

CFA Archaeology Ltd

archaeological consultants

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**

 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 | Mike Cressey HND BA MSc PhD FSA Scot MifA |
| Illustrator | Leeane Whitelaw BSc MAAIS |
| Editor | Bruce Glendinning BSc PgDip MIFA |
| Commissioned by | 3D Reid Architects' on behalf of Primark Stores Ltd |
| Date issued | March 2011 |
| Version | DRAFT |
| OASIS Reference | cfaarcha1-95861 |
| Planning Application No | Ref 10/01123/FUL |
| Grid Ref | NT 25240 73856 |

This document has been prepared in accordance with CFA Archaeology Ltd
standard operating procedures.

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

CONTENTS

| | | |
|----|-----------------|---|
| 1. | Introduction | 3 |
| 2. | Working Methods | 4 |
| 3. | Survey Results | 4 |
| 4. | Conclusions | 5 |
| 5. | References | 5 |

Appendices

| | | |
|----|--|---|
| 1. | Digital Photographic Register | 6 |
| 2. | Discovery and Excavation in Scotland Entry | 8 |

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.

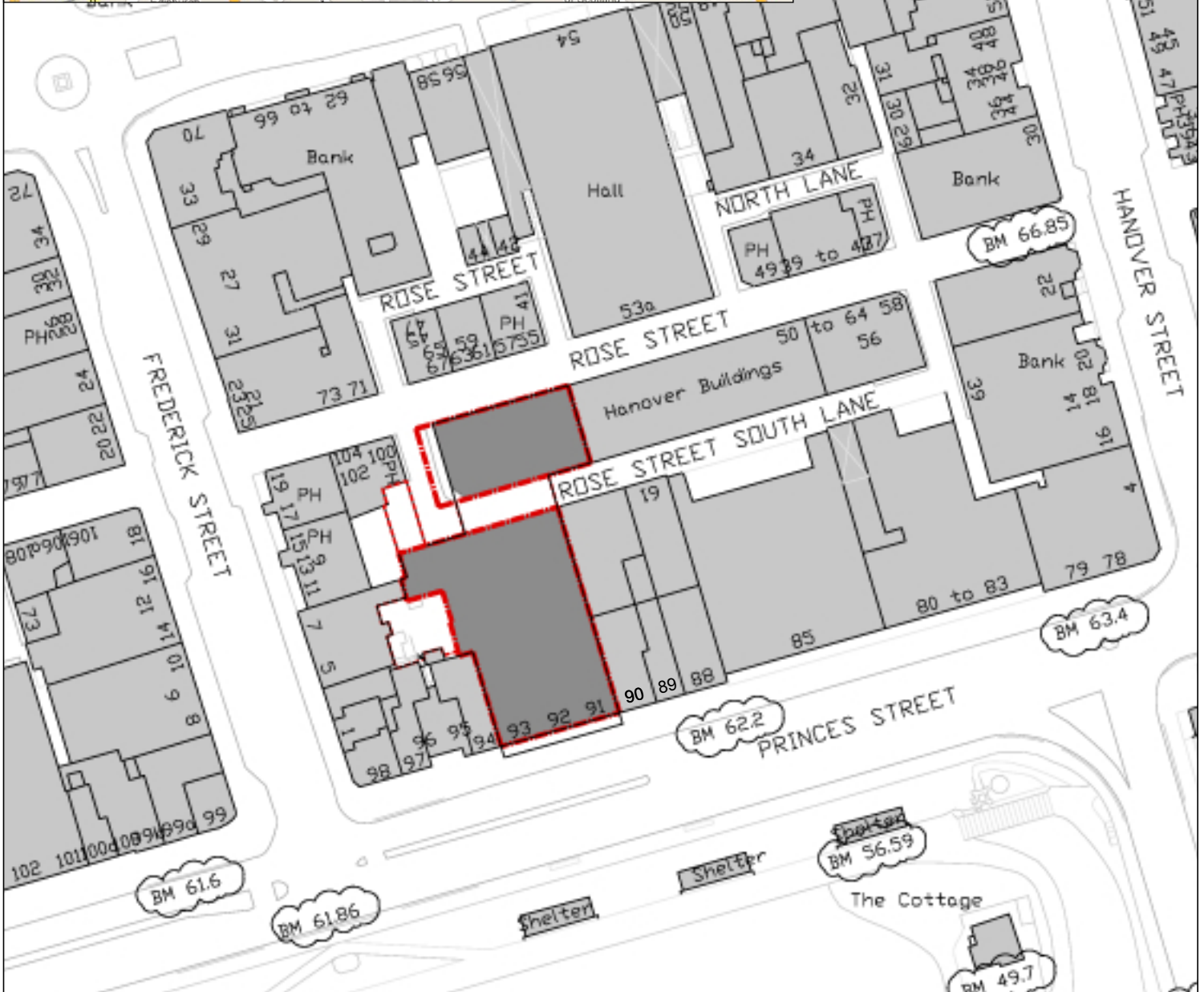
Ordnance Survey Town Plan of Edinburgh 1851 (south west part)
Scale: 1:1056, Sheet 29.

