

OLDC12



OLD COATES HOUSE, 32 MANOR PLACE, EDINBURGH

Building Recording and Monitoring

for St Mary's Cathedral

12/00/689/FULLBC

November 2012

OLD COATES HOUSE, 32 MANOR PLACE, EDINBURGH

Building Recording and Monitoring

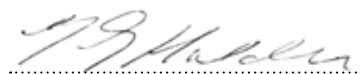
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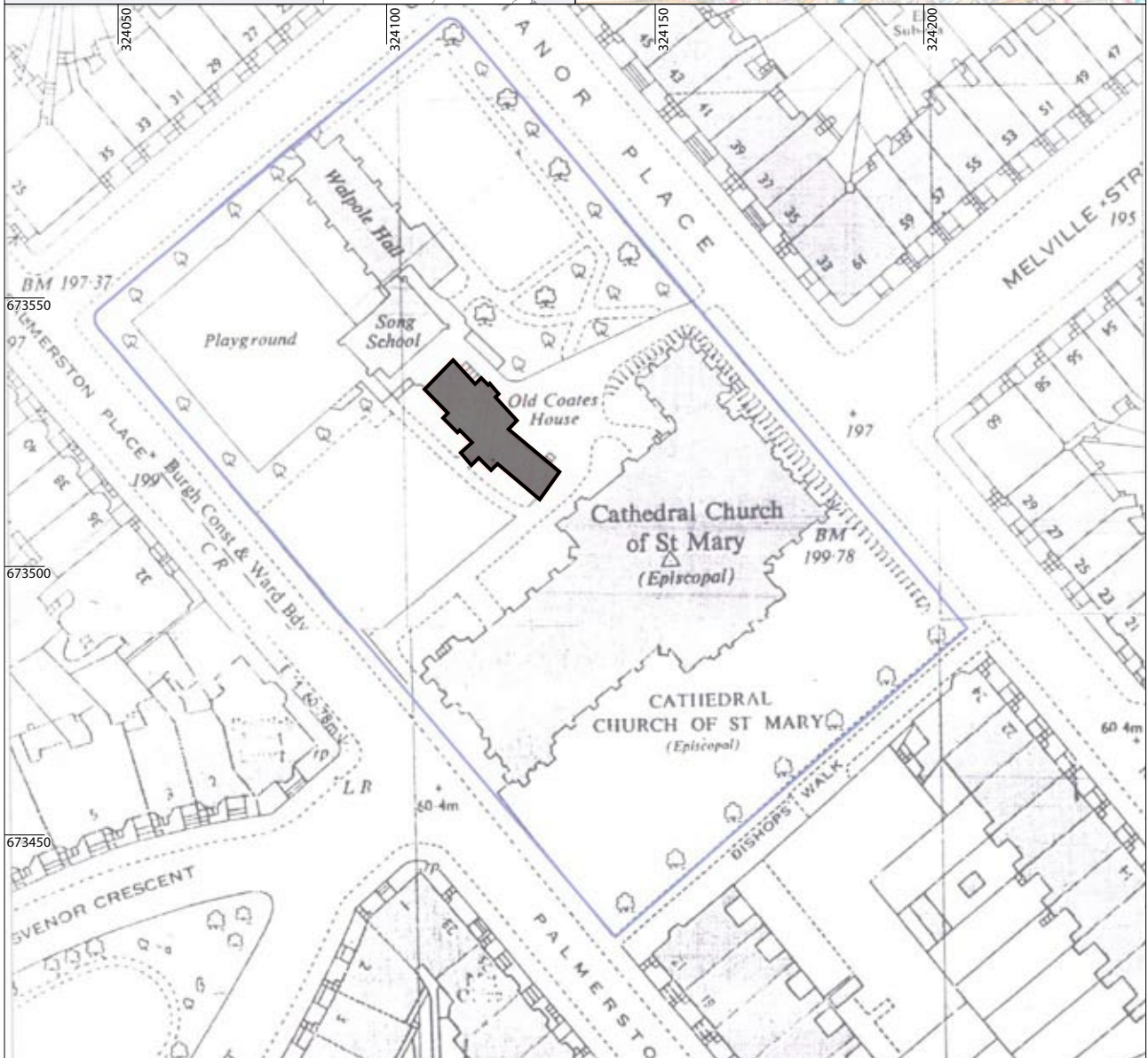
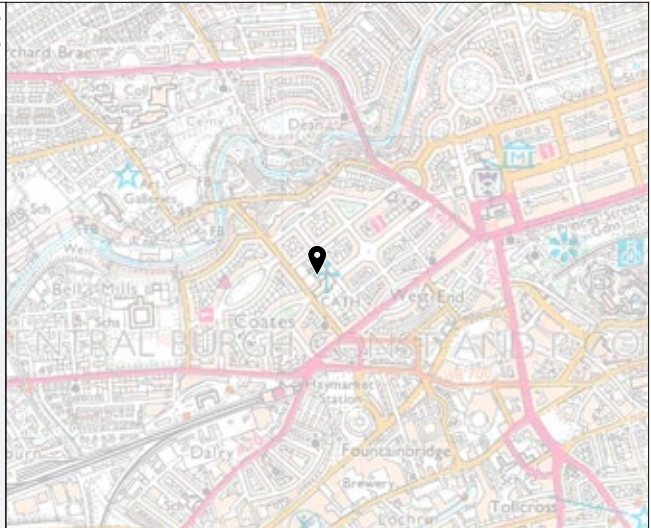


