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**Queenstonbank Farm, Nr Dirleton
East Lothian
Historic Building Appraisal Report**

Report No. 1610

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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 March 2009 at Queenstonbank Farm, in the parish of Dirleton, East Lothian (NGR NT 5057 8302, Fig 1). The project is based on a Written Scheme of Investigation approved by East Lothian Council. A collection of architectural elevations and plans of the building was received in a digital format from Smith Architects acting on behalf of the Queenstonbank Farm Ltd. Included was a Checklist produced by East Lothian Council's Archaeology Officer which outlined the requirements of the appraisal.
- 1.1.2 The owners have been given planning consent to alter and extend a two-storey derelict cottage and ancillary buildings to form a single dwelling (App. No. 08/00636/FUL)

1.2 Background

- 1.2.1 The proposed development site is located to the south-west of Dirleton and the south-east of Gullane, East Lothian. The buildings lie adjacent to a walled garden which has been tentatively identified on the 1799 William Forrest map. The site is also associated with the B-Listed 19th-century Queenstonbank Steading. It is not known at this stage whether the buildings pre-date the cartographic evidence. The two-storey cottage had a pantiled roof and its general architectural character places it within the late 18th or early 19th century. The photographs indicate central blocked doorway which was carried out to compartmentalise the ground floor into two dwellings at a later period.
- 1.2.2 Due to the nature of the work to be carried out at the development site, and the historical value attached to the buildings, Andy Robertson, Archaeology Officer at East Lothian Council has requested a Historic Building Appraisal to provide a basic record of the structures to be converted and the place them in their geographical, architectural and historical context.

1.3 Objectives

- to undertake an archive assessment and examine the existing cartographic record to establish the age of the farm building(s) and how they may have altered over time;
- to carry out an appraisal of the building(s), requiring a field visit to assess it, supported by relevant plans and drawings and any other information gathered during the desk-based assessment;
- to produce an illustrated report to bring together the results of the desk-based assessment and buildings appraisal. This will discuss the potential impact of the proposed alteration works and, importantly, determine the requirement for any further recording work.

2. METHODOLOGY

2.1 General

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

2.2 Desk-based Survey

2.2.1 A desk-based study of the buildings has been carried out and has included examination of historical maps, documentary sources and other on-line records.

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 on 18 March 2009 to assess the character, extent and significance of the buildings 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, comprising digital images and black and white prints. Catalogues of digital frames and monochrome prints are included in Appendices 1 and 2 respectively.

2.3.3 All external elevations and interiors of the buildings have been examined.

2.3.4 Individual compartments were measured were using a Leica distometer and length by width measurements obtained. Wall heights were also measured where possible.

3. DESK-BASED SURVEY

3.1 NMRS, SMR and Statutory List

- 3.1.1 Queenstonbank Farm is Category B Listed (Historic Scotland Statutory List HB No. 1384). The listing includes the steading which is dated to 1854. The list also includes a cart shed (c.1854). The buildings forming part of this survey are not part of the listing.
- 3.1.2 The National Monuments Record of Scotland (NMRS) holds record NT58SW 146 for Queenstonbank Farm. There are no bibliographic or descriptive details within the record.
- 3.1.3 The Sites and Monuments Record held by East Lothian Council (SMR MEL 7525) offers no architectural details other than that described in the Statutory List.
- 3.1.4 The National Archive of Scotland contains five records relevant to Queenstonbank Farmstead. These all relate to early maps and their contents are described in the following section.

3.2 Cartographic Sources

- 3.2.1 General Roy's Map of 1774–55 offers no detail on Queensbankton Farm although Dirleton village is shown in detail. Ainslie's map (1821) shows Queenstonbank as a place-name. The steading is also depicted on Thompson's 1820 map which shows the position of the farmhouse with surrounding wall and a triangular plot with building in its interior. A track leads north to the main farm range.

NAS Maps

- 3.2.2 The National Archive holds three historical plans of Queenstonbank. A sketch plan of 1808 (RHP98432; Fig 2a) shows a simple linear arrangement with four individual compartments, the largest being at the west end. This building was either un-roofed or it was under construction when the plan was drawn. By 1844 (RHP98433; Fig 2b) the building had been remodelled to a three compartment plan with a minor addition on the north-east corner. An 1860 plan (RHP98435; Fig 2c), which also shows alterations in 1884, mirrors the 1844 layout.

Ordnance Survey maps

- 3.2.3 The 1856 First Edition Ordnance Survey map (Fig 2d) shows Queenstonbank Farm to comprise a farmhouse occupying a cruciform plan with a walled garden on its west side. A linear building is depicted on the west side of the garden. A smaller detached building is shown immediately to the north-west. The 1894 Second Edition map (Fig 2e) shows the same layout as the first edition map. The 1907 Third Edition map (Fig 2f) shows that the yard area has been made into two units. The 1938 map (Fig 2g) appears strongly to suggest

that the building is unroofed. By 1965 (Fig 2h) the north-west compartment is roofed. The 1992 map (Fig 2i) shows that the only structure in use is at the east end.

3.3 Bibliographic Sources

- 3.3.1 The East Lothian Council Library Service’s Local History Section was consulted to examine documents pertinent to the cottages. Although no documents that mention the cottages by name are held in the archive, the archive does hold relevant information on the value of the farmstead and names and professions of the workers who lived there.
- 3.3.2 The Haddington Courier (1893-1894 microfiche) records the property to be under the tenancy of Donald Tennant formerly of New Lugton. On 12 May 1853, Quenstonbank was to let. In the same year a livestock stock sale was advertised.
- 3.3.3 The Valuation Rolls of the County of Haddington (Dirleton Parish) 1906-1907 records the proprietor as a Mr Ogilvie and Mrs Henry Thomas Nisbet holding the farm, office, houses and Quenstonbank House. Their tenant farmer was a Thomas Fraser Ross and Andrew Muirfield. The tenants’ names and occupations are listed in Table 1.

