



Highlands and Islands Enterprise

Inverness Campus Phase 2



EIA Volume 2: Main Report

May 2025

Contents

1	Introduction.....	1
2	EIA Process.....	5
3	Environmental Policy Context.....	14
4	Baseline Conditions.....	17
5	Development Description and Reasonable Alternatives.....	23
6	Air Quality.....	29
7	Climate Change.....	41
8	Cultural Heritage.....	75
9	Ecology.....	118
10	Flooding and Surface Water.....	156
11	Landscape and Views.....	165
12	Noise and Vibration.....	237
13	Socio-Economics.....	274
14	Transport.....	297
15	Overview of Predicted Effects and Mitigation.....	310

Non-Technical Summary (NTS) (EIA Volume 1) – presented as a separate document

Technical Annexes (EIA Volume 3) – presented as separate documents

1 Introduction

Background

- 1.1 Highlands and Islands Enterprise (HIE) are seeking planning permission in principle (PPiP) for Phase 2 of Inverness Campus.
- 1.2 Phase 1 of the Campus was granted PPiP in March 2011, and is substantially complete. Comprising 47,000sqm of development, it currently includes the University of the Highlands and Islands (UHI), a Life Sciences Innovation Centre, an NHS National Treatment Centre, business floorspace and ancillary infrastructure such as roads, sustainable drainage and green space.
- 1.3 Phase 2 aims to build on the success of Phase 1 by accommodating complementary employment, R&D and supporting facilities, totalling 83,080sqm, more than half of which could form part of the Inverness and Cromarty Firth Green Freeport (GFP).
- 1.4 The site comprises c55.1ha of farmland, mainly under arable use, together with areas of vacant land under grass cover, active travel routes, roads and drainage infrastructure developed as part of Phase 1. It adjoins Phase 1, but also includes undeveloped plots originally planned as part of it.
- 1.5 In the Inner Moray Firth Local Development Plan (LDP) 2, the site falls within areas of land allocated for “Community, Business, Office” use (site ref INE08 – Inverness Campus) and “Community, Business, Office, Tourism” use (site ref INE10 – Ashton South West).
- 1.6 The description of the Proposed development is as follows:

Phase 2 Inverness Campus comprising erection of buildings for use as business (Class 4), hotel (Class 7), staff and student residential accommodation (sui generis) and alternative shops and professional services (Class 1A), food and drink (Class 3) and/or non-residential institutions (Class 10) uses, associated infrastructure including access, internal campus roads, parking, open space, landscaping, sustainable urban drainage, utilities and associated works.

Environmental Impact Assessment

- 1.7 Environmental Impact Assessment (EIA) is a structured process intended to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether they should proceed. EIA has formally been part

of the UK planning system since 1988, and is subject to Town and Country Planning Regulations originally implementing the provisions of EC Directive 85/337/EEC.

- 1.8 EIA within Scotland is regulated by its own statutory procedures, currently the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (the EIA Regulations).
- 1.9 The need for EIA is based on the likelihood that significant environmental effects may arise from a proposed development, and is either mandatory or conditional depending on the classification of the development under Schedule 1 or Schedule 2 of the Regulations. The proposed development does not qualify as a Schedule 1 development.
- 1.10 It does, however, qualify as a Schedule 2 development, since it exceeds the applicable threshold/criterion (0.5 hectare) relating to: “10. *Infrastructure projects, (a) Industrial estate development projects*” and “(b) *Urban development projects*”. It must therefore be screened to determine whether EIA is required.
- 1.11 Screening is normally carried out by the planning authority – in this case the Highland Council (THC) - whose decision is published in the form of a Screening Opinion.
- 1.12 In addition, the application for Phase 1 of the Campus was also accompanied by an EIA under the Regulations. Since Phase 2 physically adjoins Phase 1, and will share some of the infrastructure provided as part of Phase 1 (e.g. the Campus access road), Phase 2 amounts to the extension of an EIA development.
- 1.13 Furthermore, the scale of development proposed for Phase 2 is substantially larger than Phase 1, and the rural character of the site is intrinsically sensitive to development. A likelihood of significant environmental effects therefore cannot be ruled out.
- 1.14 HIE have decided to undertake an EIA in any event, and have asked THC to confirm the scope of the assessment in the form of a Scoping Opinion [**Technical Annex A**]. The findings of the EIA are reported in the form of this EIA Report (EIAR).
- 1.15 The EIAR has been prepared in accordance with the requirements for the contents of an EIAR set out in Regulation 5, and with other applicable legislation, policy and guidance, as set out in the technical chapters 6-14. In summary, it reports the potential for significant environmental effects to arise during the construction and operational phases of the development, and the significance of the likely residual effects following mitigation.

Report Structure

- 1.16 There is no prescribed structure or format for an EIAR beyond the need to provide a Non-Technical Summary and to meet the regulatory requirements set out in Schedule 4

of the Regulations. Reflecting current practice, this EIAR is organized into three volumes as follows:

1. Non-Technical Summary (NTS)
2. EIA Main Report
3. Technical Annexes (presented as separate documents)

1.17 This document is the Main Report and comprises the following chapters:

1. Introduction
2. EIA Process
3. Environmental Policy Context
4. Baseline Conditions
5. Development Description and Reasonable Alternatives
6. Air Quality
7. Climate Change
8. Cultural Heritage
9. Ecology
10. Flooding and Surfacewater
11. Landscape and Views
12. Noise and Vibration
13. Socio-Economics
14. Transport
15. Predicted Effects and Proposed Mitigation

1.18 The Technical Annexes (Volume 3) comprise detailed supporting information that is cross-referenced from the chapters. They include specific surveys, methodologies, drawings and technical data, together with standalone reports that may be required in any event as part of the planning submission, and are set out in **Table 1.1** below.

Table 1.1: Schedule of Technical Annexes

Annex	Title	Contents
A	Scoping	A.1: Scoping Report A.2: THC Scoping Opinion
B	Air Quality	B.1: Construction Dust B.2: Operational Phase Traffic Emissions Modelling Methodology
C	Climate Change	C.1: Sustainable Design Statement

8 Cultural Heritage

Introduction

8.1 This chapter, prepared by AOC Archaeology Group, presents the findings of an assessment of the likely significant effects on the Cultural Heritage resource of the Site and the surrounding area as a result of the Proposed Development.

8.2 For a detailed description of the Proposed Development, refer to **Chapter 5**. This chapter should be read in conjunction with:

- **Technical Annex D** - Cultural Heritage: Historic Environment Desk Based Assessment, and
- Chapter 11 - Landscape and Views

Summary of Competence

8.3 This assessment has been conducted by Juan Chacon BA, MA, PCIfA and Gary Millward, BSc (hons) MCIfA, of AOC Archaeology Group. Juan is Project Officer at AOC with 12 years of experience in commercial archaeology. He has worked on a number of fieldwork projects and more recently as a consultant, producing Heritage Impact Assessments and archaeological desk-based assessments.

8.4 Gary is a Junior Project Manager at AOC Archaeology Group with over 15 years of experience working in the commercial archaeology sector in Britain as a field archaeologist and latterly as a consultant. This experience includes working on a range of EIAs, desk-based assessments, and large walkover survey projects.

8.5 The assessment has been overseen by Victoria Oleksy BA (Hons), MA (Distinction), MCIfA. Victoria is an Associate Director and Head of Consultancy at AOC Archaeology Group. She has nearly 20 years of experience in commercial archaeology; primarily working on a range of EIAs, Heritage Impact Assessments and Desk-based Assessments. She has provided expert witness testimony for a number of appeals and called-in planning applications.

Scope

8.6 The proposed scope was set out in the scoping report (*Archaeology & Cultural Heritage Scoping Report: AOC Project No 70802; Scoping ref: 24/03837/SCOP*), which was attached to the EIA Scoping Report (**Technical Annex A**). This scope is summarised in **Table 8.1**.

Table 8.1: Scope of the Cultural Heritage Assessment

Topic/Source of Impact	Scoped In/Out?	Justification
<p>Construction Phase - Direct physical impacts to assets (both known and undiscovered) related to their removal or damage as a result of development.</p>	<p>In</p>	<p>A core Study Area ('the Site'), which includes all land within the Site boundary, will be subject to assessment for potential direct effects. An archaeological walkover survey has been undertaken as part of the HEDBA (Technical Annex D) in order to identify any cultural heritage assets which may be directly impacted by the Proposed Development.</p> <p>Scoping feedback from HES stated that <i>'We welcome that Appendix B.3 of the scoping report at section 4 states that direct and indirect physical impacts from construction are scoped into the assessment and specifically identifies Ashton Farm Cottages ring ditch (SM11535) for detailed assessment. We note that the Historic Environment Desk-Based Assessment states at section 7.1 that direct impacts on this scheduled monument will be avoided, however no further details are provided'</i>¹.</p>
<p>Construction Phase - Indirect physical effects upon assets (both known and undiscovered) as an indirect consequence of the development such as increased/decreased erosion or damage from vibration from piling and plant movement.</p>	<p>In</p>	<p>A core Study Area ('the Site'), which includes all land within the Site boundary, will be subject to assessment for potential indirect effects. An archaeological walkover survey has been undertaken as part of the HEDBA (Technical Annex D) in order to identify any cultural heritage assets which may be indirectly impacted by the Proposed Development.</p> <p>Scoping feedback from HES stated that <i>'We welcome that Appendix B.3 of the scoping report at section 4 states that direct and indirect physical impacts from construction are scoped into the assessment and specifically identifies Ashton Farm Cottages ring ditch (SM11535) for detailed assessment. We</i></p>

¹ Historic Environment Scotland (HES), 2024. Scoping Response Letter dated 16th October 2024 (Our case ID: 300072885 Your ref: 24/03837/SCOP).

Topic/Source of Impact	Scoped In/Out?	Justification
		<i>note that the Historic Environment Desk-Based Assessment states at section 7.1 that direct impacts on this scheduled monument will be avoided, however no further details are provided</i> ² .
Construction Phase – Direct and indirect physical effects upon assets out with the Site	Out	A core Study Area ('the Site'), which includes all land within the Site boundary, will be subject to assessment for potential direct and indirect effects. No Construction works will occur outside this Site boundary, so no direct or indirect effects are predicted.
Construction Phase - Potential for impacts upon the setting of designated heritage assets.	Out	Any such effects would be temporary, and it is considered that setting effects resulting from construction would not exceed the predicted operational effects upon the setting of heritage assets. As such it is proposed that setting effects during the construction phase will be scoped out of the assessment.
Operational Phase - Potential for impacts upon the settings of Ashton Farm Cottages ring ditch and pit circles Scheduled Monument (Asset 1) and the Category B Listed Castlehill House (Asset 3)	In	1km Study Area extending from the Site boundary has been employed to identify assets which may be subject to impacts upon their settings. Setting assessment site visits were undertaken to inform the HEDBA (Technical Annex D). Based on this initial assessment it is intended that impacts upon the settings of Ashton Farm Cottages ring ditch and pit circles Scheduled Monument (Asset 1) and the Category B Listed Castlehill House (Asset 3) will be scoped into the assessment; given their proximity to the Proposed Development. Scoping feedback provided by HES stated that <i>'We welcome that Appendix B.3 states that direct physical impacts and impacts on the setting of assets will be assessed'</i> .
Operational Phase - Potential for impacts upon the settings	Out	1km Study Area extending from the Site boundary has been employed to identify assets which may be subject to impacts upon their settings. Setting assessment

² Ibid.

Topic/Source of Impact	Scoped In/Out?	Justification
of all other designated assets within 1km Study Area		<p>site visits were undertaken to inform the HEDBA (Technical Annex D).</p> <p>This indicated that there would be no or neutral impacts upon the majority of the designated assets given their distance from the Site and intervening topography, vegetation and built structures.</p> <p>It is intended to scope out potential impacts upon the setting all other designated heritage assets within 1km of the Site for the reasons set out in the HEDBA (Technical Annex D).</p>
Operational Phase - Potential for impacts upon the settings of designated assets beyond 1km Study Area	Out	<p>1km Study Area extending from the Site boundary has been employed to identify assets which may be subject to impacts upon their settings. Setting assessment site visits were undertaken to inform the HEDBA (Technical Annex D).</p> <p>Scoping feedback from HES indicates that <i>'We do not generally recommend the use of a specific radius for the identification of assets which may have settings which could be affected by the proposed development. However, in this case we are generally content that the proposed 1km outer study area for cultural heritage assets would include most heritage assets within our remit with potential to be affected and we have not identified any assets beyond this distance which require further assessment'</i>³.</p>
Cumulative Effects on the settings of designated assets within the 1km Study Area	In	<p>1km Study Area extending from the Site boundary has been employed to identify assets which may be subject to impacts upon their settings. Setting assessment site visits were undertaken to inform the HEDBA (Technical Annex D).</p> <p>The assessment will also consider the potential for cumulative impacts on the settings of these assets.</p>

³ Ibid.

Topic/Source of Impact	Scoped In/Out?	Justification
		<p>HES Feedback states that ‘we recommend that the potential cumulative impacts of the proposed development along with other developments such as the East Link Road on the setting of the assets are also assessed. We recommend that an appropriate cultural heritage assessment methodology such as that laid out in Appendix 1 of the EIA Handbook is used for the assessment’⁴.</p> <p>The Proposed Development is dependent on the completion of the East Link Road (ELR) and the ELR has, therefore, been considered as part of the future baseline with regard to the assessment of effects upon setting in out in Sections 8.73 to 8.86.</p>

8.7 Only those matters scoped in (indicated by the non-shaded rows in **Table 8.1**) have been addressed in this assessment.

Standards

8.8 The scope of this chapter meets the requirements of current planning regulations set out in NPF4⁵ Part 2 Section 7 *Historic Assets and Places*, HEPS⁶ and PAN2/2011⁷.

8.9 AOC Archaeology Group is a Registered Organisation of the Chartered Institute for Archaeologists (CIfA). This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.

8.10 This assessment conforms to the standards of professional conduct outlined in the CIfA Code of Conduct⁸, Regulations on Professional Conduct⁹ and standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic

⁴ *ibid*

⁵ Scottish Government. 2023. National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

⁶ Historic Environment Scotland (HES). Historic Environment Policy for Scotland (HEPS). Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

⁷ Scottish Government. (2011) Planning Advice Notes (PAN) for Scotland

⁸ Chartered Institute for Archaeologists (CIfA), 2022. Code of Conduct. Available at: <https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf>

⁹ CIfA, 2021. Regulations for Professional Conduct. Available at: <https://www.archaeologists.net/sites/default/files/Regulations%20for%20professional%20conduct.pdf>

environment¹⁰, standard and guidance for historic environment desk-based assessment¹¹ (ClfA, 2020c) and follows IEMA's EIA Guidelines (as updated)¹².

8.11 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

Study Areas

8.12 Two study areas have been used for this assessment:

- A core Study Area ('the Site'), which includes all land within the Site boundary, will be subject to assessment for potential direct effects. An archaeological walkover survey has been undertaken as part of the HEDBA (**Technical Annex D**) in order to identify any cultural heritage assets which may be directly impacted by the Proposed Development. Assessment of potential operational setting effects upon designated heritage assets within the Site boundary will also be undertaken.
- A 1km Study Area for the identification of all known cultural heritage assets and known previous archaeological interventions in order to help predict whether any similar hitherto unknown archaeological remains are likely to survive within the Site and thus could be directly impacted upon by the Proposed Development; and for identification of all designated heritage assets to allow for an assessment of impacts upon their settings.

Data Sources

8.13 The historic baseline for the Proposed Development has been established by the HEDBA (**Technical Annex D**). Baseline data has been collated from the following sources:

- National Record for the Historic Environment (NRHE) as held by HES for designated and non-designated heritage asset data;
- HER data, as held by the Highland HET, for non-designated heritage asset data and data regarding previous archaeological investigations (including previous geophysical surveys and intrusive archaeological fieldwork within the Site boundary);

¹⁰ ClfA, 2020. Standard and guidance for Commissioning Work or Providing Consultancy Advice on the Historic Environment. Available at:

https://www.archaeologists.net/sites/default/files/ClfAS%26GCommissioning_2.pdf

¹¹ ClfA, 2020. Standard and Guidance for Historic Environment Desk-Based Assessment. Available at:

http://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_3.pdf

¹² IEMA, 2017. Environmental Impact Assessment

- National Library of Scotland (NLS) for published pre-Ordnance Survey (OS) historical maps and OS maps;
- National Collection of Aerial Photography (NCAP) as held by HES for vertical and oblique aerial photographs;
- Published archival sources;
- The Highland Archaeology Research Framework (HighARF) (<https://scarf.scot/regional/higharf/>) and the Scottish Archaeological Research Framework (ScARF) (<https://scarf.scot/national/>) for archaeological research frameworks;
- Scottish Remote Sensing Portal for LiDAR data covering the Site;
- An archaeological walkover survey of the Proposed Development Site; and
- Setting assessment visits to designated cultural heritage assets within the defined study areas.

8.14 A walkover survey of the Site was undertaken to investigate the condition and significance of known archaeology on the Site with the aim of identifying any previously unknown remains. The survey was carried out on 25th April 2024 in dry and bright conditions with good visibility. Areas 1 to 5 were visited and comprised a variety of ground conditions, which are detailed in the HEDBA (**Technical Annex D**).

8.15 The historic baseline detailed in the HEDBA (**Technical Annex D**), which is summarised in the Baseline section below, will provide the framework upon which to base the assessment of potential effects

Legislative and Policy Context

8.16 This Chapter has been prepared in accordance with relevant national and local legislation, policy, and guidance on the historic environment.

Legislation

- Ancient Monuments and Archaeological Areas Act (1979) as modified by the Historic Environment (Amendment) (Scotland) Act 2011¹³;
- Historic Environment Scotland Act (2014)¹⁴;

¹³ *Ancient Monuments and Archaeological Areas Act (1979) (c46)*. London: UK Government. Available at: http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

¹⁴ *Historic Environment (Amendment) (Scotland) Act (2011) (c3)*. London: UK Government. Available at: <https://www.legislation.gov.uk/asp/2011/3/contents>

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997)¹⁵ as modified by the Historic Environment (Amendment) (Scotland) Act 2011¹⁶; and
- Town and Country Planning (General Development Procedure) (Scotland) Order (1992)¹⁷.

Planning Policy

8.17 Relevant planning policy regarding the historic environment includes:

- The National Planning Framework 4 for Scotland (NPF4)¹⁸;
- Historic Environment Policy for Scotland (HEPS)¹⁹ and its supporting Designation Policy and Selection Guidance²⁰;
- The Inner Moray Firth Local Development Plan 2 (IMFLDP 2)²¹; and
- Highland-wide Local Development Plan²².

Guidance

8.18 The following guidance documents are relevant to this assessment:

- The Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (2014a, updated 2020)²³, Standard and Guidance for Historic Environment Desk Based Assessments (2014b, updated 2020)²⁴, CIfA Code of

¹⁵ *Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997) (c9)*. London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1997/9/contents>

¹⁶ *Historic Environment (Amendment) (Scotland) Act (2011) (c3)*. London: UK Government. Available at: <https://www.legislation.gov.uk/asp/2011/3/contents>

¹⁷ *Town and Country Planning (Scotland) Act (1997) (c8)*. London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1997/8/contents>

¹⁸ Scottish Government. 2023. *National Planning Framework 4*. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

¹⁹ Historic Environment Scotland (HES). *Historic Environment Policy for Scotland (HEPS)*. Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

²⁰ HES. 2020. *Designation Policy and Selection Guidance*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

²¹ Highland Council (HC). 2024. *The Inner Moray Firth Local Development Plan (IMFLDP) 2*. Available at: https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

²² Highland Council (HC). 2012. *Highland-wide Local Development Plan*. Available at: <https://www.gov.scot/publications/local-development-plan-highland/>

²³ CIfA, 2020. *Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment*. Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GCommissioning_2.pdf

²⁴ CIfA, 2020. *Standard and guidance for historic environment desk-based assessment*. Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf

Conduct: Professional Ethics in Archaeology (2014c, updated 2022)²⁵, and Regulations for Professional Conduct (2019, updated 2021)²⁶;

- SNH (now NatureScot) & Historic Environment Scotland’s Environmental Impact Assessment Handbook v5²⁷;
- Managing Change in the Historic Environment: Setting (HES 2016; updated 2020)²⁸;
- Planning Advice Note 2/2011: Planning and Archaeology (Scottish Government 2011)²⁹;
- Our Place, Our Future: The Strategy for Scotland’s Historic Environment ³⁰; and
- Scotland’s Delivery of Public Benefit and Social Value Guidance for Archaeology in the Planning Process³¹, adopted as best practice by the Association of Local Government Archaeologists Scotland (ALGAO Scotland).

Consultation

8.19 The consultation responses received in relation to Cultural Heritage our set out in **Table 8.2** below.

Table 8.2: Consultation Responses

Consultee	Summary of Consultation Response	Where Addressed in Chapter
THC Pre Application Response (Reference 24/00180/PREMAJ) Received 12th June 2024	The THC response includes feedback provided by Kirsty Cameron at HET who notes that there <i>‘is a high potential for the survival of buried features and deposits within the area of proposed development’</i> and that <i>‘buried prehistoric features can be expected. A programme of</i>	The potential for direct and indirect physical impacts from construction are assessed in Section 8.63 to 8.71 of this chapter.

²⁵ ClfA, 2022. *Code of conduct: professional ethics in archaeology*. Available at: <https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2022.pdf>

²⁶ ClfA, 2021. *Regulations for professional conduct*. Available at: https://www.archaeologists.net/sites/default/files/Regulations%20for%20professional%20conduct_0.pdf

²⁷ NatureScot & HES (2018). *Environmental Impact Assessment Handbook*. Available from: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

²⁸ HES. 2020. *Managing Change in the Historic Environment: Setting*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

²⁹ Scottish Government, 2011. *Planning Advice Note 2/2011: Planning and Archaeology*. Available at: <https://www.gov.scot/publications/pan-2-2011-planning-archaeology/>

³⁰ HES, 2023. *Our Past, Our Future: The Strategy for Scotland’s Historic Environment*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=79204155-9eb2-4d29-ab14-aff200ec2801>

³¹ Mann, B., 2023. *Delivery of Public Benefit and Social Value Guidance for Archaeology and the Planning Process*. Available at: <https://www.archaeologists.net/sites/default/files/ALGAO%20Delivery%20of%20Public%20Benefit%20and%20Social%20Value%20Guidance%20v1-3.pdf>

Consultee	Summary of Consultation Response	Where Addressed in Chapter
	<p><i>archaeological works will be required, and I welcome the assessment proposed to establish the archaeological baseline that is described in the Briefing Note provided to support the proposal.</i></p> <p><i>It is expected that a Programme of Archaeological Works, informed by the results of the baseline technical assessment, would be recommended as a condition of any consent that may be granted.'</i></p> <p>They also note that they have no additional concerns regarding the buffers around the scheduled areas beyond the HES feedback detailed below.</p> <p>THC response also includes feedback provided by HES which notes that <i>'the Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of (SM11535) is located within the Site Boundary'</i>. They go on to say that <i>'the indicative masterplan sketchbook incorporates a buffer of at least 30m from the scheduled areas, with the nearest development plot boundary 50m from the scheduled areas'</i> and further recommended that <i>'no planting of tall trees occurs within the inner 30m buffer to ensure there is no possibility of tree roots extending laterally into the scheduled monument and to ensure the monument does not appear surrounded and isolated by trees'</i>.</p> <p>HES also note <i>'that although crop mark sites can have a definable setting which can be impacted by development, in the case of SM11535, there are no clear visual relationships between these and any other prehistoric monuments in the surrounding area. Therefore, HES are content that the buffers noted above are appropriate and would not lead to significant impacts on the setting of the monument'</i>.</p>	<p>Mitigation proposed for the protection of Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of (Asset 1; SM11535) during the construction phase are presented in Sections 8.88 to 8.93 of this chapter.</p> <p>Photomontages for Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of (Asset 1; SM11535) are presented in Figures 11.13, 11.13.1 to 11.13.4 and 11.15, 11.51.1 to 11.15.4.</p> <p>The Proposed Development is dependent on the completion of the East Link Road (ELR) and the ELR has, therefore, been considered as part of the future baseline with regard to the assessment of effects upon setting laid out in Sections 8.73 to 8.87.</p>

Consultee	Summary of Consultation Response	Where Addressed in Chapter
	<p><i>'Overall, provided planting of tall trees in the inner scheduled monument buffer is avoided, HES is content that the proposed development shown in the draft indicative Phase 2 Masterplan adequately avoids both direct physical impacts and significant impacts on the setting of the scheduled monument'.</i></p>	
<p>HES Pre Application Response (HES case ID: 300072885) Received 16th October 2024</p>	<p><i>'Having reviewed the information provided including the updated Phase 2 Masterplan we have the following comments to offer which we hope are helpful at this stage.</i></p> <p><i>We are content that only Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of (SM11535) should be included in the forthcoming EIA Report. We are also satisfied that impacts on the setting of category A listed buildings, Inventory gardens and designed landscapes and battlefields in the wider surrounding area are unlikely to be significant. We can therefore confirm that we are content with your proposed approach to the assessment in terms of impacts on the setting of nationally important designated historic environment assets.</i></p> <p><i>We have previously provided advice on the proposed Inverness Campus development at earlier stages, including the Planning Permission in Principle application for the entire campus area in 2009 and more recently to the Highland Council Major Pre-application service for the current Planning Permission in Principle application for Phase 2 (dated 28 May 2024). We do not have any new specific concerns with the proposed development relating to the potential impacts on Ashton Farm Cottages ring ditch (SM11535). The masterplan continues to show that direct physical impacts would be avoided through the retention of the monuments as open ground/parkland and that a generous</i></p>	<p>Potential impacts upon the setting of Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of (Asset 1; SM11535) are presented in Section 8.76 to 8.82 of this chapter.</p> <p>This assessment is supported by visualisations presented in Figures 11.13, 11.13.1 to 11.13.4 and 11.15, 11.51.1 to 11.15.4.</p> <p>The Proposed Development is dependent on the completion of the East Link Road (ELR) and the ELR has, therefore, been considered as part of the future baseline with regard to the assessment of effects upon setting laid out in Sections 8.73 to 8.87.</p>

Consultee	Summary of Consultation Response	Where Addressed in Chapter
	<p><i>buffer has been incorporated. There is the potential for some settings impacts on the monuments arising from both the proposed development and the creation of embankments and earthworks for roads in the wider area. The potential impacts on the setting of the monument from both the proposed development and the cumulative impacts with the East Link Road should therefore be assessed. This should be supported through the production of photomontage visualisations taken from the scheduled areas looking toward the buildings associated with the masterplan and the new road carriageways’.</i></p>	
<p>HES Scoping Response (HES case ID: 300072885) (Reference: 24/03837/SCOP) Received 16th October 2024</p>	<p><i>Only additions to the pre-app response above are summarised as follows:</i></p> <p><i>‘We welcome that Appendix B.3 of the scoping report at section 4 states that direct and indirect physical impacts from construction are scoped into the assessment and specifically identifies Ashton Farm Cottages ring ditch (SM11535) for detailed assessment...</i></p> <p><i>...We would welcome further information on how this monument will be protected during access and construction works...</i></p> <p><i>...we are generally content that the proposed 1km outer study area for cultural heritage assets would include most heritage assets within our remit with potential to be affected and we have not identified any assets beyond this distance which require further assessment...</i></p> <p><i>...Any conclusions in the assessment should be supported through the production of photomontage visualisations. These should be taken from the scheduled areas of the monument looking toward the new buildings and also towards the road</i></p>	<p>The potential for direct and indirect physical impacts from construction are assessed in Section 8.63 to 8.71 of this chapter.</p> <p>Mitigation proposed for the protection of Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of (Asset 1; SM11535) during the construction phase are presented in Sections 8.88 to 8.93 of this chapter.</p> <p>1km study area has been used for setting assessment.</p> <p>Photomontages for Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of</p>

Consultee	Summary of Consultation Response	Where Addressed in Chapter
	<p><i>carriageways associated with both the masterplan and the proposed East Link Road to allow assessment of the cumulative impacts...</i></p> <p><i>...We recommend that the potential cumulative impacts of the proposed development along with other developments such as the East Link Road on the setting of the assets are also assessed...</i></p>	<p>(Asset 1; SM11535) are presented in Figures 11.13, 11.13.1 to 11.13.4 and 11.15, 11.51.1 to 11.15.4.</p> <p>The Proposed Development is dependent on the completion of the East Link Road (ELR) and the ELR has, therefore, been considered as part of the future baseline with regard to the assessment of effects upon setting laid out in Sections 8.73 to 8.87.</p>
<p>AOC Meeting with Kirsty Cameron, Archaeologist, Environment TEAM. Highland Council (October 2024)</p>	<p>Mitigation requirements noted to likely be evaluation trenching, perhaps targeted on geophysical anomalies (much of the site has previously been subject to geophysical survey) and features identified in review of aerial photography and LiDAR data.</p> <p>It was advised that the earlier this takes place the better and that this would largely be over portions of Area 4 that have not yet been subject to evaluation trenching and Area 5.</p> <p>It was also noted that depending on the results, further mitigation in the form of a watching brief or area excavation may be required.</p> <p>It was highlighted that whilst pre-determination trenching might be preferable, as this would potentially allow the development to be designed around significant archaeological features, it would be possible for the work to be undertaken post-determination as a planning condition in due course.</p>	<p>Mitigation proposals for direct effects are set out in Section 8.88 to 8.93 of this chapter.</p>

Consultee	Summary of Consultation Response	Where Addressed in Chapter
Kirsty Cameron Archaeologist, Environment TEAM. Highland Council (October 2024) email dated 28 th of November	<p>..The Archaeology and Cultural Heritage Scoping report as submitted to support the application is appropriate. I have also had a discussion with the applicants archaeologists about the scope of works and mitigation that will be necessary and am satisfied that the approach is taking shape to meet the required standards and expectation.</p> <p>As noted previously, the potential for buried remains to survive across this area is high and several phases of work in the past (including evaluation, excavation and geophysical survey) have shown the nature of the features and deposits to be expected across this large area...</p>	Mitigation proposals for direct effects are set out in Section 8.88 to 8.93 of this chapter.

Baseline Conditions

Baseline for Potential Direct Impacts

- 8.20 The full Cultural Heritage baseline for the Site is set out in the HEDBA (**Technical Annex D**) with the heritage assets summarised in this Section being depicted on Figures 2 and 3 of the HEDBA (**Technical Annex D; Figures 2 and 3**).
- 8.21 The Site (**Technical Annex D; Figure 1**), measures c. 56.5ha and it comprises six areas as well as routes between these areas. It is centred at NH 69507 44824 and is located across fields, car parks and roads within Inverness Campus to the south of the A96 and to the immediate north of the A9. Scretan Burn crosses Areas 4 and 5, and the Inverness-Perth Highland Railway line separates Areas 4 and 5.
- 8.22 The wider landscape comprises a mix of agricultural fields as well as modern development in the form of a prison, university buildings, residential housing, business parks and shopping centres.
- 8.23 Previous archaeological investigations have uncovered a considerable amount of prehistoric evidence from some areas within the Site as well as in the vicinity of the Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages Scheduled Monument (Asset 1, SM11535).
- 8.24 Recorded heritage assets within the Site include:

- One designated asset in the form of the Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages Scheduled Monument (Asset 1; SM11535), located in the eastern portion of Area 5; and
- Non-designated assets in the form of:
 - Neolithic pits in Area 4 (Assets 40 & 129/142) and Area 2 (Asset 39) and the routes between Area 1 and 2 (Asset 50);
 - Bronze Age/Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures in Area 1 (Asset 129), Area 2 (Asset 39, 40 & 129), Area 3 (Asset 93 & 129) and Area 4 (Asset 129), as well as in the route between Areas 1 and 2 (Asset 50 & 129), the route between Area 6 and Area 4 (Asset 142) and between Areas 3 and 4 (Asset 129);
 - A pit circle (Asset 49) visible as cropmarks on aerial photography in Area 2;
 - Caulfield Military Road (Asset 31) adjacent to the south boundary of Area 5;
 - Dumrosach post-medieval farmstead (Asset 16) in the northeast of Area 4;
 - Beechwood modern cottages (Asset 100) in the southwest of Area 4;
 - Beechwood Farm (Asset 44) in the southwestern corner of Area 4;
 - A fish trap (Asset 18) in the eastern part of Area 5;
 - A probable round house and three pits (Asset 210) in the north of Area 5;
 - Three pits (Asset 211) in the north of Area 5; and
 - A pit (Asset 212) in the southeast of Area 5.

8.25 In addition to known prehistoric remains identified within the Site, there is judged to be a Medium potential for further Neolithic remains, likely pits, to survive within the Site and a High potential for further Bronze Age and Iron Age remains to survive. Any such remains are likely to be of Medium to High importance (as per the criteria outlined in **Table 8.3**), in keeping with the importance of the known remains within the Site.

8.26 No Romano-British assets or artefacts have previously been recorded on the Site and evidence of activity from this period within the 1km Study Area is limited. As such, there is considered to be a Low potential for remains from this period to survive on the Site, although the potential for residual finds cannot be discounted.

8.27 The lack of evidence, resulting from previous investigation in and surrounding the Site, suggests a Low potential for early medieval and medieval remains and artefacts from this period to survive on the Site.

- 8.28 Historic maps depict the Site within agricultural land since the mid-18th century and within enclosed fields since the late 19th century, with Drumrosach farmstead (Asset 16) and Beechwood Farmstead (Asset 44) in Area 4. As such there is considered to be a Medium to High potential for agricultural remains from this period to survive within the Site and High potential for farm buildings to survive in the northeastern portion of Area 4 where Drumrosach (Asset 16) was located. Any such remains would likely be considered of no more than Low importance (as per the criteria outlined in **Table 8.3**). Beechwood Farmstead (Asset 44) was subject to a programme of Historic Building Recording (Event 160) prior to its demolition and so can be considered to have already been preserved by record.
- 8.29 There is considered to be a Low potential for remains of modern date to survive within the Site. Any remains that do survive are likely to be related to the continued agricultural use of the land or the construction of the current Inverness Campus and are likely to be considered of no more than negligible importance (as per the criteria outlined in **Table 8.3**).

Baseline for Potential Setting Impacts

- 8.30 A 1km Study Area extending from the Site boundary was employed to identify assets which may be subject to impacts upon their settings. Setting assessment site visits were undertaken to inform assessment with the heritage assets summarised in this Section being depicted on Figures 2 and 3 of the HEDBA (**Technical Annex D; Figures 2 and 3**).
- 8.31 One Scheduled Monument, the Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages Scheduled Monument (Asset 1) (Designation No. SM11535), is located in the eastern portion of Area 5. No other designated assets are located within the Site but the following Listed Buildings are recorded as being within the 1km Study Area:
- Tower House in Ground of Inshes House (Asset 2) – Category A Listed Building;
 - Castlehill House (Asset 3) – Category B Listed Building;
 - Cradlehall House (Asset 4) – Category B Listed Building;
 - Inshes House (Asset 5) – Category B Listed Building;
 - Seafield of Raigmore (Asset 6) – Category B Listed Building;
 - Stoneyfield House (Asset 7) – Category B Listed Building;
 - Cameron Barracks (Asset 8) – Category B Listed Building;
 - Drakies House (Asset 9) – Category B Listed Building;
 - RAF Filter Block (Asset 10) – Category B Listed Building;

- Helen's Lodge (Asset 11) – Category C Listed Building;
- Viewfield House (Asset 12) – Category C Listed Building; and
- Former Inshes Estate Entrance, Archway and Gate Lodge Including Outbuilding to the East (Asset 13) – Category C Listed Building.

8.32 The assessment undertaken within the HEDBA (**Technical Annex D – Section 7.2 and Table 3**) indicated that the Proposed Development is unlikely to result in significant setting effects upon most of the designated heritage assets identified within 1km of the Site.

8.33 The only assets that were considered to have the potential for impacts upon their settings were the Scheduled Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages (Asset 1) due to its location within the Site, and the Category B Listed Castlehill House (Asset 3) given its proximity to and orientation toward the Site. All other designated assets (both within the 1km Study Area and beyond 1km) have, therefore, been scoped out of this assessment (as agreed with consultee responses laid out in **Table 8.2**).

Future Baseline

8.34 Without the Proposed Development the archaeological baseline would be stable and the condition of any buried remains would be unlikely to substantially change. It is recognised that for above ground heritage assets, there may be some decay over time. The setting of designated heritage assets is also unlikely to substantially change. It is recognised that there may be other future developments that may occur within the Study Areas that could have the potential to alter the setting of assets; however, the potential impacts of any such future development cannot be predicted or assessed fully where details are not currently available. Where details of future developments are known these will be assessed as part of the cumulative baseline in the cumulative effects assessment.

Assessment Methodology and Significance Criteria

8.35 The assessment distinguishes between the terms '*impact*' and '*effect*'. An impact is defined as a physical change to a heritage asset or its setting, whereas an effect refers to the significance of this impact. The first stage of the assessment involves establishing the importance of the heritage asset and assessing the sensitivity of the asset to change (impact). Using the proposed design for the Proposed Development, an assessment of the impact magnitude is made and a judgement regarding the level and significance of effect is arrived at.

Criteria for Assessing Sensitivity of Heritage Assets

- 8.36 The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, which states in Article One that ‘cultural significance’ or ‘cultural heritage value’ means aesthetic, historic, scientific, social or spiritual value for past, present or future generations³². This definition has since been adopted by heritage organisations around the world, including HES. HEPS notes that to have cultural significance an asset must have a particular “*aesthetic, historic, scientific or social value for past, present and future generations*”³³. Heritage assets also have value in the sense that they “...*create spaces for recreation, leisure, tourism, and education, or places for nature to thrive*” and “*can be a source of identity, a resource for learning, or a spark for creativity*”³⁴.
- 8.37 All heritage assets have significance; however, some heritage assets are judged to be more important than others. The level of that importance is, from a cultural resource management perspective, determined by establishing the asset’s capacity to contribute to our understanding or appreciation of the past³⁵. In the case of many heritage assets their importance has already been established through the designation (i.e. Scheduling, Listing and Inventory) processes applied by HES.
- 8.38 The rating of importance of heritage assets is first and foremost made in reference to their designation. For non-designated assets importance is assigned based on professional judgement and guided by the criteria presented in **Table 8.3** which itself relates to the criteria for designations as set out in Designation Policy and Selection Guidance³⁶ and Scotland’s Listed Buildings³⁷.

Table 8.3: Criteria for Establishing Importance of Heritage Assets

Importance	Receptors
Very High	World Heritage Sites (as protected by NPF4 ³⁸)

³² International Council on Monuments and Sites (ICOMOS). 2013. The Burra Charter. Available at: <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

³³ HES. 2019. HEPS. Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

³⁴ HES, 2023. Our Past, Our Future: The Strategy for Scotland’s Historic Environment. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=79204155-9eb2-4d29-ab14-aff200ec2801>

³⁵ HES. 2019. HEPS. Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

³⁶ HES. 2020. Designation Policy and Selection Guidance. Available at:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

³⁷ HES. 2021. Scotland’s Listed Buildings. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=34c90cb9-5ff3-45c3-8bc3-a58400fcbc44>

³⁸ Scottish Government, 2023. National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

Importance	Receptors
	Other designated or non-designated heritage assets with demonstrable Outstanding Universal Value.
High	<p>Scheduled Monuments (as protected by the Ancient Monuments and Archaeological Areas Act 1979 (the '1979 Act')³⁹);</p> <p>Category A Listed Buildings (as protected by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997) (the '1997 Act')⁴⁰;</p> <p>Inventory Gardens and Designed Landscapes (as protected by the 1979 Act⁴¹, as amended by the Historic Environment (Amendment) (Scotland) Act 2011 (the '2011 Act')⁴²);</p> <p>Inventory Battlefields (as protected by the 1979 Act⁴³, as amended by the 2011 Act)⁴⁴;</p> <p>Outstanding examples of some period, style or type;</p> <p>Non-designated assets and/or Locally Listed assets considered to meet the criteria for the designations as set out above (as protected by NPF⁴⁵).</p>
Medium	<p>Category B and C Listed Buildings (as protected by the 1997 Act)⁴⁶;</p> <p>Conservation Areas (as protected by the 1997 Act⁴⁷);</p> <p>Major or representative examples of some period, style or type; or</p> <p>Non-designated assets and/or Locally Listed assets considered to meet the criteria for the designations as set out above (as protected by NPF⁴⁸).</p>
Low	<p>Locally Listed assets;</p> <p>Examples of any period, style or type which contribute to our understanding of the historic environment at the local level.</p>

³⁹ Ancient Monuments and Archaeological Areas Act (1979) (c46). London: UK Government. Available at: http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

⁴⁰ Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997) (c9). London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1997/9/contents>

⁴¹ Ancient Monuments and Archaeological Areas Act (1979) (c46). London: UK Government. Available at: http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

⁴² Historic Environment (Amendment) (Scotland) Act (2011) (c3). London: UK Government. Available at: <https://www.legislation.gov.uk/asp/2011/3/contents>

⁴³ Ancient Monuments and Archaeological Areas Act (1979) (c46). London: UK Government. Available at: http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

⁴⁴ Historic Environment (Amendment) (Scotland) Act (2011) (c3). London: UK Government. Available at: <https://www.legislation.gov.uk/asp/2011/3/contents>

⁴⁵ Scottish Government, 2023. National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

⁴⁶ Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997) (c9). London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1997/9/contents>

⁴⁷ Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997) (c9). London: UK Government. Available at: <https://www.legislation.gov.uk/ukpga/1997/9/contents>

⁴⁸ Scottish Government, 2023. National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

Importance	Receptors
Negligible	Relatively numerous types of features; Findspots of artefacts that have no definite archaeological remains known in their context; The above non-designated features are protected by Policy 7o of NPF4 ⁴⁹ .

- 8.39 Determining cultural heritage significance can be made with reference to the intrinsic, contextual and associative characteristics of an asset as set out in HEPS⁵⁰ and its accompanying Designation Policy and Selection Guidance⁵¹. The Designation Policy and Selection Guidance indicates that the relationship of an asset to its setting or the landscape makes up part of its contextual characteristics. HES’s Managing Change Guidance⁵², in defining what factors need to be considered in assessing the impact of a change on the setting of a historic asset or place, states that the magnitude of the proposed change should be considered “*relative to the sensitivity of the setting of an asset*”⁵³, thereby making clear that assets vary in their sensitivity to changes in setting and thus have a relative sensitivity. The EIA Handbook suggests that cultural significance aligns with sensitivity but also states that “*the relationship between value and sensitivity should be clearly articulated in the assessment*”⁵⁴. It is therefore recognised that the importance of an asset is not the same as its sensitivity to changes to its setting. Elements of setting may make a positive, neutral or negative contribution to the significance of an asset. Thus, in determining the nature and level of effects upon assets and their settings by the development, the contribution that setting makes to an asset’s significance and thus its sensitivity to changes to setting need to be considered.
- 8.40 This approach recognises the importance of avoiding significant adverse impacts on the integrity of the setting of an asset in the context of the contribution that setting makes to the, understanding, appreciation and experience of a given asset. It recognises that setting is a key characteristic in understanding and appreciating some, but by no means all, assets. Indeed, assets of High or Very High importance do not necessarily have high

⁴⁹ Scottish Government, 2023. National Planning Framework 4. Available at:

<https://www.gov.scot/publications/national-planning-framework-4/>

⁵⁰ HES. 2019. HEPS. Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

⁵¹ HES. 2020. Designation Policy and Selection Guidance. Available at:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

⁵² HES. 2020. Managing Change in the Historic Environment: Setting. Available at:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

⁵³ *ibid*

⁵⁴ NatureScot & HES (2018). Environmental Impact Assessment Handbook. Available from:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

sensitivity to changes to their settings (e.g. do not necessarily have a high relative sensitivity). An asset's relative sensitivity to alterations to its setting refers to its capacity to retain its ability to contribute to an understanding and appreciation of the past in the face of changes to its setting. The ability of an asset's setting to contribute to an understanding, appreciation and experience of it and its significance also has a bearing on the sensitivity of that asset to changes to its setting. While heritage assets of High or Very High importance are likely to be sensitive to direct impacts, not all will have a similar sensitivity to impacts on their setting; this would be true where setting does not appreciably contribute to their significance. HES's guidance on setting makes clear that the level of effect may relate to "*the ability of the setting [of an asset] to absorb new development without eroding its key characteristics*"⁵⁵. Assets with Very High or High relative sensitivity to settings impacts may be vulnerable to any changes that affect their settings, and even slight changes may erode their key characteristics or the ability of their settings to contribute to the understanding, appreciation and experience of them. Assets whose relative sensitivity to changes to their setting is lower may be able to accommodate greater changes to their settings without having key characteristics eroded.

