

CFA Archaeology Ltd

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Advice on Archaeology & Planning

Environmental Impact Assessment

Intpretation, Design & Display

Finds/ Environmental Analysis

Field Evaluation & Excavation

Historic Building Recording

Site & Landscape Survey

Geophysical Survey

**Primark Store, 91-93 Princess Street
Edinburgh
Elevation Recording
Report No. 1869**

CFA ARCHAEOLOGY LTD

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standard operating procedures.

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Illustrations & Plates (bound at rear)

1. INTRODUCTION

1.1 General

This report presents the results of a photographic survey undertaken by CFA Archaeology Ltd (CFA) in February 2011 on two gable walls during demolition undertaken in advance of construction of the new Primark Store, 91-93 Princess Street, Edinburgh (NGR NT 25240 73856, Fig. 1). A Written Scheme of Investigation (WSI) was produced by CFA. The WSI was approved in advance by the Archaeology Officer for City of Edinburgh Council Archaeology Service (CECAS).

1.2 Background

An architectural watching brief was carried out during the demolition of the Marks and Spencer Store (hereafter M&S) at No. 91-93 Princess Street. This was carried out in order to identify any architectural features relating to the earlier use of the site that may be preserved in the gables of No. 90 and 94 Princess Street. The basement levels (below street level) of the gables were lined with concrete and therefore featureless.

1.3 Objectives

The objectives of the archaeological work are:

1. To carry out a Level 1 (English Heritage 2006) photographic survey of the exposed gables following removal of the old M&S store.
2. To produce an illustrated data structure report on the survey results.

2. WORKING METHODS

CFA Archaeology Ltd follows the Institute for Archaeologists' (IfA) 1996 Code of Conduct, Standards and Guidance for Standing Building Recording.

Photographic surveys of the exposed gables flanking the demolition site were inspected when unimpeded access was available at each floor level. Photographs were obtained on the east and west-facing elevations of the gables. Measured sketches with relative dimensions and fabric detail were recorded using standard CFA architectural recording sheets.

CFA used a Digital Nikon D100 SLR to take 35mm digital photographs of the wall. Appendix 1 provides a list of the photographs taken. A set of digital thumbnail prints are bound at the rear of the report.

An industrial standard electronic distance measurer (EDM) used in reflectorless mode (REDM) linked to PENMAP provided critical measurements to create a wireframe outline of the west-facing gable. This created a template for photographic rectification using AutoCAD.

No formal desk-based assessment was required for the project but the Statutory List and relevant historical were examined to provide information on the relative age of the exposed gables.

3. Historic Scotland's Statutory List

An examination of the Historic Scotland on-line Statutory List provided the following information:

Statutory List No 88-90 Princes Street, (HB Number 29507- Group Cat. A)

Late 18th century with later 19th century additions. 4-storey and attic 6-bay block with shops built out at ground floor.

Statutory List No 94-96 Princes Street, (HB Number 43323 - Group Cat. A)

Late 18th century with early 19th century and 20th century shopfronts. 3-storey half-sunk basement and attic, 5-bay former classical tenement.

Maps

Robert Kirkwood's 1817 plan of the City of Edinburgh shows a block layout plan of 91-93 Princes Street but his depiction offers no useful architectural details on the buildings occupying the site.

The 1851 large scale Ordnance Survey map of Edinburgh depicts a block layout plan with an unnamed hotel on the site. The hotel backs onto an open courtyard with a pump. Rose Street South Lane is present but not named. All these buildings were cleared during later redevelopment of the site.

