

# *Highland Heritage*

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Field Survey & Watching Briefs  
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IV63 7YH*

## *Archaeological Evaluation at*

*new housing development - Corry Road, Muir of Ord,*

*Planning Application RC-06-862,  
Highland Council Archaeology Unit brief 29/01/08  
Aspire Project UID HH 2008/04*

*for*

*Albyn Housing Society Ltd.  
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**Archaeological Evaluation at new housing development at Corry Road, Muir of Ord,  
Planning Application RC-06-862, Aspire Project UDI HH 2008/04,  
as detailed in a brief by Highland Council Archaeology Unit (29/01/08).**

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**Summary**

During an Archaeological Evaluation of the site of this new housing development four trenches were dug to assess a 5% sample of the site : no structures, deposits or artefacts pre-dating the development of the rail yards were located. The presence of water-deposited sands, noted in Trench 1, indicate that the site may have been waterlogged before 19<sup>th</sup> century drainage, and may have been unsuitable for settlement or cultivation. It is considered that no further archaeological work is required.

## **Background**

An archaeological evaluation was undertaken on a new housing development at Corry Road, Muir of Ord for Albyn Housing Society Ltd of Invergordon (Yvonne Kirk, Development Manager [REDACTED]) who were responsible for the work, including tendering and contractual arrangements. An archaeological brief issued by the Highland Council Archaeology Unit (HCAU) required the excavation of 5% (275 sq m) of the site by trial trenches. The on-site contractors were UBC (site manager Hamish Little [REDACTED]) who provided a back-action JCB equipped with a straight edged bucket for trench digging. The on site archaeological work was carried out to professional standards by Cathy Dagg, Field Archaeologist, on 7th April 2008.

## **Site description**

Scale plans produced by Colin Armstrong Associates, Chartered Architects, were provided by Albyn showing the location and features of the development area covered by this assessment (plan 1). The site (NH 527 499) lies close to the centre of Muir of Ord in the parish of Urray, Ross and Cromarty (maps 1 & 2). It is a roughly rectangular shape measuring c. 110 m N-S by 50 m E-W with an area of approximately 5,500 sq m of derelict ground which was until recently covered with substantial self-seeded trees as well as an avenue of planted old deciduous trees along the west boundary. These have all recently been felled; piles of wood chips are scattered around the site. Access routes have been cleared across the site for the development, revealing in places the metallised surface of the goods yard but the resulting piles of earth, chippings and rubbish conceal the greater part of the land surface.

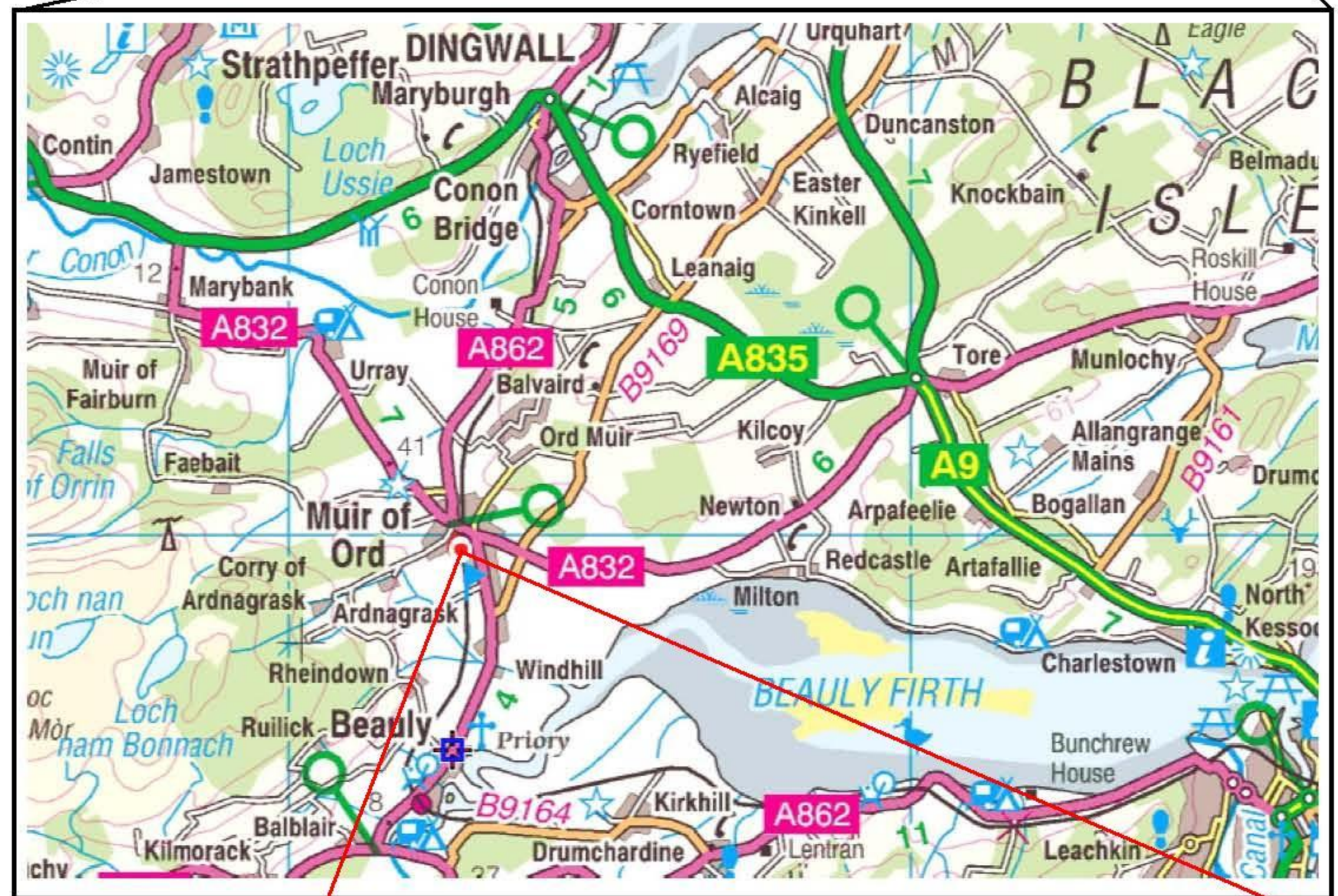
A recently demolished metal fence crossed the site E-W and separated the goods yard to the north from rough grazing ground to the south. It is bounded to the west by the dilapidated remains of a late 19<sup>th</sup> century drystone dyke, beyond which are improved fields. To the north is a recently completed housing development on the northern part of the former goods yard. To the east a fence and band of self-seeded trees separate the site from the former railway sidings, more recently a children's activity park but now derelict. To the south the site is bounded by a fence, beyond which is rough ground covered with scrub and trees. There are no visible buildings on the site, although there is what may have been a vehicle inspection pit, concrete lined, in the NW corner. The area has been used as an informal dump for cars and other scrap metal and in the SE corner is a pile of granite setts.



