

**Slackbuie Avenue
Inverness
Highland
IV2 4QL**

**Historic Environment Baseline Assessment
& Impact Appraisal**

Project No: 775

ORCA
UHI Archaeology Institute
Orkney College UHI
East Road
Kirkwall
KW15 1LX

Project Manager: Pete Higgins


Report Author: Sean Bell

Report Figures: Sean Bell

Client: GH Johnston Building Consultants Ltd



This document has been prepared in accordance with ORCA standard operating procedures and CIfA standards	
Authorised for Distribution by: Pete Higgins	Date: 19 June 2018

Title:	Slackbuie Avenue, Inverness: Historic Environment Baseline Assessment and Impact Appraisal.
Author(s):	Sean Bell
Derivation:	Commissioned by GH Johnston Building Consultants Ltd
Origination Date:	17 June 2018
Revised by:	Pete Higgins
Date of last revision:	19 June 2018
Version:	1.0
Status:	Draft
Summary of Changes:	Minor edits
Circulation:	ORCA
Required Action:	Editing
File Name / Location:	X:\ORCA\ORCA Projects\HIGHLAND\1708 Slackbuie\775\Report\Report Components\775 DBA_v1.docx
Approval:	

Executive Summary

This report was commissioned by GH Johnston Building Consultants Ltd and forms a desk-based archaeological assessment of land adjacent to Slackbuie Avenue and West Heather Road, Inverness (hereafter referred to as 'the Site') prior to the development of the land.

The desk-based assessment identified a total of forty-one archaeological and historic sites within 1km of the proposed development. Of these, one site (Lower Slackbuie) was within the proposed working area. Lower Slackbuie is designated as a Scheduled Ancient Monument (SM5218)

The identified sites ranged across all periods, from prehistoric to the post-medieval. Due to modern development surrounding the site, only Site 1 will potentially be impacted by the development.

The major mitigation measures proposed are physical demarcation of Site 1, and a controlled topsoil strip on the remainder of the site. A method of installing a cycle path is suggested.

Contents

1	Introduction.....	1
2	Context and Aims of the Report.....	1
2.1	Aims and Objectives of the Assessment	1
3	Legislative Framework and Regulatory Context.....	1
3.1	International and European Legislation	1
3.2	UK and Scottish Legislation	2
4	Assessment Methodology.....	3
4.1	Desk-Based Assessment.....	3
4.2	Assessment of Significance and Relative Importance	4
4.3	Assessment Limitations	5
5	Cultural Heritage Baseline.....	5
5.1	Site Location, Geology and Topology	5
5.2	Prehistoric Period.....	5
5.2.1	Mesolithic: c.9000BC to c.4000BC.....	5
5.2.2	Neolithic: c.4000BC to c.2000BC	5
5.2.3	Bronze Age c.2000 to c.800BC and Iron Age c.800BC to c.AD400.....	6
5.3	The Medieval Period (c. AD 400 to c.1559).....	7
5.4	The Post Medieval Period c.1559 to c.1900.....	8
5.5	The Modern Period	9
5.6	Previous Investigations	9
5.7	Potential for Unidentified Remains.....	10
6	Potential Impacts	10
6.1	Setting and Visual Impact	11
7	Management and Mitigation	11
7.1	Scheduled Area	11
7.2	Outwith the Scheduled Area	12
8	Summary	13
9	Bibliography	14
9.1	Primary Sources	14
9.2	References	14
	Figures.....	16
	Appendices	19

Figures

Front cover:

Figure 1: Site Location	17
Figure 2: Location of sites and findspots within 1km of the Site.....	18

1 Introduction

This report was commissioned by GH Johnston Building Consultants Ltd and forms a historic environment baseline assessment and impact appraisal of land adjacent to Slackbuie Avenue and West Heather Road, Inverness (hereafter referred to as ‘the Site’) prior to the development of the land (**Figure 1**).

This document also assesses the potential for heritage assets to be present on the Site. It will assign significance to known heritage assets present that may be affected by the proposed development, and it will also make initial suggestions for managing any identified issues and impacts concerning the known cultural heritage resource.

This report has been prepared in accordance with the standards and guidance specified by the Chartered Institute for Archaeologists (CIfA).

2 Context and Aims of the Report

2.1 Aims and Objectives of the Assessment

The report identifies any potential historic environment issues or constraints and aims to support GH Johnston Building Consultants Ltd in the planning application process. More specifically, Orkney Research Centre for Archaeology (ORCA) was commissioned to:

- Review existing databases for the area for information on the historic environment, including cultural heritage sites and landscapes in order to identify known sites in the area and the potential for unidentified sites and landscapes;
- Provide an assessment of the historical development of the landscape covered by the Site;
- Assess heritage assets in terms of local, regional, national or international importance;
- Identify any known or likely sensitive sites or areas and the potential for unknown remains in the area;
- Recommend further work, mitigation or management strategies; and
- Present a gazetteer of the results of known sites and monuments (see **Appendix 1**).

3 Legislative Framework and Regulatory Context

The importance of the historic environment is recognised at International, National, Regional and Local levels. This section summarises the larger compendium of legislation and regulations relevant to the current scheme of archaeological monitoring.

3.1 International and European Legislation

Two international conventions which concern cultural heritage are of relevance to this study. The **European Convention on the Protection of the Archaeological Heritage (revised)**, also known as the *Valletta Convention*, (ratified by the UK government in 2000) contains provisions for the identification and protection of archaeological heritage both under water and

on land, preferably *in situ*, but with provisions for appropriate recording and recovery if disturbance is unavoidable. The **European Landscape Convention** (ratified by the UK government in 2006), promotes the protection, management and planning of landscapes in Europe, including the historical and cultural aspects of landscapes.

3.2 UK and Scottish Legislation

The primary piece of UK legislation concerning archaeology is **The Ancient Monuments and Archaeological Areas Act 1979**, concerning sites that warrant statutory protection due to being of national importance and are Scheduled under the provisions of the Act. The Act is administered in Scotland by Historic Environment Scotland (HES).

Such sites or areas (including marine areas) may include any "monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it". A monument is defined within the Act as:

"any building, structure or work above or below the surface of the land, any cave or excavation; any site comprising the remains of any such building, structure or work or any cave or excavation; and any site comprising or comprising the remains of any vehicle, vessel or aircraft or other movable structure or part thereof" (Section 61 (7)),

with the additional definition of "*any thing, or group of things, that evidences previous human activity*" derived from section 14 of the **Historic Environment (Amendment) (Scotland) Act 2011**. Under the 1979 Act Scottish Ministers are required to compile and maintain a schedule of monuments considered to be of national importance. The 2011 Amendment also adds the requirement for Scottish Ministers to compile Inventories of Gardens and Designed Landscapes and of Battlefields that appear to be of national importance.