4. SURVEY RESULTS

4.1 West-facing gable (No. 90 Princess Street), Plate 1-2

The west-facing gable (Plate 1) is constructed of coursed sandstone blocks bonded with lime mortar. The first floor level fabric was partially masked by a cement render thus reducing definition of the stonework. The second floor level contains a raggle (lead flashing scar) for a pitched roofline with a slope angle of about 40° (**a**). Just below the third floor level is another raggle (**b**) with no corresponding side to form an apex. Immediately above raggle (**b**) is a blocked square feature (**c**) which is either a very neat repair or a window. The blocking material is red-brick. Feature (**d**) comprises the segmented relieving arch for a small fireplace that appears to have been inserted into the wall to serve the abutting building with the pitched roof, represented by feature (**e**). Feature (**e**) is a large pitched roof-raggle with a slope angle of about 50° and is associated with an abutting pitched-roof building. Feature (**f**) represents a break in construction and is associated with an earlier roofline of No. 90 Princess Street. The pitch has a slope angle of 60° with a squat chimney stack that has probably been reduced in size during the rebuilding of feature (**g**) situated above. Feature (**g**) represents the heightening of the gable which is constructed of coursed sandstone blocks which are much larger and of a better finish than the more roughly coursed build below. The present roofline has a moulded cornice at the base of the chimneystack and is asymmetrically pitched to accommodate attic dormer windows. On the south side of the roof there is a low ashlar pediment.

4.2 East-facing elevation (No. 94 Princess Street), Plate 3

On the second floor of the former M&S building two features were exposed on the east-facing elevation of No. 94 Princess Street (Plate 3). These comprise two chimney breasts with blocked fireplaces. Each chimney breast was exposed to a height of 2m high and was 1.5m wide. Both were advanced by 0.20m. They were constructed of random rubble and the blocked work in the fireplaces was red-brick (1m x 1m) in stretcher bond.

5. CONCLUSIONS

Three recognisable phases of construction can be seen on the west-facing gable of No. 90 Princess Street and these are summarised as follows:

Phase 1: Probably Late 18th-century, with a gable (**f**) constructed for a traditional town-house or tenement building with a Mansard-shaped roof-line for a four storey building without dormer windows.

Phase 2: Probably early 19th-century, with evidence for an abutting building with a pitched roof (**e**) without dormer windows.

Phase 3 Mid to late 19th-century major re-build (**g**) of the west-facing gable representing the addition of a new roof with dormer windows.

Two blocked fireplaces of probable 19th-century date were recorded on the east-facing gable of No. 91 Princess Street.

The results are in keeping with the relative construction dates cited in the Statutory List.

The project archive, comprising all CFA record sheets, maps and reports, will be deposited with the National Monuments Record of Scotland (NMRS) and copies of reports will be lodged with the Edinburgh City Council Sites and Monuments Record.

A summary statement of the results of this survey will be submitted for publication in *Discovery and Excavation in Scotland* (Appendix 2).

6. REFERENCES

English Heritage 2006 Understanding Historic Buildings: A Guide to Good Recording Practice.

IfA Building Standard 23 1996, 'Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.

Kirkwood. R 1817 This Plan of the City of Edinburgh and its Environs.