- 8.41 The criteria used for establishing an asset's relative sensitivity to changes to its setting is detailed in **Table 8.4**. This table has been developed based on AOC's professional judgement and experience in assessing setting effects. It has been developed with reference to the policy and guidance noted above including NPF4⁵⁶, HEPS⁵⁷ and its Designation Policy and Selection Guidance⁵⁸, the Xi'an Declaration⁵⁹, the EIA Handbook⁶⁰ and HES's guidance on the setting of heritage assets⁶¹.

⁵⁵ HES. 2020. *Managing Change in the Historic Environment: Setting*. Page 11. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

⁵⁶ Scottish Government, 2023. National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

⁵⁷ HES. 2019. HEPS. Available at: <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

⁵⁸ HES. 2020. *Designation Policy and Selection Guidance*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

⁵⁹ International Council on Monuments and Sites (ICOMOS). 2005. The Xi'an Declaration. Available at: <https://www.icomos.org/images/DOCUMENTS/Charters/xian-declaration.pdf>

⁶⁰ NatureScot & HES (2018). *Environmental Impact Assessment Handbook*. Available from: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

⁶¹ HES. 2020. *Managing Change in the Historic Environment: Setting*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

Table 8.4: Criteria for Establishing Relative Sensitivity of a Heritage Asset to Changes to its Setting

Relative Sensitivity	Criteria
Very High	An asset, the setting of which is critical to an understanding, appreciation and experience of it, should be thought of as having Very High Sensitivity to changes to its setting. This is particularly relevant for assets whose settings, or elements thereof, make an essential direct contribution to their cultural significance.
High	An asset, the setting of which makes a major contribution to an understanding, appreciation and experience of it, should be thought of as having High Sensitivity to changes to its setting. This is particularly relevant for assets whose settings, or elements thereof, contribute substantially to their cultural significance.
Medium	An asset, the setting of which makes a moderate contribution to an understanding, appreciation and experience of it, should be thought of as having Medium Sensitivity to changes to its setting. This could be an asset for which setting makes a contribution to significance but whereby its value is derived mainly from its other characteristics (see HES Designation Policy and Selection Guidance for discussion of intrinsic, contextual and associative characteristics which may contribute to overall cultural significance).
Low	An asset, the setting of which makes some contribution to an understanding, appreciation and experience of it, should generally be thought of as having Low Sensitivity to changes to its setting. This may be an asset whose value is predominantly derived from its other characteristics (see HES Designation Policy and Selection Guidance for discussion of intrinsic, contextual and associative characteristics which may contribute to overall cultural significance).
Negligible	An asset whose setting makes minimal contribution to an understanding, appreciation and experience of it should generally be thought of as having Negligible Sensitivity to changes to its setting.

8.42 The determination of a heritage asset’s relative sensitivity to changes to its setting is first and foremost reliant upon the determination of its setting and the key characteristics of setting which contribute to its cultural significance and an understanding and appreciation of that cultural significance. This aligns with Stage 2 of the HES guidance

on setting⁶². The criteria set out in **Table 8.4** are intended as a guide. Assessment of individual heritage assets is informed by knowledge of the asset itself; of the asset type if applicable and by site visits to establish the current setting of the assets. This allows for the use of professional judgement and each asset is assessed on an individual basis.

Criteria for Assessing Magnitude of Impact

- 8.43 Potential impacts, that is the physical change to known heritage assets, and unknown buried archaeological remains, or changes to their settings, in the case of the Proposed Development relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during the construction phase or the placement of new features within their setting during the operational phase.
- 8.44 The EIA Handbook notes that “In the context of cultural heritage impact assessment, the receptors are the heritage assets and impacts will be considered in terms of the change in their cultural significance”⁶³. Direct changes to assets during the construction phase will relate to the physical removal or damage (in part or whole) to a heritage asset and will therefore likely be adverse. However, the EIA Handbook states that “When considering setting impacts, visual change should not be equated directly with adverse impact. Rather the impact should be assessed with reference to the degree that the proposal affects those aspects of setting that contribute to the asset’s cultural significance⁶⁴”. It further indicates that magnitude of impact should largely be regarded in the context of impacts to “elements of the fabric or setting of the heritage asset that contribute to its cultural significance⁶⁵”. It is further of note that the EIA handbook states that ‘Change in the setting of an asset may be entirely neutral in terms of the resultant change in the asset’s cultural significance, but this will rarely be the case where the actual fabric is affected’⁶⁶.
- 8.45 On this basis, the magnitude of the impacts upon heritage assets caused by the Proposed Development is rated using the classifications and criteria outlined in **Table 8.5**. These criteria consider the extent of change which could be anticipated as a result of the Proposed Development in the context of the significance of the asset, including any contribution made by setting.

⁶² HES. 2020. *Managing Change in the Historic Environment: Setting*. Page 9. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

⁶³ NatureScot & HES (2018). Environmental Impact Assessment Handbook. Available from: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

⁶⁴ *ibid*

⁶⁵ *ibid*

⁶⁶ *ibid*

Table 8.5: Criteria for Classifying Magnitude of Impact

Magnitude of Impact	Criteria
High	<p>Substantial loss of information content resulting from total or large-scale removal of deposits from an asset to the extent that it would result in a substantial loss of cultural significance;</p> <p>Major alteration of an asset’s baseline setting, which materially compromises the ability to understand, appreciate and experience the contribution that setting makes to the significance of the asset and erodes the key characteristics⁶⁷ of the setting to the extent that it would result in substantial loss of cultural significance.</p>
Medium	<p>Loss of information content resulting from material alteration of the baseline conditions by removal of part of an asset that would lead to some loss of cultural significance;</p> <p>Alteration of an asset’s baseline setting that affects the ability to understand, appreciate and experience the contribution that setting makes to the significance of the asset to a degree but whereby the cultural significance of the monument in its current setting remains legible. The key characteristics of the setting⁶⁸ may be partially eroded; there would be some loss of cultural significance.</p>
Low	<p>Detectable impacts leading to minor alteration to baseline conditions by removal of a small proportion of the asset, that would lead to slight loss of cultural significance;</p> <p>Alterations to the asset’s baseline setting, which do not affect the ability to understand, appreciate and experience the contribution that setting makes to the asset’s overall significance and would only lead to slight loss of cultural significance. Key characteristics would not be eroded.</p>
Negligible	<p>Loss of a small percentage of the area of an asset’s peripheral deposits/fabric that would leave cultural significance unchanged;</p> <p>A reversible alteration to the fabric of the asset;</p> <p>A marginal alteration to the asset’s baseline setting that would leave cultural significance of the asset unchanged.</p>
None	No impact predicted

⁶⁷ HES. 2020. *Managing Change in the Historic Environment: Setting*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

⁶⁸ *ibid*

8.46 In line with HES guidance on setting, factors which will be considered in coming to a judgement regarding magnitude of impact will include, but not be limited to:

- 'whether key views to or from the historic asset or place are interrupted;
- whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset;
- the visual impact of the proposed change relative to the scale of the historic asset or place and its setting;
- the visual impact of the proposed change relative to the current place of the historic asset in the landscape;
- the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this;
- the magnitude of the proposed change relative to the sensitivity of the setting of an asset;
- sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to appreciate and understand a historic asset or place.
- Points to consider include:
 - the ability of the setting to absorb new development without eroding its key characteristics;
 - the effect of the proposed change on qualities of the existing setting such as sense of remoteness, current noise levels, evocation of the historical past, sense of place, cultural identity, associated spiritual responses; and
 - cumulative impacts: individual developments may not cause significant impacts on their own, but may do so when they are combined⁶⁹

Criteria for Assessing Significance

8.47 Potential impacts, that is the physical change to known heritage assets, and unknown buried archaeological remains, or changes to their settings, in the case of the Proposed Development relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during the construction phase or the placement of new features within their setting during the operational phase.

⁶⁹ HES. 2020. *Managing Change in the Historic Environment: Setting*. Pages 10-11. Available at : <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

- 8.48 The level of effect is judged to be the interaction of the asset’s importance or relative sensitivity (**Tables 8.3 and 8.4**) and the magnitude of the impact (**Table 8.5**). In order to provide a level of consistency, the assessment of importance and relative sensitivity, the prediction of magnitude of impact and the assessment of level of effect will be guided by pre-defined criteria.
- 8.49 The predicted level of effect on each heritage asset is then determined by considering the asset’s importance and/or relative sensitivity in conjunction with the predicted magnitude of the impact. The method of deriving the significance of effect is provided in **Table 8.6**.

Table 8.6: Significance of Effect based on Inter-Relationship between the Importance and/or Sensitivity of a Heritage Asset and/or its Setting and the Magnitude of Impact

Magnitude of Impact	Importance and/or Relative Sensitivity to Changes to Setting				
	Negligible	Low	Medium	High	Very High
High	Minor	Moderate	Moderate	Major	Major
Medium	Negligible/ Neutral	Minor	Moderate	Moderate	Major
Low	Negligible/ Neutral	Negligible/ Neutral	Minor	Minor	Moderate
Negligible	Negligible/ Neutral	Negligible/ Neutral	Negligible/ Neutral	Minor	Minor

- 8.50 Whilst the tables are used to ensure a consistent approach, it is noted that the EIA Handbook states that where matrices “are used, care must be taken to ensure that they are not applied in a mechanistic fashion or in a way that obscures the reasoning behind the assessment”⁷⁰. The EIA Handbook further states that “Generally, a narrative approach will allow the assessor to set out their reasoning more clearly than a tabulated approach”⁷¹. As such a qualitative descriptive narrative is provided for each asset to summarise and explain each of the professional value judgements that have been made in establishing sensitivity and magnitude of impact for each individual asset.
- 8.51 Where a neutral level of effect is indicated in the table above this primarily relates to potential setting effects where the Proposed Development would be perceptible, and thus result in a change to the baseline setting, but whereby the Proposed Development

⁷⁰ NatureScot & HES (2018). *Environmental Impact Assessment Handbook*. Page 185. Available from : <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

⁷¹ *Ibid.* Page 184

would not result in an adverse effect on the setting of the asset. This is in line with page 181 of the EIA Handbook⁷², quoted above, which indicates that visual changes should not necessarily be considered to have an adverse impact upon setting.

- 8.52 Using professional judgment and with reference to the Guidelines for Environmental Impact Assessment (as updated)⁷³, and the EIA Handbook⁷⁴ the assessment considers moderate and greater effects to be significant (bold in **Table 8.6**), while minor and lesser effects are considered not significant.

Integrity of Setting

- 8.53 NPF4 indicates that development proposals affecting Scheduled Monuments will only be supported where '*significant adverse impacts on the integrity of setting of a scheduled monument are avoided*'⁷⁵ (Scottish Government 2023, Policy 7h(ii), 46). Significant adverse impacts on integrity of setting are judged here to relate to whether a change would adversely affect the asset's key attributes or elements of setting which contribute to an asset's significance. It is considered that a significant impact upon the integrity of the setting of an asset will only occur where the degree of change that will be represented by the Proposed Development would adversely alter those factors of the asset's setting that contribute to cultural significance such that the understanding, appreciation and experience of an asset are not adequately retained. In terms of effects upon the setting of heritage assets, it is considered that only those effects identified as 'significant' in EIA terms will have the potential to significantly adversely impact upon integrity of setting. Where no EIA significant effect is found it is considered that there would be no significant impact upon the integrity of an asset's setting. This is because for many assets, setting may make a limited contribution to their significance and as such changes would not significantly impact the integrity of their settings. Additionally, as set out in **Table 8.5**, lower ratings of magnitude of change relate to changes that would not obscure or erode key characteristics of setting.
- 8.54 Where EIA significant effects are found, a detailed assessment of adverse impacts upon integrity of setting is made. Whilst non-significant effects would not significantly impact integrity of setting, the reverse is not always true. That is, the assessment of an effect as

⁷² *Ibid*, Page 181

⁷³ IEMA (2017, as updated), Guidelines for Environmental Impact Assessment. Available from: <https://www.iema.net/policy-and-practice/impact-assessment>

⁷⁴ NatureScot & HES (2018). *Environmental Impact Assessment Handbook*. Available from: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

⁷⁵ Scottish Government, 2023. *National Planning Framework 4. Policy 7h(ii), 46*. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

being 'significant' in EIA terms does not necessarily mean that the adverse effect to the asset's setting will significantly impact its integrity. The assessment of adverse impact upon the integrity of an asset's setting, where required, is a qualitative one, and largely depends upon whether the impact predicted would result in a major impediment to the ability to understand or appreciate the heritage asset.

Assessment of Cumulative Effect Significance

- 8.55 It is necessary to consider the effects arising from the addition of the Proposed Development to other cumulative developments. Consideration has been given to whether this would result in an additional cumulative change upon heritage assets, beyond the levels predicted for the Proposed Development alone. The Proposed Development is dependent on the completion of the East Link Road (ELR) and the ELR has, therefore, been considered as part of the future baseline with regard to the assessment of effects upon setting laid out in Sections 8.73 to 8.86. It has not, therefore, been considered as a cumulative development with regard to this assessment as the levels of effect assessed in Sections 8.73 to 8.86 are based upon both the ELR and Proposed Development having been completed.
- 8.56 The cumulative assessment has regard to the guidance on cumulative effects upon heritage assets as set out in the EIA Handbook⁷⁶ and utilises the criteria used in determining effects from the Proposed Development as outlined in **Tables 8.3 to 8.6** above. The assessment of cumulative effects considers whether there would be an increased impact, either additive or synergistic, upon the setting of heritage assets as a result of adding the Proposed Development to a baseline, which may include operational, under construction, consented or proposed developments. It is necessary to consider whether the effects of other schemes in conjunction with the Proposed Development will result in an additional cumulative change upon heritage assets, beyond the levels predicted for the Proposed Development alone.
- 8.57 In determining the degree to which a cumulative effect may occur as a result of the addition of the Proposed Development into the cumulative baseline, a number of factors are taken into consideration including:
- the distance between cumulative developments;
 - the interrelationship between their ZTVs (i.e. theoretical visibility);
 - the overall character of the asset and its sensitivity;

⁷⁶ NatureScot & HES (2018). *Environmental Impact Assessment Handbook*. Available from: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b>

- the siting, scale and design of the cumulative developments themselves;
- the way in which the asset is experienced;
- the placing of the cumulative development(s) in relation to both the Proposed Development being assessed and the heritage asset under consideration; and
- the contribution of the cumulative baseline schemes to the significance of the effect, excluding the individual proposal being assessed, upon the setting of the heritage asset under consideration.

8.58 The cumulative assessment is based upon a list of operational, under construction or consented developments, along with developments where planning permission has been applied for. Cumulative developments are listed in Appendix 3.1. While all have been considered, only those which contribute to, or have the possibility to contribute to, cumulative effects on specific heritage assets are discussed in detail in the text. Additionally, given the emphasis NatureScot places on significant effects, and the requirements of the EIA Regulations, cumulative effects have been considered in detail for those assets where the Proposed Development has been judged to have an impact on their setting. Where No Impact has been predicted for the Proposed Development, there will be no cumulative effect.

Requirements for Mitigation

8.59 National and local planning policies and planning guidance outlined in Paragraphs 8.17 to 8.19 above require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise, or offset any such impacts as appropriate. The planning policies and guidance express a general presumption in favour of preserving heritage remains in situ wherever possible. Their '*preservation by record*' (i.e. through excavation and recording, followed by analysis and publication by qualified archaeologists) is a less desirable alternative. NPF4 notes that the policy intent is for the protection and enhancement of historic environment assets⁷⁷. Policies related to designated assets (Policies 7a to 7j and 7l)⁷⁸ prefer avoidance of impact and where this is not possible require that any impacts are minimised. Policy 7o, relating to non-designated assets, states that these assets and their settings '*should be protected and preserved in situ wherever feasible [. . .] Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving,*

⁷⁷ Scottish Government, 2023. *National Planning Framework 4. Policy 7h(ii)*, 45. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

⁷⁸ *Ibid.* Policies 7a to 7j and 7l.

*publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations*⁷⁹.

Assessment of Residual Effect Significance

- 8.60 The residual effect is what remains following the application of mitigation and management measures. The level of residual effect is defined using criteria outlined in **Tables 8.3 to 8.6**.

Predicted Effects

- 8.61 As set out in in the methodology above, the predicted level of effect on a heritage asset is determined by taking into account the asset's importance (in the case of direct impacts) and/or relative sensitivity to change to its setting, in combination with the predicted magnitude of the impact. The significance of the effect is derived from the interaction of the two factors, as set out in **Table 8.6**, and is supported by a qualitative descriptive narrative.

Construction Phase

- 8.62 The work packages for the Proposed Development are detailed in Chapter 2 of the EIAR and it is considered that these construction works have the potential to directly impact upon buried cultural heritage remains (both known and unknown).

Direct Impacts

- 8.63 The significance of likely direct impacts and effects upon buried archaeological remains within the Site is outlined in the following sections and tables. Potential impacts on known or unknown buried archaeological remains that may be present within the Site relate to the disturbance, removal, or destruction of in situ remains and artefacts during groundbreaking works. The Proposed Development is dependent on the completion of the East Link Road (ELR). The assessment of construction related direct impacts associated with the ELR have been considered within its own EIA, and are not replicated here. Non-designated Heritage Assets Caulfield Military Road (Asset 31) and Roundhouse and three pits (Asset 210) are located within the Site, however, impacts upon them would result from the construction of the ELR and so they are not considered to be impacted by the Proposed Development in the table below.

⁷⁹ *Ibid.* Page 46-47.

Table 8.7: Likely Direct Impacts resulting from Construction Phase

Potential Receptor	Description of Impact	Importance of Asset	Magnitude of Impact	Predicted Significance of Effect
Asset 1 - Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages. Scheduled Monument	Located in eastern portion of Area 5. Excluded from Proposed Development areas (surrounded by a protective buffer within which no groundworks will be undertaken).	High	None	None
Asset 16 - Drumrosach post-medieval farmstead Non-designated Heritage Asset	Located in the northeastern part of Area 4. Asset is the former location of a demolished structure. Construction works associated with the establishment of an area of two storey commercial buildings (14 C – J) and associated landscaping could entirely destroy any surviving buried remains associated with the farmstead.	Negligible	High	Minor
Asset 18 - Old Petty Non-designated Heritage Asset	Located in eastern portion of Area 5. This Asset is assumed to be findspot of a fish trap (no further details recorded on the HER) and therefore already recovered and not subject to further impacts.	Negligible	None	None
Asset 39 - Prehistoric settlement – Neolithic Pits Non-designated Heritage Asset	Located within Area 2 which has been subject to previous archaeological investigation in the form of the 2011 Beechwood Excavations and the 2020 Watching Briefs. As the area has been previously investigated and these features have been ' <i>preserved by record</i> ' no further impacts are predicted.	Medium	None	None
Asset 40 - East Beechwood Farm Non-designated Heritage Asset	Asset number assigned for ditch, enclosure, pits, flints, and pottery located within southwestern part of Area 4.	Medium	None	None

Potential Receptor	Description of Impact	Importance of Asset	Magnitude of Impact	Predicted Significance of Effect
	<p>Discovered during programme of archaeological evaluation in 2009.</p> <p>As the area has been previously investigated and these features have been '<i>preserved by record</i>' no further impacts are predicted.</p>			
Asset 44 - Beechwood Farm Non-designated Heritage Asset	<p>Farmhouse located within southwestern part of Area 4.</p> <p>This building was subject to a programme of historic building recording prior to its demolition in 2010.</p> <p>As the feature has been '<i>preserved by record</i>' no further impacts are predicted.</p>	Negligible	None	None
Asset 49 - A pit circle visible on cropmarks Non-designated Heritage Asset	<p>Located within Area 2 which has been subject to previous archaeological investigation in the form of the 2011 Beechwood Excavations and the 2020 Watching Briefs.</p> <p>As the area has been previously investigated and these features have been '<i>preserved by record</i>' no further impacts are predicted.</p>	Low	None	None
Asset 50 - Prehistoric settlement – Neolithic Pits, Bronze Age/Iron Age ditched enclosures and timber post-built structures Non-designated Heritage Asset	<p>Located along the route between Areas 1 and 2 which has been subject to previous archaeological investigation in the form of the 2011 Beechwood Excavations and the 2020 Watching Briefs.</p> <p>As the area has been previously investigated and these features have been '<i>preserved by record</i>' no further impacts are predicted.</p>	Medium	None	None
Asset 93 - Prehistoric settlement – Bronze Age/Iron Age ditched enclosures	<p>Located within Area 3 which has been subject to previous archaeological investigation in the form of the 2011 Beechwood Excavations.</p>	Medium	None	None

Potential Receptor	Description of Impact	Importance of Asset	Magnitude of Impact	Predicted Significance of Effect
and timber post-built structures Non-designated Heritage Asset	As the area has been previously investigated and these features have been ' <i>preserved by record</i> ' no further impacts are predicted.			
Asset 100 - Beechwood modern cottages Non-designated Heritage Asset	Located within the southern part of Area 3. Former location of modern cottages which has been cleared by 2023 (no recording occurred). Construction works associated with the establishment of an area of three storey commercial buildings (22) and associated landscaping could entirely destroy any surviving buried remains associated with the modern cottages.	Negligible	High	Minor
Asset 129/142 - Prehistoric settlement – Bronze Age/Iron Age ditched enclosures and timber post-built structures Non-designated Heritage Asset	Prehistoric settlement features recorded within Areas 1-3 and routes between Areas 1 and 2 and 3 and 4. Area subject to previous archaeological investigation in the form of the 2011 Beechwood Excavations. As the area has been previously investigated and these features have been ' <i>preserved by record</i> ' no further impacts are predicted.	Medium	None	None
Asset 211 - Three circular pits, c.100m to the northeast of Ring Ditch Scheduled Monument Non-designated Heritage Asset	Asset located in northeastern part of Area 5. Construction works associated with the establishment of an area of two storey commercial buildings (25) and associated landscaping could entirely destroy any surviving buried remains associated with the asset.	Medium	High	Moderate
Asset 212 - Circular pit, c.140 the east of Ring Ditch Scheduled Monument	Asset located in eastern part of Area 5. Asset number appears to be a duplication of part of the Scheduled Monument, as such	Medium	None	None

Potential Receptor	Description of Impact	Importance of Asset	Magnitude of Impact	Predicted Significance of Effect
Non-designated Heritage Asset	the Asset is within the protective buffer around the Scheduled Monument within which no groundworks will be undertaken.			
Potential for previously unknown remains within Areas 1 to 3 and 6	Areas 1 to 3 and 6 have been subject to previous archaeological investigation in the form of the 2011 Beechwood Excavations and the 2020 Watching Briefs. As the area has been previously investigated there is no potential for further, previously undiscovered, remains.	None	None	None
Potential for previously unknown remains within previously investigated parts of Area 4	The southwestern and northwestern parts of Area 4 have been subject to previous archaeological investigations. As the area has been previously investigated there is no potential for further, previously undiscovered, remains.	None	None	None
Potential for previously unknown remains within parts of Area 4 not subject to previous investigation	There is assessed to be a Low potential for archaeological remains dating from the Roman, Early Medieval, medieval and modern periods to survive within the Site, a Medium to High potential for post-medieval agricultural remains and a High potential for further prehistoric remains to survive within the Site. Construction works associated with the establishment of areas of two storey (Plots 18, 19, 22 and 23) and three storey (Plots 14 C-J, 15, 16C, 18 A-C and 20b) commercial buildings and associated landscaping could entirely destroy any surviving buried remains associated with the asset.	Dependent on Feature (Any Prehistoric features would likely at least of Medium Importance)	High	Dependent on Feature (Any direct impacts on Prehistoric features would result in at least a Moderate Effect)

Potential Receptor	Description of Impact	Importance of Asset	Magnitude of Impact	Predicted Significance of Effect
Potential for previously unknown remains within Area 5	<p>There is assessed to be a Low potential for archaeological remains dating from the Roman, Early Medieval, medieval and modern periods to survive within the Site, a Medium to High potential for post-medieval agricultural remains and a High potential for further prehistoric remains to survive within the Site.</p> <p>Construction works associated with the establishment of areas of one storey and two storey commercial buildings (Plots 24 and 25) and associated landscaping could entirely destroy any surviving buried remains associated with the asset.</p>	<p>Dependent on Feature</p> <p>(Any Prehistoric features would likely at least of Medium Importance)</p>	High	<p>Dependent on Feature</p> <p>(Any direct impacts on Prehistoric features would likely be at least a Moderate Effect)</p>

- 8.64 In summary the Proposed Development is not predicted to directly impact upon most of the identified heritage assets within its extent due them already having been recorded and '*preserved by record*' as part of previous schemes of archaeological investigation.
- 8.65 A moderate adverse effect upon the non-designated three circular pits, c.100m to the northeast of Ring Ditch Scheduled Monument (Asset 211) is predicted as these assets would likely be destroyed by construction and landscaping works associated with the development of an area of two storey commercial buildings (Plot 25) and nearby access roads. This level of effect is significant in EIA terms.
- 8.66 A minor adverse effect upon the non-designated Drumrosach post-medieval farmstead (Asset 16) and Beechwood modern cottages (Asset 100) is predicted as any buried remains associated with these former buildings/roads would likely be destroyed by construction and landscaping works associated with the Proposed Development. This level of effect is not significant in EIA terms.
- 8.67 It is also considered that there is a potential for further archaeological remains to survive within the previously un-investigated parts of Area 4 and Area 5. Dependant on the nature and survival of any previously undiscovered remains it is considered that

construction and landscaping works associated with the Proposed Development could result in high magnitude impacts (near or total destruction).

- 8.68 These impacts could potentially result in levels of effect which would be considered significant in EIA terms.

Indirect Effects: Archaeological Remains

- 8.69 It is not predicted that the Proposed Development would result in any indirect effects on known heritage assets within the Site (as these have largely been previously excavated and removed). The Proposed Development is dependent on the completion of the East Link Road (ELR). The assessment of construction related indirect impacts associated with the ELR have been considered within its own EIA and are not replicated here.

- 8.70 The potential for indirect effects upon known (including the Scheduled Monument) and hitherto unknown buried archaeological remains is considered to be limited to the potential effects of any changes to the ground conditions within the Site which might be caused by the Proposed Development that could affect the preservation of any buried peats and preserved organic deposits. No such deposits are recorded as being within the Site with the BGS and available borehole data largely recording sequences of marine and glaciofluvial sands, gravels and silts as forming the superficial geology within the Site (**Technical Appendix D – Section 2.3**). As such the Proposed Development is not anticipated to indirectly effect the potential for survival of hitherto known and unknown archaeological remains.

Temporary Effects upon Setting

- 8.71 Setting impacts relating to construction would be short term, temporary effects and may occur due to the introduction of construction machinery on-site, additional construction traffic and construction of compounds. Given the nature of such impacts, setting impacts are only likely to occur in close proximity to the proposed works and would not exceed the operational effects upon setting and so, are not discussed further under construction effects. The Proposed Development is dependent on the completion of the East Link Road (ELR). The assessment of temporary effects upon setting includes the assumption that the ELR has formed part of the Future Baseline.

Operational Phase

Direct Impacts

- 8.72 Once operational, it is predicted that the Proposed Development would not require any below ground works beyond occasional maintenance of infrastructure within the previously impacted footprint. Therefore, no additional direct impacts are predicted.

Effects upon Setting

- 8.73 As outlined in the Baseline and Scope above it is assessed that the Proposed Development is unlikely to result in significant setting impacts upon most of the designated heritage assets identified within 1km of the Site (and none beyond this distance). The Proposed Development is dependent on the completion of the East Link Road (ELR). This assessment of effects upon setting includes the assumption that the ELR has formed part of the Future Baseline
- 8.74 Therefore, the only assets considered to have the potential for significant effects upon their settings are the Scheduled Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages (Asset 1) and the Category B Listed Castlehill House (Asset 3). The assessment of these potential setting effects is detailed below.

The Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages Scheduled Monument (Asset 1)

- 8.75 The Scheduled Monument lies within the development boundary in an agricultural field north of the railway line. The monument comprises cropmarks identified from aerial photographs, with no visible upstanding remains. As a Scheduled Monument, the asset is considered to be of High importance (as per the criteria outlined in **Table 8.3**). As this asset is comprised of cropmark evidence for a ring ditch and pit circles, thought likely to be indicative of prehistoric settlement, it is assessed as deriving a most of its importance from its '*Intrinsic characteristics*' (i.e. most of the significance of the Scheduled Monument is derived from the unexcavated buried prehistoric features, which have the considerable potential to enhance the understanding of unenclosed settlements of the prehistoric period in the Highlands.).
- 8.76 The Scheduled Monument is assessed as deriving less of its overall importance from its '*Contextual characteristics*', as buried remains with no visible presence they have a somewhat limited relationship with the surrounding agricultural landscape and possibly other settlement remains that have been uncovered at Seafield and Beechwood, albeit within a much-altered modern landscape.

- 8.77 The historic, largely arable, setting of the Scheduled Monument has been significantly eroded, however, with the creation of enclosed fields and the construction of the railway line during the post-medieval period and the development of the campus in more recent years. Given the above it is assessed that the Scheduled Monument has a Low relative sensitivity (as per the criteria in **Table 8.4**) to changes in its setting as it is currently situated within a modern arable field within which there are no visual clues either to its existence nor associations with other nearby features and the asset in of itself is assessed as deriving most of its importance from its Intrinsic characteristics.
- 8.78 The Proposed Development would eventually result in the establishment of new areas of commercial buildings within plots of land to the west, northeast and south of the Scheduled Monument which itself would be situated within an area of undeveloped grassland. This would be constructed into future baseline which will include the raised embankment and road works of the ELR that runs to the east and south of the Scheduled Monument and a lower lying element of the ELR to the north. The ELR, which will form part of the future baseline, will erode some of this agricultural setting, though its low-lying nature to the north will not prevent more distant views (including those toward the Inner Moray Firth). The Proposed Development would result in a change to the Scheduled Monument's setting as it would be set within a green space within the overall campus development. It is noted that its relationship with contemporary assets to the south (which have been excavated) has been largely lost due to previous development and does not contribute much to an understanding of the asset on the ground today. However, the area to the north is still largely open and arable, so the development within Area 5, in combination with the future baseline of the ELR, would effectively encircle the Scheduled Monument with modern development. By removing the relationship to the open arable land to its north the ability to understand, appreciate and experience the contribution that the Scheduled Monument's setting makes to its significance would be altered to a degree.
- 8.79 Wireline visualisations taken from the footbridge over the railway line to the immediate southwest of the Scheduled Monument (**Figures 11.15** and **Figures 11.15.1 to 11.15.7**) indicate that the areas immediately surrounding the Scheduled Area would retain an open largely undeveloped character. The massing of buildings to its west and south, however, are quite considerable but it is also noted that these buildings would appear within views that are already backdropped by development (the existing Inverness Shopping Park and Inverness Campus Accommodation). The massing of the proposed structures to the northeast of the Scheduled Monument would appear within views that are currently backdropped by undeveloped farmland, with distant vegetation and wooded

hills, and would include in the future baseline a section of the East Link Road, albeit a section that has a low profile. The Proposed Development, therefore, would, as noted above, encircle the Scheduled Monument with buildings, though it is noted that those to the west and south are in previously developed areas.

8.80 Further wireline visualisations, illustrating views from the Scheduled Monument towards the surrounding area were produced for this assessment (**Technical Annex D; Figures 14a to 14h**). These views illustrate that the increase in massing of buildings to the immediate east of the Scheduled Monument (comprised of two new structures) would largely block off views of the currently, largely arable landscape. The East Link Road would also appear in these eastward views, behind the massing of the buildings, though at this point along its route it runs close to the existing ground level and is not pronounced (**Technical Annex D; Figure 14c.1**) This is in direct contrast to the views of the East Link Road illustrated to the southeast, south and southwest which show that the raised embankment for the East Link Road (with the bridge over the existing railway line) would largely prevent any further distant views from the Scheduled Monument in those directions (**Technical Annex D; Figures 14c.2 to 14c.4**). The areas to the southwest and west, where the East Link Road has descended to run at the approximate current ground level is also illustrated as an area where a large number of new buildings are proposed, which again would largely obscure the views of the currently, part arable part developed landscape (**Technical Annex D; Figures 14c.4 and 14c.5**). The visualisations indicate that northward and north westward views from the Scheduled Monument would remain largely unchanged by the Proposed Development, with distant views out across arable farmland towards the Inner Moray Firth still possible (albeit inclusive of some new low lying road infrastructure).

8.81 Overall, it is assessed that there would be a Medium magnitude impact on the setting of the Scheduled Monument. Whilst the Proposed Development in combination with the ELR, which forms part of the future baseline, would form a substantial alteration to the monument's current setting, it would not erode the cultural significance of the asset which primarily lies within its buried archaeological remains. The current setting of the asset does not make a significant contribution to its significance; as there are no upstanding remains associated with the asset and the significant changes to the immediately surrounding landscape in the post-medieval and modern period makes it difficult to establish any key characteristics of setting. Whilst the Proposed Development would alter the current baseline setting from rural agricultural fields to a semi-urban character it is considered that the offset of the proposed buildings (as per the 50m buffer established in the design) to the northeast and west and the retained view to the north

of the western element of the asset would still allow for an appreciation of the topographical location of the monument in the surrounding landscape. Its relationship to contemporary assets, e.g. those already partially excavated to the south of the railway is not currently appreciable on the ground and would not be further affected by the Proposed Development. On this basis, and on balance, this predicted Medium magnitude impact would result in a Minor level of effect which is not significant in EIA terms. This assessed Minor effect acknowledges that there would be a notable change from the current baseline setting of the Scheduled Monument. However, for the reasons stated above it is not considered that the impact would result in a substantial loss of cultural significance and thus it is considered that the integrity of the asset's setting would not be significantly adversely impacted to the extent that there would be a material diminishment in the significance of the asset. This assessment of effect is in line with pre-application feedback received from HES who had suggested that the utilisation of the 30m and 50m buffers, in which no tree planting (30m) or development (50m) would take place, around the Scheduled Monument would not lead to significant impacts on the setting of the monument.

Category B Listed Castlehill House (Asset 3)

- 8.82 Castlehill House (LB8035; Asset 3) is a 19th century house standing c.300m south of the Proposed Development. It is comprised of a private dwelling with a large garden, surrounded by an avenue of trees (**Technical Appendix D - Plate 16**).
- 8.83 The building would have originally been a significant dwelling in the local agricultural landscape. While the house still overlooks agricultural fields on its northern side, it is enclosed by modern housing estates and a garden centre on all other sides. The existing development on the Inverness Campus is visible beyond those surviving agricultural fields to its immediate north. The house is assessed as deriving some of its overall importance from its arable setting (despite it being much altered on most of its sides). It is, therefore, assessed as having a Low relative sensitivity to changes in its wider setting (as per the criteria in **Table 8.4**) as it is currently situated to the south of an area of modern arable fields which allows for some appreciation its originally entirely arable surroundings.
- 8.84 Wireline visualisations taken from the end of Castlehill Gardens to the east of the Listed Building (**Figures 11.13** and **Figures 11.13.1** to **11.13.7**) illustrate the extent of Proposed Development, and ELR that will form part of the future baseline, within the areas to the north of the house. As noted above this area is currently comprised of agricultural fields that are backdropped by existing development within the Inverness Campus but are still,

currently, largely agricultural in nature with open views that are backdropped by wooded hills. The ELR, which will form part of the future baseline, will erode some of this agricultural setting, though its low-lying nature will not prevent more distant views of the wooded hills. The Proposed Development removes the agricultural nature of large swathes of this land though given the topographic differences views across the developed area to the wooded hill backdrop would be retained.

- 8.85 The property has does have direct views towards the Proposed Development, though these are largely limited and obscured by trees (**Technical Appendix D - Plate 16**) and include glimpses of existing development within the area to the north of the house. The Proposed Development would, therefore, be a new addition within a developed landscape (inclusive of the future baseline of the ELR) and though the Proposed Development would further reduce the remaining agricultural land in the area to the north of the building, the fields immediately adjacent to the house would not be impacted, thus retaining what is left of its immediate agricultural setting.
- 8.86 Overall, it is assessed that there would be a Low impact on the setting of Castlehill House (LB8035; Asset 3) which would result in a Neutral level of effect. This assessed Neutral effect acknowledges that there would be a perceptible change from the baseline setting of the Listed Building but that this change would neither be adverse nor beneficial. This level of effect is not significant in EIA terms.

Proposed Mitigation

Construction Phase

- 8.87 As there is a potential for direct impacts upon known and unknown buried remains within the Site, as a result of works associated with the Proposed Development (see **Table 8.7** above), it is proposed that a programme of archaeological investigation be undertaken. This is in line with national planning policies and planning guidance, HEPS (Scottish Government 2019), NPF4 (Scottish Government 2023) and PAN2/2011 (Scottish Government 2011), as well as the HwLDP (HC 2012), outlined in Section 8.61 of this chapter, which a mitigation response that is designed to investigate the potential for archaeological remains within the development area and hence allow the preservation or recording of any significant remains.
- 8.88 Previous consultation Highland Council Historic Environment Team (HET) has indicated that the required mitigation will likely involve evaluation trenching (targeted upon geophysical anomalies, LiDAR anomalies and features identified through aerial

photographic analysis) which would largely be required in the areas which have not been previously investigated (largely over portions of Area 4 and Area 5).

- 8.89 The programme of trial trenching could be undertaken post-determination as part of a planning condition in due course. Depending on the results, further mitigation in the form of a watching brief or area excavation may be required. The exact scope of the works would be secured by an approved WSI agreed with HET as advisors to Highland Council.
- 8.90 It is anticipated that the completion of any archaeological trenching and subsequent works would allow for any identified archaeological remains to be recorded and, therefore, '*preserved by record*' rather than being '*preserved in situ*'.
- 8.91 In order to prevent accidental damage to the Scheduled Ashton Cottage remains (Asset 1). It is proposed that the area of open ground, comprising 50m surrounding the Scheduled area, would be fenced prior to the commencement of construction works to prevent any accidental and inadvertent damage. This fencing should be maintained throughout the construction phase and a toolbox talk should be provided to on-site staff ensure they are aware of the reasons for the fencing requirement. Any landscaping, planting or drainage works within the area to be left undeveloped should be kept to a minimum and would need to avoid the Scheduled area all together. Should any ground breaking be required within the 30m area surrounding the Scheduled Monument for such purposes a programme of archaeological works, in line with that set out for the rest of the Site above, should be secured by an approved WSI agreed with HET as advisors to Highland Council. As per HES's pre-application comments no trees should be planted within the 30m area surrounding the Scheduled Monument to avoid roots extending laterally into the Scheduled Monument and to ensure the monument does not appear surrounded and isolated by trees.

Operational Phase

- 8.92 Non-significant operational effects on the settings of the Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages Scheduled Monument (Asset 1) and Category B Listed Castlehill House (Asset 3) are predicted. It is not considered that there is any potential to mitigate, beyond that included within the design, these effects.

Residual Effects

- 8.93 The residual Cultural Heritage effects are summarised in **Table 8.8** below.

Table 8.8: Residual Effects

Description of Effects	Unmitigated Effect Significance	Residual Effect Significance
<p>Construction Phase</p> <p>High level Direct Impacts on remains of Dumrosach post-medieval farmstead (Asset 16)</p> <p>Non-designated Heritage Asset</p>	<p>Minor adverse effect - permanent</p>	<p>On completion of mitigation – Minor adverse effect but offset (preservation by record rather than the preferred preservation in situ).</p>
<p>Construction Phase</p> <p>High level Direct Impacts on Three circular pits, c.100m to the northeast of Ring Ditch Scheduled Monument (Asset 211)</p> <p>Non-designated Heritage Asset</p>	<p>Moderate adverse effect - permanent</p>	<p>On completion of mitigation – Moderate adverse effect but offset (preservation by record rather than the preferred preservation in situ).</p>
<p>Construction Phase</p> <p>Potential High level direct impacts upon previously unrecorded archaeological remains within the un-investigated parts of Area 4 and Area 5</p>	<p>Potentially significant adverse effects - permanent</p>	<p>On completion of mitigation – potentially significant adverse effect but offset (preservation by record rather than the preferred preservation in situ).</p>
<p>Operational Phase</p> <p>Effect upon setting of Asset 1 - Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages.</p> <p>Scheduled Monument</p>	<p>Minor level of effect</p>	<p>Minor level of effect</p>
<p>Operational Phase</p> <p>Effect upon setting of Asset 3 - Castlehill House</p> <p>Category B Listed Building</p>	<p>Neutral level of effect (neither adverse nor beneficial)</p>	<p>Neutral level of effect (neither adverse nor beneficial)</p>



Highlands and Islands Enterprise

Inverness Campus Phase 2



EIA Technical Annex D: Cultural Heritage

May 2025

Inverness Campus Phase 2

Inverness

Historic Environment Desk Based Assessment

AOC Project Number 70802

April 2025



ARCHAEOLOGY

HERITAGE

CONSERVATION

Inverness Campus Phase 2, Inverness

Historic Environment Desk Based Assessment

On Behalf of:	Highland and Islands Enterprise An Lòchran 10 Inverness Campus Inverness IV2 5NA
National Grid Reference (NGR):	NH 69507 44824
AOC Project No:	70802
Prepared by:	Juan Chacon
Illustration by:	Juan Chacon
Date of Report:	April 2025

This document has been prepared in accordance with AOC standard operating procedures.

