

197
on survey sheets

Report of Archaeological Watching Brief
July 22nd 2000 – January 2001
Kingsteps, by Nairn, Highland
NH 9022/5730

By
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February 2001

Introduction

This report is for a watching brief conducted on behalf of Kingsteps Developments Ltd by the author for a development of 3 houses at Kingsteps, by Nairn.

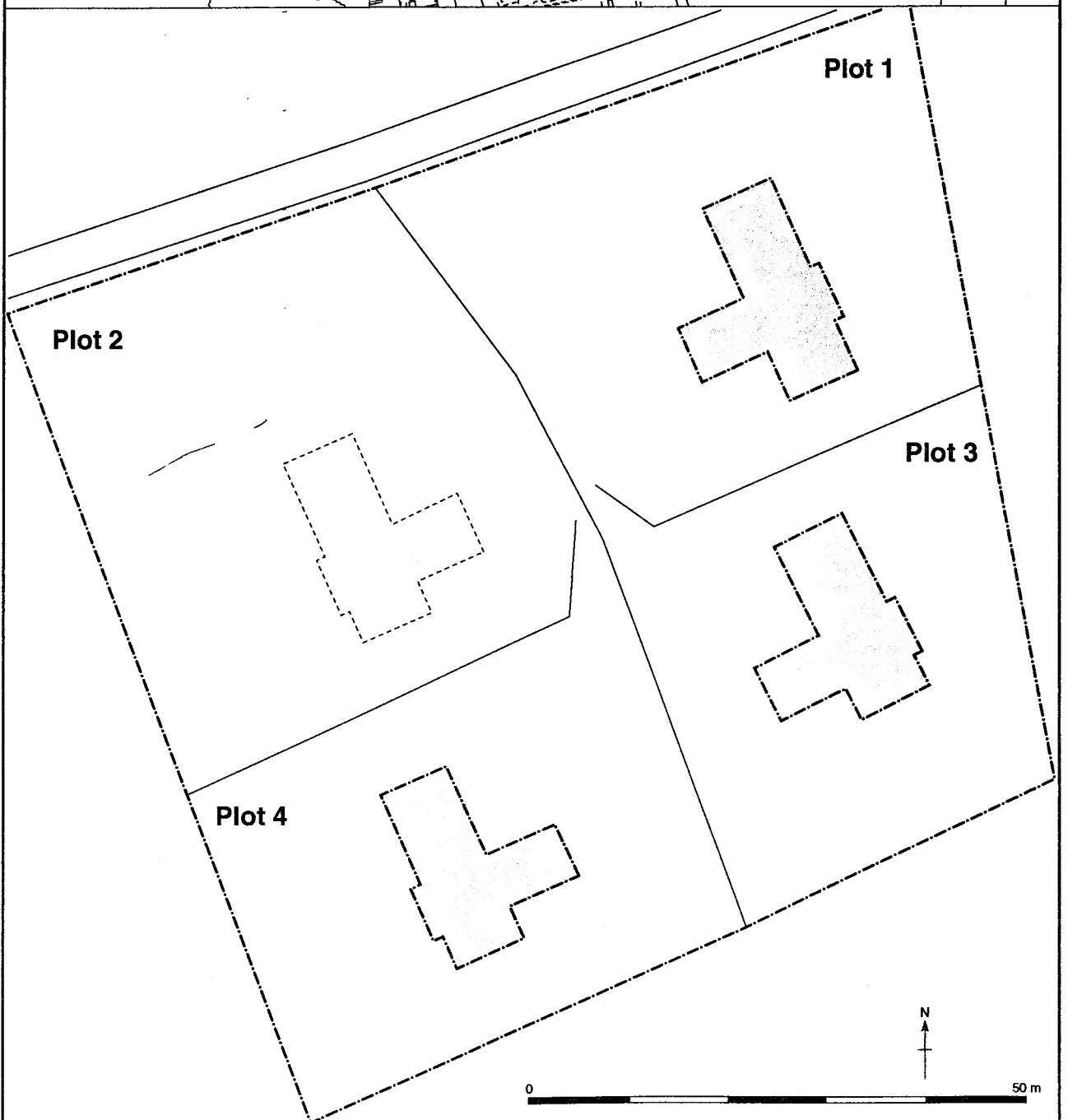
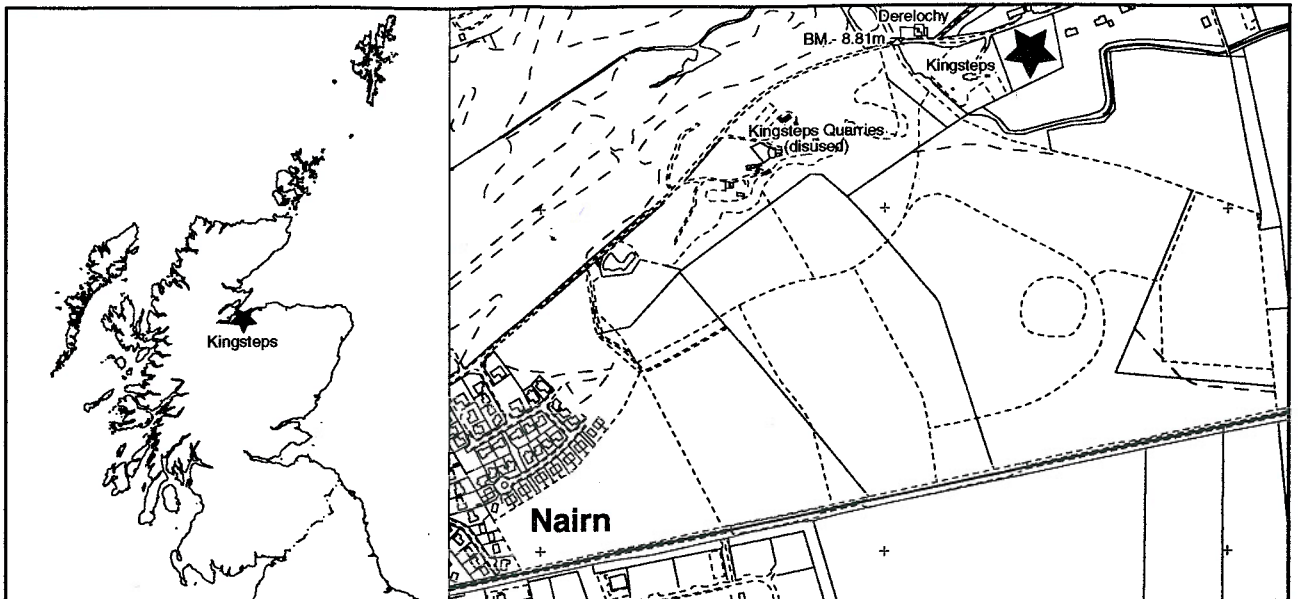
Acknowledgements