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Scale 1:1,250 @ A4



Illus 1

Site location

OLD COATES HOUSE, 32 MANOR PLACE, EDINBURGH

Building Recording and Monitoring

Headland Archaeology was commissioned by Crichton Lang Willis & Galloway for St Mary's Episcopal Cathedral to undertake a programme of archaeological works at Old Coates House, 32 Manor Place, Edinburgh. This report forms a basic written, metric and photographic record of the building and areas of archaeological monitoring.

1. BACKGROUND

Crichton Lang Willis & Galloway Architects, on behalf of St Mary's Episcopal Cathedral, commissioned Headland Archaeology (UK) Ltd to undertake a programme of archaeological works at Old Coates House, 32 Manor Place, Edinburgh (*Illus 1*). This comprised a basic desk-based assessment, photographic survey of the first floor and annotation of existing digital plans to standard of a Level 2 RCHME survey. This was undertaken in relation to planning reference 12/00/689/FULLBC. The full extent of the work was based on discussions with the City of Edinburgh Council Archaeology Service and Crichton Lang Willis & Galloway.

This report comprises the results of the desk-based research carried out on the structure together with descriptions and a comprehensive photographic record of significant features.

The building is a Category A Listed Building (HB no. 28070) and is situated next to St Mary's Episcopal Cathedral between Palmerston Place and Manor Place, Edinburgh.

2. DESK-BASED ASSESSMENT

2.1 Method

The study area, for the purposes of desk-based assessment, comprised the first floor of the building (*Illus 3*). Sources consulted, are included in the reference list, include:

- Readily available published and unpublished documentary sources
- Published Historic maps

2.2 Assessment

Old Coates House is an early laird's house constructed in 1615 by John Byers, an Edinburgh merchant and laterally Baillie and Treasurer of Edinburgh, who purchased the land in 1610. The original 17th century core of the building is a survival of a type of suburban dwelling which would have characterised this area before the expansion Edinburgh's New Town. The initials of his first wife (Mary Barclay) are inscribed along with his own and a blank armorial shield on the datestone in the west elevation. Around 1704 the Heriot Trust acquired the site from William Walker who gave his name to William and Walker streets. His daughter, Mary, died in 1870 and bequeathed the estate to the Scottish Episcopal Church to build a Cathedral on the site. The building was altered by Robert Brown in 1813 while later additions were added to the north in 1887 by Sir Robert Rowand Anderson; with further additions in 1904 by George Henderson; all incorporated earlier fabric salvaged from Edinburgh's Old Town.

Robert Kirkwood's plan of 1806–28 shows that the building was one of two structures marked as 'Cotes' with adjacent gardens on the western fringe of the New Town, at the end of Melville Street (*Illus 2*). Here, and on the plan of 1837 (Johnston 1837) the building is shown as L-shaped (*Illus 3*). The building is depicted as 'East Coates' on the 1st edn OS map of 1849 and has clearly been altered and is shown as a single range (*Illus 4*). It was still on the fringes of the New Town expansion.