The consent of the Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. Under the provisions of the 1979 Act (and as amended by the 2011 Act), it becomes an offence to carry out, without the prior written consent of the Scottish Ministers (Scheduled Monument Consent), any works which would have these effects.

In addition, impacts of proposed development works upon the setting of a Scheduled Monument form an important consideration in the granting or refusal of planning consent to conduct development works.

The **Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997** and subsequent amendments, governs the listing and protection of buildings and areas of special architectural or historic interest. Works which will alter or extend a listed building in a way which would affect its character or its setting and demolition works require listed building consent. Works requiring listed building consent may also require planning permission. The Act requires planning authorities, when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. There is a presumption against demolition or other works that will adversely affect a listed building or its setting. Similarly, it is the duty of the planning authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area when exercising their powers under planning legislation.

“Councils have the power to designate as Conservation Areas, areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. It is the responsibility of the council to ensure that any new development should be sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design, materials and space between buildings. Councils have a statutory obligation to compile a list containing particulars of any area which has been designated as a conservation area which is available for public inspection.” (Orkney Council Website)

The **Scottish Planning Policy (SPP) 2014** sets out Scottish Ministers’ vision and strategic policies for the historic environment. The planning system should promote the care and protection of designated and non-designated historic environment assets, related settings and the cultural landscape. It recognises that archaeological sites and monuments are an important, finite and non-renewable resource that should be protected and preserved *in situ* when possible. Change should be sensitively managed in order to best avoid or minimise adverse impacts on the fabric and setting of heritage assets.

The **Historic Environment Scotland (HES) Policy Statement 2016** provides guidance, detailing how HES fulfils its regulatory and advisory roles and how it expects others to interpret and implement SPP 2014. Key principles include that

“there should be a presumption in favour of preservation of individual historic assets and also the pattern of the wider historic environment; no historic asset should be lost or radically changed without adequate consideration of its significance and of all the means available to manage and conserve it”.

The Annexes to the Policy list the criteria for determining whether historic assets (such as monuments, battlefields, buildings) are of national importance.

In addition, **Planning and Archaeology (Planning Advice Note (PAN) 2/2011)** advises that in determining a planning application the desirability of preserving a monument (whether scheduled or not) is a material consideration with the objective being to assure the protection and enhancement of monuments by preservation *in situ*, in an appropriate setting. When preservation *in situ* is not possible, recording and/or excavation followed by analysis and publication of the results may be an acceptable alternative. The **Highland Historic Environment Strategy 2013** includes policies to protect the region’s rich cultural heritage and archaeological history.

Detailed non-statutory guidance on the setting of historic assets is provided by HES’s **Managing Change in the Historic Environment** guidance series (Setting: 2016), to be found at their website and to which planning authorities are directed in HES Policy Statement 2016.

4 Assessment Methodology

4.1 Desk-Based Assessment

The DBA was executed in accordance with the **Standards and Guidance for Historic Environment Desk-based Assessment** issued by ClfA (2014a) and the **Standards for Archaeological Work** issued by the Highland Council (2012) and the Written Scheme of

Investigation (WSI) prepared for the project by ORCA (2018) and agreed with GH Johnston Building Consultants Ltd.

Information on known heritage assets within a 1km radius study area of around the centre of the site (NGR NH 67061 42458), was used to identify sites that may be both directly and indirectly affected by the proposed development. This information was used to put the site within its full archaeological and historical context, and the potential for as yet unknown heritage assets that may be present within the site boundary was assessed (see **Figure 2**).

Each cultural heritage site, monument, area and building identified within the assessment area was assigned an individual site number (ORCA No.). All sites identified by the DBA, and the relative importance and significance of each individual site, are presented in the tables appended in **Appendix 1**.

The DBA reviewed the following sources:

- The National Monuments Record of Scotland, using the 'Canmore' and 'Pastmap' database websites;
- The local Sites and Monuments Record (SMR) using the Highland Council Historic Environment website;
- Relevant historic maps available on the National Library of Scotland website;
- The Inverness-shire parish entries in the Old and New Statistical Accounts of Scotland, via the Edina website;
- Statutory lists, registers and designated areas, including List of Scheduled Monuments, Listed Buildings, Inventories of Gardens & Designed Landscapes and Historic Battlefields, and local authority Conservation Areas;
- Various other readily available archaeological and historical reports, databases and publications were consulted for information about the study area and, where used, are cited in the report.

4.2 Assessment of Significance and Relative Importance

Cultural significance lies in the value of a heritage asset to this and future generations because of its heritage interest; this may be artistic, archaeological, architectural, historic, traditional¹, aesthetic, scientific or social. Known and potential heritage assets within the Site and the wider study area have been identified from national and local designations, SMR data and ORCA's professional opinion.

The determination of the cultural significance or value of historic environment assets is usually based on statutory designation and/or professional judgement against the characteristics and criteria expressed in HES Policy Statement 2016, Annexes 1 to 6.

In this document the assessment of significance and relative importance of the cultural heritage assets identified is less formal than would be would be the case for a formal Environmental Impact Assessment.

¹ Factors listed in the Ancient Monuments and Archaeological Areas Act, 1979

4.3 Assessment Limitations

The DBA was extensive but not exhaustive, thus there remains the low possibility that there may be sites or features of archaeological or historical significance that have not been identified by the DBA.

5 Cultural Heritage Baseline

5.1 Site Location, Geology and Topology

The Site comprises approximately 5500m² of unmaintained greenspace situated at National Grid reference (NGR) NH 67061 42458, at approximately 40m above Ordnance Datum (mAOD).

The Site is bounded to the northeast by Slackbuie Avenue, to the northwest by West Heather Road, to the southwest by residential properties and to the southeast by the B8082.

The Site area contains a designated Scheduled Ancient Monument (SAM). This is the unenclosed settlement of Lower Slackbuie (SM 5248; Canmore ID 13520), a prehistoric feature dating to between 2500 BC and AD 400.

The solid geology is Hillhead Sandstone Formation with an overlying drift geology of gravel sand and silt (Glaciofluvial Sheet Deposits).

5.2 Prehistoric Period

There are a total of seventeen sites of probable or possible prehistoric date within the 1km search area, with a further nineteen sites within 1.5km of the Site. These range in date from the Mesolithic period through to the Late Iron Age.

5.2.1 Mesolithic: c.9000BC to c.4000BC

The Mesolithic period extends from the end of the last glaciation period, c.9000 BC to the arrival of farming, c.4000BC. In Scotland, the period is largely characterised by settlement traces in the form of cave and rock-shelters, shell middens and lithic scatters.

