

Highland Heritage

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Bhlaraidh House
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Inverness-shire
IV63 7YH*

Archaeological Evaluation at

*new housing development - east of Invergordon Golf Course,
Planning Application RC-06-1153,
Highland Council Archaeology Unit brief 03/09/07
Aspire Project UID HH 2008/07*

for

*Albyn Housing Society Ltd.
98-100 High Street,
Invergordon*

*Highland Heritage is run by Dr Harry Robinson BA MA PhD MIFA FSA Scot.
Tel: 01320 351272 email archaeology@manx.net*

**Report on Archaeological Evaluation east of Invergordon Golf Course, Planning
Application RC-06-1153, Aspire Project UID HH 2008/07**

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**Archaeological Evaluation at housing development east of Invergordon Golf Course,
Planning Application RC-06-1153, Aspire Project UDI HH 2008/07,
as detailed in a brief by Highland Council Archaeology Unit (03/09/07).**

Background

An archaeological evaluation was undertaken on a new housing development east of Invergordon Golf Course for Albyn Housing Society Ltd of Invergordon (Fionna Munro, Development Officer 01349 855954) who were responsible for the work, including tendering and contractual arrangements.

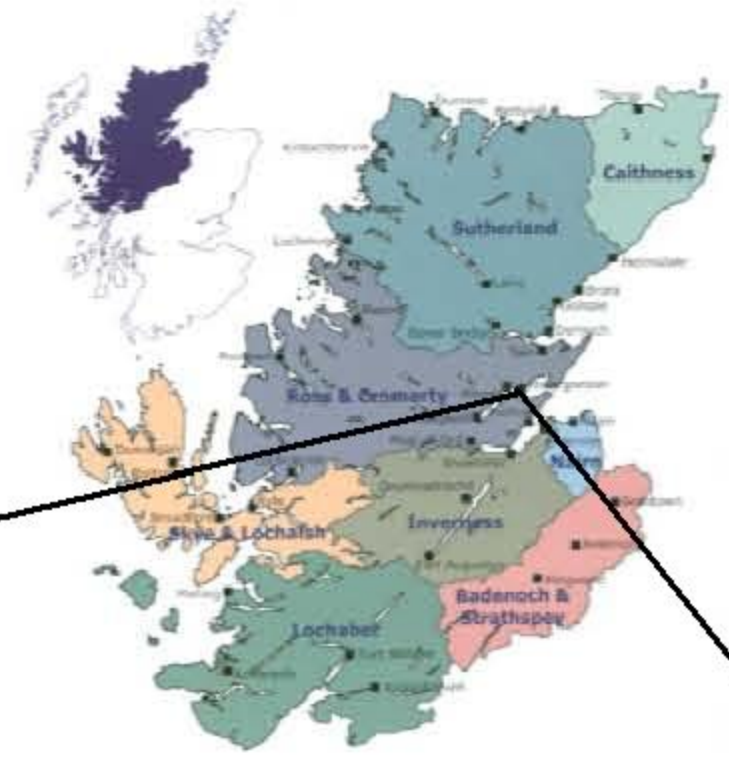
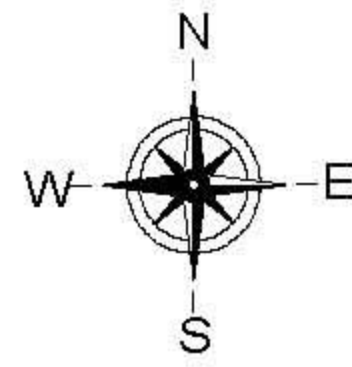
Scale plans produced by Davis Duncan Architects of Inverness (Mr John Mackay 01463 729307) were provided showing the location and features of the development area covered by this assessment (site plan figure 5). The site (NH 69935 69174) lies close to the centre of Invergordon. It is a roughly rectangular shape measuring c. 300 m NW-SE by 100 m E-W with an area of approximately 30,000 sq m of grass covered ground.

The archaeological brief issued by the Highland Council Archaeology Unit (HCAU) required an evaluation of the site by the excavation of 5% (1,500 sq m) of the site by trial trenches . There are no known archaeological or historical features on the development site but in general this is an area with the potential for the survival of unrecorded remains. While no areas of the development site were identified or targeted of high potential, eight trenches were investigated in order to get good spatial sampling of the site and to investigate certain possible features. The work was carried out on 24.6.08 (in sunny and dry weather conditions) by Catherine Dagg, Field Archaeologist.

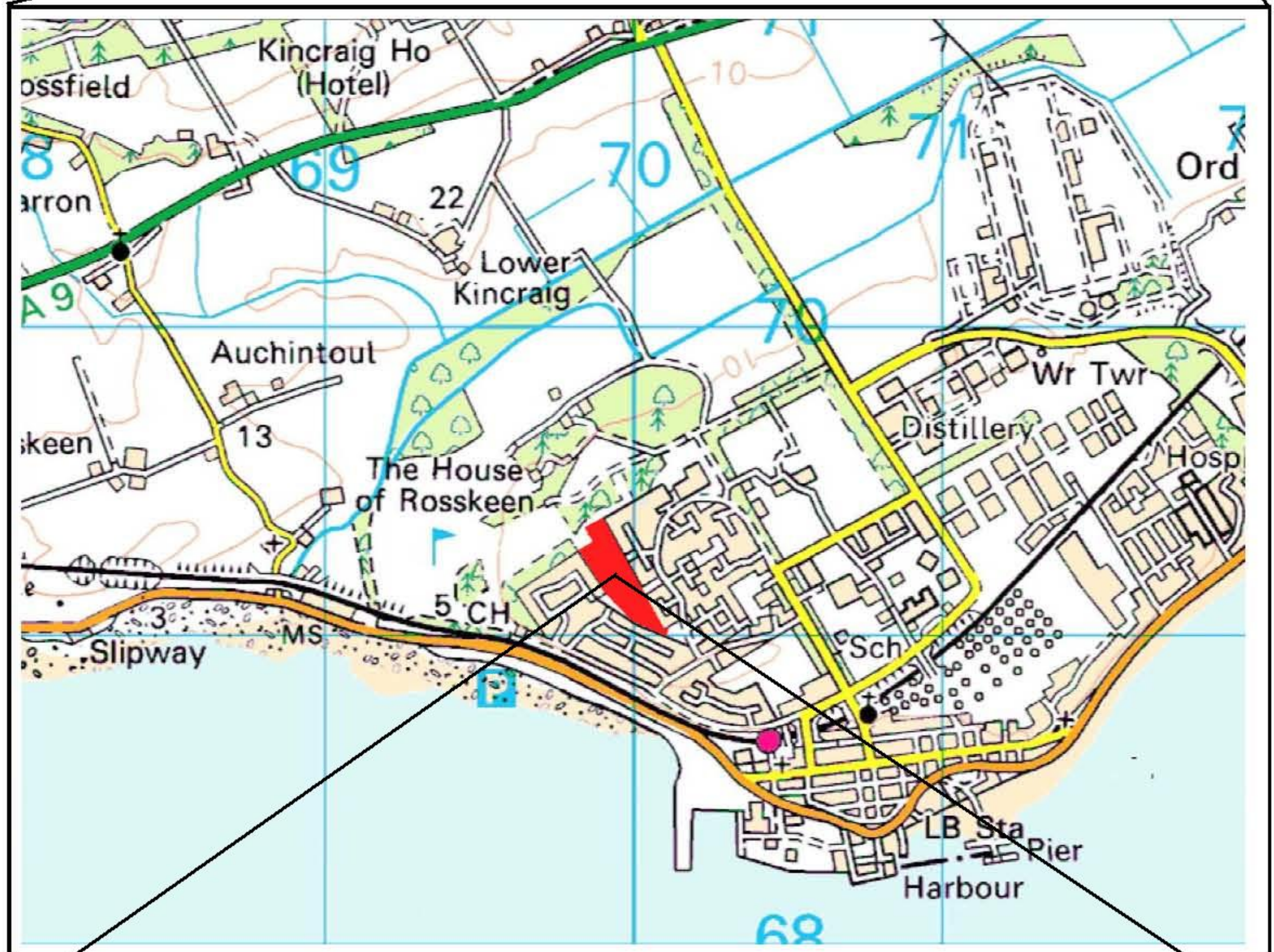
No features associated with settlement or structures, apart from field boundary dykes, of any period were located and no small finds were recovered apart from a very small scatter of modern ceramics and glass.