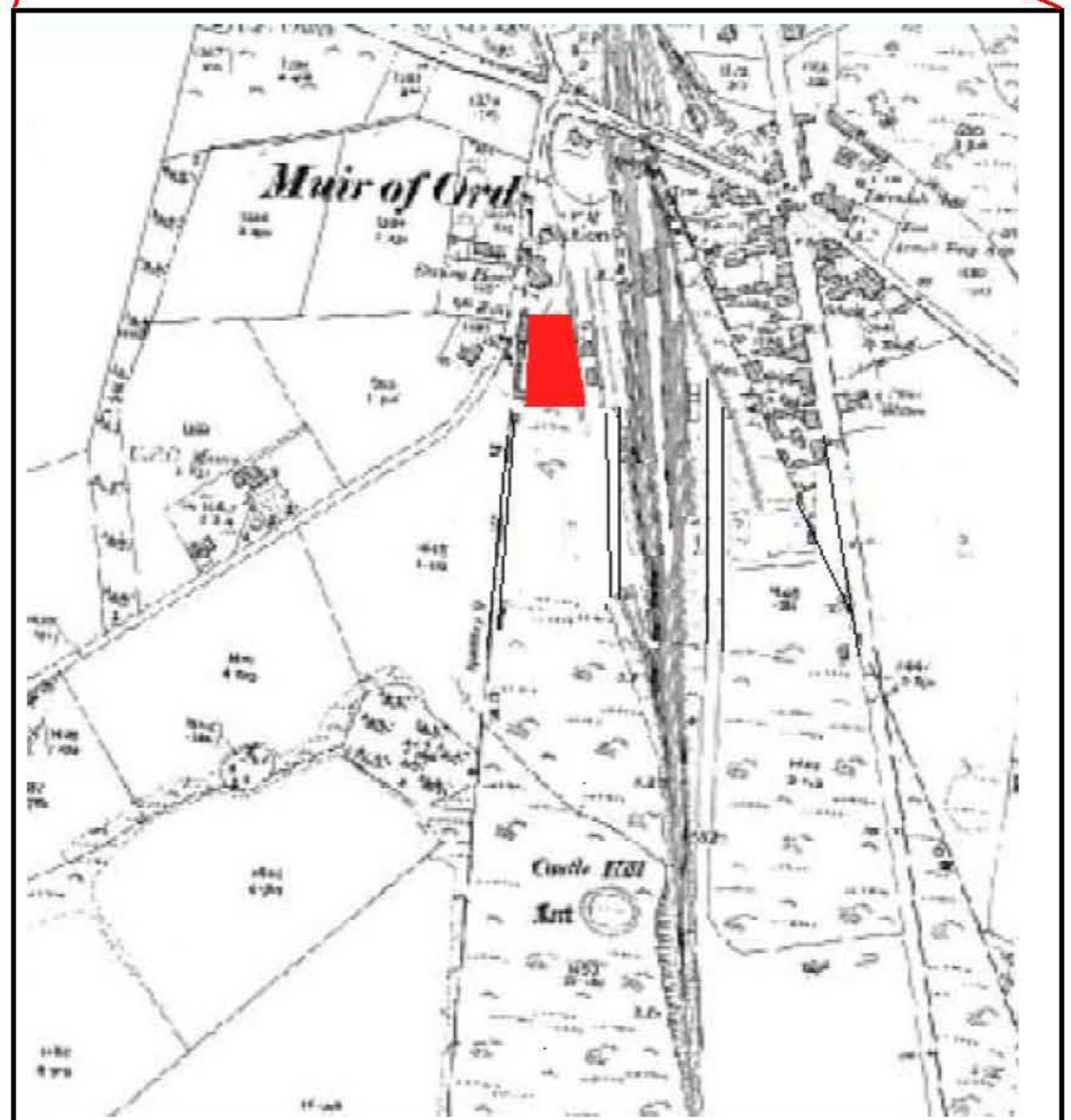
FIGURE 1:

*Location of development site*

*Map 1 OS 1:10,000 digital map*



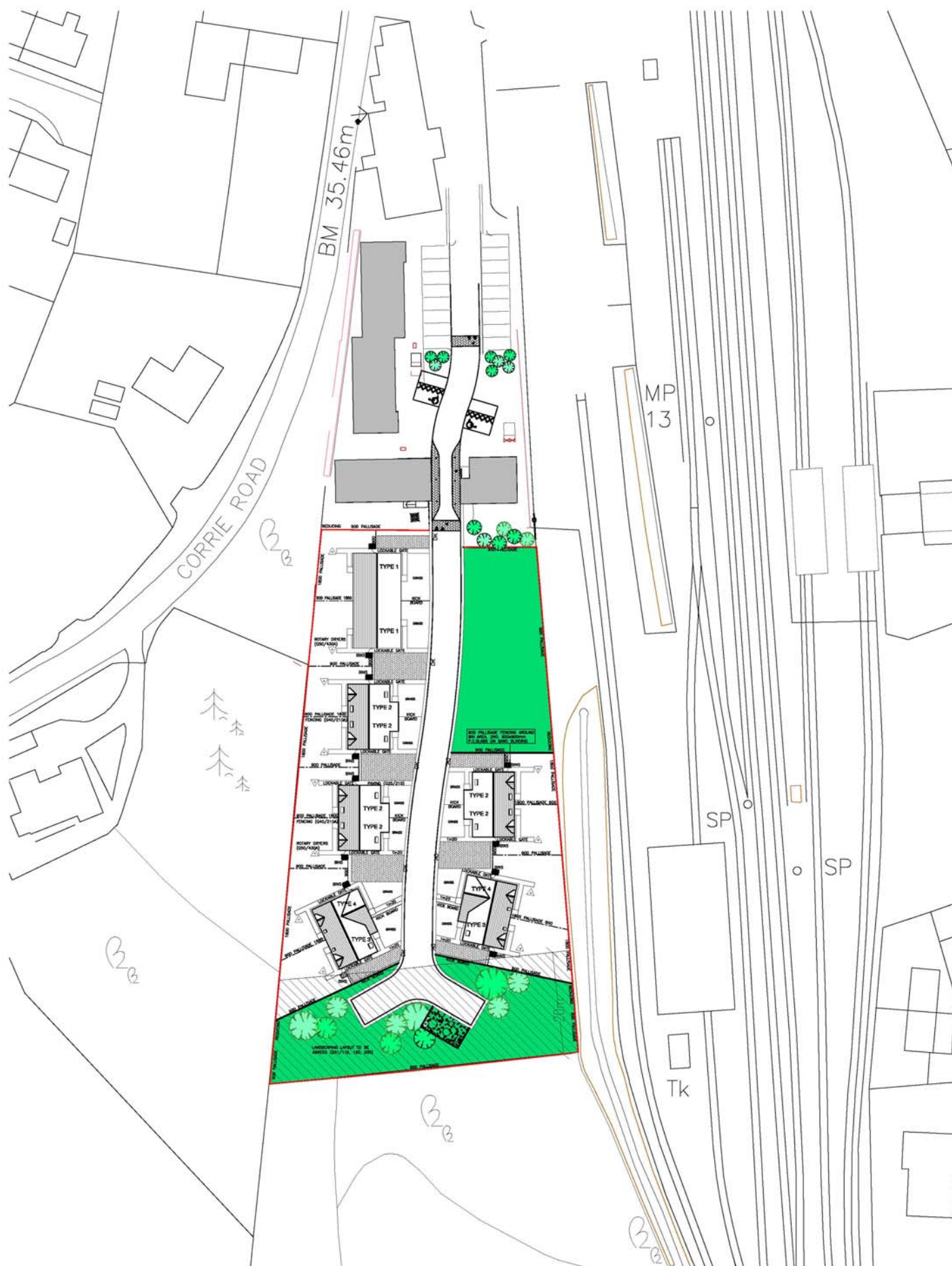
*Map 2: Site location  
OS 1:2,500 map 1906*





This drawing should be read in conjunction with the NBS, and All Architects, Structural Engineer, Mechanical engineer and specialist Equipment Suppliers drawings  
 All drawing numbers quoted on drawing are to be read as current revisions, refer to drawing register for associated drawing nos. & revisions  
 Refer to details for construction information  
 Architect should be notified of any discrepancies prior to construction  
 These drawings should not be scaled

**Figure 2 : Site plan**



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Client <b>Albyn Housing Society Ltd</b> Project <b>Muir of Ord - Corry Road</b>	<b>COLIN ARMSTRONG ASSOCIATES</b> Chartered Architects	<table border="1"> <tr> <th colspan="3">Drawing Title</th></tr> <tr> <td colspan="3">Overall Site Layout</td></tr> <tr> <td>Scale</td><td>Date</td><td>Drawn</td></tr> <tr> <td>1:1000</td><td>Aug'07</td><td>aRozin</td></tr> <tr> <td>Job Number</td><td>Drwg. No.</td><td>Revision</td></tr> <tr> <td>0211</td><td>000</td><td>.</td></tr> </table>	Drawing Title			Overall Site Layout			Scale	Date	Drawn	1:1000	Aug'07	aRozin	Job Number	Drwg. No.	Revision	0211	000	.
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## **Desk-based Assessment**

A Desk-based Assessment of all relevant archaeological/ historical records, maps and aerial photographs was undertaken on Friday 25th January 2008 and the results are contained in the gazetteer attached. There are no known features on this site but the HCAU considers this to be an area with potential for the survival of unrecorded buried remains, and there have been several previous evaluations nearby. This building scheme could therefore impact on valuable features of archaeological importance the nature and extent of which need to be established.