A flint microlith, of Mesolithic date, was amongst several flints recovered at the Royal Academy during a walkover survey across ploughed fields (**Site 23**), 760m to the southwest of the Site. A number of other flakes and retouched pieces were also recovered and these may also date from this period.

5.2.2 Neolithic: c.4000BC to c.2000BC

The Neolithic period across Scotland spans 1500 years, from c.4000 BC to c.2000 BC. The period is marked by the adoption of new farming and agricultural practices which replaced the hunter-gatherer economies of the Mesolithic period. The period saw the inhabitants more closely tied to a particular landscape marked not only by more permanent and substantive settlements, but also with the introduction of standing stones and of funerary monuments.

Excavations, 750m to the southwest of the Site, undertaken by Headland Archaeology in 2005 and 2007 in advance of the Holm Farm Road housing development (**Site 10**) exposed a series

of Neolithic features. These include at least four roundhouses, a series of pits and a large assemblage of carbonised plant material indicating a Neolithic and Early Bronze Age occupation. A series of plough-truncated pits (**Site 9**) were exposed close by and these may form part of this site, but these could equally be related to the later prehistoric remains at Culduthel Mains Farm (see **Section 5.2.3** below).

Some of the lithic material recovered from the Royal Academy site (**Site 23**) is probably contemporary with the occupation identified around Holm Farm Road. A Neolithic stone axehead was recovered close to Esk Road, 900m to the North of the Site (**Site 39**).

5.2.3 Bronze Age c.2000 to c.800BC and Iron Age c.800BC to c.AD400

The Bronze Age saw significant social change with the widespread introduction of metallurgy and the development of funerary traditions focused on the interment of individuals in graves or cists with gender- and status-specific customs and items. For the latter-half of the Bronze Age, the evidence from settlements is more prominent, including numerous roundhouses.

The Iron Age of northern Scotland spans the early first millennium BC to the eighth century AD, with Early, Middle and Late Iron Age phases (the latter often referred to as the ‘Pictish’ period). In northern and western Scotland, the Iron Age takes the form of distinct architectural and material culture forms, notably the use of complex roundhouse architecture. Traditionally, studies of the northern Iron Age have been dominated by the broch and these substantial drystone buildings have drawn the most attention in archaeological work.

The Site lies within the landscape of the Ness Valley which was extensively occupied throughout the prehistoric period with a large proportion of those identified spanning the Bronze to Early Iron Ages. A large, complex site of Later Bronze Age and Iron Age remains have been identified at Culduthel Mains Farm, approximately 1.2 km to the south-west.

The Scheduled Ancient Monument (SAM) of Lower Slackbuie (**Site 1**) lies entirely within the Site boundary. It comprises a group of features, including at least two roundhouses and a ditch, which have been identified by aerial photography, geophysical survey and archaeological trial trenching:

Cropmarks visible on aerial photographs show where one of the timber roundhouses used to stand. A ring of darker circular marks indicates the foundations for the main vertical posts that supported the roof. This post-ring measures about 11m in diameter but the outer wall probably stood beyond the post-ring, suggesting a larger diameter for the house. About 3m to the south-east, geophysical survey has revealed two concentric curved anomalies indicating the south-west side of a second roundhouse. The outer line probably represents the wall of the house, which would have been about 16m in diameter, and the inner line suggests the position of the roof supports or an internal partition. Immediately to the east of this structure, a curving cropmark indicates a ditched enclosure that may have been contemporary with the house. In addition to these remains, archaeological trial trenches have revealed a concentration of pits to the south-west of the post-ring roundhouse. Some of these pits contained packing stones, indicating that they were post-holes. They ranged in diameter from 0.3m to 1.1m and in depth from 0.1m to 0.7m; sample excavation produced sherds of pottery, charcoal and charred plant remains. Some of these pits may represent the outer wall of the post-ring roundhouse, but those to the south-west suggest the presence of additional timber structures.

(SM5218 Description)

Without further investigation, it is not possible to determine which of these features are contemporary, and the site as a whole is described as being Early Bronze Age to Late Iron Age in date.

A palisaded enclosure (**Site 24**) lies 350m to the northeast of the Site. This was identified by trial trenching in 1991, establishing that it was oval in shape measuring 28m to 30m in diameter, with areas of paving, post-holes, stone-lined features and rectangular structures within its interior. A shale bracelet was recovered from the site, as was a rim sherd which appears to have come from a Bronze Age pottery vessel. Close by are one, possibly two, circular enclosures (**Site 31**) which appear to pre-date the oval enclosure but would also be of a Bronze Age date. It would appear that these are an annual stockade with the occupation being attendant on the stockade enclosure.

Material dating predominately from the Middle to Late Bronze Age was identified 480m to the south of the Site during an excavation (**Site 8**) prior to the development of an area for housing, including scatters of lithics and pottery. In one area, the post-holes of several structures were identified in association with a number of pits, including storage pits. A second area of structures, post-holes and pits, along with indications of industrial activity was also identified were identified as being of Late Bronze Age to Early Iron Age date, with additional features being similar to those of Culduthel Mains Farm. Potential features identified 150m further to the northwest, during a watching brief undertaken in 2016 (**Site 12**), may form part of this site.

A possible occupation site of Iron Age was identified 490m to the west of the Site consisting of charcoal-rich post-holes with some pottery sherds (**Site 33**).

Further prehistoric features are seen across the landscape. An archaeological evaluation (**Site 4**), 450m to the southwest to the Site, identified to distinct areas of archaeological features were identified, with one area of pits, post-holes and linear features being regarded as prehistoric, and the second area of pits and post-holes being regarded as dating to the first and second centuries AD on the basis of their similarity to features identified at Culduthel Mains Farm. A spread of isolated features were also seen across the whole site. The first area may be related to a series of post-holes and pits dating predominately from the Middle to Late Bronze Age/Early Iron Age 140m to the southwest (**Site 11**). These were related to industrial activity and iron working. Further potential industrial activity has been identified 880m south of the Site, in the form of a series of truncated pits in proximity to wood-lined hearths and the remains of a burnt mound (**Site 7**). These may be features forming the periphery of the Culduthel Mains Farm settlement.

Settlement sites and isolated findspots are not the only evidence for Bronze Age/ Early Iron Age activity in the area. A Bronze Age stone-lined cist burial (**Site 25**) was exposed in 1975, 475m west of the Site. Along with skeletal remains, the burial contained a beaker, eight flint arrowheads, bone toggle, amber bead, and an archer's stone arm-bracer mounted with four large gold caps. A burial had earlier been discovered 420m to the south east of this cist, containing a female skeleton (**Site 26**) with a necklace of jet, a small flake of obsidian and a fragment of a bronze awl.