Name	Profession	Rental Value
Andrew Law	Grieve (Foreman)	£6.00
William Austin	Cattleman	£4.00
William Steel	Farm Hand	£4.00
Alistair Cockburn	Ploughman	£4.00
George Anderson	Ploughman	£4.00
Alexander Hunter	Ploughman	£4.00
Peter Chrichton	Ploughman	£4.00
Thomas Hunter	Ploughman	£4.00
Mick McGorty	Ploughman	£4.00
John Burns	Groom	£4.00

Table 1. List of occupants and rental value at Queenstonbank Farm in 1906-7

- 3.3.4 In 1920 according to the Haddington Courier, Queenstonbank Farm was to be sold for the sum of £24,000 attracting a rental value of £850 per annum from its tenants.

4. ARCHITECTURAL DESCRIPTIONS

4.1 General

- 4.1.1 The site comprises a complex of derelict buildings and structures occupying the NW corner of a walled garden. Two derelict buildings were identified and have been assigned individual numbers, Buildings 1 and 2 (B1 & B2). A third building currently in use as a garage was also identified. Internal units have been assigned individual unit numbers, i.e: B1, U2. Building and unit numbers are shown on the ground layout plan. Individual significant architectural features have been assigned numbers (bold parenthesis) which are cross-referenced to digital photographs. The architectural features are listed in Appendix 3. The measurement of each building and unit is listed in Table 2.

Building/Unit No	Length (m)	Width (m)	Height (m)
B1	13.2	8.85	3.8 (sides)
B2	17.8	4.7	2.2
B1, U1	12.0	3.3	3.8
B1, U2	5.3	4.0	3.8
B1, U3	6.2	4.0	3.8
B2	17.7	4.6	3.8
B2, U1	14.0	3.6	3.8
B2, U2	3.5	2.0	3.8

Table 2 Unit descriptions shown on the general layout plan.

4.2 Building 1 external description

- 4.2.1 Building 1 is situated at the east of the complex and occupies a rectangular footprint aligned north to south. It has four upstanding walls although no roof survives. It appears to have been originally a single storey which has been built up to form a two-storey building with a pitched roof. Quoins and skews survive on parts of the gable, and small fragments of red pantiles survive *in situ* on one pitch of the roof. The building is of random rubble coursed build and mortar bonded. All four corners of the building are of long and short red sandstone build, with some stones featuring grooving. The original doors and windows have long and short pattern red sandstone surrounds, with large ashlar lintels and sills. The corners and door and window surrounds all feature raised margins, suggesting that the building was rendered or harled at some point.

4.3 Building 1 exterior elevations

North

- 4.3.1 The north elevation (Plate 1) forms part of the northern boundary of the complex, and comprises a gable end with a pitched roof. It has an open doorway (7) (0.9m x 1.85m) giving access to B1, U2, and has a metal rail (21) for a sliding door fixed to the wall above the door. The upper storey has an original window (8) with a square timber frame. A later window (9) (0.5m x 0.9m) has been fitted in the lower storey has a brick surround and a thin timber frame. The lower storey has three small square vents (10) (c. 0.25m x 0.25m).

East

- 4.3.2 The east elevation (Plate 2) faces the garden and features three doors (**1**, **2** & **5**) (0.9m x 1.6m), two windows (**3** & **4**) (0.9m x 0.9m), and the remains of a roof raggie (**6**) for a lean-to porch. Two of the doors (**1** & **5**) have been blocked off. A third door (**2**) is open and situated at the north end of the elevation, giving access to B1, U1. A roof raggie (**6**) comprising mortar and fragments of red pantiles is situated above the door **1**, indicating the former presence of a substantial lean-to porch. The windows have splayed sides and timber frames.

South

- 4.3.3 The south elevation faces into the garden and comprises a gable end with a pitched roof featuring a flueless chimney (**15**). The roof has sandstone quoins and skews, and the chimney is built from dressed grey sandstone blocks featuring grooving and a grooved margin. The entire wall face has been recently plastered up to the gutter line, forming the back of a recent lean-to greenhouse. A small square vent (**16**) has been roughly knocked through the wall above the gutter line. It has been blocked off with bricks, leaving a horizontal slot at its base, and features a sandstone sill which protrudes beyond the wall face for c. 15cm. It suggests that the loft was used as a dovecot after the initial construction and use of the building.

West

- 4.3.4 The west elevation (Plate 3) faces the yard and features two doors (**11** & **12**) (0.9m x 1.85m) and a window (**13**) (0.7m x 0.9) at ground floor level, and a single window (**14**) (0.9m x 0.9m) on the upper storey. Both windows have timber frames and are glazed. Door **11** has been bricked up to a height of 0.95m and a timber-framed window installed in the upper half. Door **12** is open and gives access to B1, Unit 3.

