

# CFA ARCHAEOLOGY LTD

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Author:	Date
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**Orroco Pier Hotel W Extension,  
South Queensferry  
Standing Building Recording**

**Survey Report: No. 1379**

## **CONTENTS**

1.	Introduction	3
2.	Methodology	4
3.	Desk-based survey results	5
4.	Standing building survey results	7
5.	Discussion	10
6.	Conclusions	11
7.	Recommendations	11
8.	References	11

## **Appendices**

Appendix 1:	Photographic Record	13
Appendix 2:	DES Entry	14

## **Figures (bound at rear)**

1. General location map
- 2a-c. Historic map regression
3. West-facing elevation architectural details
4. North and west-facing architectural details

Plates (bound at rear and described in Appendix 1)

# **1. INTRODUCTION**

## **1.1 General**

- 1.1.1 This report presents the results of a Standing Building Recording Survey carried out on a gap-site adjacent to the Orocco Pier Hotel, 17 High Street, South Queensferry (NT 1298 7837, Fig 1) by CFA Archaeology Ltd on behalf of Kerr Blyth Associates Ltd. The work was undertaken during September 2007 at the request of Mr John Lawson, of City of Edinburgh Council Archaeology Service (CECAS). The level of building survey required comprised both Level 1 and 2 as defined by English Heritage (2006). An archaeological evaluation encompassing 5% of the development will form the subject of another report.
- 1.1.2 The proposed development site is currently a derelict parcel of land roughly rectangular in shape and enclosed on three sides by buildings. The mean high water mark of the River Forth delineates the north side of the plot. The development will include the construction of an extension to the adjoining Orocco Pier Hotel. The site was formerly occupied by the Glenforth Distillery, established in 1843. Later the distillery was converted to a maltings. The building was demolished in 1939<sup>1</sup> following a fire.
- 1.1.3 The north elevation of the distillery was built on a sea wall, part of which still survives on the ground today. The east-facing internal elevation is still visible along with a rear north-facing elevation which appears to have been much reduced in height. In the south-west corner of the site there are further building remains, incorporating a doorway and return wall associated with a small vennel that led down from the High Street to the rear of an adjacent property.

## **1.2 Objectives**

- 1.2.1 The principal objectives of this work were as follows:
- to carry out an assessment of the building fabric through a Level 1 and 2 standing building recording survey that relate to the distillery buildings;
  - to provide an inventory of all features of archaeological significance including blocking work and features of architectural interest;
  - to provide a Data Structure Report (DSR) incorporating both elements of the work and to provide recommendations for further work if the results merit it.

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<sup>1</sup> The date of 1939 for the clearance of the site was provided by Mr Peter Wilson, owner of the Orocco Pier Hotel

## **2. METHODOLOGY**

### **2.1 General**

2.1.1 CFA follows the Institute of Field Archaeologist's Code of Conduct, Standards and Guidelines as appropriate.

2.1.2 The method of building recording for these particular levels of survey included the construction of a wireframe based on key features of the west-facing wall to provide a template for rectified photography. The Level 1 survey comprised photographic survey with measurements obtained for key sections and supported by appropriate descriptions. A list of all the photographs taken during the building survey is provided in Appendix 1. A draft entry for *Discovery & Excavation in Scotland* forms Appendix 2.

2.1.3 Standard Building Survey Recording forms were used to record different features such as fabric detail and blocking work.

### **2.2 Desk-based assessment**

2.2.1 A desk-based assessment was conducted prior to the fieldwork in order to collate information relevant to the historical development of the distillery. Sources consulted included:

- *National Monuments Record of Scotland (NMRS)*. All relevant records were checked and bibliographic sources followed up.
- *Early map coverage for the area*. An examination of all the Ordnance Survey 6" map editions was made, together with any other readily available cartographic information on pre-recent land use in the project area. Unpublished maps in the National Map Library were inspected.
- *Historical Documentary Search*. Readily available documentary sources held within the National Archive, including antiquarian accounts and parish descriptions, were checked for any relevant information.
- *Local history*. Readily available information on the local history of the site where relevant to the maltings buildings was sought.
- *Aerial photographs*. Aerial photographs taken between 1946 and 1977 were examined to identify any structural remains present within the site boundary.