5.3 The Medieval Period (c. AD 400 to c.1559)

The Medieval Period is one of political change as well as developments in technology and material culture. The period begins with the establishment of the Post-Roman kingdoms and

the north of Scotland sees the replacement of the Pictish kingdoms and culture with those of the Scots and the Vikings/ Norse by the eleventh century. The period sees the Christianisation of Scotland with an increasing role for the church in society and the economy, which is reflected in the landscape and the archaeological record.

There are no known sites within the 1km search which have been identified as being of early medieval date.

A single site of later medieval date lies within the 1km search area. This is the site of a castle (**Site 27**):

There was, on the estate of Culduthill, at the distance of somewhat more than a mile from Inverness, an old castle, no trace of it now appears but the ditch with which it was fortified.

Old Statistical Account 1793: 633

The New Statistical Account (1839) notes that the estate of the castle had its own tower or keep. The Name Book (1868) records the traces of a large building and parts of a ditch at the location given in the Highland HER for this site. A site visit in 1962 notes the presence of a sub-rectangular platform measuring approximately 40m by 30m, with the remains of a ditch on three sides. This stands on the upper edge of a natural slope down to the burn with the heavily truncated remains of a counter-scarp at the northwest corner. The site was recorded as 'considered destroyed' in 1990.

5.4 The Post Medieval Period c.1559 to c.1900

The Post-Medieval period is generally regarded as commencing with the events of the Scottish Reformation. The period sees changes in society, culture and technology that did much to create the world as we recognise it today. The period sees the general urbanisation of the population, technical innovation leading to increasing industrialisation and the expansion of the economy to a larger scale resulting in a British-wide economy, after the Union of 1707, and later in a world-wide economy.

The heritage resource for the period outwith urban areas is largely characterised by farmsteads, including small farmsteads, crofts and larger farms with associated features, such as enclosures, dykes and cultivation remains. Remains dating from this period can be significant in a local context as they may represent the transition from the final vestiges of medieval practices through later farming traditions to widespread agricultural improvements.

The Site is located beyond the pre-modern limits of Inverness and the record historical environment assets for this period are predominately agricultural in nature. These include farmsteads such as Lower Slackbuie (**Site 5**), 400m south of the Site, which dates from the nineteenth century, with no evidence of an earlier farm occupying the site. Further farmsteads are noted at Balloan (**Site 15**) and Balloan Steading (**Site 17**), 90m and 170m north of the Site. The Old Statistical Account (1793: 611) records that wheat, barley, oats and peas are sown in the parish, and that potatoes are raised in great abundance. Turnips and small amounts of flax are also noted as being grown for private consumption.

Agricultural features, such as field drains, field boundaries and 'rig-and-furrow', have been identified at Lower Slackbuie (**Site 2**), 750m to the southeast, Culduthel (**Site 22**), 830m to the southwest, and Balloan (**Site 17**), 170m to the north of the Site. The Old Statistical Account (1793: 612-5) highlights the progress of enclosures and agricultural improvements in the

parish and that ‘*many acres of waste land too have been improved since the year 1754*’. The remains of a road, a field boundary and a possible ha-ha (**Site 32**) have been attributed to the house at Balloan.

Both the Old (1793: 611) and the New Statistical Account (1845: 2) note the lack of natural woodland in the parish, but remark upon the extensive forest plantations of elm, ash, beech, oak and sycamore. John Thomson’s Atlas of Scotland (1832) shows numerous areas of trees around Drummond, Culduthell and Culcabock.

The formal management of land use for agriculture and forestry, also saw the spread of rural residences such as Culduthel House (**Site 37**). Located 630m to the west of the Site, the original building, without its later east and west wings, was constructed in the 1780s for Fraser of Culduthel. An earlier country house dating from the early to mid-eighteenth century, stood at Leys Castle within its own parkland. Though this, and the present Leys castle (Canmore ID 100519) lay beyond the 1km search area, the parkland in which they stood is a designated Inventory Garden and Designed Landscape (**Site 40**) that covers much of the southeast corner of the search area. Little is known about the original eighteenth-century garden. The later garden was laid out in the 1820 and 1830s, though no records exist that indicate the identity of the landscape designer. A water garden was added in the mid-nineteenth century.

The First Edition Ordnance Survey map (surveyed 1868-70; published 1874²) shows a predominately agricultural landscape with large farmsteads and stands of plantation trees. To the north of the Site, there are numerous smaller dwellings, often marked as cottages which form the first urban spread of Inverness, southwards along the east side of the River Ness.

Site 38, 41 Old Edinburgh Road, appears to have an incorrect NGR entry in the HER, and is located more than 1km from the Site. It is included here because it appears in HER searches for the Site.

5.5 The Modern Period

The second edition Ordnance Survey map of 1902 (published 1906³) shows a very similar landscape but the area to the north of the Site has become increasingly divided in to smaller properties. There is very little change in the landscape in the early twentieth century, with an aerial view from 1945 of the Site vicinity showing little difference from that depicted on the 1902 map.

The south boundary of urban Inverness begins to extend towards the Site throughout the second-half of the twentieth century with the area north of the Culduthel Road-Balloan Road line becoming completely infilled with housing and associated amenities by the 1980s.

The early twenty-first century sees the housing developments on the south edge of Inverness and the newer developments around Culduthel coalescing around the Site, along with the provision of a ring-road system in the late 2000s.

5.6 Previous Investigations

The immediate vicinity of the Site has been subject to a number of archaeological interventions prior to developments around the Site. The scheduled area was originally much larger, but was revised in 2011, reducing the statutory area following the 2010 investigation, see below.

² Inverness-shire-Mainland Sheet XII 6” series

³ Inverness-shire-Mainland Sheet XII 6” series

Archaeological evaluations undertaken in 1995 and 2002 on the periphery of the area, and a watching brief undertaken in 2008 did not identify any archaeological features or deposits. A geophysical survey undertaken in 2009 (OCGU 2009) did, however, confirm the interpretation of the aerial photography, concluding the presence of a ring-ditch and round house; magnetic disturbance obscured much of the south-western and north-western margins of the site.

A further archaeological evaluation was undertaken in 2010 targeting a number of anomalies identified by the geophysical survey exterior to the ring-ditch. In a small discrete area close to the ring-ditch a number of archaeological features were exposed (Farrell 2010). These were interpreted as a series of post-holes for a structure consisting of at least two phases of building/activity. Charcoal material recovered from these post-holes indicated an Iron Age-date. No features were found within the periphery of the scheduled area as it was defined at the time. The scheduled area has been reduced as a result of this evaluation.

A recent Ground Penetrating Radar (GPR) survey undertaken on the Site (PALS 2018). The survey is difficult to interpret from an archaeological standpoint, but it may indicate the presence of buried archaeological features within the Site. This interpretation is not firm, and the results of this survey have not been geo-referenced, so the location of these possible features cannot be determined. They may be those already identified in the 2010 evaluation.