The conclusion of the trial trenching is that within the development area it is unlikely that any settlement features of any period are located and therefore the archaeological record will not be adversely affected by the development.

Location of development site



Map 1: OS 1:10,000 digital map



Map 2: Site location
OS 1:2,500 map 1951





Map 3 : OS 1874 1:2,500 map



Map 4 : OS 1907 1:10,560 map

THE HIGHLAND COUNCIL
PLAN 1 OF 1 OF APPLICATION REFERENCE
06/01153/OUTRC APPROVED BY THE HIGHLAND COUNCIL
AS PLANNING AUTHORITY.
DATE: 3RD SEPTEMBER 2007
Area Planning and Building Standards Manager

THE HIGHLAND COUNCIL
PLAN 1 OF 1 SUBMITTED WITH
PLANNING APPLICATION NO: 06/01153/OUTRC
DATE OF RECEIPT: 26TH APRIL 2007

SUMMARY OF DWELLINGS HOUSE TYPES

3ts		= 4 Nos.
D		
1 Semi		= 12 Nos.
(expt)		
M		
1 Semi		= 20 Nos.
(expt and expt)		
4 Plex		
2 Bed		= 8 Nos.
2 Bed Dis. Cottage		= 8 Nos.
(App 60 expt)		
2 Bed Cottage Flat		= 12 Nos.
(App 63 expt and stat)		
1 Bed Cottage Flat		= 8 Nos.
(App 45 expt and stat)		

total = 72 Nos.

NOTES

1. DO NOT
2. ALL DIMA
3. ALL ORA
4. ANY DIS

CONJUG
DETAILS
THE ARC

THESE DRAWINGS ARE A TRUE REPRESENTATION/
COPY OF THE APPLICATION SUBMITTED.
BY Davis Bureau

DATE	REVISION	DATE
07	layout revised	Apr 07
07	layout revised	Apr 07
06	layout revised re planning comments	Nov 06
06	layout revised re planning comments	Nov 06
06	Site extended to north west	26/06/06
06	Site area increased	26/06/06

PLANNING ISSUE

PROJECT
INVERGORDON
GOLF COURSE

for
HIGHLAND HOUSING
ALLIANCE

SITE PLAN

DRAWN BY	DATE
BPW	JUNE 06

DRAWING No.
02504 / AL (0)01E

CHECKED BY	SCALE
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URBAN DESIGN
CONSULTANTS

**DAVIS DUNCAN
ARCHITECTS**
■ DINGWALL
■ HIGHLAND
■ GLASGOW
■ LONDON

(INCORPORATING DONALD MAGDOFF ASSOCIATES)
LONDON
4 MILL STREET DONMILL PYR 3P
TEL 01454-862575 FAX 01454-864480
E-MAIL: WOLVERHAMPTON.CO.UK