### **3. DESK-BASED SURVEY RESULTS**

#### **3.1 NMRS**

- 3.1.2 The NMRS holds one record for the proposed development site. NMRS No. NT17 NW 82 names Glenforth Distillery and mentions that the hotel stands on the site of a former distillery. This is incorrect; the former Queensferry Hotel (now the Orroco Pier Hotel) adjoined the distillery and is a much earlier building. The entry also cites the Ordnance Survey Name Book of 1856 that records the following statement:

*‘ a large mass of buildings at the end of Gote Lane (now Hillwood Place) near the harbour, established in 1828 by the Glenforth Distillery Company. It manufactures 2000-2500 gallons weekly and gives constant employment to 13 men. It is the property of Mr R Wyld of Gilston, county of Fife.’*

#### **3.2 Cartographic sources**

- 3.2.1 Early map coverage predating the First Edition Ordnance Survey map of 1854 (Fig 2a) is at too small a scale to confirm the presence of any buildings predating the construction of the distillery. The First Edition map shows the position of the Glenforth Distillery with an irregular ground plan. The Second Edition Ordnance Survey map of 1890 (Fig 2b) shows a more regular layout and shows that the earlier gaps had been infilled. On this map, the distillery is depicted as ‘Malthouse’, implying that the distiller had gone out of use but was by this time malting grain for brewing. By the publication of the 1917 Third Edition map (Fig 2c) the buildings is depicted as ‘Malthouse (*disused*)’. On all three maps a small slipway is depicted on the north side of the building; this still survives today. Ordnance Survey maps published between 1947 to 2002 all show a gap where the distillery once stood.

#### **3.3 Historical sources**

- 3.3.1 Historical postcards (Plates 1 and 2) show the position of the distillery adjacent to the South Queensferry harbour. These are of architectural interest as the both show the distillery as a three-storey building with a continual sea wall at the base. This feature is partly still upstanding (Plate No.27)
- 3.3.2 An on-line database of Scottish distilleries records 1843 as the year of construction for the Glenforth Distillery, which contradicts the NMRS entry.
- 3.3.3 The New Statistical Account for 1834-45 mentions the following:

*‘For 2 years a distillery has been in operation here, under the firm of the Glenforth Distillery Company. It is on a small scale making 1700-2600 gallons weekly, but being fitted up in the most appropriate manner and skillfully managed. It provides spirit of the first quality. It gives employment to about 20 persons and adds constantly to the trade of the port and its imports and exports.’*

### 3.4 Aerial survey

- 3.4.1 Aerial photographs dating from between 1947 and 1977 all show the development area as a gap site. No walls or other structural remains associated with the distillery are visible.



Plate 1 Historical postcard showing the position of the Glenforth Distillery.

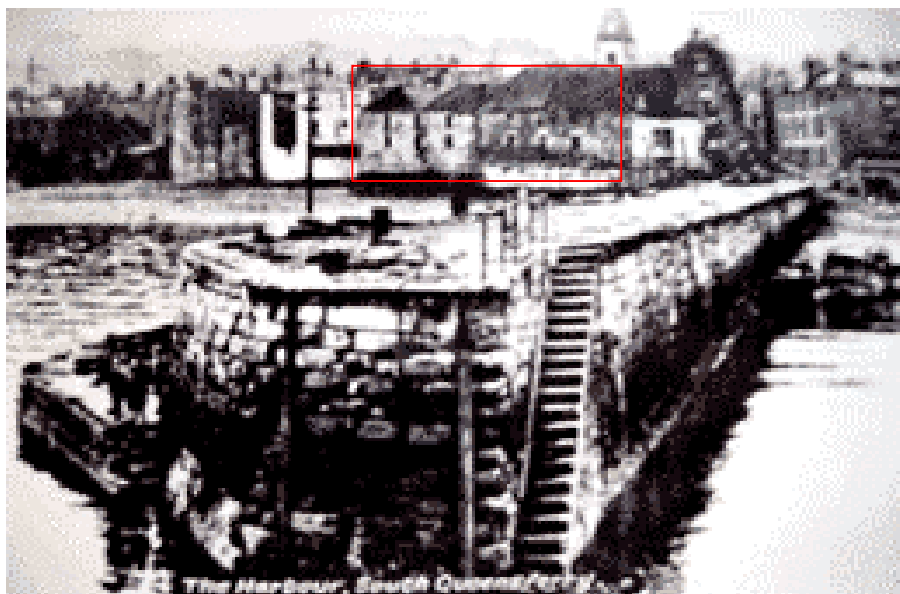


Plate 2 Historical postcard showing the Glenforth Distillery in the distance.