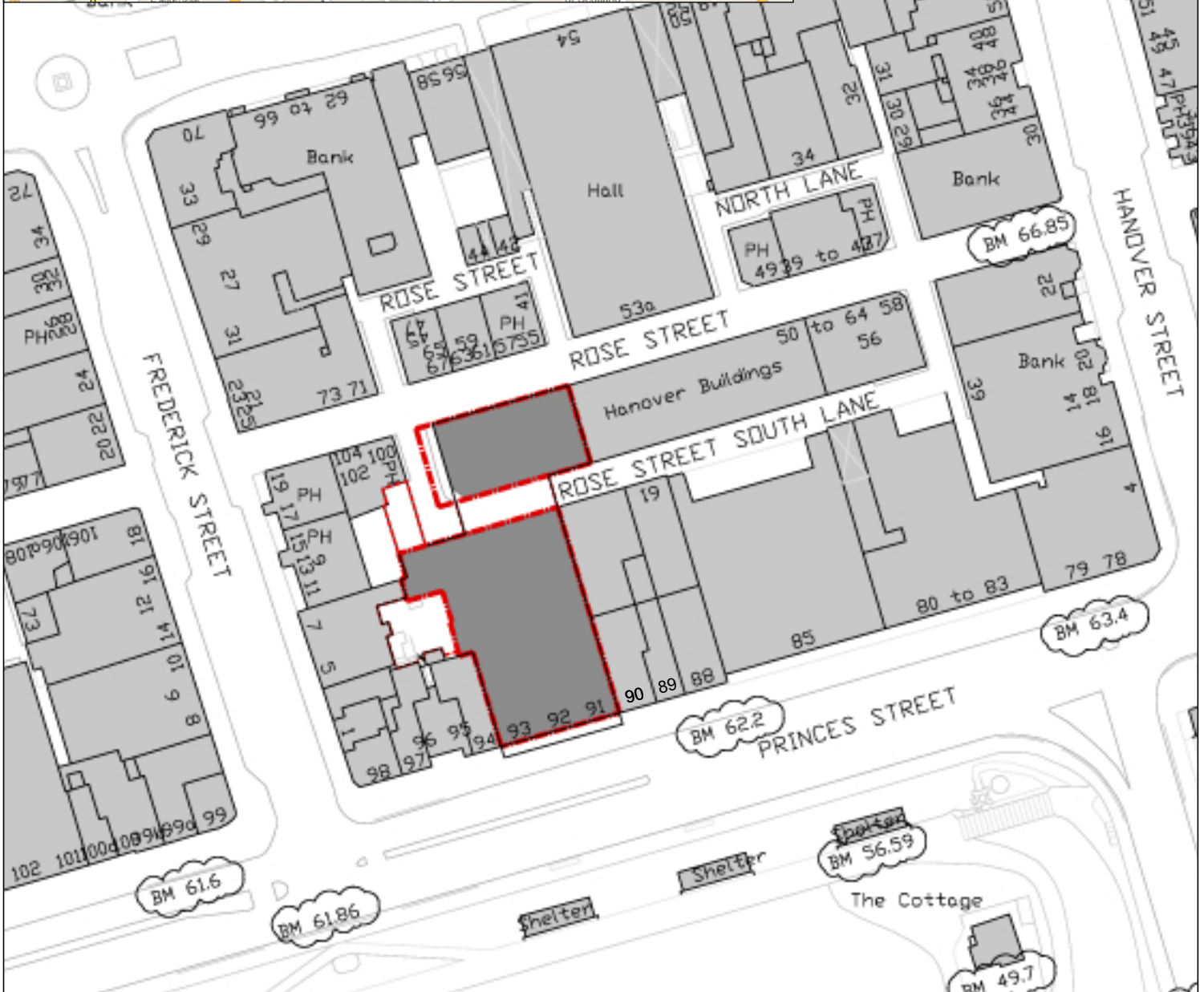
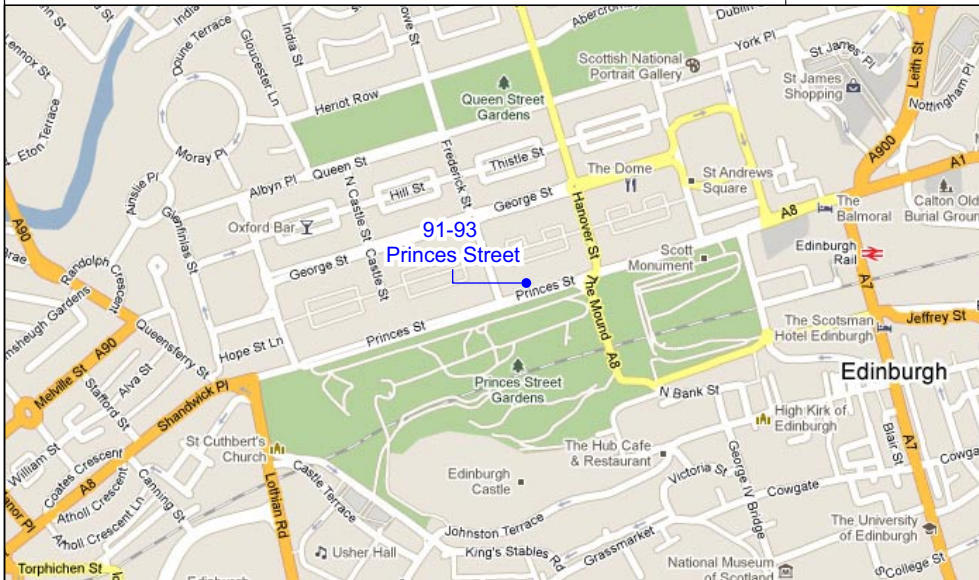
Ordnance Survey Town Plan of Edinburgh 1851 (south west part)
Scale: 1:1056, Sheet 29.

