 (S) 193 (W) 194 (Ceiling rose) 195 (Cornice)
53	Office	4.8 x 3.1	Lit by windows on east and south corner, 1-above-1 with frosted lower pane. Beaded skirting. Ceiling rose and egg and dart cornice.	None	None	196 (N) 197 (E) 197 (S) 198 (W) 200 (Ceiling rose) 201 (Cornice)
54	Safe	No access	or fronting hallway.	None	None	202 (Safe door)
44	Upper stair cont.	2.4 x 1.9	Embossed wall paper to hand-rail height. Lit by 9-over-6 paned sash and case window, round headed with frosted glass. Balustrades are cast-iron. Beaded skirting boards.	None	None	203 (NW) 204 (S)
55	Ladies toilet	2 x 1.6	Embossed wallpaper with modern sanitary goods. Brick-built walls. Lit on south wall by 2-above-1 sash and case window.	None	None	205 (S) 206 (SE)
56	Office	4.1 x 3.3	Lit on south wall by four sash and case windows (2-over-1). Four panelled door. Lath and plaster walls.	None	None	207 (N) 208 (E) 209 (S) 210 (W)
57	Store Room	2.5 x 2.4	Wood panelled walls, lit on east wall by 4-paned 2-over-2 sash and case window. Brick wall visible in inspection void.	None	None	211 (N) 212 (E) 213 (S) 214 (W)
58	Office	4.6 x 3.4	Lit by two windows, 4-over-2 sash and case. Four panelled door. Beaded skirting boards.	None	None	215 (N) 216 (E) 217 (S) 218 (W)