Author: Juan Chacon

Date: April 2025

Approved by: Vicky Oleksy

Date: April 2025

Draft/Final Report Stage: Draft

Date: April 2025

Enquiries to: AOC Archaeology Group
Edgefield Industrial Estate
Edgefield Road
Loanhead
EH20 9SY

Tel. 0131 440 3593
Fax. 0131 440 3422
e-mail. admin@aocarchaeology.com

Contents

	Page
List of Illustrations.....	iv
List of Plates	iv
List of Appendices	v
1 NON-TECHNICAL SUMMARY	1
2 INTRODUCTION	2
2.1 Development Site.....	2
2.2 Development Proposal.....	2
2.3 Topographical and Geological Conditions.....	2
2.4 Government and local planning policies.....	4
2.5 Planning considerations pertaining to the Site	7
2.6 Limitations of Scope.....	8
3 AIMS AND OBJECTIVES.....	9
4 METHODOLOGY.....	9
4.1 Standards.....	9
4.2 Data sources.....	9
4.3 Report structure	10
4.4 Assessment Criteria	10
5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE.....	12
5.1 Prehistoric Evidence (c. 12,000 BC– c. AD 300).....	12
5.2 Romano-British Evidence (c. AD 77 – c. 211).....	14
5.3 Early Medieval Evidence (c. 300 – c. 1000); Medieval Evidence (c. 1000 – 1500)	14
5.4 Post-medieval Evidence (1500 – 1900)	14
5.5 Modern Evidence (1900 –).....	16
5.6 Unknown date	17
5.7 Previous Archaeological Investigations (Events).....	17
5.8 Aerial Photography and LiDAR Analysis	20
6 WALKOVER SURVEY	21
7 CONCLUSION.....	22
7.1 Direct impacts	22
7.2 Setting impacts.....	26
7.3 Mitigation.....	36
8 REFERENCES	38
8.1 Bibliographic References	38
8.2 Cartographic References	41
8.3 Photographic references	42

List of Illustrations

- Figure 1: Site Location Plan
- Figure 2: Designated Heritage Assets within 1km of the Site
- Figure 3: Non-designated Heritage Assets within 1km of the Site
- Figure 4: Past Archaeological Works (Events) within 1km of the Site
- Figure 5: Extract from a map by Blaeu and Gordon, 1654
- Figure 6: Extract from a map by Roy, 1747-55
- Figure 7: Extract from a map by Thomson, 1830
- Figure 8: Extract from an Ordnance Survey Map, 1868-70
- Figure 9: Extract from an Ordnance Survey Map, 1902-03
- Figure 10: Extract from an Ordnance Survey Map, 1955-68
- Figure 11: Lidar – Simple Local Relief Model (SLRM)
- Figure 12: Lidar – Visualisation for Archaeological Topography (VAT)
- Figure 13: Intrusive Past Archaeological Works (Events) within the Site
- Figure 14a: Viewpoint CHVP1 Ashton Farm Ring Ditch (Location)
- Figure 14b: Viewpoint CHVP1 PhotoWireline
- Figure 14c: Viewpoint CHVP1 Existing View and Wireline
- Figure 14d: Viewpoint CHVP1 Single Frame 50mm
- Figure 14e: Viewpoint CHVP1 Single Frame 75mm
- Figure 14f: Viewpoint CHVP1 Existing View and Wireline
- Figure 14g: Viewpoint CHVP1 Wireline
- Figure 14h: Viewpoint CHVP1 PhotoWireline

List of Plates

- Plate 1: NNE facing view of Area 1
- Plate 2: South facing view of Area 2
- Plate 3: South facing view of Area 3
- Plate 4: South facing view of Area 3
- Plate 5: SE facing general view of field in Area 4
- Plate 6: SW facing view of field in Area 4
- Plate 7: SSE facing panorama view of field in Area 4
- Plate 8: North facing general view of field in Area 4
- Plate 9: SE facing view in Area 4 overlooking **Asset 16**

Plate 10: SE facing general view of field in Area 4

Plate 11: NW facing general view of field in Area 5

Plate 12: NE facing general view of field in Area 5

Plate 13: SW facing general view of field in Area 5

Plate 14: North facing view of location of Ashton Cottages ring ditch and pits Scheduled Monument (**Asset 1**)

Plate 15: NE facing view towards Inshes House (**Asset 5**)

Plate 16: East facing view of Castlehill House (**Asset 3**)

Plate 17: North facing towards the Site from Castlehill House (**Asset 3**)

Plate 18: NW facing view of Cradle House (**Asset 4**)

Plate 19: NW facing view towards Seafield (**Asset 6**)

Plate 20: SW facing view from Seafield (**Asset 6**) looking towards the Site

Plate 21: Southeast facing view of Stoneyfield (**Asset 7**)

Plate 22: East facing view of Drakies House (**Asset 9**)

Plate 23: NW facing view of RAF Filter Block (**Asset 10**)

Plate 24: South facing view of Helen's Lodge (**Asset 11**)

Plate 25: SW facing view of Inshes Archway (**Asset 13**)

List of Appendices

Appendix 1: Assessment Scope & Criteria

Appendix 2: Gazetteer of Heritage Assets & Events

1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by Highland and Islands Enterprise to undertake a Historic Environment Desk-Based Assessment to support the planning application regarding the Proposed Development at Inverness Campus Phase 2, Inverness (**Figure 1**). The Site lies within the local authority area of Highland Council.
- 1.2 The assessment has identified a number of known heritage assets, largely of prehistoric date, within the Site. Some of these have been previously excavated, whilst others have the potential to be impacted upon. This assessment has further established that there is a High potential for further, hitherto unrecorded, prehistoric remains to survive on the Site and thus be impacted upon. There is considered to be a Medium to High potential for post-medieval agricultural remains and a Low potential for all other remains to survive.
- 1.3 The exact magnitude of impact resulting from the Proposed Development would depend on the final development proposal and this will have bearing on the final mitigation proposals. However, it is considered that an archaeological programme of works will be required in advance of the construction of the Proposed Development. Considering requirements for past archaeological works on the Site and the results of previous archaeological investigations, it is likely any such programme of works would take the form of an archaeological evaluation by trial trenching in parts of Area 4 and across Area 5, where no evaluation has previously been undertaken. If significant features are found further mitigation is likely to include full excavation to be followed by a programme of post-excavation analysis including publication. Areas of previous programmes of watching brief and excavation will have been subject to a programme of recording and thus preservation by record of significant archaeological features in these areas will have already taken place; and so no further works are likely to be required in these areas. However, the full scope and scale of these works would need to be agreed with Highland Council, as advised by the Historic Environment Team (HET), at Highland Council via a Written Scheme of Investigation (WSI).
- 1.4 Any works within the Scheduled area would require Scheduled Monument Consent to be granted in line with the Scheduled Monuments Consent Policy (HES 2019). The policy sets a high test for consent, noting that extensive intervention to a Scheduled Monument will only be allowed where this would clearly generate public benefits of national importance (ibid, 6). On this basis it is recommended that any impacts upon the Scheduled area are avoided by design and that a protective buffer is applied around the Scheduled Monument. The Scheduled Monument could be designed as one of the green spaces within the Inverness Campus and signs displaying information about the Scheduled Monument, and other archaeological remains recovered from the Site, could be displayed in order to promote public engagement.

2 INTRODUCTION

2.1 Development Site

- 2.1.1 The Site (**Figure 1**) measures c. 56.5ha and comprises six areas as well as routes between these areas. It is centred at NH 69507 44824 and is located across fields, car parks and roads within Inverness Campus to the south of the A96 and to the immediate north of the A9. Scretan Burn crosses Areas 4 and 5, and the Inverness-Perth Highland Railway line separates Areas 4 and 5.
- 2.1.2 Area 1 is the north-westernmost area, and it is bound to the north by the Highland Railway, to the south and the west by fields and to the east by student accommodation.
- 2.1.3 Area 2 is located to the south of Area 1, and it is bound by fields and vegetation to the north and the west and by the National Treatment Centre car park to the east and the south.
- 2.1.4 Area 3 is located to the south of Area 2, and it is bound by the National Treatment Centre to the north, Inverness Campus road and vegetation to the east and fields and vegetation to the south and the west.
- 2.1.5 Area 4 is located to the southeast of Area 3, and it is bound to the south by Culloden Road, to the east by Castle Hill Road, parkland, gardens and amenities associated with a residential development, and Cradlehall Business Park, to the west by fields and university buildings and car parks, and to the north by the Inverness-Perth Highland Railway line.
- 2.1.6 Area 5 is the northernmost area, and it is bound to the south by the Inverness-Perth Highland Railway line, to the north and the east by agricultural fields and to the west by HMP Highland and a shopping centre.
- 2.1.7 Area 6 is located to the east of Area 3, to the west of Area 4 and to the north of Inverness College UHI.
- 2.1.8 The wider landscape comprises a mix of agricultural fields as well as modern development in the form of a prison, university buildings, residential housing, business parks and shopping centres.

2.2 Development Proposal

- 2.2.1 Highland and Islands Enterprise commissioned AOC Archaeology Group to undertake an Historic Environment Desk Based Assessment with regard to the proposals related to Inverness Campus Phase 2.
- 2.2.2 Inverness Campus is a world-class business location with pioneering facilities. It brings together businesses, researchers, academia and scientists providing the perfect place to collaborate and innovate. Initially, the Proposed Development includes retail, hotels, student accommodation, additional academic buildings, assembly, and leisure facilities as well as associated infrastructure such as roads and services (HIE 2023, 4-5).

2.3 Topographical and Geological Conditions

- 2.3.1 The British Geological Survey (BGS) (2024a) indicates that the underlying bedrock on the Site is Hillhead Sandstone Formation, a sedimentary bedrock formed between 393.3 and 387.7 million years ago during the Devonian period.
- 2.3.2 The BGS (2024a) records a variety of superficial deposits within the Site. These are described by area below:
- The western portion of Areas 1 and 5 – Clay, silt, sand and gravel alluvium, a sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

- The eastern portion of Area 1, Area 3, Area 6, the western portion of Area 4, and most of Area 5 – Glaciofluvial Sheet Deposits, a gravel, sand and silt sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.
- The easternmost portion of Area 1 and Area 2 – Raised Marine Beach Deposits, Late Devensian, a sand and gravel sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.
- The eastern portion of Area 4 and the southeast edge of Area 5 – Glaciofluvial Sheet Deposits, a gravel, sand and silt sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.

2.3.3 The BGS (2023b) records 13 publicly accessible boreholes on the Site. These are summarised below:

- **BGS Id: 19911912, BGS Reference: NH64SE247, Date: 30/06/2008 – 21/07/2008**

This borehole is located at NGR 269366, 844558 in the southern portion of Area 4. It recorded topsoil to a depth of 0.2m below ground level (bgl), brown slightly clayey sandy gravel to a depth of 0.4m bgl, very dense brown sandy gravel (possible Hummocky Glacial Deposits) to a depth of 9.75m bgl, and very dense grey gravel (possible Hummocky Glacial Deposits) to a depth of 12.95 bgl.

- **BGS Id: 19911911, BGS Reference: NH64SE246, Date: 25/06/2008 – 27/06/2008**

This borehole is located at NGR 269367, 844561 in the southern portion of Area 4. It recorded topsoil to a depth of 0.15m bgl, dark brown clayey slightly sandy gravel to a depth of 0.3m bgl, and dense becoming very dense brown sandy gravel (possible Hummocky Glacial Deposits).

- **BGS Id: 19911914, BGS Reference: NH64SE248, Date: 21/07/2008 – 30/07/2008**

This borehole is located at NGR 269496, 844533 in the southern portion of Area 4. It recorded topsoil at a depth of 0.4m bgl, dark brown clayey very sandy gravel at a depth of 0.75m bgl, and very dense brown very sandy gravel (possible Hummocky Glacial Deposits) to a depth of 10m bgl.

- **BGS Id: 19911951, BGS Reference: NH64SE270, Date: 17/06/2008**

This borehole is located at NGR 269648, 844640 in eastern portion of Area 4. It recorded topsoil at a depth of 0.3m bgl, and brown very sandy gravel at a depth of 3.2m bgl

- **BGS Id: 19911952, BGS Reference: NH64SE271, Date: 17/06/2008**

This borehole is located at NGR 269757, 844799 in the northeastern portion of Area 4. It recorded topsoil to a depth of 0.4m bgl, orange, and brown slightly clayey sand and gravel (possible Hummocky Glacial Deposits) to a depth of 3.1m bgl.

- **BGS Id: 19911916, BGS Reference: NH64SE250, Date: 15/08/2008 – 19/08/2008**

This borehole is located at NGR 269801, 844894 in the northeastern portion of Area 4. It recorded topsoil at a depth of 0.3m bgl, dark brown slightly clayey slightly sandy gravel interpreted as made ground at a depth of 0.6m bgl, and very dense brown slightly clayey sandy gravel to a depth of 15m bgl.

- **BGS Id: 19911915, BGS Reference: NH64SE249, Date: 31/07/2008 – 06/08/2008**

This borehole is located at NGR 269799, 844895 in the northeastern portion of Area 4. It recorded topsoil to a depth of 0.1m bgl, dense brown slightly silty gravelly fine to coarse sand to a depth of 2.2m

bgl, and a very dense brown slightly sandy gravel (possible Hummocky Glacial Deposits) to a depth of 5.72m bgl.

- **BGS Id: 19911920, BGS Reference: NH64SE253, Date: 28/08/2008 – 01/09/2008**

This borehole is located at NGR 269839, 844979 in the north-easternmost portion of Area 4. It recorded topsoil at a depth of 0.3m bgl, and very dense brown slightly clayey to slightly sandy gravel to a depth of 11.5m bgl.

- **BGS Id: 19911919, BGS Reference: NH64SE252, Date: 21/08/2008 – 28/08/2008**

This borehole is located at NGR 269838, 844982 in the north-easternmost portion of Area 4. It recorded topsoil at a depth of 0.3m bgl, and a very dense brown slightly clayey slightly sandy gravel to a depth of 5.5m bgl.

- **BGS Id 19911918, BGS Reference: NH64SE251, Date: 20/08/2008 – 21/08/2008**

This borehole is located at NGR 269833, 844983 in the north-easternmost portion of Area 4. It recorded topsoil at a depth of 0.25m bgl, orange, brown clayey very gravelly fine to coarse sand interpreted as made ground to a depth of 0.8m bgl, and dense becoming very dense brown slightly clayey becoming sandy gravel to a depth of 5.5m bgl.

- **BGS Id 19911960, BGS Reference: NH64NE202, Date: 03/08/2008 – 04/09/2008**

This borehole is located at NGR 269799, 845026 in the southern portion of Area 5. It recorded topsoil at a depth of 0.3m bgl, black, brown clayey very sandy gravel interpreted as made ground to a depth of 0.8m bgl, very dense brown slightly sandy to sandy gravel interpreted as Glaciofluvial Deposits to a depth of 10.9m bgl, gravels to a depth of 17.7m bgl, red sandstone to a depth of 22m bgl, and Inverness Sandstone to a depth of 23m bgl.

- **BGS Id 19911961, BGS Reference: NH64NE203, Date: 03/09/2008 – 07/09/2008**

This borehole is located at NGR 269842, 845129 in the southern portion of Area 5. It recorded topsoil at a depth of 0.25m bgl, orange, brown clayey gravelly fine to coarse sand to a depth of 0.8m bgl, very dense brown slightly sandy gravel interpreted as Glaciofluvial Deposits to a depth of 4.7m bgl.

- **BGS Id 19911962, BGS Reference: NH64NE204, Date: 04/09/2008 – 07/09/2008**

This borehole is located at NGR 269845, 845131 in the southern portion of Area 5. It recorded topsoil at a depth of 0.25m bgl, and a very dense orange, brown very gravelly fine to coarse sand interpreted as Glaciofluvial Deposits to a depth of 10m bgl.

2.4 Government and local planning policies

National Planning Policy Guidelines

2.4.1. The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Ancient Monuments and Archaeological Areas Act 1979 both of which are modified by the Historic Environment (Amendment) (Scotland) Act 2011.

2.4.2. The implications of these Acts with regard to local government planning policy are described within National Planning Framework 4 (NPF4) (Scottish Government 2023), Historic Environment Policy for Scotland (HEPS) (HES

2019) and Planning Advice Notes (PAN) for Scotland. The stated intent of NPF4 Policy 7: Historic Assets and Places is:

‘To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.’ (Scottish Government 2023, 45).

2.4.3. The following sections of Policy 7 are relevant to this assessment:

- a) *Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.*

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

- c) *...Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest...*

- h) *Development proposals in or affecting scheduled monuments will only be supported where:*

- i. *Direct impacts on the scheduled monument are avoided;*
- ii. *significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or*
- iii. *exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.*

- o) *Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.*

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

2.4.4. The Procurement Reform (Scotland) Act 2014 requires contractors, and their supply chains, to consider not only cost when commissioning or procuring services but also how they can make a positive economic, social and / or environmental impact and suppliers are required to set out their proposals for delivering social value that results in positive benefits to communities through a development. The implication of this is stated in NPF4 Policy 7o where impacts to heritage assets cannot be avoided it is stated that *“excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.”*

- 2.4.5. HEPS policies 1-5 also indicate how the historic environment can make a positive economic, social and/or environmental impact, through information dissemination, the promotion of information, the exchange of ideas, programmes of enhancement and enabling communities to engage with the heritage environment.

National Planning Guidance

- 2.4.6. HES published *Our Past, Our Future* in 2023. The five-year strategy sets out three priorities to meet the mission statement “... to sustain and enhance the benefits of Scotland’s historic environment, for people and communities now and into the future” (HES, 2023: 6). Heritage assets have value in the sense that they can “...create spaces for recreation, leisure, tourism, and education, or places for nature to thrive” and “can be a source of identity, a resource for learning, or a spark for creativity” (HES 2023, 10) and thus can be utilised to provide programmes of public benefit as required by Procurement Reform (Scotland) Act 2014 and NPF4.

- 2.4.7. HES’s *Manging Change Guidance* on setting is also relevant to this assessment and its use in this assessment is set out in Section 4.4 below.

Local Development Plans – Highland Council

- 2.4.8. Local Plans contain the Local Authority policies for land-use and development control across a district. These plans are site specific and include maps showing land-use proposals. The Development Plan in the Highlands is comprised of NPF 4 (discussed above), the Highland-wide Local Development Plan (HC 2012) and the Area Local Development Plan; which in this case is the Inner Moray Firth Local Development Plan (HC 2015). The Council intends to adopt the Emerging IMFLDP 2 in 2024 (HC 2024).

The Highland-wide Local Development Plan (HwLDP)

- 2.4.9. The HwLDP was adopted in April 2012, and set the land-use Plan across the Council for the 20 years following its adoption. The policy contained in section 21 (Safeguarding our Environment) relevant to cultural heritage conservation are outlined below (HC 2012, 109-111):

“Policy 57 Natural, Build and Cultural Heritage

All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework detailed in Appendix 2. The following criteria will also apply:

1. *For features of local/regional importance we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.*
2. *For features of national importance we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support communities in fragile areas who are having difficulties in keeping their population and services.*
3. *For features of international importance developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons*

of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the development plan within the meaning of Section 25(1) of the Town and Country Planning (Scotland) Act 1997

[...]

In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will ensure that:

- *Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits;*
- *It sets a proactive, consistent approach to the protection of the historic environment.” (HC 2012, 111)*

2.5 Planning considerations pertaining to the Site

2.5.1 The Site lies within the local authority area of Highland Council. The Local Planning Authority is advised on all archaeological and heritage matters by the Historic Environment Team (HET) at Highland Council.

2.5.2 One Scheduled Monument, the Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages Scheduled Monument (**Asset 1**) (Designation No. SM11535), is located in the eastern portion of Area 5 (**Figure 1**).

2.5.3 The following non-designated assets are recorded within the Site:

- Neolithic pits in Area 4 (**Assets 40 & 129/142**) and Area 2 (**Asset 39**) and the routes between Area 1 and 2 (**Asset 50**)
- Bronze Age/Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures Areas 1 (**Asset 129**), Area 2 (**Asset 39, 40 & 129**), Area 3 (**Asset 93 & 129**) and Area 4 (**Asset 129**), as well as in the route between Areas 1 and 2 (**Asset 50 & 129**), the route between Area 6 and Area 4 (**Asset 142**) and between Areas 3 and 4 (**Asset 129**).
- A pit circle (**Asset 49**) visible as cropmarks on aerial photography in Area 2.
- Caulfield Military Road (**Asset 31**) adjacent to the south boundary of Area 5.
- Dumrosach post-medieval farmstead (**Asset 16**) in the northeast of Area 4.
- Beechwood modern cottages (**Asset 100**) in the southwest of Area 4.
- Beechwood Farm (**Asset 44**) in the southwestern corner of Area 4.
- A fish trap (**Asset 18**) in the east of Area 5.
- A probable round house and three pits (**Asset 210**) in the north of Area 5.
- Three pits (**Asset 211**) in the north of Area 5.
- A pit (**Asset 212**) in the south east of Area 5.

2.5.4 While there are no Listed Buildings within the Site, the following Listed Buildings are located within 1km (**Figure 2**):

- Tower House in Ground of Inshes House (**Asset 2**) – Category A Listed Building
- Castlehill House (**Asset 3**) – Category B Listed Building
- Cradlehall House (**Asset 4**) – Category B Listed Building
- Inshes House (**Asset 5**) – Category B Listed Building
- Seafield of Raigmore (**Asset 6**) – Category B Listed Building
- Stoneyfield House (**Asset 7**) – Category B Listed Building
- Cameron Barracks (**Asset 8**) – Category B Listed Building
- Drakies House (**Asset 9**) – Category B Listed Building
- RAF Filter Block (**Asset 10**) – Category B Listed Building
- Helen’s Lodge (**Asset 11**) – Category C Listed Building
- Viewfield House (**Asset 12**) – Category C Listed Building
- Former Inshes Estate Entrance, Archway and Gate Lodge Including Outbuilding to the East (**Asset 13**) – Category C Listed Building

2.5.5 There are no World Heritage Sites, Inventory Gardens and Designed Landscapes, Inventory Battlefields or Conservation Areas within 1km of the Site.

2.5.6 The sections of Policy 7 of the NPF4 relevant to the conservation of Scheduled Monuments, Listed Buildings and their settings, and non-designated assets are discussed in above in Section 2.4 above.

2.6 Limitations of Scope

2.6.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2 and a walkover survey. Heritage assets within 1km of the Site were assessed. The HER extract was received and accessed by AOC on the 1st of May 2024. The National Record for the Historic Environment (NRHE) was accessed in April 2024. The information presented in the gazetteer (Appendix 2) regarding known heritage assets is current to these dates.

2.6.2 It should be noted that the report has been prepared under the express instructions and solely for the use of Highland and Islands Enterprise and their partners. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (March 2025) and relevant United Kingdom standards and codes, technology, and legislation.

2.6.3 Changes in these areas may occur in the future and cause changes to the conclusions, advice and/or recommendations given. AOC Archaeology Group does not accept responsibility for advising Highland and Islands Enterprise or associated parties of the facts or implications of any such changes in the future.

3 AIMS AND OBJECTIVES

- 3.1 The aim of this assessment is to identify the cultural heritage value of the Site proposed for development. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding heritage constraints on the future development of this Site and for the formulation of a further mitigation strategy, should this be required.
- 3.2 The objectives to be undertaken in pursuing this study will be focused on assessing the heritage significance of the land at Inverness Campus Phase 2 by examining a variety of evidence for upstanding and buried remains of heritage interest including Scheduled Monuments, Listed Buildings and non-designated assets within 1km of the Site. The assessment is based upon data obtained from publicly accessible archives as described in *Data Sources* (Section 4.2).

4 METHODOLOGY

4.1 Standards

- 4.1.2 The scope of this assessment meets the requirements of current planning regulations set out in NPF4, HEPS, PAN2/2011, and the HwLDP.
- 4.1.3 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' Code of Conduct (CifA 2019 – Updated 2022), the CifA Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment (CifA 2014 – Updated 2020), the CifA Standards and Guidance for Historic Environment Desk Based Assessments (CifA 2017 – Updated 2020) and other relevant CifA Standards and Guidance.
- 4.1.4 AOC Archaeology Group is a *Registered Organisation* of the CifA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.
- 4.1.5 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4.2 Data sources

- 4.2.1 The following data sources were consulted during preparation of this assessment:
- Historic Environment Scotland (HES)
For designated assets data
 - Canmore and Pastmap, hosted by HES:
For NRHE and HER data
 - National Map Library (National Library of Scotland, Causewayside, Edinburgh):
For online old Ordnance Survey maps (1st & 2nd Edition, small- and large-scale) and pre-Ordnance Survey historical maps.
 - The Highland HER:
For HER data received 1st May 2024
 - National Collection of Aerial Photography (NCAP):

For historic aerial photographs

- The Highland Archaeology Research Framework (HighARF) (<https://scarf.scot/regional/higharf/>) and the Scottish Archaeological Research Framework (ScARF) (<https://scarf.scot/national/>)

For archaeological research frameworks

4.3 Report structure

- 4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 2. Each has been assigned an 'Asset/Event No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, designation number, HER number, statutory protective designation, and other descriptive information, as derived from the consulted sources.
- 4.3.2 Each heritage asset or previous archaeological investigation (event) referred to in the text is plotted on the location maps (**Figures 2-4 & 13**) at the end of the report, using the assigned Asset/Event Nos. The Site is shown outlined in red.
- 4.3.3 All heritage assets and events located within a 1km radius of the edge of the Site have been included in the assessment. The aim of this is to help predict whether any similar hitherto unknown archaeological remains survive within the Site. Designated heritage assets within 1 km of the Site have also been identified in order to assess the potential impact of the Proposed Development on their setting and character.
- 4.3.4 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the *References* in Section 8.

4.4 Assessment Criteria

Assessment Criteria

- 4.4.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 1.
- 4.4.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 1.
- 4.4.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 4.4.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of high, medium, low, negligible or neutral.

Assessment of Setting Impacts

- 4.4.5 The setting assessment has been undertaken in line with the requirements of NPF4 and HES setting guidance.
- 4.4.6 The NPF4 defines setting as:

'Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.' (2023, 156).

4.4.7 The HES guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a three-stage approach to assessing impacts upon setting which comprises:

'Stage 1: identify the historic assets that might be affected by the proposed development.

Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced.

Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated' (HES 2016, updated 2020, 8).

4.4.8 The guidance provides a list of potential factors of setting which may contribute to the ability to understand, appreciate or experience the asset in question and its significance (ibid, 6-7). HES acknowledges that the list is non-exhaustive and that not all factors will apply in all cases. The guidance further sets out factors which should be considered in coming to a judgement regarding magnitude of impact upon setting (ibid, 11-12).

4.4.9 The assessment of the impact on setting undertaken for this assessment has followed the staged approach outlined in the HES guidance on setting. It has had regard to the lists therein but, in the interest of being proportionate to the importance of the asset and the potential magnitude of impact, only discusses those attributes which apply to the asset and the potential impacts.

4.4.10 It is noted that, in many cases identified effects upon setting are 'neutral' indeed HES and NatureScot's EIA Handbook states that *'When considering setting impacts, visual change should not be equated directly with adverse impact. Rather the impact should be assessed with reference to the degree that the proposal affects those aspects of setting that contribute to the asset's cultural significance'* (HES & SNH 2018, 181).

4.4.11 Site visits were undertaken to all designated heritage assets within the 1km Study Area, insofar as they were publicly accessible and it was safe to do so. These site visits established the current setting of the assets, how setting contributes to the understanding, appreciation and experience of the assets and their significance and how the Proposed Development could potentially impact upon setting.

Assessment of Direct Impacts

4.4.12 The assessment of direct impacts will be undertaken in line with the assessment criteria noted above and in Appendix 1. This will be done by establishing the historic environment baseline through examination of the data sources outlined in Section 4.2 and a walkover survey. The Proposed Development will be assessed against the established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

Integrity of Setting

4.4.13 NPF4 indicates that development proposals affecting Scheduled Monuments will only be supported where *'significant adverse impacts on the integrity of setting of a scheduled monument are avoided'* (Scottish Government 2023, Policy 7h(ii), 46). Significant adverse impacts on integrity of setting are judged here to relate to whether a change would adversely affect the asset's key attributes or elements of setting which contribute to

an asset's significance. It is considered that a significant impact upon the integrity of the setting of an asset will only occur where the degree of change that will be represented by the Proposed Development would adversely alter those factors of the monument's setting that contribute to cultural significance such that the understanding, appreciation and experience of the asset are not adequately retained.

- 4.4.14 The assessment of adverse impact upon the integrity of an asset's setting, where required, is a qualitative one, and largely depends upon whether the impact predicted would result in a major impediment to the ability to understand or appreciate the heritage asset.

5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 Prehistoric Evidence (c. 12,000 BC– c. AD 300)

- 5.1.1 One Scheduled Monument (**Asset 1**) of prehistoric date is located within the southeast portion of Area 5, and past archaeological investigations have uncovered a considerable amount of prehistoric evidence from areas within the Site as well as in its vicinity.

Neolithic Evidence (c. 4000 – C.2500 BC)

- 5.1.2 Neolithic activity within the Site is comprised of a cluster of post holes and pits (**Assets 40 & 129**) which were excavated in 2011 (**Event 123**), as well as in Areas 2 and 4 (**Assets 39 & 40**) and the route between Areas 1 and 2 (**Asset 50**) uncovered during an evaluation at East Beechwood Farm (**Event 125**). These features contained Neolithic Grooved Ware and a single flint flake (AOC 2009).

- 5.1.3 Evidence within the 1km Study Area was recovered during an evaluation in 2023 (**Event 122**) adjacent to the western boundary of Area 5 and includes a group of pits (**Asset 131**) of likely Neolithic date. A small group of pits (**Asset 130**), which contained carinated bowls and coarse stone tools were uncovered during a watching brief carried out in 2020 (**Event 120/185**) between Areas 2 and 3. A pit (**Asset 101/143**) was recorded to the southwest of Area 4 during a watching brief in 1997; the pit contained nine sherds of Grooved Ware of the late Neolithic period along with three flint waste flakes. Stoneyfield Kerb Cairn (**Asset 38**) with associated pits and cists with cremations and vessels is located c. 142 m to the northwest of Area 1 and Raigmore Neolithic Kerb Cairn (**Asset 76**) was located c. 155m to the west of Area 3. A number of other pits (**Assets 38 & 56**) of probable Neolithic date have also been identified in the Study Area.

- 5.1.4 More generally, the understanding of the Neolithic period in the region has been improved through the reassessment of Neolithic pottery (Sheridan 2016) and radiocarbon dating which has produced a date for Grooved Ware from Raigmore (ScARF 2024c and d) and Inverness appears to have been an early focus of settlement activity by the incoming 'Carinated Bowl Neolithic' people during the Early Neolithic period and by the Grooved Ware people during the Late Neolithic period (ScARF 2004a). In the Later Neolithic funerary practices changed to cremation as seen in Raigmore (**Asset 76**) (ScARF 2024d).

Bronze Age (c. 2500 – c. 800 BC) and Iron Age (c. 800 BC – ad 300)

- 5.1.5 From around 2500 to 2400 BC, new people arrived in the Highlands from the continent bringing Beaker pottery, new funerary practices and metal (ScARF 2024a). Also, a new building typology, namely the roundhouse, dominates the Bronze Age landscape in the Highlands from around 1800 BC (ScARF 2004a; McCullagh et al. 1998). The ring ditch settlement is one of the main typology types of roundhouses noted by ScARF (2024a). This type of settlement is recorded on the Site and the within the Study Area as discussed below. Overall, roundhouses in the region are interpreted as homes, although the evidence suggests that not all roundhouses were homes (ScARF 2024a; Cavers et al. 2016). The main challenges when assessing the Iron Age in the Highland

is that there are relatively few landscape studies and a lack of a defined pottery sequence (ScARF 2024b). There is a considerable amount of evidence from Highland sites on Iron Age craft production (ScARF 2024e), and there was evidence of this during and evaluation at Inverness Prison (**Event 122**), which is discussed below.

- 5.1.6 The Scheduled Monument (**Asset 1**) in Area 5 comprises the unexcavated remains of a ring ditch and three pit circles to the west southwest of Ashton Farm Cottages (**Asset 34**) visible on aerial photography. The Scheduled Monument comprises two discrete areas (**Figure 2**), one circular on plan and the other rectangular, to include the remains described above and an area around it in which related material may be expected to be found. The presence of a double line of pits on one of the circles suggests there may have been more than one phase of building. As such, the monument may provide information on the duration of use of prehistoric settlement. The combined evidence from an aerial imagery analysis and a geophysical survey carried out by AOC in 2018 (**Event 128**) indicates the probability of a prehistoric settlement, likely to be of Bronze Age (c. 2500 – c. 800 BC) or Iron Age (C. 800 BC – AD 300) date, within the Scheduled Monument boundary and the surrounding area. The monument appears to be a good example of an unenclosed settlement, similar in character to others found along the coast of the Moray Firth. As a group, these assets could help enhance our understanding of the utilisation of the prehistoric landscape. The geophysical survey and aerial imagery analysis (**Event 128**) recorded also recorded a probable further round house (**Asset 210**) and further pit features (**Assets 210 to 212**) in Area 5. These are likely of archaeological origin given similar features in the area (**Asset 1**), although this cannot be confirmed unless more intrusive archaeological works are undertaken.
- 5.1.7 The archaeological data uncovered during excavations within the Site (**Events 123-125**) is suggestive of Bronze Age/Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures in Area 1 (**Asset 129**), the route between Area 1 and Area 2 (**Asset 39 & 129**), Area 3 (**Asset 93 & 129**) and Area 4 (**Assets 40 & 129**), as well as in the route between Areas 1 and 2 (**Asset 50 & 129**) and between Areas 3 and 4 (**Asset 129**). A pit circle (**Asset 49**) visible as cropmarks on aerial photography in Area 2 may represent the remains of a late prehistoric roundhouse although the evaluation undertaken in 2009 (**Event 125/168**) uncovered no significant archaeology in Area 2 (Trenches 11-15 – AOC 2009, 17 & 21). A Late Bronze Age sword hilt (**Asset 51**) dating c. 100 – 800 BC was found during metal detecting in Area 3.
- 5.1.8 The watching brief carried out in 2020 at the NHS Highland Care Centre (**Event 120/185**) between Areas 2 and 3 uncovered a discrete group of pits and post holes (**Asset 130**), the majority of them from the Late Bronze Age, with three potential roundhouse structures tentatively identified. In 2023 archaeological fieldwork at Inverness Prison adjacent to the west boundary of Area 5 (**Event 122**) identified 730 archaeological features (**Asset 131**), comprising post holes, stake holes and ditches and pits (**Asset 131**). These features represented at least 16 roundhouses. The site also contained numerous fire-pit or hearth features, midden/refuse pits and possible kiln pits. Many of the pit features represent multi-period prehistoric activity, including probable Neolithic pit groups as discussed above. In one area of the site, an iron-smithing hearth was located at the centre of a roundhouse. Evidence for iron working (scattered slag and fired clay) was present in many of the pits and postholes across the area. The presence of clay mould fragments was also associated with high status metal working (AOC 2023).
- 5.1.9 There is a considerable amount of prehistoric evidence within the wider 1km Study Area. Evidence from this period includes further settlement remains (**Assets 92 and 56**), burnt mounds (**Asset 24**) c. 150m to the west of Area 4, worked flint (**Assets 21, 53 and 96**) of probable prehistoric date, round houses (**Assets 90 and 77**), hut circles (**Asset 73**), a Bronze Age cemetery (**Asset 25**), a possible barrow (**Asset 20**) and a pit (**Asset 84**). The findspot of a fragment of a bronze socketed axe (**Asset 144**) was recovered from Inshes Wood c. 1km to the southeast of the Site.

5.1.10 In addition to known prehistoric remains identified within the Site, there is judged to be a Medium potential for further Neolithic remains, likely pits, to survive within the Site and a High potential for further Bronze Age and Iron Age remains to survive. Any such remains are likely to be of Medium to High importance, in keeping with the importance of the known remains within the Site.

5.2 Romano-British Evidence (c. AD 77 – c. 211)

5.2.2 No Romano-British assets or artefacts have previously been recorded on the Site and evidence of activity from this period within the 1km Study Area is limited to the recovery of a brooch and a sherd of coarse ware (**Asset 38**) which was uncovered under a Kerb Cairn (**Asset 38**) c. 142m to the northwest of Area 1 and a copper coin of Comodus (**Asset 26**) recorded c. 600m to the north of Area 5. Given the lack of Romano-British evidence within 1km of the Site, there is considered to be a Low potential for remains from this period to survive on the Site, although the potential for residual finds cannot be discounted.

5.3 Early Medieval Evidence (c. 300 – c. 1000); Medieval Evidence (c. 1000 – 1500)

5.3.1 No early medieval evidence has previously been recorded on the Site or within 1km of it.

5.3.2 The etymology of Inverness is derived from Scottish Gaelic, meaning the mouth of the River Ness (OSA 1793, 603). While the transition between the Iron Age to the early medieval period is subject to debate, it seems that changes occurred in 3rd century with the earliest reference to the Picts from the 3rd century onwards (ScARF 2024a). In the sixth century, Inverness was the-capital of the kingdom of the Northern Picts and was visited by St Columba in 565 (NSA 1845, 11; Electric Scotland 2024).

5.3.3 No medieval assets or artefacts have previously been recorded on the Site and evidence of activity from this period within the 1km Study Area is limited. The medieval asset recorded closest to the Site is a pit containing burnt material and cereal grains (**Asset 130**) uncovered during a watching brief (**Event 120/185**) carried out in 2020 between Areas 2 and 3. Further medieval activity within the Study Area includes medieval/post-medieval pottery and two small spherical beads (**Asset 21**), the possible 12th century grave of King Duncan (**Asset 55**) and its associated well (**Asset 102**), and a bronze strap fitting (**Asset 98**) which is possibly medieval in date. King Duncan I was probably killed by his own men led by Macbeth at Pitgaveny in 1040 (Ordnance Survey Name Book, 1848-1878: Book No. 31, p117).

5.3.4 The Burgh of Inverness was probably founded by David I after the death of Angus, Earl of Moray in 1139 (AOC 2008). Moray was annexed to the Crown at the time in an attempt to control the area (Ellis 2002, 425). However, Inverness is not recorded as a burgh before circa 1170-82 (Barrow 1971, 11). The settlement is thought to have developed along a route between the parish church and the castle (Perry 1998). During the medieval period the town would have been divided into burgage plots, which consisted of frontage buildings and rigs. During the 13th and 14th centuries Inverness expanded largely within the confines of its late 12th century defences as a result of economic prosperity (Gourlay & Turner 1977).

5.3.5 The lack of evidence, resulting from previous investigation in and surrounding the Site, suggests a Low potential for early medieval and medieval remains and artefacts to survive on the Site.

5.4 Post-medieval Evidence (1500 – 1900)

5.4.1 Historic maps depict Dumrosach farmstead (**Asset 16**), of a probable late post-medieval date, within Area 4, and the NRHE records a considerable amount of evidence from this period within 1km of the Site. No designated heritage assets from this period are recorded on the Site, although a range of Listed Buildings (**Assets 2-9 and 11-**

13) are recorded within 1km of the Site. The closest Listed Building to the Site is the 18th century Category B Listed Stoneyfield House (**Asset 7**) located c. 175m to the northeast of Area 1.

- 5.4.2 Early maps tend to be schematic and lacking in detail of land use and often only record settlements at the county level, although they can give some idea of the nature of settlement. Inverness is depicted on Blaeu and Gordon's map of 1654 (**Figure 5**) and Moll's map of 1754 (not illustrated) which, although stylistic in nature, demonstrate that Inverness was an important settlement at this time (AOC 2008). Roy's military map of Scotland from 1747-55 (**Figure 6**) depicts the Site as an area of cultivation surrounded by settlements with buildings: "Stonyfield" (**Assets 7**) to the north; Broomtown farmstead (**Asset 17**) to the west; and "Castle hill" (Castlehill) (**Asset 3**) and Inshes (**Assets 2 and 5**) to the south. The Listed Buildings at Inshes comprise two of the earliest buildings in the area. The Category A Listed Tower House (**Asset 2**) dating to c. 1600 is believed to be a surviving angle tower of a former castle and has been used as a dovecote although no nesting boxes survive. The Category B Listed Inshes House (**Asset 5**), which was built in 1766, is located in the same grounds as the tower house. Both Category B Listed Stoneyfield House (**Asset 7**) and Cradlehall House (**Asset 4**) were built in the latter half of the 18th century.
- 5.4.3 Cameron Barracks (**Asset 8**), a purpose-built infantry depot constructed between 1876 and 1884 located almost 1km to the west of Area 1. Two military roads were constructed in the area during the 18th century. Caulfield Military Road (**Asset 31**), which crosses the Site adjacent to the southern boundary of Area 5, was constructed between Stirling and Fort William in 1748-53 under the direction of Major Edward Caulfield. He also had his headquarters at Cradlehall (**Asset 19**) where the soldiers' barracks were still visible in 1911. Another military road was constructed from Inverness to Fort George (**Asset 79**), which is currently overlain by the A96 located c. 250m to the north of Area 1.
- 5.4.4 In terms of the wider area, both Thomson's map of 1832 (**Figure 7**) and the 1868-70 OS map (**Figure 8**) confirm the area's development into a busy rural landscape. By 1870 (**Figure 8**) the Site is depicted within enclosed agricultural fields. The eastern portion of Area 4 was occupied by Drumrosach farmstead (**Asset 16**) by the time of this map. Scretan Burn is depicted to cross the eastern portion of Area 4 and the centre of Area 5. Beechwood Farm (**Asset 44**) is shown in the southwestern corner of Area 4. The wider landscape is shown as agricultural fields with farmsteads, including Stonyfield (**Asset 74**), Category B Listed Seafield of Raigmore House (**Asset 6**) and Ashton (**Asset 45**) to the north, Stratton (**Asset 68**) to the northeast, Category B Listed Castlehill House (**Asset 3**), and Dell of Inshes (**Asset 82**) to the south, Dalmore (**Asset 62**) to the southwest, Mains of Broomtown (**Asset 17**) to the west and Broomtown (**Asset 36**) to the northwest.
- 5.4.5 A further four Listed Buildings are recorded within 1km of the Site including the Category B Listed Drakies House (**Asset 9**) c. 990m to the southwest of Area 3 as well as three Category C Listed Buildings, Helen's Lodge (**Asset 11**) c. 880m to the south of Area 4, Viewfield House (**Asset 12**) c. 860m to the southwest of Area 3, and Former Inshes Estate Entrance, Archway and Outbuildings (**Asset 13**) c. 440m to the south of Area 4.
- 5.4.6 Post-medieval activity within 1km of the Site includes seven houses (**Assets 59-60, 64-67 and 69**) in Culcabock c. 850m to the southwest of Area 3. There are also seven cottages (**Assets 27-30 & 32-33 and 35**) in the Culcabock area which possibly date from the post-medieval period, although a modern date cannot be discounted. Further activity from this period within the Study Area includes a house (**Asset 63**), a farmstead (**Asset 46**), a fountainhead (**Asset 71**), a mill (**Asset 70**), a school (**Asset 61**), a railway signal post (**Asset 97**), tollhouses (**Assets 99/139 & 135**), a wooden structure (**Asset 89**), and boundary ditch (**Asset 22**), three farmsteads (**Assets 43, 47 and 48**), a cottage (**Asset 34**), an inn (**Asset 75**), a distillery (**Asset 140**) and Inshes Bridge (**Asset 41/94**) (note both these locations are given for Inshes Bridge by the NRHE and HER respectively. The HER location is probably correct).

5.4.7 Historic maps depict the Site within agricultural land since the mid-18th century and within enclosed fields since the late 19th century, when Drumrosach farmstead and Beechwood Farmstead lay in Area 4. As such there is considered to be a Medium to High potential for agricultural remains from this period to survive within the Site and High potential for farm buildings to survive in the northeastern portion of Area 4 where Drumrosach was located. Beechwood Farmstead was subject to a programme of Historic Building Recording (Event 160) prior to its demolition and so can be considered to have already been preserved by record. Modern satellite imagery (Google Earth Pro 2023) shows the area around Drumrosach to be in use as a construction site by 2023.