4.4 Building 1 interior descriptions

B1, Unit 1

- 4.4.1 Unit 1 is situated on the east side of B1 and is accessed by door **2**. The walls have been lime rendered and whitewashed. The north elevation has a small two-paned window (**17**) with a steeply battered sill, blocked from outside by the plasterwork on the outer south elevation. The wall forming the east elevation divides Unit 1 from Units 2 and 3, and features a raggie (**18**) in the plasterwork indicating the former location of a stair to access the upstairs. The north elevation features a probable blocked off fireplace (**22**), and two of the square vents (**10**) visible on the outer north elevation. The sawn-off stubs of timber ceiling/floor rafters protrude from the west elevation. The floor consists of earth, gravel and rubble. A small brick surface (**20**) survives in the SW corner.

B1, Unit 2

- 4.4.2 Unit 2 occupies the NW of B1 and is accessed through door 7 and from Unit 2. The walls have been lime rendered and whitewashed. A metal cistern (26) is fitted to the south elevation by door 7. The north elevation comprises a wall dividing Unit 2 from Unit 3, which has been partially knocked through and finished with brick to link the two units. The sawn-off stubs of timber ceiling/floor rafters protrude from the east elevation. The floor comprises a concrete, brick and cobbled surface (Plate 4) which forms a specific route through the unit and continues to Unit 3. Its course through to Unit 3 respects the butted end of the dividing wall so it is likely to post-date the knocking through of the wall.

B1, Unit 3

- 4.4.3 Unit 3 occupies the SW of B1 and is accessed through door 12. The walls have been lime rendered and whitewashed. Its floor comprises a continuation of the surface in Unit 2, and features a flagged surface along its east side with a shallow drainage channel.

B1, Attic

- 4.4.4 No remains of the floor or any dividing walls survive, however features on the gable end walls are still visible. A blocked off fireplace (19) is located centrally on the south elevation of the gable, built from red sandstone (Plate 5). The walls on both north and south elevations are rendered to approximately halfway up the gable roof space, indicating the presence of a loft. The render on the south elevation covered only the area above B1, Unit 1, and extended only c.1m over Unit 2. Beyond this, the wall is unrendered bare stone, suggesting that much of the area over Unit 2 was not living space but instead was used as a loft.

4.5 Building 2 exterior description: agricultural shed

- 4.5.1 Building 2 is situated at the west of the complex and occupies a rectangular footprint aligned east to west. It has four upstanding walls and although no roof survives today it was formerly covered with pantiles. The building is of random coursed rubble and mortar bonded, mostly comprising rough metamorphic stone with occasional rough sandstones. The NE end is of red sandstone long-short build, and forms a 0.9m wide entrance to a 1.7m wide passage between B1 and B2 leading to the yard, although this forms part of the boundary wall and is not integrated into Building 2. The building has been initially constructed by building the west, south and east elevations on to the pre-existing north elevation; the west and east elevations abutted the north elevation rather than being keyed into its fabric. Building 2 functioned as an agricultural shed.

4.6 Building 2 exterior elevations

North

- 4.6.1 The north elevation (Plate 6) comprises part of the garden boundary wall. It forms a continuous wall from the NE corner of B2 and abuts the garage to the west. It has been built in two distinct phases. The initial build is of dark volcanic rubble to a height of 1.2m. It has been later heightened to c. 2.4m using mainly pale orange volcanic stone. A door giving entry to B2, U2 is situated at the east end of the building. The door has been cut into the wall and has a rough brick and cement surround and a timber lintel.

East

- 4.6.2 The east elevation forms the west side of the passage between B1 and B2, and is featureless (Plate 7).

South

- 4.6.3 The south elevation (Plate 8) faces the yard and appears to have been built in two phases, the initial phase (1.4m high) being built of large volcanic stones with a later heightening (0.6m high) being of smaller, flatter volcanic stones. A thick course of mortar runs between the two phases. The south elevation has two open entrances (**28 & 30**), separated by a 1.2m long section of wall. There are two blocked off entrances (**27 & 31**) which suggest that the building has been modified on several occasions for different uses.

West

- 4.6.4 The west elevation faces the rear (east elevation) of the garage and forms the east side of a c.1.4m close between B2 and the garage. It features a blocked off entrance (**33**) which includes a partially collapsed/demolished buttress keyed into the blockwork. A roof rafter (**32**) slopes down from the top of the north elevation to the top of the buttress. The base of the blockwork has a bricked up horizontal slot (**34**) incorporating a timber lintel. This could indicate a shed or bunker and **34** may be a hopper for animal feed or coal.

4.7 Building 2 interior descriptions

B2, Unit 1

- 4.7.1 Unit 1 occupies the western part of the building. The walls have been whitewashed although little of this remains. The west elevation forms a dividing wall between Unit 1 and Unit 2, and has a pitched roof profile. It has a small timber hatch (**37**) which opens into Unit 2. The floor is largely overgrown and comprises of soil. The footings of a wall (**38**) are visible at ground level, running north to south across the centre of the unit, indicating that Unit 2 was most likely split into three separate compartments.

B2, Unit 2

- 4.7.2 Unit 2 occupies the east end of the building. It is whitewashed and has no features save for the timber hatch (37) which open in from Unit 1. The floor surface comprised soil, grass and lichen.

4.8 Garage

- 4.8.1 A rectangular building currently in use as a garage is located to the NW end of B2. It measures 7.5m by 6m and 2.4m high and has a flat modern sheet-covered roof. It is built from random coursed red and pale sandstone and is mortar bonded, with long and short red sandstone corners with raised margins. Its south elevation has a centrally placed doorway. A window is situated to the left of the door. Both have long and short red sandstone surrounds with raised margins, and are both blocked off with mortar bonded random coursed sandstone rubble. The east elevation is featureless and is of random rubble build. The north elevation stands c. 0.2m proud of the north wall of B2 and is featureless. The west elevation has been entirely opened to accommodate a modern up-and-over metal garage door.