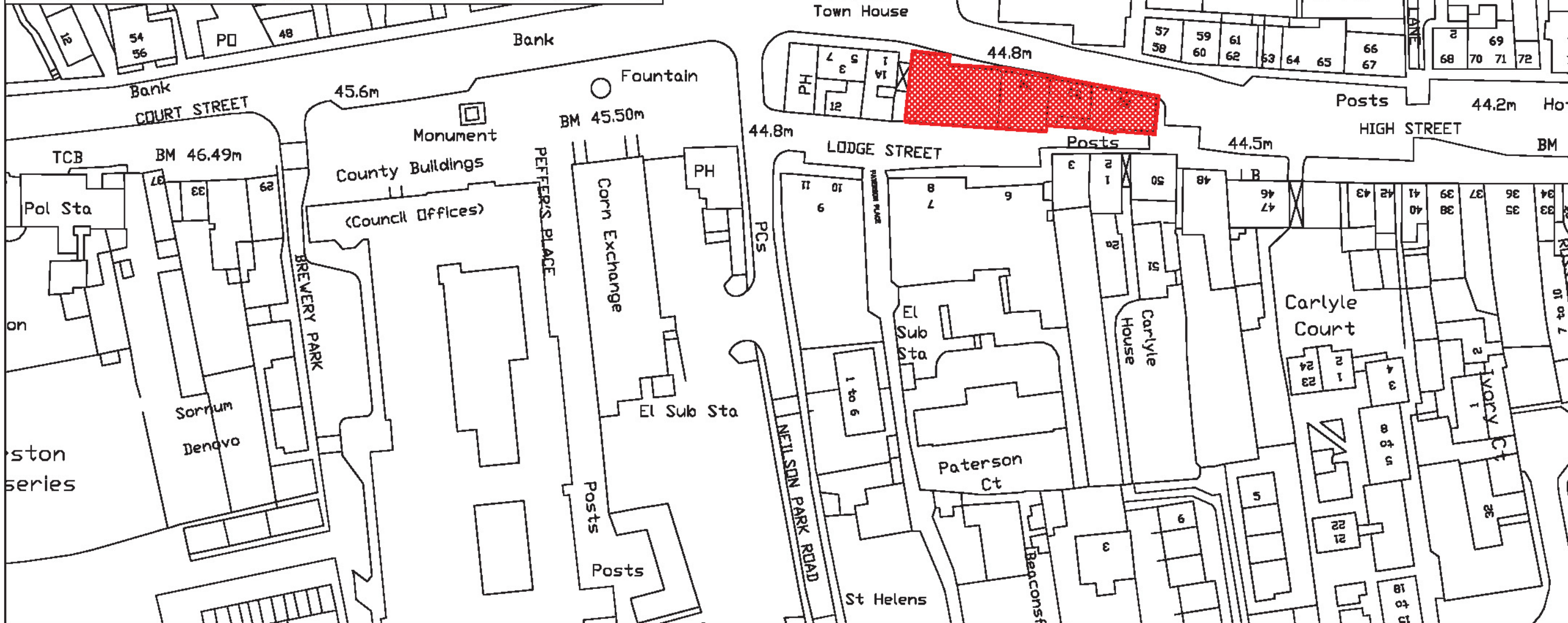
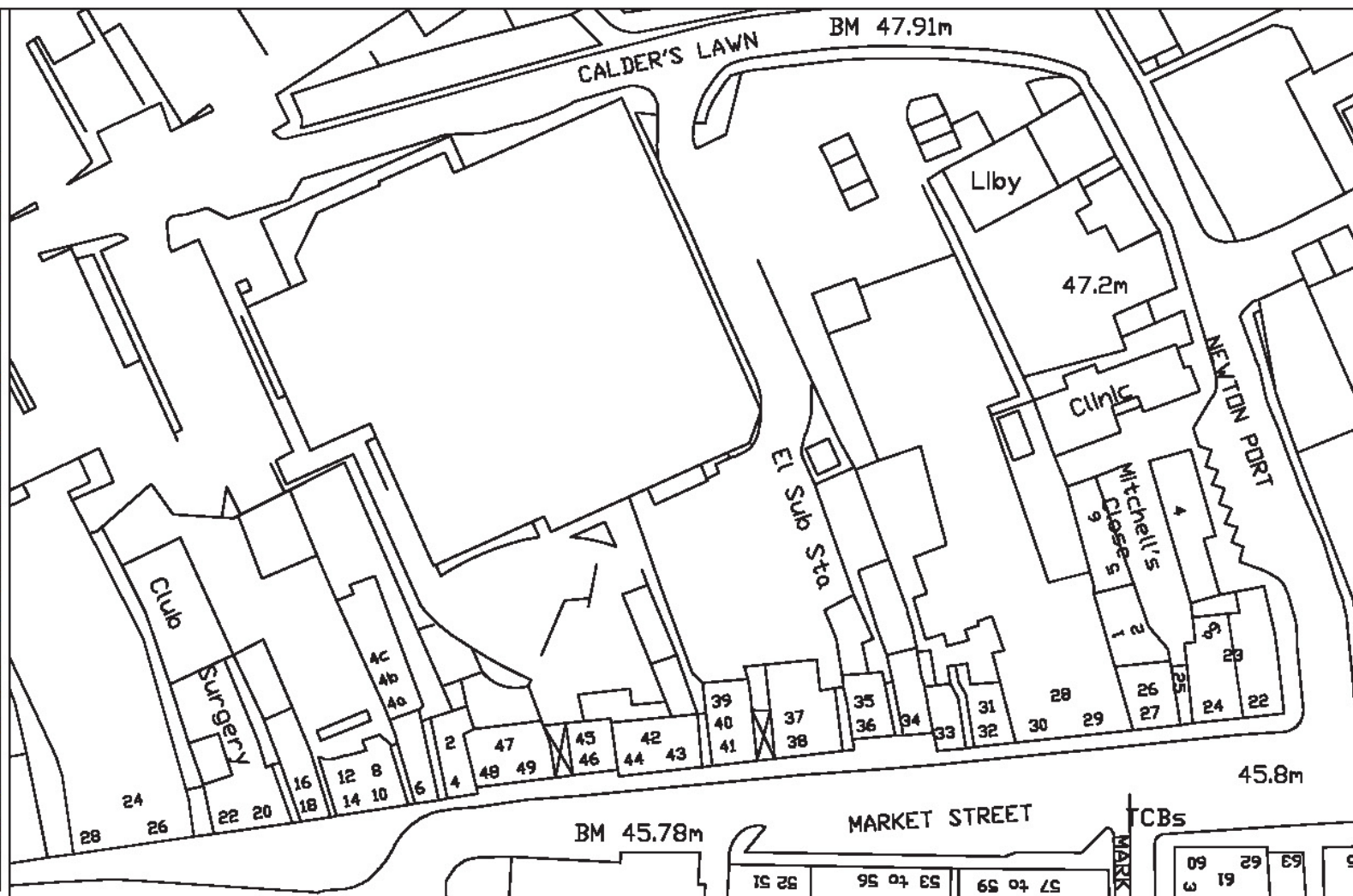
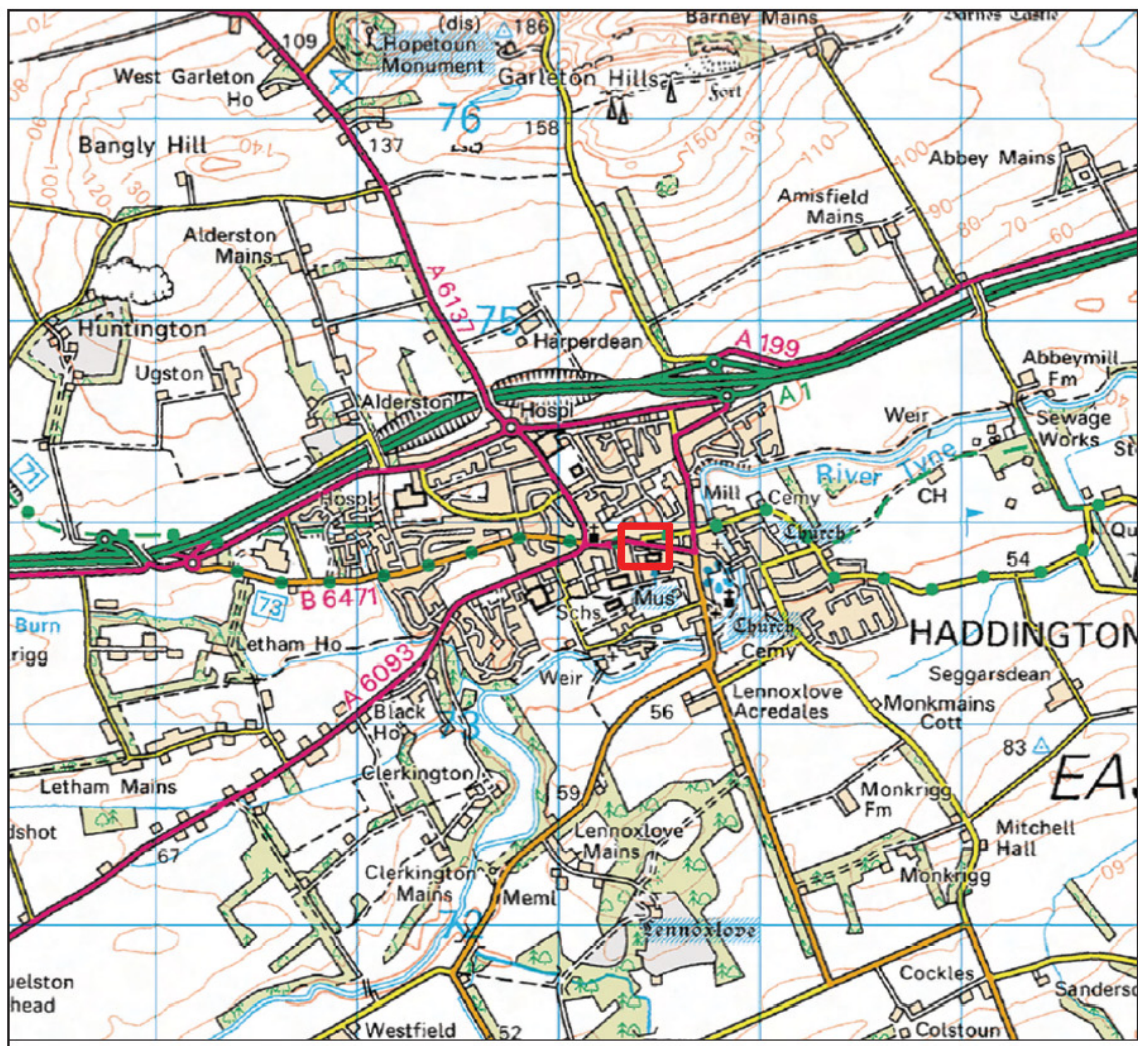
59	Office	4.3 x 3.9	L-shaped room lit by two windows, 4-over-2 sash and case. Window shutters, panelled. Cornice at east end (simple).	None	None	219 (N) 220 (E) 221 (S) 222 (W)
60	Hall cupboard	1.4 x 0.92	Featureless cupboard.	None	None	223 (E)
61	Hallway	12.7 x 1.1	Dado rail. Steps to lower level at west end. Cornice and roof light at east end.	None	None	224 (E) 225 (W)
62	Office	4.1 x 3.1	Lit by two sash and case windows on south wall. Egg and dart cornice and ceiling rose. Repair to ceiling.	None	None	226 (N) 227 (E) 228 (S) 229 (W) 230 (Ceiling rose) 231 (Cornice)
63	Box room office	3.9 x 1.9	This room has been created by the insertion of a stud partition wall. Lit by single 2-over-2 sash and case window on the north wall. Egg and dart cornice.	None	None	232 (N) 233 (S)