5.5 Modern Evidence (1900 –)

5.5.1 A historic map (**Figure 10**) show cottages (**Asset 100**) in Area 4, however the NRHE records limited evidence from this period within 1km of the Site.

5.5.2 The OS map surveyed between 1902 and 1903 (**Figure 9**) shows no changes on the Site and no major changes within the wider landscape, except for the construction of a new line of the Highland Railway (**Asset 54**) following a northwest to southeast route, flanking the northeast boundary of Area 1, and crossing between Areas 4 and 5.

5.5.3 Modern activity within the Study Area is generally associated with Second World War military installations and includes two bunkers (**Assets 10 & 23**), one of which is Category B Listed (**Asset 10**), three pillboxes (**Assets 85, 134 & 145**), and a radio station (**Asset 91**). Raigmore House (**Asset 63/80**) possibly functioned as the Fighter Control centre for 13 Group and between 1946-7 it functioned as the Area Control Centre (**Asset 136**) for the Inverness area (AOC 2008). Further modern activity within 1km of the Site comprises two hospitals (**Assets 57-58**), an office (**Asset 81**), a school (**Asset 95**), a house (**Asset 72**) and modern pits (**Asset 84 & 86-87**).

5.5.4 An OS map surveyed between 1955 and 1968 (**Figure 10**) show no changes on the Site other than three Cottages (**Asset 100**), which are associated with Beechwood farmstead (**Asset 44**), in the southwestern portion of Area 4, and the removal of almost all the buildings associated with Dromrosach farmstead (**Asset 16**). The wider landscape remains generally agricultural and shows has no major changes except for the construction of Raigmore Hospital (**Asset 57**) c. 285m to the southwest of Area 3. OS maps from 1990s (not illustrated)¹ show that the Site remained within agricultural fields throughout the late 20th century, and Beechwood farmstead (**Asset 44**), the cottages (**Asset 100**) and Drumrosach Farmstead (**Asset 16**) were still extant.

5.5.5 Google Earth Pro (2023) illustrates the Site mainly within agricultural land. Areas 1, 2 and 5 comprise agricultural fields. The northern portion of Area 3 is an agricultural field, and the southern portion is a carpark associated with Inverness Campus. Area 4 is generally agricultural land, although there are roads associated with Inverness Campus crossing the fields and a carpark associated with the Life Sciences Innovation Centre in the southwest portion, which replaced the three Beachwood Cottages (**Asset 100**). Beechwood Farm in Area 4 has been demolished. Area 6 is shown as parkland crossed by a minor road and flanked by vegetation and the Inverness Campus Road. A construction site in the north-easternmost part of Area 4 has replaced Drumrosach Farmstead (**Asset 16**). The routes between areas are mainly occupied by the Inverness Campus road.

¹ Maps viewed using the preview option on Promap (<https://www.promap.co.uk/>) through the company subscription.

- 5.5.6 The Campus opened in 2015 and now accommodates approximately 47,000m² of floorspace including UHI Inverness, NHS elective care centre, the Life Sciences Innovation Centre, joint HIE office facility and UHI research building, office and laboratory accommodation for business, and business incubator and accelerator (HIE 2023).
- 5.5.7 Historic maps and modern satellite imagery show that Site has been in continuous use as agricultural farmland throughout the modern period, with some areas having been used as parking associated with Inverness Campus. There is considered to be a Low potential for remains of modern date to survive within the Site. Any remains that do survive are likely to be related to the continued agricultural use of the land or the construction of the current Inverness Campus and are likely to be considered of negligible importance.

5.6 Unknown date

- 5.6.1 The following features of uncertain date have been recorded in the Study Area: one archaeological feature (**Asset 14**) of uncertain origin uncovered during a watching brief to the east of Area 4; linear features (**Asset 78**) to the southwest of Area 3; cropmarks showing a possible enclosure (**Asset 42**) to the south of Area 4; a scatter of cropmarks (**Asset 37**), including seven pits, have been recorded to the east of Area 5; two pits (**Asset 84** and **88-89**); a fish trap (**Asset 52**); a well (**Asset 103**); and an oven (**Asset 84**). A collection of occupation debris was recovered from Beechwood (**Asset 137**) to the north of Area 6 and included iron slag, charcoal, possible brick and tiles along with a possible mould.
- 5.6.2 While other dates cannot be ruled out, considering the evidence in the Study Area it is probable that the enclosure and the pits date from the prehistoric period and that the well dates from the post-medieval period.

5.7 Previous Archaeological Investigations (Events)

- 5.7.1 A considerable number of archaeological investigations has been carried out by AOC in the Site (Figure 13) and its vicinity in the past years. In 2008 AOC was commissioned to carry out a desk-based assessment (DBA) (**Event 121/194**) at East Beechwood extending into the Site (AOC 2008). The DBA established a significant potential for encountering hitherto unknown remains of a prehistoric and post-medieval date. The assessment considered that the proposed development would potentially impact upon the Scheduled Monument (**Asset 1**) within Area 5, any surviving remains of the burnt mounds (**Asset 24**) to the west of Area 4, and any subsurface remains associated cropmarks (**Asset 49**) in Area 2.
- 5.7.2 Following the above DBA, AOC undertook several phases of evaluation and excavation across the Wider UHI campus between 2009 and 2020. In 2009 AOC carried out an evaluation at East Beechwood Farm (**Event 125/168**), which extended into Areas 1, 2 and 4 as well as part of the routes between Areas 1, 2 and 3 (AOC 2009). Several features (**Asset 50**) of archaeological significance were excavated on higher ground in Areas 1, 2 as well as part of the routes between Areas 1, 2 and 3, which included pit clusters, linear features, and ditches. Several sherds of prehistoric pottery, including Neolithic Grooved Ware, and a single flint flake were discovered. The clusters of posthole features and ditches probably represent Late Bronze Age or Iron Age settlement comprising timber post-built structures and a ditched enclosure. A large quantity of pressed daube was revealed within a ditch terminus. The Neolithic pottery also indicates earlier activity and the presence of a multi-period archaeological landscape. No significant archaeological material was observed in any of the 14 trenches excavated in Area 4 (AOC 2009, 11).
- 5.7.3 A geophysical survey conducted at Beechwood Farm (**Event 126/195**) on behalf of AOC in 2010 extended into Areas 1-3, Area 6 and into the western edge of Area 4 as well as into the routes between the Areas. The survey, which was heavily constrained by standing crops, was inconclusive with a few very weak anomalies possibly reflecting the presence of shallow ditches. Elsewhere more intense anomalies suggested burnt materials.

- 5.7.4 The inability to carry out the full 40% geophysical survey (**Event 126/195**) led to the requirement of an evaluation carried out by AOC in 2010 (**Event 124**), which extended into Areas 3 and 6, the western edge of Area 4 and the routes between Areas 2, 3 and 4. Trenching revealed numerous features (**Asset 93**) of archaeological significance including curvilinear ditches and a variety of pit and post-hole features (AOC 2010). Artefacts recovered included a single flint flake and prehistoric pottery sherds. As with the 2009 evaluation (**Event 125/168**) undertaken to the north, the clusters of post-hole features and ditches were suggestive of Bronze Age / Iron Age later prehistoric settlement comprising linear / curvilinear ditches (enclosures or field boundaries) and timber post-built structures. The post-holes in Trench 62 typifies one of the later prehistoric timber-built roundhouse traditions.
- 5.7.5 A subsequent excavation conducted by AOC at Beechwood Farm (**Event 123**), extending into Areas 1-3, Area 6 and the western edge of Area 4 (AOC 2011), and the routes between Areas 2 and 3 and Areas 6 and 4, revealed numerous settlement features (**Asset 129**) of archaeological significance including several Bronze Age/Iron Age roundhouse and enclosure structures across the development area together with evidence of Neolithic settlement in the northern part of the development area (Area 1). This excavation added an important prehistoric settlement site to the archaeological record of the Inverness area. Many of the roundhouse structures present are typical of later prehistoric structures well documented across the northeast of Scotland and which are known to date over a period from the Middle Bronze Age through to the Late Iron Age.
- 5.7.6 The Farm at East Beechwood was also subject to Historic Building Recording (**Event 160**) prior to its demolition; this comprised a map regression and photographic survey.
- 5.7.7 A geophysical survey and aerial imagery analysis was carried out by AOC in 2018 (**Event 128**) and was preceded by a desk-based assessment and walkover survey by Jacobs (**Event 149**). The geophysical survey and aerial imagery analysis was undertaken to investigate the potential for buried archaeological remains on land as part of the A9/A96 Inshes to Smithton scheme near Inverness. A magnetometer survey totalled approximately 25.45 ha, and it included part of Area 5 and the Scheduled Ring Ditch and Pit Circles 60m WSW of Ashton Farm cottages (**Asset 1**) as well as parts of the eastern portion of Area 4. A second survey was carried out over the Scheduled Monument using resistivity. The magnetometry results were generally inconclusive, meaning that anomalies identified were only tentatively identified as archaeological features. Resistivity results were more conclusive, identifying the Scheduled Monument as penannular trends of low resistance. The interpretation of the survey results was difficult due to the very varied and noisy background level of magnetism found across the site in the natural soils and geology, making interpretation tentative. Therefore, a low level of confidence was placed in many of the features identified in the survey results outwith the Scheduled area. The results of the survey identified several definitive pit-like anomalies of archaeological remains in Area 5 which match those depicted in aerial photography. Ring ditches interpreted as roundhouses and pits in the Scheduled area as well as a further roundhouse and three pits immediately to the north are clearly visible on aerial photography (AOC 2018, Figures 37-39). However, the corresponding features do not appear as clearly in the geophysical results.
- 5.7.8 The combined evidence from the aerial imagery and the magnetometry survey indicates the probability of a prehistoric settlement, likely to be of Bronze or Iron Age date, in the Ashton Cottages fields. The results of both analyses suggest that the buried archaeological remains are more extensive than those previously identified through aerial photography. Linear trends of uncertain origin and further pits, likely archaeology given similar features in the area, were recorded in Area 5. A few tentative curvilinear/circular features have been recorded (AOC 2018, E19- E21) in this area. Many of these resemble features visible in the Scheduled Monument area (AOC 2018, E18 and E21). A former field boundary was recorded in Area 5 (AOC 2018, E25). This former field boundary is visible on historic maps (**Figure 8**). No responses indicating definitive archaeological remains were

confirmed in the northeast corner of Area 5 and in the eastern portion of Area 4. However, discrete pit-like anomalies and linear trends of uncertain origin were recorded. A historic field boundary (AOC 2018, G9) was detected along the northern edge of Area 4 as depicted on the 1868-70 OS map (**Figure 8**). Further linear trends recorded in the southeast of Area 4 were interpreted as agricultural headlands caused by ploughing. Several areas of magnetic disturbance of a likely modern date were also detected, including several modern services, as well as disturbance around field edges because of the railway passing through the Site and metallic boundary fencing surrounding the field.

- 5.7.9 In 2018 a watching brief was undertaken during the machine-excavation of a series of geo-technical test-pits at Inverness Campus (**Event 127**) between Areas 2 and 3. Most of the geo-technical pits excavated across the Site exhibited a fairly consistent stratigraphic sequence of improved topsoil directly overlying undisturbed natural deposits. A sub-soil layer was identified in one test-pit, and a deposit of charcoal was positively identified in another test-pit. This deposit of charcoal may also have been exposed in a further test-pit. The presence of these deposits was consistent with the presence of a suite of archaeological features, dating to the prehistoric period, identified across the Site during earlier phases of intrusive archaeological investigations (discussed above). This watching brief established the requirement of further archaeological work prior to large scale development.
- 5.7.10 Following the above geo-technical test pits (**Event 127**), a watching brief was carried out by AOC in 2020 (**Event 120/185**) during soil stripping at the NHS Highland Care Centre development site between Areas 2 and 3 (AOC 2022). A total of 73 features (**Asset 130**) were uncovered within the development area, comprising several discrete groups or arcs of pits and postholes, and other isolated pits. The features can be broadly attributed to four phases of activity or occupation: Neolithic, Late Bronze Age, medieval, and later post-medieval. The Neolithic remains, although confined to one small group of pits, contained finds of two carinated bowls and coarse stone tools. Most features appear to be from the Late Bronze Age, with three potential roundhouse structures tentatively identified. A rare and significant find of a clay mould for casting two small penannular rings was found within one of the Late Bronze Age features, suggesting non-ferrous metalworking was taking place on site. Medieval activity was present in the form of a large pit containing burnt material and cereal grains. Other features on the site are thought to be the remains of post-medieval agricultural or vegetation clearance activities.
- 5.7.11 In 2023 an archaeological watching brief (**Event 182/191**) was undertaken within Area 4 during the construction of a haul road. This watching brief found that the majority of the area was heavily disturbed by a layer of hardcore and fibreoptic and electricity cables. The only features encountered were a brick-built feature and a number rubble and clay drains.
- 5.7.12 A watching brief was carried out by AOC in 2022 at Inverness Prison (**Event 122**), adjacent to the western boundary of Area 5. Excavations revealed over 730 archaeological features (**Asset 131**) along with deposits across the site. These represented at least sixteen roundhouses, many of which had been identified and partially excavated during two previous phases of work on the site. More than half of the features consisted of postholes and stakeholes, most of which related to the roundhouses, which were also associated with two palisade ditch enclosures, one post-defined enclosure and one ditch-defined roundhouse. The site also contained numerous fire-pit or hearth features, midden/refuse pits and possible kiln pits. Many of the pit features represent multi-period prehistoric activity, including probable Neolithic pit groups. In one area of the site, an iron-smithing hearth was located at the centre of a roundhouse. Evidence for iron working (scattered slag and fired clay) was present in many of the pits and postholes across the area. The presence of clay mould fragments was also associated with high status metal working. The artefacts recovered from the site included the mould fragments

and iron-working debris, 27 fragments of prehistoric pottery, four iron objects including two ring-shaped objects, eight struck lithics and a number of coarse stone artefacts including whetstones, quern stone fragments and other worked or shaped stone artefacts.

- 5.7.13 A large number of further archaeological investigations have taken place with the Study Area; the extents of these are shown on Figure 4 and details types of events and their results are given in the gazetteer in Appendix 2.
- 5.7.14 The evidence uncovered during previous archaeological investigations within the Site and its vicinity establish a High potential for further, hitherto unknown, prehistoric finds and remains to survive on the Site. Such remains are likely to be of Neolithic, Late Bronze Age, and Iron Age date, although an earlier date cannot be ruled out. Such remains are likely to be considered of at least Medium importance.

5.8 Aerial Photography and LiDAR Analysis

- 5.8.1 No aerial photographs are available on the Britain from Above (<https://www.britainfromabove.org.uk/>) and the Cambridge Air Photos (<https://www.cambridgeairphotos.com/>) online portals. The photos below were viewed as research copies ordered from the NCAP (<https://ncap.org.uk/>) or downloaded using AOC's company subscription to NCAP. For full photographic references see Section 8.3.1 below.
- 5.8.2 Oblique aerial photography from 1941 (M/010/241D), 1946 (106G/Scot/UK/0169), 1973 (FSL/7343/06) and 1995 (GEONEX/0030/95) show the Site within agricultural fields and similar to its depiction on the 1955-1968 OS map (**Figure 10**). The 1946 photograph shows a sub-circular linear feature of uncertain origin in Area 4, which is also visible on the LiDAR analysis discussed below. The 1973 photograph depicts the cropmarks that comprise the Scheduled Monument (**Asset 1**) in Area 5.
- 5.8.3 LiDAR was processed as part of this assessment (**Figures 11-12**). LiDAR (Light Detection and Ranging) is a remote sensing technique which describes a method of determining three-dimensional (3D) data points by using a laser. Airborne LiDAR consists of an active laser beam that is transmitted in pulses from a fixed-wing or rotary aircraft and the returning reflections are measured. The first returns are considered equivalent to the digital elevation model of the land surface; it records the highest points, including buildings and the woodland canopy. The DTM (Digital Terrain Model) is a digital elevation model of the bare earth, i.e. the ground beneath any vegetation with other structures such as buildings removed. Simple Local Relief Model (SLRM) (also known as Local Relief Models) greatly enhances the visibility of small scale, shallow topographic features (Hesse, 2010). For this case study 1m spatial resolution Digital Surface Model (DSM) and Digital Terrain Model (DTM) have been produced from LiDAR Point Cloud processing, and subsequently enhanced by implementing different visualisation techniques. Analytical Hillshading (x16), Sky View Factor (SVF), Visualisation for Archaeological Topography (VAT), Simple Local Relief model (SLRM), Laplacian Filter and VAT & Analytical Hillshading (x16) have been produced by using the software Relief Visualization Toolbox 2.2.1 and SAGA GIS. **Figure 11** is a Simple Local Relief Model (SLRM), produced by using the DTM.
- 5.8.4 The data processed was LiDAR for Scotland Phase I (Scottish Government 2024), which currently is the only dataset that covers 100% of the area. The Scottish Public Sector LiDAR (Phase I) dataset was commissioned in response to the Flood Risk Management Act (2009) by the Scottish Government, Scottish Environmental Protection Agency (SEPA), and Scottish Water collaboratively. Airborne LiDAR data was collected across 10 sites totalling 11,845 km² between March 2011 and May 2012. Aside from flood risk management, this data has also been used for archaeological and orienteering purposes.

- 5.8.5 Overall, **Figures 11-12** shows local variations in topography some of which seem to roughly align with field boundaries and probably relates to agriculture and land management. Overall, the LiDAR analysis is inconclusive, and the features noted here were recorded during the walkover survey.

6 WALKOVER SURVEY

- 6.1 A walkover survey of the Site was undertaken to investigate the condition and significance of known archaeology on the Site with the aim of identifying any previously unknown remains. The survey was carried out on 25th April 2024 in dry and bright conditions with good visibility. Areas 1 to 5 were visited, and comprised a variety of ground conditions, which are detailed below. The routes between the areas each comprise existing campus roads. Area 6 was added to the scheme following the site visit and has not yet been visited.
- 6.2 Area 1 comprised a small grassy area at the north side of the existing campus (**Plate 1**). The ground appears to have been landscaped as part of previous campus development and has a small mound present, probably the remains of a spoil heap. No upstanding features were present. **Asset 39**, the grid reference for which is located in this area, refers to archaeological remains encountered during a previous investigation. These excavations extended partly into the current survey area, suggesting there is still potential for further buried remains to survive outwith the already excavated area.
- 6.3 Area 2 comprised another grassy field within the existing campus, which may have been subject to landscaping (**Plate 2**). No upstanding features were present in the area. There is a record of possible buried features being present in this area, as identified on aerial photographs (**Asset 49**), though no visible remains could be identified during survey. Significant buried archaeological features were found in the plot immediately south of this area, including rare metal working artefacts (**Asset 15**). This area has already been subject to archaeological trial trenching.
- 6.4 Area 3 comprised a grassy field (**Plate 3**) and car park space (**Plate 4**) within the existing campus grounds. No upstanding features were present. Parts of these areas were subject to archaeological investigation during the previous Beechwood excavations (**Event 124**) and significant archaeological features were uncovered. This area has been previously subject to both trial trenching and excavation.
- 6.5 Area 4 comprised several fields on the east side of the campus, south of the railway line (**Plates 5-8**). The majority of these were ploughed fields or small grassy areas that appear to have been previously landscaped and used to store spoil heaps. No upstanding features were present in any of the fields. **Asset 16**, a post-medieval farmstead, was visited, but the asset is no longer existing, with the location now a car park (**Plate 9**). Similarly, **Asset 100**, Beechwood cottages, also no longer exists, with the location now a car park (**Plate 10**). Several potential features were identified on aerial/LiDAR imagery for this area; however, no visible remains of these features could be identified. Much of the western and southern extents of this area have been previously subject to trial trenching, excavation and watching brief (as seen on Figure 13); the central and eastern area has not yet been evaluated.
- 6.6 Area 5 comprised several fields on the north side of the railway line (**Plates 11-13**). These were all ploughed fields with no upstanding remains visible. The location of the Scheduled Monument was visited and found to have no visible surface remains (**Plate 14**). Likewise, no remains were visible at the locations of possible features identified on aerial/LiDAR imagery.
- 6.7 Despite the current land use within the different survey areas (modern landscaping or agricultural ploughing), there is thought to be high potential for buried archaeological remains to survive in previously un excavated areas based on the results of previous archaeological investigations in the vicinity.

7 CONCLUSION

7.1 Direct impacts

- 7.1.1 Ashton Farm Cottages ring ditch and pit circles Scheduled Monument is located in the northwestern portion of Area 5, and past archaeological works have identified a considerable amount of prehistoric remains, generally ring ditches and pits remains associated with prehistoric settlement remains, within the Site and its vicinity. The forthcoming design for the Proposed Development will avoid any direct impacts upon the Scheduled Monument.
- 7.1.2 Table 2 below details the known heritage assets within the Site and their importance. It also indicated whether those assets have been fully excavated as part of the previous works undertaken or whether they are likely to still be extant and thus potential subject to direct impacts.

Table 2. Importance of known heritage assets within the Site

Asset Number	Asset Name	Status	Location	Heritage Asset Importance	Previously excavated?
1	Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages	Scheduled Monument	Eastern portion of Area 5	High	No
16	Dumrosach post-medieval farmstead	Non-designated Asset	In the northeast of Area 4	Negligible	Demolished. Not clear if it was recorded prior to demolition
18	Old Petty	Non-designated Asset	Area 5	Negligible	No; but assumed a findspot and the trap recovered.
31	Caulfield Military Road	Non-designated Asset	Adjacent to the south boundary of Area 5	Low	No
39	Prehistoric settlement – Neolithic Pits	Non-designated Asset	Area 2	Medium	Yes (excavation)
40	East Beechwood Farm	Non-designated Asset	In the southwest of Area 4	Medium	Yes (evaluated)
44	Beechwood Farm	Non-designated Asset	In the southwest of Area 4	Negligible	Demolished. Recorded prior to demolition.
49	A pit circle visible on	Non-designated	Area 2	Low	Yes and no archaeology confirmed

	cropmarks	Asset			
50	Prehistoric settlement – Neolithic Pits, Bronze Age/Iron Age ditched enclosures and timber post-built structures	Non-designated Asset	Route between Areas 1 and 2	Medium	Yes (evaluation/excavation)
51	A Late Bronze Age sword hilt (Asset 51) recovered from Area 3.	Non-designated Asset	Recovered from Area 3	Medium	Yes (recovered)
93	Prehistoric settlement – Bronze Age/Iron Age ditched enclosures and timber post-built structures	Non-designated Asset	Area 3	Medium	Yes (evaluation/excavation)
100	Beechwood modern cottages Beechwood modern cottages	Non-designated Asset	In the southwest of Area 4	Negligible	Demolished. Not clear if it was recorded prior to demolition.
129/142	Prehistoric settlement – Bronze Age/Iron Age ditched enclosures and timber post-built	Non-designated Asset	Areas 1-3 and routes between Areas 1 and 2 and 3 and 4	Medium	Yes (excavation)

	structures				
210	Roundhouse and three pits, c. 30m to the north of Ring Ditch Scheduled Monument	Non-designated Asset	Area 5	Medium	No
211	Three circular pits, c.100m to the northeast of Ring Ditch Scheduled Monument	Non-designated Asset	Area 5	Medium	No
212	Circular pit, c.140 the east of Ring Ditch Scheduled Monument	Non-designated Asset	Area 5	Medium	No

7.1.3. The majority of assets previously recorded within the Site have been subject to previous excavation and recording; but indicate potential for further associated remains and there is possibility that unknown buried archaeological remains could survive underground. Taking into consideration the archaeological and historical evidence discussed in Section 5 and the known heritage assets within the Site outlined above, overall, there is judged a Low potential for archaeological remains dating from the Roman, Early Medieval, medieval and modern periods to survive within the Site. There is judged to be a High potential for further prehistoric remains to survive within the Site, outwith those areas previously fully excavated, any such remains are likely to be of at least Medium importance.

- 7.1.4 Historic maps depict the Site within agricultural land since the mid-18th century and within enclosed fields since the late 19th century, when Drumrosach farmstead (**Asset 16**) and Beechwood Farm (**Asset 44**) lay in Area 4. Therefore, it is assessed a Medium to High potential for agricultural remains from this period to survive within the Site. Such archaeological remains are likely to be considered to be of Low importance, at most.
- 7.1.5 Direct impacts resulting from the Proposed Development have the potential to be of High magnitude as they would result in the removal of archaeological remains present. The design will avoid the Scheduled Monument in Area 5 and the exact impact upon non-designated archaeological remains will ultimately depend upon the final development design. However, it should be noted that High magnitude direct impacts upon assets of Medium importance are likely to result in significant effects.

7.2 Setting impacts

- 7.2.1 NPF4 (2023), HES guidance on setting (2018, updated 2022) and HES and NatureScot's EIA handbook (HES & SNH 2018) are clear that the setting of an asset can contribute to its significance. Section 2.4 of this report outlines the planning policy with regard to the setting of designated assets.
- 7.2.2 Thirteen designated assets (**Assets 1-13**) are located within the Site or within 1km Study Area (**Figure 2**). These assets are listed in Section 2.5 above and in Table 3 below, which also considers whether there is potential for significant effects and therefore whether the assets will be carried forward for consideration in any forthcoming the Environmental Impact Assessment Report (EIAR).

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIAR assessment
1	SM11535	Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages	Scheduled Monument	Within the northeastern portion of Area 5	<p>Ashton Farm Cottages ring ditch and pit circles (Plate 14) lies within an agricultural field to the north of the railway line. The monument comprises the remains of a ring ditch and three pit circles visible as a series of cropmarks identified from aerial photographs, with no visible upstanding remains.</p> <p>Most of the significance of the Scheduled Monument is derived from the unexcavated buried prehistoric features, which have the considerable potential to enhance the understanding of unenclosed settlements of the prehistoric period in the Highlands.</p> <p>The original placement of the Scheduled Monument would have been determined by the surrounding agricultural landscape and possibly other settlement remains that have been uncovered at Seafield and Beechwood.</p> <p>The original setting of the monument has been significantly altered, particularly with the creation of enclosed fields and the construction of the railway line during the post-medieval period as well as with the development of the campus in more recent years.</p> <p>Given the asset's location with the Site, it is proposed that consideration of impacts upon its setting are carried forward</p>	Yes

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIAR assessment
					for assessment in the EIAR.	
2 & 5	LB8050 & LB8049	Tower House in Ground of Inshes House Castlehill House; Inshes House	Category A Listed Building; Category B Listed Building	c. 715m to the south of Area 4; c. 770m to the north of Area 4	<p>Inshes House (Asset 5) and the Tower House in its grounds (Asset 2) (Plate 15) comprise an 18th century house incorporating fragments of an earlier house and an early 17th century tower house in the grounds, which may be part of an older castle.</p> <p>These assets derive most of their significance from their historic value as a 18th century house and a 17th century tower house which allegedly belonged to a castle according to documentary evidence. It is likely that the original design of these buildings would have considered the surrounding agricultural landscape.</p> <p>The designated assets were not publicly accessible at the time of survey. The Listed Buildings lie within private grounds surrounded by trees which limit views in all directions. They would have once been the focal point of Inshes estate and have had significance to the surrounding estate lands and farmlands.</p> <p>The original setting of the two buildings has been substantially altered in recent years with the creation of the A9 trunk road and numerous housing estates and a business park immediately to the north. Therefore, it can be reasonably argued that the landscape to the north of the buildings does</p>	No

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIA assessment
					<p>not make a positive contribution to their setting has been diminished.</p> <p>It is considered that the Proposed Development is unlikely to materially change the current setting of the assets and as such no significant effects are anticipated.</p>	
3	LB8035	Castlehill House	Category B Listed Building	c. 340m to the southeast of Area 4	<p>Castlehill House comprises a 19th century house with a large garden, surrounded by an avenue of trees (Plate 16). The property has direct views towards the Site, although the garden adjacent to the house is encircled by trees, which limit outward views (Plate 17).</p> <p>The building derives most of its significance from its historic value as a 19th century house, and it would have originally been a significant dwelling in the local agricultural landscape. While the house still overlooks agricultural fields on its northern side, it is enclosed by modern housing estates and a garden centre on all other sides.</p> <p>The Listed Building already stands within a heavily developed landscape and though the Proposed Development would further reduce agricultural land around the building, the fields immediately adjacent to the house would not be impacted.</p> <p>Given the proximity and orientation of the Listed Building towards the Proposed Development has the potential to</p>	Yes

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIA assessment
					impact on the setting of the building.	
4	LB8036	Cradlehall House	Category B Listed Building	c. 315m to the east of Area 4	<p>Cradlehall House comprises a mid-18th century house located on a modern residential street within a wider housing estate (Plate 18). The house has some views towards the Site, though these are partly screened by the intervening houses and Cradlehall business park.</p> <p>The house derives its significance from its historic value as an 18th century house and would have originally been a prominent farmhouse with important views of the surrounding agricultural land.</p> <p>The immediate landscape has been changed by modern residential development and the wider landscape by a railway line and modern development in the form of business parks and a university campus. As such the Listed Building building is now almost fully surrounded by modern houses.</p> <p>Given the above, the Proposed Development is unlikely to result in a material change to the asset's current setting.</p>	No
6	LB8058	Seafield of Raigmore	Category B Listed Building	c. 550m to the north of Area 5	<p>Seafield of Raigmore comprises a 19th century farmhouse that now stands in a complex of modern farm buildings surrounded by a small woodland (Plate 19) which screens outward views looking towards the Site. The main elevation of the house is SE facing, and even if longer outward views are available from the</p>	No

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIA assessment
					<p>higher floors of the buildings, they would have limited visibility of the northeast corner of Area 5.</p> <p>Deriving its significance from its historic interest, it would have originally been a prominent farmhouse, although its setting is relatively private. Much of this land has since been developed, with the creation of the A96 trunk road and the Inverness Retail Park, which blocks views towards the Proposed Development (Plate 20).</p> <p>Given the distance to the Site and likely lack of intervisibility, no impact is expected from the Proposed Development</p>	
7	LB8059	Stoneyfield House	Category B Listed Building	c. 175m to the northeast of Area 1	<p>Stoneyfield House comprises an 18th century house converted into offices and stands at the centre of Stonyfield Business Park (Plate 21).</p> <p>It would have been originally a prominent dwelling close to Stonyfield farm with a relationship with the surrounding agricultural land. This land has now been entirely developed with Stonyfield farm no longer in existence.</p> <p>Given this, the Proposed Development is unlikely to result in a material change to the asset's setting.</p>	No

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIA assessment
8	LB35340	Cameron Barraks	Category B Listed Building	c. 750m to the west of Area 1	<p>Cameron Barracks (Asset 8) comprises a 19th century army barracks, which are still in use as a military facility and as such could not be accessed. The purpose-built infantry depot was constructed between 1876 and 1884. The Queen's Own Cameron Highlanders moved into the complex in 1886.</p> <p>The barracks was built in the Scots Baronial style and comprises four two-storey blocks enclosing three sides of the parade ground.</p> <p>The Barracks sit on top of a hill overlooking the land to the north and west and would have originally been placed there for the clear views over the surrounding land and water.</p> <p>Currently, the barracks are enclosed by a thick band of trees, limiting views in all directions. The barracks derives most of its significance from its historic interest as a 19th century military building as well as the self-contained activities within the facility rather than the need for wide views over the landscape.</p> <p>The wider landscape has been altered by modern development and the Proposed Development would not materially alter the current setting of the asset</p>	No
9	LB35341	Drakies House	Category B Listed Building	c. 990m to the southwest of Area 3	<p>Drakies House comprises a 19th century house currently undergoing renovations and stands within a construction site that was not accessible (Plate 22). Visibility towards to the Site</p>	No

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIAR assessment
					<p>is blocked by intervening modern development, including a hospital, the A9 road and housing.</p> <p>The house would have originally been a prominent house within the small settlement of Culcabock. This setting has been significantly altered in recent years, as the houses of Culcabock are now surrounded by a housing estate to the east and a golf course to the west.</p> <p>There are currently no views between this building and the Site, there would be no impact upon the setting of the Listed Building from the Proposed Development.</p>	
10	LB49181	RAF Filter Block	Category B Listed Building	c. 640m to the west of Area 1	<p>The RAF Filter Block comprises the only remaining bunker of the WW2 Sector Operation Centre located at Raigmore.</p> <p>It has been used for various military and governmental defence operations since the Second World War and is now a private museum (Plate 23). Although situated on the summit of a small hill, the bunker would have been designed to be hidden from view to keep military operations secret.</p> <p>The significance of the bunker's setting lies in its underground nature, rather than the surrounding landscape or views. Due to surrounding tree cover and residential housing, there is no line of sight between the bunker and the Site. As such there would be no impact upon the setting of this Listed Building as a result</p>	No

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIA assessment
					of the Proposed Development .	
11	LB8051	Helen's Lodge	Category C Listed Building	c. 880m to the south of Area 4	<p>Helen's Lodge comprises an early 19th century dwelling house (Plate 24), which would have originally been a prominent house on the Inshes estate, where its relationship to other buildings on Inshes estate would have been a key characteristic of its setting.</p> <p>Today it is a private residence on the edge of a modern housing estate, with no line of sight towards the Site due to tree cover and other houses. Due to this, the Proposed Development would have no impact on its setting.</p>	No
12	LB35342	Viewfield House	Category C Listed Building	c. 860m to the southwest of Area 3	<p>Viewfield House comprises a mid-19th century dwelling house. The building would have originally been a prominent house amidst the small village of Culcabock, standing on the higher ground to overlook the village. The area has subsequently been completely surrounded by modern housing, and Viewfield House itself forms a private residence surrounded by mature trees, with limited views.</p> <p>As the Site is not visible from the house and is a reasonable distance away from its original village setting, it is considered that the Proposed Development would have no impact on its setting.</p>	No

Table 3. Designated heritage assets considered by this Heritage Impact Assessment

Asset Number	Listing Number	Asset Name	Status	Location relative to Site	Notes and elements affecting intervisibility	Carried forward for EIAR assessment
13	LB52581	Former Inshes Estate Entrance, Archway and Gate Lodge Including Outbuilding to the East	Category C Listed Building	c. 440m to the south of Area 4	<p>Inshes Estate Entrance Archway and Gate Lodge comprises a 19th century building and decorative archway (Plate 25). The structures would have formed the main entrance to Inshes estate, with and an understanding and appreciation of its significance would have been tied to its relationship to nearby Inshes House to the southwest.</p> <p>Today, the ability to understand this relationship has been greatly reduced by the separation from Inshes House by the A9 trunk road and the construction of a garden centre and housing estate in the intervening land.</p> <p>The Proposed Development would not materially change the current setting of the asset.</p>	No

7.2.3 On the basis of the above, the Proposed Development is unlikely to result in significant setting impacts upon the designated heritage assets identified within 1km of the Site. It is proposed to bring the Scheduled Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages (Asset 1) forward for assessment against the final development proposal as part of the forthcoming EIAR due to its location within the Site. It is also proposed that the Category B Listed Castlehill House (Asset 3) forward for full assessment given its proximity to and orientation toward the Site. It is proposed to scope out assessment of setting impacts for all other designated assets.

7.3 Mitigation

7.3.1 National planning policies and planning guidance, HEPS (Scottish Government 2019), NPF4 (Scottish Government 2023) and PAN2/2011 (Scottish Government 2011), as well as the HwLDP (HC 2012), outlined in Section 2.4 of this report, require a mitigation response that is designed to investigate the potential for archaeological sites within the development area and hence allow the preservation or recording of any significant remains.

7.3.2 The assessment has identified a number of known heritage assets, largely of prehistoric date to survive within the Site, many of these have been previously excavated and recorded (see Table 2 above) however they indicate a High potential for associated or similar remains to survive on Site and as such this assessment has further established that there is a High potential for further, hitherto unrecorded, prehistoric remains to survive on the Site and thus be impacted upon. There is considered to be a Medium to High potential for post-medieval agricultural remains and a Low potential for all other remains to survive.

7.3.3 The exact magnitude of impact will depend on the final development proposal and this will have bearing on the final mitigation proposals. However, it is considered that an archaeological programme of works will be required in advance of the construction of the Proposed Development. Considering the requirements of past archaeological works on the Site, and the results of previous archaeological investigations, it is likely any such programme of works would take the form of an archaeological evaluation by trial trenching in portions of Area 4 and in Area 5 where no intrusive evaluation has previously been undertaken. If significant features are found further mitigation is likely to include full excavation to be followed by a programme of post-excavation analysis including publication. Areas of previous programmes of watching brief and excavation will have been subject to a programme of recording and thus preservation by record of significant archaeological features in these areas will have already taken place; and so no further works are likely to be required in these areas. However, the full scope and scale of these works would need to be agreed with Highland Council, as advised by the Historic Environment Team (HET), at Highland Council via a WSI.

7.3.4 It is advised that a protective buffer is applied around the Scheduled Monument and that ground works within the Scheduled area are avoided. The Scheduled Monument could be designed as one of the green spaces within the Inverness Campus and signs displaying information about the Scheduled Monument could be displayed in order to promote public engagement as discussed below.

7.3.5 The Procurement Reform (Scotland) Act 2014 and its implications through NPF4 (2023, 7o), as well as recent guidance from ClfA (2021a&b) and The Association of Local Government Archaeological Officers (ALGAO) (Mann, 2023) have noted the need for public benefit or public engagement in archaeology. HES's *Our Past, Our Future* (2023) states that '*the historic environment creates real benefits for people*', and two of the three priorities of the publication relate to public engagement and public benefit. In this case if a programme of public engagement and/or enhancement were to be considered, engagement could include a digital platform or on-site boards with archaeological and historic information of the area as well as interpretations and disseminations about archaeological remains which survive on the Site, including the Ashton Cottages ring ditch and pits Scheduled Monument (Asset 1) in Area 5 and the non-designated prehistoric remains identified elsewhere on Site.

- 7.3.6 The scope and requirement of any public benefit should be agreed by the Client and be undertaken in consultation with the client and the HET at Highland Council.

8 REFERENCES

8.1 Bibliographic References

- Ancient Monuments and Archaeological Areas Act, 1979 (c46). [Online]. London. UK Government . Available at: http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf
- AOC 2008. Oleksy, V and Martilla, J. East Beechwood, *Inverness Desk-Based Assessment*.
- AOC 2009. Engl, R. *East Beechwood Farm, Inverness, Highland Archaeological Evaluation: Phase 1, Stage 1: Data Structure Report*.
- AOC 2010. Engl, R. *East Beechwood, Inverness, Highland Archaeological Evaluation: Phase 1, Stage 1: Data Structure Report*.
- AOC 2011. Engl, R. *East Beechwood: Excavations Data Structure Report*.
- AOC 2011. Engl, R. *East Beechwood: Excavations Data Structure Report*.
- AOC 2016. Cavers, G. Humble, J., Fouracre, L. Hudson, G. McLaren, D. and Robertson, J. *A Window on the Hidden Bronze Age Landscapes of Caithness. Field Surveys and Excavations at Skail*.
- AOC 2018a. Teale, K., Lawton, J. and Cavers, G. A9/s96. Graham Cavers. *Inshes to Smithton, Inverness, Scotland: Archaeological Geophysical Survey and Aerial Imagery Analysis*.
- AOC. 2018b. A9/A96. Graeme Cavers. *Inshes to Smithton, Inverness, Scotland: Aerial Imagery Analysis*.
- AOC 2022. Stirling, L. et al. *NHS Highland Elective Care Centre, Inverness UHI Campus: Archaeological Watching Brief Final Report*.
- AOC 2023. Glew, P. and Peteranna, M. *Inverness Prison, Eastfield Way, Inverness: Watching Brief and Archaeological Excavation Data Structure Report*.
- Barrow, G W S 1971. *Regesta Regum Scottorum, vol ii, The Acts of William I 1165-1214*. Edinburgh
- British Geological Survey 2024). *GeoIndex Onshore*. Available at: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/> Accessed 29 April 2024.
- British Geological Survey 2024b. *GeoIndex. Onshore-Boreholes*: Available at: https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.205470864.167807760.1714405428-757738546.1714405428 Accessed 29/04/2024
- Chartered Institute for Archaeologists (CIfA) (2014a, updated 2020). *Standard and guidance for Commissioning Work or Providing Consultancy Advice on the Historic Environment*. Available at: <https://www.archaeologists.net/codes/cifa> Accessed 18 April 2024.
- CIfA 2014b, updated 2020. *Standard and guidance for historic environment desk-based assessment*. Available at: <https://www.archaeologists.net/codes/cifa> Accessed 18 April 2024.
- CIfA 2014c, updated 2022. *Code of Conduct: Professional Ethics in Archaeology*. Available at: <https://www.archaeologists.net/codes/cifa> Accessed 17 May 2024.
- CIfA 2019, updated 2021. *Regulations for professional conduct*. Available at: <https://www.archaeologists.net/codes/cifa> Accessed 18 April 2024.
- CIfA 2021b. *Professional Practice Paper: Delivery Public Benefit*. Available at:

https://www.archaeologists.net/sites/default/files/Delivering_public_benefit.pdf Available at 18/04/2024

Doneus, M. 2013. *Openness as visualization technique for interpretative mapping of airborne lidar derived digital terrain models. Remote sensing*, 5(12), 6427-6442. Available at: <https://www.mdpi.com/2072-4292/5/12/6427> Accessed 24/04/2024.

Durham University Archaeological Services. 2010. *Beechwood Farm, Inverness Highland Region: Geophysical Survey*.

Electric Scotland 2024. *An Inverness Merchant of the Olden Time. By William MacKay*. Available at: <https://www.electricscotland.com/history/articles/merchant.htm> Accessed 26/04/2024

Ellis, C. 2002. *Excavation of two ditches and a medieval grain-drying kiln, Inverness, Highland. Proceedings of the Society of Antiquaries of Scotland* 132 (2002). 425-437

Gourlay, R. & Turner, A. 1977. *Historic Inverness: the Archaeological Implications of Development*. Glasgow.

Hesse, R. 2010. *LiDAR-derived Local Relief Models—a new tool for archaeological prospection. Archaeological prospection*. 17(2), 67-72.

Highlands and Islands Enterprise (HIE). 2023. *Archaeological Assessment and Report. Inverness Campus Phase 2. Scope of Requirements and Tender Guidance Notes*.

Highland Council 2012. *Highland-wide Local Development Plan*. Available at:

https://www.highland.gov.uk/info/178/development_plans/199/highland-wide_local_development_plan

Accessed 30 April 2024.

Highland Council 2015. *Inner Moray Firth Local Development Plan*. Available at:

https://www.highland.gov.uk/downloads/file/15008/adopted_inner_moray_firth_local_development_plan

Accessed 30 April 2024.

Highland Council Undated. *Inner Moray Firth Local Development Plan 2: Intention to Adopt*. Available at:

https://www.highland.gov.uk/info/178/development_plans/202/inner_moray_firth_local_development_plan

Accessed 30 April 2024.

Historic Environment Scotland (HES) 2019a. *Historic Environment Policy for Scotland*. Available at:

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/> Accessed 17 May 2024

HES 2019b; updated 2020. *Designation Policy and Selection Guidance*. Available at:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b> Accessed 17 May

2024.