4.9 Other architectural features

- 4.9.1 A stone wall (29) extends from the centre of the south elevation of Building 2, between the two open entrances (28 & 30) and forms a dividing wall within the yard. It is of random coursed rubble build and mortar bonded, and is capped with vertically set coping stones.
- 4.9.2 The main garden wall (40) which forms the boundary of the complex shows three phases of build. The initial build is 1.4m high and of random coursed rubble build using mainly dark volcanic stone. The second phase is 0.75m high and of similar build to the first, but using mainly pale coloured volcanic stone. The latest phase is built of red brick and is 0.75m high, taking the wall to 2.9m in height.
- 4.9.3 The open doorway giving access to the passage (35) between Buildings 1 & 2 is capped by a sandstone lintel which is fixed into a socket in the west elevation of B1. The socket is a later modification and not part of the original structural fabric of B1. The surround of the open doorway appears to have been either cut through or added to the boundary wall forming the north elevation of B2.
- 4.9.4 An upright stone (39) is set into the surface of the yard close to the corner of the west elevation of B1 and the garden wall. It appears unworked, and its purpose is unclear. A second stone which has been previously removed, lies with the yard.
- 4.9.5 The yard surface occupying the square area between the two buildings, the dividing wall (29) and the garden wall (40) comprises rough cobbles, mostly in poor condition. The yard to the west is surfaced with concrete.

5. DISCUSSION

- 5.1 The historical maps show that the buildings were in existence by the early 19th century. Based on the architectural character they are in accord with this period. The cartographic sources show that the buildings develop from a basic four compartment linear plan layout to an L-shaped layout by 1844.
- 5.2 The documentary evidence shows that Queenstonbank Farm was a large concern employing six ploughman. This number of ploughmen would have been common on large-scale farms in East Lothian during this period and did not alter until the widespread used of the steam plough and later mechanised farming using tractors in the 1930s (Glendingning & Wade Martins 2008).
- 5.3 The developmental phases of the buildings surveyed are described as follows:

Phase 1: Late 18th century or early 19th century

- Northern boundary wall, possibly acting only as a boundary without any part of it associated with or integral to part of a building.

Phase 2: Early 19th century

- Construction of Building 2 and the garage. It is possible that the current garage is later and is a replacement for an earlier building.

Phase 3: Mid 19th century

- Construction of Building 1 and roofing of Building 2 and the garage. The garage appears to have been extended. The first floor of Building 1 was probably used as a manager or workers bothy. Building 2 was used an agricultural storage shed. Minor modifications are made to the layout over the following century.

Phase 4: 20th century

- Continued agricultural use throughout the 20th century as a managers or workers bothy before falling into dereliction in the later 20th century.

6. CONCLUSION

- 6.1 The Appraisal Survey has been completed and the phase development of the farm buildings is now understood. The work has shown that the buildings are of local historical interest and were a collection of buildings that were constructed as a bothy with stores below and an agricultural shed.
- 6.2 The building complex dates to the early 19th century. The earliest feature appears to be the northern boundary wall which is later used to form the north elevation of Building 2. Initially, the north range (Building 2 and the garage) were unroofed. Later in the early 19th century, the roofs were added and the south range (Building 1) was built.

7. RECOMMENDATIONS

- 7.1 The Appraisal Survey has adequately recorded the character of the buildings and is supported by a comprehensive photographic record. It is therefore considered that no further recording work is necessary before the buildings are refurbished.
- 7.2 It is recommended that the architectural drawings showing the buildings prior to refurbishment are included in the report archive.
- 7.3 An entry in Discovery and Excavation in Scotland is considered sufficient to disseminate the results of the survey (Appendix 4).

8. REFERENCES

Bibliographic

Glendinning, M & Wade Martins, S 2008 *Buildings of the Land: Scotland's Farms 1750-2000*. Royal Commission on the Ancient and Historical Monuments of Scotland.

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

Cartographic

Ainslie, John. Map of the Southern Part of Scotland. Imprint: Edinburgh: Macreadie Skelly & Co., 1821.

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

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

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

Ordnance Survey 1938 Provisional Edition 25 inch to one mile *Haddingtonshire* Sheet II.14

Ordnance Survey 1965 1:2500 Plan NT 8052 and Plan 5182

Ordnance Survey 1992 1:10000 Sheet NT58SW

National Archive of Scotland

RHP98432: Colour copy of sketch plan of Queenstonbank, possessed by Mr George Begbie 1808

RHP98433: Colour copy of plan of Queenstonbank, with note of contents Jan 1844

RHP98434: Colour copy of plan of Queenstonbank Farm, with table of contents (plan no.14 of Dirleton Estate) 1860

RHP98435: Colour copy of architectural plan and sections of Queenstonbank Farm Steading showing alterations and additions 1860-1884

RHP98436: Colour copy of plan of Queenstonbank Farm, with table of contents 1884

APPENDIX 1 PHOTOGRAPHIC REGISTER (Digital Photographs)