64	Toilet/cleaners stores	3.9 x 1.4	Lit by frosted 2-pane sash and case window on north wall. West wall has period fitted cupboards. Toilet on east wall. Panelled skirting with beaded top. Hatch to roof space.	None	None	234 (N) 235 (S)
65	Office	6.3 x 4.8	Lit by window on north side with two on the east. 2-over-2 sash and case. Panelled shutters. Egg and dart cornice. Ceiling rose at centre.	None	None	236 (N) 237 (E) 238 (S) 239 (W) 240 (Ceiling rose) 241 (Cornice)
66	Office	6.3 x 2.9	Adjoins unit 65 –slapped opening in partition wall at north end. Lit on S and SE corner, 2-above-2 sash and case windows,. Cornice plain. Box skirting with plain bead.	None	None	242 (N) 243 (E) 244 (S) 245 (W)
67	Office	7.3 x 3.6	Lit on south wall by two 2-over-2 sash and case windows. Fire door at west end to external staircase. Four panelled door on entry.	None	None	246 (N) 247 (E) 248 (S) Oblique 249 (W)
68	External steps	6.3 x 1.8	Concrete steps to ground floor alley way.	None	None	250 (W) down 251 (E) up 252 (E) Ground level 253 (W) ground level
69	Loft space	No access	Scarfe-jointed A-frame trusses	None	None	254 (W) 256 (W) 255 (E)