HES 2019c. *Scheduled Monument Consents Policy*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=46d8502d-7059-416b-940e-aa250102112d>

Accessed 13 June 2024.

HES 2016; updated 2020. *Managing Change in the Historic Environment: Setting*. Available at:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=80b7c0a0-584b-4625-b1fd-a60b009c2549> Accessed 17 May

2024.

HES 2023. *Our Past, Our Future*. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=79204155-9eb2-4d29-ab14-aff200ec2801> Accessed 17 May 2024.

Kokalj, Ž., & Hesse, R. 2017. *Airborne laser scanning raster data visualization: a guide to good practice (Vol. 14)*. Založba ZRC. Available at: <https://omp.zrc-sazu.si/zalozba/catalog/view/824/3485/287-3> Accessed 24/04/2024.

Kokalj, Ž., K. Zakšek and K. Oštir. 2011. *Application of Sky-View Factor for the Visualization of Historic Landscape Features in Lidar-Derived Relief Models*. *Antiquity* 85 (327): 263–273. Available at: <https://www.cambridge.org/core/journals/antiquity/article/abs/application-of-skyview-factor-for-the-visualisation-of-historic-landscape-features-in-lidarderived-relief-models/653F5AE9086CE2028974934C3BBDC104> Accessed 24/04/2024.

McCullagh, Roderick P. J. and Tipping, R. 1998 (eds). *The Lairg Project 1988-1996. The Evolution of an Archaeological Landscape in Northern Scotland*. Scottish Trust for Archaeological Research: Edinburgh. Orkney Research for Archaeology (ORCA). 2018. Inverness College Campus, Inverness, Highland IV2 5NA. Watching Brief Data Structure Report.

NatureScot & HES 2018. *Environmental Impact Assessment Handbook*. [Online] Available from: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=6ed33b65-9df1-4a2f-acbb-a8e800a592c0> Accessed 17 May 2024.

New Statistical Account (NSA). 1845. *Inverness, County of Inverness, NSA, Vol. XIV, 1845*. Available at: https://stataccscot.edina.ac.uk/static/statacc/dist/viewer/nsa-vol14-Parish_record_for_Inverness_in_the_county_of_Inverness_in_volume_14_of_account_2/nsa-vol14-p1-parish-inverness-inverness?search=INVERNESS Accessed 26/04/2024.

Old Statistical Account (OSA). 1793. *Inverness, County of Inverness, OSA, Vol. IX, 1793*. Available at: https://stataccscot.edina.ac.uk/static/statacc/dist/viewer/osa-vol9-Parish_record_for_Inverness_in_the_county_of_Inverness_in_volume_9_of_account_1/osa-vol9-p603-parish-inverness-inverness?search=INVERNESS Accessed 26/04/2024.

Perry, D. 1998. *Inverness: an Historical and Archaeological Review*. *Proceedings of the Society of Antiquaries of Scotland* 128. 831-57

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Available at: https://www.legislation.gov.uk/ukpga/1997/9/pdfs/ukpga_19970009_en.pdf Accessed 17 May 2024.

Procurement Reform (Scotland) Act 2014. [Online]. London. The Stationery Office. Available at: <https://www.legislation.gov.uk/asp/2014/12/contents> Accessed 24/04/2024

Scottish Archaeological Research Framework (ScARF). 2024a. *Highland Archaeological Research Framework (HighARF)*. Available at: <https://scarf.scot/regional/higharf/> (Accessed 26/04/2024)

Scottish Archaeological Research Framework (ScARF). 2024b. *ScARF National Framework*. Available at: <https://scarf.scot/national/> (Accessed at 26/04/2024)

Scottish Archaeological Research Framework (ScARF). 2024c. *ScARF National Framework. Neolithic Case Studies. Tracing the Lines: Uncovering Grooved Ware Trajectories in Neolithic Scotland*. Available at: <https://scarf.scot/national/scarf-neolithic-panel-report/neolithic-case-studies/tracing-the-lines-uncovering->

grooved-ware-trajectories-in-neolithic-scotland/ Accessed at 26/04/2024

Scottish Archaeological Research Framework (ScARF). 2024d. *ScARF National Framework. Neolithic Case Studies. Case Study: Stoneyfield / Raigmore Neolithic Building and Bronze Age Cairn*. Available at: <https://scarf.scot/regional/higharf/highland-archaeological-research-framework-case-studies/raigmore-cairn/> Accessed 26/04/2024

Scottish Archaeological Research Framework (ScARF). 2024d. *ScARF National Framework. Case Studies. Culduthel Iron Age Craftworking Site*. Available at: <https://scarf.scot/regional/higharf/highland-archaeological-research-framework-case-studies/culduthel-craftworking-site/> Accessed 26/04/2024

Scottish Government 2011a. *Historic Environment (Amendment) (Scotland) Act 2011*. <https://www.legislation.gov.uk/asp/2011/3/contents/enacted> Accessed 26 April 2024.

Scottish Government 2011b. PAN2/2011 Planning and Archaeology. Available at: <http://www.scotland.gov.uk/Resource/Doc/355385/0120020.pdf>.

Scottish Government 2014. *Historic Environment Scotland Act 2014*. Available at: <https://www.legislation.gov.uk/asp/2011/3/contents/enacted> Accessed 17 May 2024.

Scottish Government 2023. *National Planning Framework 4*. Available at: <https://www.gov.scot/publications/national-planning-framework-4/> Accessed 17 May 2024.

Scottish Government 2024. *Spatial Data. LiDAR for Scotland Phase I*. Available at: <https://www.spatialdata.gov.scot/geonetwork/srv/eng/catalog.search#/metadata/3d53554e-1072-4039-8a51-d6701f345fe0> Accessed 24/04/2024

Sheridan, J. A. 2016. 'Scottish Neolithic pottery in 2016: the big picture and some details of the narrative', in *Hunter, Fraser John and Sheridan, J Alison (eds), Ancient Lives. Object, People and Place in Early Scotland. Essays for David V Clarke on his 70th Birthday*. Sidestone Press: Leiden, 189–212.

Town and Country Planning (Scotland) Act 1997, (c8). [Online]. London. The Stationery Office. Available at: https://www.legislation.gov.uk/ukpga/1997/8/pdfs/ukpga_19970008_en.pdf (Accessed 24/04/2024)

8.2 Cartographic References

17th century maps

Gordon, J. c. 1636-52. A draught of the Firths of Tayne, Cromartie, & Inverness, wt ye true distanc...

Blaeu, J. and Gordon, James 1654. *Extima Scotiae septentrionalis ora, ubi Provinciae sunt Rossia, Sutherlandia, Cathenesia, Strath-Naverniae, cum vicinis regiunculis quae eis subsunt, etiamque Moravia*.

18th century maps

Roy, W. 1747-55. *Military Survey of Scotland*

Taylor, G. & Skinner, A. 1775. *Survey and map of the roads of Scotland*

19th century maps

Thomson, J, 1830. *Northern Part of Inverness Shire. Southern Part. Top right section*

Maclean, N *Plan of the estate of Tulloch. The property of Duncan Dvidson Esquire M.P*

OS maps

- Ordnance Survey. 1868-70. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874
- Ordnance Survey. 1870. Inverness-shire (Mainland) IV, Surveyed: 1870, Published: 1874
- Ordnance Survey. 1869-72. Ross-shire & Cromartyshire (Mainland) CI, Surveyed: 1869-72, Published: 1871-80
- Ordnance Survey. 1902. Inverness-shire - Mainland, XII.3, Surveyed: 1902, Published: 1904
- Ordnance Survey. 1902-03. Inverness-shire - Mainland, XII.2, Surveyed: 1902 to 1903, Published: 1904
- Ordnance Survey. 1903. Inverness-shire - Mainland, IV.15, Surveyed: 1903, Published: 1904
- Ordnance Survey. 1903. Inverness-shire - Mainland, IV.15, Surveyed: 1903, Published: 1904
- Ordnance Survey. 1955-1959. NH64NE - A, Surveyed / Revised: 1955 to 1959, Published: 1959
- Ordnance Survey. 1961-1968. NH64SE - A, Surveyed / Revised: 1961 to 1968, Published: 1968
- Ordnance Survey. 1063-1967. NH74NW - A, Surveyed / Revised: 1963 to 1967, Published: 1968
- Ordnance Survey. 1981. Promap
- Ordnance Survey. 1981-1989. Promap.
- Ordnance Survey. 1982-1992. Promap.
- Ordnance Survey. 1992. Promap.

8.3 Photographic references

8.3.1 Vertical aerial photographs

SORTIE	FRAMES	SCALE	DATE	LINK
106G/SCOT/UK/0169	2005	10000	26 August 1946	https://ncap.org.uk/frame/8-1-2-2-119-1329
58/RAF/1116	0046	10000	8 May 1953	https://ncap.org.uk/search?archive=8-1-12-1-60&fa_label=SCOT%20B_0356
58/RAF/2703	0058	15000	3 February 1959	https://ncap.org.uk/search?archive=8-1-12-1-133&fa_label=SCOT%20B_0461&delta=3
OS/67/165	158	22000	11 June 1967	https://ncap.org.uk/search?archive=8-1-4-1-18-83&fa_label=SCOT%20OS_28_05
FSL/7343/06	0575	10000	12 August 1973	https://ncap.org.uk/frame/8-1-26-1-3-25
FSL/7343/06	0576	10000	12 August 1973	https://ncap.org.uk/frame/8-1-26-1-3-26
FSL/7343/06	0578	10000	12 August 1973	https://ncap.org.uk/frame/8-1-26-1-3-28
OS/77/100	003	8000	15 July 1977	https://ncap.org.uk/search?archive=8-1-4-1-32-3&fa_label=SCOT%20OS_28_14
GEONEX/0030/95	0050	25000	20 September 1995	https://ncap.org.uk/frame/16-1-2-14-50

Figures

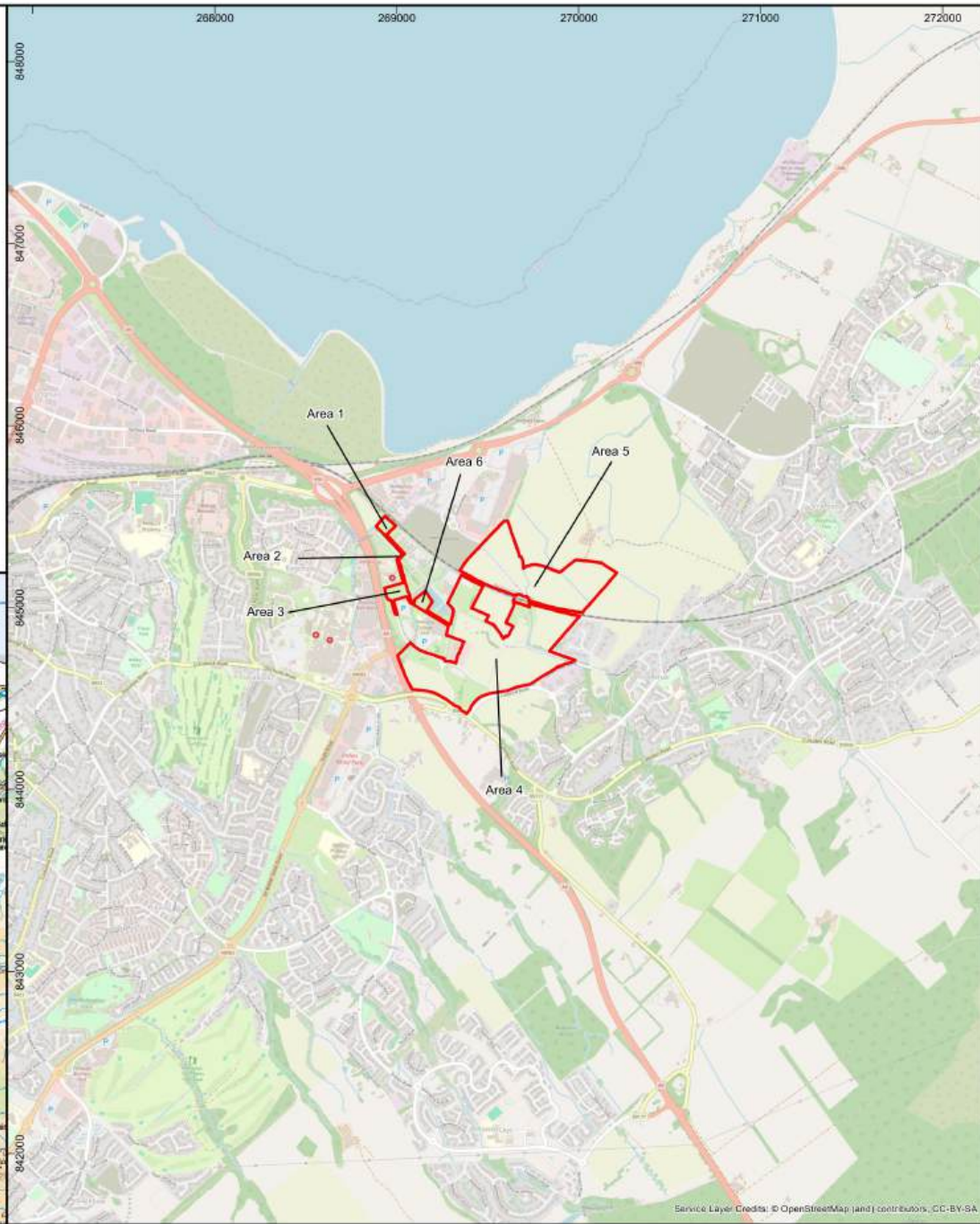
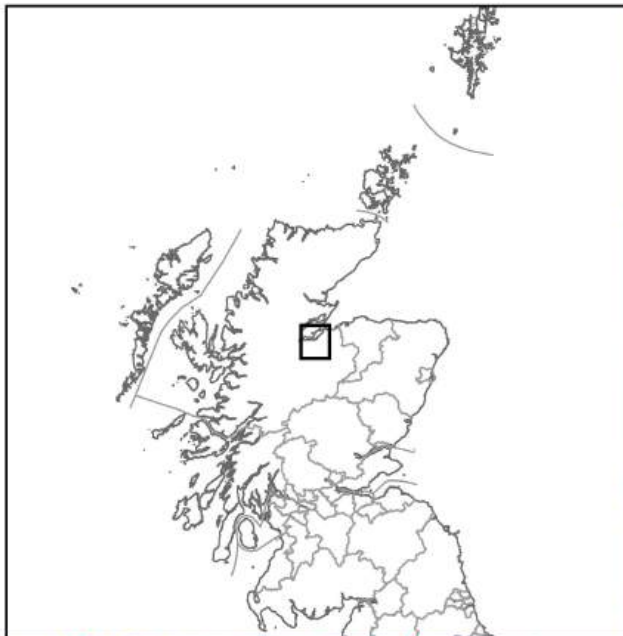


Figure 1

Site Location Plan

Legend

- Site Boundary

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/01/01
AOC Project No.:	70802



Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:25,000 @ A3

Service Layer Credits: © OpenStreetMap [and] contributors, CC-BY-SA

C:\Users\jgrym\OneDrive\AOC Archaeology Group\Data Portal - 70802 - Inverness, Campus, Phase 2 - GIS\Draft figures\GIS Figures\AOC\70802_Fig2_20250402.mxd

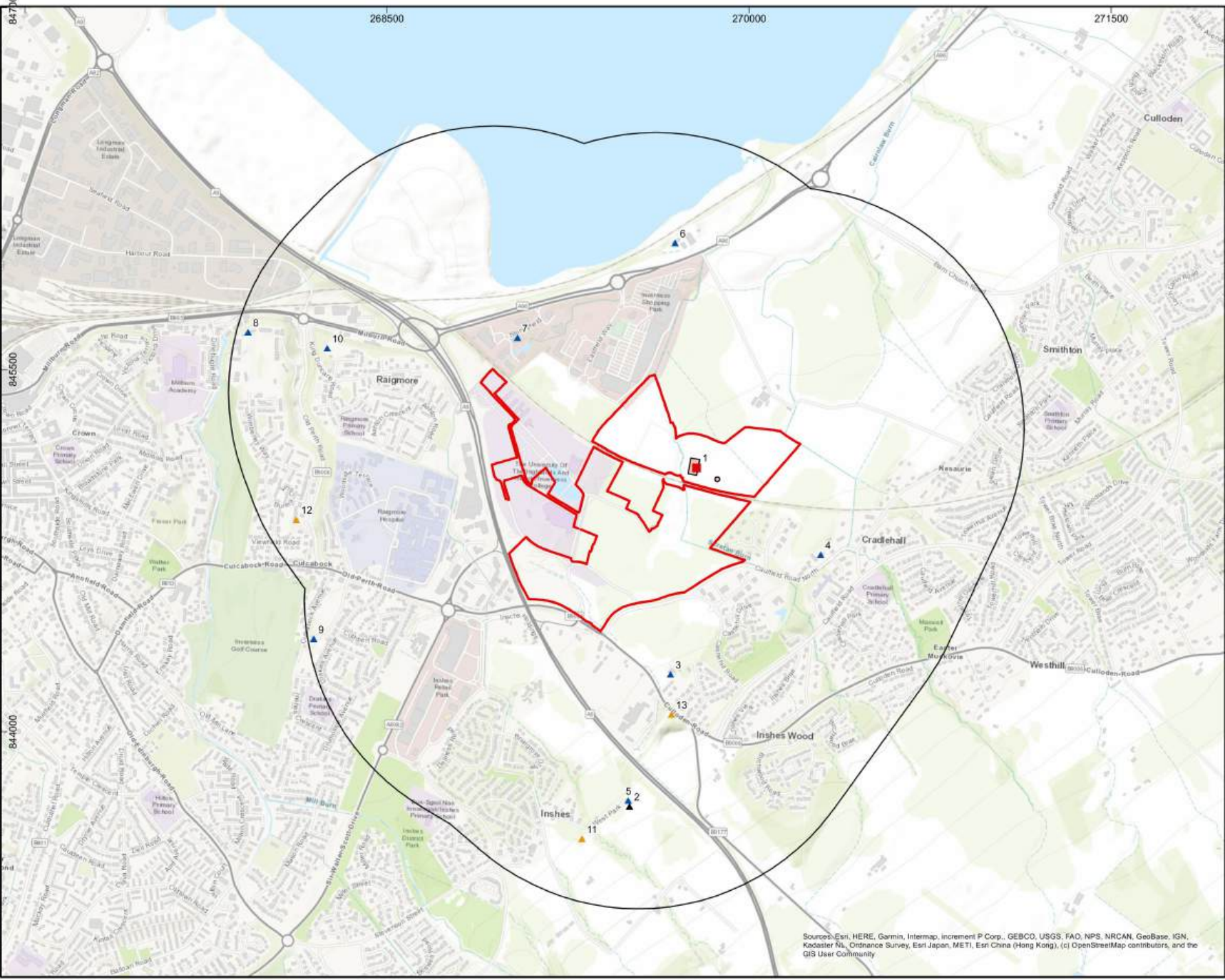


Figure 2

Designated Heritage Assets within 1km of the Site

- Legend**
- Site Boundary
 - 1km Study Area
 - Scheduled Monument
 - ▲ Listed Building: Category A
 - ▲ Listed Building: Category B
 - ▲ Listed Building: Category C
 - Scheduled Monument Extent

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/02/01
AOC Project No.:	70802



CRS: Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE: 1:15,000 @ A3



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

C:\Users\jgrym\OneDrive\AOC Archaeology Group\Data Portal - 70802 - Inverness - Campaign - Phase 2 - GIS\Draft figures\GIS Figures\AOC70802_Fig3_20250402.mxd

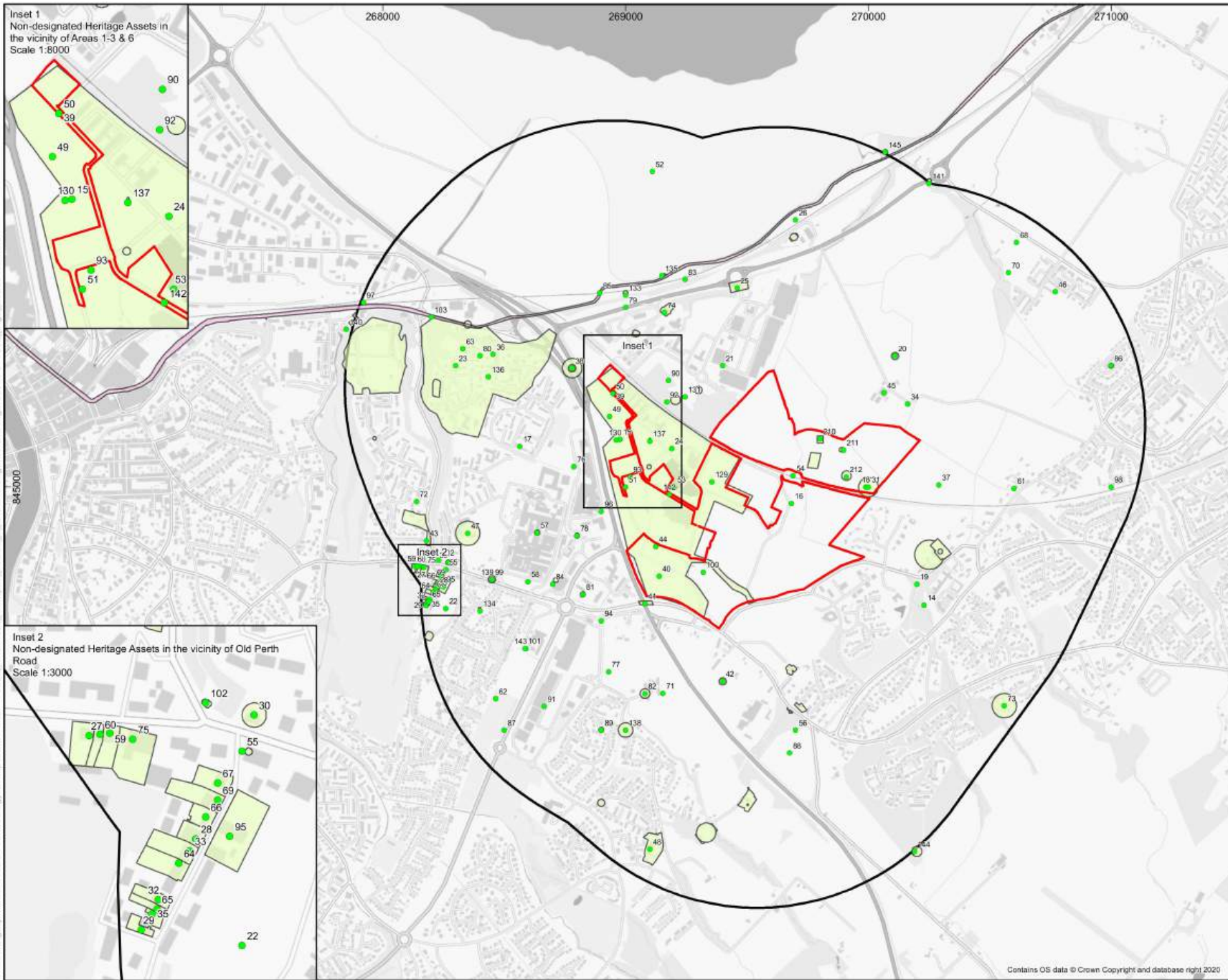


Figure 3

Non-designated Heritage Assets within 1km of the Site

- Legend**
- Site Boundary
 - 1km Study Area
 - Non-designated Heritage Asset
 - Heritage Asset Extent
 - Inverness to Fort George Military Road

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/03/01
AOC Project No.:	70802



Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:15,000 @ A3



Contains OS data © Crown Copyright and database right 2020

C:\Users\jgwy\myland\AOC Archaeology Group\Data Portal - 70802_Investmess_Camrois_Phase 2_GIS\Draft figures\GIS Figures\AOC70802_Fig4_20250402.mxd

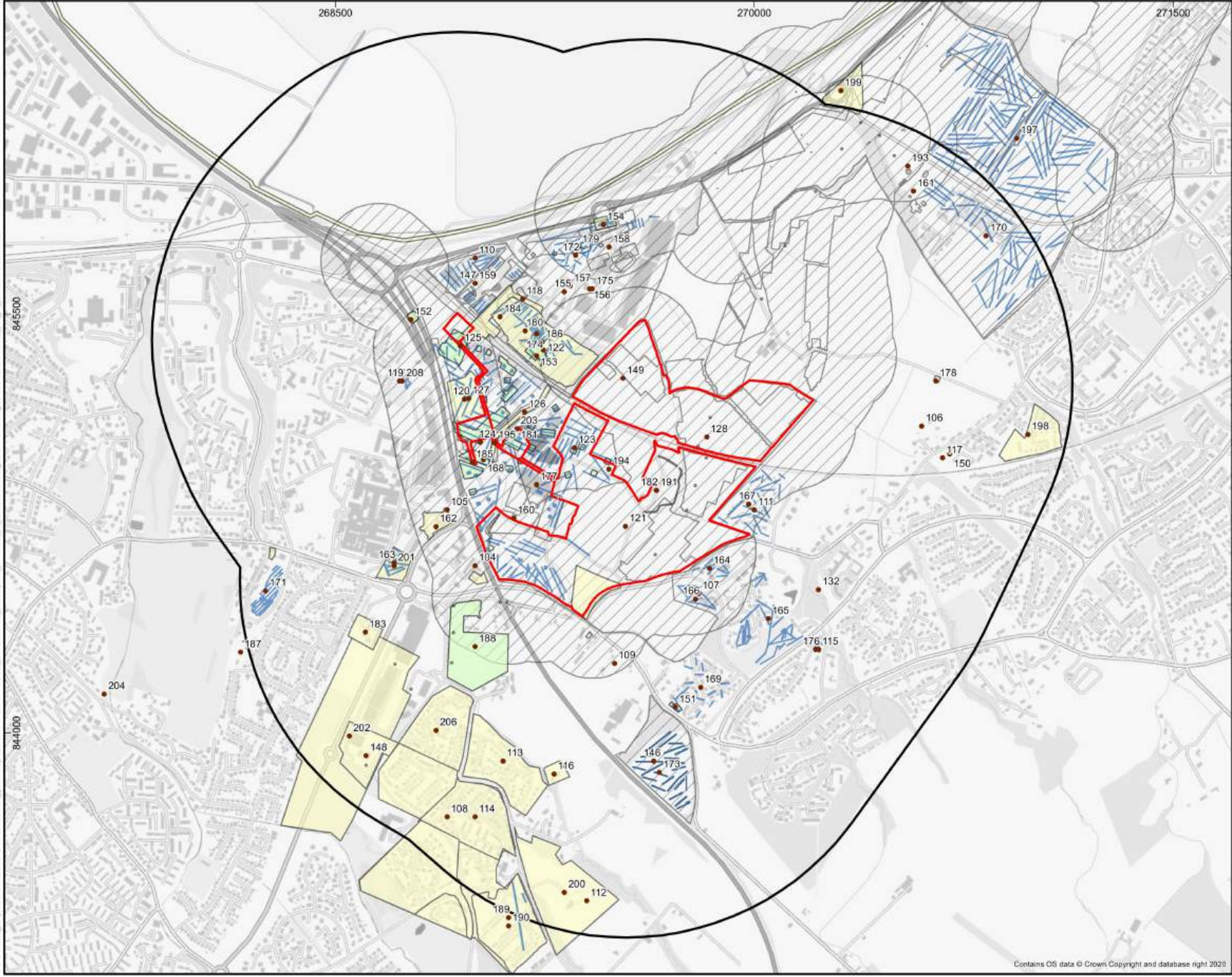


Figure 4

Past Archaeological Works (Events) within 1km of the Site

- Legend**
- Site Boundary
 - 1km Study Area
 - Event
 - Excavation Extent
 - Trial Trenching Extent
 - Watching Brief Extent
 - ▨ Survey Extent

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/04/01
AOC Project No.:	70802



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:13,000 @ A3



Contains OS data © Crown Copyright and database right 2020



Figure

Extract from a map by Blaeu and Gordon, 1654

Legend

Approximate Site Location

FOR
Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/05/01
AOC Project No.:	70802



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

SCALE



Figure

6

Extract from a map by Roy,
1747-55

Legend

Approximate Site Location

FOR
Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/06/01
AOC Project No.:	70802



(C) AOC Archaeology Group 2025

SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

SCALE



Figure

7

Extract from a map by Thomson, 1830

Legend

Approximate Site Location

FOR
Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/07/01
AOC Project No.:	70802

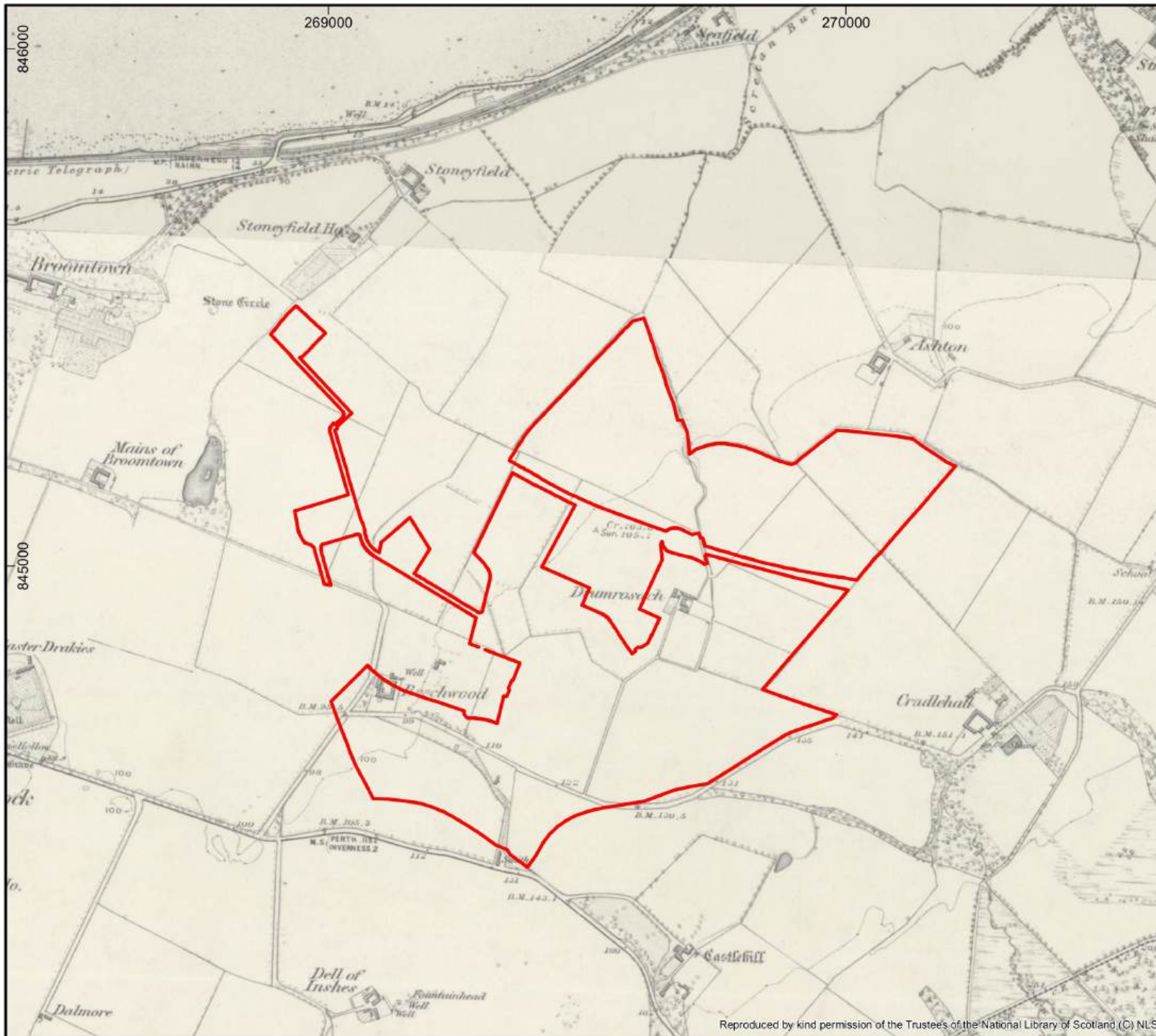


(C) AOC Archaeology Group 2025

SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

SCALE




Figure

8

Extract from an Ordnance Survey Map, 1868-70

Legend

 Site Boundary

FOR
Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/08/01
AOC Project No.:	70802



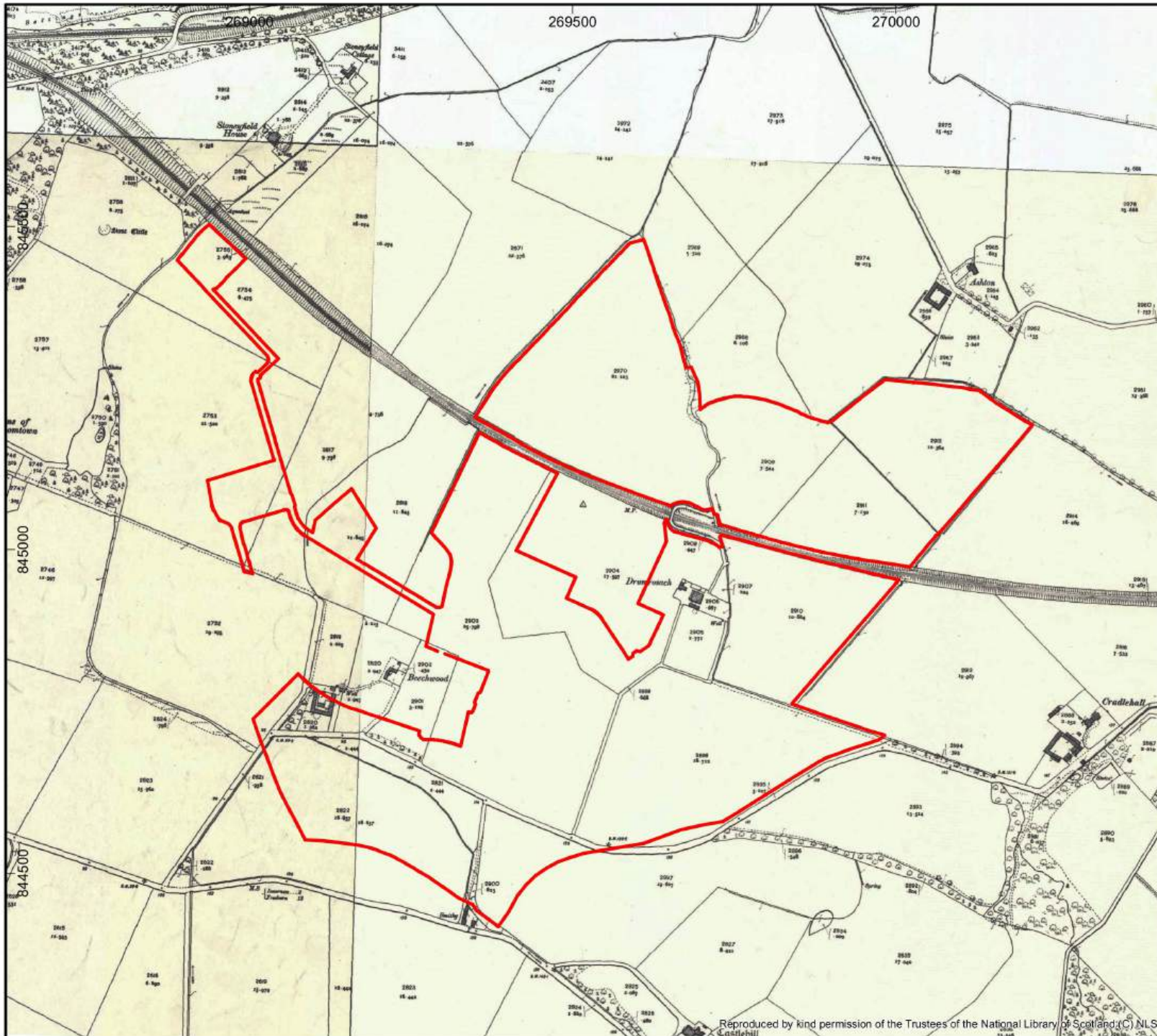
(C) AOC Archaeology Group 2025



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:10,000 @ A4





Figure

9

Extract from an Ordnance Survey Map, 1902-03

Legend

— Site Boundary

FOR
Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/09/01
AOC Project No.:	70802

AOC
Archaeology
Group
(C) AOC Archaeology Group 2025



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:8,000 @ A4

SCALE
0 250m

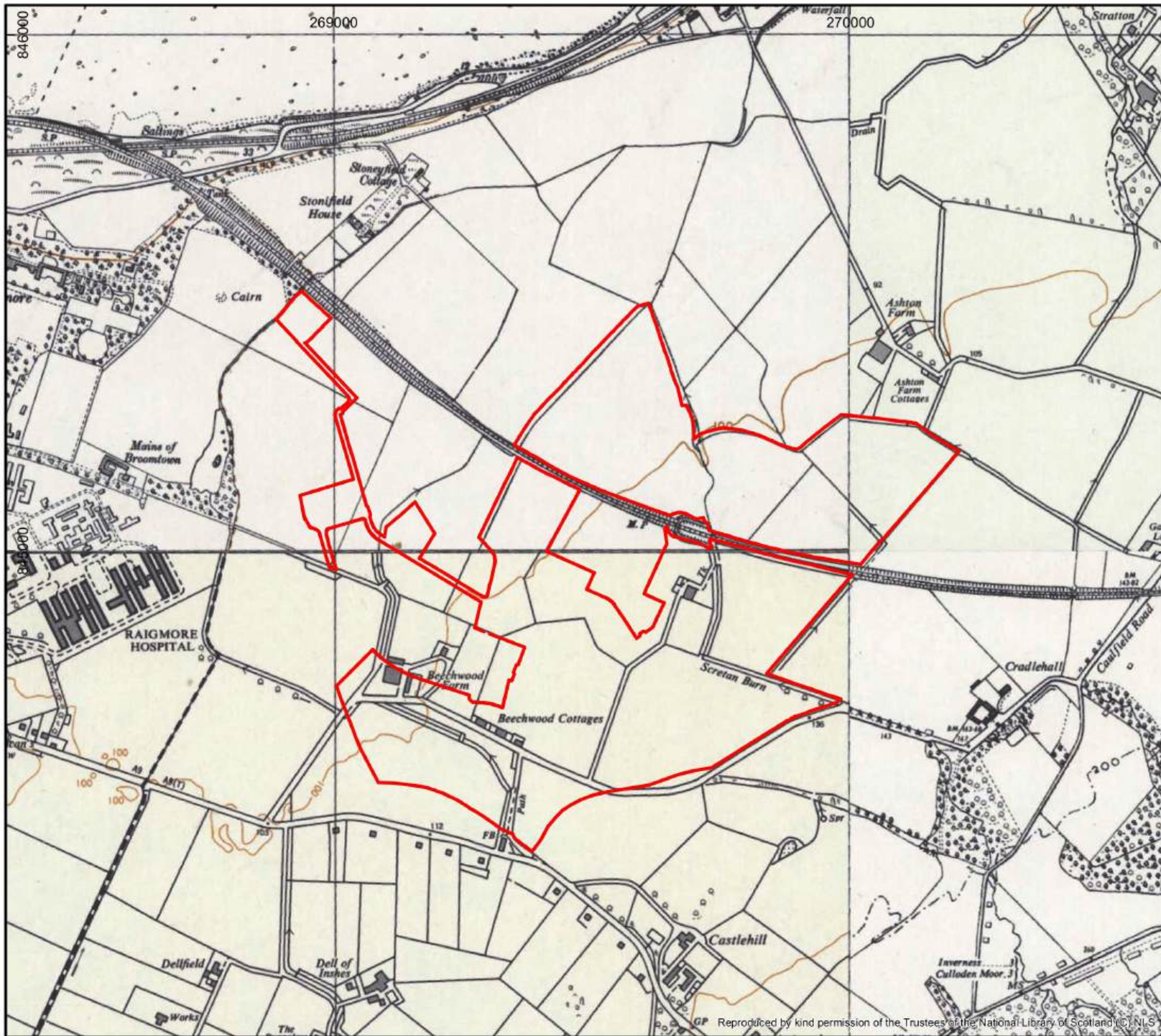


Figure 10

Extract from an Ordnance Survey Map, 1955-68

Legend

— Site Boundary

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/10/01
AOC Project No.:	70802



(C) AOC Archaeology Group 2025



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:10,000 @ A4



C:\Users\jgarry\millward\AOC Archaeology Group\Data Portal - 70802 - Inverness, Campus Phase 2 - GIS\Draft figures\GIS Figures\AOC\70802_Fig11 - Inverness Campus_SLRM_20250402.mxd

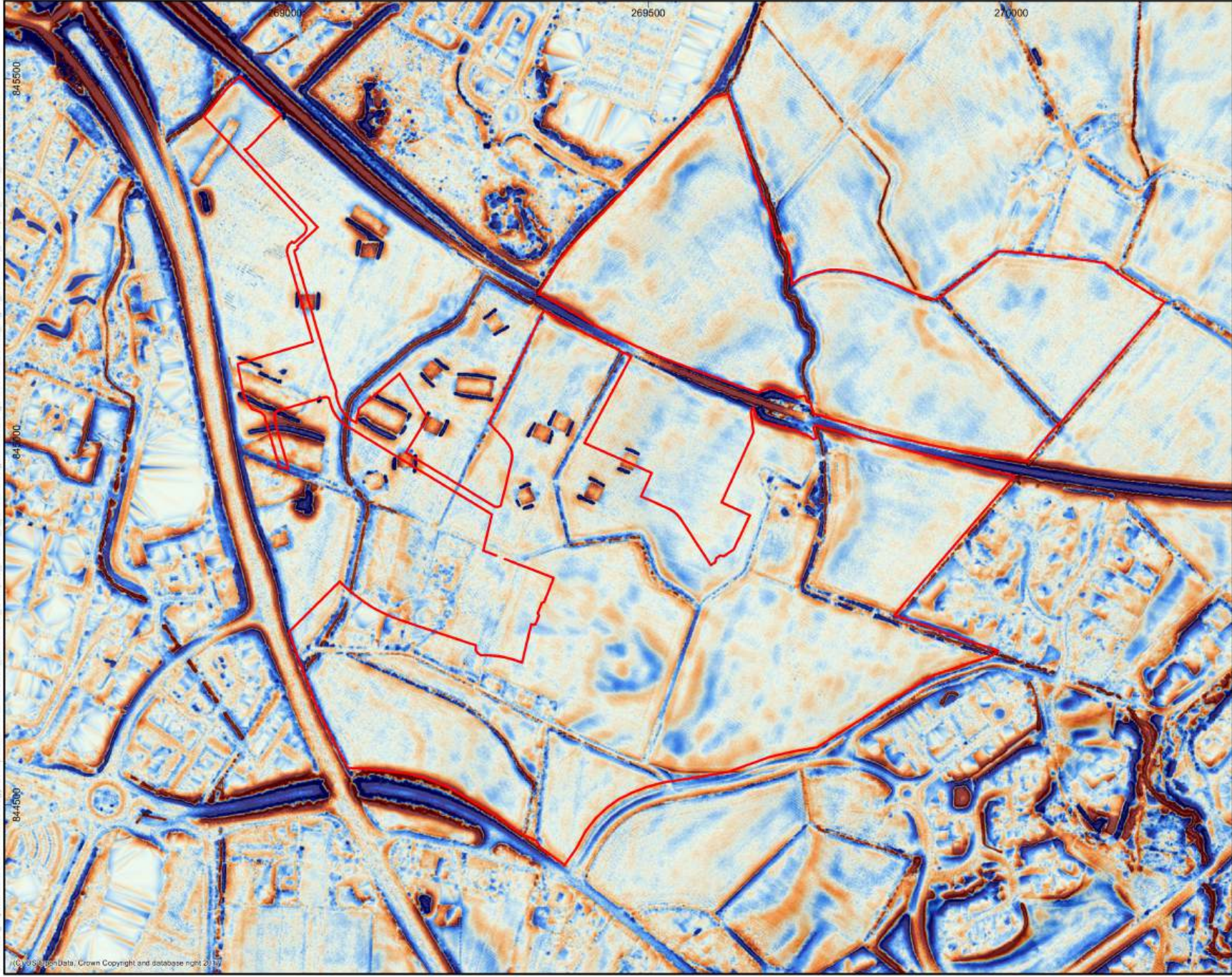


Figure 11

LiDAR
Simple Local Relief Model (SLRM)