The 1876 OS Town Plan shows East Coates to now be in the grounds of the recently constructed St Mary's Cathedral while the New Town has expanded to the south-west with the construction of Grosvenor and Lansdowne Crescents and Palmerston Place (*Illus 5*). The 1896 OS 2nd edn maps show the building as 'Old Coates House', the grounds are now bounded by Chester Street to



Illus 2

1806–1828 Kirkwood, Robert, fl. This plan of the City of Edinburgh and its environs



Illus 3

1837 W & AK Johnston, The City of Edinburgh



Illus 4

1849–53 OS Town Plan of Edinburgh (south west part), surveyed 1849–53, scale 1:1056



Illus 5

1876 OS town plan of Edinburgh

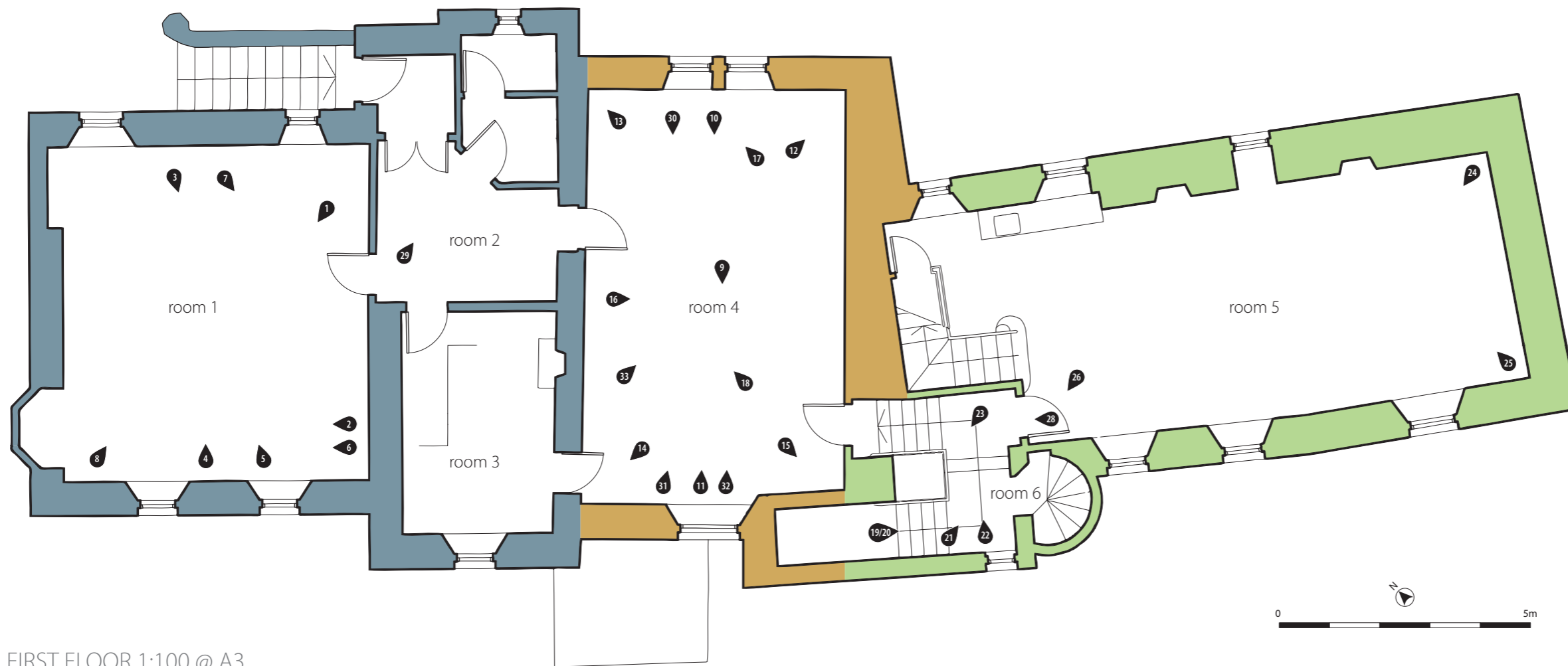


Illus 6

1896 OS Edinburghshire, Sheet 003.07

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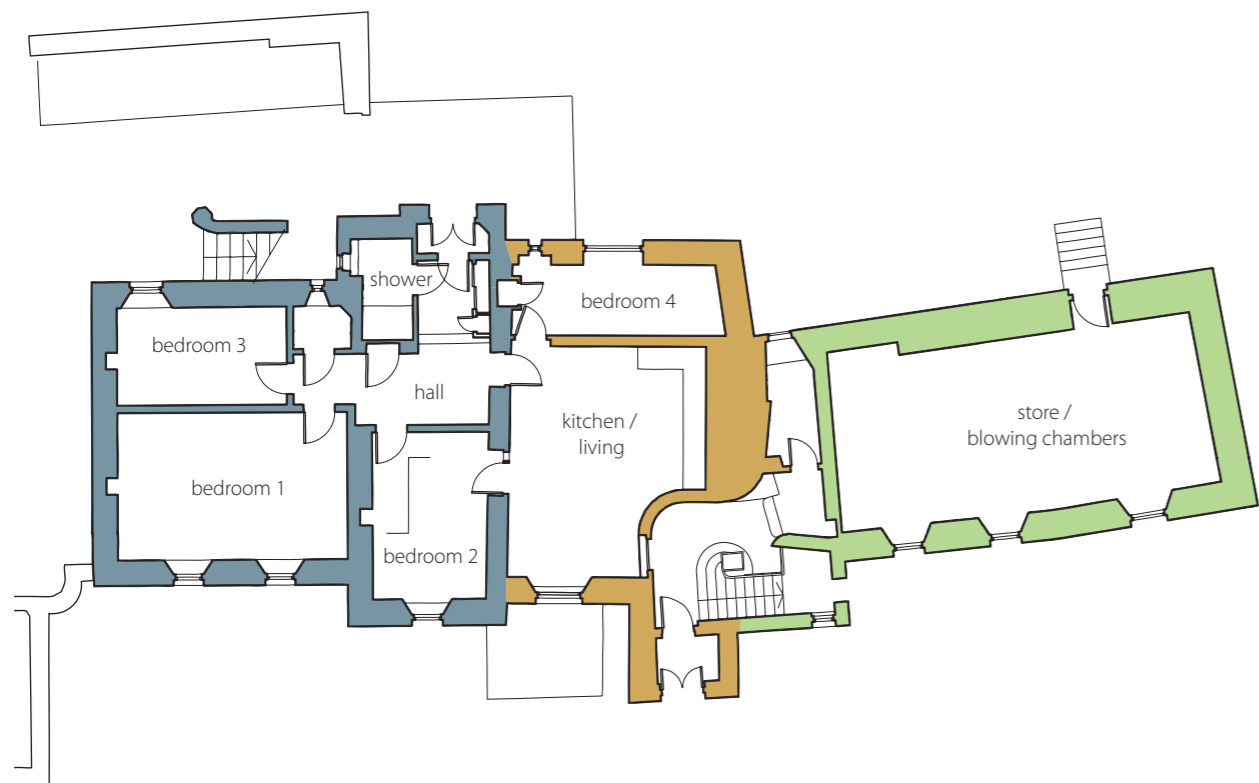
Illus 7
Floor plans



FIRST FLOOR 1:100 @ A3

Key

- phase 1 (1615-1813)
- phase 2 (1813-1849)
- phase 3 (post-1849)



GROUND FLOOR 1:200 @ A3



SECOND FLOOR 1:200 @ A3

the north-west and Palmerston Place to the south-west (*Illus 6*). The plan of Old Coates House depicted in 1896 appears not to have changed significantly until the present day.

3. BUILDING RECORDING

3.1 Method

The survey of the building utilised the general standards for a Level 2 Survey as set out by English Heritage (2006), the RCAHMS (2004) and the IfA (2008). It involved a combination of written description, sketch drawings and photographs. The principal purpose of recording, in this instance, was to record any significant features that could help inform the phasing or development of the building and to provide an archive of data that could be interrogated and augmented at any point in the future.