## **Results of the Desk-based Assessment**

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

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

This identified, in the close vicinity of the development area, one Statutory protected site under the terms of the Ancient Monuments and Archaeological Areas Act 1979 and one building protected under the Town and Country Planning Act 1997 (Historic Scotland 1998). The Gazetteer details of the sites identified in the area are summarised below:

### **Summary of Gazetteer :**

One **Scheduled Monument** lies close to the south of the development

#### **1 - Castle Hill, Muir of Ord - Henge**

HCSMR no. NH54NW0012 - NMRS no. NH54NW 12 - ngr NH 5273 4972, figure 3 page 8

One **Listed Building** in the area is not affected by this development:

#### **2 - Muir of Ord, Ord Cottage : Episcopal Chapel**

NMRS no. NH55SW 60 - ngr NH 5228 5059

Category: C(S) HB Number 14038 Item no. 14 - Date of Listing 25-MAR-1971



**Previous archaeological work in the area:**

**3 - Mulbuie** - Water Supply Desk-based assessment and walkover survey - Johnson 2003

NMRS Number: NH54NW 154 - ngr NH 527 496

Thirty features of cultural heritage interest were discovered: a farmstead, a well, five clearance cairns and 23 field walls.

**4 - Muir of Ord, Castlehill** - Watching brief - Farrell 2003

NMRS Number: NH54NW 153 - ngr NH 5281 4975

No archaeological features or deposits were revealed.

**5 - West of Tarradale Road, Muir of Ord** - Watching brief - Trial Pits / Trenches

HCSMR no. NH54NW0183 - ngr 52830 49753

No finds apart from those in ditch and on the surface.

**6 - Forest Hill - Motte** (Possible); Natural Feature - field evaluation - Wood 2004

HCSMR no. NH54NW0011 - NMRS no. NH54NW 11 : NH 5250 4980

field evaluation and monitoring of site stripping found no evidence of Neolithic or medieval activity.

**Aerial photograph evidence:**

**7 - Ardnagrask - Enclosure; Hut Circle**

HCSMR no. NH54NW0029 - NMRS no. NH54NW 29 - ngr NH 5224 4942

Air photographs (RCAHMS RC 1795-7, 1977) show the cropmarks (in a field 150 m ENE of Ardnagrask Mains farmhouse) of what appears to be a circular timber house within an oval enclosure formed by a narrow ditch and measuring about 22 m by 18 m.

**8 - Ardnagrask: Pit-Circle**

HCSMR no. NH54NW0050 - NMRS no. NH54NW 36 - ngr NH 5255 4935

two large pits outside circle to NW

**Other sites recorded in the area:**

**9 - Muir of Ord, Tarradale Primary School**

HCSMR no. NH55SW0079 - NMRS no. NH55SW 59 - ngr NH 5296 5003

**10 - Muir of Ord, Railway Station**

HCSMR no. NH55SW0081 - NMRS no. NH55SW 61.00 - ngr NH 5273 5015

**11 - Signal Box**

HCSMR no. NH55SW0071 - NMRS no. NH55SW 61.01 - ngr NH 5273 5032

**12 - Forest Hill - Residential House**

HCSMR no. NH54NW0105 - NMRS no. NH54NW 110 - ngr NH 5227 4975

**13 - Tarradale Schoolhouse**

HCSMR no. NH55SW0090 - ngr NH 52900 50070

**14 - Tarradale Schoolhouse - Well**

HCSMR no. NH55SW0034 - NMRS no. NH55SW 67 - ngr NH 5290 5007

**15 - Muir of Ord, Police Station**

NMRS no. NH54NW 100 - ngr NH 5295 4968

**16 - Black Isle Road: Farm, barn**

HCSMR no. NH54NW0182 - ngr NH 53311 49963

**17 - Muir of Ord : Farmstead**

HCSMR no. NH55SW0059 - NMRS no. NH55SW 44 - ngr NH 53360 50600

**18 - Muir of Ord Golf Course**

HCSMR no. NH55SW0077 - ngr NH 52700 50000

**19 - Muir of Ord: Settlement**

HCSMR no. NH55SW0076 - ngr NH 52000 50000







## Historical Background and Cartographic Evidence

The 1875 Ordnance Survey map shows a narrow spur of the county of Inverness-shire extending north from Ardnagrask to the road bridge over the railway west of Muir of Ord village, this spur incorporating the railway and station but excluding the housing plots of the village. The development of the village was linked to the opening of the railway in 1863 (most of the village buildings appear to be roughly contemporary) but confined to lands within Ross-shire. At this date the OS map shows cattle pens at the same location as the later station, the area to the west which is the later sidings is rough ground and the triangle of land including the site of the Station Hotel and goods yard, also site of the present housing development under evaluation, appears to be a forestry plantation.



The railway station was built in 1894 and the Station Hotel in 1881. The 1906 2<sup>nd</sup> edition OS map shows the Station Hotel and a row of buildings on the west boundary of the goods yard. South of this, the ground is shown as treeless, probably rough pasture, bounded to the east by railway sidings and to the west by improved fields. The present housing development lies mostly within this area of rough pasture but includes the south part of the goods yard.

### 4A - Inverness

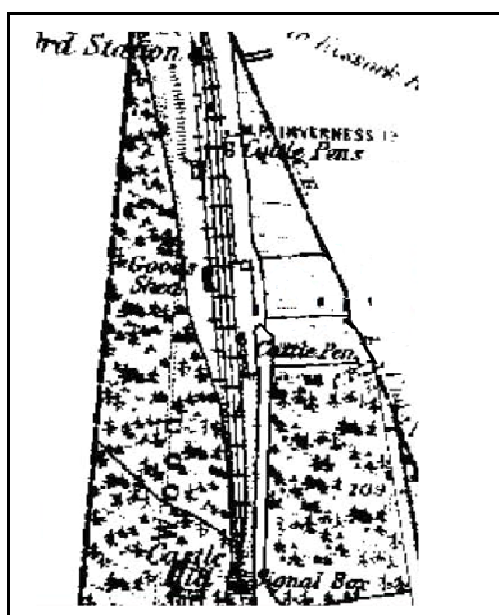


Figure 4 : OS 1:2,500 map 1876

### 4B - Ross & Cromarty



## **The Trial Trenching**

### **Objectives**

This archaeological evaluation aimed to:

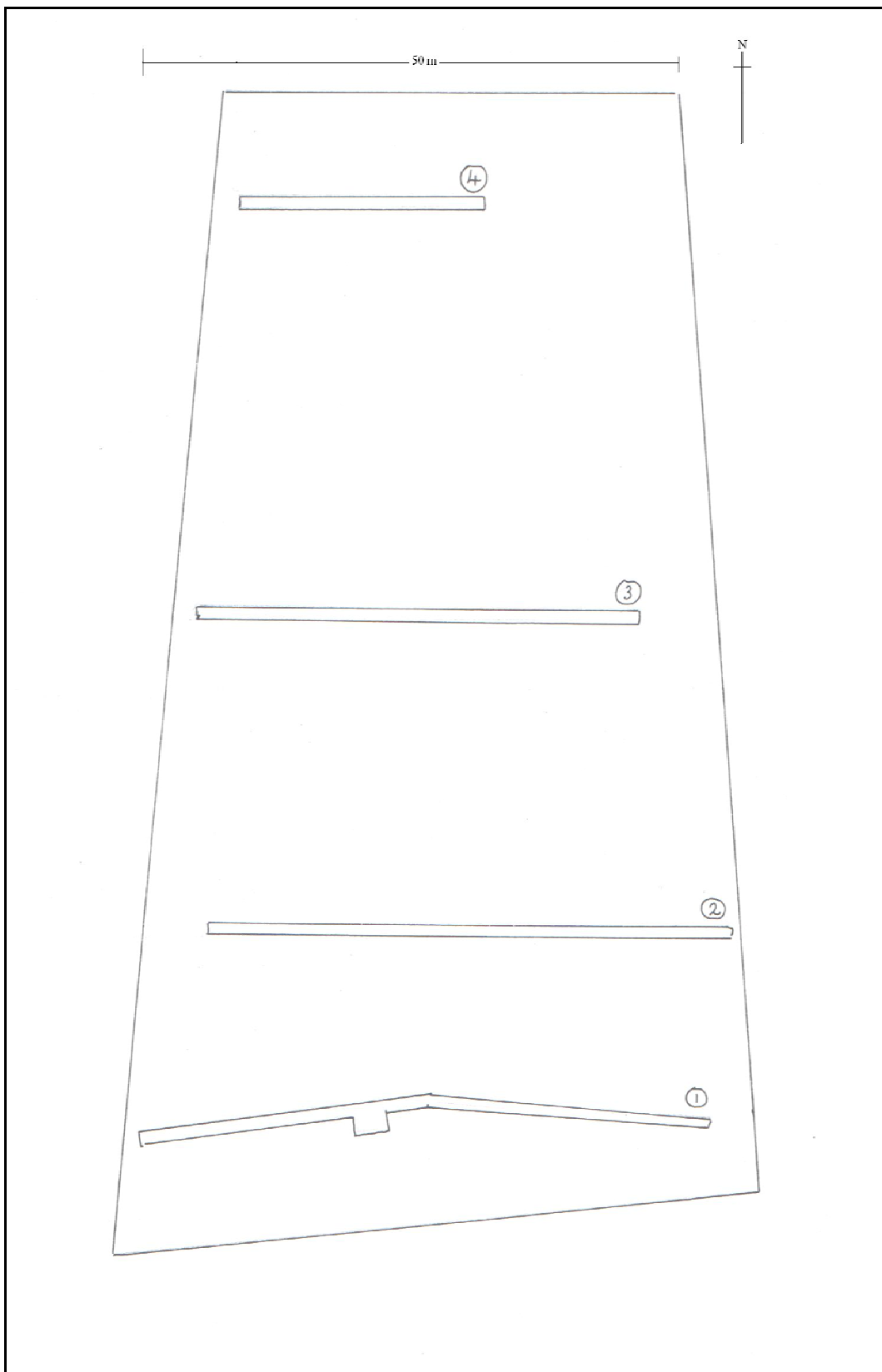
- identify the location, nature and extent of any features or objects of archaeological importance at the earliest possible stage to minimise the risk of finds or features of interest being discovered and damaged during site works.
- propose arrangements for the safeguarding where possible, and recording where necessary of any archaeological features or finds identified. .
- ensure that the needs for archaeological conservation and recording were met without causing any unnecessary delay or disturbance to the development project.

All features were recorded, photographed and sketched, and marked on a plan, at a relevant scale, keyed by means of Grid References to the Ordnance Survey mapping.

There are no known archaeological or historical features on the development site but in general this is an area with the potential for the survival of unrecorded remains. No areas of this development site were identified or targeted of high potential, but the first trench T1 was placed along the south boundary of the site to assess the potential of the area closest to a scheduled henge monument (gazetteer no.1 page 3).

The amount of debris lying on the site and the occupation of the NE of the site by plant, materials and portacabins made it impossible to adhere to the proposed plan of trial trenches. Instead, trenches were placed to avoid tree stumps or having to shift piles of rubbish or chippings. As these were randomly placed around the site, it was felt that this would still allow random sampling in the trial trenches.

