



## Archaeological Recording at 92-94 Academy Street, Inverness, Highland.

**Client:** William Gray Construction Ltd.

**Date:** 3 February 2015

**Written by:** Stuart Farrell

**Planning Ref.** 13/03720/FUL

**Grid Ref:** NH 66580/45545

## CONTENTS

1. INTRODUCTION
2. BACKGROUND
3. METHODS
4. RESULTS
5. DISCUSSION
6. RECOMMENDATIONS
7. REFERENCES
8. ACKNOWLEDGEMENTS
9. ARCHIVE
10. DES

- |           |   |
|-----------|---|
| Figure 1  | Site location.                            |
| Figure 2  | Site location (2).                        |
| Figure 3  | Plans.                                    |
| Figure 4  | Plans & elevations.                       |
| Figure 5  | Plans altered.                            |
| Figure 6  | Plans & elevations altered.               |
| Figure 7  | Rectified photograph of frontage.         |
| Figure 8  | Rectified photograph of rear.             |
| Figure 9  | Rectified photograph of signage on gable. |
| Figure 10 | 3D photo of frontage.                     |
| Figure 11 | 3D photo of rear.                         |
| Figure 12 | 3D photo of gables.                       |
| Figure 13 | 3D photo of building.                     |
| Figure 14 | Location of Evaluation Trench.            |

- |            |                                |
|------------|--------------------------------|
| Appendix 1 | Highland Council Specification |
| Appendix 2 | Photographic Register          |
| Appendix 3 | Valuation Rolls                |
| Appendix 4 | Context Register               |

Cover – View of No.94 Academy Street.

Plate 1	View of Trench 1 facing W.
Plate 2	View of Trench 2 facing E.
Plate 3	View of outbuilding facing NW.
Plate 4	View of outbuilding facing NW.
Plate 5	View of rear of building.
Plate 6	View of front of building.
Plate 7	View of stained glass in lobby of No.94.
Plate 8	View of fireplace in No.94.
Plate 9	View of fireplace in No.94.
Plate 10	View of fireplace.
Plate 11	View of fireplace.
Plate 12	View of fireplace.
Plate 13	View of central moulded plaster piece.
Plate 14	View of central moulded plaster piece.
Plate 15	View of moulded cornicing.
Plate 16	View of moulded cornicing.
Plate 17	View of moulded cornicing.
Plate 18	View of moulded cornicing.
Plate 19	View of wallpaper.
Plate 20	View of demolition works.
Plate 21	View of demolition works.

## **Non-Technical Summary**

*The author was commissioned in May 2014 by William Gray Construction Ltd to undertake a project of archaeological recording to be undertaken at 92-94 Academy Street, Inverness as part of a condition of planning by Highland Council.*

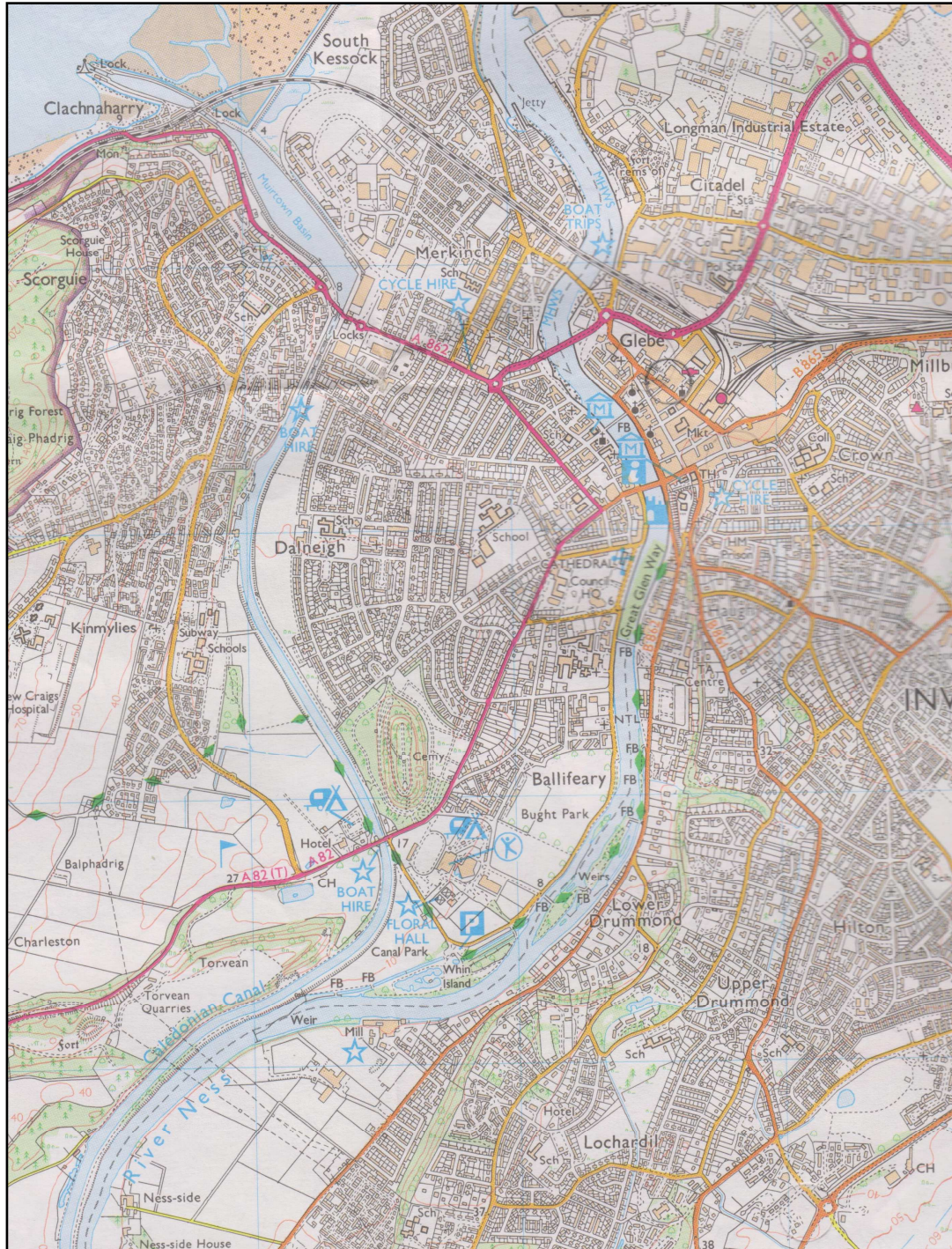
*92-94 Academy Street dates from the 1830's and has seen some major alterations throughout its use, with few of the original features being intact, though overall the interior fittings were very plain. Building went out of use c1999 after it latterly being used as offices. An Archaeological Evaluation conducted in June 2014 to the rear of the building revealed only a few features, dating to the 19<sup>th</sup> century, and later disturbance of a modern date. Work also included 3D laser scans and rectified photography of the external views of the building as well as a photographic survey prior to and during demolition works, with also a watching brief being conducted during the demolition works and site clearance works.*

*No recommendations for further archaeological work have been proposed.*



**Figure 1 – General Location**

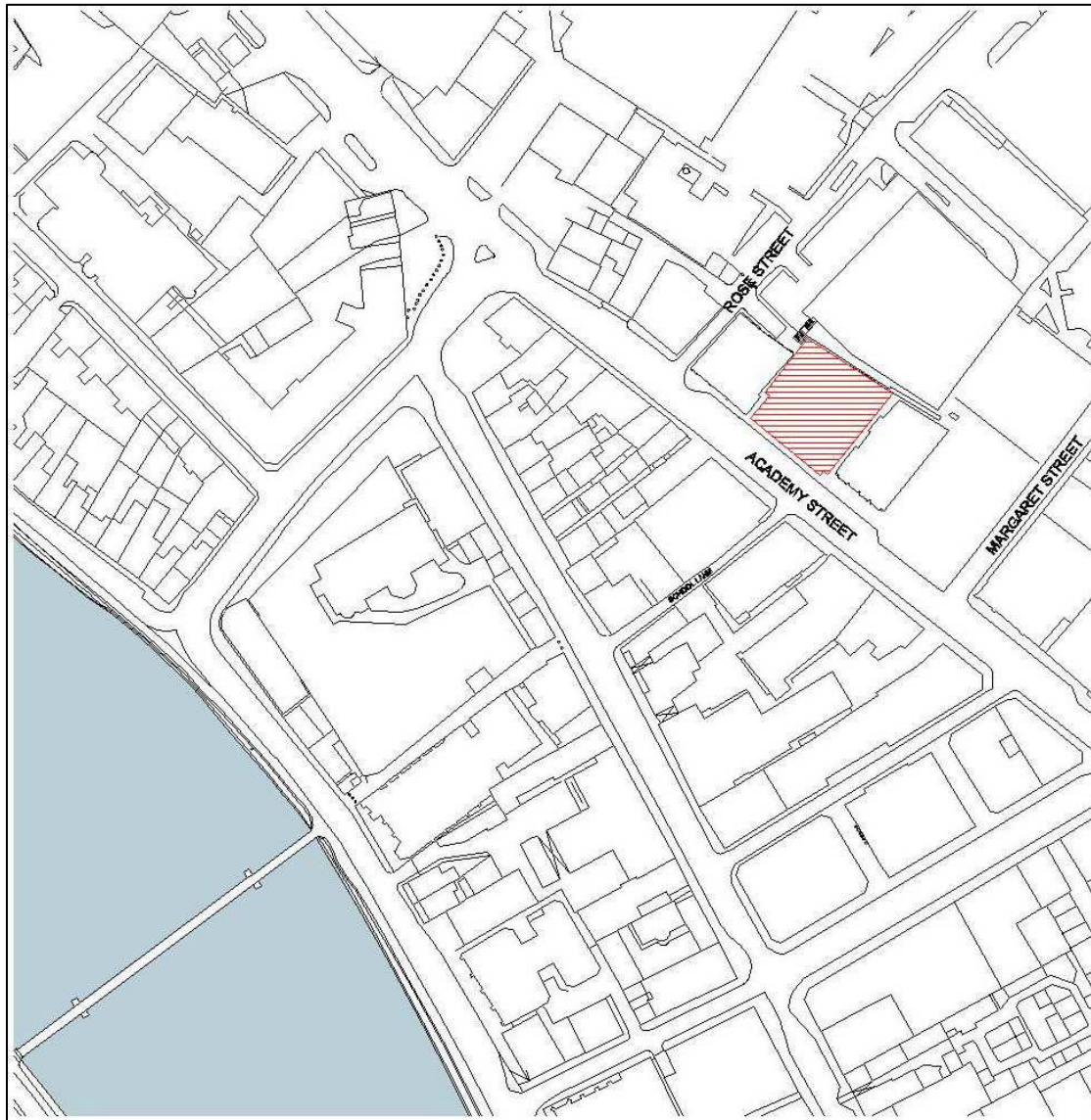
Reproduced by permission of Ordnance Survey on behalf of HMSO.  
© Crown Copyright. All rights reserved. Licence no. 100041016.





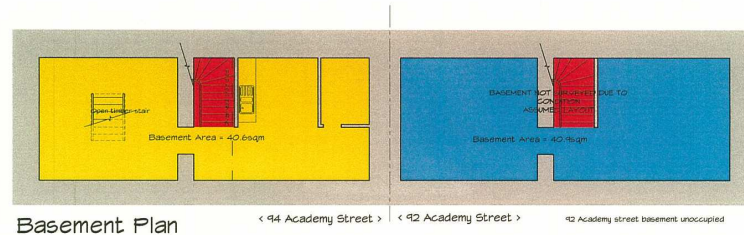
**Figure 2 – Site Location (2).**

© Keppie Design.

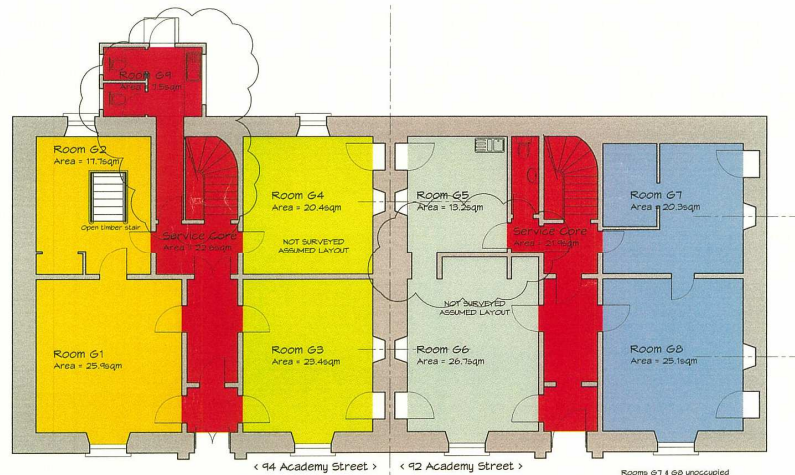


**Figure 3 – Plans of Existing Building (Existing)**

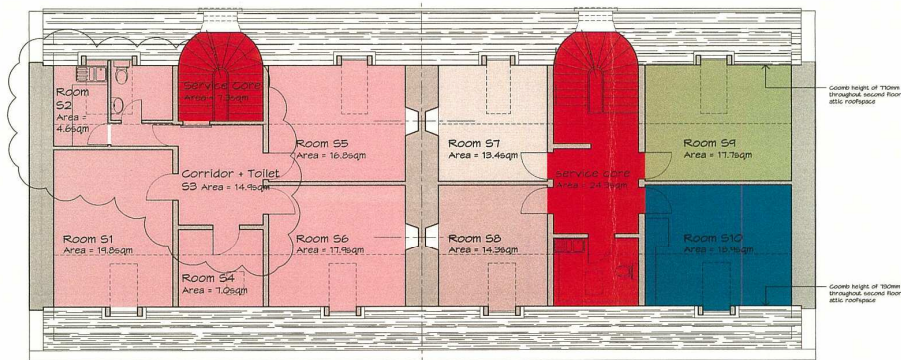
© Colin Armstrong Architects



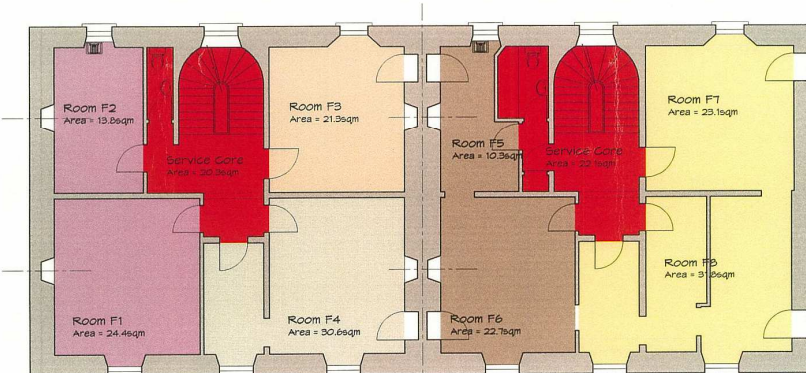
Basement Plan



Ground Floor Plan



Second Floor Plan

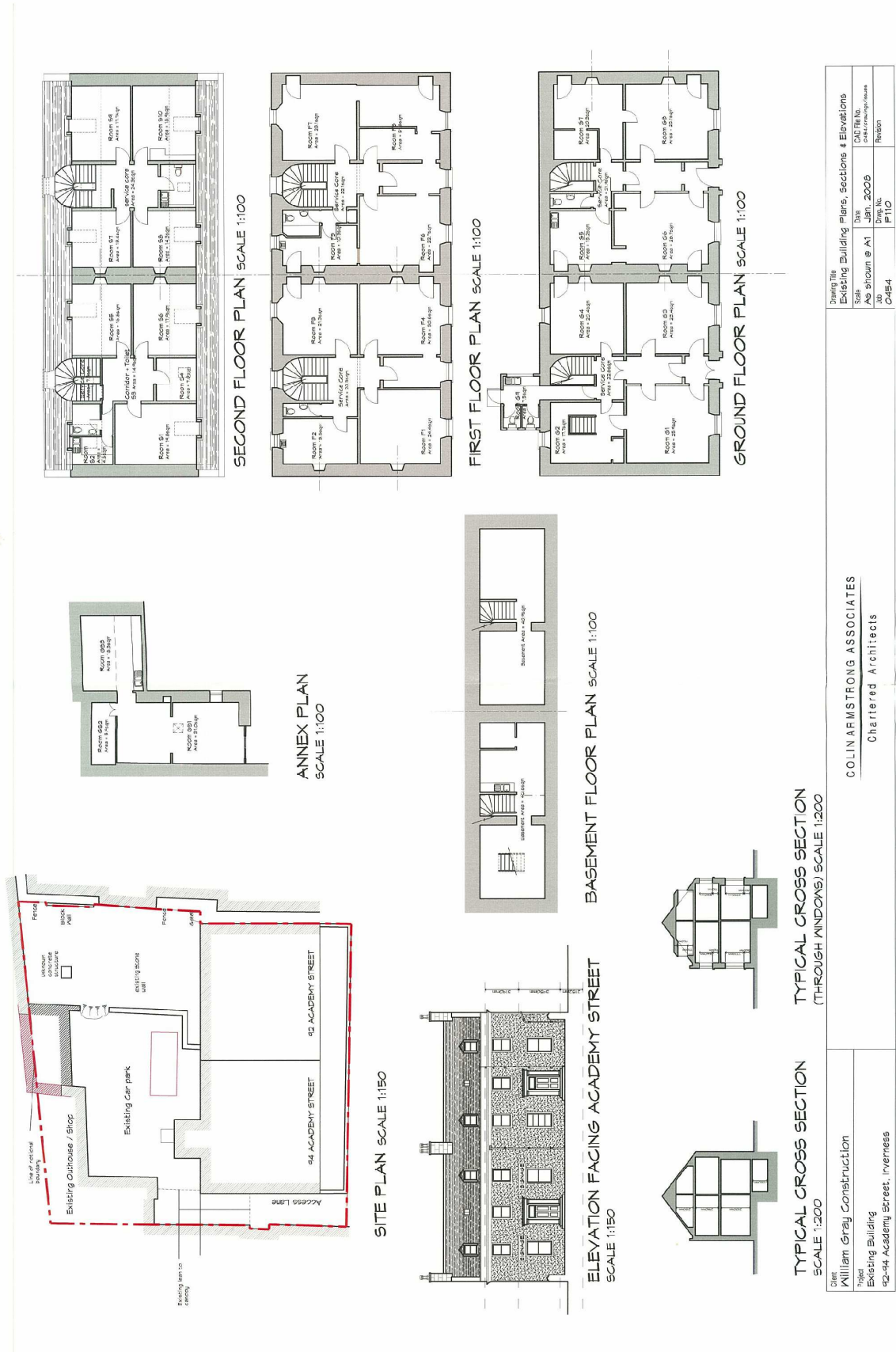


First Floor Plan



**Figure 4 – Plans and Elevations (Existing)**

© Colin Armstrong Architects









© Colin Armstrong Architects. (Room Numbers in Red relate to Text)