Legend

- Site Boundary
- Local Relief Model
- Relative Altitude (m)
- High : 9
- Low : -7

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/11/01
AOC Project No.:	70802

(C) AOC Archaeology Group 2025



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:5,000 @ A3



C:\Users\jgryll\OneDrive\AOC Archaeology Group\Data Portal - 70802_Inverness_Campus_Phase 2_GIS\Brett figures\GIS Figures\AOC70802_Fig12_Inverness_Campus_VAT_20250402.mxd



Figure 12

LiDAR
Visualisation for Archaeological Topography (VAT)

Legend
[Red outline] Site Boundary
VAT
Value
High : 1
Low : 0

FOR Highland and Islands Enterprise

Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/12/01
AOC Project No.:	70802



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:5,000 @ A3



© Crown Copyright and database right 2017

C:\Users\gary.millar\OneDrive\AOC Archaeology Group\Data Portal - 70802_Inverness_Camoula_Phase 2_GIS\Draft figures\GIS Figures\AOC70802_Fig13_20250402.mxd

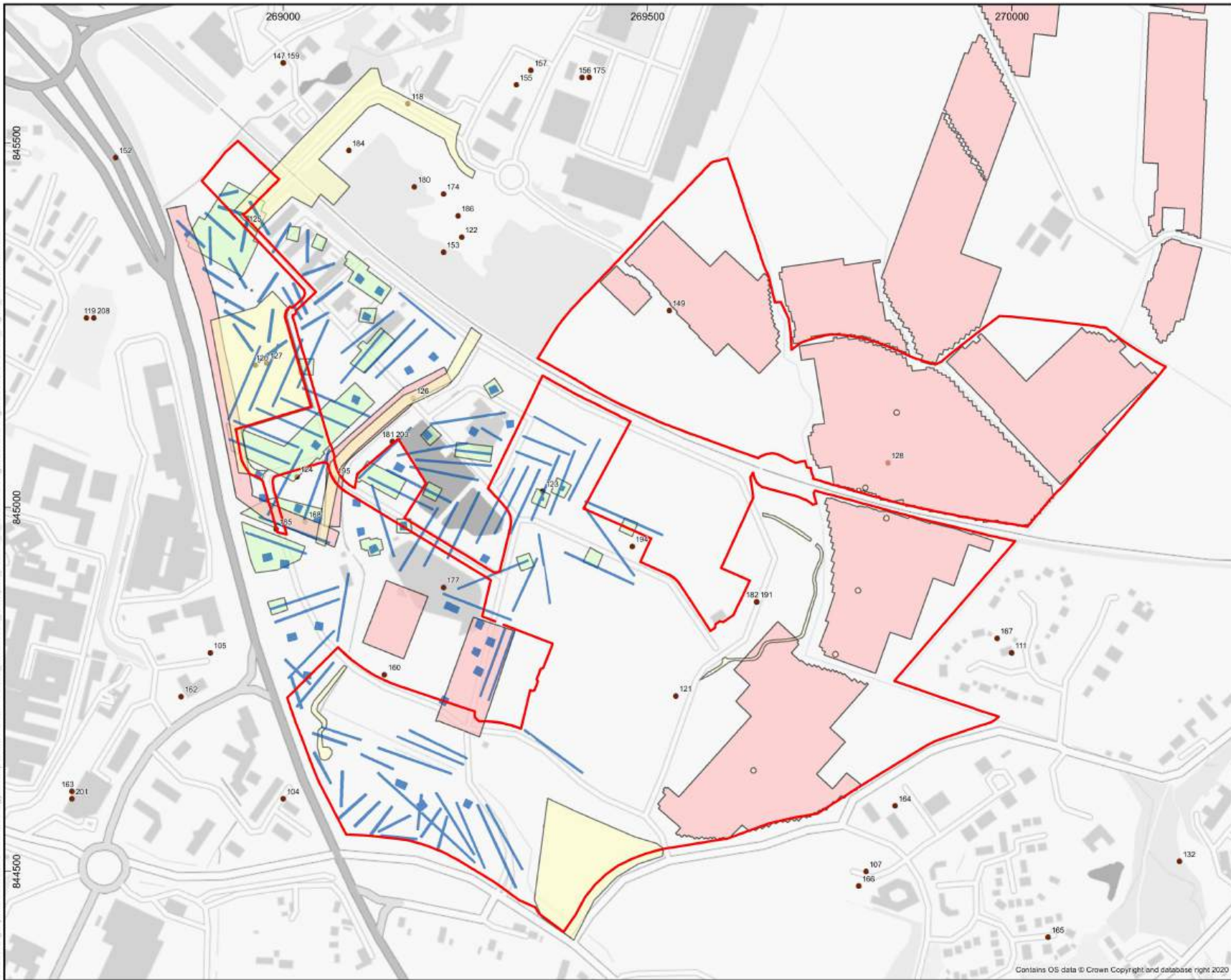


Figure 13

Intrusive Past Archaeological Works (Events) within the Site

- Legend**
- 1km Study Area
 - Event
 - Excavation Extent
 - Trial Trenching Extent
 - Watching Brief Extent

FOR Highland and Islands Enterprise

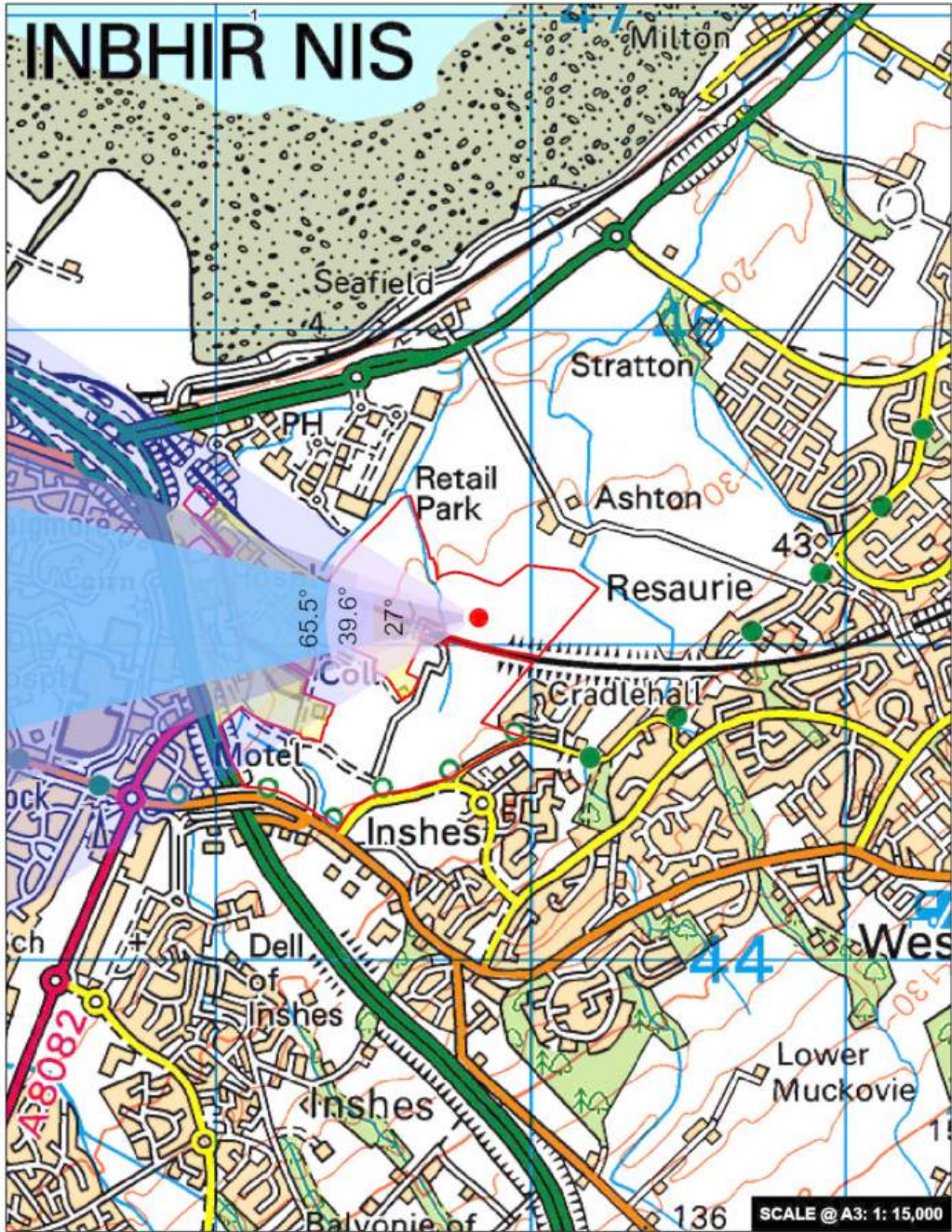
Drawn/checked:	JC/SO
DWG no:	01/70802/HEDBA/13
AOC Project No.:	70802



Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:5,000 @ A3

Contains OS data © Crown Copyright and database right 2020



14a Cultural Heritage Viewpoint Location [version: 25/03/2025]



CHVP1 Ashton Farm Ring Ditch
OS Grid reference: 269835E 845086N
Located within Site boundary: AOD: 35

This viewpoint is located within a field to the north of the railway and east of the footpath/cyclepath between the campus and the retail park. Parking is available within the campus nearby. Permission is required to access this location as it is in agricultural production.



UHI CAMPUS PHASE 2
Cultural Heritage Assessment

Viewpoint CHVP1, Location map

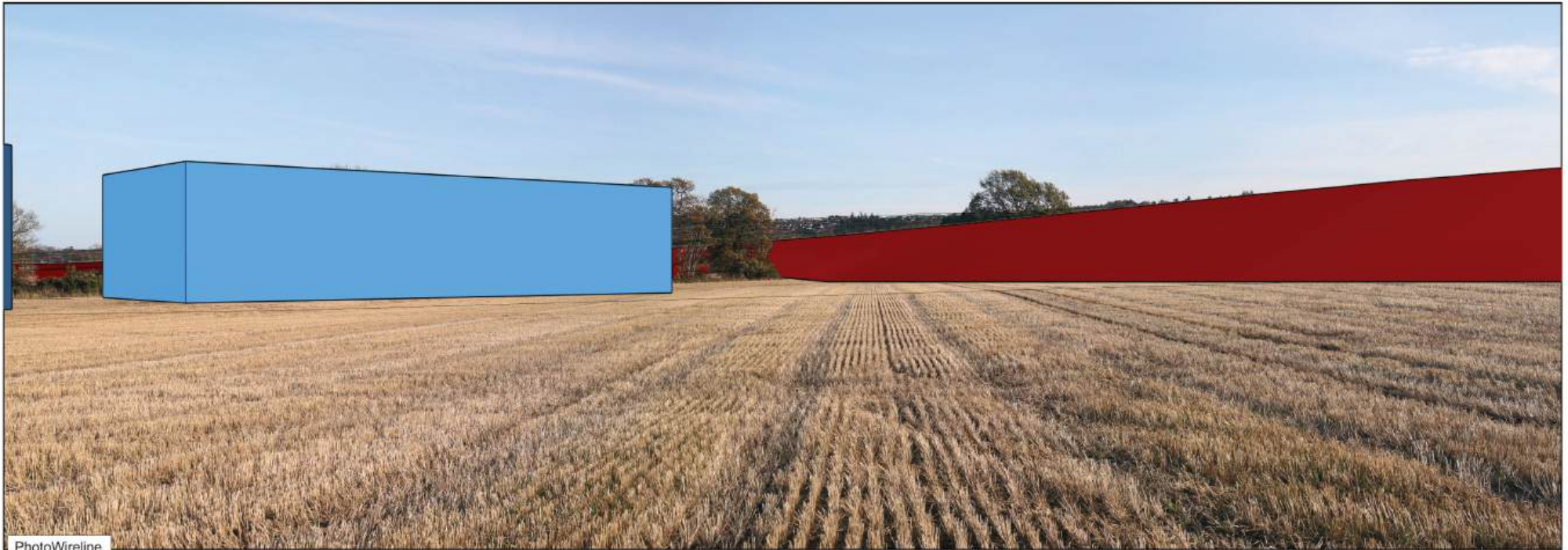
Figure 14a



VIEWPOINT CHVP1 (Fig 14b.1) Ashton Farm Ring Ditch

Viewpoint is located within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the development in its wider landscape context only.



VIEWPOINT CHVP1 (Fig 14b.2) Ashton Farm Ring Ditch

Viewpoint is located within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the development in its wider landscape context only.



VIEWPOINT CHVP1 (Fig 14b.3) Ashton Farm Ring Ditch

Viewpoint is located within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the development in its wider landscape context only.



VIEWPOINT CHVP1 (Fig 14b.4) Ashton Farm Ring Ditch

Viewpoint is located within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the development in its wider landscape context only.



PhotoWireline

VIEWPOINT CHVP1 (Fig 14b.5) Ashton Farm Ring Ditch

Viewpoint is located within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

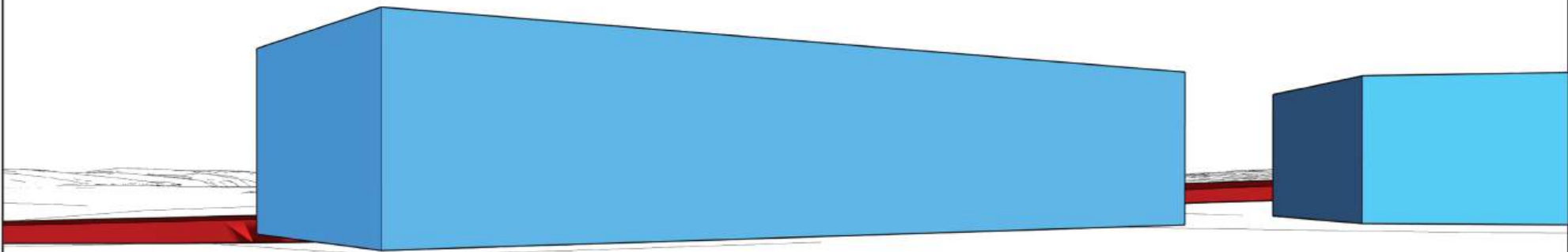
The images contained on this page and the following page are not representative of scale and distance from the actual viewpoint and show the development in its wider landscape context only.



Existing view

VIEWPOINT CHVP1 (Fig 14c.1)
Ashton Farm Ring Ditch

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

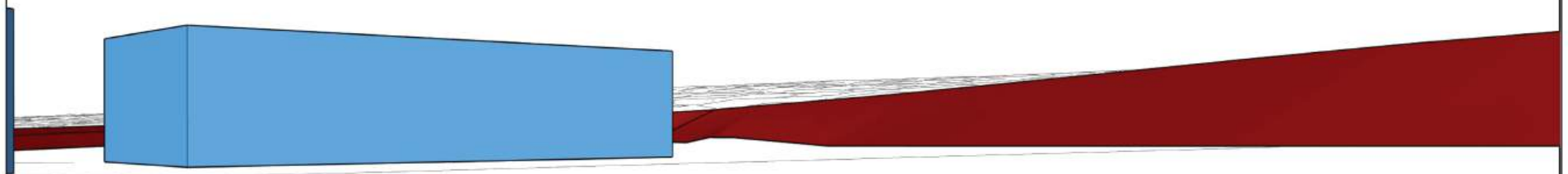


Wireline



VIEWPOINT CHVP1 (Fig 14c.2)
Ashton Farm Ring Ditch

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59

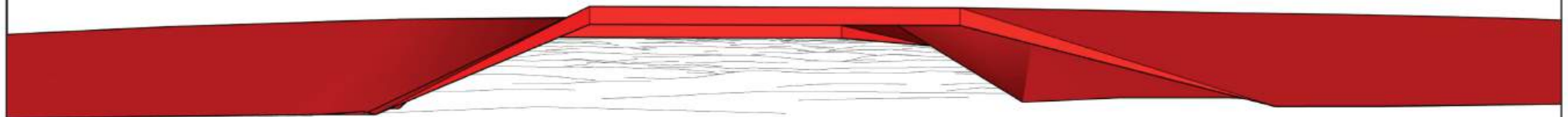




Existing view

VIEWPOINT CHVP1 (Fig 14c.3)
Ashton Farm Ring Ditch

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59



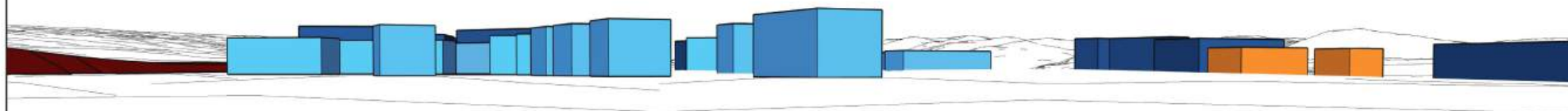
Wireline



Existing view

VIEWPOINT CHVP1 (Fig 14c.4)
Ashton Farm Ring Ditch

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59



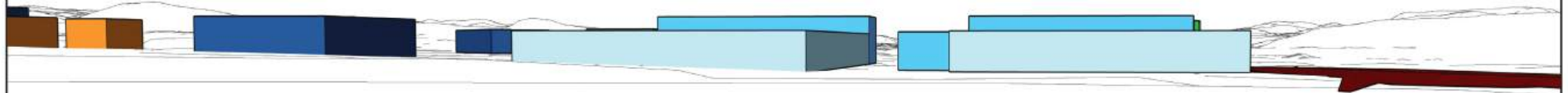
Wireline



Existing view

VIEWPOINT CHVP1 (Fig 14c.5)
Ashton Farm Ring Ditch

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera Height: 1.5m Date: 20/03/24 Time: 02:59



Wireline

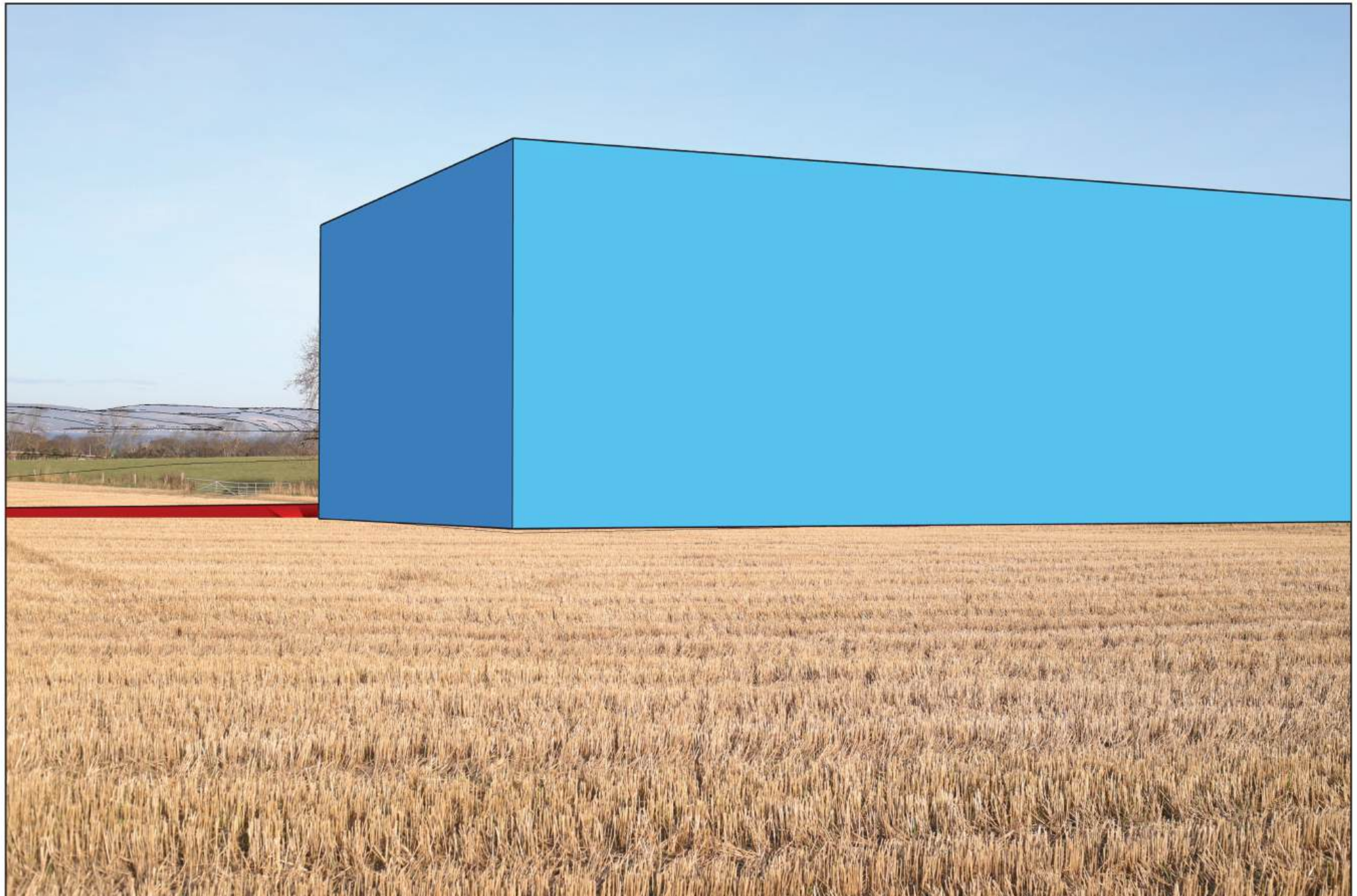


Figure 14d **Viewpoint CHVP1 Ashton Farm Ring Ditch**

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 50mm Camera height: 1.5m Date 20/03/2024 Time: 02:59

When viewed at a comfortable arms length, this image is representative of the maximum field of view of clear vision but is not representative of scale and distance.

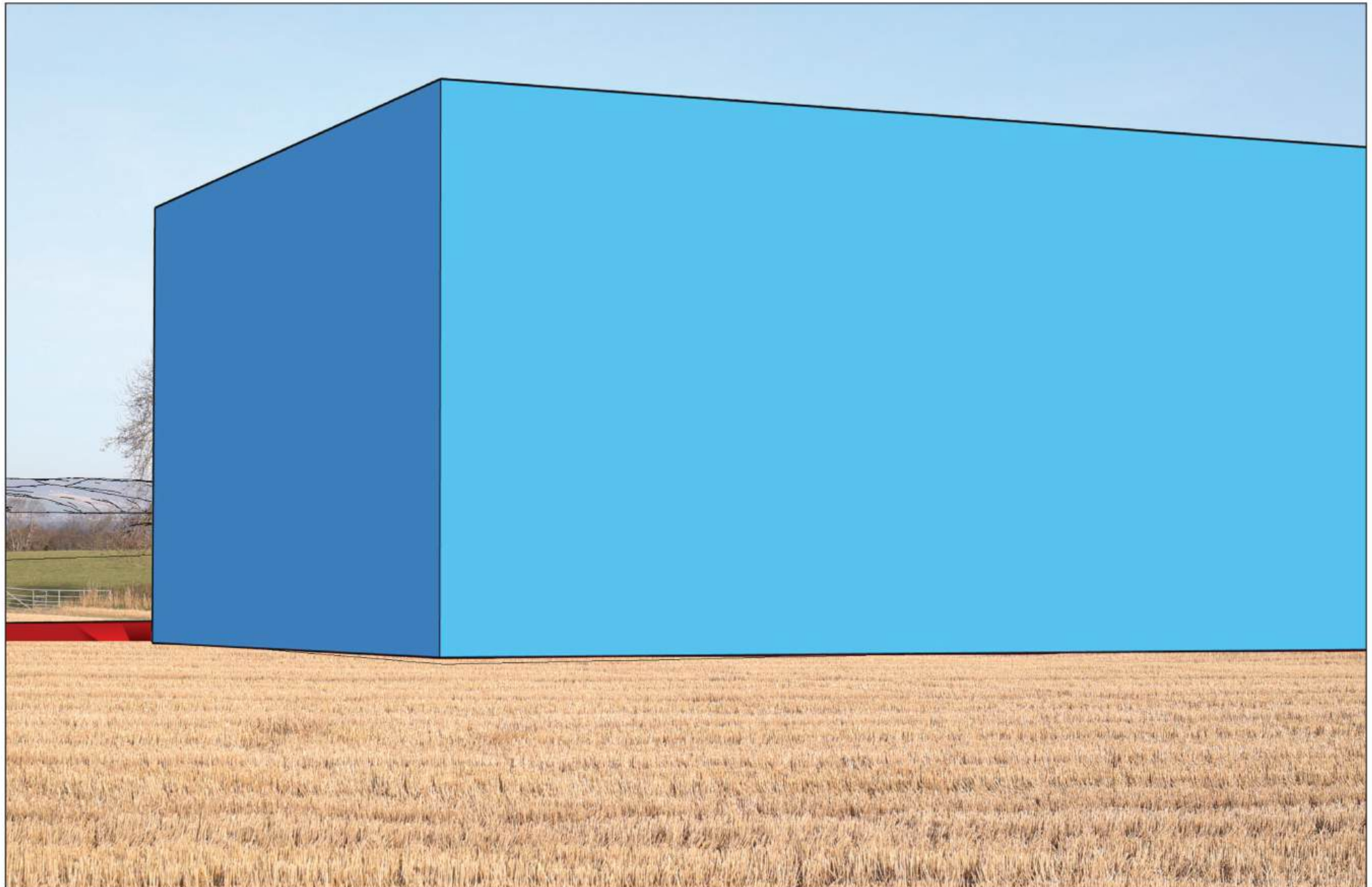


Figure 14e **Viewpoint CHVP1 Ashton Farm Ring Ditch**

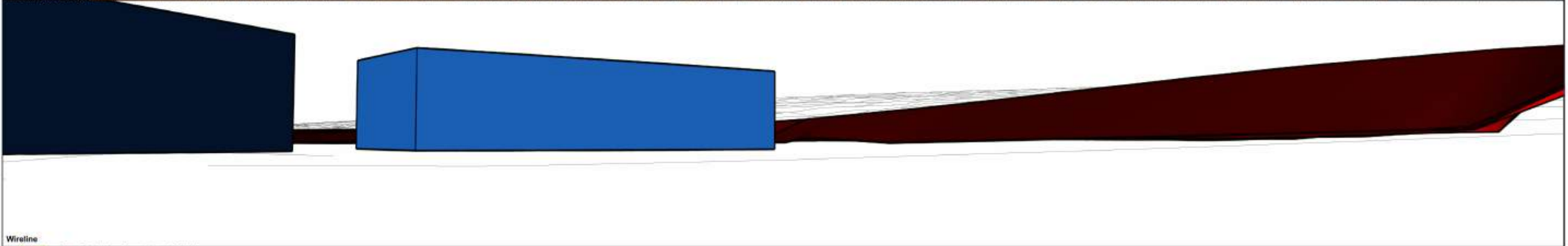
This image should be viewed at a comfortable arm's length (approx. 500mm).

Viewpoint is within the site boundary: Camera: Canon EOS 5D Focal length: 75mm Camera height: 1.5m Date 20/03/2024 Time: 02:59

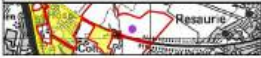


Baseline photograph

This image provides landscape and visual context only



Wireline



OS Grid reference: 209835 E 845085 N
 Eye level: 35m AOD
 Viewpoint is within the site boundary:

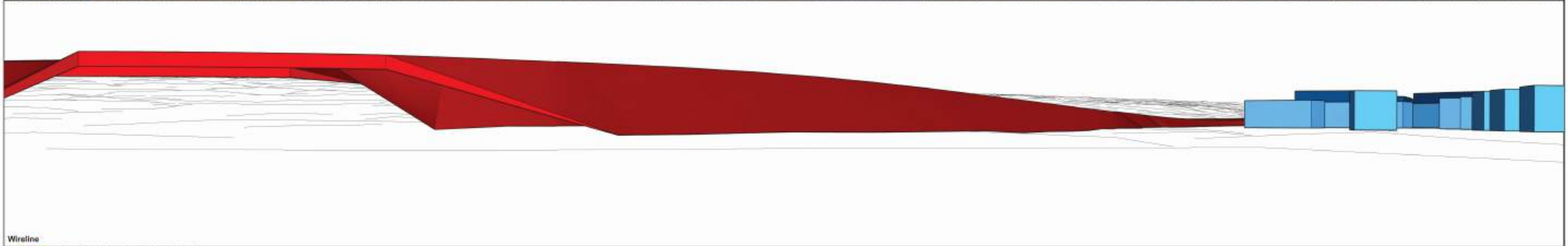
Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 812.5mm
 Paper size: 841 x 297mm
 Correct printed image size: 600 x 260mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS 5D
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/09/24 02:59

Figure 14E.1 (EAST)

Viewpoint CHVP1 Ashton Farm Ring Ditch
 Baseline Photograph & Wireline



DS Grid reference: 209835 E 845085 N
 Eye level: 35m AOD
 Viewpoint is within the site boundary:

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 812.5mm
 Paper size: 841 x 297mm
 Correct printed image size:

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS 5D
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/09/24 02:59

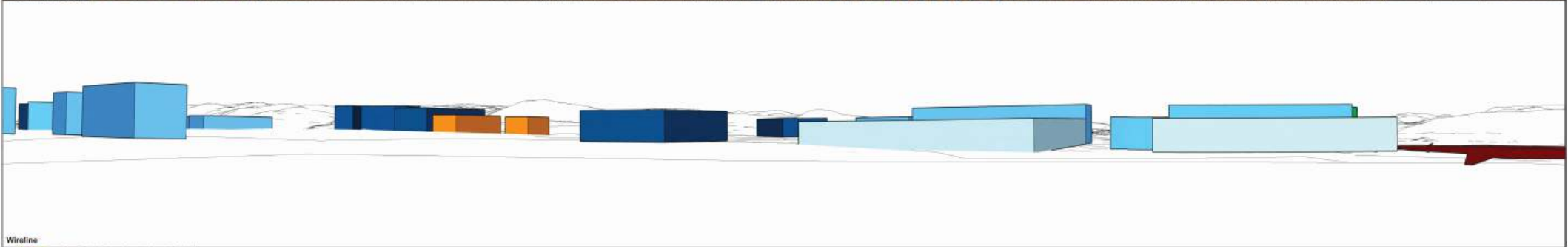
Figure 141.2 (SOUTH)

Viewpoint CHVP1 Ashton Farm Ring Ditch
 Baseline Photograph & Wireline



Baseline photograph

This image provides landscape and visual context only



Wireframe



OS Grid reference: 209835 E 845085 N
 Eye level: 35m AOD
 Viewpoint is within the site boundary:

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 812.5mm
 Paper size: A41 x 297mm
 Correct printed image size: 600 x 260mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS 5D
 50mm (Canon EF 50mm F1.8II)
 1.5m AGL
 20/09/24 02:59

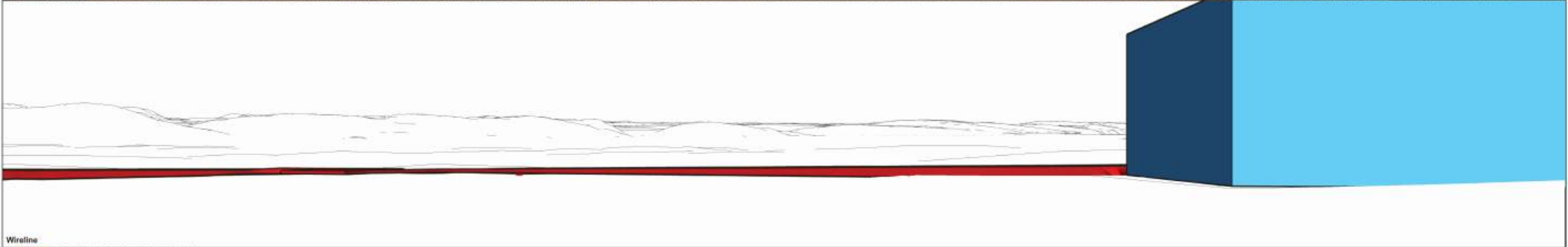
Figure 147.3 (WEST)

Viewpoint CHVP1 Ashton Farm Ring Ditch
 Baseline Photograph & Wireline



Baseline photograph

This image provides landscape and visual context only



Wireline



OS Grid reference: 209835 E 845085 N
 Eye level: 35m AOD
 Viewpoint is within the site boundary:

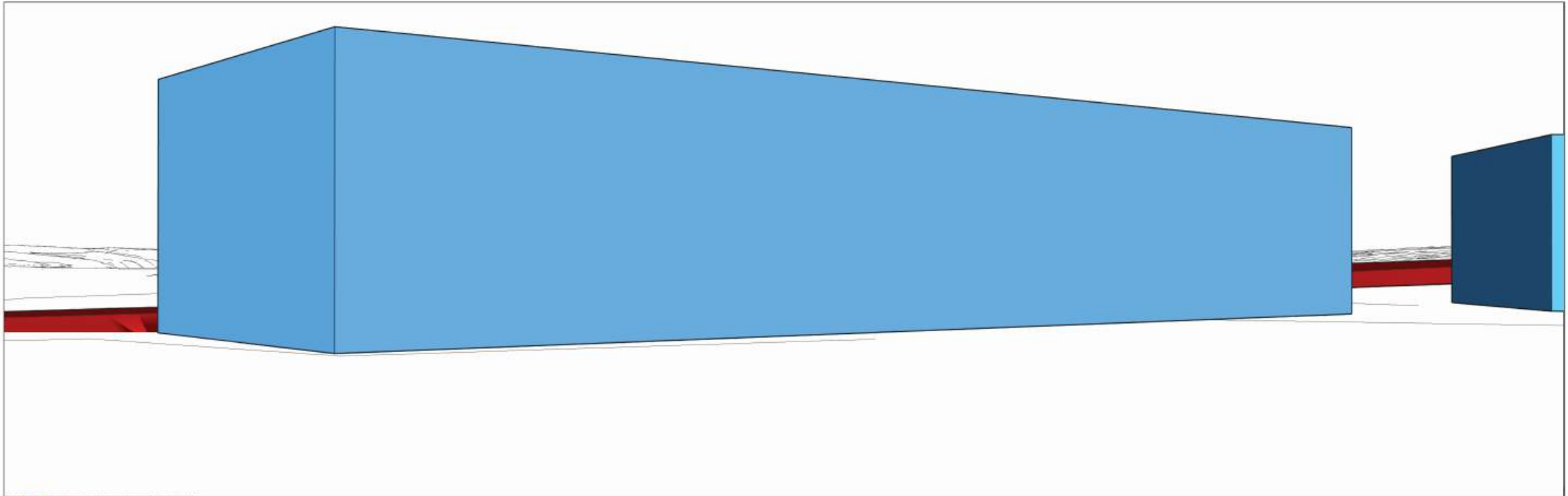
Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 812.5mm
 Paper size: 841 x 297mm
 Correct printed image size:

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS 5D
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/09/24 02:59

Figure 14r.4 (WORTH)

Viewpoint CHVP1 Ashton Farm Ring Ditch
 Baseline Photograph & Wireline



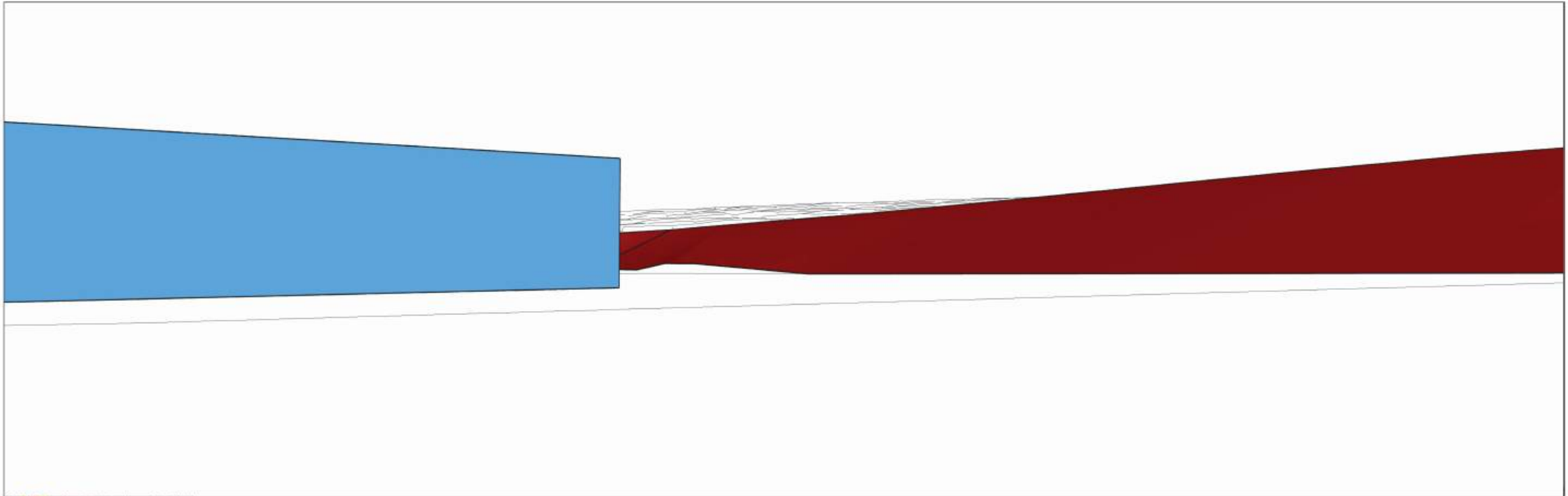
OS Grid reference: 209655 E 845055 N
 Eye level: 39m AOD
 Viewport is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 522mm
 Paper size: A4 x 297mm
 Correct printed image size: 820 x 260mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS SD
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/02/24 02:58

Figure 14g.1
 Viewpoint CHVP1 Ashton Farm Ring Ditch
 Wireline



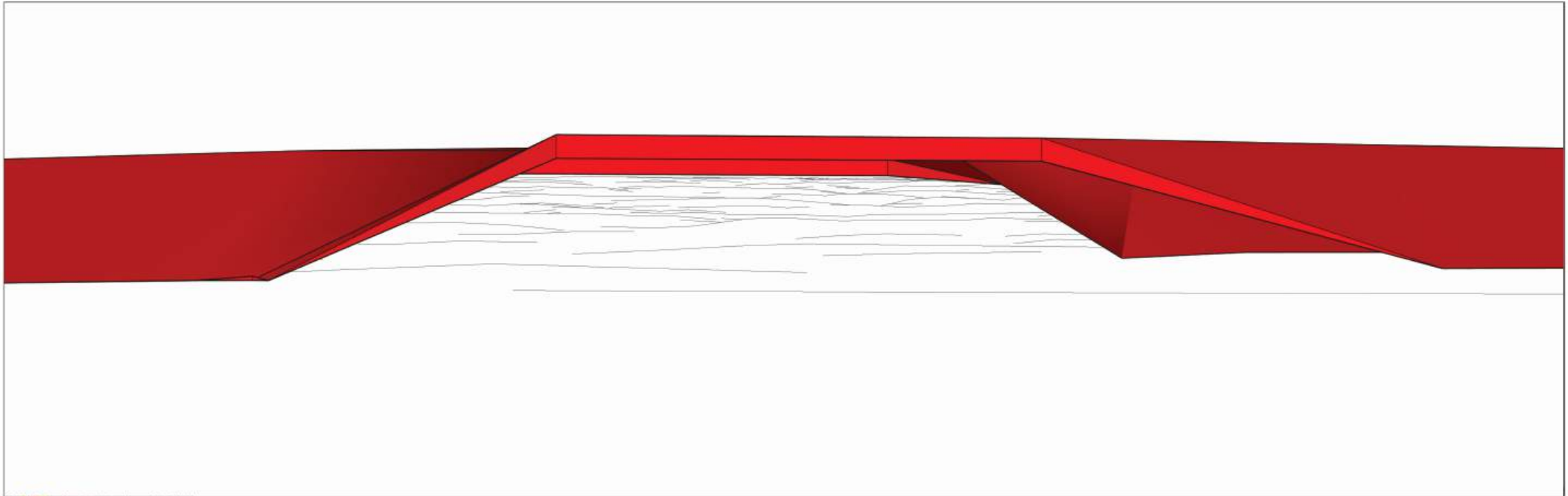
OS Grid reference: 209655 E 645065 N
 Eye level: 30m AOD
 Viewport is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 522mm
 Paper size: A4 x 297mm
 Correct printed image size: 820 x 290mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS SD
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/02/24 02:58

Figure 14g.2
 Viewpoint CHVP1 Ashton Farm Ring Ditch
 Wireline



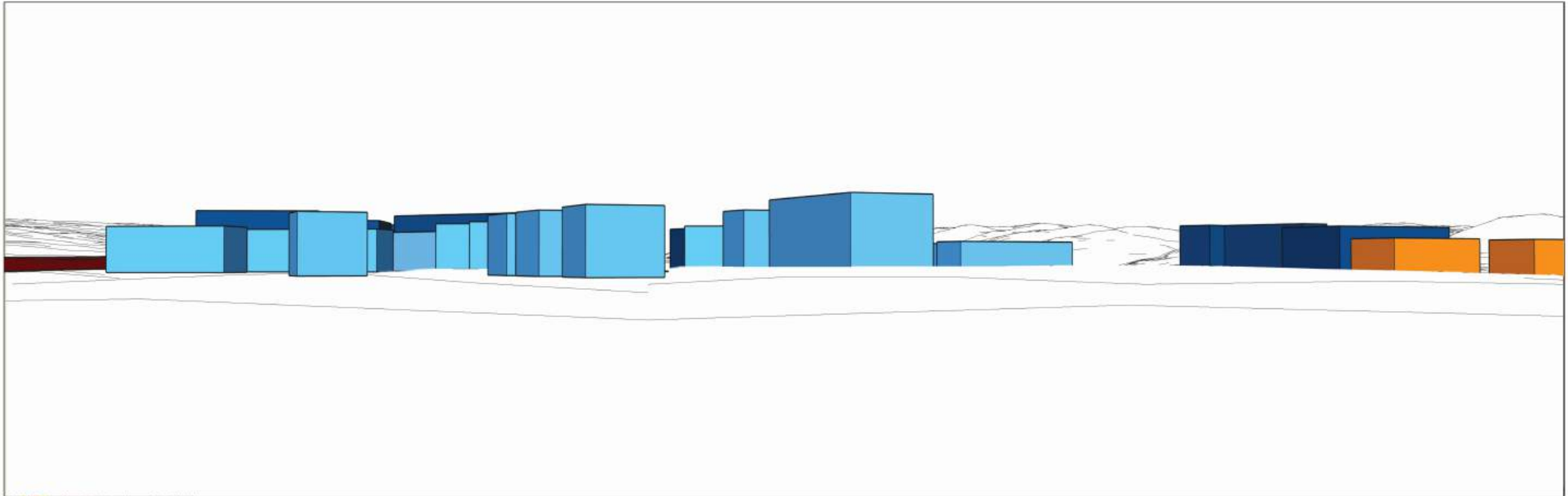
OS Grid reference: 209655 E 645065 N
Eye level: 30m AOD
Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
Principle distance: 522mm
Paper size: A4 x 297mm
Correct printed image size: 820 x 260mm