**Figure 5 : Trench plan**





**The trenches****Trench 1.** from NH 52659 49930 to NH 52711 49943

This was placed at the south end of the site to investigate the ground nearest to the henge, in the area of rough grassland south of the goods yard. To the west end the trench crossed a ditch running N-S which truncated to the north but continued south beyond the site boundary and seemed to mark the lowest point of the site. The following stratigraphy was noted:

- 1 Black field soil, varying in depth from 0.1m (west end) to 0.7m (east end)
- 2 Red-brown compacted natural subsoil with quantities of rounded cobbles
- 3 Band of pale sand, cream-pink in colour, at the point where the trench crossed the ditch, although wider than the ditch. This would appear to be a deposit laid down by a former water course

At NH 52683 49934 a black stain on the subsoil surface was noted. The trench was extended south over an area 2m x 2m where the stain proved to be irregular in shape and was concluded to be the remains of tree roots (Report photo no.3 - CD photo no. 10)

**Trench 2.** from NH 52688 49960 to NH 52719 49960 - photograph no.4

This trench, also south of the goods yard boundary, was placed to investigate a substantial mound, which may have been structural, at the east boundary of the site. The mound proved to be a mix of topsoil and rubbish. The rest of the trench contained 0.2-0.3m of black topsoil overlying red-brown gritty, stony natural subsoil.

**Trench 3.** from NH 52671 49983 to NH 52707 49982 - photograph no.5

This was placed across an area of the former goods yard, partially metal surfaced. The following stratigraphy was noted:

1. At the east end of the trench:

- 4 Tarred road surface
- 5 Gravelly black hardcore, 0.1-0.2m in depth
- 6 Natural

2. At mid-point

- 7 Tarred road surface
- 8 Gravelly black hardcore, 0.2m in depth
- 9 Coal, small fragments and dust, less than 30mm in depth
- 10 Natural

3. At west end of trench:

- 11 Tarred road surface
- 12 Pale subsoil-like material, redeposited, 0.2-0.25m in depth
- 13 Dark soil containing ferrous material, ceramics, brick fragments, glass 0.15m in depth
- 14 Pale brown soil, 0.1m in depth
- 15 Natural

It is apparent from these layers that the site has been levelled by the addition of at least three different materials over the area which would originally have been lower, possibly a continuation of the former water course noted in trench 1, although no sandy subsoil was evident. The ceramics probably date to late 19<sup>th</sup> century, which would correspond to the known date of the building of the railway station and goods yard

**Trench 4.** from NH 52679 50024 to NH 52693 50012 - photograph no. 6

This was placed to investigate the location of the roofed buildings recorded on the 1<sup>st</sup> edition OS map. At a mid point along the trench the following stratigraphy was noted:

- 16 Black topsoil, 60-100mm in depth
- 17 Coal fragments and dust, 60-80mm in depth
- 18 Pale subsoil-type, 20-40mm in depth
- 19 Brown earth, 40-80mm in depth
- 20 Brick dust, 20mm in depth
- 21 Brown earth, 40-60mm in depth
- 22 Natural subsoil

At the east end of the trench this complex stratigraphy was not present: the earth was mixed and ashy, containing ceramics and glass fragments.

At the west end of this trench a number of broken, unused bricks were noted

All the layers and deposits are consistent with the construction and use of the goods yard from the late 19<sup>th</sup> century. The presence of fragments of unused brick and layer of brick dust suggest the temporary storage of imported bricks, which may date to either of the two war periods when large numbers of bricks were required for constructing military installations across the Highlands.

The presence of domestic ceramics is harder to explain as there is no documentary evidence for dwellings on the site. It is possible that they were within material brought from elsewhere during levelling of the site.

No foundations of what appeared to be roofed buildings on the 1<sup>st</sup> edition OS map were located at the west end of the trench. It is possible that these buildings were lean-to type structures with minimal foundations

## **Conclusions**

No structures, deposits or artefacts pre-dating the development of the railyards were located during the trial trenching. The presence of water-deposited sands, noted in Trench 1, indicate that the site may have been waterlogged before 19<sup>th</sup> century drainage, and may have been unsuitable for settlement or cultivation.



## Corry Road, Muir of Ord : Photographs 1-6

1 - General view from SE corner of site



2 - view from NW corner of site



3 - Trench 1



4 - Trench 2



5 - Trench 3



6 - Trench 4



## **Appendix I - Gazetteer of Sites and Bibliography**

### **Scheduled Monument**

#### **1 - Castle Hill, Muir of Ord - Henge**

HCSMR no. NH54NW0012 - NMRS no. NH54NW 12 - ngr NH 5273 4972

Fort (OS 1906). A Class II henge with a mean measurement of the extreme diameters from crest to crest between 100' and 105'. The monument has been used as a green on the Muir of Ord golf course, and a short stretch of the NW arc of the ditch has been filled in. The wasting of the bank may also be due in some measure to mutilation, but the general state of preservation is moderate. The interior measures about 85' by about 65' and the two segments of the ditch about 18' in width and 4' in depth. The axis of the henge lies a little S of E and N of W. Seen by R J C Atkinson and classified as a henge (Feachem 1963, 66-7; Beaton 1883, 414; Woodham 1955, 76; RCAHMS 1979, 13; No. 63; Harding and Lee 1987, 367, 369, No. 268; Information from A A Woodham to OS 1965 and 1965.

A henge, as described above. Resurveyed at 1:2500. Visited by OS (R D) 1965

Castle Hill displays none of the characteristics of a normal henge monument; its

classification as such should be treated with caution. Visited by OS (A C) 1967

Class II henge. (Burl 1969, 19, 24, No. 61) Hengi-form site. G J Wainwright 1969

### **Listed Building**

#### **2 - Muir of Ord, Ord Cottage : Episcopal Chapel**

NMRS no. NH55SW 60 - ngr NH 5228 5059

Category: C(S) HB Number 14038 Item no. 14 - Date of Listing 25-MAR-1971

Former 18th century Episcopal Church, converted to dwelling soon after 1836. Single storey, 6 wide bays; harled. Formerly, 5 bays with centre door in south elevation, flanking round-headed windows and symmetrical stacks; later additional bay to east with square-headed window. Modern semi-circular projecting porch with round heads to window and side entrance; shallow lead roof. Lying-pane glazing in early round-headed windows, various glazing patterns elsewhere; ridge and end stacks; slate roof. There are 2 wings to rear, and other modern alterations. Replaced by St Mary's Episcopal Church at Highfield, built 1836. There is a strong tradition of Episcopal Church in Muir of Ord and Black Isle

### **Previous Archaeological work in the area:**

#### **3 - Mulbuie - Water Supply Desk-based assessment and walkover survey - Johnson 2003**

NMRS Number: NH54NW 154 - ngr NH 527 496

A desk-based assessment and walkover survey were carried out during December 2002 in advance of proposals to renew the Mulbuie water supply within and around Muir of Ord.