5.7 Potential for Unidentified Remains

The DBA was extensive but not exhaustive, thus there remains the low possibility that there may be known sites or features of archaeological or historical significance that have not been identified by the DBA.

Although the 2010 evaluation found no buried features outwith the current scheduled area, it demonstrated the possibility of survival of such features in or near the scheduled area. Those features which were identified were of iron Age date and were clearly associated with the scheduled monument and of high cultural heritage value. There is thus the potential for similarly high value buried features to be found during groundworks for the proposed development.

6 Potential Impacts

The types of potential impacts on historic environment assets that could derive from developments such as this one can be direct or indirect impacts. Direct impacts are those that would produce a physical effect on cultural heritage assets and archaeological features. Direct impacts on heritage assets may be caused by a range of activities associated with the works, usually involving ground-breaking, and are normally adverse, permanent and irreversible. It is likely that only heritage sites within the proposed development Sites would be directly affected. This would be by ground-breaking works to a depth that could severely truncate or destroy any sub-surface archaeological features, if present (a potentially **high** magnitude of impact). Indirect impacts are those that would affect cultural heritage assets as a result of, for example, the proposed development affecting the setting of a cultural heritage asset, or changing coastal processes thus affecting erosion or deposition along the shore.

The desk-based assessment resulted in the identification of one site of archaeological or historical interest within the development Site (**Site 1**), and a further forty sites within 1km of the Site (**Sites 2 – 41**). Due to the surrounding road and residential developments, however,

the potential impact of the proposed development on sites 2 -41 is **negligible**. Any potential impacts are thus limited to **Site 1**.

For **Site 1**, causes of direct impacts may include, but are not limited to landscaping; excavation of foundations for building construction; excavation of trenches for the installation of buried services; the levelling of areas for temporary site compounds; accidental impacts caused by groundworks and machinery operating or traversing outwith agreed boundaries, or disturbing previously unknown archaeology. The impact of any or all of these on the cultural heritage resource could range from **negligible** to **severe**. The likelihood of such impacts occurring without adequate safeguarding in place is **high**. Mitigation measures are proposed below.

6.1 Setting and Visual Impact

The Site encompasses the whole of the designated area for the Lower Slackbuie SAM (**Site 1**) and consideration must be given for the potential of the proposed development to affect, both positively and negatively, the setting of the monument.

The scheduled area lies at the north end of the Site, and is covered by grass and scrub vegetation, with a number of trees present.

The Site lies within an area of recent development. Housing stands along the south edge of the Site, with those immediately adjacent to the Site boundary having an upper floor and a pitched roof. The remaining Site boundary are formed by public highways, with those to the north and east being major roads. Beyond these roads are further housing and retail/business premises, some with attendant car parking. There is no inter-visibility with any archaeological sites of a prehistoric date identified in the area, resulting in the monument having **negligible** value as a receptor.

The proposed development will have **no** or **negligible effect** on the setting of the Lower Slackbuie monument, and there will be **no permanent or significant negative impacts on the setting** of any known archaeological assets.

7 Management and Mitigation

The primary, and most effective, mitigation for impacts on historic environment assets is avoidance. The locations of the current proposed scheme of works generally avoid areas in close proximity to known assets, although there are a number of points to consider. Implementation of the mitigation and management strategies described below will eliminate or reduce to non-significance any impacts on the historic environment.

It is recommended that, for the purposes of effective mitigation strategies, the Site is divided in to two areas: one consisting entirely of the designated area of the Lower Slackbuie monument, as defined by HES; and the second consisting of the remainder of the Site outwith the scheduled area.

7.1 Scheduled Area

The archaeological remains forming the monument could become at risk of damage from activities related to the proposed development, particularly ground-breaking and earth-moving activities. Even if no groundworks are undertaken in the scheduled area, the remains are still

at risk from damage by the compaction and movement of below ground material by activities such as the movement of heavy plant, the storage of material or the siting of site welfare units.

It is recommended that the scheduled area is clearly demarcated on-site throughout the duration of site works and that no plant is allowed access to the area; no materials are stored in the area, and that no site cabins, accommodation or tool sheds are located in the area. Demarcation should be by a substantial physical barrier such as heras-type fencing, augmented by appropriate signage and briefings to site staff.

The current development plan proposes some soft landscaping in the scheduled area, with the addition of a cycle path. This has the potential to negatively impact buried archaeological deposits, though the installation of the cycle path will have no visual impact on the setting of the monument. Management of the vegetation, primarily by strimming and mowing, has the potential to enhance the appearance of the scheduled area. Consideration must be given, however, to the potential impact of soil compaction and its effect on the buried archaeological deposits which comprise the monument.

With regard to the construction of the cycle path, it is recommended that only topsoil material is removed – by hand, to reduce compaction - and that a membrane, such as terram, is then laid across the exposed surface. The path could be constructed from a soft cellular ground reinforcement grid which can be left to ‘grass-over’.

It is recommended that no soft landscaping be undertaken other than that required for installing the cycle path.

It is recommended that the trees within the scheduled area are left *in situ* and that no deep root material is removed or excavated.

A potentially positive impact could be achieved by disseminating information about the scheduled monument, principally through an information board sited adjacent to the scheduled area; consideration could also be given to incorporating references to cultural heritage in, for example, the naming of the proposed nursery.

7.2 Outwith the Scheduled Area

The geophysical and GPR surveys, along with the archaeological evaluation, have demonstrated the potential for buried archaeological deposits to be present both within and outwith the scheduled area.

If archaeological deposits are exposed during a programme of groundworks there is a risk of delaying or temporary halting of construction activities whilst the Highland Council’s Planning and Development Service formulate a suitable response and the required archaeological works are completed.

It is therefore recommended that the whole area outwith the scheduled area be subject to a controlled topsoil strip under archaeological supervision prior to the commencement of construction and groundwork activities. Although it is impossible to predict the time required for adequate excavation and recording, a period of two weeks should be allowed from the start of the controlled strip to permit any archaeological deposits to be identified and fully investigated.

8 Summary

The desk-based assessment identified a total of forty-one archaeological and historic sites, ranging from prehistoric to post-medieval, within 1km of the proposed development. Of these, one site (**Site 1**) lies within the proposed working area, and is the only site likely to be impacted by the proposed development.

Potential direct impacts on the historic environment could be caused by operations relating to:

- Groundwork activities;
- Removal of existing tree growth;
- Installation of a cycle path crossing the scheduled area.

No permanent or significant negative impacts on the setting of any known archaeological assets caused by the proposed works have been identified.