Camera:
Lens:
Camera height:
Date and Time:

Canon EOS SD
50mm (Canon EF 50mm F1.8mm)
1.5m AGL
20/02/24 02:58

Figure 14g.3
Viewpoint CHVP1 Ashton Farm Ring Ditch
Wireline



OS Grid reference:
Eye level:
Viewpoint is within the site boundary:

209655 E 845055 N
30m AOD

Horizontal field of view:
Principle distance:
Paper size:
Correct printed image size:

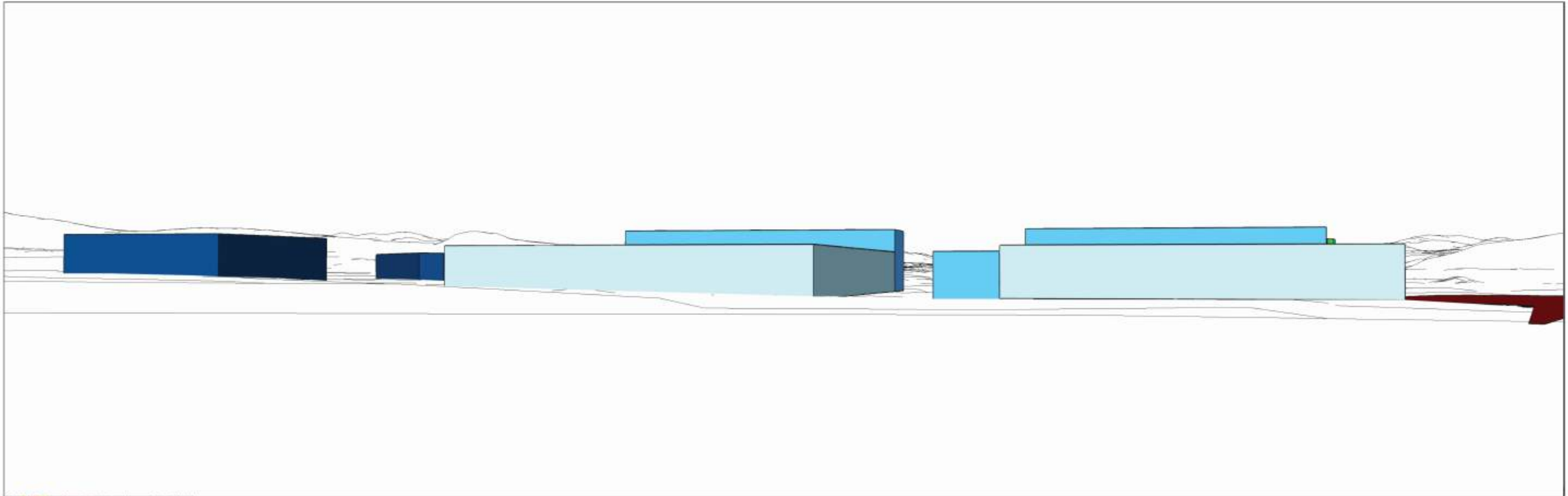
90° (cylindrical projection)
522mm
841 x 297mm
820 x 290mm

Camera:
Lens:
Camera height:
Date and Time:

Canon EOS 5D
50mm (Canon EF 50mm F1.8mm)
1.5m AGL
20/02/24 02:58

Figure 14q.4

Viewpoint CHVP1 Ashton Farm Ring Ditch
Wireline



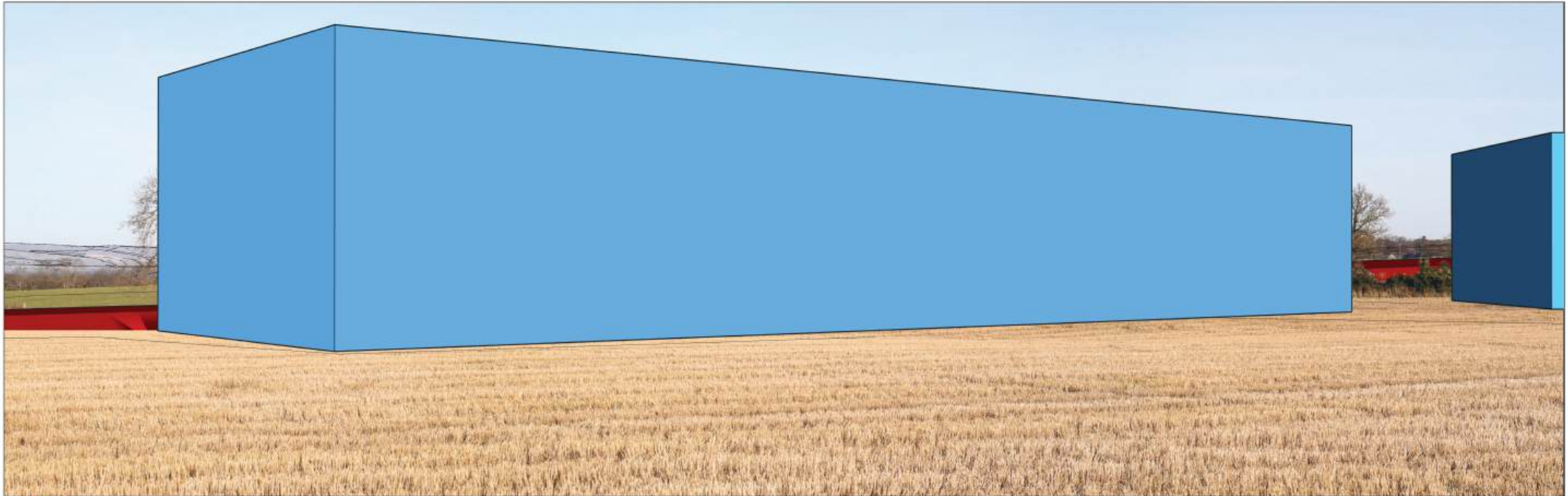
OS Grid reference: 209655 E 845055 N
Eye level: 30m AOD
Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
Principle distance: 522mm
Paper size: A4 x 297mm
Correct printed image size: 820 x 290mm

Camera:
Lens:
Camera height:
Date and Time:

Canon EOS SD
50mm (Canon EF 50mm F1.8mm)
1.5m AGL
20/02/24 02:58

Figure 14g.5
Viewpoint CHVP1 Ashton Farm Ring Ditch
Wireline



OS Grid reference: 209635 E 845065 N
 Eye level: 39m AOD
 Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 522mm
 Paper size: A4 x 297mm
 Correct printed image size: 820 x 290mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS SD
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/02/24 02:58

Figure 14A.7
 Viewpoint CHVP1 Ashton Farm Ring Ditch
 Photo Wireline



OS Grid reference: 209635 E 845065 N
 Eye level: 39m AOD
 Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 522mm
 Paper size: A4 x 297mm
 Correct printed image size: 820 x 260mm

Camera: Canon EOS SD
 Lens: 50mm (Canon EF 50mm F1.8mm)
 Camera height: 1.5m AGL
 Date and Time: 20/02/24 02:58

Figure 14h.2
 Viewpoint CHVP1 Ashton Farm Ring Ditch
 Photo Wireline



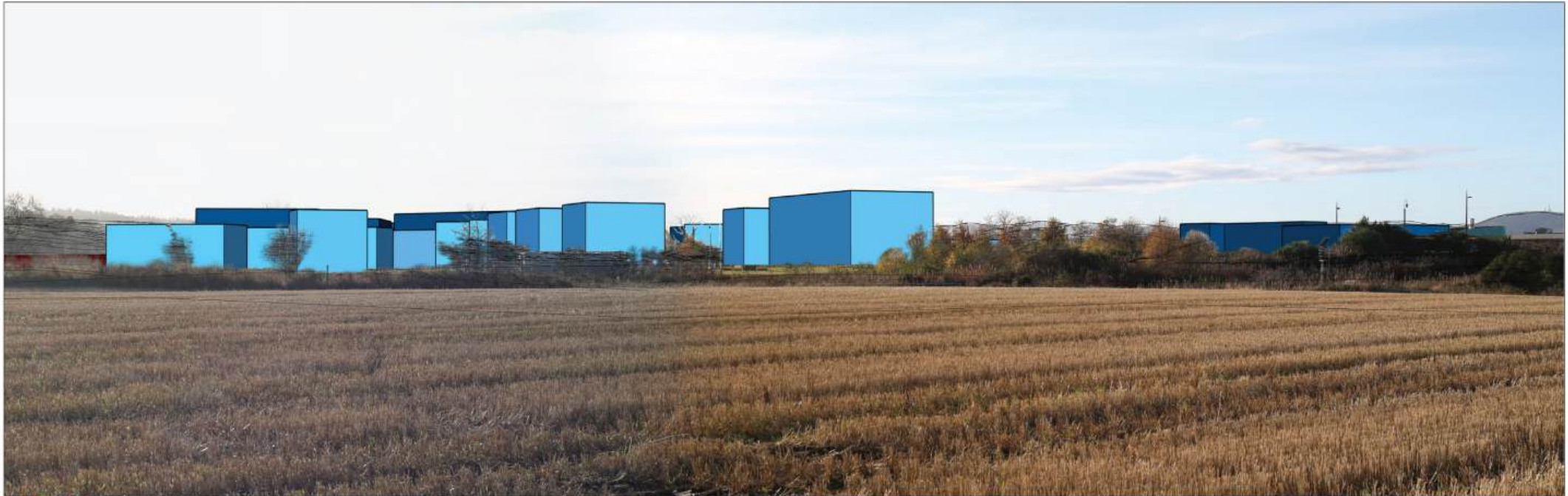
OS Grid reference: 209635 E 845065 N
 Eye level: 39m AOD
 Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 522mm
 Paper size: A4 x 297mm
 Correct printed image size: 820 x 290mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS SD
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/12/24 02:58

Figure 14h.3
 Viewpoint CHVP1 Ashton Farm Ring Ditch
 Photo Wireline



OS Grid reference: 209635 E 845065 N
Eye level: 39m AOD
Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
Principle distance: 522mm
Paper size: A4 x 297mm
Correct printed image size: 820 x 260mm

Camera:
Lens:
Camera height:
Date and Time:

Canon EOS 5D
50mm (Canon EF 50mm F1.8mm)
1.5m AGL
20/12/24 02:58

Figure 14h.4
Viewpoint CHVP1 Ashton Farm Ring Ditch
Photo Wireline



OS Grid reference: 209635 E 845065 N
 Eye level: 30m AOD
 Viewpoint is within the site boundary.

Horizontal field of view: 90° (cylindrical projection)
 Principle distance: 522mm
 Paper size: A4 x 297mm
 Correct printed image size: 820 x 260mm

Camera:
 Lens:
 Camera height:
 Date and Time:

Canon EOS SD
 50mm (Canon EF 50mm F1.8mm)
 1.5m AGL
 20/12/24 02:58

Figure 14h.5
 Viewpoint CHVP1 Ashton Farm Ring Ditch
 Photo Wireline

Plates



Plate 1: NNE facing view of Area 1



Plate 2: South facing view of Area 2



Plate 3: South facing view of Area 3



Plate 4: South facing view of Area 3



Plate 5: SE facing general view of field in Area 4



Plate 6: SW facing view of field in Area 4



Plate 7: SSE facing panorama view of field in Area 4



Plate 8: North facing general view of field in Area 4



*Plate 9: SE facing view in Area 4 overlooking **Asset 16***



Plate 10: SE facing general view of field in Area 4



Plate 11: NW facing general view of field in Area 5



Plate 12: NE facing general view of field in Area 5



Plate 13: SW facing general view of field in Area 5



Plate 14: North facing view of location of Ashton Cottages ring ditch and pits Scheduled Monument (Asset 1)



Plate 15: NE facing view towards Inshes House (Asset 5)



Plate 16: East facing view of Castlehill House (Asset 3)



Plate 17: North facing towards the Site from Castlehill House (Asset 3)



Plate 18: NW facing view of Cradle House (Asset 4)



Plate 19: NW facing view towards Seafield (Asset 6)



Plate 20: SW facing view from Seafield (Asset 6) looking towards the Site



Plate 21: Southeast facing view of Stoneyfield (Asset 7)



Plate 22: East facing view of Drakies House (Asset 9)



Plate 23: NW facing view of RAF Filter Block (Asset 10)



Plate 24: South facing view of Helen's Lodge (Asset 11)



Plate 25: SW facing view of Inshes Archway (Asset 13)

Inverness Campus Phase 2 Historic Environment Desk-Based Assessment

Appendix 1: Assessment Criteria

ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of a Cultural Heritage Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

Archaeological Potential

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified through desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of a Heritage Assets	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Category A Listed Buildings, Inventory Gardens and Designed Landscapes and Inventory Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
MEDIUM	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Category B and C Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
LOW	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the ‘baseline’ conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	<p>Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Inventory Battlefields, Listed Buildings, Inventory Gardens and Designed Landscapes, and World Heritage Sites.</p>
MEDIUM	<p>Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.</p>
LOW	<p>Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.</p>
NEGLIGIBLE	<p>Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the significance of the asset.</p>
NEUTRAL	
NEUTRAL	<p>A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change, but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance</p>
BENEFICIAL	
NEGLIGIBLE	<p>Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long-term effect on the significance of the asset.</p>
LOW	<p>Minimal enhancement to an asset or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.</p>
MEDIUM	<p>Changes to key attributes of an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be revealed; removal of an inappropriate feature in an asset’s setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.</p>

HIGH	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.
-------------	--

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

Inverness Campus Phase 2 Historic Environment Desk-Based Assessment

Appendix 2: Asset/Event Gazetteer

Asset/Event Number	1
Asset/Event Name	Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages
Type of Asset/Event	Ring Ditch
Date and/or Period	Prehistoric
Listing No./NRHE Number	SM11535; NH64NE 39.00; NH64NE 99.00
HER Number	MHG3740
Status	Scheduled Monument
Easting	269782
Northing	845094
Parish	Inverness and Bona
Council	Highland
Description	Description

The monument comprises the remains of a ring ditch and three pit circles visible as a series of cropmarks on oblique aerial photographs that are interpreted as the remains of a prehistoric settlement. It is located on the coastal plain between 30-40m above sea level, within 1km of the southern shore of the Moray Firth and to the east of Inverness. The cropmarks are in arable farmland.

The cropmarks visible on aerial photographs of the monument represent negative or buried archaeological features that retain different levels of moisture than the surrounding subsoil resulting in the variant growth of the crops above. These show a ring ditch that is penannular in shape and measures about 6m in diameter within a ditch 1m wide and with a gap 2m wide on the SE side. The southernmost of the pit circles has a double line of pits; the middle circle has a less coherent form with an additional group of pits in its southern half and, in the northernmost circle, the pits appear as smaller features. In all three, the internal diameter of these features is about 12-15m.

The area proposed for scheduling comprises two discrete areas, one circular on plan and the other rectilinear, to include the remains described above and an area around in which related material may be expected to be found, as marked in red on the accompanying map.

Statement of National Importance
Cultural Significance

The monument's cultural significance can be expressed as follows:

Intrinsic characteristics

The monument is unexcavated and has considerable potential to enhance understanding of unenclosed settlements of the prehistoric period in N Scotland. In particular, the monument may contribute to our understanding of the construction of prehistoric dwellings. The presence of both ring ditch and pit circles in close proximity may provide information on the planning and development of prehistoric settlements. Additionally, the presence of a double line of pits on one of the circles suggests there may have been more than one phase of building. As such, the monument may provide information on the duration of use of prehistoric settlements.

Contextual characteristics

The monument is a good example of an unenclosed settlement, similar in character to others found along the coast of the Moray Firth. As a group, these sites could help enhance our understanding of the utilisation of the prehistoric landscape.

National Importance

The monument is of national importance because of its potential to make a significant addition to the understanding of the past, in particular, prehistoric settlement and economy. Its proximity to other monuments of potentially contemporary date increases its importance. The loss of, or damage to the monument would diminish the capacity of the class to contribute to our understanding of prehistoric settlement and land use in N Scotland.

Activities

Field Visit (May 1979)

RCAHMS: The Archaeological Sites and Monuments of North East Inverness

Drumrosach, NH 69868 45047 NH64NE 39

See also NH64NE 99.

NH 698 450. Air photography has revealed the crop-mark of a ring-ditch 200 m NE of Drumrosach farmstead. It is pennanular in shape and measures about 6 m in diameter within a ditch 1 m wide which has a gap 2 m wide on the SE side.

(Visible on RCAHMS air photographs IN 3613-5: flown 1978).

RCAHMS 1979, visited May 1979

RCAHMS. (1979d) The archaeological sites and monuments of the Black Isle, Ross and Cromarty District, Highland Region, The archaeological sites and monuments of Scotland series no 9. Edinburgh. Page(s): 20, No. 133 RCAHMS Shelf Number: A.1.2.ARC(9)

References

RCAHMS record the monument as NH64NE 39 and NH 64NE 99 and it is recorded in the Highland Council SMR as MHG3740 and MHG3684.

RCAHMS 1979, THE ARCHAEOLOGICAL SITES AND MONUMENTS OF THE BLACK ISLE, ROSS AND CROMARTY DISTRICT, HIGHLAND REGION, The Archaeological Sites and Monuments of Scotland series No. 10, 20, 133, Edinburgh, Society of Antiquaries of Scotland.

<https://portal.historicenvironment.scot/designation/SM11535>

<https://canmore.org.uk/site/13391/>

<https://canmore.org.uk/site/13457/>

Asset/Event Number	2
Asset/Event Name	Tower House in Grounds of Inshes House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB8050; NH64SE 32.01
HER Number	MHG14193
Status	Listed Building: Category A
Easting	269503

Northing	843692
Parish	Inverness and Bona
Council	Highland
Description	<p>Description Circa 1600. Diminutive 3-storey tower house; harled rubble with ashlar dressings. Entrance off-set in NW gable (with 1 window in each upper storey, blocked centre window in NW elevation, 1st floor and gable attic window in each elevation: chamfered jambs. Small loops (splayed internally) in base; scattered angle and mural shot holes; wallhead stack; end corniced stacks (one in very poor condition) stone slab roof. Late 19th century mural bellcote (without bellcote) mounted in N gable. Interior; later 16th/early 17th century dormer pediment set in wall, initialled and with armorial. External ground floor measurements; approx 13' x 13'.</p> <p>Statement of Special Interest Armorial pediment initialled T W & A T Probably surviving angle tower of former castle. Said to have been used as a dovecote though no nesting boxes survive.</p> <p>'Scottish Country Life' June 1930 p 172 - sale advertisement (Knight Frank & Rutley) with photograph.</p> <p>The ancient building possessed a keep or tower, and the Dovecot is still in a good state of preservation.</p> <p>Name Book 1868; New Statistical Account (NSA, (A Rose, A Clark, R Macpherson) 1845</p> <p>The dovecot is roofed and in a good state of repair, and is probably of 18th c. date.</p> <p>Visited by OS (WDJ) 24 April 1962.</p> <p>References Nigel Tranter, THE QUEEN'S SCOTLAND, THE NORTH-EAST (1974), p1166. National Monuments Record of Scotland. https://portal.historicenvironment.scot/designation/LB8050 (NH 69494372 Inshes House (NAT) https://canmore.org.uk/site/104501/</p> <p>NSA. (1834-1845) The new statistical account of Scotland by the ministers of the respective parishes under the superintendence of a committee of the society for the benefit of the sons and daughters of the clergy, 15v. Edinburgh. Page(s): Vol.14, (Inverness-shire), 15 RCAHMS Shelf Number: B.2.2.STA</p> <p>Ordnance Survey (Name Book. (1848-1878) Object Name Books of the Ordnance Survey (6 inch and 1/2500 scale). Page(s): Book No.31, 15 RCAHMS Shelf Number: Ref</p>
Asset/Event Number	3
Asset/Event Name	Castlehill House

Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB8035; NH64SE 31.00
HER Number	
Status	Listed Building: Category B
Easting	269674
Northing	844239
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Earlier 19th century, symmetrical 2-storey, 3-bay NW facing house fronting earlier single storey, U-plan range. White harled with tooled ashlar margins and dressings. Centre door masked by corniced portico supported by pair monolith Roman Doric columns; deep bowed 3-window outer ground floor bays; tripartite in 1st floor outer bays; single later 1st floor oriel in NE return gable; multi-pane glazing. Margined base course and shallow parapet to bowed bays forming continuous band course. Projecting margined flues rise full height terminating as corniced wallhead stacks; shallow piended slate roof with projecting eaves.</p> <p>Rear range; centre single-storey, 3-bay cottage flanked at right angles by further single-storey cottages; all much altered with later dormers and porches; end stacks to centre gabled cottage; centre ridge stack to outer wings with piended slate roofs.</p> <p>OS 6" map, Inverness-shire, 2nd ed., (1906)</p> <p>Castlehill is said to have been fortified in ancient times, by a keep or tower of which no trace remains.</p> <p>New Statistical Account (NSA, A Rose, A Clark, R Macpherson) 1845; OS Name Book 1868.</p> <p>No further information was obtained regarding Castlehill. Only the main part of the house is of any great age; the two wings to the rear are of modern construction. No date stone was seen in the older part of the house but it would appear to be possibly of early 19th Century or late 18th Cent.</p> <p>Visited by OS (W D J) 24 April 1962.</p> <p>Activities</p> <p>Field Visit (16 August 1943)</p> <p>RCAHMS Emergency Survey (Archaeology)</p> <p>References</p> <p>https://portal.historicenvironment.scot/designation/LB8035</p> <p>https://canmore.org.uk/site/13514/</p> <p>NSA. (1834-1845) The new statistical account of Scotland by the ministers of the respective parishes under the superintendence of a committee of the society for the benefit of the sons and daughters of the clergy, 15v. Edinburgh. Page(s): Vol. 14, Inverness-shire, 15 RCAHMS Shelf Number: B.2.2.STA</p> <p>Ordnance Survey (Name Book. (1848-1878) Object Name Books of the Ordnance Survey (6 inch and 1/2500 scale). Page(s): Book No. 31, 49 RCAHMS Shelf Number: Ref</p>

RCAHMS. (1979c) The archaeological sites and monuments of North-east Inverness, Inverness District, Highland Region, The archaeological sites and monuments of Scotland series no 8. Edinburgh. Page(s): 26, No. 197 RCAHMS Shelf Number: A.1.2.ARC(8)

RCAHMS. (1942-3) Emergency Survey of archaeological monuments in military training areas, 1981, 2v. Typescripts. Page(s): TS 16, MS 97 RCAHMS Shelf Number: A.1.1.SUR

Asset/Event Number	4
Asset/Event Name	Cradlehall House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB8036; NH74SW 53.00
HER Number	
Status	Listed Building: Category B
Easting	270296
Northing	844735
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Mid 18th century with subsequent additions and alterations. 2-storey symmetrical 3-bay house with single-storey flanking wings form H-plan. Harled. Centre door behind continuous modern lean-to sun-parlour linking outer wings; 1st floor windows raised in later 19th century as piended dormers, though single original small rear 1st floor window survives. Gabled outer wings, each with 3-window canted bay with piended roof projecting from centre of each return elevation, and with oculus in rear wallhead stacks; slate roofs.</p> <p>Statement of Special Interest</p> <p>Plaque in SW gable records that "In this house lived Major William Caulfield who as HM Inspector of Roads from 1732 to 1767 planned and built 800 miles of military roads in the Highlands." Caulfield Deputy Governor of Inverness Castle from 1747 to his death 1767. Name Cradlehall said to originate from hoisting of inebriated guests in cradle to bed to recover.</p> <p>References</p> <p>William Taylor THE MILITARY ROADS IN SCOTLAND (1976), pp.24-5 https://portal.historicenvironment.scot/designation/LB8036</p> <p>https://canmore.org.uk/site/228914/</p>

Asset/Event Number	5
Asset/Event Name	Inshes House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB8049; NH64SE 32.00

HER Number

Status Listed Building: Category B

Easting 269498

Northing 843716

Parish Inverness and Bona

Council Highland

Description

Dated 1767, incorporating fragments of earlier house. Tall 3-storey over basement symmetrical 3-bay NW front, with range of 19th century single-storey buildings to rear. Harled with ashlar dressings. Centre entrance with provincial rusticated ashlar doorpiece with buckle detailing; lintel of similar material with dated keystone under semi-circular arched head. Key-blocked oculi flank entrance. Double-leaf panelled doors; radial fanlight; re-used step with moulded riser. 2 windows each storey in NE gable; single window in each storey, SW gable with reused armorial panel set below centre wallhead stack with inscribed and dated plaque. 2-pane glazing; corniced shaped end stacks; piended slate roof.

Later 19th century bipartites in centre rear 1st and 2nd floors; various later 19th century gabled and piended single-storey buildings extend from rear.

Interior; little survives except cantilevered staircase rising through centre of house with some surviving turned wooden balustrade. Roundheaded hearth in basement and some earlier fabric.

Statement of Special Interest

SW gable armorial initialled I R & I S

Plaque below inscribed; A R REBWILT 1767

Small tower house (see separate entry) to SW of house and small privy at S. House presently (1985) being restored.

References

National Monuments Record of Scotland.

<https://portal.historicenvironment.scot/designation/LB8049>

<https://canmore.org.uk/site/13515/>

NSA. (1834-1845) The new statistical account of Scotland by the ministers of the respective parishes under the superintendence of a committee of the society for the benefit of the sons and daughters of the clergy, 15v. Edinburgh. Page(s): Vol. 14, Inverness-shire, 15 RCAHMS Shelf Number: B.2.2.STA

Ordnance Survey (Name Book. (1848-1878) Object Name Books of the Ordnance Survey (6 inch and 1/2500 scale). Page(s): Book No. 31, 15 RCAHMS Shelf Number: Ref

RCAHMS. (1978g) 'Report (1978): Publications, inventories, aerial survey, building surveys etc', Discovery Excav Scot, 1978. Page(s): 37

Asset/Event Number 6

Asset/Event Name Seafield of Raigmore

Type of Asset/Event House

Date and/or Period Post-medieval

Listing No./NRHE Number LB8058; NH64NE 716.00

HER Number

Status	Listed Building: Category B
Easting	269693
Northing	846025
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Early 19th century single storey and attic house, 5 symmetrical bays to north and south elevations. Harled with tooled ashlar margins, some painted.</p> <p>Centre door in south elevation masked by later timber porch with side entrance. Slightly advanced outer bays; 2 small piended dormers to centre.</p> <p>North elevation: outer bowed bays, each with 2 windows; bipartites in bay 2 and 4; centre projecting bay (bathroom) 2 later piended dormers.</p> <p>2 windows in west return gable; multi-pane glazing; wall-head stack to each gable, margined at west; pair ridge stacks piended slate roof.</p> <p>Later lean-to addition at east gable.</p> <p>Statement of Special Interest</p> <p>North elevation faces estuary and former main road (A96).</p> <p>References:</p> <p>https://portal.historicenvironment.scot/designation/LB8058</p> <p>https://canmore.org.uk/site/228829/</p>

Asset/Event Number	7
Asset/Event Name	Stoneyfield House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB8059; NH64NE 159.00
HER Number	
Status	Listed Building: Category B
Easting	269041
Northing	845633
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Circa 1790, 2-storey, 3-bay house fronted by similar sized symmetrical dwelling over raised raiement in circa 1820, to form double pile. White harled with white painted tooled ashlar margins and dressings.</p> <p>Centre door in south front reached by flight of steps oversailing raised basement with corniced portico supported by paired Roman Doric columns with ribbed bases; similar detailed paired pilasters strips flank doorway with radial fanlight and double-leaf (partially glazed) panelled door.</p> <p>Tall ground floor windows throughout. Centre 1st floor front corniced window with ribbed pilaster jambs and ribbed decoration to lintel. Regular fenestration in return gables; 3-bay rear elevation with gabled projecting central wing; single centre canted bay window. Mainly 12-pane glazing; panelled end stacks; slate roofs.</p> <p>Interior; front staircase with slender cast-iron balusters with palmette detailing; rear</p>

staircase with turned wooden balusters. White marble re-used chimney pieces in front public rooms left and right of entrance (from Balmacaan House, Drumnadochit).

Statement of Special Interest

Balmacaan House, Drumnadochit, Loch Ness-side, a demolished mansion.

NH 690 457 (centre) A programme of trial trenching was undertaken in February 2002 after desk-based, walkover and geophysical surveys for a retail development. The site is in the vicinity of a number of archaeological sites with Bronze Age and Iron Age occupation (DES 1999, 55). A portion of the site forms part of the gardens of Stoneyfield House (NH64NE 159).

Trial trenching revealed few significant archaeological features, apart from rubble field drains and a few 18th-century rubbish pits close to Stoneyfield House. One piece of worked quartz was recovered from the topsoil.

Full reports deposited in Highland SMR and the NMRS.

Sponsors: G H John

References

Nigel Tranter, THE QUEEN'S SCOTLAND, THE NORTH-EAST (1974), p.166.

<https://portal.historicenvironment.scot/designation/LB8059>

<https://canmore.org.uk/site/76685/>

Farrell, S. (2002) 'Stoneyfield, Highland (Inverness and Bona parish), evaluation', *Discovery Excav Scot*, vol. 3, 2002. Page(s): 70
G A Town and Country. (1991) *Stoneyfield, Inverness, Scotland: {sale particulars}*. RCAHMS Shelf Number: D.6.23.STO.S

Asset/Event Number	8
Asset/Event Name	Cameron Barracks, Perth Road
Type of Asset/Event	Barracks
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB35340; NH64NE 161.00
HER Number	MHG3231
Status	Listed Building: Category B
Easting	267925
Northing	845656
Parish	Inverness and Bona
Council	Highland
Description	Description Royal Engineers' Office (Edinburgh) 1876-84. Baronial, bull-faced coursed rubble. 4 2-storey blocks enclosing 3 sides of parade ground. East block 18 bays with 2 bays at each end and 4 centre bays advanced and crowstep-gable (twin gables at centre). North-east block 16 bays with 2 bays at each end advanced with crowstepped gables; 2 centre bays surmounted by asymmetrical clock-tower. North-west and

west blocks each 19 bays with at centre twin conical-roofed drum towers linked by balcony above round-arched entrance at ground floor; forcefully machicolated above second floor; at outer ranges, alternate 1st floor windows have crowstep-gabled dormerheads, asymmetrically placed battered chimneystacks rising from ground at front; small circular conical-roofed towers at angles. At north-east corner, square-plan entrance tower of main gateway

World War One Audit of Surviving Remains (12 September 2013)

World War One Audit of Surviving Remains

The Cameron Barracks, Perth Road, Inverness, was a purpose-built infantry depot constructed between 1876 and 1884. The Queen's Own Cameron Highlanders moved into the complex on 1886. The barracks was built in the Scots Baronial style and comprises four two-storey blocks enclosing three sides of the parade ground. The north-west and west blocks each have twin conical drum towers linked by a balcony over the entrance. The NE block has a clock-tower.

The complex is the best-preserved 19th-century regimental depot surviving. Humorous articles in the regimental magazine suggest that the barrack drains were poorly planned and required frequent clearing. The complex is still in military use.

Information from HS/RCAHMS World War One Audit Project (GJB) 12 September 2013.

References

Project (March 2013 - September 2013)

A project to characterise the quantity and quality of the Scottish resource of known surviving remains of the First World War. Carried out in partnership between Historic Scotland and RCAHMS.

References

INVERNESS COURIER Nov 9, 1876, and Nov 30, 1876; Alexander

Mackenzie GUIDE TO INVERNESS (1903); ORDNANCE GAZETTEER OF

SCOTLAND, ed. Francis H Groome; and information courtesy of

Buildings of Scotland Research

Unit.<https://portal.historicenvironment.scot/designation/LB35340>

Built by Royal Engineers' Office, 1880-6.

Gifford, J. (1992) Highland and Islands, The buildings of Scotland series. London.

Page(s): 192-3 RCAHMS Shelf Number: Ref

<https://canmore.org.uk/site/75251/>

Asset/Event Number	9
Asset/Event Name	Drakies House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB35341; NH64SE 118.00
HER Number	

Status	Listed Building: Category B
Easting	268196
Northing	844386
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Dated 1820, harled with ashlar dressings 2-storey, 3 broad bays with centre Roman Doric portico. Rear wing with bow at north elevation. Venetian window at 1st floor of bow. Rusticated quoins. Slated roof.</p>

Archaeological Evaluation (January 2022)

NH 68260 44500 An evaluation was carried out of a green field site, at Drakies House, Culcabock Avenue, Inverness, in January 2022, ahead of a proposed housing development. The subsequent development will involve the construction of 24 residential units and associated works on land within the grounds of Drakies House. The evaluation area comprises the area to the NE of Drakies House. The southern part of the development area has been subjected to a previous phase of work. The evaluation comprised the excavation of 19 trenches equal to 1,563m² with an additional 1,304m excavated to determine the extents of archaeology present. Archaeological features were found in seven trenches, including pits, postholes and a ditch. A boundary ditch and line of postholes identified near the centre of the evaluation area are thought to be of post-medieval date. Only a small assemblage of finds were recovered during the evaluation, therefore the majority of features are of unknown date.

Archive: NRHE (intended)

Funder: Springfield Properties PLC

Fiona Jackson – AOC Archaeology Group

(Source: DES Volume 23)

References

<https://canmore.org.uk/site/98370/>

Jackson, F. (2023) Drakies House, Culcabock Avenue, Inverness, Evaluation, in Jennifer Thoms, Discovery Excav Scot, New, vol. 23, 2022. Cathedral Communications Ltd, Wiltshire, England. Page(s): 97

References

William Glashan, "Old Houses and Churches", THE HUB OF THE HIGHLANDS, 180
<https://portal.historicenvironment.scot/designation/LB35341>

<https://canmore.org.uk/site/98370/>

Jackson, F. (2023) Drakies House, Culcabock Avenue, Inverness, Evaluation, in Jennifer Thoms, Discovery Excav Scot, New, vol. 23, 2022. Cathedral Communications Ltd, Wiltshire, England. Page(s): 97

Asset/Event Number	10
Asset/Event Name	RAF Filter Block (Bunker)
Type of Asset/Event	Bunker

Date and/or Period	Modern
Listing No./NRHE Number	LB49181; NH64NE 642.00
HER Number	MHG51546
Status	Listed Building: Category B
Easting	268253
Northing	845590
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>1941, modernised 1988-1991. 2-storey sunken rectangular-plan concrete bunker, earthen mound at ground level.</p> <p>SE (MAIN) ELVATION: modern rectangular concrete entrance block, set into mound to left. Flight of short steps to sunken original entrance, set into mound to right. Large modern lattice communications tower to centre. 3 concrete ventilation towers running over crest of mound to far right.</p> <p>INTERIOR: upper level: access gained through modern concrete entrance block; steps leading down to decontamination area, large metal blast door. Main upper corridor running around 2 1/2 sides of bunker; Conference and Briefing Suite with five rooms running around. Ventilation Plant Room with workshop to E; modern ventilation system, 1988, including two racing bicycles mounted on concrete plinths, front wheels removed, back wheels connected to belt drive (incase of a power failure these would be used to keep the air circulating). Rear of Ventilation Plant Room two steps lead up to small Filter Room, leading from this two metal blast doors with short flight of stairs to original entrance, now used as exit, 2002. Lower level: flights of stairs to E and W leading from upper level to lower, main lower corridor running around 2 1/2 sides of bunker, rooms leading off including; Central Control Room, Radio Room; acoustic booths along each wall including Communications Centre, small Telephone Exchange. The Generator Room consists of 2 Perkins diesel generators served by a mains tank on the surface. The Generator and Tank Room to far E of bunker accessed through 2 gas tight doors, Shower Room between Generator Room and main corridor. To W of Control Room, Kitchen and Canteen.</p> <p>Statement of Special Interest</p> <p>Listed at category B for historic interest. The original WW2 Sector Operation Centre at Raigmore, Inverness consisted of three separate bunkers, an Operations Block, a Filter Block and a Communications Block. The Filter Block is the only building not to have been demolished, 2002. The centre was crucial to the RAF in acting as an early warning system in the defence of Britain during WW2. The purpose of the Filter Block was to process and analyse information collected by Radar Stations and the Royal Observers Corps on any impending hostile strikes. The core of the bunker was located in a two storey central Filter Room, known as the 'pit'. A plotting table was located in the room, the table consisted of a map of Northern Britain, the Atlantic and the North Sea. Approximately 20 Filter Plotters worked around the table, each one linked to one or more Radar Stations. The Filter Controller, Raid Recognition Officer, Meteorologists and Teleprinter operators all occupied a balcony running to three sides on the upper level. The information that was gathered and analysed in the Filter Room was passed on to the Operations Block where orders would have been given to intercept the hostile targets. By the end of the war the bunker's jurisdiction covered the whole of Scotland and Northern England. With the advent of the Jet Aircraft and their higher speeds and abilities in the mid 1940's, the existing old Radar Systems and Filter Blocks became immediately obsolete, the bunker closed in 1946. The bunker was occupied by the Civil Defence Corps from 1958 to 1968, and was then used by the Royal Observers Corps in addition to their own</p>

protected accommodation in the former, nearby Operations Block. During the 1980's with the worsening situation of the Cold War, the government decided to implement certain policies for Civil Defence in the UK. Each local government region was provided with an Emergency Centre to co-ordinate the protection of the local population. In 1988 a 90% government grant was made available to Highland Regional Council and work began on converting the RAF Filter Block to an Emergency Centre. The refit cost £0.5 million pounds and included incorporating a massive water tank in the basement, a new ventilation system and blast doors to the original and newly built entrances. The Filter Room was floored across in the conversion and split up into different rooms. As the alterations to the bunker were coming to an end in 1991 the world situation had changed radically, the fall of the Berlin Wall in 1989 and the improved relations between East and West signalled the end of the Cold War. After a succession of major civil disasters including the Piper Alpha Oil Rig disaster and Pan Am Boeing 747 disaster it was decided by the government that the Local Authorities should have emergency plans in place to deal with civil protection. The bunker became and is still today (2002) the Emergency Centre for the Highland Area. It is from here that the local Authority co-ordinates its response to any type of disaster or major incident.

Incorporates information from cancelled site NH64NE 618.

The Area Control Centre for the Inverness area during 1946-47 was located within the grounds of and in Raigmore House. Before 1946-7, this may have been the Fighter Control centre (possibly 13 Group). Raigmore House has now been demolished and the area it occupied has now been built over by a housing development. On the 1st edition of the OS 6-inch map (Inverness-shire, sheet 12, 1879), this house is annotated as Broomtown, but by the 2nd edition of 1904 it is named Raigmore. The OS Name Book states that Broomtown is 'a large three storey modern built mansion with commodious offices attached- situated within extensive grounds it is occupied by and the property of E Mackintosh esq of Raigmore' (Name Book 1879)

Information from RCAHMS (DE); and contained in a letter to RCAHMS from Mr A Bain, April 1999.

The bunker for the Fighter Command HQ during World War II is now used as an HQ for the Emergency Services.

J Guy 2000; NMRS MS 810/10, Vol.2, 63.

References

Local Authority Emergency Centre, WELCOME TO THE BUNKER pp1-30; Additional information courtesy of Nick Catford and the Subterranea Britannica Society (2002).

<https://portal.historicenvironment.scot/designation/LB49181>

References

<https://canmore.org.uk/site/200395/>

Asset/Event Number	11
Asset/Event Name	Helen's Lodge
Type of Asset/Event	Lodge
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB8051; NH64SE 326.00
HER Number	

Status	Listed Building: Category C
Easting	269307
Northing	843557
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Earlier 19th century, single storey, 3-bay cottage with later single storey and attic rear wing forming T-plan.</p> <p>Harled, Centre door with rectangular fanlight with decorative glazing behind modern glazed porch. Substantial canted bays project to either side with faceted piended roofs each with 3 windows with 12-pane glazing. Tall (heightened) end stacks; piended slate roof (also probably heightened). Wing to rear with loft entrance in SE gable.</p> <p>This site record was created to indicate a building which is, or was, listed but for which Canmore holds no supplementary information. Further information on listed buildings is available from http://portal.historicenvironment.scot/</p> <p>Information from RCAHMS (SC) 9 September 2011</p> <p>References: https://portal.historicenvironment.scot/designation/LB8051</p> <p>References https://canmore.org.uk/site/228827/</p>

Asset/Event Number	12
Asset/Event Name	Viewfield House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB35342; NH64SE 154.00
HER Number	
Status	Listed Building: Category C
Easting	268124
Northing	844880
Parish	Inverness and Bona
Council	Highland
Description	<p>Description</p> <p>Mid-19th century, rubble with ashlar dressings; single-storey and attic; 3 bays with centre pilastered doorpiece. Slated roof with 2 flat-roofed dormers.</p> <p>References https://portal.historicenvironment.scot/designation/LB35342</p> <p>References https://canmore.org.uk/site/98681/</p>

Asset/Event Number	13
Asset/Event Name	Former Inshes Estate Entrance Lodge
Type of Asset/Event	Entrance Gateway, Gate Lodge and Outbuilding
Date and/or Period	Post-medieval
Listing No./NRHE Number	LB52581; NH64SE 32.02
HER Number	
Status	Listed Building: Category C
Easting	269678
Northing	844073
Parish	Inverness and Bona
Council	Highland
Description	<p>The HES gives three points - (269684, 844072) (269669, 844083), (269678, 844073)_ Description</p> <p>A group of estate buildings comprising an early 19th century single-storey, rectangular plan gate lodge, single-storey, square-plan early 19th century outbuilding and mid-19th century entrance archway. The buildings are located by Culloden Road, northwest of the former Inshes estate, in a suburban area to the west of Inverness city centre.</p> <p>The gate lodge is rectangular plan, single-storey, three bay and is designed in a simple, classical style. It is built of rubble with painted stone margins. The principal (northwest) elevation is symmetrical with a central door opening with window openings either side. There is a single-storey, two-bay corrugated iron lean-to attached to the lodge at its southwest elevation (see exclusions below). This addition has a flat roof and single openings on the southeast and northeast elevations. All of the openings have been boarded up. It has a piended, overhanging roof with a central stack and single chimney pot.</p> <p>The description of the interior of the gate lodge is based on photographs provided by the owner in 2020. There appears to be a cast iron fireplace in the room at the north of the lodge. Both the principal rooms feature later floor-to-ceiling later timber panelling.</p> <p>The square-plan, single storey, single-bay outbuilding neighbouring the lodge to the southwest has a piended roof topped with an obelisk finial. It is built of rubble. It has a door opening on its southeast elevation and a small window opening on its southwest elevation. It has a slated roof.</p> <p>The entrance archway is designed in the Scots Baronial style with a crowstepped arch over a segmental arched entrance and arrow and gun loops either side. The archway has stepped, curved wings with ashlar cope stones which link to the estate boundary wall. There is a framed armorial panel in centre of the gateway above the arched entrance. It is built of coursed rubble sandstone with ashlar margins and details.</p> <p>In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: later corrugated iron addition at the southwest of the gate lodge.</p> <p>This later corrugated iron addition dates from around the mid-20th century. Images of the lodge from 1983 show this as a timber addition (HES Archives). It appears to have been clad in corrugated iron in the later 20th or early 21st century. It has a flat roof and single openings on the southeast and northeast elevations. All the openings have been boarded up.</p>

Historical development

The Inshes estate dates back to the 14th century when land was divided to form the Inshes estate and neighbouring Castlehill estate to the northeast (Ordnance Survey Name Book 1876-1878, p.15). The oldest surviving structure on the Inshes estate is the tower house (listed category A - LB8050) in the grounds of the house which dates to around 1600 but may incorporate fabric from a former castle. Inshes House (listed category B - LB8049) largely dates to 1767, when it was rebuilt after the previous house was burnt down following the Battle of Culloden (Inventory Historic Battlefield - BTL6). The house was rebuilt, at the expense of the Government, for the Robertsons of Inshes.