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

- Mr. Stuart Morrison, of Kingsteps Developments Ltd;
- Staff of Highland Council Archaeology Unit.

Site Location

See over



Historical Background

The area of the development lies adjacent to a number of sites in the nearby vicinity. The following sites are recorded in the National Monuments Record of Scotland :

- NH95NW4 at NH 9002/5719 – site of mill;
- NH95NW9 at NH 901/572 – find of stone cist;
- NH95NW13 at NH 901/572 – find of stone tool;
- NH95NW21 at NH 902/568 – cropmark of enclosure. (This site lies 400m south of the area of development.)

The development itself lies in the area formerly being the garden belonging to Kingsteps House. Kingsteps House is marked on the 1st edition of the OS map of 1871 and 2nd edition of 1905. (See over) The OS map of 1871 shows an L-shaped building, whilst the Os map of 1905 shows 2 structures and garden.

The OS name book of 1869 records a Mr John Bowie, as tenant and to consist of 'a small farm house one storey high with offices attached, thatched and only in middling repair.' The house, heavily modernised in the 1960's and 70's, was demolished prior to work being carried out at the site.

Objectives

To conduct a watching brief on the excavation of the 3 house plots to record those features revealed by excavation work. A copy of the specification provided by Highland Council Archaeology Unit is enclosed.

Site Conditions

The area under investigation was formerly a garden relating to the site of Kingsteps House of grass and some shrubbery. Weather on the days of work (July 22nd & August 7th 2000 & January 16th-19th 2001) were overcast with sunny periods.