Implementation of the mitigation and management strategies described below will eliminate or reduce to non-significance any impacts on the historic environment:

- Creation of an exclusion zone for plant, material storage and site accommodation encompassing the total scheduled area;
- Leaving tree growth *in situ* across the scheduled area;
- Undertaking of a programme of archaeological strip-and-record across the Site outwith the scheduled area prior to the commencement of construction activities.

Positive impacts could be achieved by installing an information board.

The final decision regarding approval of these mitigation strategies rests with the planning authority (Highland Council), including the regional planning archaeologist.

9 Bibliography

9.1 Primary Sources

John Thomson's Atlas of Scotland, 1832. Northern Part of Inverness Shire, Southern Part.

New Statistical Account. 1845. Vol XIV County of Inverness, Inverness.

Old Statistical Account. 1793. Vol. XI County of Inverness, Inverness.

Ordnance Survey County Series 1:10560 (First Edition), Inverness-shire Sheet XII. Surveyed 1870; Published 1874.

Ordnance Survey County Series 1:2500 (First Revision), Inverness-shire Sheet XII.06. Surveyed 1902; Published 1906.

Ordnance Survey National Grid 1:1250, Tile NH6642NE. Published 1970.

9.2 References

ClfA (Chartered Institute for Archaeologists). 2014a. **Standards and guidance for historic environment desk-based assessment (Updated 2017)**. Accessed at: http://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_3.pdf

ClfA (Chartered Institute for Archaeologists). 2014b. **Standards and guidance for archaeological field evaluation**. Accessed at: http://www.archaeologists.net/sites/default/files/ClfAS&GFieldevaluation_1.pdf

Farrell, S. 2010. **Final Report of an Archaeological Evaluation at Slackbuie, Inverness, Highland**. Unpublished report.

Highland Council. 2012. Standards for Archaeological Work. Accessed at: http://www.highland.gov.uk/downloads/file/1022/standards_for_archaeological_wok

Historic Environment Scotland. 2016. **Policy Statement June 2016**. Edinburgh.

Historic Environment Scotland. 2016. **Operational Policy Paper 5: The Treatment of Human Remains in Archaeology 1997** (revised 2006). Edinburgh

OCGU (Orkney College Geophysics Unit). 2009. **Slackbuie, Inverness: Geophysical Survey Report**. Unpublished report (Project 09/09)

ORCA (Orkney Research centre for Archaeology). 2018. **Slackbuie Avenue, Inverness: Written Scheme of Investigation for a Historic Environment Baseline Assessment and Impact Appraisal**. Unpublished document (ORCA Project 775)

PALS (Property and land Surveys Ltd). 2018. **Slackbuie Avenue Survey Report**. Unpublished report (Project 969701)

Scottish Government. 2011. **Historic Environment (Amendment) (Scotland) Act 2011**. Edinburgh.

Scottish Government. 2011. **Planning Advice Note 2/2011: Planning and Archaeology**. Edinburgh.

Scottish Government. 2014. **Scottish Planning Policy (SPP)**. Edinburgh.

Secretary of State for Scotland. 1997. **Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (Listed Buildings)**. Edinburgh

Secretary of State for Scotland. 1998. **The Ancient Monuments and Archaeological Areas Act 1979**. Edinburgh