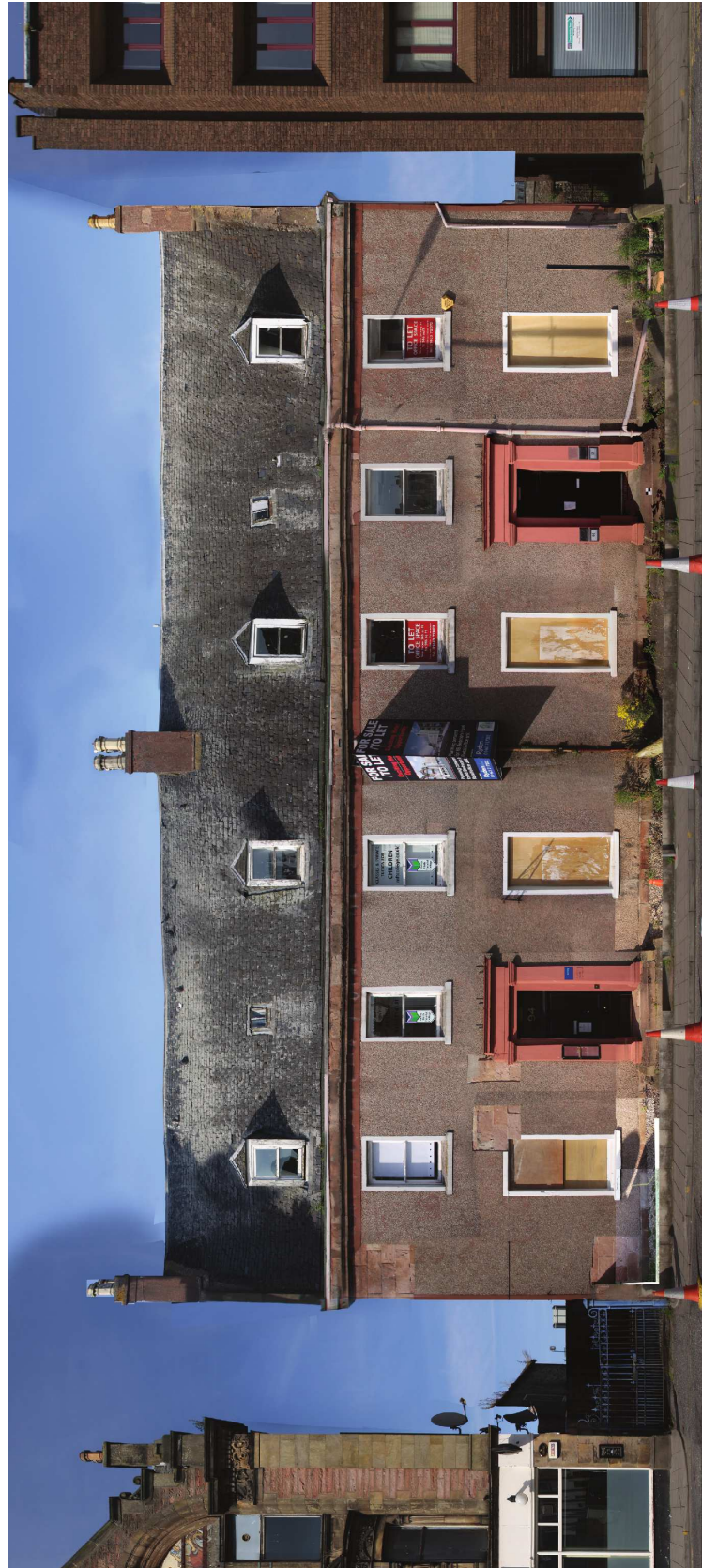
© Colin Armstrong Architects. (Room Numbers in Red relate to Text)





**Figure 7 – Rectified Photograph of Frontage**

© Rubicon Heritage Services Ltd.





**Figure 8 – Rectified Photograph of Rear**

© Rubicon Heritage Services Ltd.



**Figure 9 – Rectified Photograph of Signage on Gable**

© Rubicon Heritage Services Ltd.



**Figure 10 – 3D Photograph of Frontage**

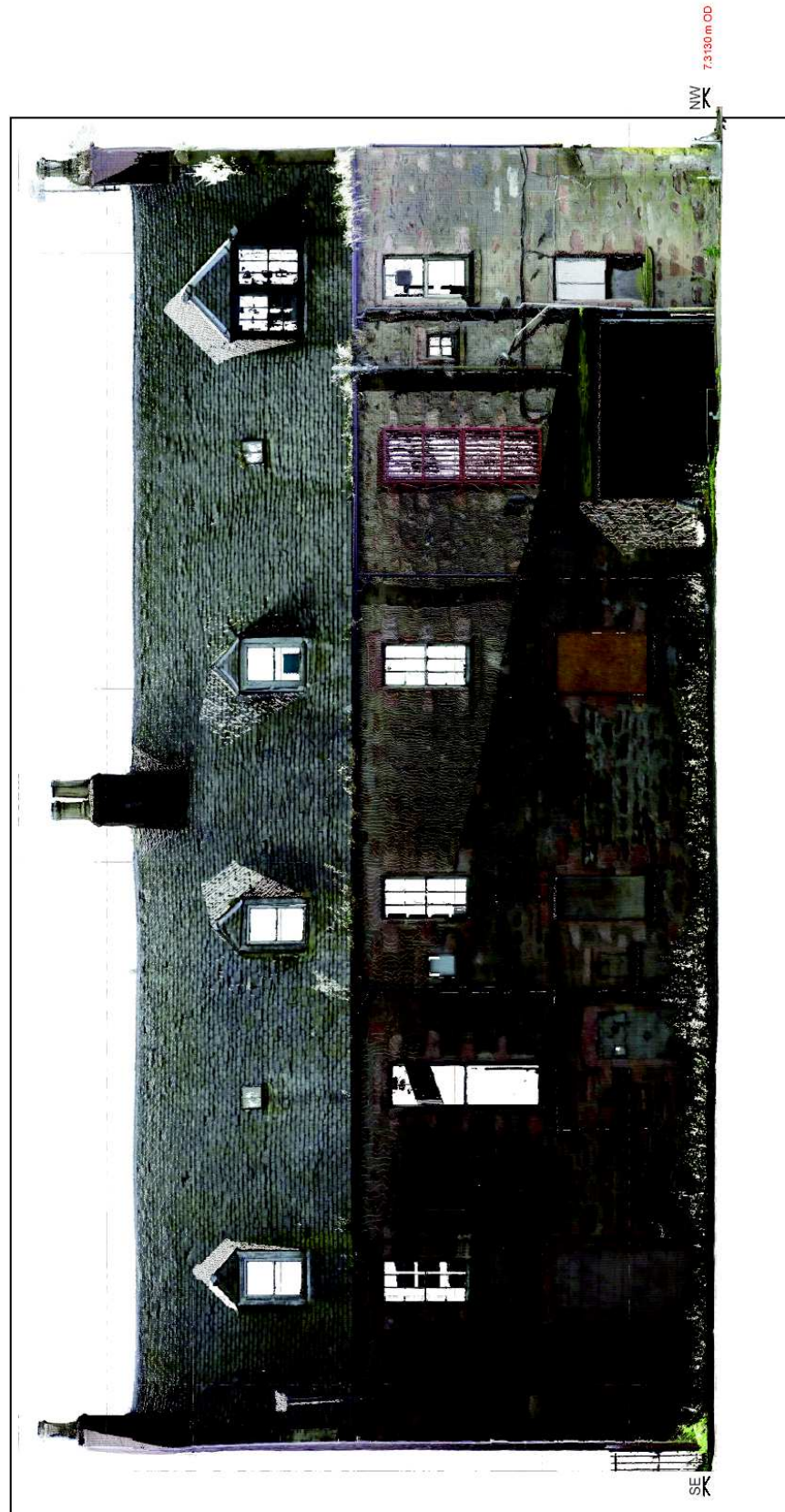
© Rubicon Heritage Services Ltd.





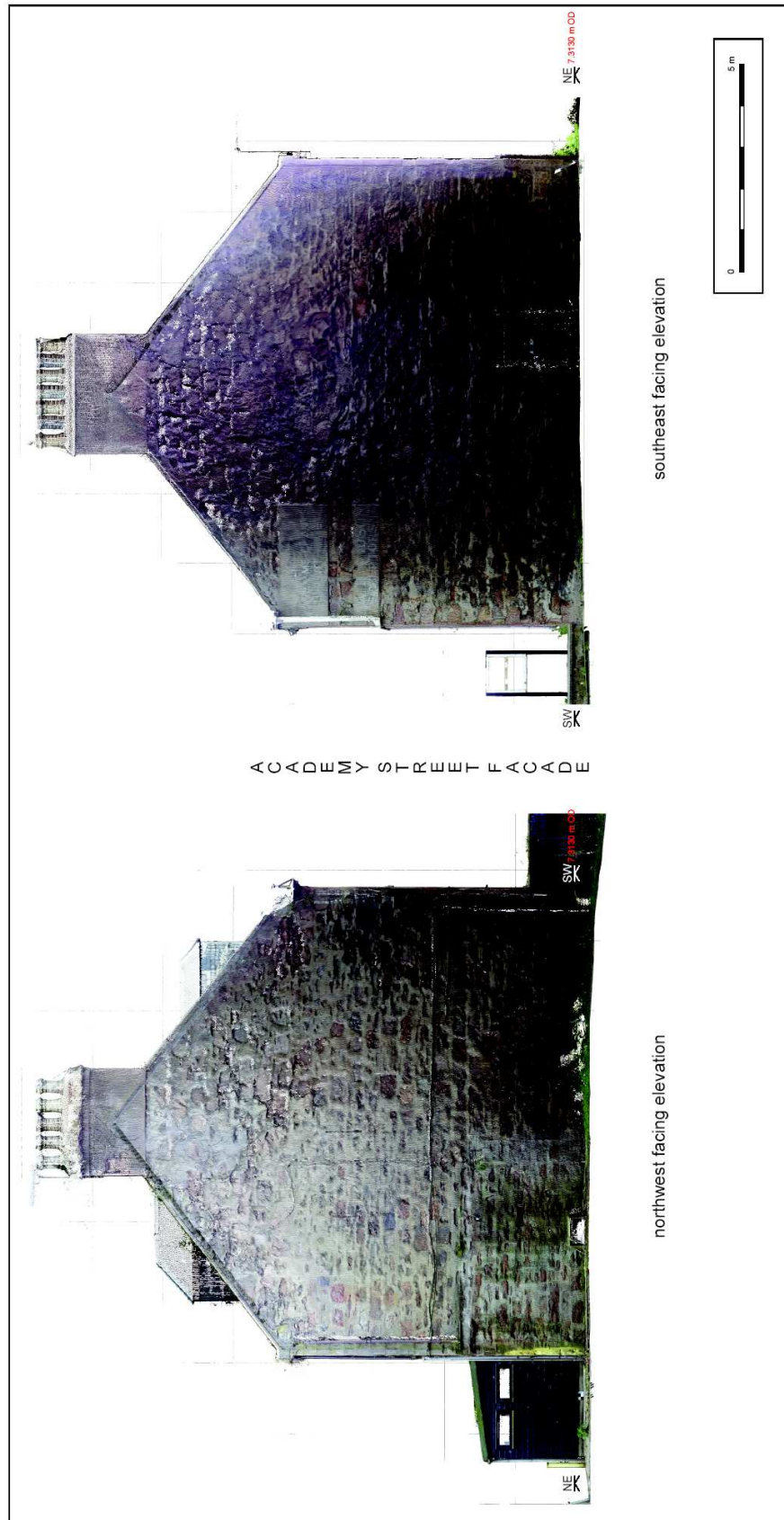
**Figure 11 – 3D Photograph of Rear**

© Rubicon Heritage Services Ltd.



**Figure 12 – 3D Photograph of Gables**

© Rubicon Heritage Services Ltd.



## 1. INTRODUCTION

A project of archaeological recording was carried out by the author for William Gray Construction Ltd required as part of a planning application. The proposed development site is an existing building located at 92-94 Academy Street, Inverness. The work included a photographic survey, evaluation, rectified photography and a watching brief during and after demolition.

The archaeological work was required as part of planning condition no.2 by Highland Council Planning Department (ref. 13/03720/FUL) which stated:

*No development shall commence until a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in the accordance with the attached specification, shall be submitted to, and received the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the developer at his expense in accordance with the approved timetable for investigation.*

*Reason: In order to preserve the archaeological and historic interest of the site.*

## 2. BACKGROUND

The proposed development site forms 2 B-Listed buildings on the North side of Academy Street, Inverness with a small access to the west side of the existing building with a car-park to the rear with out-buildings.

### Archaeological Background

The development site of 92-94 Academy Street, Inverness lies to the west of the centre of the town. The two houses (NMRS NH64NE 54 & 732 / HSMR MHG 3729) date to c1830, and form two 2½-storey houses that have seen continual use till c2011. The houses are category B listed.

## 3. METHODOLOGY

The archaeological work was comprised of the following:

Desktop Survey: This has already been extensively undertaken by Andrew P K Wright Architect, A. F. Cruden Associates Engineers and the Scottish Lime Centre, and is here included.

Building Recording: The following was undertaken prior to demolition - Rapid modelling using laser scanning technology of the principle elevations (front and rear) to form a 3D model. This work was undertaken by Caintech Ltd.

The building, plus those immediately adjacent, was subject to rectified photography with the end product presented as a composite image to show 92-94 Academy Street within the context of the streetscape at the time immediately prior to demolition. This work was undertaken by Rubicon Heritage Services Ltd in consultation with Stuart Farrell.



A detailed external photographic survey of all aspects of the building not readily captured via rectified photography/laser scanning - to include detailed recording of painted signs on the gable of 92 and other architectural detailing. A detailed internal photographic survey was also made. All photographs taken to produce a photographic record consisting of digital prints. This work was undertaken by Stuart Farrell.

Archaeological Evaluation: The open an area to the rear of 92-94 Academy Street to be assessed for the presence or absence of archaeological remains. This work was undertaken by Rubicon Heritage Services Ltd in consultation with Stuart Farrell.

Watching Brief: To undertake an archaeological watching brief to the development during demolition to enable the recording of; any architectural details not previously known; construction techniques and methods; any other features or items of interest that come to light that have a bearing on the construction and use of the building. To undertake an archaeological watching brief to the development after demolition to identify, evaluate and record any archaeological features or deposits, where necessary proposing further works if required. This work was undertaken by Mary Peteranna of Ross & Cromarty Archaeological Services in consultation with Stuart Farrell.

