

NHRE11



JOHNSTON PRESS SITE, NEWHAVEN ROAD, EDINBURGH

Archaeological Impact Assessment

for Barratt East Scotland

11/02671/FUL

November 2011

**Archaeological Impact Assessment: Johnston Press Site, Newhaven Road,
Edinburgh (Planning Ref: 11/02671/FUL)
Headland Archaeology (UK) Ltd, 31 October 2011**

1. Introduction

- 1.1. This document is an archaeological impact assessment of a proposed development at the Johnston Press Site, Newhaven Road, Edinburgh. It has been commissioned by Barratt East Scotland and prepared by Simon Stronach of Headland Archaeology with input from Andrew Rule of Barratt.
- 1.2. The current application area is shown on a submitted drawing (ref E2516/L(-)03; attached as a pdf). A consultation response has been received from the City of Edinburgh Council Archaeology Service (CECAS) which advises the local planning authority (LPA) on archaeological matters (letter dated 26/8/11). This recommends that the proposed development be accompanied by an archaeological programme of works secured using a condition:

No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, reporting and analysis & publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

- 1.3. The consultation sets out the archaeological interest of the site as relating to an adjacent 'historic industrial milling complex of Bonnington', and to the fact that it overlies the 'site of the 18th century Stewartfield House and associated gardens'.
- 1.4. Geotechnical and environmental assessment has been undertaken for the development. The results are contained in a report by David R Murray & Associates (ref C9237/CIB/NJH, September 11). This impact assessment draws on the information in that report, as well as existing archaeological information relating to relevant sites, and historic mapping. Relevant historic maps are contained within the above report and are not reproduced here.

2. Archaeological & historic background of the application area

- 2.1. The proposed development area contains the former location of Stewartfield House (NMRS NT27 NE1585). The house was built around 1743 by the Mylnes of Powderhall and the name was given in 1746 after its purchaser, James Stewart (Harris 1996, 540). An unnamed structure is clearly visible in the location of the proposed development area on Roy's military survey of 1747-55 (pdf image attached). This appears to remain standing and was named as Stewartfield on the first detailed survey of the site (OS 1853). Elsewhere the proposed development area is shown as containing gardens relating to the house and what appears to be an orchard to the north.
- 2.2. A depiction of the front of the house is included in Grant (1882, Volume V, 104; pdf image attached). The house is depicted as a 3-storey substantial structure with central chimney and palladian porch. It appears to be of 18th century construction. The house stood, largely as first mapped but with the addition of some outbuildings, until sometime between the OS surveys of 1896 and 1908, when the site was cleared and driven through by a number of railway lines running northwest to southeast. On historic mapping the lines appear to be on embankments and occupy the western half of the proposed development area; the eastern half is unoccupied.
- 2.3. As shown on the 1931 OS map the eastern half of the proposed development area was developed with the construction of buildings, tanks and yards, presumably connected to the Bonnington Goods and Mineral Station to the north. By the time of the 1966 OS survey the railway and sidings have been dismantled. Depot buildings were constructed in the 1970s and 80s. Printing works were constructed on the site by 1991.
- 2.4. The site lies to the south of the settlement of Bonnington (named Bonningtoun on Roy's survey; pdf image attached). The map evidence shows no indication that industrial remains relating to this extended into the site prior to construction of the railway in 1931.

3. Character of deposits in application area

- 3.1. The Geotechnical and Environmental Assessment Report's Appendix D contains details of several phases of intrusive test pits and boreholes (Wimpey 1988, SKM 2005 & SKF 2010). That undertaken by Wimpey in 1988 preceded the construction of the Printing Works. The associated records present a comprehensive picture of deposits across the whole site (well over 50 test pits or boreholes have been undertaken over the different phases).
- 3.2. Although not intended to assess the archaeological potential of the site the number of test pits and boreholes, and the detailed records that accompanied them, provide a useful tool to assess the archaeological potential of the site.
- 3.3. In places (slightly less than 50% of all boreholes and test pits undertaken from 2005 on) buried topsoil is noted to survive above geologically clean deposits, usually sand. Where it survives the buried topsoil appears more deeply covered in the east of the site, closest to Newhaven Road (up to 2.2 m below current ground surface; Test Pit 1 Aitken Laboratories 14/10/2010). Further west toward the centre and west of the site buried topsoil is more typically around 1 m below current ground surface (Test Pit 11, Aitken Laboratories 12/7/11). Occasionally it is noted that this buried topsoil contains finds that appear to relate to 20th century development (as in Test Pit 11: clinker, wood treated with preservative) elsewhere more generically 'modern' finds are noted (brick, broken pottery & glass).
- 3.4. Above the buried topsoil, or geological deposits in those locations where this deposit does not survive, are a variety of dumped deposits with frequent notes of modern material. Some of this material obviously relates to recorded development of the site, for example railway sleepers (Borehole 02, Aitken Laboratories 26/10/10), and this modern material is occasionally noted immediately above geological deposits.
- 3.5. No borehole or test pit records contain note of encountering obstructions at low level. This implies that none have hit any foundations relating to buildings pre-dating the Printing Works.