Figures

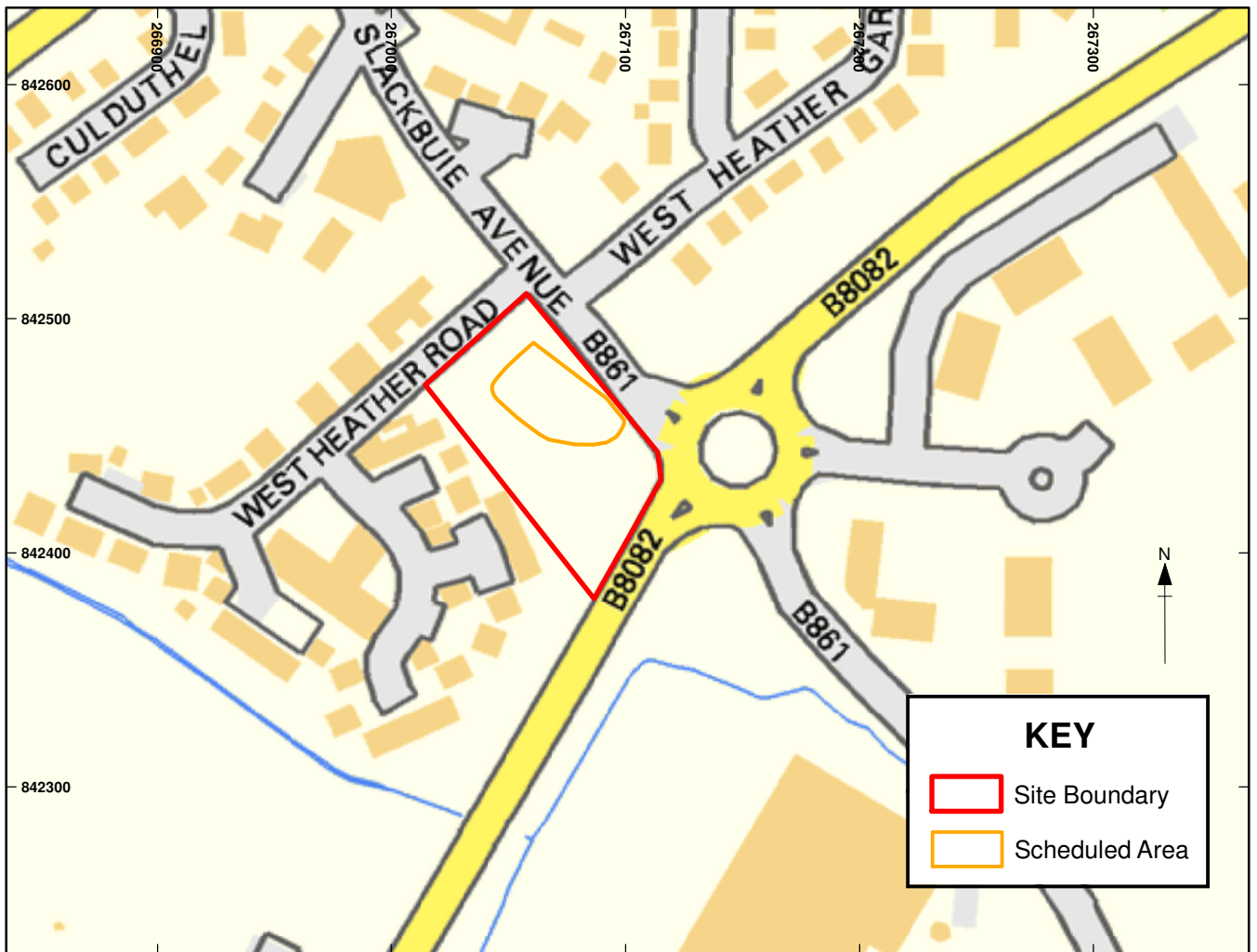


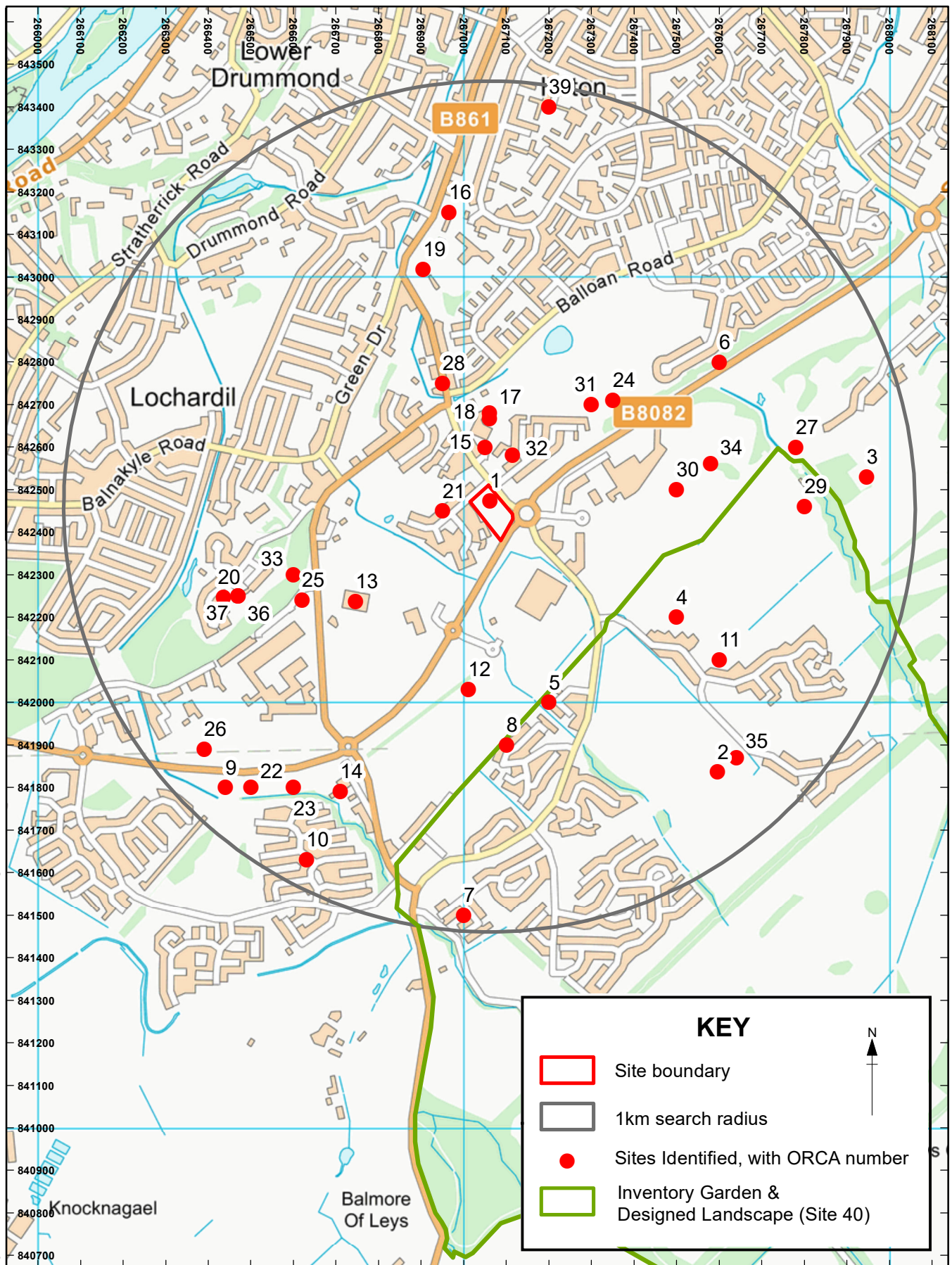
Figure 1. Site Location		
Project Name: Slackbuie Ave, Inverness		
Project No: 775	Scale @A4	1:3,000
Date: June 2018	Initial: SDB	Rev. No. 1.0



Orkney College, East Road, Kirkwall, KW15 1LX



Contains Ordnance Survey data © Crown Copyright and database right (2017)



Orkney College, East Road, Kirkwall, KW15 1LX

0 300m

Figure 2. Location of identified sites

Project Name: Slackbuie Ave, Inverness

Project No: 775 **Scale @A4** 1:12,500

Date: June 2018 **Initial:** SDB **Rev. No.** 1.0

Appendices

Appendix 1 Gazetteer of Sites

Table 1: Record IDs and Designations of sites identified within 1km radius search area.

ORCA No.	Site Name	Site Type	Period	Canmore ID	HER Ref.	Designated Site No	Site Number	NGR
1	Lower Slackbuie	Palisaded Enclosure, Post Holes, Ring Ditch, Roundhouse	Early Bronze Age-Late Iron Age	13520	MHG3775	SM 5218	NH64SE 37	NH 67061 42474
2	Lower Slackbuie	Field Drains, Pits	Post Medieval	356304	MHG55816		NH64SE 584	NH 67596 41836
3	Loch Ness Golf Course	Golf Course		309142 309143 309144			NH64SE 563	NH 67946 42530
4	Slackbuie Way	Archaeological Features, Pit, Charcoal Deposits	Prehistoric	305344			NH64SE 558	NH 67500 42200
5	Lower Slackbuie	Farm	19th Century	300379	MHG53301		NH64SE 556	NH 67200 42000
6	Castle Heather	Event - Watching Brief		300378			NH64SE 555	NH 67600 42800
7	Upper Slackbuie	Burnt Mound, Pits	Prehistoric	293420			NH64SE 532	NH 67000 41500
8	Slackbuie	Lithic Scatter, Pottery Scatter, Roundhouse	Bronze Age	293040			NH64SE 531	NH 67100 41900
9	Lochardil Burn	Pit Groups, Hammerstone	Prehistoric	296070			NH64SE 547	NH 66440 41800
10	Culduthel	Cremation, Enclosure, Furnace, Inhumation, Palisade, Pit Alignment, Pottery Scatters, Roundhouses, Knife (Iron), Pin (Copper), Saddle Querns, Unidentified Flints	Neolithic	296069	MHG51630		NH64SE 546	NH 66630 41630
11	Fairways, Castle Heather	Pits, Post Holes	Prehistoric	273707	MHG48631		NH64SE 361	NH 67600 42100
12	Slackbuie	Archaeological Features, Pit, Charcoal Deposits	Unknown	354810			NH64SE 582	NH 67010 42030