#### **4. RESULTS**

Desktop Survey by Andrew Wright, Architect.

The heritage statement for the properties at 92 and 94 Academy Street, Inverness, has been commissioned by William Gray Construction Ltd on behalf of KG Estates Ltd, in whose name an application has been lodged for planning permission and listed building consent for the demolition of the properties and comprehensive redevelopment of the site.

The properties fall within the Inverness Riverside Conservation Area, and are listed Category B (HB no 35124). The date of the listing was June 1981, known from photographic evidence to have been after the time when the street facades of the properties had been coated in a modern dry-dash, or pebbledash, render, the description of which is referred to erroneously in the list description as 'roughcast'. The listing notes are restricted to the briefest of descriptions of the buildings, and although the properties are referred to as a pair it is not acknowledged that they are semi-detached villas. There is one entry to the west of the site leading to the courtyard at the rear. There are partial basement areas to the rear of each property although only No 94 has retained the original access beneath the bottom flight of the staircase leading to the upper floors, and the entry to the basement at No 92 is rudimentary, from a ladder accessible from a hatch in the floor to the rear of the shop. The list entry reads as follows:

Early 19th century, roughcast with margins. 2 storeys and attic; pair of houses each symmetrical 3-bay front, pilastered doorpieces, 2 piended dormers. Cornice and blocking course.

Research can, occasionally, be thrown into confusion by changes made to street numbers, leading to difficulties in identifying individual properties with any certainty. Early in the first decade of the twentieth century (prior to 1905), street numbers on Academy Street were changed, when the properties became 92 and 94 respectively. Hitherto the properties had been listed as 56 and 58 Academy Street respectively.

During the reign of William the Lion in the late twelfth century a defensive ditch, or fosse, was instructed by the monarch to be dug out to give added protection to the burgh. It encircled the burgh and was given a timber palisade, of which remnants are believed to have survived until the mid-fifteenth century, after which the feature fell into disuse. The ditch became an unsavoury repository for the effluent of the burgh, particularly from the tanneries and maltings, and along the north boundary, where Academy Street is now; it was given the name of the 'Foul Pool'. That it had persisted in this state for so long suggests that the burgh had not expanded largely beyond the principal streets at the heart of the medieval burgh, where the properties would have been laid out originally on the typical feuing pattern in the form of long rigs, adopted for all of the contemporary burghs across Scotland. It is probable that Church Street, or the Kirk Gate, would have been the earliest street to be laid out in this manner, extending westwards from the foot of the castle hill.

The late nineteenth century grid plan which marked the commercial expansion of the eastern end, corresponding to the area bounded by the triangle of Church Street, High Street and Academy Street was, therefore, superimposed over the burgh's medieval plan. Academy Street on the north side of this triangle followed the line of the medieval ditch and palisade. A series of maps of the burgh prepared by military surveyors in the early eighteenth century show the precursor of Academy Street, then un-named, already well defined, although the backlands behind Church Street and the High Street were not by then well developed. There was sporadic development lining the street, mostly along the north side, but the western end of the triangle with Church Street was already well populated. Prepared in the year after the 1715 Rising, Lewis Petit's map shows this clearly.

By the time that Roy's military map had been prepared, some time between 1745 and 1750, the backlands had been filled in substantially with development, but this might have been a convention of draughtsmanship not wholly verified by the later cartographic evidence. In response to this increased pressure on land, burgh funds were invested in the improvement of the street in the 1760s after which it was given the name of New Street when, presumably, all traces of the old ditch would have been eradicated. John Home's burgh and district map of 1774 shows that the feus to the north of New Street had been extended into long plots, laid out as gardens and orchards. His map shows also how the burgh was expanding outwards beyond the boundaries of the old defensive ditch by this time.

In the first decades of the nineteenth century developments on Academy Street mirrored these changes. From studying what might be considered to be reliable maps, prepared by the military surveyors in the 1720s, building along the line of the former town ditch was no more than intermittent along the length of the north side, and was non-existent over the middle section of the south side. At the west end of Church Street the density increased noticeably, with properties extending rearwards along the closes off Church Street, a feature of many contemporary medieval burghs. The junction with Scathgate, later to be Rose Street, seemed to be marked by a pair of larger buildings, but it might be assumed from contemporary descriptions that the remaining properties to the east were no more than insubstantial hovels, particularly if the effluent found in the ditch nearby was noxious and unpleasant. After the improvements were carried out in laying out New Street in the mid-eighteenth century garden plots extended northwards as Home's map of 1774 indicates, but from the ease with which land was acquired for the new public buildings it can only be assumed that the properties lining the street had been of relatively low value. Where Nos 92 and 94 Academy Street (new numbering) were to be erected the feu was owned by a widow of the name of Grant, with a gentleman named Fraser owning the feu to the immediate east.

By the time that John Wood had prepared his town map in 1821, property was still owned by a J Fraser to the east but the owner of widow's property had not been identified by the mapmaker. Margaret Street had appeared, and at the junction with Academy Street the site had been developed as a chapel of ease in 1798. Although it was given parish status in 1834, after the Disruption of 1843 it became the East Free Church. Immediately behind it had been a Seceders' Chapel, erected in 1803. The new schools erected here occupied spacious ground that had hitherto been undeveloped on the edge of the rapidly expanding town, with the obvious benefit of being close to the town centre.

It is clear from Wood's map, and from the Great Reform Act map of 1832 that the site at Nos 92 and 94 Academy Street had not yet been redeveloped. An advertisement appearing in the *Inverness Journal* in July 1836, posted on 28 June by a local solicitor, may provide a clue that it had been developed only recently. It lists a number of properties for sale which had been owned by one of the town's merchants, a Mr Lyon, whose shop premises and hardware business were on Church Street. It is clear from the notice of sale that the sons, William and Colin, were carrying on with their father's business but, for reasons which are not given his estate was being sold in separate lots and included the premises where the family business was being conducted. The list of properties in his possession was not inconsiderable, and included a brewery, operated by the Caledonian Brewery, and also a dwelling on Church Street, occupied by a widow. A batch of properties on Academy Street, which from the street numbering at that time appear to be conterminous with one another, was listed as the third lot of the sale: 3d, The Dwelling Houses, Nos. 52, 54, 55, and 56, Academy Street, substantially built, and each affording ample accommodation for a respectable Family. There are Stables, Offices, Garden and Park, attached to No 54. Those Houses will be Sold in one Lot, or separately, as may suit offerers.

A great deal might be read into this notice, but the conclusion is inescapable that Lyon must have invested heavily in a speculative development for which he believed the market had been sufficiently buoyant given the many improvements that had been carried out in the centre of the town. He would have been capitalising on what might be assumed to have been a pleasant open outlook on the north side of Academy Street. There is no mention of sitting tenants for any of these properties, implying that they were vacant, unlike the property he owned on Church Street occupied by the widow.

The street numbering quoted in the notice raises an immediate issue – as the numbers on the north side of the street were even, could one of the properties have been located on the opposite side of the street? From studying the later evidence of the First Edition Ordnance Survey maps (1872) it is apparent that there had been two pairs of similar semi-detached villas for which the numbering might have been logically 52, 54, 56 and 58 (old numbering) which corresponds well with the patterns of occupancy established from studying the valuation rolls of the late nineteenth century. Certainly the property occupying the ground on Fraser's feu could have extended sufficiently far to the rear to meet the description of having a garden, park and stables, but this would have been curtailed within the space of a few years with the acquisition of ground to build the new Dr Bell's Institution at Farraline Park. Again, from studying maps the villa at No 56 occupied a larger feu than the others, with a correspondingly wider street frontage, to be subdivided in later years for industrial uses as the pattern of occupation along the street shifted from predominantly residential towards commercial uses. The evidence suggests that, having embarked upon a speculative development for the erection of two pairs of semi-detached villas across four feus westwards from the corner of Margaret Street, Lyon had overstretched himself before he died, and the properties were being sold to



pay off his debts because, had it not been otherwise, his sons would have benefited from the income to be had from the continuing house rents.

The pattern of merchants, or landowners, investing in speculative small scale residential developments was well established in Inverness throughout the course of the nineteenth century. More often than not properties would be rented out rather than sold outright to provide a regular income on an investment. The returns may have been steady rather than spectacular, with the parish ministers observing in 1835 that 'House rents for the better classes are moderate...' but the general rise in prosperity, and with Inverness becoming a desirable place in which to live would have resulted in an increased demand for good property. It has been said on many an occasion that Inverness was: ....never a town of Highlanders but of 'Incomers' usually associated with the 'establishment' and usually looked on with scorn or hostility by the indigenous population of the surrounding areas.

Development of the north side of Academy Street proceeded apace, but from studying the First Edition Ordnance Survey map there were still several gaps along the south side, probably related to the ownership of the principal feus on Church Street which extended northwards to meet Academy Street. A timber yard had been established opposite to Nos 56 and 58, while to the rear of them the gardens of the villas were enclosed gradually by the buildings of the rapidly expanding ironworks on Rose Street. Lyon's villa development had been preceded by the erection of new properties at the west end of Academy Street, where the density remained higher. Some of these properties were not devoid of architectural pretensions, of the sort found in many of the Highland towns at the time and as far west as Stornoway.

Little is known of the occupancy of the dwellings during after the properties had been sold, nor who had acquired them, and such information could be established by examining the title deeds, Sasine and Census Records. There is no reason to suggest, however, that the expectations set out in the newspaper sale notice had not been met, and that the properties would indeed have been occupied by 'respectable families'. The First Edition map shows the gardens laid out in an attractive manner, even if under the threat of invasion by the foundry beyond the garden wall. No 58 had a stables building, given the separate street number of 60. Harold Chisholm, a jeweller, was resident with his family at No 58 when a daughter was born there in 1863, while next door the family of the leather merchant, John Kerr, seems to have been added to regularly with children born in 1877 and 1880. Dr William Macdonald and his family had moved into No 58, and his wife gave birth to a son in 1879, and two daughters in 1880 and 1882.

The arrival of the Macdonalds on the scene at No 58 suggests the beginning of a long association in the provision of accommodation for medical practitioners based at the Northern Infirmary. In around 1885 Dr Duncan Macfadyen was a tenant of the Macdonalds, later to become the owner of the property. He lived there for a number of years, until after the end of the First World War by which time the property had been renumbered 94. After the Kerrs had left No 56, which was before the war, by which time the property had been renumbered 92, medical practitioners had also taken over this house, against which Dr Donald McRitchie of Huntingdon's name is shown as the proprietor, with Dr John Grant his tenant. This association with the infirmary had ceased for both properties by the end of the war, by which time there was no doubt that the character of the area had changed, not least as a consequence of the expansion of the Rose Street Foundry established by Messrs Smith and Mackay where forging for heavy industry was underway, and where the noise from the operations carried out in the workshops must at times have been considerable, and intrusive to those residing on Academy Street. The directors had

acquired the ground at the corner of Rose Street next to No 94 and had erected an imposing three storey frontage onto Academy Street for their office and warehouse. They submitted their plans to the Dean of Guild in 1893 and the building was unfinished still in the following year.

As the century progressed the character of the area became increasingly more varied. The Kerrs at No 92 appear to have arrived in the 1870s, and would have been tenants in the first instance. At some stage Kerr acquired the property and took in tenants of his own, and in the mid-1890s among these was an artist, William Barry. By the end of the century he was, with his wife, running the premises as a temperance hotel which appears to have ceased trading by the beginning of the First World War. By then the Kerrs may have moved to London and could have been running the hotel from there during its final years. For a short while listed among the tenants were theatre managers, reflecting the pattern of changing uses on the street. A picture house had opened up on the opposite side of the street and appears on the 1930 Ordnance Survey map. In the mid-1920s the office and yard at No 94 were occupied by James Gray & Son, whose business was listed as slate merchants.

Both dwelling houses continued to have a number of tenants but by the mid-1930s the Grays' business had expanded to the extent that they had acquired both of the properties. A number of tenants were retained in each, which at that time included a contractor and an insurance manager, but by the outbreak of the Second World War the numbers of tenants appeared to be dwindling and Gray's activities by now included plumbing and general contracting. Grays' name appears high on the east gable of No 92 above that of the well known Inverness sculptors, the brothers D&A Davidson (whose business presumably occupied the adjoining yard). These signs, painted on smooth raised cement panels, would have been visible from a distance until such time as they were obliterated by the modern office building erected in the mid-1970s on the site of the former yard and what had been presumed to have been one of the matching set of villas at Nos 88 and 90. It is not known when they were replaced exactly as one half of the pair at the junction between Academy Street and Margaret Street must have been demolished by the late 1930s judging by the replacement retail building which had been erected by then on the corner plot.

After the Second World War tenants appeared to occupy only the upper floors of the properties and, for a while, the offices of An Comunn Gaidhealach were housed in No 92. The architectural practice of WW Allan & Co occupied the upper floors of one of the properties in the mid-1960s. Clearly there had been a considerable degree of subdivision of the properties by the second half of the twentieth century by which time there were no longer any residential tenancies. The arrangement is reflected in the number of subtenancies within the properties at the present time, with the greater number of tenants being found in No 94. Until recently a copying business had occupied the dark spaces of the partial basement to the rear of No 94, where the main stair extended downwards, unlike the arrangement in No 92 where access to the basement can be gained only through a floor hatch in the reconstructed ground floor of the rear shop.

[The report has details of the streetscape of the buildings and his interpretation of the standing building but have not been included in this report – STF; full report submitted to HC; A survey of the Valuation Rolls for the Burgh of Inverness, in 5 year intervals, are here included as Appendix 3]

Structural Report by Elliot & Company Engineers

The front elevation is 6 bays wide, each property being three bays wide, with the front door placed centrally to each unit. To the rear this symmetry is not so evident due to various modifications and outshots. The northwest unit has been variously modified with enlarged dormers and a back outshot. The southeast unit appears closer to its original state in its configuration.

The roofs are slate covered and comprise a typical symmetrical shallow pitched roof between gable ends. Relative to traditional building forms of the Highlands the roof pitch is relatively shallow, being more typical of lowland buildings of the period. The two gables have expressed skews rising above the slate-work. The mid-length party wall is not expressed and is covered by the line of the slate-work. There are three chimneystacks, one on each gable and one midpoint. To the front, there are 2 dormer windows let into the slatework over the outer two bays of each property. In addition there is an iron-framed skylight aligned with the central bay of each property.

The rear of the southeast property, as noted above, appears closest to original in its configuration. There are again two dormers let into the slatework over the outer two bays with an iron-framed skylight over the central bay above the staircase. The northwest property has been modified, the south-most dormer has been marginally increased in size, and the north-most dormer is markedly larger with a double bay sash & case window. The general condition of the roofs is poor and they are in need of extensive repair and re-slating.

Settlement of the ridgeline is evident, particularly to either side of the central chimneystack. The line of the roof pitches, particularly on the rear slopes, is markedly distorted and settled, and this is particularly evident adjacent to the dormers on the northwest property. There is evidence of failed flashings around the chimneys and dormers, and this will inevitably have reduced the efficacy of the roof coverings, allowing water ingress and associated timber degradation.

The slating is in poor condition, various slipped slates have collected in the gutters and there is evidence of many more missing slates, particularly on the rear elevation. The outshot roof is mineral felt covered and is of little merit and is poorly flashed to the rear wall of the building. The rainwater goods to the rear of the building from the roof are in very poor condition, filled with debris and vegetation. While not raining on the day of the survey, it would be surprising, given the vegetation and poor condition, if these were at all effective at discharging water away from the building. The front elevation rhones do not appear to be original and there appear to be a very limited number of downpipes. The current configuration appears to be somewhat ad-hoc.

The front elevation is rendered with a number of expressed stone-like features, including window bands, door pediments, quoins and cornice bands. In a number of locations, this render has been removed to reveal the original stonework behind. Notwithstanding the damage caused in removing these patches, it is evident that the front elevation has been a fine ashlar faced building, complete with appropriate banding features at windows, doors and margins. Clearly this original masonry is in very poor condition. There have been a number of factors contributing to this degradation; the main cause has been the wrong bedding of the stonework. The quality of the stone has been poor, absorbing water and degrading due to the seasonal freeze/dry cycles, which has been further aggravated by the incorrect bedding. Much of the stone has suffered extensive scaling and it is particularly marked at the window margins that have effectively disappeared. This degradation is the likely rationale for rendering the building to restore some of the cleanness of the elevational treatment, but the rendered finish is fundamentally flawed, as the wall has been unable to breathe through the cement-based render, which has aggravated the deterioration of the masonry. The masonry has been further damaged by the removal



of the render coat. While there are no fundamental structural defects evident, it must be noted that any aesthetic qualities the front elevation had, have been long lost, and short of replacing all the facing stonework, which in itself may have a structural impact, the restoration of the front elevation is unattainable without very significant loss of original fabric. Even if all the facework was replaced or repaired where it is possible to do so, it would be folly to reconstruct to match the original wrong bedding. In the event that only partial replacement was considered, the impact of retaining original defective material will need to be addressed again in the future as the stone will continue to degrade.