Shot No.	Summary Description/Architectural Feature	Taken from
1	B1, W. Elevation	W
2	B1, W. Elevation	SW
3	B1, W. Elevation showing 12, 13 & 14	W
4	B1, W. Elevation showing 11	SW
5	B1, N. Elevation, oblique view	NW
6	B1, N. Elevation showing 7	N
7	B1, N. Elevation showing 8 & 9	N
8	B1, N. Elevation general view with boundary wall	NE
9	B1, E. Elevation	E
10	B1, E. Elevation showing 1, 3, 5 & 6	E
11	B1, E. Elevation showing 1, 2, 3, 4 & 6	SE
12	B1, S. Elevation	S
13	B1, U1, N. Elevation showing 16 & 17	N
14	B1, U1, E. Elevation showing 18	SE
15	B1, U1, S. Elevation showing 8, 9, 10, 19, 21 & 22	S
16	B1, U1, W. Elevation showing 1, 2, 3, 4 & 23	NW
17	B1, U1, W. Elevation showing 2, 4 & 23	W
18	B1, U1, W. Elevation showing 1, 3, 4 & 23	W
19	General view of B1, U2 looking through to U3	N
20	B1, U2, E. Elevation showing 11 & 24	E
21	B1, U2, S. Elevation showing 19, 24, 25, & 26	S
22	B1, U2, W. Elevation	W
23	B1, U2, detail of floor	N
24	B1, U2, detail of floor	W
25	B1, U3, N. Elevation	N
26	B1, U3, E. Elevation showing 12, 13 & 14	E
27	B1, U3, S. Elevation, dividing wall	S
28	B1, U3, W. Elevation	W
29	B1, U3, detail of floor	
30	B1, U3, detail of floor	
31	Alley between B1 and B2	S
32	B2, S. Elevation general	SE
33	B2, S. Elevation showing 29, 30 & 31	S
34	Gap between B2 and garage	S
35	Garage, S. elevation	S
36	B1 & B2, N. Elevation, oblique view	NW
37	B2, N. Elevation, oblique view	NE
38	B2, N. Elevation, wall detail showing phased build	N
39	B2, N. Elevation and garage	N
40	Entrance to yard via alley between B1 & B2	N
41	B2, U2, N. Elevation showing 37	N
42	B2, U2, E. Elevation showing 37	E
43	B2, U2, S. Elevation showing 36	S
44	B2, U2, W. Elevation	W
45	B2, U1, N. Elevation	NE
46	B2, U1, E. Elevation showing 33 & 34	E
47	B2, U1, S. Elevation	S
48	B2, U1, S. Elevation	S
49	B2, U1, W. Elevation showing pitched gable & 37	W
50	Orthostat in yard	W
51	General view of yard and garden wall	E
52	Detail of garden wall showing three phases of building	N
53	Garden wall and drain	N

54	Drain	N
55	General view of B1, W. Elevation, yard and garden wall	W
56	General view of B1, W. Elevation, yard, garden wall and track	W
57	General view of garden	S
58	General view of garden	W
59	General view of garden	NW
60	General view of garden	N
61	General view of garden	E
62	Detail of gap between B2 and garage	S
63	Detail of B2, W. Elevation showing 33 & 34	W
64	Orthostat and garden wall	N
65	Orthostat	N
66	Orthostat	W
67	Fireplace 19 detail	SW
68	Fireplace 19 and window 8 detail	SE
69	Window 17 and brick surface remains 20 detail	N
70	Window 17 detail	N
71	Blocked door 1 and lean-to fillet 6 detail	E
72	Detail of doorway and sliding door rail 7	NE
73	Detail of floor/ceiling joists 24	E

APPENDIX 2 PHOTOGRAPHIC REGISTER (B/W Photographs)

Shot No.	Summary Description/Architectural Feature	Taken from
1	B1, W. Elevation general	W
2	B1 general	NW
3	B1, N. Elevation	NE
4	B1, E. Elevation	E
5	B1, S. Elevation	S
6	B1, U1, S. Elevation	S
7	B1, U1, N. Elevation	N
8	B1, U3, N. Elevation	N
9	B1, U2, S. Elevation	S
10	B1, U2 & U3 general	S
11	Alley between B1 & B2	S
12	B2, S. Elevation	SE
13	B2, U1 general	W
14	B2, U1 general	E
15	Gap between B2 and garage	S
16	Garage, S. Elevation	S
17	B2, N. Elevation oblique view	NE
18	B2, U2 general	N
19	Garden wall general	W
20	Garden wall general	S
21	Garden wall general	SW
22	Garden wall general	S
23	Garden wall general	W
24	Garden wall general	E