Thirty features of cultural heritage interest were discovered through the field study: a farmstead, a well, five clearance cairns and 23 field walls.

Sponsor: Earth Tech Engineering Ltd.

#### **4 - Muir of Ord, Castlehill - Watching brief - Farrell 2003**

NMRS Number: NH54NW 153 - ngr NH 5281 4975

A watching brief was undertaken in March and April 2003 as part of a housing development in the vicinity of an archaeological site. No archaeological features or deposits were revealed.

Sponsor: Bracewell Stirling Architects for Batten Developments Ltd.

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### **5 - West of Tarradale Road, Muir of Ord - Watching brief - Trial Pits / Trenches**

HCSMR no. NH54NW0183 - ngr 52830 49753

Trial trenching on site to W of hotel (and E of castle/henge, but on other side of railway line) prior to development 02/370/FULRC. Northern portion appears to have been already top soiled stripped (perhaps when houses put in to N in 1960s). Top soil over rest v shallow 20-30 cm max. Sandy subsoil. Modern ditch cutting across several trenches NNW-SSE with brick & other rubbish in it. All other features appear to be tree root holes or natural. No finds apart from those in ditch and on the surface. - HAW 3/2003

### **6 - Forest Hill - Motte (Possible); Natural Feature - field evaluation - Wood 2004**

HCSMR no. NH54NW0011 - NMRS no. NH54NW 11 : NH 5250 4980

An oval mound 13-15 ft. high, and measuring 107 ft. E-W x 73 ft N-S overall. The base of the mound, which may be at least partly natural, is surrounded by a ditch and an outer bank, the latter being about 12 ft. wide and averaging 2 ft. high. The flat top of the mound measures 40 ft x 22 ft. It would appear to be a motte). Information from A A Woodham to OS 8 June 1965). As described above, but it is probably a natural mound with tree-ring around the base and not a motte. Visited by OS (A C) 20 July 1965 - Omitted from Black Isle List - Accepted as motte (Yeoman 1988, 131, no. 91).

Desk-based assessment, archaeological field evaluation and monitoring of site stripping were carried out on a site adjoining a mound recorded as a possible motte. No evidence was found of either Neolithic or medieval activity. The site appears to be a natural feature, accentuated by ploughing and the dumping of field clearance stones in the 19th and 20th centuries (Wood 2004).

### **Aerial photograph evidence:**

### **7 - Ardnagrask - Enclosure; Hut Circle**

HCSMR no. NH54NW0029 - NMRS no. NH54NW 29 - ngr NH 5224 4942

Air photographs (Visible on RCAHMS air photographs RC 1795-7, flown 1977) show the crop-marks (in a field 150 m ENE of Ardnagrask Mains farmhouse) of what appears to be the site of a circular timber house situated within an oval enclosure formed by a narrow ditch and measuring about 22 m by 18 m. (RCAHMS 1979, 15, No. 78).

### **8 - Ardnagrask: Pit-Circle**

HCSMR no. NH54NW0050 - NMRS no. NH54NW 36 - ngr NH 5255 4935

Tolan notes two large pits outside circle to NW (Tolan 1988, 72, No. 17).

### **Other sites**

### **9 - Muir of Ord, Tarradale Primary School**

HCSMR no. NH55SW0079 - NMRS no. NH55SW 59 - ngr NH 5296 5003

### **10 - Muir of Ord, Railway Station**

HCSMR no. NH55SW0081 - NMRS no. NH55SW 61.00 - ngr NH 5273 5015

### **11 - Signal Box**

HCSMR no. NH55SW0071 - NMRS no. NH55SW 61.01 - ngr NH 5273 5032

Built 1894 by the Highland Rly. A 2-platform through station, formerly with 2-bay platforms. The offices are on the down platform, in a 1-storey harled building, with full-length awnings



## **Appendix I - Gazetteer of Sites and Bibliography**

with glazed sidescreens. There is a small goods yard with a wooden goods shed and a post crane, by Butters Bros, Glasgow, with a lattice jib (Hume 1977, 298).

This intermediate station on the 'far North' line of the Highland Rly. was opened on 11 June 1862 by the Inverness and Ross-shire Rly; it closed to regular passenger traffic on 13 June 1960 and was re-opened on 4 October 1976. From 1 February 1894 it was the junction station for the Fortrose ('Black Isle') branch of the Highland Rly., which closed to passengers on 1 October 1951 and completely on 13 June 1960 (Vallance 1985, 45, 188; Butt 1995, 165).

### **12 - Forest Hill - Residential House**

HCSMR no. NH54NW0105 - NMRS no. NH54NW 110 - ngr NH 5227 4975

### **13 - Tarradale Schoolhouse**

HCSMR no. NH55SW0090 - ngr NH 52900 50070

### **14 - Tarradale Schoolhouse - Well**

HCSMR no. NH55SW0034 - NMRS no. NH55SW 67 - ngr NH 5290 5007

A well composed of dressed sandstone blocks was recently revealed in the garden of the former schoolhouse at Tarradale, now called Muir of Ord. The leaded iron settings on the cover slabs suggest this had been an enclosed well worked by a pump. It is likely to be late 19th c. in date. However no well is shown in this position on the 1st/2nd OS maps (1881, 1907) J Aitken : 04/05/01.