The two gable walls and rear elevation are rubble built with dressed stone margins and quoins. Again the dressed stonework has been built on the wrong bed and has markedly deteriorated through face scaling and any architectural detail has long since disappeared. These walls have all been poorly repointed with an inappropriate hard cement based mortar that is aggravating the deterioration of the stonework and its mortar bedding. There is, however, little evidence of marked structural distress in the general configuration of the elevation or its elements. A number of doors have been blocked up and the rear elevation of the northwest block has been reconfigured to suit the timber outshot.

As observed during the survey, the dressed masonry has been incorrectly bedded and has deteriorated markedly. Further works to protect the building with a render have failed as a cement-based material has been used, reducing the breathability of the walls and aggravating the water retention in the fabric. The original masonry will be damaged further with the removal of the cement pointing and render. Many architectural features have been lost due to degradation of the poorly bedded masonry, and to replicate this error in restoring the building would be folly, at the cost of loss of original material and detailing, however erroneous the construction was in the first place. As noted previously, any retained defective stone, particularly at margins sills & lintols will continue to degrade. While the impact may not be structurally significant, the efficacy of weathering details at the windows and doors will be compromised, with resultant higher risk of long-term water ingress and the consequential damage to degradable materials in the vicinity of windows.

Conclusions - The building has been unloved and under-maintained for an extended period. Any redeeming architectural features of this property have been lost due to long-term degradation of the incorrectly bedded masonry and from inappropriate repairs having been carried out in the past. The interior structure has suffered from prolonged abuse through water penetration, ad-hoc alterations, inappropriate floor loadings and poor heating, ventilation & insulation.

### 3D Laser Survey by Caintech Ltd.

Building was surveyed using a Faro X330 3D Laser scanner for imaging and a Trimble S8 high precision robotic total station for survey control. After establishing checkerboard targets at suitable locations to allow strong geometry of survey control within each scan. These targets appear within the scans which are registered into correct co-ordinate system and merged into one complete model. Model is then completed, and viewer software was supplied. (Submitted to HC HET July 2014)

Note - Due to the dentilled pediment along the front roof line, part of the roof was not captured during the survey.



Figure 13 - 3D Image by Caintech Ltd.

Rectified Photography by Rubicon Heritage Services Ltd.

Methodology - The process of creating a rectified photogrammetric survey comprises 6 stages and requires two qualified archaeological surveyors.

- 1) A series of base-stations are established around the subject to be surveyed. Rubicon Heritage Services Ltd use Trimble GPS equipment, including R6 Rovers with TSC2 survey controller units.
- 2) A wireframe model is created of the subject to be surveyed, with sufficient detail to allow the photographic survey to be rectified accurately during post-processing. This may include: architectural details as appropriate and any other features of significance as defined by the surveyor. Rubicon Heritage Services Ltd use Leica TCR 407 Total Station Theodolites, a rugged Tablet PC (Panasonic Toughbook) and Penmap software.
- 3) A complete photographic record is created of the subject to be surveyed. Rubicon Heritage Services Ltd use Canon cameras, typically a 40D or equivalent DSLR of 10mp or higher resolution, using RAW camera settings and SL Jpeg.
- 4) A survey notebook is maintained during fieldwork.
- 5) Post-processing of the field data is undertaken to produce final photogrammetric rectified images of the subject to be surveyed. Rubicon Heritage Services Ltd use a combination of AutoDesk AutoCAD, Adobe Photoshop, Adobe Illustrator and Adobe Acrobat. ArcGIS ArcMap may also be used if required by the project. A range of services exist within post processing and depend upon the specific requirements of each project. The basic level provides uninterpreted photogrammetric images and the highest level provides stone-by-stone elevation illustrations.

6) Final photogrammetric rectified images are supplied to the client. Rubicon Heritage Services Ltd can supply final product in virtually any required image file format from Jpeg, TIF, AI, EPS, PDF, DWG to SHP etc etc. All CAD/GIS product is orientated to National Grid and/or levelled to OS datum.

#### Archaeological Evaluation by Rubicon Heritage Services Ltd.

This report presents the results of an archaeological field evaluation carried out at the rear of 92-94 Academy Street in Inverness on behalf of Stuart Farrell for William Gray Construction Ltd. The archaeological investigations were carried out as part of a planning condition in advance of demolition on the site (Planning ref: 13/03720/FUL).

As the work was carried out pre-demolition all available, accessible space was investigated in order to maximise the percentage of the site sampled. The layout of the trial trenches was restricted to the open space at the rear of the main buildings as all other areas retained upstanding buildings and could not be investigated through trial trenching. Area of work was also limited by live electricity cables to the rear of the building and inside the boundary wall to the East and North of the site and by a 'live' sewer on the west corner of the site. Three trenches were excavated and conjoined to form one area of excavation.

Site work was carried out between 4 and 7 of June 2014. Overall 93.9 square metres of trench was excavated. All archaeological features identified contained artefacts consistent with a 19<sup>th</sup> or 20<sup>th</sup> century formation. No residual or *in situ* evidence was recovered for earlier activity on the site. Any development of this site is unlikely to encounter any significant archaeology.

#### Aims of Works

The proposed archaeological evaluation trenching had a number of aims. The evaluation has collated information on the known and potential below ground archaeological resource that establishes (where possible) the character, nature, date, and extent of any surviving archaeological remains. Thus establishing if significant remains are present that may affect the detail of the proposed development – e.g. formation and thus finished floor levels – and therefore whether archaeology will be impacted on by the development. This information will be used to inform any potential need for archaeological mitigation works (e.g. full excavation). These comprised:

- Establishing the presence/absence of archaeological remains that may affect the detail of the redevelopment proposals.
- Determining the extent, condition, nature, character, date and significance of any archaeological remains encountered.
- Establishing the nature of the activity on the site.
- Identifying any artefacts relating to the occupation or use of the site.
- Providing further information on the archaeology of the site from any archaeological remains encountered.

#### Methodology of Works

Trial trenching was undertaken between 4 and 7 June 2014 using a 3.5-tonne mini-excavator equipped with a flat-bladed grading bucket. Overburden was removed in shallow spits until the first archaeological horizon or undisturbed geological levels were exposed. Any identified deposits were cleaned by hand to define their extent, nature, form and, where possible, date.

The trenches were located to expose the maximum area of the yard at the rear of the property. The lack of space for spoil required that the trenches be opened and



backfilled sequentially. The northwest area of the yard contained a subsurface drain and could not be accessed – it is believed any archaeology in this area would have been destroyed by the construction of the drain. Live services were identified running along the boundaries and a safe working buffer was established in this area as per the risk assessment.

All information identified in the course of the site works was recorded stratigraphically, with sufficient pictorial record (plans, sections and photographs) to identify and illustrate individual features. It should be noted that, where possible, data was collected and stored digitally and in a format suitable for long term storage by the Archaeological Data Service (ADS).

The recording included where appropriate:

- The recording of individual contexts on pro-formas
- Overall excavation plans at 1:50 scale; planning and section drawing of single contexts and features (usually at 1:20 scale for plans and 1:10 scale for sections)
- Photographs; and other drawn and written records
- The survey and recording works adhered to the following requirements:
  - All levels were recorded and reduced to OS datum
  - All trench locations were electronically surveyed with National Grid references.
  - The locations of trenches were plotted on appropriate scale plans related to the National Grid and labelled with six figure eastings and northings
  - The electronic survey record is retained with the project archive.

Discrete features were half-sectioned in the first instance; linear features were sampled at a minimum of 20% along their exposed length (each sample section not less than 1m), or a minimum of a 1m sample section if the feature is less than 10m long, with the excavation concentrating on any terminals and intersections with other features which would provide important stratigraphic information.

Archaeological features were excavated and recorded according to the normal principles of stratigraphic excavation, and were accurately located on a site plan and recorded by photographs, summary scale drawings and written pro forma sheets. Sufficient EDM/Total Station/GPS survey was taken to allow all features to be located accurately with relation to the National Grid and Ordnance Datum. Sections and profiles of each feature sampled were drawn at 1:10 or 1:20, depending on the size of the feature. All plans, sections and profiles were related to Ordnance Datum.

Site photography was by high resolution (7 megapixel or greater) colour DSLR photography. Photography includes general site shots, shots of each trench, and shots of individual features and groups of features. All photographs include a suitable photographic scale and are recorded on a photographic register detailing as a minimum the subject, feature number, location and direction of each shot.

All artefacts that were observed were retrieved and retained.

#### Historical background

The historical background to the site has been compiled by Andrew Wright as part of the application for Listed Building Consent (Wright 2009). In summary, Academy Street is believed to follow the line of part of the medieval town defences and does not appear to have been established as a street until the 17<sup>th</sup> or early 18<sup>th</sup> century. Petit's map of 1716 shows the street partially lined with buildings while Roy's map (1745-50) shows more intensive development on the street. On Home's map of 1774 extensive properties have been laid out to the north of Academy Street (New Street

on Home's map) which contained gardens and orchards. Wrights report gives a date of the 1830's for the construction of the extant buildings on 92-94 Academy Street.

#### Summary results

In total three trenches (1-3) were excavated within the proposed development area between 4 and 7 June 2014 (Figure 13). Archaeological features were identified in all trenches but all of them contained dateable artefacts which indicated that no archaeology pre-dating the 18<sup>th</sup> or 19<sup>th</sup> century survives on this part of the site.

#### Trench records

The trial trenches can be summarised follows:

Trench No.	Length (m)	Width (m)	Depth (m)	Orientation	Description	Features identified
1	16.5	4	0.6	NW-SE	Overburden: Grey black hardcore Subsoil: Dark Brown silty clay Natural subsoil: Orange Brown silty sand	Parallel linear features (004) and (006) were both modern. A large area of disturbed ground ((008) and (010)) at the northwest was also shown to be modern.
2	9	1.6	0.6	NW-SE	Overburden: Grey black hardcore Subsoil: Dark Brown silty clay Natural subsoil: Orange Brown silty sand	Linear feature (012) and pit (014). Both were modern.
3	4.5	3	0.5	NE-SW	Overburden: Grey black hardcore Natural subsoil: Orange Brown silty sand	No archaeology

Table 1 Summary of Trial Trenches

#### Trial Trench Evaluation

**Trench 1** was orientated NW–SE and measured 16.5 m long and 4 m wide. The modern hardcore surface (001) consisted of compacted stone fragments with frequent blocks of rubble mixed with mortar serving as a foundation. This was 0.5 m thick on average and sealed a thin layer (0.1m) of dark brown silty clay (002) which contained 19<sup>th</sup> century pottery. This represents the original ground surface on which the modern hardcore surface was constructed in order to provide a level carpark at

the rear of the property. Four negative cut features were sealed beneath this layer. All were cut into the natural geology. Linear feature (004) was aligned northeast to southwest and traversed the entire width of the trench. It had a sharp break of slope from the surface, gradually sloping sides and a gradual break of slope with the U-shaped base. It measured 1.45 m wide by 0.3 m deep. The single fill consisted of loose, mid-brown grey sand (003) which contained modern artefacts including metal and pottery – the pottery being 19<sup>th</sup> century in date at the earliest. A second similar linear feature (006) ran parallel to feature (004). This consisted of linear cut (006) aligned northeast to southwest with a sharp break of slope from the surface with a gradually sloping sides and a rounded base. It measured 2.6 m long within the trench by 0.19 m wide and was filled by loose mid-brown grey silty sand (005) with frequent stone inclusions. Pottery recovered from the feature is of 19<sup>th</sup> century date.

Two large rubble filled pits were identified at the northwest end of the trench. Pit (008) appeared to be circular in plan although it was only partially contained within the trench. The diameter of the pit within the trench was 3.8 m and it was excavated to a depth of 1.1 m. The fill (007) consisted of pink sand and gravel with 60% angular pink sandstone fragments included. Finds included modern pottery and a 19<sup>th</sup> century chimney pot. A second pit was identified adjacent to pit (008). This consisted of a probable circular / oval pit (010) which again was only partially contained within the trench. The diameter within the trench was 0.95 m and it was 0.40 m deep. The single fill (009) consisted of compact black clay silt with frequent grey sandstone fragments included.

**Trench 2** was orientated NW–SE and measured 9 m long and 1.6m wide. The modern hardcore surface (001) consisted of compacted stone fragments with frequent blocks of rubble mixed with mortar serving as a foundation. This was 0.5 m thick on average and sealed a thin layer (0.1m) of dark brown silty clay (002) which contained 19<sup>th</sup> century pottery. This represents the original ground surface on which the modern hardcore surface was constructed in order to provide a level carpark at the rear of the property. Two negative cut features were sealed beneath this layer. Both were cut into the natural geology. A linear feature was identified at the northwest end of the trench. This consisted of a linear cut (012) which was 1.2 m wide and represented a continuation of linear feature (006) which was identified in Trench 1. The fill (011) consisted of loose mid brown grey gravelly sand which contained 19<sup>th</sup> century pottery. A second feature was initially identified as a pit but is more likely to represent the terminus of linear feature (004) which was identified in Trench 1. The cut (014) was 2.1 m wide and 0.31 m deep. It was filled by loose mid-brown grey gravelly sand (013) which contained modern artefacts and pottery.

**Trench 3** was orientated NE–SW and was 4.5 m long and 3 m wide. The modern hardcore surface (001) consisted of compacted stone fragments with frequent blocks of rubble mixed with mortar serving as a foundation. This was 0.4 m thick on average and sat directly on natural geology.

#### Discussion - Archaeological Field Evaluation

No significant archaeological features or finds were identified during the evaluation. All datable material recovered from the site is of 19<sup>th</sup> century date or later.

The parallel 19<sup>th</sup> century linear features identified in Trenches 1 and 2 may represent garden features that pre-date the establishment of a carpark on the site during the late 20<sup>th</sup> century. The large rubble filled pits at the northwest end of Trench 1 are likely to be the location of a number of storage tanks that were removed from the site in recent times (Site foreman pers comm).

It is likely that the basement beneath standing building would have completely removed any buried archaeological remains within the footprint of the structure.

#### Archaeological significance & Mitigation

No archaeologically significant features or artefacts were identified during the investigation. The basement at the frontage is likely to have removed any archaeology that predated the construction of the building. Therefore it is believed that the watching brief condition that is in place for the demolition phase of the development is sufficient and no further excavation is recommended. All recommendations made here are subject to approval by the Planning Authority Archaeologist.

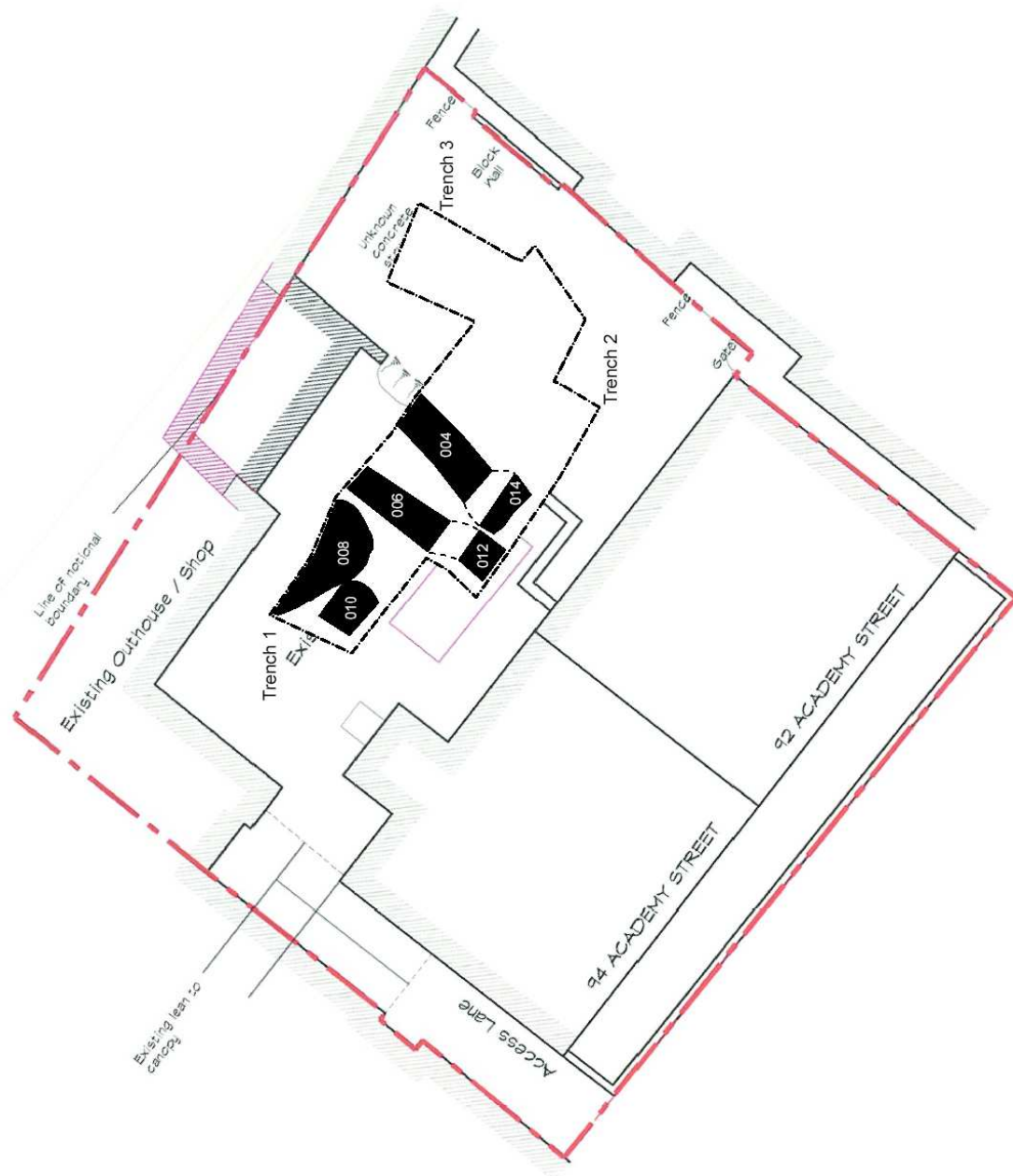


Figure 14 – Location of Evaluation  
© Rubicon Heritage Services Ltd.