	P. Fiscal building		resting on wall heads.			257 (vertical on ridge)
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APPENDIX 2 PHOTOGRAPHIC REGISTER FOR EXTERNAL ELEVATIONS

Shot No	Summary description of subject	Unit No	Taken from
258-266	No 52 High Street, East elevation	n/a	E
267-269	No 52 High Street, North elevation	n/a	N
270-271	No 53 High Street, North elevation, door detail	n/a	N
272-274	No 52, 53, 54 High Street, East and North elevations	n/a	NE
275-276	No 53 High Stree, North elevation	n/a	N
277-279	No 54 High Street, North elevation	n/a	N
280-283	Granary building, North elevation	n/a	N
284-285	Granary building, East-facing outshot elevation	n/a	E
286	Granary building out-shot north gable	n/a	N
287-290	Granary building, North elevation	n/a	N
291-292	Granary building, Nos 52-54 High Street, Oblique view	n/a	SE
293	Granary building, east gable	n/a	N
294	Granary building, ground floor, pend-facing windows	n/a	N
295	Granary pend with building over	n/a	N
296	Repeat shots of partition wall, boxed in columns		S
297	Repeat shots of partition wall/boxed in columns		S
298	Exposed column head	*	N
299	Boxed in column	*	W
300-301	Granary building, east gable, south side	n/a	S
302-303	Granary building, south elevation	n/a	SW
304-306	Granary building, south elevation	n/a	S
307-309	No 54 High Street, South elevation, slightly oblique	n.a	S
310-311	No 52 High street, South elevation, upper right-hand corner.	n.a	S
312	No 52 High Street, SE corner	n/a	SE
313	No 52 High Street, South elevation, ground floor entrance	n/a	S

314	No 52 High Street, south elevation, oblique	n/a	SW
315-316	No 52 High Street, south elevation, window detail	n/a	S
317-318	No 53 High Street, South elevation	n/a	S
319-320	No 54 High Street, east-facing outshot wall and window detail	n/a	N
321-324	No 54 High Street, south elevation	n/a	S



Key:
 SITE - PROPOSED CONSERVATION / BUILDING WORK

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

Fig. No: 1 Revision: A

Title: Location maps

Project: Nos 52-54 High Street, Haddington.
 John Gray Centre Building Appraisal Report

Client: EAST LoTHIAN COUNCIL

Scale: Main map 1:1000 @ a3



Fig 2a - Roy's Military map of 1747-55



Fig 2b - John Wood Plan of Haddington and Nungate, 1819.