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

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: LW Report No: 1869

Key:

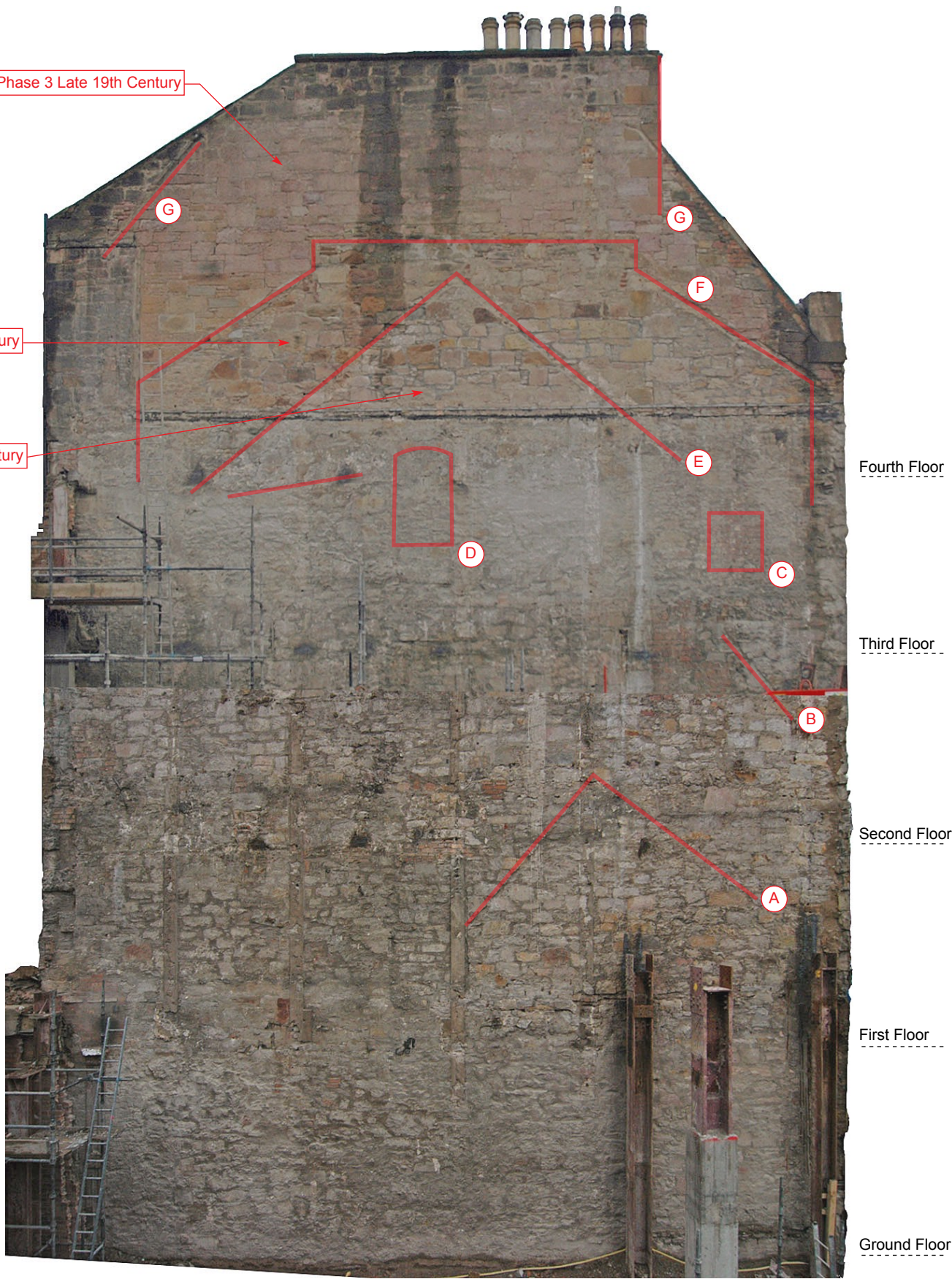


Plate 1 - Rectified west-facing elevation of 90 Princes Street



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.