Building Survey by Stuart Farrell

The building externally is as described by the Engineers (see above) and is in a very poor state, most notable being the sagging of the roof timbers to the rear of No.92, though overall the whole roofline was in a poor state as was the stonework.

The building survey concentrated therefore on the internal remains of both houses, which as described above, were built together at the same time and in fact it seems almost identical internally with a few variations. Although built as 'town houses' the building overall was very plain with little in the way of artistic decoration and finishing with only ornate plaster ceilings in the ground floor front rooms, and these were also not professionally done being in places uneven. The buildings had seen some alterations to the room's especially in recent years and for the need of the 1st floor in no.92 to be propped up due to subsidence. Few original features were to be found, though as noted above the buildings internally were quite 'plain'. The buildings had seen at least 3 phases of building – original, re-modelling (sometime in the 19<sup>th</sup> century) and recent works when the houses were converted into offices from the 1960's onwards till the buildings went out of use.

The rooms (for key see figures 5 & 6) are described as follows:

**1** – Lobby – Plain moulded cornicing, tiled floor (possibly late 19<sup>th</sup> century) with stained glass panels to interior door, possibly original (see plate 7). This interior door had modern plain glass. With modern suspended roof panels.

**2** – Lobby – Plain moulded cornicing, Double panel-doors though both of these were blocked to the rooms on each side later, possibly used when the rooms were used as a doctors surgery. Modern suspended panels on roof.

**3** – Front Room – Suspended ceilings (2) with modern light fittings, with modern plasterboard walls. Plain moulding around window frame. Modern wall between rooms 3 & 4. Subsequent removal of modern plasterwork revealed artistic moulded cornicing and a central piece plasterwork. Modern window. Removal of plasterboard revealed supporting steel beam in front of fireplace, which had been removed, though some brown glazed tiles were found behind brick indicating 2 fireplaces had previously been here. No other features revealed.

**4** – Rear Room – Plain moulded cornicing with a recessed cupboard, modern sink recess to window on rear wall. Work upon removal of modern plasterboard revealed fireplace on the west wall of red tiles with circular chimney of asbestos to hole to outside west elevation, probably for a tile-stove, and was probably a late 19<sup>th</sup> century addition, there was no indication that there had been a fireplace here originally. Work at the Northeast corner revealed lathe & plaster to be built over small sash & case window on North elevation.

**5** – Stairwell – Plain moulded cornicing with slightly moulded doorframes with 4 panel doors. Cast-iron down-pipe in stairwell – possibly open stairwell with being made internally later on (?) or relating to toilets upstairs (?). Access to cellar stairs close to rear exit with wooden panelled wall under stairs. Possible blocked-up doorway in room to rear room No.4.

**6** – Toilet Block – Modern/1970's with wooden frame and tar-felt roof with a concrete base. Modern fittings with a stainless-steel sink and concrete floor.

**7** – Front Room – Fireplace with decorated surround, no mantle, no hearth with brass insert-surround and red-brown tiles (similar in colour to those in room 4) late 19<sup>th</sup> century tiles (see plate 11). Moulded decorative plaster work to cornicing and centre same as in room 3 below modern suspended panels. Sash and cash window with shutters. Recessed cupboard. Blocked-up doorway to lobby (room 2). Moulded picture rail (?) around room.

**8** – Rear Room – Fireplace blocked up with late 19<sup>th</sup>C tiles on hearth with modern safe in wall with name of Samuel Withers & Co Ltd West Bromwich. Recessed cupboard to corner with modern door. Modern sink in window recess. Plain moulded cornicing. Removal of cover over fireplace revealed larger fireplace (see plate 8), probably original kitchen range which had been altered with the insertion of brick and the surround cemented.

**9** – Stairs - Plain stairs with plain wooden banister and straight-cut wooden spindals to both stairs in No.94 and No.92. Stairs very plain and unassuming. Stairs boxed over in No.94 with wooden frame over cellar access, open space in No.92. Small rear window at North to light stairs. Both First floors had a modern toilet area just off the stairwell. Plain moulded cornicing to stairwell. Signs of recent fire in No.92 to toilet on ground floor. Removal of this during demolition works revealed former rear-door access and cupboard under stairs.

**10** – Rear Room – Slightly moulded cornicing, possibly later addition, with recessed cupboard to corner. Fireplace removed and blocked up. Later wooden moulding around wall at height of 1m with modern plasterboard.

**11** – Front Room – High moulded cornicing with recessed cupboard to corner. Fireplace with late 19<sup>th</sup> century tiling intact and cast-iron surround. Modern doors but with moulded framework, with picture rail (?).

**12** – Small Room – Plain moulded cornicing, with modern plasterboard lined walls with modern door.

**13** – Front Room – Plain moulded cornicing with East wall relined and a modern cupboard built to the NE corner of the room. Fireplace revealed during demolition as was recessed cupboard. Fireplace with cast-iron surround.

**14** – Rear Room – Modern suspended ceiling. Plain moulded cornicing with a modern cupboard built to the NW corner of the room. Fireplace blocked up. Recessed cupboard with door jambs, shutters to sash & case window. Removal of cover over fireplace revealed small cast-iron kitchen range stove behind fireplace (see plate 9).

**15** – Toilet – Belfast sink, modern toilet. Asbestos panelled walls over later wooden frame. Fireplace covered over. Removal of cover revealed small cast-iron kitchen range stove with a wooden surround.

**16** – Front Room – Fireplace covered over. Plain walls with ½ wood-boarded walls. No mouldings. Removal of cover over fireplace revealed only a plain cast-iron grate to survive. Replacement sash & case windows.

**17** – Room – Plain plastered walls no features.

**18** – Front Room – Fireplace. Plain walls with modern wood-panelled walls. No mouldings. Fireplace had a tile surround possibly 1920's or 1930's in date. No other features.

**19** – Rear Room – Fireplace covered over. Plain walls with no mouldings. No access into room because of modern rubbish at initial visit. Small decorated fireplace revealed with moulded wooden surround (see plate 12).

**20** – Lobby – Plain moulded cornicing, tiled floor (possibly late 19<sup>th</sup> century) with plain glass panels to interior door (may have had stained-glass as in No.94), interior door had modern glass. Rest of lobby as in No.94 with secondary doors, one blocked-up whilst the other has been replaced with a modern door.

**21** – Front Room – Fireplace and cupboard covered over with later plasterboard wall. Ceiling has been covered over with modern suspended panels. Slightly moulded woodwork. Doorway to SW corner blocked-up. Removal of modern roof reveals plasterwork to be in same style as in all front rooms being decorative but not very well finished being uneven in places. Fireplace had been removed previously with no tiling or ironwork surviving. Removal of plasterboard did reveal wallpaper in window alcove (see plate 19).

**22** – Rear Room – Fireplace and cupboard covered over with later plasterboard wall. As front room, a modern suspended ceiling. Small recess to rear wall (in former window – reused as later doorway). Remains of cupboard to NW corner. Fireplace had been removed previously with no tiling or ironwork surviving.

**23** – Front Room – No indication of Fireplace. Modern door to room, modern window. Decorated moulded ceiling revealed under modern suspended ceiling with central ceiling moulding in different style to that revealed in room 21. This was damaged by later insertion of lighting fitting but tow hooks may have been for earlier fittings, boxed frame around. Room larger than that in No.94 with recessed space on North wall and access to rear room differently set. Removal of plasterboard revealed fireplace of brown glazed tiles but no surviving ironwork. No other features revealed.

**24** – Rear Room – Ceiling has been covered over with modern suspended panels. Plain walls. Recessed cupboard to corner, partly covered with plasterboard. Modern stainless steel sink to corner. Modern toilet to rear of stairwell. Work revealed no fireplace, as suggested by architect, which meant it was similar to the room no.4 in No.94 with no fireplace in this room. Blocked up window in N wall as well as smaller window, this was covered over with lathe & plaster.

**25** – Cellars – Plain walls with no moulding. Access to cellar in No.92 was by a small stair at base of stairs to rear exit. A small cupboard area between the stairs and the rear external wall was filled with rubbish (carpets, cardboard), however, there was found 7 lever arch files of documents relating to insurance including The London & Lancashire Insurance Co Ltd. (These have been lodged with the HC Archives, Inverness) No features, except a modern sink. No access was possible to the cellar of No.92. For no particular reason there was no stairs to the cellar as in No.94, and there was no indication of any doorway between the cellars that would account for only one point of access. There was a hatch in the floor (room 22) but not big enough to provide access. Ceiling in No.94 had modern roof trusses inserted to support the ground floor from sagging. During demolition works agri-props were revealed inside No.92's cellar holding up the ground floor. No access to cellar in No.92 during demolition works was made as too unsafe, though an access panel showed modern timber joists supporting ground floor.

**26** – Modern toilet though ½ wood-panelled walls with plain cornicing. Demolition work revealed boxed in water-tank with remains of wood panelling. Recess directly to the South, though remodelled as a cupboard to be a shower room though very small, this may explain the cast-iron down-pipe revealed in the stairwell below.

**27** – Rear Room – No indication of fireplace due to modern plasterboard lined wall. Blocked up doorway by toilet. Modern suspended ceiling panels. Sash & case window with shutters. Removal of plasterboard revealed fireplace to have been removed previously and blocked with brick with only part of surround surviving. Recessed cupboard still had wooden hooks for hats insitu.

**28** – Front Room – Fireplace covered over. Cupboard to corner. Plain moulded cornicing and woodwork. Ceiling has been covered over with modern suspended panels. Removal of plasterboard revealed fireplace to have been removed previously and bricked-up with only part of surround surviving.

**29** – Room – No features. Doorway to North and West blocked-up and modern. Ceiling has been covered over with modern suspended panels.

**30** – Front Room – Fireplace covered over. Modern plasterboard over wooden-frame dividing room. Cupboard to corner. Modern plasterboard wall over E wall. Ceiling has been covered over with modern suspended panels, slightly moulded cornicing below. Sash & Case window with modern glass. Removal of plasterboard revealed fireplace to have been removed previously and blocked-up with brick with no features surviving.

**31** – Rear Room – Fireplace covered over. Modern plasterboard over East wall. Recessed cupboard to corner. Modern suspended ceiling. Sash & case window with shutters. Removal of plasterboard revealed fireplace to have been removed previously and blocked-up with brick with no features surviving.

**32** – Rear Room – Fireplace with decorated tiles and ironwork (see plate 10).

**33** – Front Room – Fireplace with cast-iron surround.

**34** – Toilet – Modern, bath removed. Plain walls. No other features.

**35** – Front Room – Fireplace removed with plain surround. Dividing wall between rooms 35 and 36 has been removed recently to form one large room.

**36** – Rear Room – Fireplace covered over. Modern window. Removal of modern plasterboard revealed fireplace of glazed tiles c1920's/1930's.

**Outbuilding** – Externally – Rubble sandstone with a tar-felt roof (see plate 3), with a modern garage entrance on its S gable. Later lean-to shed of corrugated-iron and felt-tar roof on its NE corner, possibly former garage (see plate 4). Traces of another building visible to rear boundary wall, with remains of corrugated asbestos-sheeting built into rear wall. Both buildings in a very poor state.

Internally of wood panelled ceiling with later additions of plasterboard over strapping to form an office. Small store to room to rear with wooden shelving, all modern. Likewise store area to North room, again all modern. Concrete floor. No indication of buildings original function. Demolition of internal fittings revealed 2<sup>nd</sup> window blocked over on original sandstone building.



### **Demolition Works**

A watching brief was maintained during the stripping out of the plasterwork and modern fittings of the buildings. Features noted are described in room contents above.

Works for the main demolition phase involved firstly removal of gables, however due to Health & Safety only access to the East gable of the building could be conducted.

The parapet to the front of the building had been replaced with new wood over the top of the existing rather than being removed, and then tar-felted, this seems not to have been successful as repairs were even attempted by the use of gaffer-tape, hence water coming into the building, and probably one of the principal reasons for the building being in a poor state.

Building of wooden frame construction with lathe & plaster, work during demolition revealed that most of this framework was not tied into stonework but almost abutting it. One central supporting wall with horizontal strapping for lathe & plaster, only a few supports for joists were noticeable.

### **Watching Brief**

The watching brief area formed the North half of the development site, between the 25<sup>th</sup> November and the 5<sup>th</sup> December 2014.

The upper layer (001) comprised type 1 hard core gravel, up to 40cm deep. Below this was mostly mixed infill (002) up to 50cm deep. It can be generally described as a dark brown-grey sandy soil with 10-20% mixed stone (several large concrete chunks), slate fragments, lime mortar and scattered mammal bone fragments (mostly butchered). Within this layer the finds shown in the associated photographs were recovered – these comprise stoneware jar/jug fragments; misc tin-glazed sherds; a glass wine bottle (made in a 3-piece mould, so probably early-mid 19<sup>th</sup>c., *pers comm* Robin Murdoch); a bone handle (for brush or pen).

The underlying natural (003) was a mid-dark orange-brown sand with 5% gravel. During the ground investigations, some of the animal bone came from this layer, as well as (004). There were traces of the remains of an original soil ground surface (004), a dark brown sandy soil with 5% small gravel.

No features were revealed, other than those revealed in the evaluation, with areas of the site heavily disturbed by modern disturbance. The later included a steel-fuel tank to the NE corner of the site.

## **5. DISCUSSION**

Overall the buildings No.94 and No.92 Academy Street were very plain, with only ornate plasterwork to the front rooms on the ground floor, with slightly moulded corning to 1<sup>st</sup> floor rooms with moulded skirting boards whilst those rooms on the 2<sup>nd</sup> floor had plain plastered walls and straight cut skirting and frames. The building had lathe and plaster walls, though in most of the rooms these had been re-lined with modern plasterboard. The building had been altered again with the need for supports and roof/floor joists (especially in No.92) due to subsidence probably due to water coming in through the roof edge. The lack of the building being tied together also probably is a cause of the building partly collapsing.

The archaeological evaluation and watching-brief conducted on this site revealed no archaeological features or deposits of interest, only features and finds relating to the mid to late 19<sup>th</sup> century or modern disturbance which matches the description given in the desktop survey that this part of Inverness was only being developed in this period and prior to this there was no indication of any archaeological activity.

## **6. RECOMMENDATIONS**

There is no further archaeological work recommended for this site as comprehensive recording work has taken place and no deposits or features of major archaeological interest were identified.

## **7. REFERENCES**

1<sup>st</sup> Edition Ordnance Survey 1:2500 Inverness-shire sheet 12.2 surveyed 1868 published 1871.

2<sup>nd</sup> Edition Ordnance Survey 1:2500 Inverness-shire sheet 12.2 revised 1902-3 published 1904.

3<sup>rd</sup> Edition Ordnance Survey 1:2500 Inverness-shire sheet 12.2 revised 1929 published 1930.

Highland HER entry MHG 3729.

National Monuments Record of Scotland CANMORE entries NH64NE 54 & 372.

Ordnance Survey 1:2500 sheet NH6844, 6944 c 1972.

Roy's Military Map of Scotland 1745-55.

John Hume's Plan of Inverness 1774.

John Wood's Plan of Inverness 1822.

John Thomson's Plan of Inverness-shire 1830.

### Reports

Cruden, A F (2011) 92-94 Academy Street Inverness – Report on Existing Structural Condition. Unpublished Report.