4. Analysis of archaeological potential & value

- 4.1. Stewartfield House has a clear and documented date of construction. The proposed development area appears to have no elevated potential to contain any earlier, previously unrecorded archaeological remains.
- 4.2. As a mid-18th century structure with associated gardens, Stewartfield would have had an intrinsic cultural value had it survived. Surviving structures of similar date in Edinburgh's suburbs, such as Gayfield House, can be Category-A listed (Historic Scotland Statutory List).
- 4.3. Stewartfield House and any associated gardens were cleared to make way for development in the earlier 20th century. Site investigations have shown that buried topsoil survives on the site, and that this contains material likely to derive from 20th century development. In other locations this material can be found directly above geological deposits. This suggests that 20th century development will have resulted in disturbance of both the former topsoil and clearance of any above-ground elements of Stewartfield House and surrounding gardens. It is predicted that no above ground features will have survived 20th century development.
- 4.4. The site's most recent development (for the Printing Works) involved a substantial concrete pad, slab and beam foundations built off an extensive network of piling (extending down some 12-18 m to existing rock formation).
- 4.5. It is possible that, given the survival of buried topsoil in some parts of the development area, sub-surface features cut into underlying geological deposits could survive. For example, there is a possibility that former basement levels associated with Stewartfield could survive infilled with 20th century demolition material; although the boreholes and test-pit logs contain no evidence that is suggestive of this. There may have been some other sub-surface features associated with the gardens, such as tree-pits, drains etc that could have survived 20th century development.
- 4.6. The archaeological value of any such surviving remains lies principally in their potential as sources of additional information to that already recorded concerning Stewartfield House. Given that records relating to the house include contemporary depictions and maps it is not considered likely that the re-exposing of any elements of the basement, should they

survive, would provide any significant additional information. The same is true for any deeply cut garden features (such as tree-pits, drains etc.). Any deposits associated with such features are likely to be related either to 20th century clearance, or other secondary sources, and are not considered to have intrinsic value in their own right.

5. Impacts of the proposed development

- 5.1. The proposed development includes construction of several units of housing as shown in the attached drawing. A detailed foundation plan is not currently available. However, preliminary information (Andrew Rule, Barratt East Scotland) suggests that foundations will be piled.
- 5.2. The development will not result in any bulk excavations on the site, due to the level of contamination, and the costs this would entail. Areas of buried topsoil and underlying geological deposits will therefore remain largely intact.
- 5.3. Should elements of Stewartfield House or any other features survive they may be subject to direct impacts from piling itself, and possibly associated excavation where overburden is not deep.



6. Conclusions

- 6.1. The site has been subject to extensive development throughout the 20th century, from the construction of the railway to that of the Printing Works. Given the scale of modern development and the results of Site Investigations, which suggest disturbance throughout the soil profile and an absence of buried foundations, it is predicted that any remains that have survived will not offer any value, beyond what has already been documented about Stewartfield House.
- 6.2. The proposed development will not result in bulk excavation of the site. Areas of buried topsoil, and underlying geological deposits, will remain largely intact.
- 6.3. For the above reasons it is recommended that no further archaeological work is undertaken in connection with the proposed development.

7. References

- David R Murray & Associates Proposed Development at 7-9 Newhaven Road, Edinburgh: Site Investigation Report (Sept 2011: Ref C9237/CIB/NJH)
- Harris S 2002 *The place-names of Edinburgh*.
- Historic Scotland Statutory List, HB Number 29263: Gayfield House – Supplementary Information.
- NMRS NT27 NE1585; Stewartfield House
- NMRS NT27NE 393; Mills, Granary
- Ordnance Survey 1853 *Edinburghshire* 1:1056.
- Ordnance Survey 1876 *Edinburghshire* 1:1056.
- Ordnance Survey 1895 *Edinburghshire* 1:500.
- Ordnance Survey 1896 *Edinburghshire* 1:2500.
- Ordnance Survey 1908 *Edinburghshire* 1:2500.
- Ordnance Survey 1914 *Edinburghshire* 1:2500.
- Ordnance Survey 1931 *Edinburghshire* 1:2500.
- Ordnance Survey 1944-48 1:2500.
- Ordnance Survey 1955-64 1:2500.
- Ordnance Survey 1966-78 1:1250.
- Ordnance Survey 1944-48 1:2500.
- Ordnance Survey 1977-87 1:1250.
- Ordnance Survey 1987-92 1:1250.
- Ordnance Survey 1991 1:1250.
- Roy W *Military Survey of Scotland 1747-55* (NLS Maps website)

Notes:

-  Commercial Units
-  Bins
-  Bikes
-  Affordable Units



Date	No	Description

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Project:
Residential Development
Johnston Press Site, Newhaven Road
Barratt East Scotland

Title:
Site Plan

Scale: 1:500 (A1)	Date: Dec 10
Drawn: LF	Computer File: E2516XR
Drawing No: E2516/L(-)03	Rev: D



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Top Right depiction of Stewartfield (Cassell p104)



Roy 1747-55 (© National Library Scotland)



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