PRIS_58.jpg



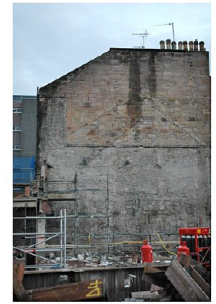
PRIS-1.JPG



PRIS-2.JPG



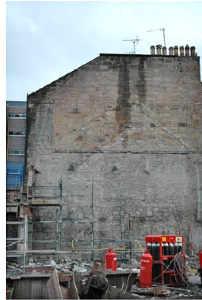
PRIS-3.JPG



PRIS-4.JPG



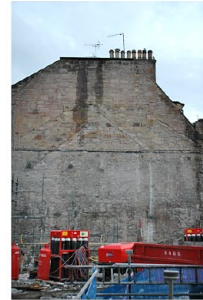
PRIS-5.JPG



PRIS-6.JPG



PRIS-7.JPG



PRIS-8.JPG



PRIS-9.JPG



PRIS-10.JPG



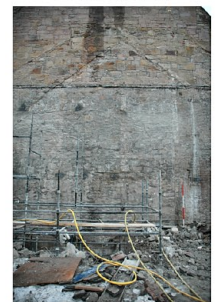
PRIS-11.JPG



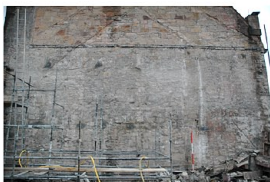
PRIS-12.JPG



PRIS-13.JPG



PRIS-14.JPG



PRIS-15.JPG



PRIS-16.JPG



PRIS-17.JPG



PRIS-18.JPG



PRIS-19.JPG



PRIS-20.JPG



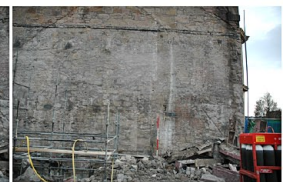
PRIS-21.JPG



PRIS-22.JPG



PRIS-23.JPG



PRIS-24.JPG



PRIS-25.JPG



PRIS-26.jpg



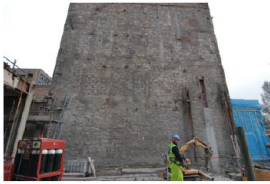
PRIS-27.jpg



PRIS-28.jpg



PRIS-29.jpg



PRIS-30.jpg



PRIS-31.jpg



PRIS-32.jpg



PRIS-33.jpg



PRIS-34.jpg



PRIS-35.jpg



PRIS-36.jpg



PRIS-37.jpg



PRIS-38.jpg



PRIS-39.jpg



PRIS-40.jpg



PRIS-41.jpg



PRIS-42.jpg



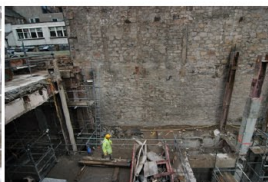
PRIS-43.jpg



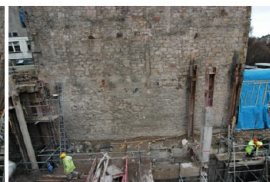
PRIS-44.jpg



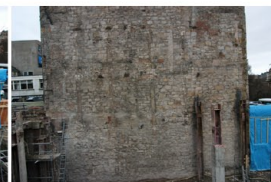
PRIS-45.jpg



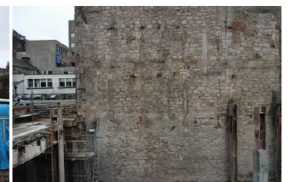
PRIS-46.jpg



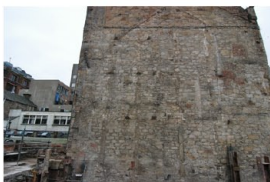
PRIS-47.jpg



PRIS-48.jpg



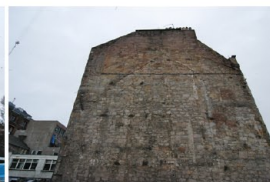
PRIS-49.jpg



PRIS-50.jpg



PRIS-51.jpg



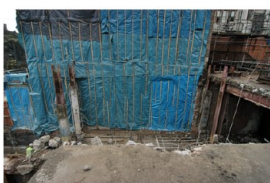
PRIS-52.jpg



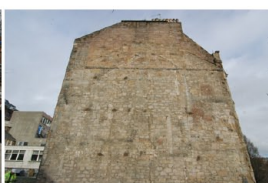
PRIS-53.jpg



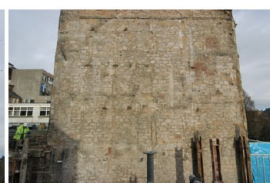
PRIS-54.jpg



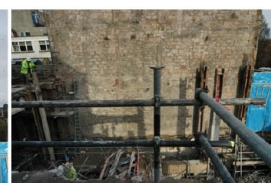
PRIS-55.jpg



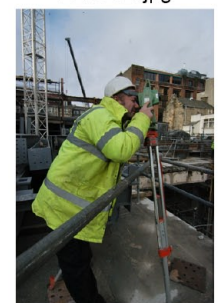
PRIS-56.jpg



PRIS-57.jpg



PRIS-59.jpg



PRIS-60.jpg



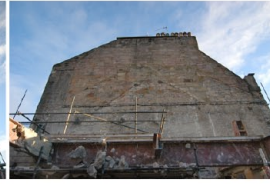
PRIS-61.jpg



PRIS-62.jpg



PRIS-63.jpg



PRIS-64.jpg



PRIS-65.jpg



PRIS-66.jpg



PRIS-68.jpg



PRIS-69.jpg



PRIS-70.jpg



PRIS-71.jpg



PRIS-72.jpg



PRIS-73.jpg



PRIS-74.jpg



PRIS-75.jpg



PRIS-76.jpg



PRIS-77.jpg