Elliot & Co (2011) 92-94 Academy Street Inverness – Assessment of Building by Appropriate Conservation Professionals – Report on Structural Conservation. Unpublished Report.

Scottish Lime Centre (2011) 92-94 Academy Street Inverness – Assessment of Building by Appropriate Conservation Professionals – Visual Sample Analysis Report. Unpublished Report.

Wright, A (2011) 92-94 Academy Street Inverness – Demonstration of Understanding of the Existing Buildings Significance- Heritage Statement. Unpublished Report.

## **8. ACKNOWLEDGEMENTS**

I would like to thank the following for their help during the work:

- Mr R Bruce of Wm Gray Construction Ltd;
- Mr M Reid & Mr M Calder of Wm Gray Construction Ltd for onsite works;
- Mr J Main of Caintech for 3d survey;
- Ms Mary Peteranna of Ross & Cromarty Archaeological Services and Mr Colm Moloney and staff of Rubicon Heritage Services Ltd for onsite works;
- Staff of Highland Council Environmental Team;
- Staff of Highland Council Archives.

## **9. ARCHIVE**

The following is to be deposited in the National Monuments Record in Edinburgh:

- Notebook of results
- Copies of Photographs on disc
- Copy of this report

A set of digital images showing the progress of the work has been deposited with Highland Council Historic Environmental Record. Digital images used in this report have been deposited with HER on disc as well as a copy of this report as a PDF file.

## **10. DISCOVERY & EXCAVATION IN SCOTLAND**

A short summary of the results of this project will be submitted to the Council for Scottish Archaeology's publication *Discovery & Excavation in Scotland*. OASIS report no. 202197.

-----



Plate 1 – View of Trench 1 during evaluation work facing W/  
© Rubicon Heritage Services Ltd.





Plate 2 – View of trench 2 during excavation facing E.  
© Rubicon Heritage Services Ltd.





Plate 3 – View of outbuilding facing NW (Photo 25).



Plate 4 – View of outbuilding facing NW (Photo 28).





Plate 5 – View of rear of building (photo 3)



Plate 6 – View of front of building (photo 193)





Plate 7 – View of stained glass in lobby of No.94 (photo 58)



Plate 8 – View of fireplace in room 8 (photo 234)





Plate 9 – View of fireplace in room 14 (photo 215).



Plate 10 – View of fireplace room 32 (photo 187)





Plate 11 – View of fireplace room 7 (photo 213)



Plate 12 – View of fireplace room 19 (photo 223)





Plate 13 – View of centre moulded plaster room 23 (photo 267)

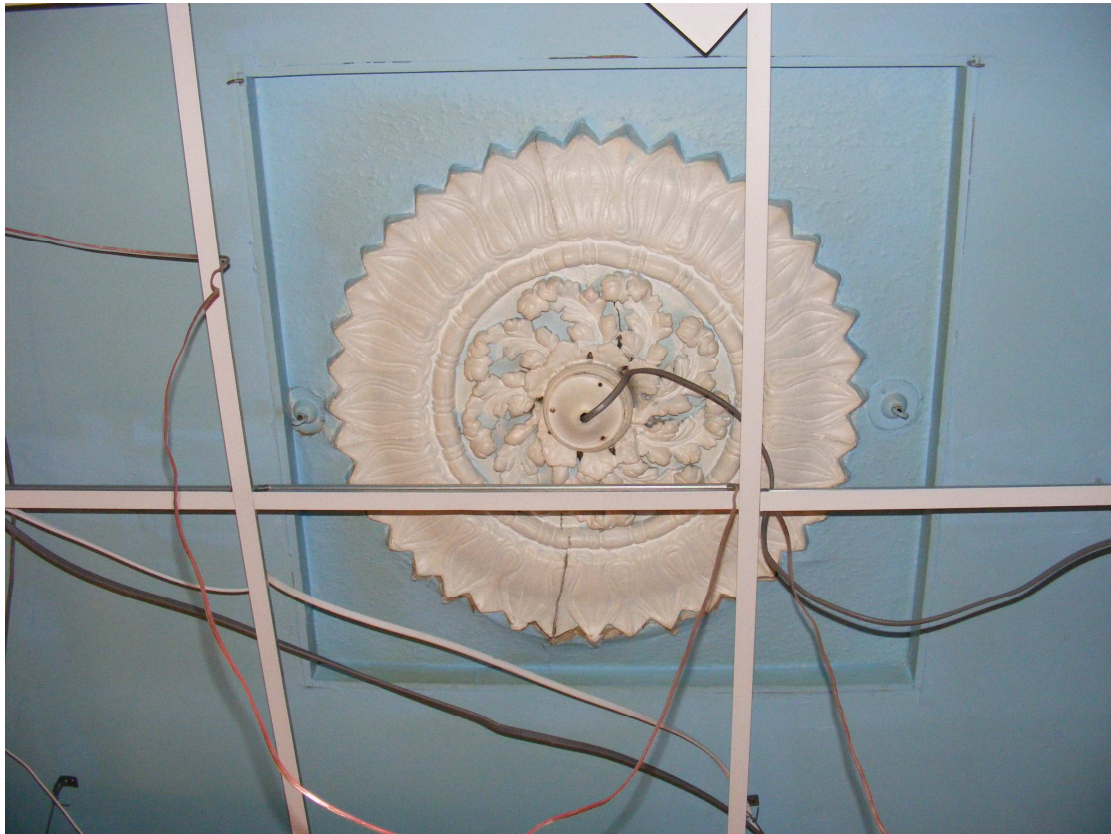


Plate 14 – View of central moulded plaster room 21 (photo 259)

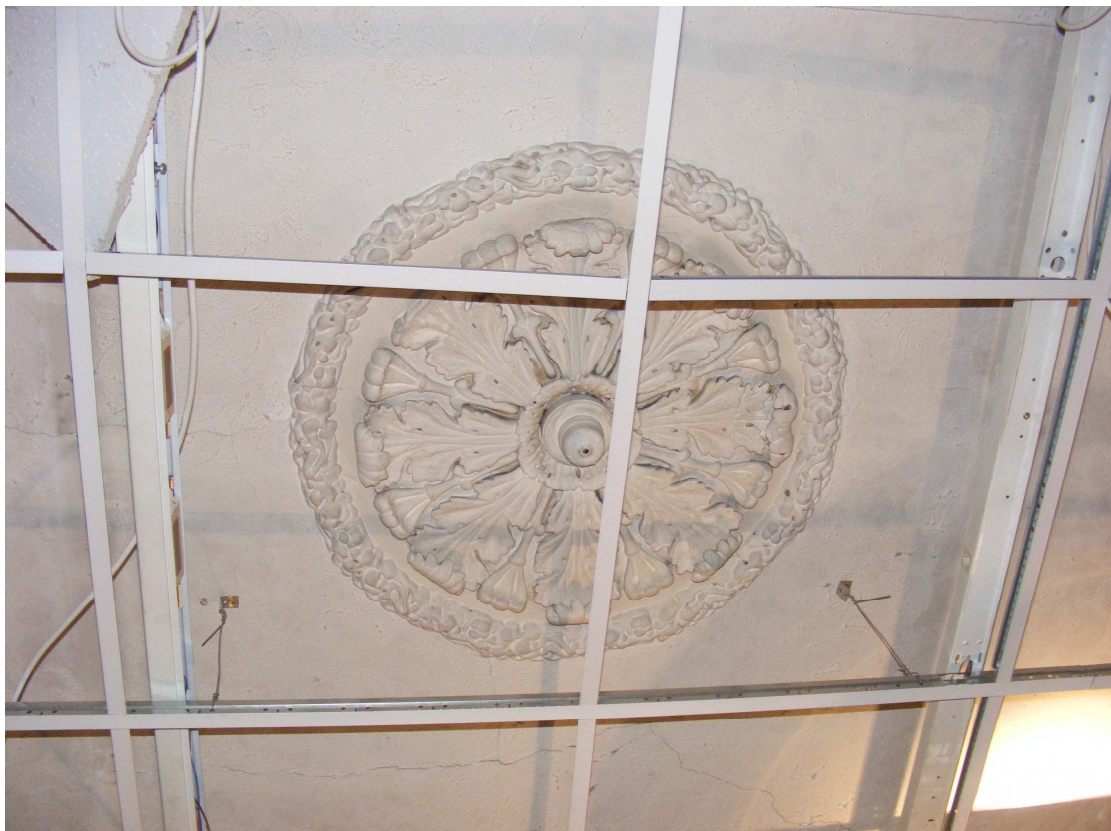




Plate 15 – View of moulded cornicing (photo 352).



Plate 16 – View of moulded cornicing (photo 375).





Plate 17 – View of moulded cornicing (photo 382).



Plate 18 – View of moulded cornicing room 3 (photo 392).





Plate 19 – View of wallpaper in room 21 (photo 356)





Plate 20 – View of demolition works (photo 466).



Plate 21 – View of demolition works (photo 485).



## Appendix 1 – Highland Council Specification



### HISTORIC ENVIRONMENT TEAM, PLANNING & DEVELOPMENT SERVICE **SPECIFICATION FOR A PROGRAMME OF ARCHAEOLOGICAL WORK: LEVEL 3 BUILDING SURVEY AND ARCHAEOLOGICAL EVALUATION**

**Demolition of Buildings (11/04298/LBC) & Erect 31no flats and commercial units (13/03720/FUL) at 92-94 Academy Street, Inverness**

#### **1) Summary**

This specification details the work required to fulfil the archaeological condition of this consent. It represents the minimum standard of work necessary to meet the needs of this condition and should be supplied to tendering professional historic environment practitioners.

This project involves the demolition of a Category B Listed Building and may also impact on valuable features of historic and archaeological importance. In the sensitivity of the site, HET advised that archaeological mitigation is required. The implementation of this brief will meet the concerns raised.

This specification is for a programme of works to be undertaken prior to demolition, during demolition and after demolition. The main purpose is to make an accurate and detailed record of the buildings and test for the survival of buried archaeological remains, as per national and local policy and guidance. If significant deposits are encountered during invasive archaeological investigations, recommendations for further measures necessary to mitigate the impact of the development must be made.

This specification has been produced for the applicant who will be responsible for the work and costs, including any tendering and contractual arrangements. This brief must be read with reference to the Highland Council *Standards for Archaeological Work* document that sets out in detail who is responsible for what, as well as the terms of reference, objectives, method, monitoring and reporting arrangements.

The *Standards for Archaeological Work* is available on our webpage at <http://www.highland.gov.uk/yourenvironment/conservation/archaeology/developmentguidance.htm>.

#### **2) Archaeological Background**

The development involves the demolition of a Category B Listed Building (11/04298/LBC). It also involves the re-development of the site (11/04356/FUL). There is considered to be potential for archaeological remains and deposits to survive within the development area. The specification covers a series of required works that will need to be undertaken at different stages in the project.

#### **3) Objectives**

To make an accurate and detailed record, in accordance with this specification, of the Listed Building, its setting and context.

To identify and record any features or objects of archaeological importance that could be damaged or destroyed by this development, while minimising any delays or disruption to the development project.

#### **4) Methodology**

It is recognised that a great deal of background research into the buildings, the use of materials, their function and more recent interventions leading to deterioration has already been undertaken by Andrew PK Wright, A. F. Cruden Associates, the Scottish Lime Centre and others. There is no need to undertake the work and research already conducted a second time, but the desk-based assessment will need to synthesise this work and refer to these documents, with the originals being made available as appendices to this report where appropriate.

##### Prior to Demolition

- Rapid modelling using current laser scanning technology of the principle elevations (front and rear). Given the relatively plain nature of the elevations more detailed recording, such as stereo-photogrammetry is not deemed necessary.
- The building, plus those immediately adjacent, will be subject to rectified photography with the end product presented as a composite image to show 92-94 Academy Street within the context of the streetscape at the time immediately prior to demolition. This will be undertaken for both front and rear elevations.
- A detailed external photographic survey of all aspects of the building not readily captured via rectified photography/laser scanning - to include detailed recording of painted signs on the gable of 92 and other architectural detailing.
- Internally, measured floor plans will be made to include relative phasing. Openings, staircases, wall thickness etc will be detailed and recorded on plan.
- A detailed internal photographic survey will be made. Where suspended ceilings are present, these will be removed to expose any hidden architectural detailing.
- Archaeological evaluation. The open areas to the rear of 92-94 Academy Street will be stripped back in their entirety and assessed for the presence or absence of archaeological remains.

##### During Demolition

- A watching brief will be maintained during demolition to enable the recording of; any architectural details not previously known; construction techniques and methods; any other features or items of interest that come to light that have a bearing on the construction and use of the building. The historic environment practitioner will have authority to halt demolition works, or to control the speed and extent of any demolition works, to ensure an accurate record is made.

##### Post-Demolition

- Demolition will be undertaken to foundation level and the site cleared of building material. At this point an archaeologist will be given access to the site in order to assess the potential of further features of archaeological significance either associated with the building, or pre-dating the building.

All recovered artefacts and ecofacts must be subject to a programme of post-excavation analysis and the results incorporated into a final report.

The Historic Environment Practitioner must refer to the minimum standard requirements as laid out in the HC *Standards for Archaeological Work*. This specification itself is not comprehensive or definitive - tendering Historic Environment Practitioners will need to determine for themselves the methodology that will deliver the required product. This should be laid down in a Project Design and agreed with HET in advance of the start of site works. The project design should be submitted at least one week before work onsite is due to start. The start of archaeological work will be subject to the submission and approval of this document.

## **5) Schedule & Monitoring**

The Historic Environment Practitioner is responsible for agreeing arrangements for monitoring with HET 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 HET in advance of the start of works.

The Historic Environment Practitioner must make a short progress report (by telephone) to HET for every week of fieldwork undertaken. 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 Historic Environment Practitioner immediately to the applicant and HET. 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.

## **6) Products**

Following completion of the fieldwork, an archive and report will be produced and disseminated according to the standards set out in the HC *Standards for Archaeological Work*. The report should describe the nature of the field work undertaken; the conditions and limitations within which the work was carried-out; the results that were obtained and recommendations for mitigation and/or further work, as appropriate. Further work may include additional fieldwork, post-excavation analysis, specialist studies and publication.

**All work will be undertaken according to the Code of Conduct, Standards and Guidance of the Institute for Archaeologists.**

**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. Where work is not carried out in full within that time, a revised specification may be issued.**

**This brief has been produced by the Historic Environment Team, to whom any enquiries should be addressed. No one else has authority to vary its terms.**



## Appendix 2 – Photograph Register

### Boreholes

1	Location of pits facing SW
2	Pit 1 (2)
3	Pit 1
4	Pit 2
5	Pit 4
6	View of site facing NE
7	View of site facing NE
8	View of site facing NE
9	View of rear of Building
10	View of site facing W
11	View of site facing N
12	View of rear of Building

### Evaluation

1	0085 - View of ditch facing N
2	0086 - View of ditch facing N
3	087 - View of disturbed ground facing W
4	088 - View of Pit facing N
5	089 - View of pit facing E
6	090 - View of disturbed ground
7	091 - View of disturbed ground facing N
8	092 - View of disturbed ground facing N
9	094 - View of disturbed ground facing E
10	096 - View of pit
11	097 - View of pit
Plate 1	View of trench 1 facing W
Plate 2	View of trench 2 facing E
12	Pre-ex view of trench 1
13	Pre-ex view of trench 2
14	Pre-ex view of ditch (014) facing N
15	View of trench 1 facing W

### Survey Photos

1	View of rear of building facing S
2	View of rear of building facing SSW
3	View of rear of building facing SSE
4	View of 94 Academy Street facing N
5	View of 92 Academy Street facing N
6	View of signage on E gable
7	View of access facing N
8	View of access facing S
9	View of site facing E
10	View of site facing E
11	View of outbuilding facing W
12	View of rear of No.92 facing SE
13	View of rear boundary wall facing N
14	View of rear boundary wall facing N
15	View of doorway No.94 facing NE