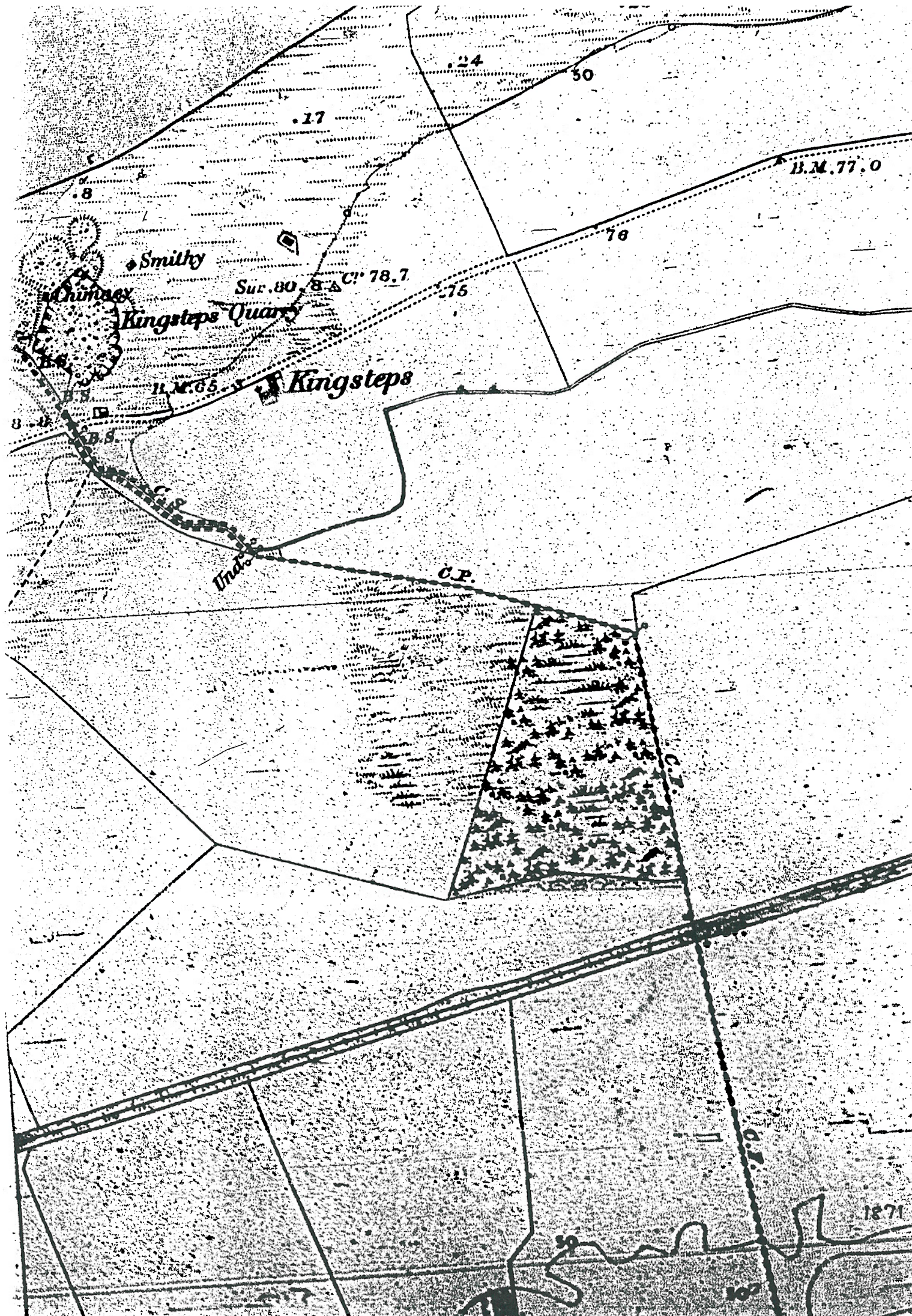
Watching Brief Investigation

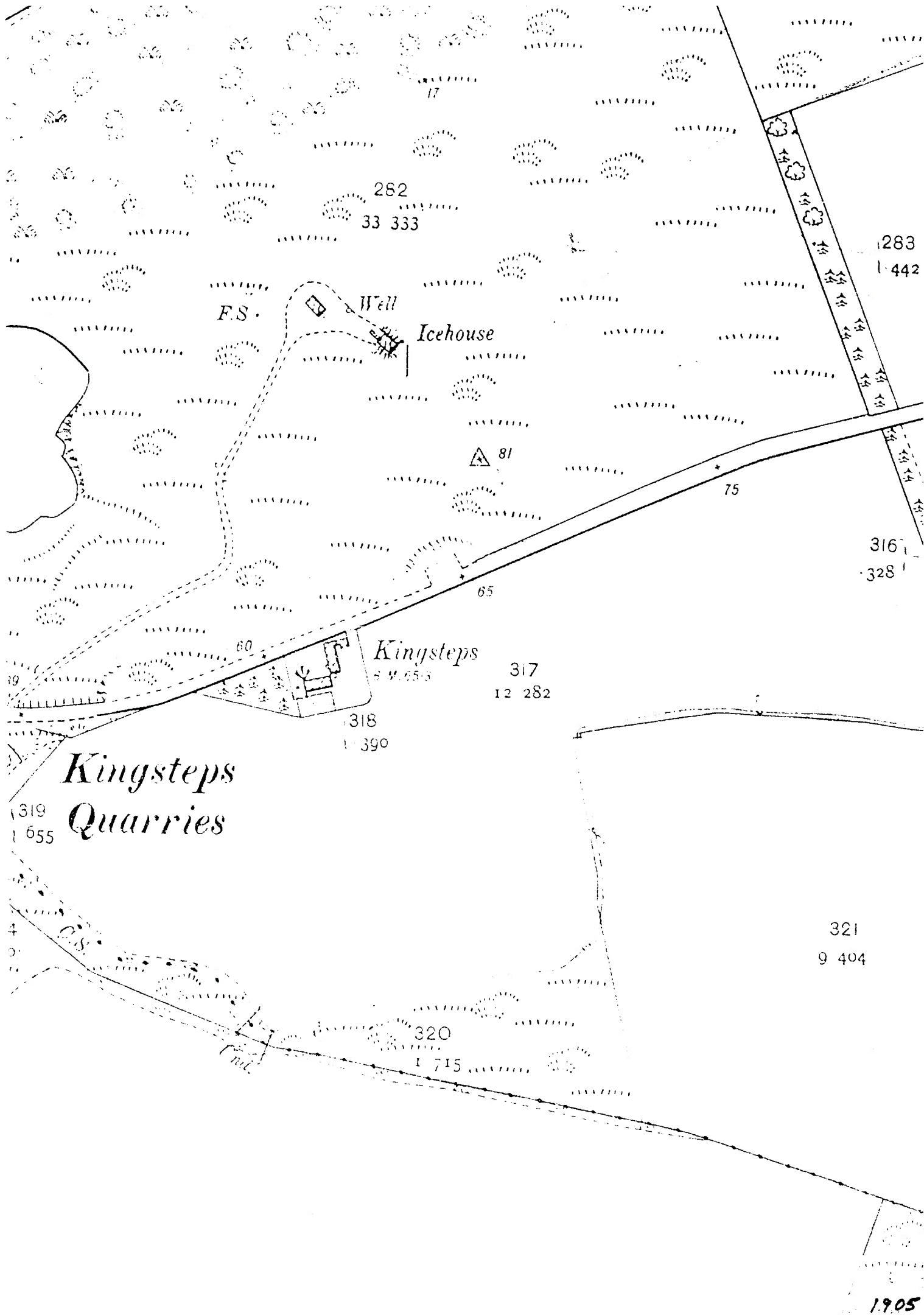
Methodology

The watching brief was carried out in accordance with accepted professional archaeological standards as published by the Institute of Field Archaeologists (IFA 1999). Over the construction period a suitably qualified archaeologist was on site to carry out observations and assessment of the area affected by the excavation works.

Results

An inspection of the area's of excavation (see plan) centred at NH 9022/5730 showed no features prior to excavation. Underlying the turf and topsoil of 50-150mm depth was sand, in the area of plot 1 the depth of topsoil varied between 150mm to 400mm. (The whole development lying on an area of raised beach) No archaeological deposits or features were revealed during the course of excavations. The only finds made where a modern drain and the remains of a hardcore driveway relating to the former Kingsteps house in the section of the excavation for plot 1.





Recommendations

No recommendations with regards to this development project are to be proposed.

Archive

Notebook of results to be deposited in the National Monuments Record in Edinburgh. A set of colour slides has been deposited with Highland Council Sites and Monuments Record.