WOLVERHAMPTON LEAP
KINGSTON PITCH 10
TEL 01902-604665 FAX 01902-401793
E-MAIL: WOLVERHAMPTON.CO.UK

20 ROYAL CRESCENT GLASGOW G5 7EL
TEL 0141-333 0084 FAX 0141-332 7548
E-MAIL: WOLVERHAMPTON.CO.UK

15 THE LEATHERMARKET LONDON SE1 3ER
TEL 020 7407 8888 FAX 020 7407 8000
E-MAIL: AFFEY@VIRGONET.ITALY.COM

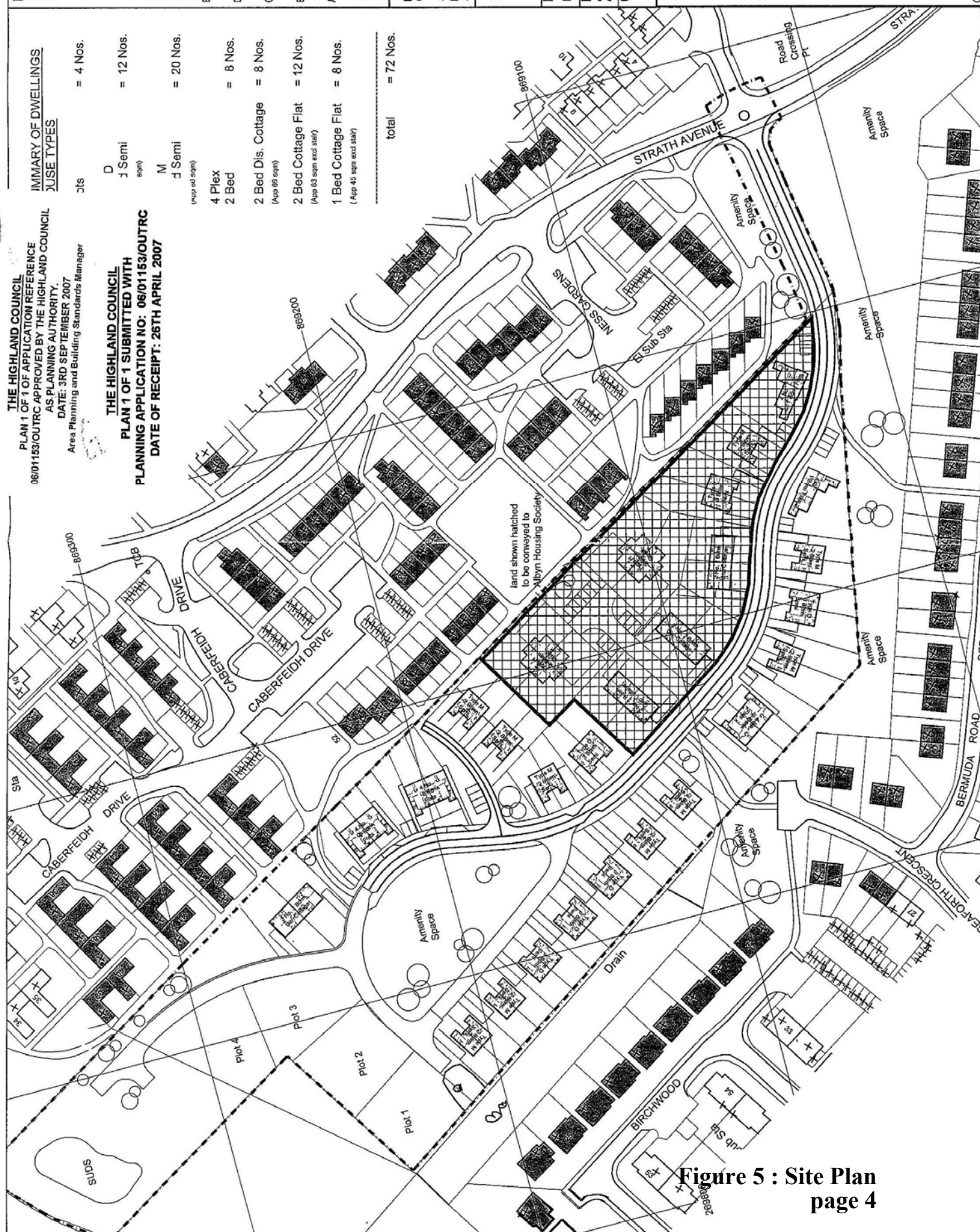


Figure 5 : Site Plan
page 4

Site Description

The main enclosures are four adjacent square fields south of the castle; an avenue running between them seemingly the main approach to the castle. The present development area corresponds to the two west fields, its east boundary is the former avenue and to the SW is the Beech Wood. Trees planted around the perimeters of the fields probably date to this time. The early Ordnance Survey maps (maps 3 & 4, OS 1874, 1907) show the same layout of fields. The Avenue is indicated as more of a wooded ornamental path than an entrance to the grounds. The boundary between the two west fields (the development area) is shown as double-dyked, with trees along the boundary and up the west side of the north field. The fields were, probably in the mid-20th century, incorporated into Invergordon golf course, which makes use of the former castle policies (figure 7 page 11). The fields apparently formed one long fairway with a green at the southern end.

The area of the development is a single fallow field, covered (June 24th 2008) in a thick, rank growth of grasses which obscure the ground surface apart from where paths have been worn. There are no traces of the former golf green. To the NW, the field is open to the present golf course, behind mature trees. To the east and SW, the area is bounded by modern housing developments, while to the west it is separated from the housing by a row of mature trees behind a ditch. Many of these mature trees are likely to be relics of the original 18th century plantings.



Figure 6 - photograph 1 (also CD photos 1-7)

Desk-based Assessment

A Desk-based Assessment of all relevant archaeological/ historical records, maps and aerial photographs was undertaken on 26th November 2007. There are no known features on this site but the HCAU considers this to be an area with potential for the survival of unrecorded buried remains. This building scheme could therefore impact on valuable features of archaeological importance the nature and extent of which need to be established.

Results of the Desk-based Assessment

A check of the relevant archaeological records was made, including:

- The Highland Council Sites and Monuments Record (HSMR) in Inverness
- The National Monuments Record for Scotland (NMRS)
- Historic Scotland: List of Scheduled Monuments; Listed Buildings;
- Historic Scotland & Scottish Natural Heritage: Inventory of Gardens and Designed Landscapes
- Highland Council Archives and early cartographic collection in Inverness
- Aerial photographic coverage held by RCAHMS and the HCSMR
- Maps, including Ordnance Survey coverage
- Bibliographic references and early parish accounts.

This identified, in the close vicinity of the development area, no Statutory protected sites under the terms of the Ancient Monuments and Archaeological Areas Act 1979 or buildings protected under the Town and Country Planning Act 1997 (Historic Scotland 1998).

Summary of Gazetteer (Appendix II):**Previous archaeological work in the area:**

CFA (1998) - Inner Moray Firth Coastal Survey - HCSMR ref 476 (no results)

Robins, G (1998) - Invergordon & Ardersier Water Mains Renewal - Watching Brief
- HCSMR ref 217 (no results)

Wordsworth, J (1993) Dingwall-Invergordon British Gas pipeline - Watching Brief which produced the following 3 results:

1 - The House of Rosskeen - Pottery (Beaker); Building (Possible)

HCSMR no. NH66NE0092 - NMRS no. NH66NE 45 - ngr NH 6962 6952

Several small sherds of combed beaker pottery were found in silts sealing a gully that may have reverted a building.

2 - The House of Rosskeen - Cremation

HCSMR no. NH66NE0085 - NMRS no. NH66NE 46 - ngr NH 69738 69428

A small cremation deposit

3 - The House of Rosskeen- Roundhouse; Pits: tannery

HCSMR no. NH66NE0096 - NMRS no. NH66NE 47 - ngr NH 69885 69528

A roundhouse with a post circle of 7m lay to the E of an extensive group of rectangular pits. These pits may have been timber lined. Probably used for industrial process such as tanning.

Aerial photograph evidence:

4 - House of Rosskeen - Cropmarks: Enclosure; Ring-ditch;

HCSMR no. NH66NE0026 - ngr NH 69500 69700

Extensive Aerial Photograph Cropmarks.. Probably pair of ring ditches (huts?) within enclosure. Probably another enclosure attached to ditch line.

AP by Gourlay, Highland Council 01.08.86 Ref 86/082/005

Other sites recorded in the area:

5 - Invergordon Castle

HCSMR no. NH66NE0016 - NMRS no. NH66NE 16 - ngr NH 6984 6965

6 - Invergordon Castle Gardens & Parkland : Garden; Park; Garden, walled

HCSMR no. NH76NW0197 - ngr 70023 69625

7 - Invergordon Castle - Icehouse

HCSMR no. NH66NE0142 - ngr 69882 69741

8 - Hilton Stone: Site of Pictish Symbol Stone

9 - Auchmartin : Military Installation, gun-emplacement

HCSMR no. NH66NE0138 - ngr 69800 68800

10 - Invergordon: Settlement

HCSMR no. NH76NW0023 - ngr 70000 69000

Historical Background

Inverbreackie Castle, an earthwork fortress and stone tower, is first mentioned in the 13th century as occupied by a Fleming placed there by William the Lion (Local guide, Anon 1936; 1957). The land it is built on was originally called An Rudha Aonach Brecaidh (Gaelic for the point of a flat green dappled place) which evolved into the name Inverbreackie. It became the northern terminus of a ferry across the Cromarty Firth to Balblair on the Black Isle, part of a network of routes used by pilgrims making their way to St Duthus's Chapel in Tain

Invergordon Castle

Sir William Gordon of Embo purchased the estate and renamed it Invergordon at the beginning of the 18th century and rebuilt or enlarged the Castle absorbing the remains of the stone tower (born in Caithness, Sir William represented Sutherland in five Parliaments 1708-1727 and Cromartyshire 1741-42).

Sir William Gordon's son Sir John Gordon (MP for Cromartyshire 1742-1747 and 1754-1761 and Secretary of the Principality of Scotland) died childless in 1773 and the estate was sold to the MacLeods of Cadboll. With their arrival, the development of Invergordon quickened. A harbour was built and the village became the principal distributing port in the north.

Roy's Military Survey maps, drawn up in the 1750s, show the policies of Invergordon Castle as already at this early date enclosed with plantings of trees. The main enclosures are four adjacent square fields south of the castle; an avenue running between them seemingly the main approach to the castle.

The Castle was largely destroyed by fire in 1801 but rebuilt in 1873-74 as a large Elizabethan style mansion house with beautiful plantations, designed by Dr. Alexander Ross (Polson 1914, 26; RCAHMS 1979, 30, no. 258). The modern Castle was ordered to be demolished in 1928, after the break-up of the Cadboll estates when its proprietor Sir William Martineau of Kincaig faced financial hardship. the grounds are now occupied by a golf course.