APPENDIX 1 DIGITAL PHOTOGRAPHIC REGISTER

Shot No.	Subject description	Facing	Conditions
1-18	General shots of the west-facing gable of No 90 Princes Street	East	Bright
19-21	General shots of the west-facing gable of No 90 Princes Street, upper roof level	East	Bright
22-24	General shots of the west-facing gable of No 90 Princes Street, at second floor level	East	Bright
25	General shot of the claded gable No 94, Princes Street east-facing	West	Bright
26-32	General shots of the west-facing gable of No 90 Princes Street, first floor level	East	Bright
33-35	General shot of the claded gable No 94, Princes Street east-facing, at street level	East	Bright
36-37	General shots of the west-facing gable of No 90 Princes Street, upper roof level	East	Bright
38-44	General shots of the west-facing gable of No 90 Princes Street, taken from street level	East	Bright
45	General shot of basement level below street level	South	Bright
46-52	General shots of the west-facing gable of No 90 Princes Street, taken at street level	East	Bright
53	General view of Edinburgh Castle taken from the site	South-west	Bright
54-55	General shot of the claded gable No 94, Princes Street, east-facing gable at ground and basement levels	West	Bright
56-59	General shots of the west-facing gable of No 90 Princes Street, taken at second floor level	East	Bright
60	Working shot of CFA archaeologist during the survey	North	Bright
61-62	General shots of the west-facing gable of No 90 Princes Street, with shop frontage from second floor level	East	Bright
63-64	General shots of the west-facing gable of No 90 Princes Street, looking up towards the chimney stack	Oblique	Bright
65	General shots of the west-facing gable of No 90 Princes Street, structural steel beams during demolition at second floor level	East	Bright
66-72	General shots of the west-facing gable of No 90 Princes Street, exposed roof lines above structural steel frame	East	Bright
73	General shot of the claded gable No 94, Princes Street showing the northern most blocked fireplace	West	Bright
74-75	General shot of the claded gable No 94, Princes Street showing the blocked fireplaces	West	Bright
76-77	General close-up detail of one of the blocked fireplaces on the gable No 94, Princes Street	West	Bright

APPENDIX 2: Discovery and Excavation in Scotland Entry

LOCAL AUTHORITY:	City of Edinburgh Council
PROJECT TITLE/SITE NAME:	Primark Site, 91-93 Princes Street, Edinburgh
PROJECT CODE:	PRIS
PARISH:	City of Edinburgh
NAME OF CONTRIBUTOR:	M Cressey
NAME OF ORGANISATION:	CFA Archaeology Ltd
TYPE(S) OF PROJECT:	Level 1 Building recording (photographic survey)
NMRS NO(S):	None
SITE/MONUMENT TYPE(S):	Buildings
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NT 32718 66915 (centred on)
START DATE (this season)	December 2010
END DATE (this season)	February 2011
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>A Level 1 standing building survey was carried out on the east and west-facing gables of No. 90 and 94 Princes Street which were both exposed during the systematic demolition of the former Marks and Spencer store that occupied the site. The west-facing gable of No. 90 Princes Street provided evidence three major architectural phases:</p> <p>Phase 1: Probably Late 18th-century main build, created for a traditional town-house or tenement building with a Mansard-shaped roof-line for a four storey building without dormer windows.</p> <p>Phase 2: Probably early 19th-century. Evidence for an abutting building with a pitched roof without dormer windows surviving as a roof raggle.</p> <p>Phase 3 Mid to late 19th-century major re-build of the west-facing gable representing the addition of a new roof with dormer windows.</p> <p>Two chimneybreasts each with a blocked fireplace were the only notable features recorded on the east-facing elevation (gable of No. 94 Princes Street.</p>
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	Commissioned by 3DReid on behalf of Primark Stores Ltd
ADDRESS OF MAIN CONTRIBUTOR:	Old Engine House, Eskmills Business Park, Musselburgh, EH21 7PQ
EMAIL ADDRESS:	cfa@cfa-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	NMRS/City of Edinburgh SMR