APPENDIX 3: LIST OF NUMBERED ARCHITECTURAL FEATURES

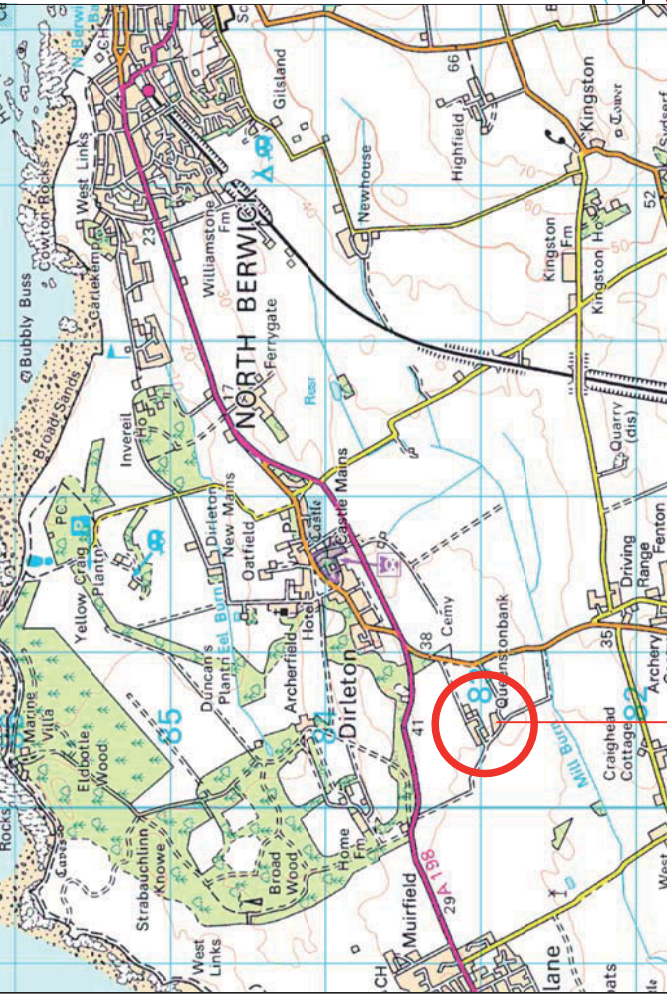
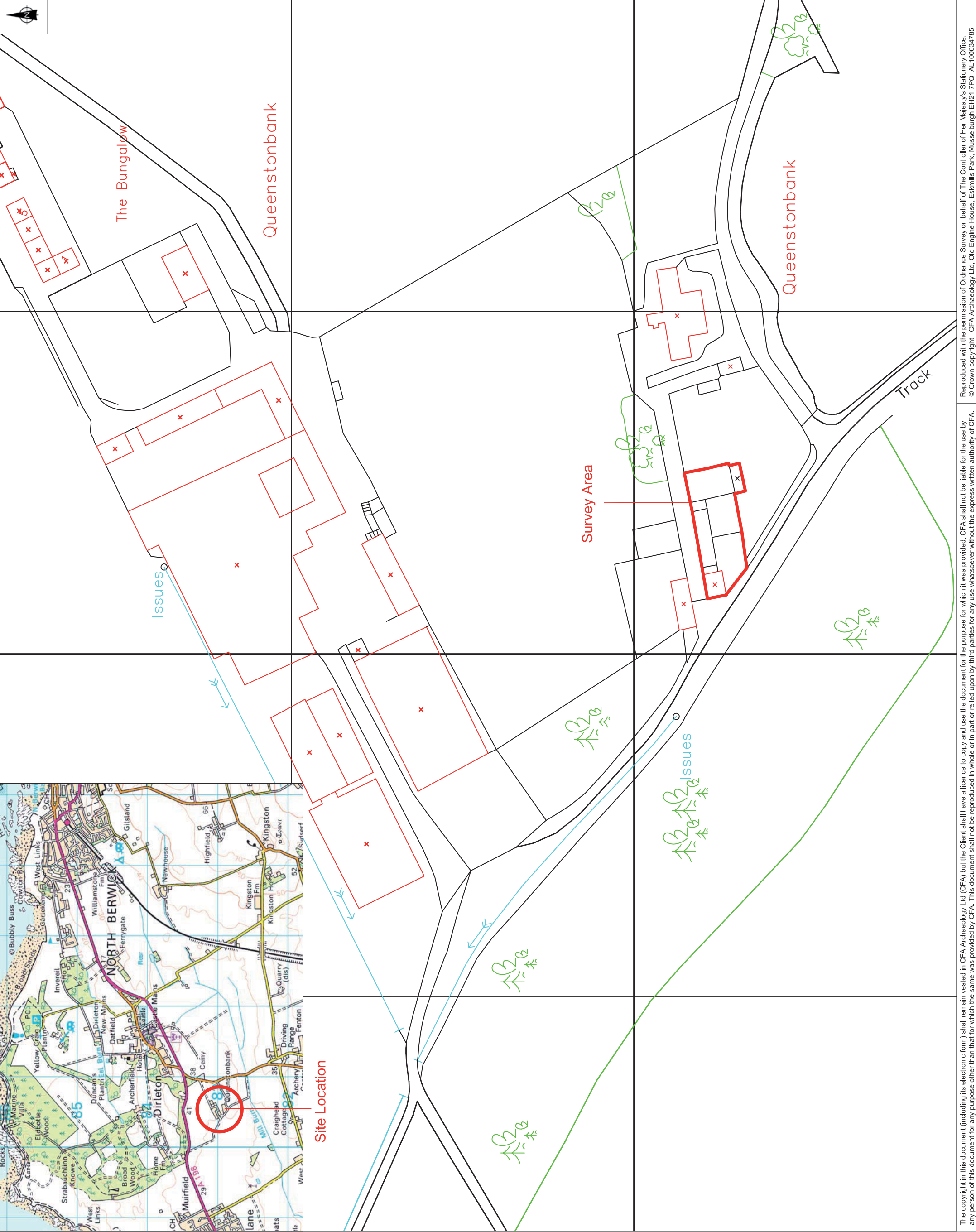
No.	Feature	Location
1	Blocked off doorway	B1, E. Elevation
2	Open doorway	B1, E. Elevation
3	Splayed window	B1, E. Elevation
4	Splayed window	B1, E. Elevation
5	Blocked off doorway	B1, E. Elevation
6	Remains of roof raggie incorporating red pantiles, above 1	B1, E. Elevation
7	Open doorway to B1 U2	B1, N. Elevation
8	Splayed window, upper storey	B1, N. Elevation
9	Splayed window, ground floor	B1, N. Elevation
10	?Ventilation holes	B1, N. Elevation
11	Blocked off doorway, converted to window	B1, W. Elevation
12	Open doorway	B1, W. Elevation
13	Splayed window	B1, W. Elevation
14	Splayed window on upper storey	B1, W. Elevation
15	?Chimney	B1, S. Elevation
16	Partially bricked up hole in upper storey. ?Dovecot	B1, S. Elevation
17	Two paned window with steeply battered lintel	B1, S. Elevation
18	Raggie visible in wall dividing U1 and U2&3, probable location of stair	B1, U1 E. Elevation
19	Blocked off fireplace on upper floor, B1	B1, N. Elevation
20	Remains of brick surface	B1, U1, floor
21	Rail for sliding door over 7	B1, N. Elevation
22	?Blocked off fireplace	B1, U1, S. Elevation
23	Ceiling/Floor joists	B1, U1,U2 & U3
24	Cobbled, brick and concrete floor	B1, U2 & U3
25	Timber upright with metal fittings and chain	B1, U2, S. Elevation
26	Cistern	B1, U2, S. Elevation
27	Blocked off entrance.	B2, S. Elevation
28	Entrance to B2, U1	B2, S. Elevation
29	Dividing wall in yard, abuts B2	B2, S. Elevation
30	Entrance to B2, U1	B2, S. Elevation
31	Blocked off entrance	B2, S. Elevation
32	Roof raggie remains	B2, W. elevation
33	Blocked off gap incorporating partly collapsed stone built buttress	B2, W. elevation
34	Timber sill above low ?vent, bricked up.	B2, W. Elevation
35	Entrance to passage between B1 and B2 leading to yard	B2, N. Elevation
36	Buildings 1 and 2	B1 & B2, N. Elevation
37	Wood framed hatch	B2, U1/U2
38	Wall footing	B2, U1
39	Orthostat	Yard
40	Garden wall	