The Town

Sir John Gordon is regarded as the founder of Invergordon and his ambitious plans included industrial development and the building of a new planned town laid out on a grid pattern replacing the few thatched houses on the site. The development of town of Invergordon quickened under the MacLeods of Cadboll. A harbour was built and very soon the village became the principal distributing port in the north.

The following description is taken from **A historical perspective, drawn from the Ordnance Gazetteer of Scotland: A Survey of Scottish Topography, Statistical, Biographical and Historical, edited by Francis H. Groome** and originally published in parts by Thomas C. Jack, Grange Publishing Works, Edinburgh between 1882 and 1885 :

“Invergordon is a thriving seaport town with a station on the Highland railway (1863-64). There is a regular ferry, $\frac{3}{4}$ mile wide, to the opposite shore of the Forth; and a small pier was built in 1821 for the accommodation of the passengers. The hemp manufacture is now extinct; but there are two steam sawmills and a large bone-crushing and manure factory. A place of considerable mark. substantially built, well situated for traffic, and of growing importance for the export of farming produce, Invergordon contains a number of good shops, offers fine sea-bathing, and has a post office, with money order, savings' bank, and telegraph departments, branches of the Commercial and North of Scotland Banks, 10 insurance agencies, 3 hotels, gasworks (1872), a Wednesday newspaper, the Invergordon Times (1855) and fairs in February, April, August, October and December.

The Town-Hall (1870-71) is a handsome Italian edifice, its pediment showing a sculptured figure of Neptune; the public school (1875-76) is a Romanesque structure, surmounted by a belfry. Rosskeen parish church, $13\frac{1}{8}$ mile W by N, was built in 1832, and contains 1,600 sittings; and Invergordon Free church (1861), Gothic in style, cruciform in plan, with a spire 140 feet high, stands immediately N of the town, and contains nearly 1,000”.

The Harbour

The Firth was recognised as an ideal anchorage for ships since the early 1700s, with 16 feet water at spring tides and 13 at neap. The first real harbour was constructed in 1828, and it has since been repeatedly expanded and enhanced. From 1834 Invergordon was served by a steamer service from Inverness, Aberdeen, Leith and Glasgow, which used the Caledonian Canal and called at Cromarty en route. Two large wooden piers were erected in 1857; but, when the railway was opened, Invergordon lost its steamboat communication.

The Royal Navy Base

The Royal Navy arrived in the 19th century with a base for coaling and for taking on water. In 1913 it became a strategic base for the Royal Navy in what has often been called the best natural harbour in Europe. A typical visit from the Home Fleet in 1907 saw twelve battleships, six cruisers, two scout ships and twenty torpedo boats with a complement of 14,500 men visit the Firth.

During the First World War, it was a full-scale naval base providing fuel oil, water and dockyard repair facilities. The Hospital was built at the eastern end of the Town, and many of the buildings remain. Two tank farms were constructed, at Cromlet (dismantled, just to the south of the present development site) and at Seabank (which still exists), together with the Admiralty Pier which received and delivered fuel to moored ships.

A **memorial garden** in the town recalls the tragic event in December 1915 when the cruiser HMS Natal blew up and capsized off Invergordon with the loss of 400 lives.

Flying Boat base

In the Second World War the Firth was not considered safe for the Navy as it was within flying distance of hostile forces on mainland Europe. It became a base for flying boats, with a maintenance yard at Evanton, a training base at Alness, and three squadrons of aircraft based at Invergordon, patrolling as far as Shetland and the southern Norwegian coast. There were still visits by ships of the Royal Navy, however, especially for joint target practice with the Sunderland flying boats. The naval base closed in 1956, but large tank farms to the east of the town indicate its continuing role as a naval refuelling station.

The Modern era

From the late 1950s, Invergordon became a centre for the production of grain spirit, and a major distillery still dominates the eastern side of the town. In 1971 British Aluminium constructed a smelter at the back of the town together with the pier at Saltburn. In 1981, due to economic factors, the smelter was closed. The Firth entered the oil era in the early 1970's when an oil platform construction yard at Nigg was opened. Expansion of the port area by the Cromarty Firth Port Authority provided maintenance of oil rigs from all over the world. The port is also undertakes construction work, supplementing the capacity provided at Nigg.

Invergordon Golf Club

The present site of Invergordon Golf Course (Club formed over 100 years ago) is its third location.

First Location: on the 1904 OS map there was a six hole course marked on Balblair Park at Rosskeen, just to the west of the present course on land was given by MacLeod of Cadboll. Use was suspended at the beginning of the First World War.

Second Location: At the end of the War a new course was laid out on ground to the east of town. The course was taken over by the Government in 1940 and offered back after the War but refused.

Third Location: The Club then established itself on the parkland previously occupied by the grounds of Invergordon Castle. Originally a nine hole course it was redesigned and extended to eighteen holes in 1996, but two of the previous nine holes were not retained - these form the area of the present housing development. The 3rd, 8th and 9th greens are surrounded by an area of rhododendron bushes known as the American Gardens.

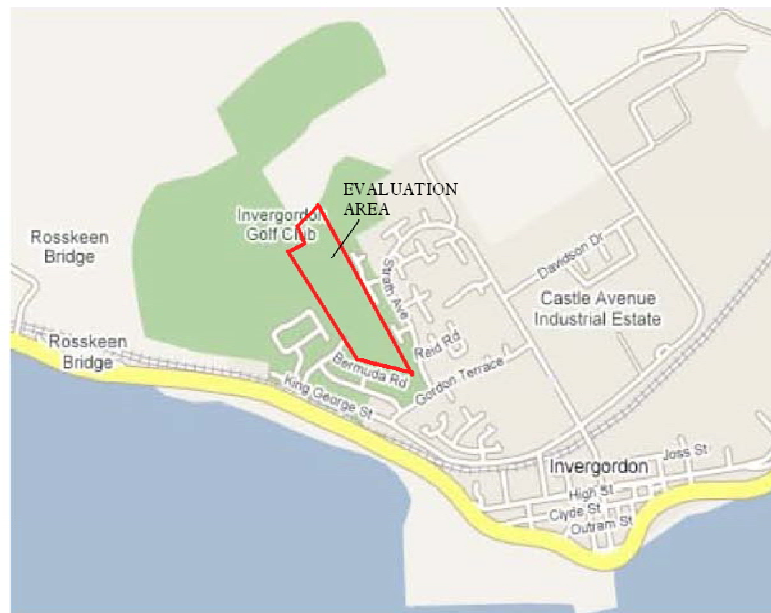


Figure 7 : Invergordon golf course and development site

The area of the development is now a single fallow field which apparently formed one long fairway of the golf course with a green (of which there are no traces) at the southern end. To the NW, the field is open to the present golf course, behind mature trees.

Objectives of the Evaluation

This archaeological evaluation aimed to:

- identify the location, nature and extent of any features or objects of archaeological importance at the earliest possible stage to minimise the risk of finds or features of interest being discovered and damaged during site works. Arrangements would be made to avoid such features wherever possible or, if not practicable, recorded before they were damaged or destroyed
- propose arrangements for the safeguarding where possible, and recording where necessary of any archaeological features or finds identified.
- ensure that the needs for archaeological conservation and recording are met without causing any unnecessary delay or disturbance to the development project.