ORCA No.	Site Name	Site Type	Period	Canmore ID	HER Ref.	Designated Site No	Site Number	NGR
13	167 Culduthel Road, Indoor Bowling Centre	Sports Building	20th Century	259234	MHG47242		NH64SE 347	NH 66746 42237
14	Culduthel, School	School	Late 19th Century	142985	MHG34888		NH64SE 233	NH 66710 41790
15	Balloan	Farmstead	19th Century	123108	MHG28191		NH64SE 228	NH 67050 42600
16	135 Culduthel Road	House	20th Century	97435	MHG15913		NH64SE 107	NH 66965 43152
17	Balloan Steading, Farmhouse	Farmhouse and Farm Buildings	Post Medieval	99019 99020	MHG20552 MHG20553		NH64SE 1730 NH64SE 1731	NH 67060 42680
18	Balloan Steading, Statue	Statue and Sundial	Medieval/ Post Medieval	99021	MHG20554		NH64SE 1732	NH 67060 42667
19	145 Culduthel Road	House	20th Century	97436	MHG15923		NH64SE 108	NH 66905 43018
20	77-91 Culduthel Park	House	18th Century	228974	MHG38728		NH64SE 327	NH 66436 42247
21	Lower Slackbuie	Event - Watching Brief		214657			NH64SE 259	NH 66950 42450
22	Culduthel	Field Drain, Rig And Furrow	Post Medieval	214633			NH64SE 255	NH 66500 41800
23	Inverness, Royal Academy	Findspot - Bronze Fragment, Unidentified Flints	Mesolithic-Medieval	13531			NH64SE 48	NH 66600 41800
24	Balloan	Palisaded Enclosure, Shale Bracelet, Pottery	Late Bronze Age-Early Iron Age	13525	MHG3772		NH64SE 42	NH 67350 42710
25	Culduthel	Cist, Arm Guard, Arrowheads, Amber Bead, Beaker, Bone Toggle	Bronze Age	13519	MHG3776		NH64SE 36	NH 66620 42240
26	Culduthel	Cist, Bronze Awl, Stone Flake, Jet Necklace, Charcoal Deposits	Bronze Age	13513	MHG40902		NH64SE 30	NH 66390 41890
27	Castle Heather	Castle	Medieval	13512	MHG3783		NH64SE 3	NH 67780 42600
28	Slackbuie Avenue	Event - Trial Trenching		85397			NH64SE 68	NH 66950 42750
29	Balloan	Enclosure (Possible)	Unknown	68502	MHG3081		NH64SE 41	NH 67800 42460
30	Castle Heather	Ring Ditch	Bronze Age	74837	MHG3087		NH64SE 63	NH 67500 42500

ORCA No.	Site Name	Site Type	Period	Canmore ID	HER Ref.	Designated Site No	Site Number	NGR
31	Balloan	Archaeological Features	Unknown	76705	MHG3096 MHG45674 MHG45675		NH64SE 67	NH 67300 42700
32	Balloan	Field Boundary, Road, Ha-Ha Wall	Post Medieval	76700	MHG3090 MHG44177 MHG44178		NH64SE 62	NH 67114 42581
33	Castle Heather	Post Holes, Pottery, Charcoal Material	Iron Age	87564	MHG18589		NH64SE 72	NH 66600 42300
34	Castle Heather	Pits	Unknown		MHG29239		NH64SE0350	NH 67580 42560
35	Upper Slackbuie	Clearance cairn	Unknown		MHG32416		NH64SE0383	NH 67640 41870
36	Culduthel House	Hospital	Post Medieval		MHG31421	(B) 8038	NH64SE0379	NH 66470 42250
37	Culduthel House	House	Post Medieval		MHG43814	(B) 8038	NH64SE0379	NH 66470 42250
38	41 Old Edinburgh Road, Lamburn	House. Possible incorrect NGR in HER	20th Century	98675	MHG25321		NH64SE 203	NH67152 44639
39	Esk Road	Findspot - Stone Axehead	Neolithic		MHG56875			NH 67200 43400
40	Leys Castle	19th century formal gardens and parkland, with earlier 18th century planting and layout.	19th Century			GDL 00264		
41	Slackbuie	Industrial Activity	Middle Bronze Age-Early Iron Age		MHG54071			NH 67480 41990

Table A 1: Record IDs and Designations of sites identified within 1km radius search area.

ORCA No.	Site Name	Status	Significance	Relative Importance
1	Lower Slackbuie	Scheduled Ancient Monument	High	National
2	Lower Slackbuie		Negligible	Negligible
3	Loch Ness Golf Course		Negligible	Negligible
4	Slackbuie Way		Negligible	Negligible
5	Lower Slackbuie		Negligible	Negligible
6	Castle Heather		Negligible	Negligible
7	Upper Slackbuie		Negligible	Negligible
8	Slackbuie		Negligible	Negligible
9	Lochardil Burn		Negligible	Negligible
10	Culduthel		Negligible	Negligible
11	Fairways, Castle Heather		Negligible	Negligible
12	Slackbuie		Negligible	Negligible
13	167 Culduthel Road, Indoor Bowling Centre		Negligible	Negligible
14	Culduthel, School		Low	Negligible
15	Balloan		Negligible	Negligible
16	135 Culduthel Road		Negligible	Negligible
17	Balloan Steading, Farmhouse		Negligible	Negligible
18	Balloan Steading, Statue		Negligible	Negligible
19	145 Culduthel Road		Negligible	Negligible
20	77-91 Culduthel Park		Negligible	Local
21	Lower Slackbuie		Negligible	Negligible
22	Culduthel		Negligible	Negligible
23	Inverness, Royal Academy		Negligible	Negligible
24	Balloan		Negligible	Negligible
25	Culduthel		Negligible	Negligible

ORCA No.	Site Name	Status	Significance	Relative Importance
26	Culduthel		Negligible	Negligible
27	Castle Heather		Negligible	Negligible
28	Slackbuie Avenue		Negligible	Negligible
29	Balloan		Negligible	Negligible
30	Castle Heather		Negligible	Negligible
31	Balloan		Negligible	Negligible
32	Balloan		Negligible	Negligible
33	Castle Heather		Negligible	Negligible
34	Castle Heather		Negligible	Negligible
35	Upper Slackbuie		Negligible	Negligible
36	Culduthel House	Listed Building (Category B)	Medium	Local
37	Culduthel House	Listed Building (Category B)	Medium	Local
38	41 Old Edinburgh Road, Lamburn		Negligible	Negligible
39	Esk Road		Negligible	Negligible
40	Leys Castle	Inventory Garden & Designed Landscape	High	National
41	Slackbuie		Negligible	Negligible