## 4 STANDING BUILDING SURVEY RESULTS

### 4.1 General

4.1.1 Upstanding elevations of the distillery buildings were recorded as follows:

Item	Defined level of recording work
West-facing Elevation	Level 2 recording
North-facing Elevation (including sea wall)	Level 1 recording
East facing Elevation	Level 1 recording

Table 1 Specific recording criteria for structural elements (English Heritage 2006).

4.1.2 Numbers in bold and parentheses relate to features shown on Fig 2. Copies of pall photographs are produced as Plates 3-36 and bound at the rear of this report; they are listed in Appendix 1.

### 4.2 West-facing elevation (Plates 5-11)

4.2.1 The west-facing elevation comprises the internal structural remains of the east end of the distillery building. The elevation measures 14.5m and stands to a height of 7.5m at its wall head. Originally the elevation extended northwards for a distance of c. 11m where it terminated at the corner shown on the site development area (inset on Fig 1).

4.2.2 The main construction materials are dressed sandstone blocks **(1)** (Plates 5-6) laid in regular courses. Seven floor joist sockets are visible **(2)** and range in size and average 0.35 x 0.20m. The lower socket at the northern end (Plate 11) appears to have been blocked up after the floor joist was removed. The brick panel **(3)** at the north end of the elevation has a small brick relieving arch towards the lower boundary with the stone work. It is not clear what this arch relates to. At the northern end of the elevation there are the remains of three rectangular windows **(4)**. The right-hand splayed ingos on each window are present.

4.2.3 Two features **(5)** and **(8)** are present which appear to be fireplaces but have unusual characteristics which suggest that this is not the case. The lower feature **(5)** has a wooden plank **(6)** forming a lintel surmounted by a brick relieving arch **(7)** of two courses. The back of the feature is not flush but slopes inwards to form a flue or vent. The feature above **(8)** is more square in form with a scar above it **(9)** where supporting material has been lost. Original plaster **(10)** is present on the back of the recess, and elsewhere on the elevation. It seems unlikely that these features held fireplaces. Feature **(5)** is well above the floor level, although feature **(8)** is in better position in relation to the third floor level. Ventilation outlets appear to be a better interpretation as both would have been on the exposed side of the building.

4.2.4 Four modern galvanised steel ventilation ports are present on the elevation **(11)**. Towards the south end of the elevation, immediately above the first floor level are two large slots measuring c. 1m by 0.12m and 0.06m deep **(12)**. Two

sets of wooden dooks are present suggesting that this feature is a scar from wall-mounted machinery. Two iron pipes (13) (5cm diameter) protrude from the wall, and have left a stain on the wall below. Just off mid-centre of the wall there is a distinct break in build (14). It is not clear why this should have arisen other than possibly representing discontinuity by different teams of builders.

4.2.5 Towards the bottom right-hand corner of the elevation there is a cast-iron waste water pipe (15a). Other fragments of pipe are present within the waste-ground in front of the elevation. This has been replaced recently by the plastic waste pipe at the base of the elevation (15b).

4.2.6 Extending upwards from the wall head is the gable and chimney stack of the Orocco Pier Hotel. This has been rendered with cement and scored to represent blockwork (16). Visible at the wall head to the right of feature 16, is a wooden-clad water tank (17). This is close to the crow-step gable (18) of the earliest part of the hotel that dates from the 16th century.

### **4.3 North-facing elevation (Fig 4a-b, Plates 21-22)**

4.3.1 At the base of the north-facing elevation is a retaining wall; this runs the length of the elevation and stands to a height of 1.7m (A). The north-facing elevation incorporates the rear wall (B) of a row of buildings fronting the High Street. The elevation is covered in wet-dash render, masking any significant structural details. A buttress (C) is present and this is possibly a partition wall contemporary with the distillery. Its stepped configuration strongly suggests that it has been created from a substantial partition wall. The west end of the elevation is of modern 20th-century construction (D). Also of interest is the position of corbels (E) which are on the same level as the west-facing elevation wall head. This suggests they may have supported tie-beams for the roof or the loft floor.

4.3.2 The north-facing elevation also includes the terminal end of the sea-wall (F) situated on the west side of the proposed development area. The existing portion of the sea-wall is 20.75m long and stands to a height of 4.4m.