The Evaluation

The development area corresponds to the two west fields of the four adjacent square fields south of the castle. The 1st edition Ordnance Survey map of 1880 shows the boundary between the two west fields as double-dyked, with trees along the boundary and up the west side of the north field. Its east boundary is the former avenue and to the SW is the Beech Wood. To the west is a row of mature trees behind a ditch which was investigated in trench 4. Crossing the area from ENE to WSW is a slight linear depression which corresponds approximately to the field boundary recorded by Roy and the 1st edition OS map. This was investigated in trench 7.

Two buried 11 KV electricity cables cross the site: one from NE to SW across the centre of the area, the other forming a dog-leg at the south end. Both were avoided by the trial trenching.

Trial Trenching

The 5% trial trenching was carried out on 24.6.08 in sunny and dry weather conditions. The on-site contractors provided a back-action JCB equipped with a straight edged bucket for trench digging. Eight trenches were investigated in order to get good spatial sampling of the site and to investigate certain possible features. The results are as follows:

Trench 1. from NH 69932 69242 to NH 69945 69241 (10m E-W)

The following stratigraphy was noted in this trench: (CD photos 8-10).

- a. Topsoil: stone-free, friable brown loam to a depth of 600 mm.
- b. Subsoil: yellow-orange, gritty sand and gravel

In addition, small, irregular incursions into the subsoil by topsoil were noted (CD photos 11-13). It was concluded that these were most likely to be natural phenomena, possibly caused by burrowing animals or roots.

Trench 2. from NH 69916 69259 to NH 69918 69248 (10m N-S)

- c. Topsoil: slightly but insignificantly stonier than in trench 1, to a maximum depth of 450 mm
- d. Subsoil: identical to trench 1.

Feature 1.

At NH 69917 69256 a shallow cut infilled with dark soil was noted (Report photo 2 ; CD photos 14-17). This was aligned ENE-WSW and measured 450 mm across at its widest point. The cut was a shallow scoop, 150 mm into the subsoil. The trench was extended east to investigate the cut, but it was found to be no more than 2m in length. It was concluded that this was a shallow ditch removed by deep ploughing. No other features were found in trench 2 or its extended area east. The dark fill, although slightly darker than the overlying topsoil, contained no inclusions other than gravels typical to the subsoil

Trench 3. from NH 69892 69244 to NH 69897 69256 (14m NNE-SSW)

- e. Topsoil depth 500 mm
- f. Subsoil: no features

Trench 4. from NH 69868 69229 to NH 69856 69221 (16m NE-SW)

This was placed across the west boundary of the site where there was a ditch and a slight rise indicating a possible former boundary dyke or bank. To the SE of this, on the line of the possible boundary was a solitary mature tree, suggesting a relic of former planting of trees along the boundary

- g. Topsoil, slightly darker and moister than trenches 1-3 to a depth of 450 mm. A number of tree roots indicate the likely former presence of trees along this line.

Feature 2.

The slight rise proved to consist of a small number of small stones in a matrix of topsoil and is more likely to have been created by field clearance than as a deliberately constructed dyke (CD photos 18-19)

Trench 5. from NH 69898 69202 to NH 69911 69209 (15m NE-SW)

Feature 3.

At 2m from the west end of this trench a filled cut into the subsoil was noted, measuring 400 mm in width, aligned 280°. A section across the feature revealed it to be a straight-sided vertical cut, back filled with topsoil to a depth into the subsoil of 300 mm, below which were packed a number of cobbles (Report photo 3 ; CD photos 20-24). This would appear to be a typical although crude drainage ditch.

Trench 6. from NH 69927 69126 to NH 69961 69160 (48m NE-SW)

Feature 4.

At NH 69929 69132, in the north section of the trench, a small circular cut was noted. The visible part was 550 mm in diameter and it appeared to be roughly circular. The cut was excavated, revealing a steep-sided pit to a depth of 150 mm below the subsoil surface, infilled with cobbles in a dark soil matrix (Report photo 4 ; CD photos 25-30) It was concluded that this was most likely to be some form of sump associated with drainage

Feature 5.

At NH 69975 691137 a land drain, aligned 280° and 400 mm in width, infilled with small stones (Report photo 5 ; CD photos 31-32)

Feature 6.

At NH 69935 69138 a land drain aligned 285° (Report photo 6 ; CD photos 33-34)

Feature 7.

At NH 69958 69158 a land drain aligned 280°

Trench 7. from NH 69975 69121 to NH 69992 69099 (30m NW-SE)

This was laid across the location of the field boundary dividing the development area as recorded on Roy's 1770 map and 1880 1st edition OS map, aligned 235°

Feature 8.

Dyked, ditched boundary: This feature proved to consist of two rubble dykes, between which were two infilled ditches separated by an area of pale sandy soil. The rubble dykes were represented only by a few large stones at the lowest course (Report photo 7 ; CD photo no. 35) and some stones had obviously tumbled into the ditches. The pale earth separating the two boundaries showed no signs of a constructed surface which might have suggested a roadway and is likely to differ from the surrounding topsoil in colour and inclusions only through lack of cultivation. No tree roots or stains from former roots were noted, although trees are recorded on the early maps, suggesting that the trees were grubbed up some time ago. Located at NH 69978 69117

Feature 9.

At NH 69990 69107, a land drain: this differed from features 3,5,6,7 in being cut through the topsoil (Report photo 8 ; CD photos 36, 37) as well as the subsoil, and being infilled with a very compacted pale yellow, stony soil. It measured 700 mm at the top of the cut, 300mm below ground surface and 600 mm across at the subsoil surface. The cut was not excavated fully due to constraints of time and the compacted nature of the fill (Photo 38), but as it must have been inserted after the field was last ploughed to full depth of the topsoil, it was concluded that this is a relatively recent feature, possibly associated with the golf course.

Trench 8. from NH 69994 69089 to NH 69883 69045 (50m NNE-SSW)

Feature 10.

At NH 69995 69087 a linear cut, infilled with pale yellow compacted soil, similar to Feature 9, aligned 340°, interpreted as a land drain

Feature 11.