References

IFA (1999) By-laws, Standards and Policy Statements of the Institute of Field Archaeologists. Reading.

National Monuments Record of Scotland CANMORE entry NH95NW4, 9, 13 & 21.

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Appendix 1 – Details of Slides

Slides have been deposited with Highland Council Sites and Monuments Record, Inverness.

1 – View of plot 3 from west upon excavation.	22-7-00
2 – View of plot 3 from west upon excavation.	22-7-00
3 – View of plot 4 from east prior to excavation.	22-7-00
4 – View of plot 4 from east prior to excavation.	22-7-00
5 – View of plot 4 from east upon excavation.	7-8-00
6 – View of plot 4 from east upon excavation.	7-8-00
7 – View of plot 1 from west prior to excavation.	22-7-00
8 - View of plot 2 from east prior to excavation.	22-7-00
9 – View of plot 1 from west during excavation.	16-1-01
10 – View of plot 1 from south during excavation.	16-1-01
11 – View of plot 1 from south during excavation.	16-1-01
12 – View of plot 1 from south during excavation.	16-1-01
13 – View of plot 1 from south during excavation.	18-1-01
14 – View of plot 1 from south during excavation.	18-1-01

**HIGHLAND COUNCIL
PLANNING AND DEVELOPMENT SERVICE**

Archaeology Unit

**Brief for archaeological work at:
LOCHLOY**

ARCHAEOLOGICAL WATCHING BRIEF

1. Background

This specification has been produced in response to the need for an archaeological watching brief to be carried on site ground works. It is for a minimum standard of work; a higher standard may be offered and accepted.

2. Terms of Reference

This specification is for archaeological recording work. It is based on information supplied by Stuart Morrison. If these details are changed a new specification will be needed. It is valid until December 31st 2001, after which if no work has been carried out a revised specification will be needed.

The specification has been produced for Stuart Morrison, who will be responsible for the work, including all tendering and contractual arrangements. Estimates should be obtained from archaeological contractors on the basis of this specification

Any reference to 'archaeologist' in this specification is to be taken to mean a qualified and experienced practitioner acceptable to the Senior Archaeologist. This is to ensure that work is carried out to professional standards. The project should be carried out by, or under the immediate direction of, a member of the Institute of Field Archaeologists or an archaeologist of equivalent standing.

Before site works commence, the proposed arrangements, including a timetable for the work must be agreed with the Area Planning Manager, and the Senior Archaeologist in writing.

If this is for a road or water or sewerage proposal the area to be covered is the entire wayleave except where otherwise indicated.

3. Tendering

Tender should be accompanied by a project design, statement and evidence of competence, including the CV of the Project Director, and other staff where possible.

4. Objectives

1. To record, to professional standards, any features and objects of archaeological importance that will be damaged or destroyed by this development. This is often achieved by clearing the topsoil to a clean surface in which archaeological features can be identified by the archaeologist.

5. Method

A watching brief will be conducted by an archaeologist on site groundwork's, including service trenches so that any finds or features of importance can be recorded to professional standards.

Those carrying out site works will need to work closely with the archaeologist and provide all necessary access and other arrangements. Where machinery is to be used for topsoil stripping, a straight-edged bucket must be used on a back acting machine. Care will need to be taken to avoid over excavation, and the advice of the archaeologist on-site should be adhered to regarding this.

The archaeologist must be given every aid by contractors to enable the archaeological work to be carried out. Contractors may need to use differing work practices on site than usual to enable the archaeologist to complete the work. This must be catered for and adhered to.

Should archaeological remains be encountered during the work, the archaeologist must be allowed up to one hour to record each feature. If longer than this is required, refer to paragraph 6.IV.

Where this is a watching brief for road, water, or sewerage proposals the specification includes drainage and other ancillary works as well as the carriageway itself.

6. Monitoring

- I. The Senior Archaeologist will normally monitor projects to ensure that specifications are met.
- II. Monitoring will normally be by unannounced site visit. Alternative or additional monitoring arrangements may be made in individual cases.
- III. Prior notice of fieldwork starting dates, with contact names and local addresses, telephone numbers and directions and other arrangements for access must be given to the Senior Archaeologist by the archaeologist contracted to carry out the work.
- IV. Any unexpectedly significant or complex discoveries, or any other unexpected occurrences or conditions which might affect the agreed project work or its timetable or cost must be notified immediately to the client and the Senior Archaeologist so that revised arrangements can be made.
- V. Where archaeological work fails to meet this specification the applicant will be in breach of the planning condition until matters are rectified.