APPENDIX 4 DES ENTRY

LOCAL AUTHORITY:	East Lothian
PROJECT TITLE/SITE NAME:	Queenstonbank Farm, Nr Dirleton East Lothian. Historic Building Appraisal
PROJECT CODE:	QUEF
PARISH:	Dirleton
NAME OF CONTRIBUTOR:	S Mitchell
NAME OF ORGANISATION:	CFA Archaeology Ltd
TYPE(S) OF PROJECT:	Buildings Appraisal
NMRS NO(S):	NT58SW
SITE/MONUMENT TYPE(S):	Historic Building
SIGNIFICANT FINDS:	N/a
NGR (2 letters, 6 figures)	NT 5057 8302
START DATE (this season)	March 2009
END DATE (this season)	March 2009
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A building appraisal was carried out Queenstonbank Farm on the remains of two derelict buildings prior to their proposed conversion to a modern dwelling. The buildings date to the early 19th century and were built to house agricultural implements with a bothy or foreman's office above. The earliest feature is a boundary wall, which later forms the northern elevation of Building 2. The south range, Building 1 was built soon after. The buildings are built of randomly laid sandstone with dressed surrounds and raised margins.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	East Lothian Council
ADDRESS OF MAIN CONTRIBUTOR:	CFA Archaeology Ltd, Old Engine House, Eskmills Park, Musselburgh, EH21 7PQ.
EMAIL ADDRESS:	smitchell@cfa-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS, Reports lodged with SMR and NMRS.



Key:



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Fig. No: 1	Revision: A
Title: Location Map	
Project: Queenstonbank Farm, Nr Dirleton, East Lothian Historic Building Appraisal Report	
Scale: 1:1000 @ A3	
Client: Queenstonbank Farm Ltd	Page No: LW
Drawn by: LW	

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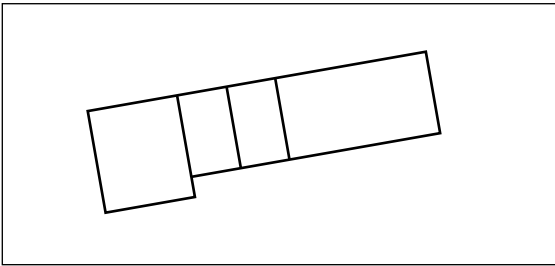