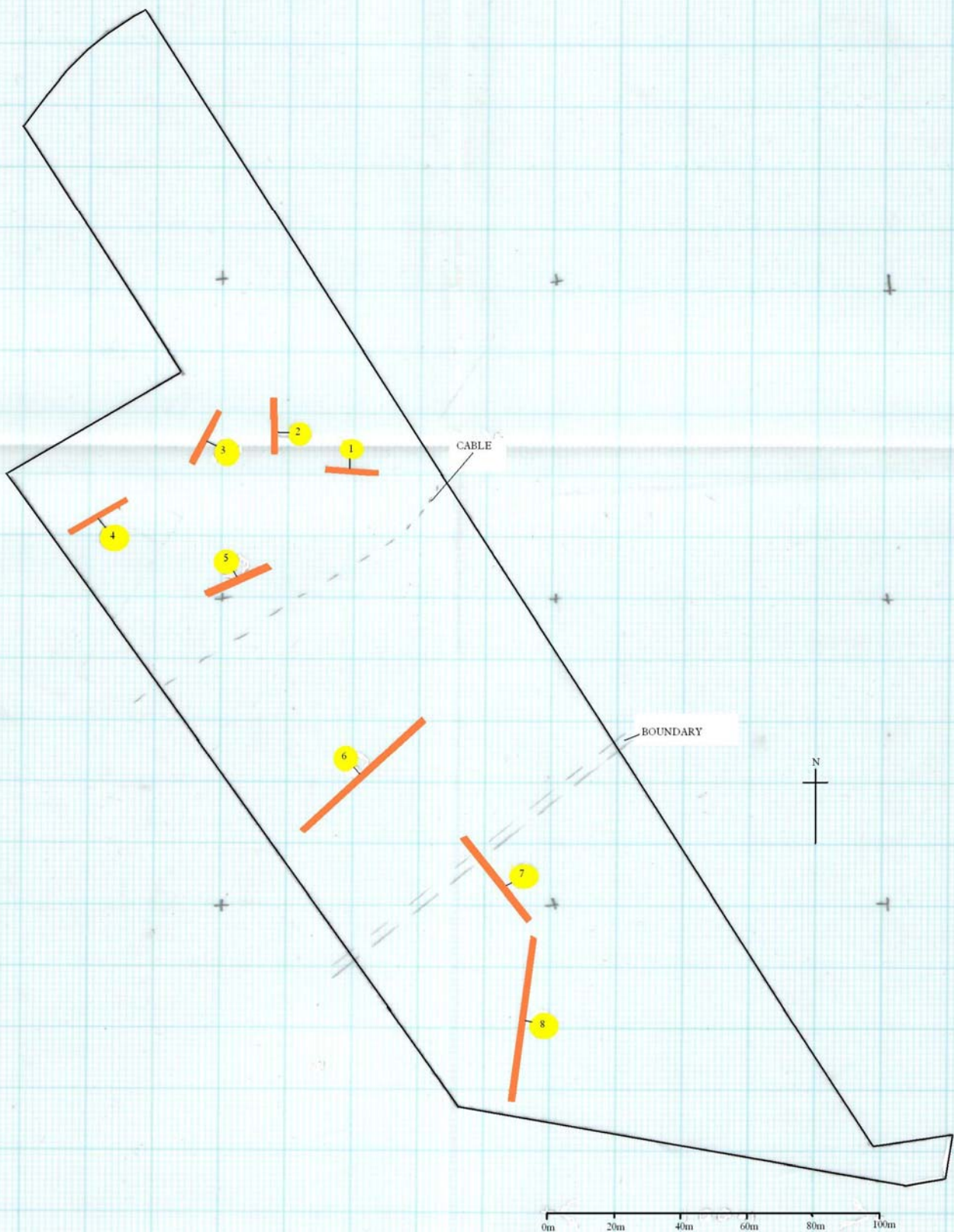
At NH 69996 69078 a linear cut, infilled with pale yellow compacted soil, similar to Feature 9, aligned 330°, interpreted as a land drain

Feature 12.

From NH 69993 69068 to the south end of the trench, a pale sand deposit, to a maximum of 200 mm deep, was noted (Report photo 9 ; CD photos 39-40) in some places it clearly lay between the topsoil and the subsoil, while elsewhere the stratigraphy was unclear, possibly due to the insertion of a land drain (CD Photo 41) in the form of a clay pipe, 800 mm deep and aligned 330°. The sand deposit had the appearance of imported material, and as this is at the approximate location of the golf course green, this was interpreted as being associated with the construction of the green.

Table 1: Summary of Archaeological Features

Feature no.	Location	Description	Interpretation	Date
1	Trench 2	Linear cut into subsoil	ditch	18 th century
2	Trench 4	Rubble bank	Field edge/clearance	18 th century
3	Trench 5	Linear cut, cobble-filled	Land drain	19 th century
4	Trench 6	Sub-circular cut, cobble-filled	sump	19 th /20 th century
5	Trench 6	Linear cut	Land drain	19 th century
6	Trench 6	Linear cut	Land drain	19 th century
7	Trench 6	Linear cut	Land drain	19 th century
8	Trench 7	Double ditched dykes	Field boundary/ pathway	18 th century
9	Trench 7	Linear cut	Land drain	20 th century
10	Trench 8	Linear cut	Land drain	20 th century
11	Trench 8	Linear cut	Land drain	20 th century
12	Trench 8	Imported sand deposit	Golfing green	19 th /20 th century



Summary and Conclusions

Of the 12 archaeological features revealed during the trial trenching, two (nos. 2 and 8) are associated with field boundaries already laid out by the 1770s but probably not dating to much earlier than that. Of the rest, all but feature 12 are associated with land drainage. There appear to be three phases of drainage, the earliest possibly being the shallow ditch, feature 1, and the latest the clay drainage pipe within feature 12. There is a distinction between the northernmost of the two fields, where regularly spaced and neatly aligned, cobble-filled drains probably date to the 19th century, and the southern field where the three drains all appear to have been inserted through the topsoil and are therefore relatively recent.

No features associated with settlement or structures, apart from field boundary dykes, of any period were located and no small finds were recovered apart from a very small scatter of modern ceramics and glass.

The conclusion of the trial trenching is that within the development area it is unlikely that any settlement features of any period are located and therefore the archaeological record will not be adversely affected by the development.



**Appendix I - Invergordon Golf Course - Photographic Register
(jpg files on HCHER CD)**

Photo no.	Trench no.	Report photo. no.	Description	Angle of view
1	General view		View NW across site towards policies and golf course	From SE
2	General view		SW corner of area and modern housing development	From NE
3	General view	1	View SE across site	From NW
4	General view		NW of site and policies of golf course	From SE
5	General view		NW corner of site and golf course green, right of solitary tree	From E
6	General view		SW boundary of site, with mature trees	From NE
7	General view		Typical worn path across E side of site	From NW
8	Trench 1		Exposed subsoil surface	From S
9	Trench 1		Exposed subsoil surface	From S
10	Trench 1		Machine exposing subsoil surface	From W
11	Trench 1		Small irregular depressions in subsoil surface, presumed to be animal burrowing	From N
12	Trench 1		Small irregular depressions in section, presumed to be animal burrowing	From S
13	Trench 1		North section	From S
14	Trench 2	2	Feature 1. infilled cut with section	From SW
15	Trench 2		Extension of trench E. to show end of cut	From E
16	Trench 2		Feature 1. infilled cut	From S
17	Trench 2		Feature 1. Cut	From W.
18	Trench 4		Feature 2. Dyke or bank	From N
19	Trench 4		Feature 2. Dyke or bank	From SW
20	Trench 5		Feature 3. field drain	From W
21	Trench 5		Feature 3. Field drain	From SE
22	Trench 5		Feature 3, field drain,	From S
23	Trench 5		Feature 3, field drain, section excavated	From E
24	Trench 5	3	Feature 3, field drain, section excavated	From SE
25	Trench 6		Feature 4, revealed after removal of topsoil	From SW
26	Trench 6		Feature 4	From SE
27	Trench 6		Feature 4	From SE
28	Trench 6		Feature 4, excavated to show section	From SE
29	Trench 6		Feature 4, excavated to show section	From above
30	Trench 6	4	Feature 4, removed cobbles	From SW
31	Trench 6		Feature 5, land drain	From SW
32	Trench 6	5	Feature 5, land drain	From SE
33	Trench 6	6	Feature 6, land drain	From SW
34	Trench 6		Feature 6, land drain	From SE
35	Trench 7	7	Feature 7: north rubble dyke	From SW
36	Trench 7	8	Feature 8, land drain, cut into subsoil	From SW
37	Trench 7		Feature 8, land drain, in trench section	From SW
38	Trench 7		Feature 8, land drain, cut excavated	From SW
39	Trench 8		Feature 9, possible golf green, sand layer in section	From SE
40	Trench 8	9	Feature 9, sand layer in section, detail	From SE
41	Trench 8		Feature 9, sand in section	From SE

Appendix II - Gazetteer & Bibliography

1 - Invergordon Castle

HCSMR no. NH66NE0016 - NMRS no. NH66NE 16 - ngr NH 6984 6965
Invergordon Castle (OS 1872).