### **4.4 East facing elevation (Fig 4c Plate 19-30)**

4.4.1 The east facing elevation is variable in height with the highest remains surviving at the south-west corner of the site. Here the remains of a blocked doorway (G) are present along with a section of return wall (H). The door has been blocked with common brick and measures 2.5m high and c. 1.2m wide. The blocked door is flanked by ashlar sandstone surrounds with droved margins. The nature of the stonework shows that the door opened out into a passage or vennel which ran up to the High Street. This feature probably relates to a vennel shown on the Ordnance Survey map (Fig 2a-c.), that ran between the Harbour Hotel and the shops that fronted the High Street.

4.4.2 Further northwards the wall has been reduced in height and is largely overgrown. Visible below the adjoining public house car park is a section of



wall that abuts the interior north elevation of the sea wall (Plate 31). Below the revetment wall is an irregular assortment of large flagstones that have been crudely consolidated by concrete. The flagstones possibly represent the remains of the original ground floor level. The advantage of a flagstone floor is twofold. Firstly the floor would have been impervious to damp from seepage of sea water through the base of the sea wall and secondly stone would have been fireproof.

- 4.4.3 The northern end of this elevation also includes a section through the sea-wall (Plates 27-28). This feature appears to have been designed with three distinct types of material although it is clear that some attempt at consolidation has been attempted in the past. The base of the wall incorporates large blocks of sandstone up to 0.5m in length and 0.35m high. Above the foundation course is a second build including more regular blocks of sandstone with tightly mortared joints. Above this mid-section is the parapet which is slightly tapering with a moulded semi-circular string course. This feature runs the length of the wall and is designed to break the force of waves reducing the risk of overtopping during bad weather.

## 5. DISCUSSION

- 5.1 Plates 3 and 4 depict the east and north-facing elevations of the distillery building. The window remains (4 on Fig 3) on the west-facing elevation conform to the fenestration visible on Plate 1, which shows six square-headed windows present.
- 5.2 The passage between the Harbour Hotel and the High Street shop front was in use during the lifetime of the distillery but was blocked in more recent times by the creation of a new extension to the row (Feature D on Fig 4a).
- 5.3 Formal access into the distillery would in all probability have been through a gateway close to the harbour, through what is now the Harbour Inn car park. The small cobbled ramp in front of the sea-wall, would have been for access to the beach rather than the distillery/malting building.
- 5.4 There is good agreement between the physical remains present on the west-facing elevation and those apparent on the historical photographs. The cartographic evidence also supports the physical evidence on the ground. The large rectangular footprint of the distillery building is represented in the archaeological record. Whether or not the large buttress present on the north-facing elevation is the remains of a partition wall that spanned the building is open to conjecture.
- 5.5 Given the rather scant building remains present on the site that survive from the distillery, there is sufficient evidence surviving to establish the precise extent of the building. What is lacking are internal details, which have sadly not survived since the site was cleared in 1939. Since that year, the site of the distillery has been a vacant plot.
- 5.6 The cartographic evidence shows that the building occupied the same footprint on a sea wall for well over 100 years. The capital investment in such a construction at that time must have been high judging by the quality of construction of the sea wall.

## 6. CONCLUSIONS

- 6.1 The standing building survey carried out at the Orroco Pier Hotel extension site has confirmed that the building remains of the distillery are in accord with the historical record. The precise footprint of the building will be established during a proposed evaluation.
- 6.2 Extant features on the west-facing elevation provide clear evidence for a three-storey building at the east end. The building was built with a north-facing sea wall, part of which is still upstanding. The remains of a now blocked doorway are present in the north-west corner of the site. This led to the rear of the Harbour Hotel.
- 6.3 On the west-facing elevation towards the sea-wall are the vestigial remains of a flag-stone floor. This flagstone floor would have provided a necessary fireproof environment for the distillery.

## 7. RECOMMENDATIONS

- 7.1 The Level 1-2 standing building recording surveys carried out at the site in conjunction with the desk-based survey provide sufficient information to preserve by record these architectural features before they are incorporated into the new development.
- 7.2 On the basis of the above, no further architectural recording work is required.
- 7.3 An entry in *Discovery and Excavation in Scotland* (draft as Appendix 2) is considered an appropriate outlet for the dissemination of this work. A copy of this report will be lodged with the NMRS and SMR according to normal CFA procedures.