7. Reporting

7.1. Project report

At least five copies of the project report must be produced.

- I. One paper copy for the applicant: Stuart Morrison, Kingsteps Development Ltd, 4 Larchfield Court, Achareidh, Nairn.
- II. One paper copy for the Area Planning and Building Control Manager,
- III. One paper copy for the Archaeology Unit, Planning and Development Service, Council Offices, Glenurquhart Road, Inverness IV3 5NX where it will be available for immediate consultation by the public.
- IV. One copy for the Highland SMR as above, on a computer disk in a format compatible with Microsoft Office 95 for Windows.
- V. One paper copy to be deposited with Norman Newton, Libraries Support Unit, 31a Harbour Road, Inverness.

The report must be submitted to the all of the above within 3 weeks of the completion of the field work.

The report must include, as a minimum,

1. Location plan showing the project area and archaeological sites and features affected. Grid references must be included.
2. Circumstances and objectives of this work, including a copy of this specification
3. Weather and other conditions affecting fieldwork
4. Scale plans, and photographs of all archaeological features noted
5. A full index to any records or other material generated by the project including its location
6. A brief analysis of the project results drawing in comparative data as appropriate, and a statement of the significance of the results for future research. Note that a negative result may itself be significant.
7. General comments and proposals for future archaeological projects arising from the carrying out of this project
8. A set of colour slides illustrating the project progress from start to completion.

The completed report will be available for immediate public consultation for research purposes at the Highland Council Sites and Monuments Record. In addition, the Archaeology Unit reserves the right to make the report available for reference and research purposes, either on paper, or electronically. Subject to this, copyright will remain with the author unless specifically transferred in writing, and the Archaeology Unit will assume author's copyright unless advised otherwise. Copyright will be acknowledged in all cases by the Archaeology Unit.

This specification includes arranging a presentation of the project results to the local community within a year of the completion of the fieldwork. Arrangements must be agreed with the Senior Archaeologist.

7.2. Treasure Trove

The Archaeological Contractor must liaise with the Assistant Curator (Archaeology) at Inverness Museum and Art Gallery prior to the start of fieldwork, regarding possible emergency conservation needs and future storage arrangements. The Assistant Curator will in turn notify the local museum of the fact that there is archaeological work ongoing in the area. Should museum staff wish to visit the site whilst the archaeological work is in progress, they must first gain permission from the site owner/agent. **The site owner/agent must be aware that no one, other than the Council's Planning Officer, in consultation with the Archaeology Unit, has the authority to vary the terms of this specification.**

Provision must also be made for a cataloguing system for artefactual material, which will be compatible with the needs of the institution receiving these finds. Any report to the Queen's and Lord Treasurer's Remembrancer must be copied to the Senior Archaeologist, and the Assistant Curator (Archaeology) at Inverness Museum and Art Gallery. Any finds, where appropriate, should also be reported to the Receiver of Wreck.

7.3. Discovery and Excavation in Scotland

A brief summary of the results must be sent to the Council For Scottish Archaeology for inclusion in Discovery and Excavation in Scotland. The cost of this must be included in any tender document.

8. General

1. The archaeologist appointed must be of a professional standing acceptable to the Senior Archaeologist and must carry out the work according to the Code of Conduct, standards and guidelines of the Institute of Field Archaeologists.
2. The main contractor has responsibility for the Health and Safety of any archaeological staff on site.
3. The archaeologist is responsible for taking all necessary measures to conform with the Health and Safety at Work Acts and be covered by all necessary insurances.
4. Any Health and Safety incidents on site involving the archaeologist must be immediately notified to the Health and Safety Executive.
5. The archaeologist must agree a timetable for the work with the client and the Senior Archaeologist
6. The archaeologist appointed will not comment to the press or other media without prior approval from the Senior Archaeologist
7. Proper provision must be made for prevailing weather conditions in northern Scotland
8. The archaeologist agrees by undertaking this work to the terms of this specification.

Allison Fox
Archaeologist
Monday, 24 July 2000