2 - Invergordon Castle Gardens & Parkland : Garden; Park; Garden, walled

HCSMR no. NH76NW0197 - ngr 70023 69625

NGR to area to SE of Castle building: extensive woodlands, park, gardens & policies around the post med castle site (OS 1872). Much of this is retained by 1906 (OS 1906). There is belt planting around the whole of the park, with more extensive woodland around the castle building itself and on the SW corner which is called variously Beechwood & the American Garden. The American Garden is shown as woodland with extensive pathed walks, these focus on an oval feature roughly in the centre, although others lead to the "sculptured stone" - the Hilton of Cadboll Stone placed here for a time. There are giant avenues to the S of the castle. A "nursery" in the woods to the E of the castle. A pair of buildings on a terrace? To the N of the castle, with later a "fountain " marked to the NW of this. A large walled garden lies to the SE of the castle. Quartered, it has a building in the middle of both the N & S sides. To the S of this are more beds, and paths leading to a "bellpost". Mains of Invergordon (with kennels) lies to the SE of this. There are East, West and South Lodges on the approaches to the Castle estate - HAW 12/2002

3 - Invergordon Castle - Icehouse

HCSMR no. NH66NE0142 - ngr 69882 69741

Ice house marked in woods to NE of post med Castle site (OS 1872) - HAW 12/2002

4 - Hilton Stone: Site of Pictish Symbol Stone

HCSMR no. NH66NE0048 - NMRS no. NH66NE 11 - ngr NH 6948 6928

Site of the 'Hilton Stone', a Class II symbol stone which had been brought from Hilton of Cadboll where originally stood near the ruins of the chapel dedicated to the Virgin Mary. It was used as a gravestone in 1676 when the ornamentation on one face was removed and a 17th century inscription substituted (Stuart 1856, i, pl.xxv). Afterwards it lay near the seashore until c.1811 and was later removed to Invergordon Castle for preservation. It was removed in 1928, first to the British Museum, then to the National Museum of Antiquities of Scotland (NMAS accession no. IB 189) (MacDonald, Polson & Brown 1931, 55). The site of the stone falls on the fairway of a golf-course (Revised at 1/2500. Visited by OS NKB 1966). First ed. map (OS 1872) shows the site of "sculptured stone" in N part of the "American Garden" a woodland. Numerous walks the stone lies to the W of the main path in small open area. - HAW 12/2002

5 - The House of Rosskeen / Rosskeen House - Pottery (Beaker); Building (Possible)

HCSMR no. NH66NE0092 - NMRS no. NH66NE 45 - ngr NH 6962 6952

Several small sherds of combed beaker pottery were found in silts sealing a gully that may have revtted a building. Finds made during archaeological supervision of the topsoil strip for the Dingwall - Invergordon Bitish Gas pipeline (Wordsworth 1993).

6 - The House of Rosskeen / Rosskeen House - Cremation

HCSMR no. NH66NE0085 - NMRS no. NH66NE 46 - ngr NH 69738 69428

A small cremation deposit was found here during archaeological supervision of the topsoil strip for the Dingwall - Invergordon British Gas pipeline (Wordsworth 1993) .

7 - The House of Rosskeen - Roundhouse; Pits: tannery -Watching Brief

HCSMR no. NH66NE0096 - NMRS no. NH66NE 47 - ngr NH 69885 69528

A roundhouse with a post circle of 7m lay to the E of an extensive group of rectangular pits. These pits are thought to have been originally timber lined, though no trace of such a lining

Appendix II - Gazetteer & Bibliography

survives. A lack of diagnostic finds makes dating and interpretation difficult, though it is probable they were used for an industrial process such as tanning. Recorded during archaeological supervision of the topsoil strip for the Dingwall - Invergordon British Gas pipeline (Wordsworth 1993).

8 - Auchmartin : Military Installation, gun-emplacement

HCSMR no. NH66NE0138 - ngr 69800 68800

For vulnerable point of NH76NW0188. One 40 mm Bofors gun on MK II platform (Redfern, (A M Fox, Highland Council, 12.12.01).

9 - House of Rosskeen - Cropmarks: Enclosure; Ring-ditch

HCSMR no. NH66NE0026 - ngr 69500 69700

Aerial Photograph (Gourlay, Highland Council 01.08.86 Ref 86/082/005) show Cropmarks W of House of Rosskeen - field with extensive cropmarks. Probably pair of adjacent ring ditches (huts?) within enclosure. Probably another enclosure attached to ditch line. This area is open fields in 1872 (OS 1872) so features predate this phase of development. - HAW 12/02

10 - Invergordon: Settlement

HCSMR no. NH76NW0023 - ngr 70000 69000

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Brief for archaeological work at:

**Housing Development to east of Golf Course,
Invergordon
(IN-06-1153)**

ARCHAEOLOGICAL EVALUATION

**HIGHLAND COUNCIL
PLANNING AND DEVELOPMENT SERVICE**

Archaeology Unit

1) Background

The application lies in an area where there is potential for the survival of unrecorded buried remains. The application lies in a wider area where significant archaeological remains are recorded, including prehistoric settlement and burial features. This application could therefore impact on valuable features of archaeological importance. Arrangements must be made to avoid such features wherever possible. Where this is not practicable, they should be recorded before they are damaged or destroyed. This will need to be done by a professional archaeological contractor.

In this case the nature and extent of the potential archaeological features need to be established. An archaeological evaluation aims to identify any such features at the earliest possible stage to minimise the risk of finds or features of interest being discovered and damaged during site works. This approach is intended to ensure that any archaeology on site is identified and recorded with minimum delay or disruption to the development.

Following fieldwork, the Archaeological Contractor will present a report containing the conclusions of the work and proposing mitigation and recording arrangements to be followed in the development. These proposals will require to be agreed with the Planning Authority. Such arrangements might include preservation in-situ, redesign to avoid key areas; excavation and recording of features; and / or an archaeological watching brief on site clearance and excavations for construction purposes.

2) Terms of Reference

This brief specifies what is considered to be the minimum acceptable standard of work; proposals that present a higher standard may be offered and accepted. It is assumed that this will form the basis of an agreed approach unless changes are agreed with Highland Council Archaeology Unit in writing before the start of any site works.

This brief has been produced for Highland Housing Alliance, who will be responsible for the work, including any tendering and contractual arrangements. The area to be covered by this assessment should be the entire development area, including any proposed services, access roads, works compounds, borrow pits or other ancillary works.