### **15 - Muir of Ord, Police Station**

NMRS no. NH54NW 100 - ngr NH 5295 4968

### **16 - Black Isle Road: Farm, barn**

HCSMR no. NH54NW0182 - ngr NH 53311 49963

Photographic Record received 17/02/03. Planning Ref: 02/00083/FULRC.- assoc. docs. File. J Aitken : 20/02/03

### **17 - Muir of Ord : Farmstead**

HCSMR no. NH55SW0059 - NMRS no. NH55SW 44 - ngr NH 53360 50600

A farmstead comprising one roofed and one unroofed building and two enclosures is depicted in 1876 (OS 1876). Two roofed buildings, one of which has an attached enclosure, lying within a larger enclosure, and two lengths of field wall are shown in 1992 (OS 1992).

Information from RCAHMS (SAH) 11 March 1996

### **18 - Muir of Ord Golf Course**

HCSMR no. NH55SW0077 - ngr NH 52700 50000

### **19 - Muir of Ord: Settlement**

HCSMR no. NH55SW0076 - ngr NH 52000 50000

## Appendix I - Gazetteer of Sites and Bibliography

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## Appendix II - Photograph Register (Digital images on HCHER CD)

Photo no.	Report photo.	Trench no.	Description	Angle of View
1	1		General view from SE corner of site, showing piles of earth, rubble and chippings. In background is Station Hotel housing development	From SE
2			South end of development site, area of rough grazing and tree regeneration. Trackway curving on right is new	From E
3			View to south end of development site. In foreground is metalled surface of goods yard, In background, on the horizon, is Castle Hill, site of the henge	From N
4			Drystone dyke forming west boundary of site	From E
5			Surface of goods yard with felled trees. Behind trees in background is former railway sidings. To right, tank marks line of yard boundary fence, now removed	From W
6	2		View of development site from NW corner. Grassy area right of centre is site of buildings on 1875 map	From NW
7			South part of site from public road to west, fence beside wood chip pile, centre, is south boundary	From W
8			Scrap metal and car in NW corner of site	From SW
9			Concrete lined pit in NW part of site	From W
10	3	1	Dark staining of tree roots. Within trench in background is pale sand of water course	From E
11		1	Red-brown stony natural subsoil surface	From W
12	4	2	Red-brown stony natural subsoil surface	From W
13	5	3	Trench through raised surface of goods yard	From W
14		3	Glass bottle at bottom of imported levelling material	From W
15		3	Coal and mixed material at base of imported levelling material	From W
16		4	East end of trench with ashy grey redeposited soil	From E
17		4	Ashy grey deposit at east end of trench	From N
18		4	Ashy grey deposit at east end of trench	From W
19		4	Brick fragment within redeposited material at west end of trench	From E
20	6	4	View along trench from W showing layering in south section	From W
21		4	North section showing layers of deposited material including brick dust, below, and coal, above	From S

*Brief for archaeological work at:*

**Housing Development to south of Station View,  
Corry Road, Muir of Ord  
(RC-06-862)**

**ARCHAEOLOGICAL EVALUATION**

**HIGHLAND COUNCIL  
PLANNING AND DEVELOPMENT SERVICE**

**Archaeology Unit**



## **1) Background**

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

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

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

## **2) Terms of Reference**

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

This brief has been produced for Albyn Housing Society Ltd, who will be responsible for the work, including any tendering and contractual arrangements. The area to be covered by this assessment should be the southern and eastern parts of the development area, comprised of the undisturbed land (outwith the former gravel pit) that will be impacted by the proposed development. This should include any proposed services, access roads, works compounds, borrow pits or other ancillary works.

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

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

## **3) Objectives**

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

#### 4) Method

##### *a. Desk-based Assessment*

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

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

##### *b. Trial Trenching*

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

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

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

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

#### 5) Report

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

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

**a) Content**

The report must include as a minimum:

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

**b) Dissemination & Publication**

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

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

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

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



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

#### **6) Monitoring**

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

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

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

#### **7) Finds**

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

#### **8) General**

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

The archaeologist appointed must:

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

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

*Highland Council Archaeology Unit*

*Tuesday, 26 September 2006*

SETTLEMENT Muir of Ord REFERENCE MURD3 AREA (HA) 0.55 INDICATIVE SITE CAPACITY FROM LOCAL PLAN 12

LOCATION  
Station View



DWELLINGS BUILT 2000-2005	2006	PROGRAMMING					
		2007	2008	2009	2010	2011	2012+
0	0	0	0	0	4	4	4

CONSTRAINTS	SITE TYPE	SITE EFFECTIVENESS
<input checked="" type="checkbox"/> Ownership	<input checked="" type="checkbox"/> Greenfield	<input checked="" type="checkbox"/> Effective
<input type="checkbox"/> Physical	<input type="checkbox"/> Brownfield	<input type="checkbox"/> Constrained
<input type="checkbox"/> Contamination		
<input type="checkbox"/> Deficit Funding		
<input type="checkbox"/> Marketability		
<input type="checkbox"/> Infrastructure		
<input type="checkbox"/> Landuse		

SITE STATUS	SITE EFFECTIVENESS
<input checked="" type="checkbox"/> Not Developed	<input checked="" type="checkbox"/> Effective
<input type="checkbox"/> Under Construction / Partly Developed	<input type="checkbox"/> Constrained
<input type="checkbox"/> Complete	

#### SCOTTISH WATER INFORMATION

The current status of water supply and waste water treatment works for this area can be found at: <http://www.scottishwater.co.uk/>