- 16 View of doorway No.94 facing N
- 17 View of doorway No.92 facing N
- 18 View of signage on W exterior wall facing E
- 19 View of gate facing N
- 20 View of gate facing N
- 21 View of gate facing N
- 22 View of outbuilding facing N
- 23 View of outbuilding facing N
- 24 View of outbuilding facing W
- 25 View of outbuilding facing NW
- 26 View of doorway of outbuilding facing W
- 27 View of outbuilding facing NW
- 28 View of outbuilding facing NW
- 29 View of outbuilding facing NW
- 30 View of building remains boundary wall facing N
- 31 View of rear boundary wall facing N
- 32 View of rear entrance to No.94 facing SW
- 33 View of rear entrance to No.94 facing SW
- 34 View of rear of No.94 facing SW
- 35 View of rear of building facing S
- 36 View of rear of No.94 facing SW
- 37 View of rear of building facing S
- 38 View of rear of No.92 facing S
- 39 View of No.92 facing S
- 40 View of doorway rear of No.92 facing S
- 41 View of window/doorway rear of No.92
- 42 View of No.92 facing S
- 43 View of No.92 facing S
- 44 View of rear of building facing SW
- 45 View of No.92 facing S
- 46 View of doorway No.94
- 47 View of tiled entrance No.94 facing N
- 48 View of letterboxes rear of No.94 door
- 49 View of stained glass panel room 1 facing NW
- 50 View of stained glass panel room 1 facing N
- 51 View of doorway room 1 facing N
- 52 View of fanlight above doorway No.94
- 53 View of locks to rear of door of No.94
- 54 View of stained glass panel room 1 facing NW
- 55 View of stained glass panel room 1 facing NE
- 56 View of stained glass panel room 1 facing S
- 57 View of stained glass panel room 1 facing S
- 58 View of doorway facing S
- 59 View of cornicing room 2.
- 60 View of door to room 7 facing E
- 61 View of door to room 3 facing W
- 62 View of door to room 7 in room 2 facing NE
- 63 View of door to room 3 in room 2 facing NW
- 64 View of door room 2 to stairs facing N
- 65 View of room 3 facing NW

66	View of room 3 facing W
67	View of room 3 facing E
68	View of window in room 3 facing S
69	View of electric under window room 3 facing S
70	View of sink room 3
71	View of door room 5
72	View of door room 5
73	View of door room 5
74	View of recessed cupboard room 4
75	View of fanlight over stairs No.94 facing NW
76	View of cornicing room 5
77	View of bracket & down-pipe room 5
78	View of room 5 - blocked up door?
79	View of door room 5 facing S
80	View of rear access No.94 to room 6 facing N
81	View of room 6 facing NE
82	View of access to cellar No.94 facing SE.
83	View of cellar facing N
84	View of cellar facing E
85	View of cellar stairs
86	View of modern sink in cellar facing NW
87	View of fireplace room 7 facing E
88	View of fireplace room 7 facing SE
89	Detail of decoration of fireplace room 7
90	View of decorative cornicing room 7
91	View of decorative cornicing room 7
92	View of decorative cornicing room 7
93	View of decorative centre piece room 7
94	View of decorative centre piece room 7
95	View of fireplace room 8 facing E
96	View of safe room 8 facing E
97	View of recessed cupboard room 8
98	View of sink room 8 facing N
99	View of modern panelling room 8 facing W
100	View of doorway from room 12 to room 13
101	View of modern cupboard room 13 facing NE
102	View of door room 13 to 12 facing W
103	View of room 14 facing NE
104	View of room 14 facing SE
105	View of fireplace room 14 facing E
106	View of recessed cupboard room 14 facing E
107	View of modern cupboard room 14 facing NW
108	View of sash & case window room 14 facing N
109	View of sash & case window room 14 facing NW
110	View of stairs to 2nd floor No.94 facing N
111	View of stairs No.94 facing NW
112	View of doorways to room 18 & 19 facing E
113	View of stairs No.94 facing N
114	View of sink room 15 facing N
115	View of toilet room 15 facing N.

116	View of panelling between rooms 15 & 16.
117	View of fireplace room 16 facing W
118	View of fireplace room 19 facing E.
119	View of room 18 facing SE
120	View of room 19 facing E
121	View of room 16 facing SW.
122	View of sash & case window room 16 facing S
123	View of stairwell 2nd floor
124	View of door of No.92
125	View of doorway No.92 facing N
126	View of lobby No.92 facing N
127	View of door to room 23 facing NW
128	View of door frame facing NW
131	View of door frame facing SW
132	View of door to stairwell facing N
133	View of blocked-up door to room 23 facing W
134	View of door room 21 facing W.
135	View of sash & case window room 21 facing S
136	View of doorway from room 21 to room 22
137	View of recessed space room 22 facing N
138	View of room 22 facing NW
139	View of rear of door room 22
140	View of door to room 23 facing W
141	View of blocked-up door room 21 facing SW
142	View of recessed cupboard room 23 facing NE
143	View of recessed cupboard room 23 facing N
147	View of window room 23 facing S
148	View of room 23 facing NW
149	View of recessed cupboard room 24 facing NW
150	View of corner of walls room 24
151	View of sink in room 24 facing N
152	View of toilet adjacent to stairs No.94
153	View of stairs No.94 facing N
154	View of framework over door to room 22 facing NW
155	View of door to lobby facing S
156	View of rail and spindles base of staircase No.92
157	View of stairs facing NW
158	View of stairs facing S
159	View of stairs facing N on 1st floor
160	View of stairs facing N on 1st floor
161	View of stairwell
162	View of toilet room 26 facing N
163	View of doorway to room 27 facing NW
164	View of cupboard facing S
165	Detail of recessed cupboard room 27
166	Detail of hat hooks
167	View of sash & case window room 27 facing N
168	View of door from room 27 to room 28
169	View of cornicing room 28
170	View of door from room 28 to room 27



171	View of doorway from room 28 to room 29
172	View of door room 30 facing NW
173	View of cornicing room 30
174	View of sash & case window room 30 facing S
175	View of recessed cupboard room 30 facing E
176	View of recessed cupboard room 31 facing E
177	View of sash & case window room 31 facing N
178	View of doorway room 31 facing SW
179	View of doorway room 31 to room 30
180	View of stairs to 2nd floor No.92 facing N
181	View of stairwell
182	View of door to room 35 facing W
183	View of door to room 36 facing NW
184	View of toilet room 34 facing SE
185	View of fireplace room 35 facing W
186	View of room 36 facing N
187	View of fireplace room 32 facing E
188	View of fireplace room 32 facing E
189	View of fireplace room 33 facing E
190	View of fireplace room 33 facing E
191	View of No.92 facing N
192	View of No.94 facing NNW
193	View of No.94 facing NW
194	View of panelling in room 8 facing SE
195	View of window room 7 facing S
196	View of blocked-up doorway room 21 facing E
197	View of stairs room 5 facing N
198	Detail of stairwell room 5 facing SW
199	View of stairs facing N in No.92
200	View of stairs facing N in No.92
201	View of doorway to room 9 facing E
202	View of toilet room 1st floor room9 facing N
203	View of recessed cupboard room 10 facing NW
204	View of modern ceiling room 10
205	View of recessed cupboard room 11 facing W
206	View of room 11 facing W
207	View of fireplace room 11 facing W
208	View of doorway & cornicing room 11 facing NE
209	View of doorway room 12 to stairs facing N
210	View of fireplace room 4 facing W
211	View of fireplace room 4 facing W
212	View of fireplace room 4 facing W
213	View of fireplace room 7 facing E.
214	View of fireplace room 7 facing E.
215	View of fireplace room 14 facing E
216	View of fireplace room 14 facing E
217	View of fireplace room 14 facing E
218	View of fireplace room 13 facing E
219	View of fireplace room 13 facing E
220	View of fireplace room 19 facing E.

221	View of fireplace room 19 facing E.
222	Detail of decoration of fireplace room 19
223	Detail of fireplace room 19 facing E
224	Detail of fireplace room 19 facing E
225	View of fireplace room 18 facing E
226	View of fireplace room 18 facing E
227	View of fireplace room 23 facing W
228	View of fireplace room 23 facing W
229	View of fireplace room 36 facing W
230	View of fireplace room 36 facing W
231	View of fireplace room 3 facing W
232	View of fireplace room 3 facing W
233	View of fireplace room 8 facing E
234	View of fireplace room 8 facing E
235	View of fireplace room 3 facing W
236	View of fireplace room 3 facing W
237	View of surround of fireplace room 11 facing W
238	View of fireplace room 10 facing SW
239	View of fireplace surround room 13 facing E
240	View of fireplace surround room 13 facing E
241	View of recessed cupboard room 13 facing SE
242	View of recessed cupboard room 13 facing SE
243	View of surround of fireplace room 14 facing E
244	View of surround of fireplace room 14 facing E
245	View of fireplace room 16 facing W
246	View of fireplace room 16 facing W
247	View of fireplace room 15 facing W
248	View of fireplace room 15 facing W
249	View of wooden framework room 15 facing NW
250	Detail of roofing room 15
251	Detail of roofing room 15
252	View of fireplace room 19 facing E
253	View of fireplace room 19 facing E
254	View of ceiling room 21 facing S
255	View of ceiling room 21 facing S
256	View of ceiling room 21
257	View of ceiling room 21
259	Detail of moulded plasterwork room 21
260	View of ceiling room 21 facing S
261	View of fireplace room 21 facing E
262	View of fireplace room 22 facing E
263	View of fireplace room 22 facing E
264	View of recessed cupboard room 23 facing NW
265	View of recessed cupboard room 23 facing NW
266	View of access to cellar No.92.
267	View of central moulded plasterwork room 23
268	View of central moulded plasterwork room 23
269	View of central moulded plasterwork room 23
270	View of fireplace room 31 facing E
271	View of fireplace room 31 facing E

272	View of fireplace room 30 facing E
273	View of fireplace room 28 facing W
275	View of fireplace room 27 facing W
277	View of fireplace room 27 facing W
278	View of interior of outbuilding facing N
279	View of ceiling of outbuilding
280	View of modern framework facing W
281	View of store facing W
282	View of store facing E
283	View of store facing E
284	View of vent and chimney west gable room 4
285	View of window room 7 facing S
286	View of rear window on stairs facing N
287	View of room 13 facing SE
288	View of room 13 facing E
289	View of cornicing room 13 facing N
290	View of cornicing room 13 facing NE
291	View of room 11 facing SW
292	View of room 11 facing SW
293	Detail of lathe & plaster framework room 11
294	View of lathe & plaster framework room 16 facing SW
295	View of fireplace room 15 facing W
296	View of fireplace room 15 facing W
297	View of lathe & plaster framework room 19 facing NW
298	View of framework for safe room 8 facing E
299	View of rear of No.94 facing S
300	View of rear of No.92 facing S
301	View of outbuilding upon interior stripped facing N
302	View of outbuilding upon interior stripped facing NE
303	View of outbuilding upon interior stripped facing E
304	View of outbuilding upon interior stripped facing W
305	View of outbuilding facing NW
306	View of outbuilding facing W
307	View of rear doorway of No.92 facing S
308	View of cupboard under stairs No.92 facing SE
309	View of rear doorway of No.92 facing SW
310	View of window/door room 22 facing N
311	View of window/door room 22 facing N
312	View of fireplace room 22 facing E
313	View of fireplace room 22 facing E
314	View of boxed-in water-tank room 25 facing N
315	View of toilet room 25 facing N
316	View of shower-head in recess
317	View of recessed cupboard/shower facing SW
318	View of sash & case window room 27 facing N
319	View of iron-fitting room 27
340	View of fireplace room 30 facing E
341	View of fireplace room 30 facing E
342	View of cornicing room 30 facing SE
343	View of cornicing room 30 facing E

344	Detail of cornicing room 30
345	View of doorway room 29 to room 28
346	Detail of stonework room 28 facing SW
347	View of recessed cupboard room 28 facing W
348	View of recessed cupboard room 28 facing W
349	View of recessed cupboard room 30 facing E
350	View of cornicing room 31
351	View of cornicing room 23 facing NE
352	View of cornicing room 23 facing N
353	View of doorway room 23 to lobby
354	Detail of wallpaper room 21 facing SW
355	Detail of wallpaper room 21 facing SW
356	Detail of wallpaper room 21 facing W
357	View of fireplace room 21 facing E
358	View of fireplace room 21 facing E
359	View of recess room 14 to room 27
360	View of recess room 14 to room 27
361	View of wallpaper room 14 facing NW
362	Detail of sash & case window room 14 facing NW
363	View of recess cupboard room 13 facing SE
364	View of recess and framing room 13 facing SE
365	View of recess cupboard room 28 facing SW
366	View of modern roof joist room 27 facing S
367	View of fireplace room 27 facing W
368	View of fireplace room 27 facing W
369	View of fireplace room 27 facing W
370	View of fireplace room 27 facing W
371	View of blocked doorway room 22 facing N
372	View of blocked window room 24 facing N
373	View of blocked window room 24 facing N
374	Detail of rot in floor joist above room 21
375	View of cornicing room 21
376	View of cornicing room 21
377	Detail of wallpaper room 21 facing N
378	View of doorway from room 21 to room 22
379	View of cornicing room 21
380	View of cornicing room 21
381	View of cornicing room 21
382	View of cornicing room 21
383	View of plasterwork in Room 3
384	View of bottom of staircase room 5 facing N
385	View of bottom of staircase room 5 facing E
386	View of bottom of staircase room 5 facing N
387	View of fireplace room 8 facing E
388	View of fireplace room 8 facing E
389	View of plasterwork in room 8 facing NW
390	View of cornicing in room 3 facing SW
391	View of cornicing in room 3 facing SE
392	View of cornicing in room 3 facing NE
393	View of cornicing in room 3



394	View of cornicing in room 3
395	View of window room 4 facing N
396	View of recessed cupboard room 4 facing NW
397	View of window room 4 facing N
398	View of window room 4 facing N
399	View of central moulded plasterwork room 7
400	View of central moulded plasterwork room 7
401	View of fireplace room 7 facing E
402	View of fireplace room 7 facing E
403	View of fireplace room 21 facing SE
404	View of fireplace room 21 facing SE
405	View of corner cupboard room 22 facing NE
406	View of corner cupboard room 22 facing NE
407	View of fireplace room 22 facing E
408	View of window room 24 facing N
409	View of access to cellar No.92
410	View of outbuilding facing NW
411	View of outbuilding facing W
412	View of outbuilding facing NW
413	View of outbuilding facing N
414	View of room 21 facing SE
415	View of room 21 facing E
416	View of room 21 facing E
417	View of fireplace No.92
418	View of fireplace No.92
419	View of wall room 3 facing W
420	View of fireplace room 3 facing W
421	View of fireplace room 3 facing W
422	View of lathe & plaster room 4
423	View of plaster wall room 8 facing E
424	View of fireplace room 8 facing E
425	View of room 13 facing SE
426	View of lathe & plaster room 12
427	View of roof trusses east gable facing SSE
428	View of roof trusses east gable facing S
429	View of east gable facing S
430	View of roof trusses facing S
431	View of roof trusses facing NW
432	View of east gable facing NNE
433	View of east gable facing NNE
434	View of roof trusses facing NE
435	View of parapet facing W
436	View of parapet facing W
437	View of parapet facing W
438	View of support wall facing SW
439	View of gable facing SE
440	View of gable facing SE
441	View of No.92 facing SE
442	View of No.94 facing SW
443	View of No.92 facing S

444	View of roof trusses facing SW
445	View of section facing SW
446	View of parapet facing NW
447	View of parapet facing NW
448	View of section facing NW
449	View of parapet facing W
450	View of section facing W
451	View of roof trusses facing SW
452	View of section facing SE
453	View of demolition in progress facing S
454	View of demolition in progress facing S
455	View of demolition in progress facing S
456	View of demolition in progress facing S
457	View of demolition in progress facing S
458	View of demolition in progress facing S
459	View of demolition in progress facing S
460	View of demolition in progress facing S
461	View of demolition in progress facing SE
462	View of demolition in progress facing SE
463	View of section facing SE
464	View of section facing SE
465	View of section facing SE
466	View of section facing E
467	View of section facing E
468	View of section facing SE
469	View of demolition in progress facing SE
470	View of section facing SE
471	View of section facing E
472	View of demolition in progress facing S
473	View of demolition in progress facing S
474	View of demolition in progress facing SE
475	View of demolition in progress facing E
476	View of demolition in progress facing E
477	View of demolition in progress facing E
478	View of demolition in progress facing E
479	View of section facing E
480	View of section facing E
481	View of demolition in progress facing SE
482	View of demolition in progress facing SE
483	View of demolition in progress facing SE
484	View of section facing E
485	View of section facing E
486	View of section facing E
487	View of section facing E
488	View of demolition in progress facing SE
489	View of demolition in progress facing SE
490	View of demolition in progress facing SE
491	View of demolition in progress facing SE
492	View of demolition in progress facing SE
493	View of gable facing E

494	View of gable facing E
495	View of gable facing E
496	View of demolition in progress facing E
497	View of demolition in progress facing E
499	View of demolition in progress facing E
500	View of demolition in progress facing E
501	View of section facing E
502	View of demolition in progress facing E
503	View of demolition in progress facing SE
504	View of demolition in progress facing SE
505	View of demolition in progress facing E
506	View of demolition in progress facing E
507	View of demolition in progress facing SE
508	View of demolition in progress facing E
509	View of demolition in progress facing SE
510	View of demolition in progress facing SE
511	View of demolition in progress facing E
512	View of demolition in progress facing E
513	View of demolition in progress facing E
514	View of demolition in progress facing E
515	View of demolition in progress facing E
516	View of demolition in progress facing E
517	View of demolition in progress facing E
518	View of demolition in progress facing E
519	View of demolition in progress facing E
520	View of demolition in progress facing E
521	View of section facing E
522	View of section facing E
523	View of demolition in progress facing SE
524	View of demolition in progress facing E
525	View of demolition in progress facing E
526	View of demolition in progress facing S
527	View of demolition in progress facing S