A photographic and written record was made of the building and details within it and incorporated into this report. The photographic record has been fully catalogued and cross-referenced, with selected views inserted into the report. A full list of the photographs can be found in Appendix 1.

3.2 Results

Old Coates House is a two-storey plus attic building consisting of a 17th Century core with later additions to the north (*Illus 8–11*). The 17th Century core of the building (Phase 1) is constructed from random rubble with some dressed margins, copes, crow-stepped skewes and facings around features such as the dormer pediments. The later additions (Phase 2 and 3) are constructed of squared coursed stonework again with ashlar detail at the skewes, pediments and quoins.

The building has plain crow-stepped gables with dormers breaking the wallhead. The fenestration is predominantly 12-pane in timber sash and case windows in the 17th century block with multi-pane timber sash and case windows elsewhere.

The SE elevation is a single bay with corbelled bartisans at both corners, at the level of the first floor. Each of these has two small gun loops looking along the adjacent walls. This elevation presents an irregular pattern of openings now-



8



9

5



10

Illus 8

Old Coates House from the SW

Illus 9

Old Coates House from the NW

Illus 10

S wall of the Phase 1 house from the NE



11



Illus 11

W wall of the Phase 1 house from the NE

Illus 12

E wall, Phase 2 & 3, from the NE

Illus 13

Room 1, from the SE

blocked with random rubble, similar to that used in the main fabric of the wall. The gable is crow-stepped and asymmetrical with fewer steps on the west side.

The SW elevation includes elements from all three phases (*Illus 7 & 8–11*). The older, (Phase 1) has three bays, the central one (Phase 2) has one bay and the most recent, (Phase 3) has three bays. The 17th Century part of this elevation has been significantly modified with windows added and removed. The earlier openings can be identified, in part, by the presence of rough relieving arches over windows. A date stone is set above the upper right dormer and is inscribed with the initials J.B and M.B and the date 1615. A slight dog-leg in the SW wall potentially indicates a realignment of part of that wall.

12



A small single storey porch is present in the centre of the SW elevation with a small crow-stepped pediment above. A reclaimed carved stone with the words 'IEHOVA NISI DOMINUS FRUSTRATA 1614' is set above the door lintel. To the right of the porch is another crow-stepped gable with a corbelled stair tower in re-entrant angle. The pediment above the paired window and cills below in the northern extension (Phase 3) have been reclaimed from an older building, probably from the French Ambassadors Chapel formerly located in the Cowgate, Edinburgh (from Listed Building information – HB Number 28070). Just to the NW of this is a larger projecting feature with crow-stepped gable which also incorporates re-used older stonework including a crown, crest and two large 'thistle' finials. A mullioned window in this structure may have been re-used from elsewhere.

6

13



The NW elevation is a single bay containing a single tripartite canted window in the W half. There is an asymmetrical crow-stepped gable above. Two simple projecting stone water-spouts are present and are located centrally within this elevation.

The NE elevation (*Illus 11 & 12*) is advanced in the centre and recessed to the north and contains roughly seven bays. The 17th century block has several modifications in this elevation, including blocked or altered windows. A large 17th century chimney stack rises above from the wall head to above the roof height. The later wing to the north has a large crow-stepped gable breaking the wall head with a small turret to the north topped by a candle-snuffer roof. Two decorative



Illus 14
Room 4

arrow slits are present on the ground floor, one adjacent to a rounded arch window. A forstair to the first floor is to the left of the ground floor entrance.

The interior of the building contains no exposed features or fittings of the original 17th century build (Room 5 – *Illus 20 & 21*) and most finishes, including the panelling, appear contemporary with the 19th century construction of the northern blocks (Phase 2 & 3). A full description of the rooms of the first floor can be found in Appendix 2.

The forstair entrance to the first floor opens onto a small hallway off which are three rooms currently in use as offices. Room 1 contains a semi-circular archway leading to the canted bay window in the N elevation (*Illus 13*). The room has wooden panelling throughout, which is higher beneath the windows.