Fig. 2a - 1808, South range not built yet

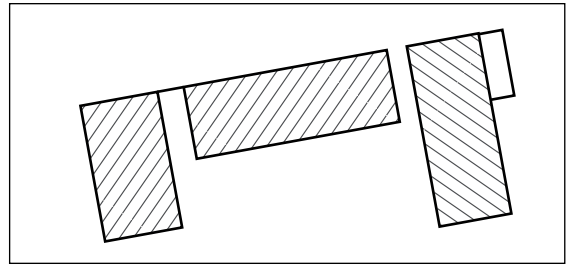


Fig. 2b - 1844

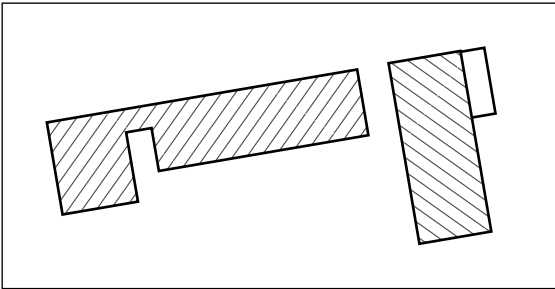


Fig. 2c - 1860-84

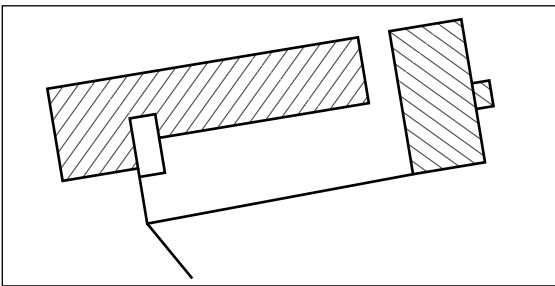


Fig. 2e - 1894, Ordnance Survey 2nd edition 25inch



Fig. 2d - Ordnance Survey 1st Edition, 1856

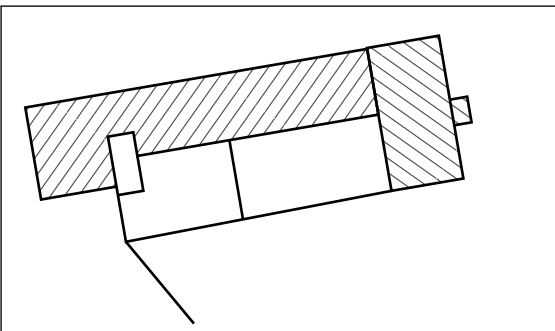


Fig. 2f - 1907, Ordnance Survey 3rd edition 25inch

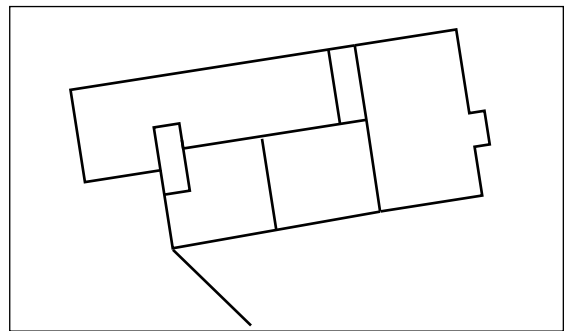


Fig. 2g - 1938, Ordnance Survey

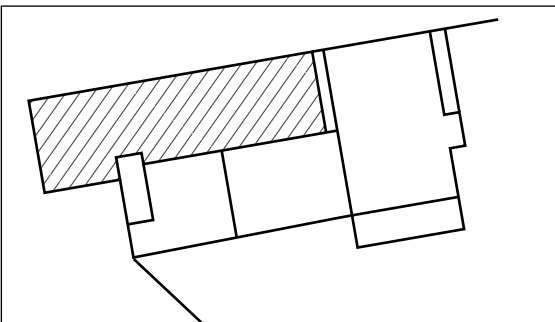


Fig. 2h - 1965 Ordnance Survey

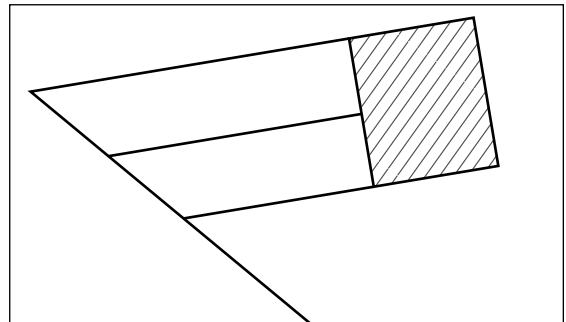


Fig. 2i - 1992 Ordnance Survey (1:1000)

Key:

Scale: NTS

Fig. No: 2 Revision: A Client: Queenstonbank Farm Ltd

Title: Historic Map Regression

Project: Queenstonbank Farm, Nr Dirleton, East Lothian.
Historic Building Appraisal Report



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Page No:

Report No:

1610



GROUND FLOOR PLAN



Fig. No:	3	Revision:	A	Project:	Queenstonbank Farm, Nr Dirleton, East Lothian. Historic Building Appraisal Report
Title:		Architects Floor Plan		Scale:	1:100 @ A3
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The Old Engine House Eskmills Park Musselburgh East Lothian, EH21 7PQ		The Old Engine House Eskmills Park Musselburgh East Lothian, EH21 7PQ		Drawn by:	
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Plate 1 - Building 1 & 2 north-facing elevation



Plate 2 - Building 1 east-facing elevation


Key:	Fig. No:	Revision: A	Client: Queenstonbank Farm Ltd	 CFA ARCHAEOLOGY LTD 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
	Title: Plates 1-2			
	Project: Queenstonbank Farm, Nr Dirleton, East Lothian. Historic Building Appraisal Report			
Scale:	Drawn by: LW		Page No:	Report No: 1610



Plate 3 - Building 1, west-facing elevation



Plate 5 - Building 1, attic interior south-facing elevation



Plate 6 - Building 2, north-facing elevation, Oblique view



Plate 4 - Building 1, Unit 2, Floor detail



Plate 7 - Passage between buildings 1 & 2



Plate 8 - Building 2, south-facing elevation

Key:

Fig. No:

Revision:

A

Client:

Queenstonbank Farm Ltd

Title:

Plates 3-8

Project:

Queenstonbank Farm, Nr Dirleton, East Lothian.
Historic Building Appraisal Report



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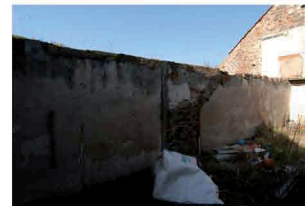
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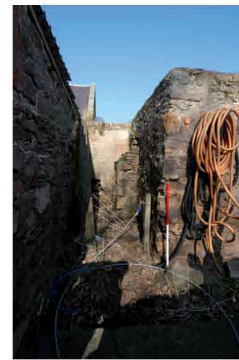
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