## WB

528 – Looking from the SW corner of the development site, over the location of the demolished buildings

529 – Looking across the development site, over the location of the demolished buildings; image shows the SE wall of 96-104 Academy St (MHG41059)

530 – NE side of the site, during clearance; image shows the mixed infill layers comprising building rubble and mortar and gravel hard core that cut through the natural

531 – NW corner of the site, during clearance; image shows the mixed infill layers comprising building rubble and mortar and gravel hard core that cut through the natural

532 – E corner of the site, after clearance; base of rubble and mortar infill of pit that contained a concrete block

533 – Section showing the hard core layer overlying mixed infill layer of building rubble and lime mortar in the E corner of the site

534 – Development site after clearance looking from the E corner of the plot

535 – Development site after clearance looking from the E corner of the plot



- 536 – Glass wine bottle, probably early-mid 19th century, from context 002
- 537 – Base of glass wine bottle
- 538 – Brown-glazed stoneware jar fragment, from context 002
- 539 – Misc stoneware and whiteware ceramic sherds from context 002
- 540 – Salt-glazed (?) sherd with decoration from context 002
- 541 – Bone brush or pen (?) handle from context 002

-----

### Appendix 3 - Valuation Rolls 1876-1974

#### 1876-1878 – Formerly no.s 52-56 Academy Street

52 – John Tulloch, Painter, Proprietor	£ 17
56 – John Kerr, Proprietor	£ 40
58 – Dr W MacDonald, Proprietor	£ 35

#### 1885-1886

52 – Mrs Alexandria Tulloch, wife of John Tulloch, Painter, Proprietor & Tenant	£ 17
56 – John Kerr, Proprietor, Leather Merchant, High St	£ 40
58 – Dr William MacDonald, Proprietor, per James Grant 11 Castle Wynd	£ 35
Tenant – Dr Duncan Macfadyn	

#### 1890-1891

52 – Shop – Proprietor Mrs Alexandria Tulloch, wife of John Tulloch, Painter	£ 30
Tenant – Miss Jane Maconachie, Dressmaker	
52a – House – John Tulloch, Painter, Tenant	£ 18
56 – Rooms – Proprietor John Kerr, Tenant St Andrews Guild	£ 35
56 – House – Proprietor John Kerr, Tenant Rev John Fergus M.A	
58 – Dr Duncan Macfadyn, Proprietor	£ 35

#### 1896-1896

52 – Shop – Proprietor Mrs Alexandria Tulloch, wife of John Tulloch, Painter	£ 30
Tenant – John Tulloch, The Peacock	
52a – House – John Tulloch, Tenant	£ 35
56 – House (Temperance Hotel) – Proprietor John Kerr, Tenant Miss Caroline Mitchell	£ 38
58 – Dr Duncan Macfadyn, Proprietor	£ 35

#### 1900-1901

52 – Shop – Proprietor Mrs Alexandria Tulloch, per F Squair, Solicitor	£ 30
Tenant – Edward Todd, Billposter	
52a – House – John Tulloch, Tenant	£ 35
56 – House (Temperance Hotel) – Proprietor John Kerr, Tenant Miss Caroline Mitchell	£ 38
58 – Dr Duncan Macfadyn, Proprietor	£ 35

#### 1905-1906

92 – House (Temperance Hotel) – Proprietor John Kerr, Tenant Miss Margaret Colvin	£ 35
94/96 – House - Dr Duncan Macfadyn, Proprietor	£ 40

#### 1910-1911

92 – House (Temperance Hotel) – Proprietor Mrs Jane Jack et al	£ 35
94/96 – House & Offices - Dr Duncan Macfadyn, Proprietor	£ 40

#### 1915-1916

92 – House – Proprietor – Vacant	£ 42.10.0
----------------------------------	-----------

94/96 – House & Offices - Dr Duncan Macfadyen, Proprietor £ 40

### 1920-1911

92 – House – Proprietor Robert Finlay, Manager Tenant Edward G Falcon £ 22.10.0  
 92 – House – Proprietor ibid Tenant – Robert Finlay £ 22.10.0  
 92 – House – Proprietor ibid Tenant – Mrs Christina MacGillivray £ 10  
 94/96 – House & Offices - Dr Duncan Macfadyen, Proprietor £ 47

### 1925-1926

92 – House – Proprietor Robert Finlay, Manager Tenant - Edward G Falcon £ 22.10.0  
 92 – House – Proprietor ibid Tenant – Robert Finlay £ 22.10.0  
 94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant £ 12  
 94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor £ 12  
 94 – House – Proprietor ibid, Tenant – Mrs Rachael Fraser £ 25

### 1930-1931

92 – House – Proprietor Mrs Isabella Finlay, Widow Tenant - Edward G Falcon £ 22  
 92 – House – Proprietor ibid, Tenant – Donald Urquhart, Oil Worker £ 10  
 92 – House – Proprietor ibid Tenant – Isabella Finlay £ 22.10.0  
 94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant £ 12  
 94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor £ 12  
 94 – House – Proprietor ibid, Tenant – Charles McSween, Insurance Agent £ 25  
 94 – House – Proprietor ibid, Tenant – Miss Ann MacBean £ 5  
 94 – House – Proprietor ibid, Tenant – Miss Barbara Davidson £ 7.10.0  
 94 – House – Proprietor ibid, Tenant – Miss Williamina Ross £ 5

### 1935-1936

92 – House – Proprietor James Gray, Slate Merchant Tenant – Mrs Margaret McLean £ 15  
 92 – House – Proprietor ibid, Tenant – John G Rae £ 32.10.0  
 92 – House – Proprietor ibid Tenant – Donald Matheson, Plumber £ 30  
 94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant £ 12  
 94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor £ 12  
 94 – House – Proprietor ibid, Tenant – Charles McSween, Insurance Agent £ 25  
 94 – House – Proprietor ibid, Tenant – Miss Hectorina McKenzie £ 5  
 94 – House – Proprietor ibid, Tenant – Miss Barbara Davidson £ 7.10.0  
 94 – House – Proprietor ibid, Tenant – Miss Williamina Ross £ 5

### 1940-1941

92 – House – Proprietor James Gray, Slate Merchant Tenant – Mrs Margaret McLean £ 15  
 92 – House – Proprietor ibid, Tenant – Alick T Maley £ 32.10.0  
 92 – House – Proprietor ibid Tenant – Donald Matheson, Plumber £ 30  
 94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant £ 12  
 94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor £ 18  
 94 – House – Proprietor ibid, Tenant – Charles McSween, Insurance Agent £ 25  
 94 – House – Proprietor ibid, Tenant – Mrs Annie Sutherland, Widow £ 5  
 94 – House – Proprietor ibid, Tenant – Isabella Fraser £ 7.10.0  
 94 – House – Proprietor ibid, Tenant – Elizabeth Paulin £ 5

### 1945-1946

92 – House – Proprietor James Gray, Slate Merchant Tenant – Mrs Margaret McLean £ 15  
 92 – House – Proprietor ibid, Tenant – James R Brown £ 32.10.0  
 92 – House – Proprietor ibid Tenant – Donald Matheson, Plumber £ 30  
 94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant £ 12  
 94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor £ 18

94 – House – Proprietor ibid, Tenant – Charles McSween, Insurance Agent	£ 25
94 – House – Proprietor ibid, Tenant – Isabella McIntosh, Widow	£ 13
94 – House – Proprietor ibid, Tenant – Elizabeth Paulin	£ 5

#### 1950-1951

92 – House – Proprietor James Gray, Slate Merchant Tenant – Mrs Margaret McLean	£ 15
92 – House – Proprietor ibid, Tenant – James R Brown	£ 32.10.0
92 – House – Proprietor ibid Tenant – Props for C Black, Slater	£ 30
92 – Office – Proprietor ibid Tenant – An Commn Gaidhealach	£ 25
94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant	£ 28
94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor	£ 18
94 – House – Proprietor ibid, Tenant – Charles McSween, Insurance Agent	£ 25
94 – House – Proprietor ibid, Tenant – Mrs Isabella McIntosh, Widow	£ 18

#### 1955-1956

92 – House – Proprietor James Gray, Slate Merchant Tenant – Mrs Margaret McLean	£ 15
92 – House – Proprietor ibid, Tenant – James R Brown	£ 32.10.0
92 – House – Proprietor ibid Tenant – C Black, Slater	£ 16
92 – Office – Proprietor ibid Tenant – An Commn Gaidhealach	£ 35
94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant	£ 28
94 – Office – Proprietor ibid, Tenant – Hector McVinish & Son, Contractor	£ 18
94 – House – Proprietor ibid, Tenant – Mrs Isabella McSween, Widow	£ 25
94 – House – Proprietor ibid, Tenant – Alice Cameron, Spinster	£ 18

#### 1960-1961

92 – House – Proprietor James Gray, Slate Merchant Tenant – Mrs Margaret McLean	£ 15
92 – House – Proprietor ibid, Tenant – James R Brown	£ 32.10.0
92 – Office – Proprietor ibid Tenant – The London & Lancashire Insurance Co Ltd	£ 52
92 – Office – Proprietor ibid Tenant – An Commn Gaidhealach	£ 25
94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant	£ 33
94 – Store – Proprietor ibid, Tenant – W I Rutherford, Watchmaker, Inglis Street	£ 13
94 – Office – Proprietor ibid, Tenant – North West Securities Ltd	£ 71
94 – House – Proprietor ibid, Tenant – Alice Cameron, Spinster	£ 18

#### 1965-1966

92 – Office – Proprietor James Gray, Slate Merchant Tenant – C MacDonald Contractors	£ 22
92 – Office – Proprietor ibid, Tenant – R Homes	£ 9
92 – Premises – Proprietor ibid, Tenant – Mrs C MacDonald Trading as Mrs Sew & Sew Dressmakers	£ 6
92 – Office – Proprietor ibid Tenant – Ian Macrae, Motor Claims Assessor	£ 33
92 – Office – Proprietor ibid Tenant – WW Allan & Co, Architects	£ 54
92 – Office – Proprietor ibid Tenant – Harris Tweed Association	£ 62
92 – Office – Proprietor ibid Tenant – An Commn Gaidhealach	£ 46
94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant	£ 30
94 – Store – Proprietor ibid, Tenant – W I Rutherford, Watchmaker, Inglis Street	£ 20
94 – Office – Proprietor ibid, Tenant – Treasury Valuer Ministry of Works	£ 75

#### 1970-1971

92 – Office – Proprietor James Gray, Slate Merchant Tenant – C MacDonald Contractors	£ 30
92 – Office – Proprietor ibid, Tenant – R Homes	£ 12
92 – Premises – Proprietor ibid, Tenant – Mrs C MacDonald – Mrs Sew & Sew Dressmakers	£ 6
92 – Office – Proprietor ibid Tenant – Ian Macrae, Motor Claims Assessor	£ 48
92 – Office – Proprietor ibid Tenant – WW Allan & Co, Architects	£ 80
92 – Office – Proprietor ibid Tenant – Harris Tweed Association	£ 72



92 – Office – Proprietor ibid Tenant – An Commun Gaidhealach	£ 56
94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant	£ 130
94 – Store – Proprietor ibid, Tenant – W I Rutherford, Watchmaker, Inglis Street	£ 25
94 – Office – Proprietor ibid, Tenant – Treasury Valuer Ministry of Works	£ 142

#### 1974-1975

92 – Office – Proprietor James Gray, Slate Merchant Tenant – William McBride	£ 22
92 – Office – Proprietor ibid, Tenant – R Homes	£ 22
92 – Premises – Proprietor ibid, Tenant – William McBride	£ 22
92 – Office – Proprietor ibid Tenant – Ian Macrae, Motor Claims Assessor	£ 84
92 – Office – Proprietor ibid Tenant – Duncan Fraser	£ 142
92 – Office – Proprietor ibid Tenant – Fraser & Mackenzie	£ 130
92 – Office – Proprietor ibid Tenant – An Commun Gaidhealach	£ 87
94/96 –Office & Yards – Proprietor – James Gray & Sons Slate Merchant	£ 222
94 – Store – Proprietor ibid, Tenant – W I Rutherford, Watchmaker, Inglis Street	£ 56
94 – Office – Proprietor ibid, Tenant – Treasury Valuer Ministry of Works	£ 247

#### Appendix 4 – Context Register – Evaluation

Context no.	Trench No.	Type	Fill of:	Filled by:	Length (m)	Width (m)	Description	Interpretation
001		Deposit					Compacted stone fragments with frequent blocks of rubble mixed with mortar serving as a foundation	Hardcore
002		Deposit					Dark brown silty clay	Modern made ground
003	2	Deposit	004		Unknown	1.45	Mid-brownish grey sand with frequent sub-circular stone inclusions	Fill of ditch [004]
004	2	Cut		003	Unknown	1.45	Linear in plan with sharp breaks of slope, gradually sloping sides and a	Cut of a ditch in Trench 2 orientated NE-SE

Archaeological Recording at 92-94 Academy Street, Inverness.

							rounded base	
005	2	Deposit	006		Unknown	2.6	Mid-brownish grey gravelly sand	Fill of ditch [006]
006	2	Cut		005	Unknown	2.6	Linear in plan with sharp breaks of slope, gradually steep sloping sides and a rounded base	Cut of a ditch in Trench 2 orientated NE-SE
007	1	Deposit	008		3.8	1.60 m visible in trench	Pink sandy gravel containing modern material including a modern chimney pot	Fill of a modern pit [008]
008	1	Cut		007	3.8	1.60 m visible in trench	Oval in plan with shape breaks of slope and a rounded base	Cut of a modern pit
009	1	Deposit	010		0.95	0.95	Black clayey silt with frequent gravel inclusions containing numerous modern finds	Fill of pit [010]
010	1	Cut		009	0.95	0.95	Circular in plan with shape breaks of slope and a rounded	Cut of a modern pit

Archaeological Recording at 92-94 Academy Street, Inverness.

							base	
011	3	Deposit	012		Unknown	1	Mid-brownish grey gravelly sand with modern brick and rubble material	Fill of modern linear [012]
012	3	Cut		011	Unknown	1	Linear in plan	Cut of a modern linear
013	3	Deposit	014		Unknown	Unknown	Mid-brownish grey gravelly sand with modern brick and rubble material	Fill of modern pit [014]
014	3	Cut		013	Unknown	Unknown	Rectangular in plan with sharp breaks of slope, near vertical sides and a rounded base	Cut of a modern pit

Archaeological Recording at 92-94 Academy Street, Inverness.

<b>LOCAL AUTHORITY:</b>	Highland
<b>PROJECT TITLE/SITE NAME:</b>	92-94 Academy Street, Inverness
<b>PROJECT CODE:</b>	
<b>PARISH:</b>	Inverness and Bona
<b>NAME OF CONTRIBUTOR:</b>	Stuart Farrell
<b>NAME OF ORGANISATION:</b>	
<b>TYPE(S) OF PROJECT:</b>	Survey, Evaluation
<b>NMRS NO(S):</b>	NH64NE 54 & NH64NE 732
<b>SITE/MONUMENT TYPE(S):</b>	Houses, Offices
<b>SIGNIFICANT FINDS:</b>	None
<b>NGR (2 letters, 6 figures)</b>	NH 66580/45545
<b>START DATE (this season)</b>	May 2014
<b>END DATE (this season)</b>	December 2014
<b>PREVIOUS WORK (incl. DES ref.)</b>	None
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	<p>A programme of archaeological recording, evaluation and photographic survey and watching brief, prior to, during and after demolition works was conducted between May and December 2014 for 2 Listed B buildings in Academy Street, Inverness. (NMRS NH64NE 54 &amp; 732)</p> <p>The houses date from c.1830's and very quite plain internally, with few original features surviving due to the house being converted into small offices with remodelling on the 19<sup>th</sup> and 20<sup>th</sup> C. An evaluation and watching brief to the development site only revealed a few features of a mid 19<sup>th</sup> century date, or areas heavily disturbed by modern features.</p> <p>Full Report submitted to Highland HER and NMRS.</p>
<b>PROPOSED FUTURE WORK:</b>	None
<b>CAPTION(S) FOR ILLUSTRS:</b>	n/a
<b>SPONSOR OR FUNDING BODY:</b>	Ark Estates (Scotland) Ltd per William Gray Construction Ltd
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	39a Park Street, Nairn, Highland, IV12 4PP
<b>EMAIL ADDRESS:</b>	stuart714@btinternet.com
<b>ARCHIVE LOCATION</b> (intended/deposited)	To be deposited with NMRS