Fig 2c - Large scale Ordnance Survey 1853

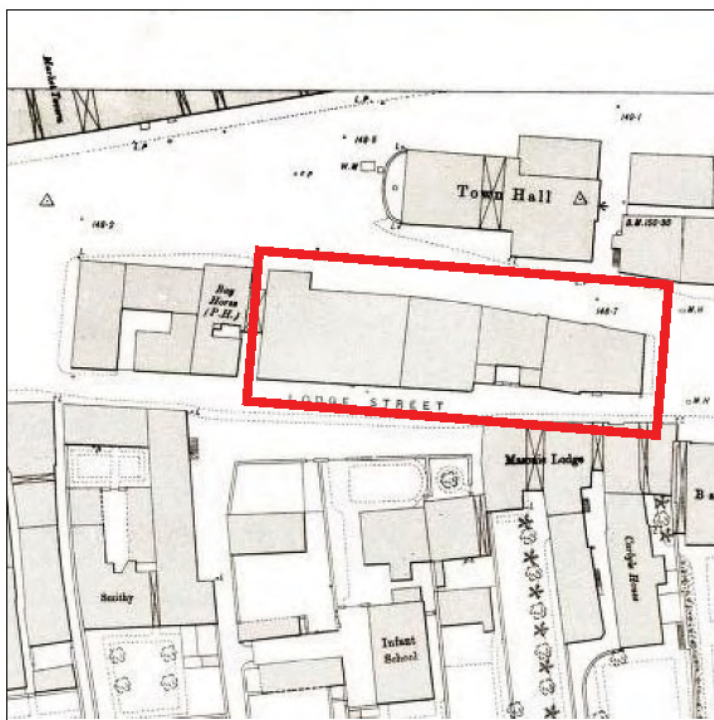


Fig 2d - Large scale Ordnance Survey 1893

Key:



Fig. No: 2a-d Revision: A Client: EAST LoTHIAN COUNCIL

Title: Historic map regression

Project: Nos 52-54 High Street, Haddington.
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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
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1687

Fig 3a - North facing elevation fronting the High Street



Key:

Fig 3b - South facing elevation fronting Lodge Street



Fig 3c - East facing elevation fronting the High Street



Fig 3d - East facing elevation

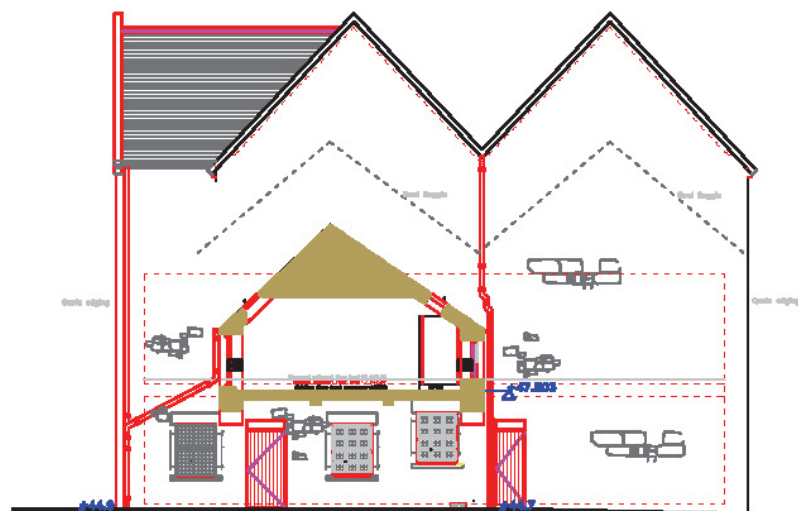


Fig 3e - Section through the former grain store

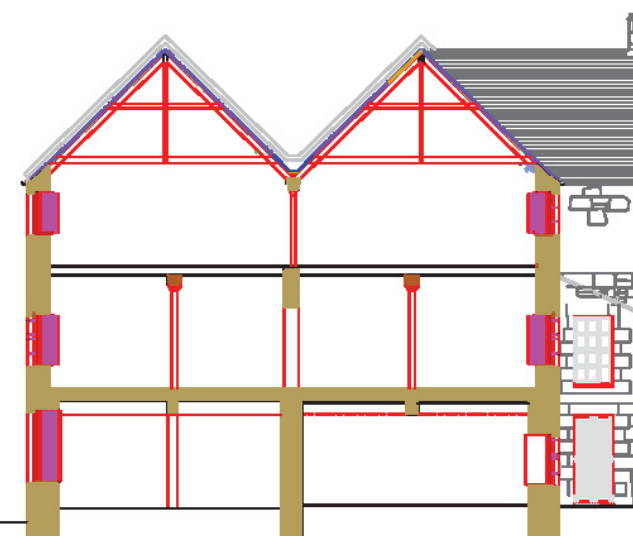
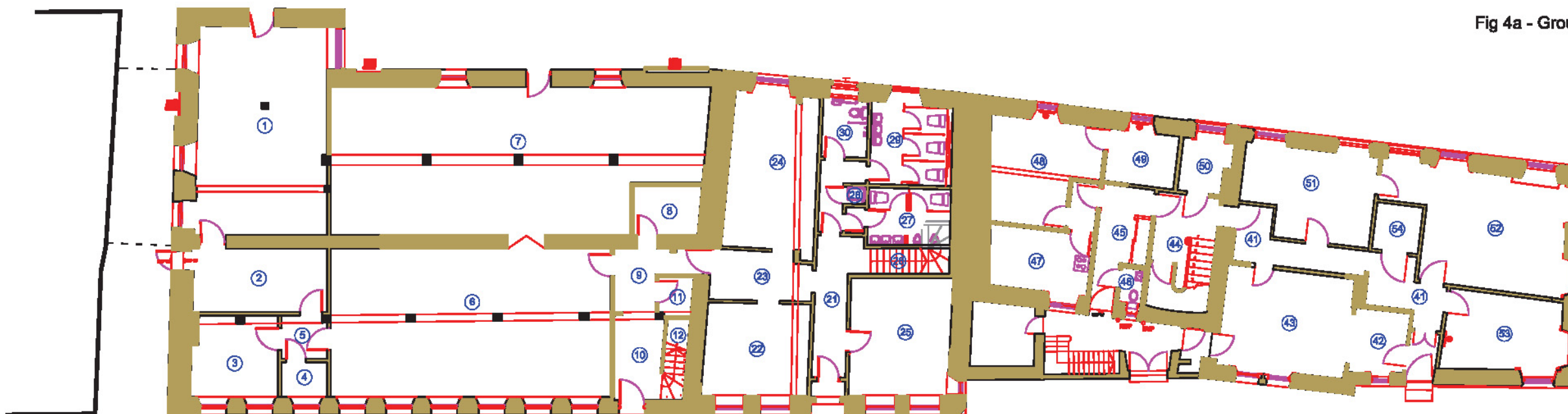


Fig 4a - Ground Floor



Key:

① Room survey numbers

Fig 4b - First floor



Fig 4c - Upper levels

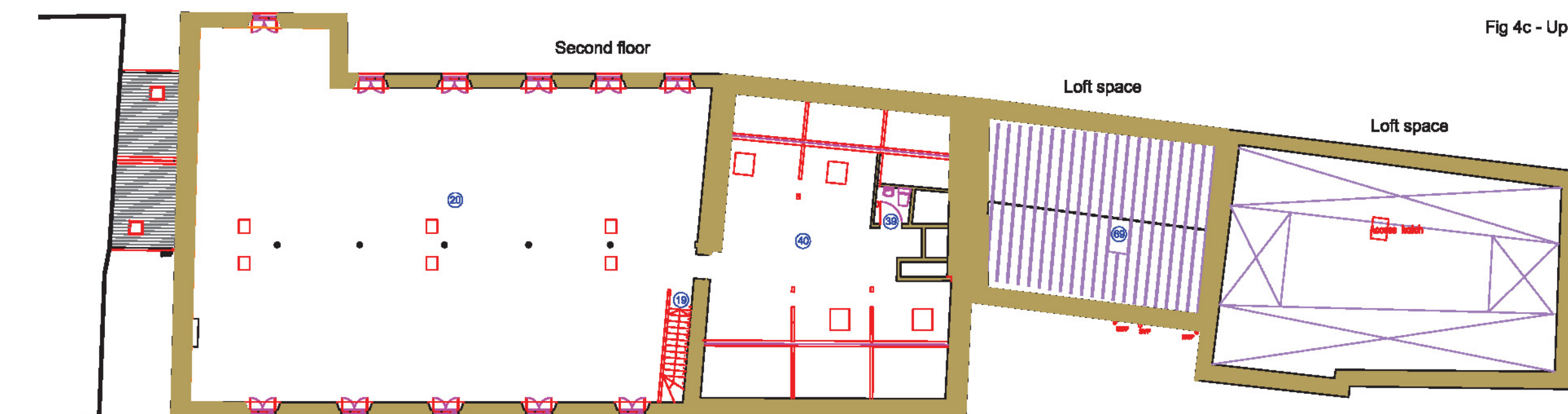


Fig. No: 4

Revision: A

Title:
Architect's floor plans with
Unit Numbers

Project:
Nos 52-54 High Street,
Haddington.
John Gray Centre
Building Appraisal Report

Client:
EAST LoTHIAN COUNCIL

Scale:
1:200 @ a3



Drawn by:
KH

Report No: 1687

Key:

Highlighted features exposed during 2009 soft-strip



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CFA ARCHAEOLOGY LTD
The Old Engine House
Eskmills Park
Muskelburgh
East Lothian, EH21 7PQ
t: 0131 273 4380
f: 0131 273 4381
e: info@cfa-archaeology.co.uk
w: www.cfa-archaeology.co.uk

Fig. No: 5 Revision: A

Title:
1853 OS map overlay on the existing ground plan

Project:
Nos 52-54 High Street,
Haddington.
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Appraisal Report

Scale:
1:200 @ A3



Client:
EAST LoTHIAN COUNCIL

Drawn by: KH Report No: 1687



Plate 1 - East-facing elevation of the former City Bank (No 52) and the north-facing elevation of 53-54 High Street.



Plate 2 - Historical photograph (1960s) showing the north-facing elevation of the former grain store with a pentice roof.


Key:	Fig. No:	6	Revision:	A	Client:	EAST LoTHIAN COUNCIL
	Title:	Plates 1-2				
	Project:	Nos 52-54 High Street, Haddington. John Gray Centre. Building Appraisal Report				
Scale:	nts					 <p>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</p>
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Plate 3 - North-facing elevation of the grain store with contrasting stonework on the second floor.



Plate 4 - Historical photograph (1960s) of the south-facing elevation of the grain store and part of the west gable.


Key:	Fig. No:	7	Revision:	A	Client:	EAST LoTHIAN COUNCIL
	Title:	Plates 3-4				
	Project:	Nos 52-54 High Street, Haddington. John Gray Centre. Building Appraisal Report				
Scale:	nts					 <p>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</p>
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Plate 5 - South-facing elevation of the grain store and buildings Nos 52 and 54 in relation to Lodge Street.



Plate 6 - South-east corner of the former City Bank (No 52).

Key:	Fig. No:	8	Revision:	A	Client:	EAST LoTHIAN COUNCIL
	Title:	Plates 5-6				
	Project:	Nos 52-54 High Street, Haddington. John Gray Centre. Building Appraisal Report				
Scale:	nts					 <p>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</p>
Drawn by:	KH		Page No:		Report No:	



Plate 7 - South-facing elevation of No 54 High Street.



Plate 8 - Boxed in columns and wall finishes within the ground floor of the former grain store (Unit 16).



Key:	Fig. No:	9	Revision:	A	Client:	EAST LoTHIAN COUNCIL
	Title:	Plates 7-8				
	Project:	Nos 52-54 High Street, Haddington. John Gray Centre. Building Appraisal Report				
Scale:	nts					 <p>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</p>
Drawn by:	KH		Page No:		Report No:	



Plate 9 - Blind window situated on the partition wall between Units 20 and 40 on the second floor.



Plate 10 - M-shaped profile of an earlier roof line visible on the internal west gable of the grain store in Unit 20.

Key:	Fig. No:	10	Revision:	A	Client:	EAST LoTHIAN COUNCIL
	Title:	Plates 9-10				
	Project:	Nos 52-54 High Street, Haddington. John Gray Centre. Building Appraisal Report				
Scale:	nts					 <p>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</p>
Drawn by:	KH		Page No:	Report No:	1687	