Room 4 contains some of the most interesting interior features. The ceiling has an elaborate plaster rose in the centre, intricately decorative cornices and with rib-like mouldings across the rest of the ceiling (*Illus 16–19*). Each corner of the room has a plaster boss with an additional sculpting beneath. The whole has been designed to mimic medieval stone carvings with grotesques and plaster bosses at the angles and complicated panels elsewhere. Wooden panelling is present around the majority of the room, with the exception of the SW wall and part of the NW (*Illus 14 & 15*).

Off Room 4 was the stairwell leading from the entrance in the W elevation (Room 6). The ceiling in the stairwell was also elaborately plastered with barley twist balusters to the stair with a mock-Tudor rib vault over.

4. MONITORING

The site was visited on two occasions during the renovation but no significant new features were observed. A photographic record of the visits has been incorporated into the site archive.

5. DISCUSSION

Old Coates house was constructed c. 1615 as a Laird's House for John

Byers and his wife Mary Barclay. Since this time and has been modified many times as the numerous blocked openings, and different styles of stone detail employed in the Phase 1 building readily illustrate (*Illus 2*).

In all pre-1849 plans the building is shown as an L-shape. After that date it attains its current form and is a single range. We know that the building was altered by Robert Brown in 1813 we must assume therefore that these Phase 2 works incorporated an earlier structure or, perhaps less likely, that the SW-NE range of the 'L' was a part of Brown's design. In any event the current central section of the building would appear to relate to this period and the elaborate ceiling of Room 4 is undoubtedly of this period. External details also reinforce the desire to match the new-build with the 17th century structure, through the use of decorative stonework recycled from the Old Town (*Illus 2*).

Further alterations are known to have been made by Sir Robert Rowand Anderson in 1887 and then again in 1904 by George Henderson but the SW-NE range must also have been removed well before this work started.

6. REFERENCES

- 1970 Historic Scotland- Listing information for Historic Building Number- 28070
- RCHAMS collection for site NT27SW 29–32 Palmerston Place, Easter Coates House

6.1 Cartographic Sources

- 1806 Kirwood, R *The plan of the City of Edinburgh and its Environs*
- 1816 Knox, J *Map of the Shire of Edinburgh*
- 1837 Johnston, W & AK *The City of Edinburgh*
- 1849 Ordnance Survey *Town plan of Edinburgh*
- 1876 Ordnance Survey *Town plan of Edinburgh*



◀ **Illus 15**
Room 4, ceiling detail



◀ **Illus 16**
Room 4, ceiling detail



◀ **Illus 17**
Room 4, ceiling detail

Illus 18 ▶
Room 4, ceiling detail



Illus 19 ▶
Room 5, facing W



Illus 20 ▶
Room 5, facing SE





7. APPENDICES

Appendix 1 Photographic register

Shot	Direction	Description
001	W	Room 1 – view of archway and bay window in NE interior wall
002	NW	Room 1 – view of archway and bay window in NE interior wall
003	SW	Room 1 – view of SW interior wall showing sash and case windows and timber cladding
004	NE	Room 1 – view of NE interior wall showing sash and case windows and timber cladding
005	E	Room 1 – view of skylight
006	NW	Room 1 – view of archway and bay window in NE interior wall
007	SE	Room 1 – view of SE interior wall showing timber cladding
008	E	Room 1 – view of SE interior wall showing timber cladding
009	–	Room 4 – view of plaster ceiling rose in centre of room
010	SW	Room 4 – view of SW interior wall
011	NE	Room 4 – view of SE interior wall
012	E	Room 4 – view of east corner showing cornice and decorative statue with plaster boss above
013	N	Room 4 – view of north corner showing cornice and decorative statue with plaster boss above
014	W	Room 4 – view of west corner showing cornice and decorative statue with plaster boss above
015	S	Room 4 – view of south corner showing cornice and decorative statue with plaster boss above
016	SE	Room 4 – view of plaster ceiling rose in centre of room
017	N	Room 4 – view of shutter and cladding in NE interior wall
018	S	Room 4 – view of SE interior wall
019	SE	Room 6 – view of vaulted plaster ceiling with moulded corbels and boss
020	E	Room 6 – view of vaulted plaster ceiling with moulded corbels and boss
021	NE	Room 6 – view of internal arched window
022	W	Room 6 – view of moulded corbel
023	E	Room 6 – general view
024	N	Room 6 – general view
025	W	Room 6 – view of cornice
026	SE	Room 7 – general view