## 8. REFERENCES

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

Gray H C (nd) *List of Distilleries in Date order of Foundation: Scotch Whisky Industry Record*(<http://www.dcs.ed.ac.uk/home/jhb/whisky/dists.html>)

New Statistical Account for 1834-45 *South Queensferry*

Ordnance Survey 1854 First Edition, Linlithgowshire Sheet II. 16

Ordnance Survey 1896 Second Edition, Linlithgowshire Sheet V.6

Ordnance Survey 1917 Third Edition, Linlithgowshire Sheet II.16

Aerial photographs consulted at the NMRS

<b>Sortie</b>	<b>Frames</b>	<b>Date</b>	<b>Scale</b>	<b>Lib</b>
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## APPENDIX 1: PHOTOGRAPHIC RECORD

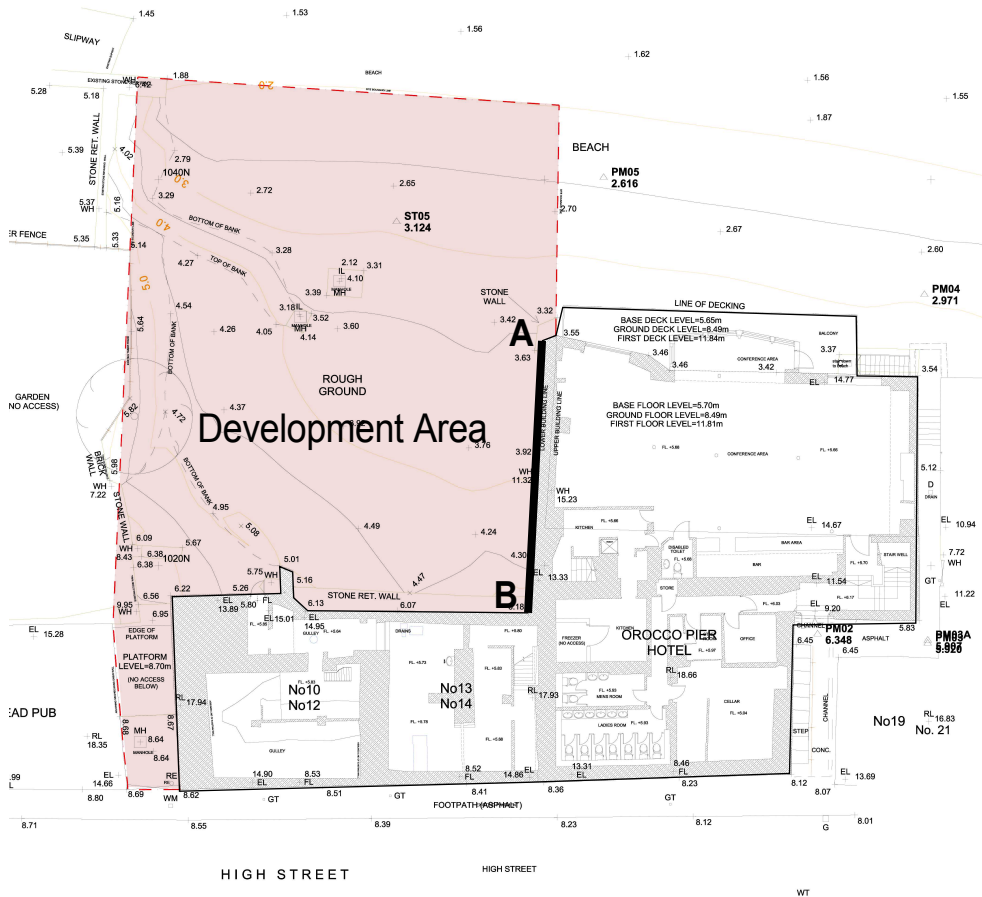
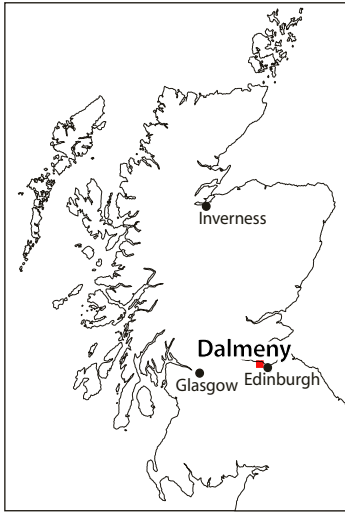
Image	Detail	Taken from
1-2	North-facing stub of the east-facing elevation	N
3-4	West-facing elevation, general shots	W
5-6	North-facing elevation, general shots	N
7	Partition wall, butress on the north-facing elevation	E
8	Partition wall, butress on the north-facing elevation	W
9-10	East-facing doorway on the SW corner of the site	E
11-12	North-facing elevation, return wall close to blocked door	N
13-14	Sea wall on north facing elevation, in section	E
15-16	Sea wall on north facing elevation, general shots	N
17-18	Overlapping shots of the sea wall	N
19-20	As above	N
21-22	As above	N