The work should be carried out by, or under the immediate direction of, a member of the Institute of Field Archaeologists – or archaeologist of equivalent experience - to ensure that work is carried out to professional standards. The Archaeology Unit may refuse to accept work from, or otherwise take action against, archaeologists who fail to carry out work to these standards. Before site works start, the proposed arrangements, including a timetable for the work should be agreed with the Highland Council Archaeology Unit in writing.

The brief has been produced specifically for this scheme based on documents supplied at the time it was issued. It is valid for one year from the date of issue.

3) Objectives

- To identify the location, nature and extent of any features or objects of archaeological importance that would be damaged or destroyed by this development.
- To propose arrangements for the safeguarding where possible, and recording where necessary of any archaeological features or finds identified. These will need to be agreed with the Highland Council Archaeology Unit.
- To make sure that the needs for archaeological conservation and recording are met without causing any unnecessary delay or disturbance to the development project.

4) Method

a. Desk-based Assessment

A check of all relevant archaeological / historical records, maps and aerial photographs should be undertaken. The following sources are recommended as a minimum:

- *The Highland Council Sites and Monuments Record (SMR)*. Please note - the online SMR 'Am Baile' is not designed for use in development control, for assembling information for forestry or agri-environment schemes, or for constructing management policy of sites. In order to source the full SMR information required for such studies all consultants should approach the Highland Council Archaeology Unit directly.
- *The National Monuments Record of Scotland (NMRS)*
- *Historic Scotland's databases of listed buildings, Scheduled Ancient Monuments and monuments proposed for scheduling.*
- *Vertical stereo aerial photographic coverage held by RCAHMS and the Highland Council Archaeology Unit.*
- *Ordnance Survey map coverage from 1850 onwards, and any other readily available early cartographic sources held at the National Library of Scotland Map Library.*
- *Bibliographic references and early parish accounts.*

b. Trial Trenching

Trial trenches will be excavated by (or under the direction of) the Archaeological Contractor to provide a sample of at least 5% of the total application area. The location of these trenches will be informed by the results of the desk-based work and an assessment of the local topography and must be accurately plotted on a site plan.

Trenches should be a minimum of 1.5m wide and should cover the development area spatially and target potential archaeological features and apparently "blank" areas. They should be a mixture of linear and box shaped trenches and should be extended as necessary in order to expose and evaluate archaeological features.

Trenches will be backfilled on completion of excavation, unless agreed otherwise with the developer.

All archaeological features identified will be manually cleaned and recorded and a sufficient sample excavated by hand to establish the date, nature, extent and state of preservation of deposits. A representative sample of every archaeological feature will be excavated in the first instance to a degree sufficient to establish their nature, extent, preservation, probable function and date. HCAU minimum requirements are for hand-excavation of 50% of all pits and 10% of all linear features: all significant relationships with other features should be defined and investigated. The depth of surviving deposits must be established. Further excavation will be determined following the results of this work and agreed with HCAU.

5) Report

A report must be produced which sets out the results of the work and makes recommendations for any required further work.

The Council will assume author's copyright unless advised otherwise. However, HCAU reserves the right to make the report available for reference and research purposes, either on paper, or electronically. The completed report will be made available for immediate public consultation for research purposes at the Highland Council Sites and Monuments Record, and through the public library service. The Archaeology Unit will acknowledge copyright in all cases.

a) Content

The report must include as a minimum:

- Location plan (bound into the report) showing the project area; area of excavation; and relevant historic sites and features in the vicinity. The location plan must also show the position of features identified during the work.
- A detailed site background, including reference to previous work conducted in the wider area on similar developments and the results of such work.
- The circumstances and objectives of this work.
- An analysis of the project results drawing in comparative data; a statement regarding the potential for, and survival of, buried prehistoric sites in this area; and a statement of the significance of the results (as per the Burra Charter).
- A detailed site plan and scale plans, sections and photographs of all significant features noted.
- A full index to any records or other material generated by the project including the archive location.
- A list of finds, as appropriate, set out in the required format for Treasure Trove reporting.
- Details of the sampling and finds retention policies and their justification.
- Weather and other conditions affecting fieldwork.
- Proposals for presenting the results of the work to the local community where appropriate.

b) Dissemination & Publication

The archaeologist appointed is responsible for making sure copies of the report have been received by the recipients listed below. The archaeologist appointed should allow for all costs when estimating for the work. We require archaeologists to submit satisfactory reports within the agreed deadline.

Apart from any copies required by the client, at least **four** copies of the project report must be produced by the archaeologist. These must be submitted to all of the following **within 4 weeks** of the completion of the field work.

- One paper copy for the Council's Area Planning and Building Standards Manager, 2 Achany Road, Dingwall, IV15 9JB.
- One paper copy to be deposited with the Council's Senior Librarian Information Co-ordinator, Libraries Support Unit, 31a Harbour Road, Inverness IV1 1OY. This will be available for public consultation through the public library service.
- One paper copy to be deposited with the Council's Assistant Curator (Archaeology), Museum & Art Gallery, Castle Wynd, Inverness IV2 3EB (*This copy will only be required if there are finds*).
- One digital copy for the Archaeology Unit, Planning and Development Service, Council Offices, Glenurquhart Road, Inverness IV3 5NX : The report should be in Adobe PDF format (preferred) or Microsoft Word format and rendered uneditable. If the report or associated documents are of an appropriate size for delivery by e-mail (i.e. under 2MB) they may be sent directly to archaeology@highland.gov.uk with an appropriate project identifier in the subject line. If the report is deposited with the HER on a CD or DVD, the disc must be clearly marked using a CD marker pen with the project identifier, project name and name of the archaeological contractor. Please do not use stickers to label the disk.

In addition to depositing the report of completed works with the HER, all reports (including bound paper copies) should be deposited in the National Monuments Record for Scotland, along with the project archive. The project archive should contain all relevant details in connection with the planning and execution of the project, including any terms of reference received by the archaeological contractor.

A brief summary of the results of the archaeological work must be prepared and submitted for publication in the Council for Scottish Archaeology's annual journal 'Discovery and Excavation in Scotland' at the appropriate time.

6) Monitoring

The archaeologist appointed is responsible for agreeing arrangements for monitoring with Archaeology Unit staff. We will monitor projects as necessary to ensure that minimum standards are met.

Prior notice of fieldwork starting dates - with contact names, telephone numbers and arrangements for access - must be given to the HC Archaeology Unit by the archaeological contractor.

Any unexpectedly significant or complex discoveries, or other unexpected occurrences which might significantly affect the archaeological work and /or the development must be notified by the archaeologist immediately to the applicant and the Senior Archaeologist. The finds or features must be left *in situ* until arrangements have been agreed for safeguarding or recording them. In the meantime work may continue on other areas of the site.

7) Finds

Chance finds can be made during any archaeological fieldwork. Archaeologists should note that advice and facilities for emergency conservation and temporary storage can be offered by Inverness Museum. All finds should be notified for Treasure Trove.

8) General

The archaeologist agrees by undertaking this work to the terms of this brief, including the following:

The archaeologist appointed must:

- carry out the work according to the Code of Conduct, standards and guidance of the Institute of Field Archaeologists.
- agree a timetable for the work with the client and the HC Archaeology Unit.
- not comment to the press or other media without prior approval from the applicant and HC Archaeology Unit.

This brief has been produced by the Highland Council Archaeology Unit, to whom any enquiries should be addressed. No one else has authority to vary its terms.

Highland Council Archaeology Unit

Wednesday, 5 March 2008