Shot	Direction	Description
027	SW	Room 5 – general view
028	SE	Room 2 – general view
029	SW	Room 4 – general view of moulded plaster ceiling
030	NE	Room 4 – general view of moulded plaster ceiling
031	NE	Room 4 – general view of moulded plaster ceiling
032	S	Room 4 – view of plaster ceiling rose in centre of room
033	N	General view of Old Coates House showing SW facing elevation
034	E	General view of Old Coates House showing SW facing elevation
035	NE	Old Coates House – SW facing elevation
036	NE	Old Coates House – SW facing elevation
037	NE	Old Coates House – SW facing elevation
038	NE	Old Coates House – SW facing elevation
039	NE	Old Coates House – SW facing elevation
040	NE	Old Coates House – SW facing elevation
041	NE	Old Coates House – SW facing elevation – detail of Phase 1
042	NE	Old Coates House – SW facing elevation – detail of date stone above window
043	NE	Old Coates House – SW facing elevation – detail of upper floor windows
044	NE	Old Coates House – SW facing elevation – detail of Phase 2
045	NE	Old Coates House – SW facing elevation – Phase 2 – detail of entrance and reclaimed date stone
046	NE	Old Coates House – SW facing elevation – detail of Phase 3
047	NE	Old Coates House – SW facing elevation – Phase 3 – detail showing reclaimed date stones
048	E	Old Coates House – SW facing elevation – Phase 2/3
049	NE	Old Coates House – SW facing elevation – Phase 3 – detail showing reclaimed date stones
050	NE	General view of Old Coates House showing SW facing elevation
051	NE	General view of Old Coates House showing SW facing elevation
052	N	General view of Old Coates House showing SW facing elevation and grounds
053	NE	General view of Old Coates House showing SW facing elevation and grounds
054	E	Old Coates House – Detail of bartisan and gun loop at SE corner of building with St Mary's Cathedral in background.
055	NE	Old Coates House – Detail of bartisan and gun loop at SE corner of building and blocked window below

Shot	Direction	Description	Shot	Direction	Description
056	W	Old Coates House – SE facing elevation showing detail of blocked windows below bartisan	089	NE	Room 1 – view of SW interior wall showing sash and case windows and paneling
057	SW	Old Coates House – SE facing elevation	090	N	Room 4 showing removed paneling
058	W	Old Coates House – SE facing elevation showing detail of blocked windows below bartisan	091	N	Room 4 showing removed paneling
059	NW	Old Coates House – SE facing elevation showing detail of gun loops and blocked windows	092	W	Room 1 – view of archway and bay window in NE interior wall
060	SW	Old Coates House – NW facing elevation – Phase 1	093	S	Room 5
061	SW	Old Coates House – NW facing elevation – Phase 1	094	N	Room 3
062	SW	Old Coates House – NW facing elevation – Phase 1	095	E	Room 6, stairs and moldings
063	NW	Old Coates House – detail of decorative arrow loop in Phase 2	096	E	Room 5
064	SW	Old Coates House – context shot showing Old Coates House and St Mary's Cathedral	097	SE	Room 5
065	S	Old Coates House – NE facing elevation – Phase 2 – detail of rounded arch and decorative arrow loop to left	098	S	Room 5
066	W	Old Coates House – NE facing elevation – Phase 2 and 3	099	NE	Room 5
067	S	Old Coates House – NE facing elevation – Phase 3	100	N	Room 5, kitchenette
068	SE	Old Coates House – NE facing elevation entrance to first floor	101	NE	Room 6
069	NW	Reclaimed date stone in wall adjacent to Old Coates House	102	NE	Room 6, stairs and door
070	SW	Old Coates House – NE facing elevation – Phase 3 ground floor entrance	103	E	Room 6, Stairs and moldings
071	E	Old Coates House – NW facing elevation – Phase 3 showing bay window	104	NE	Room 6, 'gothic' window and moldings
072	S	Old Coates House – NW facing elevation – Phase 3	105	E	Room , stairs and moldings
073	S	Old Coates House – NW facing elevation – Phase 3	106	SW	Old Coates House – SW facing elevation
074	SW	Old Coates House – NW facing elevation – Phase 3 general view	107	–	Room 1 – view of archway and bay window in NE interior wall
075	E	Old Coates House – general view	108	–	Room 1 – view of SW interior wall showing sash and case windows and paneling
076	E	Old Coates House – general view	109	N	Room 3
077	E	Old Coates House – general view	110	E	Room 6, stairs and moldings
078	SW	Old Coates House – general view	111	E	Room 5
079	W	Old Coates House – general view	112	SE	Room 5
080	SW	Old Coates House – general view	113	NE	Room 5
081	NW	Old Coates House – general view	114	N	Room 5, kitchenette
082	SW	Old Coates House – general view	115	NE	Room 6, stairs and door
083	NW	Old Coates House – general view	116	E	Room 6, Stairs and moldings
084	SW	Old Coates House – SW facing elevation	117	NE	Room 6, 'gothic' window and moldings
085	SW	Old Coates House – SW facing elevation			
088	NE	Room 1 – view of archway and bay window in NE interior wall			