### Digital Photographic Record

Plate No	Description	Taken from
3	West-facing elevation stub in section	N
4	West-facing elevation stub in section	N
5	West-facing elevation, general shots	W
6	West-facing elevation, general shots	W
7-10	West-facing elevation, general shots	W
11-14	Vent features, oblique shots	SW
15	West-facing elevation, vent feature	S
16	West-facing elevation, slot feature with dooks	W
17	North-facing elevation, butress (base of)	E
18	North-facing elevation, west side of the buttress and wall foundations	
19-20	SW corner of the site showing blocked door	NE
21-22	North-facing elevation	N
23-24	Former vennel leading to the High Street	N
25-26	East-facing elevation with return wall H on Fig 4b	N
27-28	Stub of sea wall	E
29-30	Vestigial remains of the distillery floor	E
31	Distillery roofline on an adjacent building	NE
32-34	Orroco Pier Hotel and development site taken from the beach	
35	Distillery roofline on an adjacent building	NE
36-37	North-facing elevation, general shot	N

## APPENDIX 2: DES ENTRY

<b>LOCAL AUTHORITY:</b>	Edinburgh City Council
<b>PROJECT TITLE/SITE NAME:</b>	Orroco Pier Hotel, South Queensferry
<b>PROJECT CODE:</b>	SQUE
<b>PARISH:</b>	Dalmeny
<b>NAME OF CONTRIBUTOR:</b>	Dr M Cressey & Peter Rix
<b>NAME OF ORGANISATION:</b>	CFA Archaeology Ltd, Old Engine House, Eskmills Business Park, Musselburgh, EH21 7PQ
<b>TYPE(S) OF PROJECT:</b>	Standing Building Recording and Archaeological Evaluation
<b>NMRS NO(S):</b>	NT 17NW 82
<b>SITE/MONUMENT TYPE(S):</b>	Historic Building Remains
<b>SIGNIFICANT FINDS:</b>	N/A
<b>NGR (2 letters, 8 figures)</b>	NT 1298 7837
<b>START DATE (this season)</b>	September 2007
<b>END DATE (this season)</b>	September 2007
<b>PREVIOUS WORK (incl. DES ref.)</b>	None
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	A Level 1-2 Standing Building Survey was carried out on building remains associated with the 19th century Glenfoerth Distillery and maltings building close to the harbour at South Queensferry. The distillery was constructed in 1828 and cleared in 1939. These architectural remains combined with the historical record showed that the building was a three storey building built with a north-facing sea wall.
<b>PROPOSED FUTURE WORK:</b>	Archaeological evaluation
<b>CAPTION(S) FOR ILLUSTRS:</b>	None
<b>SPONSOR OR FUNDING BODY:</b>	Commissioned by Kerr Blyth Associates Ltd
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	As Above
<b>EMAIL ADDRESS:</b>	cfa@cfa-archaeology.co.uk
<b>ARCHIVE LOCATION (intended/deposited)</b>	Report Lodged with City of Edinburgh Council NMRS intended archive



Key:	Fig. No: 1	Revision: A	Client: Kerr Blyth Associates Ltd
	Title: General Location Map		
	Project: Orrocco Pier Hotel W Extension Survey Report: No. 1379		
Scale:			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
	Drawn by: PR	Page No:	

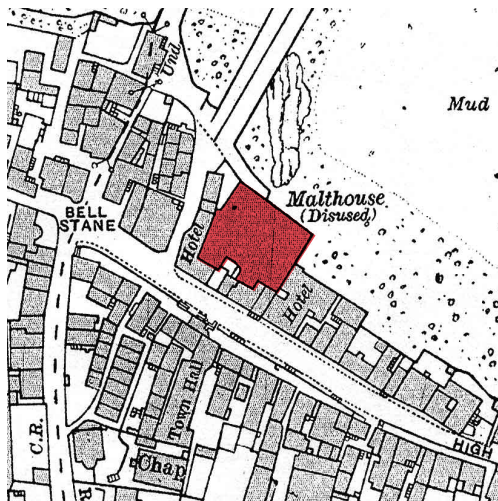




2a - 1st Edition Ordnance Survey map




2b - 2nd Edition Ordnance Survey map



2c - 3rd Edition Ordnance Survey map



Key:  
 Malthouse building footprint

Scale:

Fig. No: 2a -2c      Revision: A      Client: Kerr Blyth Associates Ltd

Title:  
 Historic map regression

Project:  
 Orrocco Pier Hotel W Extension  
 Survey Report: No. 1379



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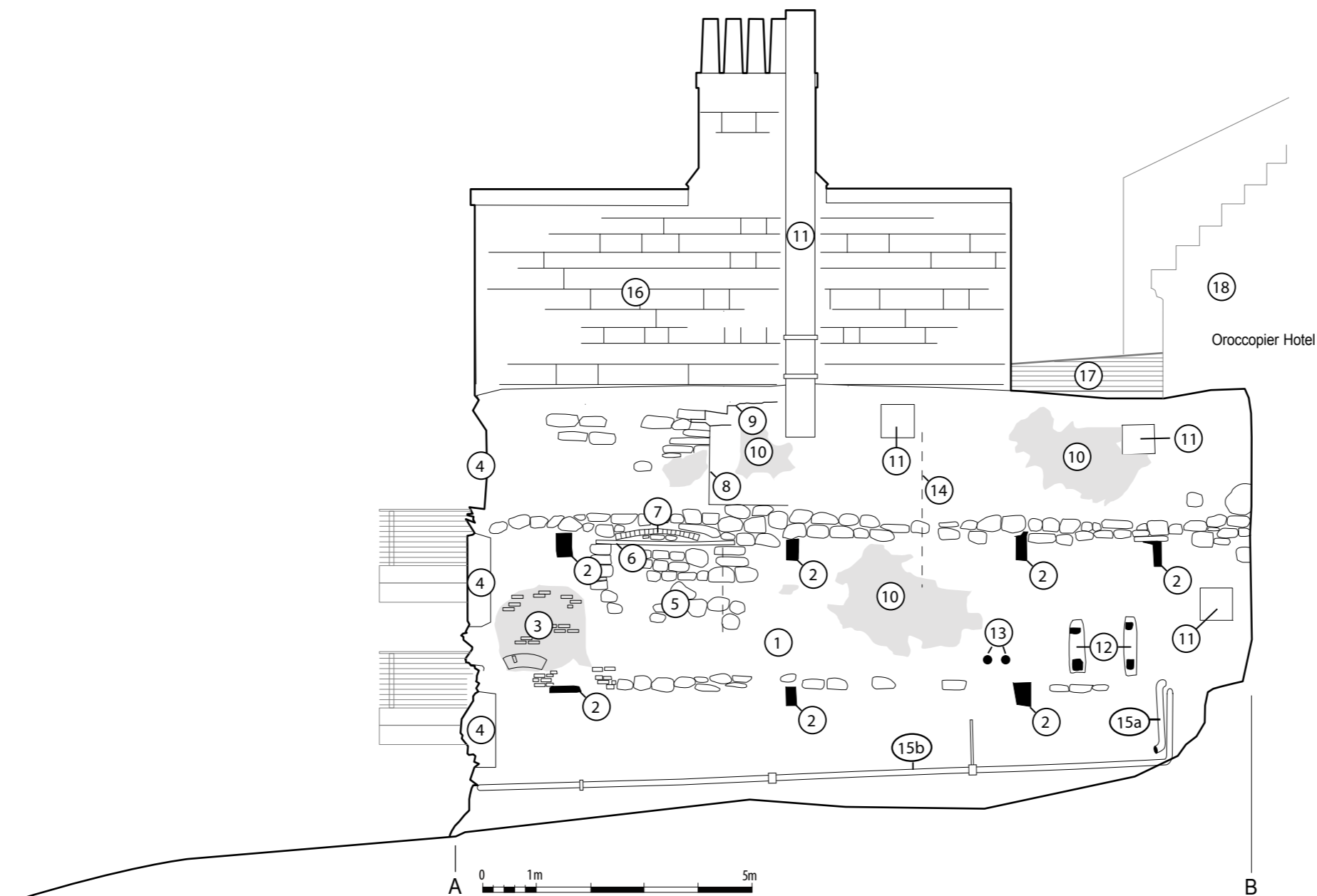
Page No:





IFA-registered archaeological organisation

Key:



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Fig. No:	<b>3</b>	Revision:	<b>A</b>
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Title:  
**West-facing elevation  
 architectural details**

Project:  
**Orroco Pier Hotel W Extension,  
 South Queensferry  
 Survey Report: No. 1379**

Scale:  
**1:100**

Client:  
**Kerr Blyth Associates Ltd**





Key:

- (A) Lower back wall
- (B) North facing elevation
- (C) Buttress
- (D) 20th Century extension
- (E) Corbels for roof support
- (F) Sea wall
- (G) Blocked door
- (H) Return wall
- (I) Interpolated roof lines

Fig. No: **4a - 4c** Revision: **A**

Title:  
**North and west facing  
 architectural details**

Project:  
**Orroco Pier Hotel W Extension,  
 South Queensferry  
 Survey Report: No. 1379**

Scale:

Client:  
**Kerr Blyth Associates Ltd**

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Fig 4a



Fig 4c

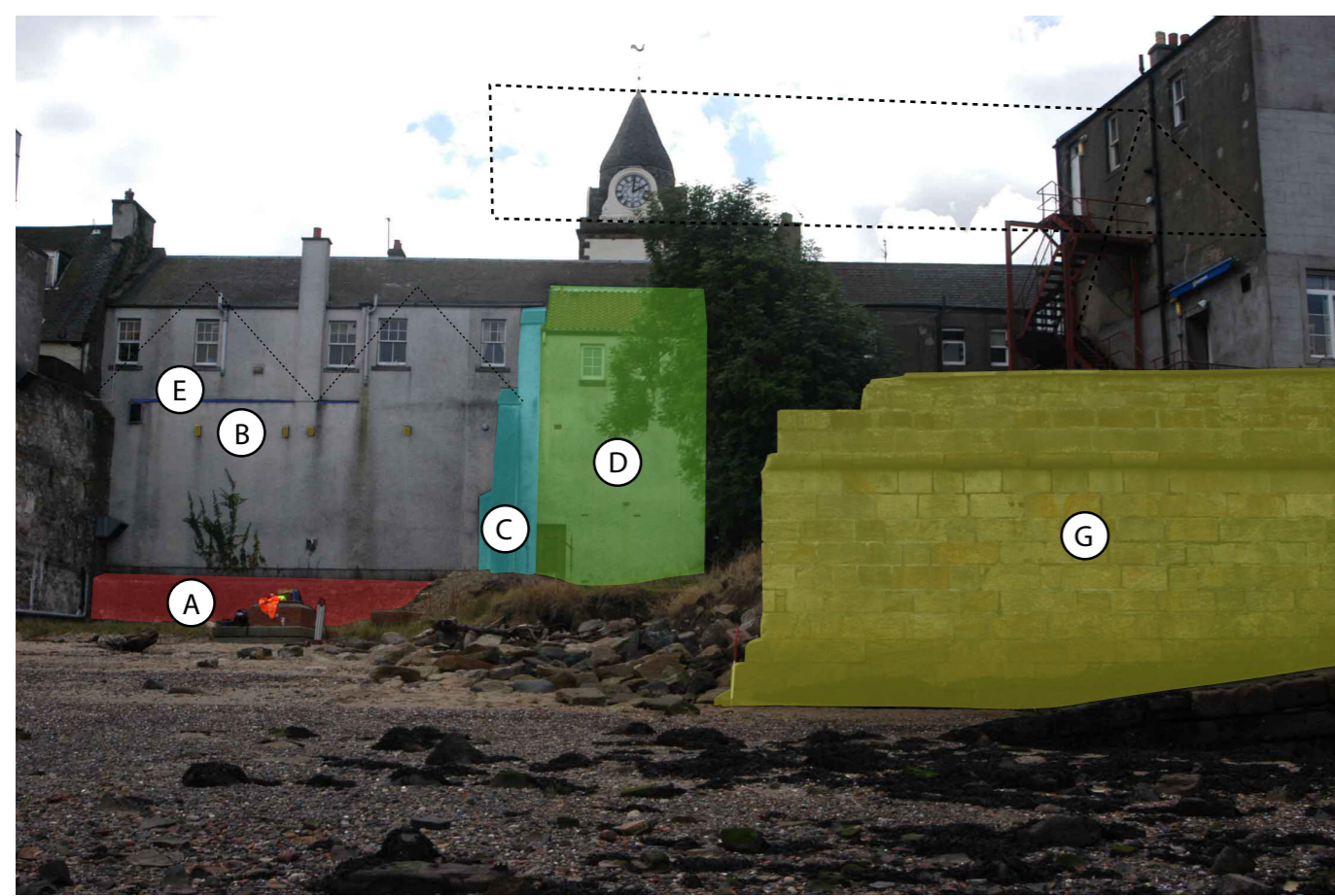


Fig 4b