Key:
 Proposed development boundary



Fig. No: 1 Revision: A Client: Primark Stores Ltd.
 Title: Site Location of the Primark site
 Project: Standing Building Survey

Scale: 1:1250

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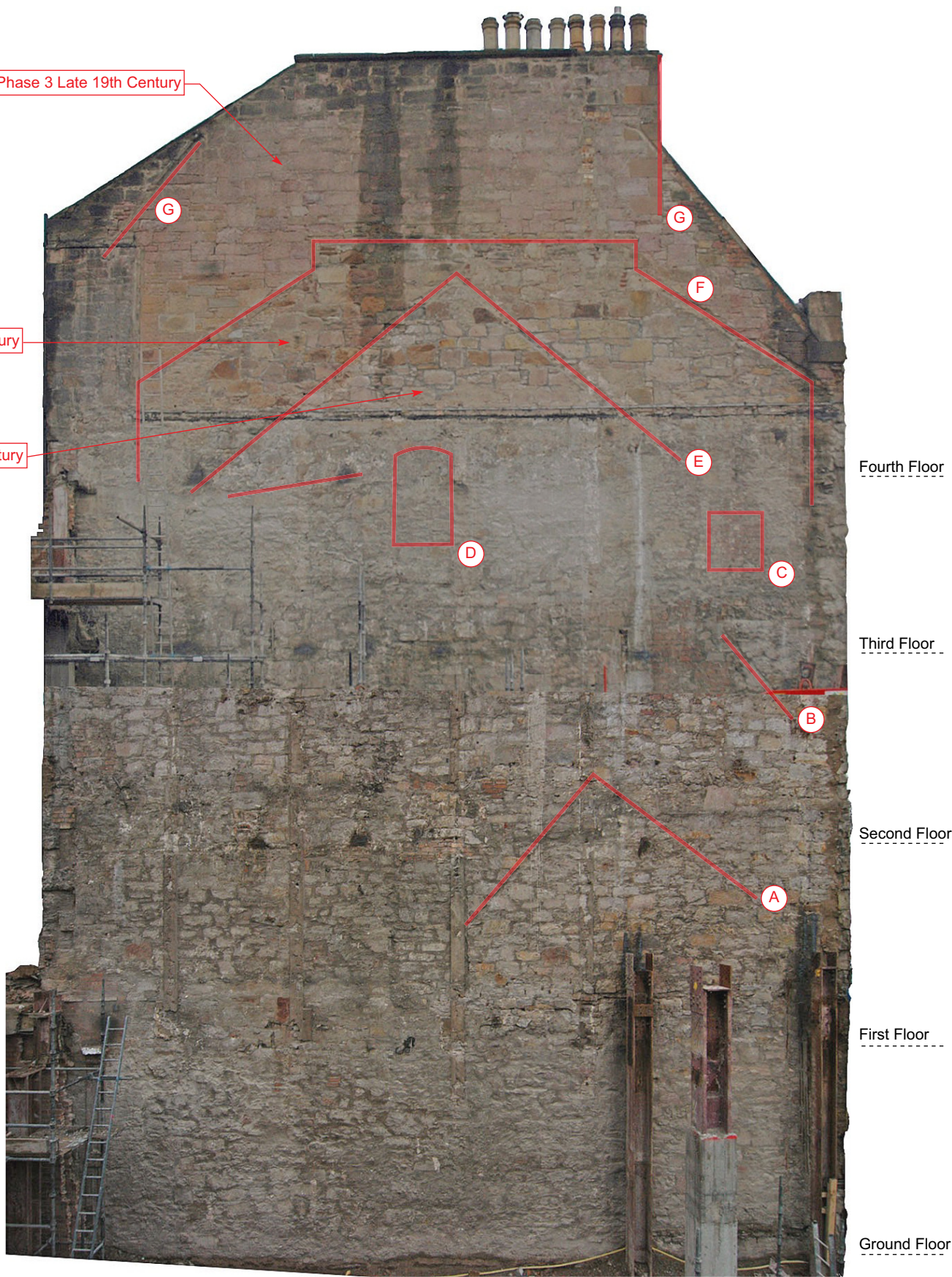