Appendix 2 Room register

Room	Description
1	Office – has archway leading to the canted bay window in the northern elevation. The room has wooden panelling and plaster work throughout. The panelling is higher beneath the windows. A pair of sashed windows in both the NE and SW walls, sit within shallow embrasure. The majority of detail is compatible with 19th century build.
2	Hallway – Timber panelled with modern plaster above. Leads to small bathroom and access to Rooms 1, 3 and 4.
3	Storeroom/office – panelled and plastered throughout. A single sashed window in the SW wall sits within splayed embrasure.
4	Office – ceiling has elaborate plaster ceiling rose in the centre while the rest of the ceiling has ribs forming geometric designs with decorative cornices. Each corner of the room has a plaster boss with an additional sculpting beneath present at the corner join of the decorative moulding. Wooden panelling is present around the majority of the room, with the exception of the south-west wall and part of the north-west. There is a single tall window in the SW with 'french' type window. The window in the NE wall is a mullioned pair of sashed windows. The windows are all provided with wooden shutters.
5	Office – Windows, three both the NE and SW walls are all sashed with cills of different heights indicating a phased build. All sit within embrasures with integral storage space beneath and all are provided with wooden shutters. Deep skirtings and cornices are present throughout. An access stair to the room above is present in the NW corner adjacent to a modern kitchenette. Although this is the oldest part of the building the current internal finishes are mostly consistent with the late 18th and 19th century and obscure anything earlier.
6	Stairwell – ceiling in the stairwell elaborately plastered with barley twist balusters to the stair with a Tudor rib vault over. This area reveals the thickness of the original NW wall of the Phase 1 structure at first floor level. Beneath this however, down the stairwell, part of the wall seems to have been replaced with a concrete pillar that effectively supports the whole weight of the wall above.

Appendix 3 Discovery and Excavation in Scotland entry

LOCAL AUTHORITY:	City of Edinburgh Council
PROJECT TITLE/SITE NAME:	Building Recording and monitoring, Old Coates House, 32 Manor Place, Edinburgh
PROJECT CODE:	OLDC12
PARISH:	Edinburgh
NAME OF CONTRIBUTOR(S):	Ross Murray
NAME OF ORGANISATION:	Headland Archaeology Ltd
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	NT27SW 29
SITE/MONUMENT TYPE(S):	Listed Building
SIGNIFICANT FINDS:	None
NGR	NT 2411 7353
START DATE (this season)	01/10/12
END DATE (this season)	24/10/12
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	A programme of archaeological works at Old Coates House, 32 Manor Place, Edinburgh was undertaken during October 2012. This involved producing a basic written, metric and photographic record of the building and some archaeological monitoring, principally on the interior of the first floor.
PROPOSED FUTURE WORK:	None
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS. Reports to be deposited with NMRS and CECAS
SPONSOR OR FUNDING BODY:	Crichton Lang Willis & Galloway
CAPTION(S) FOR ILLUSTRS:	
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