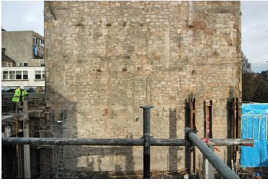
Plate 1 - Rectified west-facing elevation of 90 Princes Street



Plate 2 - General view of the west-facing elevation of 90 Princes Street at street level and basement level



Plate 3 - General view of the east-facing gable of 94 Princes Street at second floor level showing two blocked fireplaces. (right) detail of fireplace.



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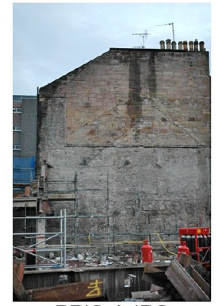
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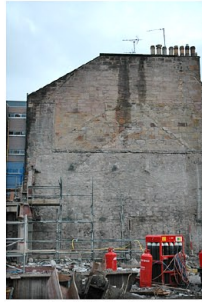
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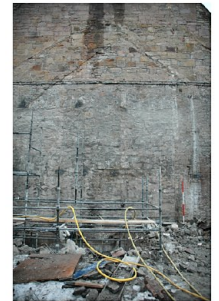
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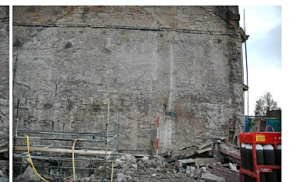
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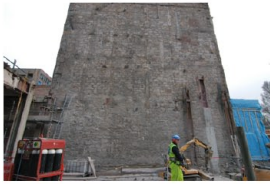
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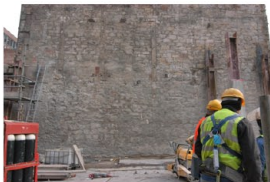
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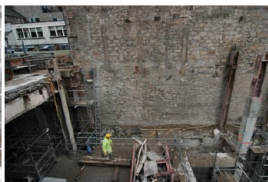
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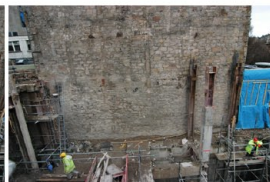
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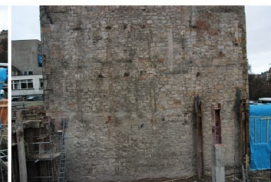
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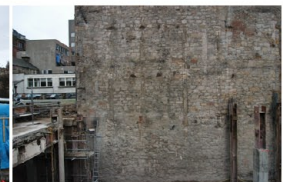
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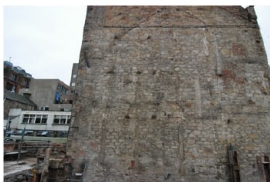
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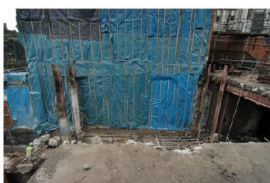
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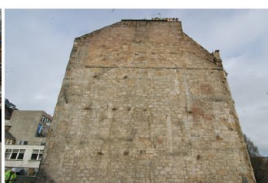
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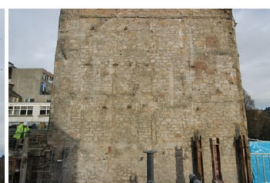
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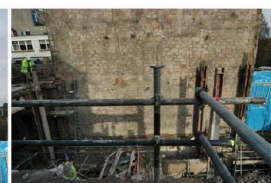
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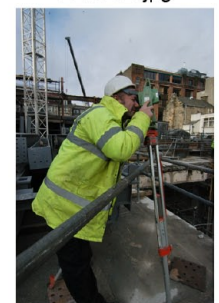
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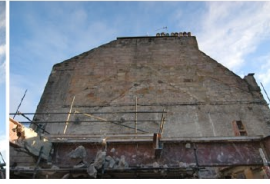
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