The gate lodge and entrance archway are first depicted on the 1st edition Ordnance Survey map (surveyed 1866, published 1888). The lodge is shown as a rectangular plan building, with a small, square plan outbuilding to the west. The entrance arch is indicated by a line with curved wings which join the estate boundary walls. To the southeast of the entrance archway an avenue bounded by woodland leads to Inshes House indicating that this was the principal entrance to the estate.

A porter's lodge of Inshes Estate is noted in an account of 1834 (Guide to the Highlands and Islands of Scotland, p.103). The lodge is described as the property of A.J. Roberston, Esq and located on the Highland Road from Cawdor to Inverness by Culloden Moor behind the house of Castlehill. The gate lodge therefore pre-dates this account and is likely to have been built in the early 19th century. This date is reflected in the simple, symmetrical style of the lodge. The small, square-plan outbuilding, which is built in similar materials as the lodge, is considered to have been built around the same time.

The entrance archway is designed in different style to the lodge and appears to have been built later, around the mid-19th century. The baronial style of the gateway is stylistically typical of the mid-19th century and reflects this dating.

The footprint of the lodge, outbuilding and entrance archway appear largely as they are shown on the 1st edition Ordnance Survey map (surveyed 1866, published 1888). The only change is the addition of a small rectangular extension to the southwest of the lodge which is shown on the 1964 Ordnance Survey map (1:2,500).

The gate lodge and entrance archway formed part of the Inshes estate until the later 20th century. Inshes gate lodge was listed for sale separately from Inshes House in 1977 (Aberdeen Press and Journal, 13 January 1977). During this time in the later 20th century the A9 road was also built through the Inshes estate, separating Inshes House from the gate lodge and entrance archway to the northwest on Culloden Road.

Images of the lodge on Google Streetview from 2011 show the lodge openings with two-pane timber sash and case windows. The openings have since been boarded up and the gate lodge is not currently occupied (2020).

Statement of Special Interest

The former Inshes estate gate lodge, out building and entrance archway meet the criteria of special architectural or historic interest for the following reasons:

The gate lodge, outbuilding and entrance archway are a good surviving example of a group of early to mid-19th century structures associated with the entrance and management of a large estate.

The gate lodge and outbuilding retain their early 19th century form and character and the mid-19th century entrance archway is substantially unaltered.

The entrance archway features distinctive Scots Baronial motifs which reflects the improving ambitions of the estate during the mid-19th century.

The structures are a prominent feature on Culloden Road and their immediate

setting is well retained.

Although no longer functioning as the entrance to Inshes House, the structures are important ancillary components of the former estate which inform our understanding of its function in the 19th century.

In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: later corrugated iron addition at the southwest of the gate lodge.

Architectural interest

The architectural interest of a building may include its design, designer, interior, plan form, materials, regional traditions, and setting and the extent to which these characteristics survive. These factors are grouped under two headings:

Design

The gate lodge and square-plan outbuilding are designed in a simple, classical style. This style is shown in the symmetrical principal (northwest) elevation of the gate lodge with the ashlar margins to the openings and the decorative obelisk finial on the outbuilding. This simple style with minimal decoration is typical of gate lodges of the later 18th to early 19th century. The exterior form of the gate lodge with its low, overhanging roof is also a common feature of earlier 19th century gate lodges.

The gate lodge has a rectangular footprint which is standard in early 19th century gate lodges. It is common for gate lodges of this date to be altered over time with extensions or additional storeys to increase living accommodation. The footprint of the former Inshes gate lodge has been altered with the addition of the corrugated iron extension at the southwest in the mid-20th century. While the lodge has been extended, this is a small addition which is clearly discernible from the early 19th century fabric and the distinctive form of the lodge is still evident.

The interior of the gate lodge has not been seen however images provided by the owner in 2020 show two principal rooms on either side of a small entrance space. There is a cast iron fireplace in the northern room that may date to the 19th century and later timber panelling on the walls. While the early 19th century interior is likely to have been simply decorated, few features of this decorative scheme remain.

The entrance arch is designed in the Scots Baronial style. The Scots Baronial style became popular in the 19th century and is a revival of the architecture of the Scottish Renaissance period incorporating elements of the fortified house or castle. Distinctive features of the entrance arch include the crowstepped arch and the arrow and gun loops. The use of the Scots Baronial style in this structure reflects the security function of the entrance arch and is an indication of the owner's increasing prosperity during the mid-19th century and their interest in up to date architectural trends.

The gate lodge, outbuilding and entrance archway are built of coursed rubble sandstone with ashlar margins and the lodge and outbuilding have slate roofs. These materials are typical of estate buildings in the 19th century.

Although simple in design, the gate lodge is a good representative example of an early 19th century gate lodge that retains distinctive form and features. The entrance archway is notable for the retention of a number of characteristic features of the Scots Baronial style. Together the gate lodge, outbuilding and entrance archway form a functional group that retains its historic earlier to mid-19th century character.

Setting

The former Inshes gate lodge, entrance archway and outbuilding are prominently sited adjacent to Culloden Road, southwest of Inverness city centre. This stretch of Culloden Road was known in the earlier 19th century as the great Highland road. The three structures form part of a group that marks the former principal entrance

to Inshes estate. The entrance archway fronts a wooded drive which leads south to Inshes House.

The immediate setting of the gate lodge and archway retains features related to their mid-19th century function. This includes the low estate boundary wall, which links to the wings of the entrance arch, and the avenue of trees that surround the drive. This setting and the close grouping of the three structures of the lodge, archway and outbuilding helps us to understand their function as the principal entrance and porter's accommodation for a large estate.

The wider setting has been altered in the later 20th with the construction of the A9 through Inshes estate which truncated the entrance drive and separated the archway and lodge at the northeast from Inshes House to the southwest. In the later 20th to early 21st century, large areas of the former Inshes estate has also been developed as a suburb with housing surrounding the estate and opposite the gate lodge and entrance archway on Culloden Road.

Although the wider setting of the gate lodge, entrance arch and outbuilding has been altered, and they no longer function as the entrance to Inshes House, they retain a historical association with the estate which has a number of related listed buildings (see 2.3 Historical development) . The survival of the group of three associated structures, as well as elements of their immediate mid-19th century setting, allows us to understand their former function and link to Inshes estate.

Historic interest

Historic interest is in such things as a building's age, rarity, social historical interest and associations with people or events that have had a significant impact on Scotland's cultural heritage. Historic interest is assessed under three headings:

Age and rarity

Gate lodges are typical features of large estates and functioned as security and accommodation for a porter or other estate worker. As they are found at many large estates of the 18th and 19th centuries they are not a rare building type.

Dating to the early 19th century, the former Inshes gate lodge is a representative example of gate lodge during this period. Although simple in design it has not been substantially altered and retains its historic character. It is also distinguished amongst its building type by the retention of its associated outbuilding and mid-19th century entrance archway.

Early to mid-19th century gate lodges were often built with associated gate piers and sometimes with a neighbouring or adjoining entrance archway. Entrance archways had a security function and were also a decorative feature which emphasised the status of the estate owner. The former Inshes estate entrance archway is a good example an archway, built after the principal estate buildings, as part of improvements. The Scots Baronial style of the archway reflected the aspirations of the landowner during the mid-19th century and the structure adds to the interest of the entrance group of the lodge and outbuilding.

Social historical interest

As important ancillary components of the former Inshes estate the gate lodge and entrance archway have social historical interest as they tell us about how the estate functioned in the 19th and early 20th century.

Association with people or events of national importance

There is no association with a person or event of national importance.

References

Ordnance Survey (surveyed 1866, published 1870) Inverness-shire - Mainland XII.3

(Inverness and Bona). 25 inches to the mile. 1st Edition. Southampton: Ordnance Survey.

Ordnance Survey map (published 1964) 1:2,500, Ordnance Survey, Southampton. Ordnance Survey 1964.

Aberdeen Press and Journal (13 January 1977) p. 22.

Anderson, G and Anderson, P. (1834) Guide to the Highlands and Islands of Scotland, London: John Murray, p 103.

Gifford, J. (1992) The Buildings of Scotland, Highlands and Islands. London: Penguin Books, p. 204.

Ordnance Survey Name Books (1876-1878) Inverness-shire Mainland volume 31 OS1/17/31/15, p. 15 [available at: <https://scotlandspplaces.gov.uk/digital-volumes/ordnance-survey-name-books/inverness-shire-os-name-books-1876-1878/inverness-shire-mainland-volume-31/15> [viewed on 27/11/2020].

Images provided by the owner

(2020).<https://portal.historicenvironment.scot/designation/LB52581>

References

<https://canmore.org.uk/site/376890/>

Asset/Event Number	14
Asset/Event Name	A9/A96 (INSHES - SMITHTON)
Type of Asset/Event	Archaeological Feature (Possible)
Date and/or Period	Undated
Listing No./NRHE Number	NH74SW 74.00
HER Number	
Status	Non-designated Heritage Asset
Easting	270230
Northing	844514
Parish	Inverness and Bona
Council	Highland
Description	<p>Watching Brief (22 March 2018 - 30 April 2018)</p> <p>A watching brief was undertaken, 22 March – 30 April 2018, during ground investigation work associated with the construction of the A9/A96 road. The mechanical excavation of 65 trial pits, 11 soakaways, and 9 hand-excavated borehole inspection pits, recorded one possible archaeological feature.</p> <p>Archive: NRHE (intended)</p> <p>Funder: Causeway Geotech</p> <p>Thomas Muir – GUARD Archaeology Ltd</p> <p>References</p> <p>https://canmore.org.uk/site/365365/</p>

Asset/Event Number	15
Asset/Event Name	Inverness College Campus
Type of Asset/Event	Archaeological Features
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH64NE 841.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268977
Northing	845198
Parish	Inverness and Bona
Council	Highland
Description	Watching Brief (17 May 2018 - 18 May 2018)

NH 68977 45198 A watching brief was undertaken, 17 – 18 May 2018, during the machine-excavation of a series of geo-technical test pits. The majority of the pits contained an improved topsoil directly overlying undisturbed natural deposits. A sub-soil layer was identified in one test pit, and a deposit of charcoal was positively identified in another test pit. This deposit may also have been exposed in a further test pit. These deposits were consistent with the presence of a suite of archaeological features, dating to the prehistoric period, identified across the site during earlier phases of intrusive archaeological investigations.

Archive: NRHE

Funder: Balfour Beatty PLC

Sean Bell – Orkney Research Centre for Archaeology (ORCA)

(Source: DES Volume 19)

Watching Brief (23 July 2020 - 11 August 2020)

NH 68971 45179 A watching brief was conducted during topsoil stripping at the NHS Highland Elective Care Centre development site at Inverness UHI campus. The watching brief was required due to previous excavations across the UHI campus uncovering the remains of significant prehistoric settlement.

Fieldwork was carried out between 23 July and 11 August 2020. A total of 73 features were uncovered within the development area, comprising several discrete groups or arcs of pits and postholes, and other isolated pits. Some of the arcs of pits may represent the ephemeral remains of roundhouse structures. Small finds recovered from the features included coarse stone objects and prehistoric ceramics. A programme of post-excavation analysis is recommended in order to give a full understanding of the features, their date and function.

Archive: NRHE

Funder: Balfour Beatty

Lindsey Stirling – AOC Archaeology Group

(Source: DES Vol 21)

Excavation (23 July 2020 - 11 August 2020)

NH 68971 45179 A watching brief was conducted during topsoil stripping at the NHS Highland Elective Care Centre development site at Inverness UHI campus. Fieldwork had been carried out in 2020, uncovering 73 features comprising several discrete groups or arcs of pits and postholes, and other isolated pits (DES Volume 21, 70–1). A programme of post-excavation analysis was carried out on the artefacts and ecofacts recovered from the project. Radiocarbon dating has indicated distinct phases of activity or occupation in the Neolithic, Late Bronze Age, and medieval periods.

One small group of pits were attributed to the Neolithic period. Two ceramic vessels, both Neolithic Carinated Bowls, were recovered from two pits. Evidence of sooting and scorching suggested the vessels had been used for cooking prior to deposition. Three coarse stone tools were also found within the Neolithic pit group, comprising a grinder, a second possible grinder, and a third that was used for grinding and pounding. The tools were all likely used for domestic or craft activities, such as grinding grain or crushing grits. Ecofacts included hazelnut shells and a small quantity of cereal grains, indicating the use of primarily wild resources during this period.

Most features on the site appear to fall within the Late Bronze

Age period. Three arcs of pits and postholes appeared to form the truncated remains of roundhouse structures. A large, multifunction, hollowed stone tool was found within one pit and may have been used as a mortar or knocking stone, but also had evidence for several other working areas. From a nearby feature, an intact bi-valve clay mould for casting two small penannular rings was discovered (see cover photo 2). The mould would have allowed two small rings to be cast simultaneously and is the only extant example known in the British Isles. It provides evidence for non-ferrous metalworking on the site. Ecofacts from this period included cereals (mainly six row hulled barley), flax seeds, charcoal, and a small quantity of hazelnut shells, indicating the use of cultivated crops alongside other resources for food and fuel. Medieval activity was present in the form of a large pit containing burnt material and cereal grains. Although the function is unclear, it bears similarities to a grain-drying kiln or oven. The highest quantity of cereals from the site were recovered from this feature.

Lindsey Stirling – AOC Archaeology Group

(Source: DES Volume 23)

References

Bell, S. (2019) Inverness College Campus, Watching brief, in Paula Milburn, *Discovery Excav Scot, New*, vol. 19, 2018. Cathedral Communications Limited, Wiltshire, England. Page(s): 115

Stirling, L. (2023) UHI Campus - NHS Highland Elective Care Centre, Post-excavation analysis, in Jennifer Thoms, *Discovery Excav Scot, New*, vol. 23, 2022. Cathedral Communications Ltd, Wiltshire, England. Page(s): 99

<https://canmore.org.uk/site/365369/>

Asset/Event Number	16
Asset/Event Name	Drumrosach
Type of Asset/Event	Farmstead

Gazetteer of Heritage Assets and Events

Date and/or Period	Post-medieval?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269684
Northing	844933
Parish	Inverness and Bona
Council	Highland
Description	Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map. A farmstead, comprising at least four buildings, appears on the 1868-70 map. The farmstead was still extant as one building by 1992. Modern imagery shows the cottages had been removed at least by 2023. References: Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number	17
Asset/Event Name	Mains of Broomtown
Type of Asset/Event	Farmstead
Date and/or Period	Post-medieval?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	268565
Northing	845168
Parish	Inverness and Bona
Council	Highland
Description	Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map. A farmstead appears on the 1868-70 map. References: Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number	18
Asset/Event Name	Old Petty
Type of Asset/Event	Fish Trap
Date and/or Period	Undated
Listing No./NRHE Number	

HER Number	MHG14263
Status	Non-designated Heritage Asset
Easting	269990
Northing	845000
Parish	Inverness and Bona
Council	Highland
Description	No description available from HER.

Asset/Event Number	19
Asset/Event Name	Cradlehall
Type of Asset/Event	Barracks
Date and/or Period	Undated
Listing No./NRHE Number	NH74SW 49.00
HER Number	MHG14272
Status	Non-designated Heritage Asset
Easting	270200
Northing	844600
Parish	Inverness and Bona
Council	Highland
Description	Major Caulfield [Caulfeild] had his headquarters at Cradlehall near Inverness, where the soldiers' barracks were still standing in 1911. T Wallace 1911. References https://canmore.org.uk/site/150345/

Asset/Event Number	20
Asset/Event Name	Ashton Farm
Type of Asset/Event	Barrow
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH74NW 112.00
HER Number	
Status	Non-designated Heritage Asset
Easting	270110
Northing	845540
Parish	Inverness and Bona
Council	Highland
Description	(Formerly entered in error under site-name Achton).

The cropmarks of a possible barrow and an enclosure have been revealed by oblique aerial photography (RCAHMSAP 1995) 50m N of Ashton Farm. The barrow has an internal diameter of about 15m and a centrally located mark may represent a burial pit. The enclosure, visible to the SE of the barrow, may be square in shape and the visible S and W side measures about 20m. There are a number of indeterminate cropmarks and pits in the surrounding area.

Information from RCAHMS (KJ) 12 October 1999.

Activities

(Formerly entered in error under site-name Achton).

The cropmarks of a possible barrow and an enclosure have been revealed by oblique aerial photography (RCAHMSAP 1995) 50m N of Ashton Farm. The barrow has an internal diameter of about 15m and a centrally located mark may represent a burial pit. The enclosure, visible to the SE of the barrow, may be square in shape and the visible S and W side measures about 20m. There are a number of indeterminate cropmarks and pits in the surrounding area.

Information from RCAHMS (KJ) 12 October 1999.

Aerial Photography (10 August 1995)

1995 RCAHMS Aerial Survey

Aerial Photographic Interpretation (12 October 1999)

1999 RCAHMS Aerial Survey

The cropmarks of a possible barrow and an enclosure have been revealed by oblique aerial photography (RCAHMSAP 1995) 50m N of Ashton Farm. The barrow has an internal diameter of about 15m and a centrally located mark may represent a burial pit. The enclosure, visible to the SE of the barrow, may be square in shape and the visible S and W side measures about 20m. There are a number of indeterminate cropmarks and pits in the surrounding area.

Information from RCAHMS (KJ) 12 October 1999.

References:

<https://canmore.org.uk/site/146154/>

Asset/Event Number	21
Asset/Event Name	Stoneyfield
Type of Asset/Event	Find Spot - Pottery and Beads
Date and/or Period	Prehistoric?, Medieval, Undated
Listing No./NRHE Number	NH64NE 106.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269400
Northing	845500
Parish	Inverness and Bona
Council	Highland

Description Fieldwalking excursions to these ploughed fields have produced a quantity of flintwork. This includes cores and flakes, 16 scrapers with various edges retouched, 3 possible arrowheads, 9 flints with straight edge retouch, and 5 microliths. There are also a few flakes of quartz and a quartz core, as well as 2 gun flints. Sherds of medieval/post medieval pottery and two small spherical beads have also been found. Finds are in Inverness Museum (INVMG 984.93, 102; 985.44, 122, 135-143, 154-155; 986.5, 7, 69-71).

References
<https://canmore.org.uk/site/13317/>

Ross and Harden, A and G. (1985a) 'Stonyfield (Inverness & Bona p) Flint flakes, cores, pottery, beads', *Discovery Excav Scot*, 1985. Page(s): 24

Ross and Harden, A and G. (1986a) 'Stonyfield (Inverness & Bona p) Fieldwalking collection', *Discovery Excav Scot*, 1986. Page(s): 16-17

Asset/Event Number 22

Asset/Event Name Culcabock Avenue, Drakies House, Grounds

Type of Asset/Event Boundary Ditch

Date and/or Period Post-medieval, Undated

Listing No./NRHE Number NH64SE 603.00

HER Number

Status Non-designated Heritage Asset

Easting 268260

Northing 844500

Parish Inverness and Bona

Council Highland

Description Archaeological Evaluation (January 2022)

NH 68260 44500 An evaluation was carried out of a green field site, at Drakies House, Culcabock Avenue, Inverness, in January 2022, ahead of a proposed housing development. The subsequent development will involve the construction of 24 residential units and associated works on land within the grounds of Drakies House. The evaluation area comprises the area to the NE of Drakies House. The southern part of the development area has been subjected to a previous phase of work. The evaluation comprised the excavation of 19 trenches equal to 1,563m² with an additional 1,304m² excavated to determine the extents of archaeology present. Archaeological features were found in seven trenches, including pits, postholes and a ditch. A boundary ditch and line of postholes identified near the centre of the evaluation area are thought to be of post-medieval date. Only a small assemblage of finds were recovered during the evaluation, therefore the majority of features are of unknown date.

Archive: NRHE (intended)

Funder: Springfield Properties PLC

Fiona Jackson – AOC Archaeology Group

(Source: DES Volume 23)

References

<https://canmore.org.uk/site/376489/>

Jackson, F. (2023) Drakies House, Culcabock Avenue, Inverness, Evaluation, in Jennifer Thoms, Discovery Excav Scot, New, vol. 23, 2022. Cathedral Communications Ltd, Wiltshire, England. Page(s): 97

Asset/Event Number	23
Asset/Event Name	King Duncan's Road, HW 30 Group INV. UKWMO, Bunker
Type of Asset/Event	Bunker
Date and/or Period	Modern
Listing No./NRHE Number	NH64NE 277.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268300
Northing	845500
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/

References

<https://canmore.org.uk/site/98529/>

Asset/Event Number	24
Asset/Event Name	Beechwood
Type of Asset/Event	Burnt Mounds
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH64NE 625.00
HER Number	MHG35961
Status	Non-designated Heritage Asset
Easting	269190
Northing	845160
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 6926 4525 - NH 6897 4488 An archaeological watching brief was conducted during topsoil stripping associated with the construction of Inshes sewer, Inverness. Two burnt mounds, one with an associated wooden trough, and seven other features were identified during this operation.</p> <p>Burnt Mound 1 (NH 6919 4516) consisted of a semi-circular spread of burnt sandstone and charcoal. It partially surrounded a wooden trough located immediately to the E, and partially filled the eastern side of a palaeo-channel which comprised an irregular depression running NW-SE across the examined area. The trough was set within a rectangular cut and appeared to be largely complete, with</p>

only the northern portion of its base absent. The trough was constructed from five separate timbers, provisionally identified as alder. The base and lower sides were formed from a single hollowed-out log, with each of the upper side and end panels consisting of single unjointed planks, set on end. There was no evidence to suggest any jointing of the wood, or of additional structural components or any kind of formal lining. The trough contained four fills: the uppermost comprising redeposited burnt mound material over a deposit of well-preserved peat over a deposit of stones which occupied the majority of the trough base, representing the last heating episode of the trough's use. A basal primary deposit, comprising a charcoal-rich silt layer, was present where the stones were absent.

Burnt Mound 2 (NH 6910 4509) consisted of a flattened spread of burnt, heat-shattered and degraded stone, and measured 15m N-S by 5m E-W by 0.18m deep. No associated structural features or deposits were located.

The seven features comprised three pits and a sinuous feature, a modern linear spread of stones, a linear ditched feature and a spread of burnt subsoil. Two of the pits contained prehistoric pottery.

Data Structure Report lodged with Highland SMR.

Sponsor: North of Scotland Water Authority via Mott MacDonald.

R Strachan and M Cressey 1999.

Watching Brief (1999)

NH 6926 4525 - NH 6897 4488 An archaeological watching brief was conducted during topsoil stripping associated with the construction of Inshes sewer, Inverness. Two burnt mounds, one with an associated wooden trough, and seven other features were identified during this operation.

Burnt Mound 1 (NH 6919 4516) consisted of a semi-circular spread of burnt sandstone and charcoal. It partially surrounded a wooden trough located immediately to the E, and partially filled the eastern side of a palaeo-channel which comprised an irregular depression running NW-SE across the examined area. The trough was set within a rectangular cut and appeared to be largely complete, with only the northern portion of its base absent. The trough was constructed from five separate timbers, provisionally identified as alder. The base and lower sides were formed from a single hollowed-out log, with each of the upper side and end panels consisting of single unjointed planks, set on end. There was no evidence to suggest any jointing of the wood, or of additional structural components or any kind of formal lining. The trough contained four fills: the uppermost comprising redeposited burnt mound material over a deposit of well-preserved peat over a deposit of stones which occupied the majority of the trough base, representing the last heating episode of the trough's use. A basal primary deposit, comprising a charcoal-rich silt layer, was present where the stones were absent.

Burnt Mound 2 (NH 6910 4509) consisted of a flattened spread of burnt, heat-shattered and degraded stone, and measured 15m N-S by 5m E-W by 0.18m deep. No associated structural features or deposits were located.

The seven features comprised three pits and a sinuous feature, a modern linear spread of stones, a linear ditched feature and a spread of burnt subsoil. Two of the pits contained prehistoric pottery.

Data Structure Report lodged with Highland SMR.

Sponsor: North of Scotland Water Authority via Mott MacDonald.

R Strachan and M Cressey 1999

Archaeological Evaluation (4 October 2010 - 22 October 2010)

An archaeological evaluation was undertaken prior to a mixed use development at East Beechwood Farm, Inverness. An initial evaluation was carried out on an associated part of the development to the north in 2009.

The evaluation indicated that significant archaeological features exist within parts of the development area. As with the 2009 evaluation, clusters of post-hole features and ditches are suggestive of Bronze Age / Iron Age later prehistoric settlement comprising linear / curvilinear ditches (enclosures or field boundaries) and timber post-built structures.

A number of the features may be contemporary with the burnt mound NH64NE 625. Elsewhere lay a possible small square barrow and potentially Pictish Pitcarmick-type features.

Information from AOC Archaeology Group

Reference

<https://canmore.org.uk/site/159237/>

Cressey and Strachan, M and R. (2003) 'The excavation of two burnt mounds and a wooden trough near Beechwood Farm, Inshes, Inverness, 1999', Proc Soc Antiq Scot, vol. 133, 2003. Page(s): 191-203

Strachan and Cressey, R and M. (1999) 'Inshes sewer, Beechwood Farm, Inverness (Inverness & Bona parish), burnt mounds; wooden trough', Discovery Excav Scot, 1999. Page(s): 55, Fig 12

Asset/Event Number	25
Asset/Event Name	Stonifield House
Type of Asset/Event	Cemetary, Cropmarks, Enclosure, Food Vessel
Date and/or Period	Prehistoric, Bronze Age, Undated
Listing No./NRHE Number	NH64NE 40.00
HER Number	MHG3944
Status	Non-designated Heritage Asset
Easting	269460
Northing	845820
Parish	Inverness and Bona
Council	Highland
Description	Further aerial photographs of this enclosure and the large subcircular feature to the E, taken by Jill Harden in 1989, are in Inverness Museum (8901.28-31 INVMG). Information from J Harden 1989. In May 1993, GUARD carried out a geophysical survey of an area adjacent to cropmarks at West Seafield Farm in advance of the laying of sewage pipes to the proposed sewage farm at Allanfearn. The cropmarks consisted of a large ring-ditch and a pit-alignment along with a series of other features on the top of a small hill above a silted-up stream bed. These cropmarks, and the recovery of large amounts

of worked lithics over the years by a local amateur archaeologist, indicated that the area was archaeologically sensitive. Survey was carried out using a fluxgate gradiometer with a total of twenty-five 20m gridge surveyed, giving a coverage of 10,000 m sq. The anomalies in the survey were fairly amorphous. Near the cropmarks was a possible fire-spot and a possible rectilinear structure, with a second possible fire-spot and a semicircular anomaly, possibly representing an enclosure, further away. In the adjoining fields, a further possible fire-spot was located, but there was nothing else to suggest archaeological remains. There was little indication of archaeological activity within the survey area. It must be presumed that the archaeological activity is confined to the summit of the hillock.

Sponsor: Highland Regional Council Water and Sewage

Banks 1993a.

NH 6946 4582 Bronze Age cemetery. Fieldwalking and geophysical survey followed by trial trenching confirmed the presence of a Bronze Age cemetery. A ring-ditch, measuring 18m E-W by 17m N-S, was located on the summit of a ridge. Two inhumations, a cremation pit and a stone-lined cist lay in the centre of the ring-ditch.

The two principal burials, a dagger grave and Food Vessel grave, were located beneath the ploughed-out remains of a stone cairn. They lay side-by-side and were aligned E-W. The dagger grave comprised a burial in a log-coffin within which a single piece of spongy bone and several tooth fragments were recovered. A bronze dagger was located at the centre of the coffin and has been identified as an Early Bronze Age 'Butterwick type', with an W-shaped recess below the rivet holes. No trace of the hilt survived. The dagger was surrounded by organic residues that include: sinew thread, wood, leather and hair forming the remains of the sheath. The hair has been identified as primitive cattle hair and the wood is oak. A fragment of leather was radiocarbon dated at 3385 \pm 45 uncal BP (1872-1533 cal BC at 2s, AA-29064).

The Food Vessel grave was defined by a stain, presumably representing the remains of a wooden box/cist, which was seen in section to have had a curved base. High phosphate readings suggested that a body or other organics may have been present, but had not survived the acidic soils. A decorated bipartite Irish Bowl Food Vessel and three large flints (one with retouch) were recovered from the E end of the grave. Residue from the Food Vessel produced a questionably late date of 2625 \pm 45 uncal BP (891-779 cal BC at 2s, AA-29063).

The cremation pit measured 0.4m diameter by 0.15m deep and contained cremated skull fragments and smaller fragments of burnt bone. Three complete barbed-and-tanged arrowheads and the remains of a dog/fox mandible were recovered from its fill.

The stone-lined cist was formed of sandstone side-stones and an in situ sandstone capstone. A bed of pebbles comprised the cist base. No cremated bone, organic remains or grave goods were located within this cist.

A further nine cremation pits formed a discrete cluster c 14m W of the ring-ditch. All contained various quantities of charcoal and cremated bone and appear to have been truncated by ploughing. Charcoal obtained from one cremation provided a radiocarbon date of 3360 \pm 50 uncal BP (1856-1520 cal BC at 2s, GU-7590).

A second cist was located 9m to the E of the ring-ditch and comprised an assortment of slabs and boulders used to cap irregular shaped side-stones. The fill contained a near-complete long-necked Beaker but again no human remains were recovered.

A detailed report has been lodged with the NMRS.

Sponsor: Inverness Retail and Business Park Ltd.

M Cressey, B Finlayson and J Hamilton 1998

Activities
Field Visit (February 1978)

RCAHMS: The Archaeological Sites and Monuments of North East Inverness

Stonifield House NH 694 458 NH 64 NE

The crop-mark of a circular enclosure has been recorded 270m SW of Seafield farmhouse. It measures about 15m in diameter within a ditch about 1 m wide. RCAHMS 1979, visited February 1978

Aerial Photographic Transcription (13 March 1990 - 16 March 1990)

Aerial Photographic Transcriptions

References

<https://canmore.org.uk/site/13393/>

Banks, I. (1993a) 'West Seafield Farm (Inverness & Bona parish): cropmarks', *Discovery Excav Scot*, 1993.

Cressey and Sheridan, M and A. (2003) 'The excavation of a Bronze Age cemetery at Seafield West, near Inverness, Highland', *Proc Soc Antiq Scot*, vol. 133, 2003. Page(s): 47-84

Cressey, Finlayson and Hamilton, M, B and J. (1998) 'Seafield West, near Inverness (Inverness & Bona parish), Bronze Age cemetery and Iron Age settlement', *Discovery Excav Scot*, 1998. Page(s): 52-54, Fig 16

RCAHMS. (1979c) The archaeological sites and monuments of North-east Inverness, Inverness District, Highland Region, The archaeological sites and monuments of Scotland series no 8. Edinburgh. Page(s): 22, No. 166 RCAHMS Shelf Number: A.1.2.ARC(8)

Asset/Event Number	26
Asset/Event Name	Seafield
Type of Asset/Event	Find Spot - Coin
Date and/or Period	Roman
Listing No./NRHE Number	NH64NE 467.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269700
Northing	846100
Parish	Inverness and Bona
Council	Highland
Description	NH 697 461. Copper as of Commodus (AD 180-192). Found in 1988 below high water mark on beach near Culloden. Donated to Inverness Museum (INVMG 1996.005).

R G Hanley and V Rawlins 1996.

References

<https://canmore.org.uk/site/108970/>

Hanley and Rawlins, R G and V. (1996) 'Seafield (Inverness and Bona parish), Roman coin', *Discovery Excav Scot*, 1996. Page(s): 65

Asset/Event Number	27
Asset/Event Name	Briar Cottage
Type of Asset/Event	Cottage
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 88.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268134
Northing	844673
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References
	https://canmore.org.uk/site/97390/

Asset/Event Number	28
Asset/Event Name	Thornwood Cottage
Type of Asset/Event	Cottage
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 90.00
HER Number	MHG19926
Status	Non-designated Heritage Asset
Easting	268222
Northing	844588
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References
	https://canmore.org.uk/site/97392/

Asset/Event Number	29
Asset/Event Name	Laburnum Cottage
Type of Asset/Event	Cottage
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 85.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268177
Northing	844513
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/

Asset/Event Number	30
Asset/Event Name	Spring Cottage
Type of Asset/Event	Cottage
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 151.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268270
Northing	844690
Parish	Inverness and Bona
Council	Highland
Description	The cottage is still named after the well but is not on the site - the well is to the left of this photo at the roadside beside a round-a-bout. It is now dry. Across the road is a memonice stone marking the supposed resting place of King Duncan's coffin.
	References https://canmore.org.uk/site/98678/

Asset/Event Number	31
Asset/Event Name	Caulfield Military Road
Type of Asset/Event	Military Road
Date and/or Period	Medieval to Postmedieval
Listing No./NRHE Number	
HER Number	MHG14256
Status	Non-designated Heritage Asset

Easting	270000
Northing	845000
Parish	Inverness and Bona
Council	Highland
Description	<p>MHG14256 The construction of the military road between Stirling and Fort William between 1748. - 53 under the direction of Major Edward Caulfield formed an integral link within that system. In 1994 Glasgow University (GUARD) assessed four sections of this road. These were - 1) Bridge of Orchy to Inveroran (NN 2960 3970 to NN 2750 4140) 2) Central/Strathclyde Regional Boundary to Auch (NN 3292 3306 to NN 3270 3575) 3) Kingshouse to Altnafeadh (NN 2600 5491 to NN 2222 5632) 4) Altnafeadh to Allt a' Choire Odhair Bhig (The Devil's Staircase), (NN 2222 5632 to NN 2130 5720) See assoc. docs. File.</p> <p>References: J Aitken : 15/03/01</p> <p>https://her.highland.gov.uk/Monument/MHG14256</p>

Asset/Event Number	32
Asset/Event Name	Inverness, 34 Cullabock Road
Type of Asset/Event	Cottage, Terraced House
Date and/or Period	NH64SE 95.00
Listing No./NRHE Number	Undated
HER Number	
Status	Non-designated Heritage Asset
Easting	268191
Northing	844538
Parish	Inverness and Bona
Council	Highland
Description	<p>No description provided by https://canmore.org.uk/</p> <p>References https://canmore.org.uk/site/97397/</p>

Asset/Event Number	33
Asset/Event Name	Dunallow Cottages
Type of Asset/Event	Cottages
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 91.00
HER Number	

Gazetteer of Heritage Assets and Events

Status	Non-designated Heritage Asset
Easting	268217
Northing	844578
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/97393/

Asset/Event Number	34
Asset/Event Name	Ashton Farm Cottages
Type of Asset/Event	Cottages
Date and/or Period	Undated
Listing No./NRHE Number	NH74NW 134.01
HER Number	
Status	Non-designated Heritage Asset
Easting	270162
Northing	845342
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/301949/

Asset/Event Number	35
Asset/Event Name	38 - 40 Culcabock Avenue
Type of Asset/Event	Cottages, Terraces
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 84.00
HER Number	MHG19930
Status	Non-designated Heritage Asset
Easting	268186
Northing	844526
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/97386/

Asset/Event Number	36
Asset/Event Name	Broomtown
Type of Asset/Event	Farmstead
Date and/or Period	Postmedieval?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	268454
Northing	845547
Parish	Inverness and Bona
Council	Highland
Description	<p>Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map.</p> <p>A farmstead appears on the 1868-70 map.</p> <p>References:</p> <p>Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874</p>

Asset/Event Number	37
Asset/Event Name	Galloway
Type of Asset/Event	Cropmarks, Pits
Date and/or Period	Undated
Listing No./NRHE Number	NH74NW 114.00
HER Number	
Status	Non-designated Heritage Asset
Easting	270290
Northing	845010
Parish	Inverness and Bona
Council	Highland
Description	<p>A scatter of cropmarks, including a group of at least seven possible pits, has been recorded by oblique aerial photography (RCAHMSAP 1995) 250m W of Galloway Lodge.</p> <p>Information from RCAHMS (KJ) 12 October 1999.</p> <p>References</p> <p>https://canmore.org.uk/site/150344/</p>

Asset/Event Number	38
Asset/Event Name	Stoneyfield

Type of Asset/Event	Cup Marked Stone, Kerb Cairn, Brooch, Food Vessel, Unidentified Pottery, Urn
Date and/or Period	Prehistoric, Bronze Age, Roman
Listing No./NRHE Number	NH64NE 6.00
HER Number	MHG14181
Status	Non-designated Heritage Asset
Easting	268780
Northing	845490
Parish	Inverness and Bona
Council	Highland
Description	OS 1:10,000, map, (1971)

At Stoneyfield are the remains of a Clava-type cairn. All that remains is the major part of an impressive cairn kerb, 58' indiameter. The cairn itself and the internal structure have been removed, though when seen by Anderson (J Anderson 1831) in about 1824 the cairn seems to have been fairly complete. The stones forming the kerb are massive boulders, the largest being on the SW arc - the tallest, a leaning stone at the S end of this arc, 4'9" high - and other stones are 4'6" to 4'3" high. The stones in the NE arc are 1'9" to 2'9" high. Many stones have fallen inwards or outwards but have not been disturbed, and several have been reduced by blasting. There is no sign, nor is there any record, of monoliths which may once have surrounded the cairn.

In 1760 two stone circles were recorded at Stoneyfield. (a, b) (This feature was first published on OS 6" map as "Stone Circle").

A S Henshall 1963; R Pococke 1887; New Statistical Account (NSA, A Rose, A Clark and R Macpherson) 1845, G Anderson 1831; J Fraser 1884; Visited by OS (W D J) 30 March 1960.

Later finds from this cairn, excavated in 1972 and 1973, included a 2nd century Roman brooch and a sherd of coarse ware.

D D A Simpson 1973, 1974.

The excavation of this cairn in 1972-3 revealed that beneath it there had been a rectangular timber building, 9.5m long with a central stone hearth, probably associated with a series of pits containing Grooved Ware. The cairn itself consisted of a heavy stone kerb with traces of an external stone platform on the W; in the central area there was a series of pits and cists, some of them contemporary with the cairn, some later. Several of the pits contained cremations, and in one of the cists there was a Food Vessel. A Cordoned Urn with a cremation had also been deposited in the cairn. Other articles found included a cup-marked stone, a 2nd century Roman brooch, and a sherd of coarse ware.

A S Henshall 1963; D D A Simpson 1973, 1974; RCAHMS 1979.

The kerb of this cairn was re-erected at NH 6878 4508 in advance of a new road, which now occupies the original site.

Resurveyed at 1:1250. Photos.

Visited by OS 26 January 1979.

Activities
Stonifield NH 687 454 NH64NE 6

The excavation of this cairn in 1972-3 revealed that beneath it there had been a rectangular timber building, 9.5m long with a central stone hearth, probably associated with a series of pits containing Grooved Ware. The cairn itself consisted of a heavy stone kerb with traces of an external stone platform on the W; in the central area there was a series of pits and cists, some of them contemporary With the cairn, some later. Several of the pits contained cremations, and in one of the cists there was a Food Vessel. A Cordoned Urn with a cremation had also been deposited in the cairn.

RCAHMS 1979

(Henshall 1963-72, i, 384; Archaeological Excavations, 1972, 14; 1973, 109)

Excavation (1 May 2013 - 5 May 2013)

NH 68780 45080 (Canmore ID: 13414. SMR ID: 24979) The Raigmore Ring Cairn is a partially reconstructed prehistoric monument that was excavated in the early 1970s and moved to its present location, within Ashton Road Park, ahead of its destruction by the expansion of the A9 trunk road. The monument was the focus of a desk-based research project

by a local adult learners group. Through their research, the group identified contemporary photographs from the time of the site's reconstruction, which indicated internal structural features used and reconstructed from the original monument. These features included a timber post-built

structure, a cairn platform, pits and a cist. The features were, over time, covered by vegetation or were removed and are no longer visible. The main aims and objectives of the project were to ascertain the level of survival of the internal features and assess the condition of the upstanding remains. In turn it was the aim of the project to transform the monument from an un-utilised feature within a public park to an educational resource to be used by local schools and appreciated by the whole community. Five trenches

were excavated within the interior of the monument, 1–5 May 2013, in order to investigate the presence and condition any archaeological remains. Features identified during the excavation included: a number of concrete foundations used to support wooden posts, which were in the approximate location of those found in the original monument; fragments

of the relocated original cairn material; and, the concrete foundations and the stones of the reconstructed cist.

Archive and report: HES (intended)

Funder: HLF and HES

Cara Jones – Archaeology Scotland

(Source: DES, Volume 17)

Standing Building Recording (May 2019 - October 2019)

NH 68787 45085 Between May and October of 2019 a programme of survey and recording was undertaken of the relocated Raigmore kerb cairn (Canmore ID: 13414), as part of the Canal College 2 (CC2) scheme. Canal College is Keep Scotland Beautiful and Scottish Canal's training and youth employability scheme supported by Archaeology Scotland. The project continued work undertaken at the site by Archaeology Scotland in 2013, which comprised a five day excavation with members of the local community (DES 2016, 105).

The upright stones forming the ring cairn were surveyed using plane table and total station, and each stone was recorded using photography and monument condition recording sheets, to produce an accurate and up-to-date plan of the site, and a record of the condition of the monument.

Archive: NRHE (intended)

Funder: Archaeology Scotland and Keep Scotland Beautiful

Rebecca Barclay, Ian Hill and Kieran Manchip - Archaeology Scotland, Heritage and Archaeological Research Practice

(Source: DES Vol 20)

Date Fieldwork Started: 16/01/2021

Compiled by: NOSAS

Location Notes: The grid reference given is the original site of the cairn (now under the A9) which has been relocated to NH 68785 45094. There are no cupmarks on the stones present. The report on the rescue excavation "Excavation of a kerbed funerary monument at Stoneyfield, Raigmore, Inverness, Highland, 1972-3 Derek D A Simpson, Proc Soc Antiq Scot, 126 (1996), 53-86", states "Pit 9, contained a stone with a single cup-mark on its under-surface (illus 9)". The illustration shows the stone as being about 0.4m x 0.3m. It was not found, and the image is unlike any of the stones in Inverness Museum.

Additional Description: NH 68780 45080 (Canmore ID: 13414. SMR ID: 24979) The Raigmore Ring Cairn is a partially reconstructed prehistoric monument that was excavated in the early 1970s and moved to its present location, within Ashton Road Park, ahead of its destruction by the expansion of the A9 trunk road. The monument was the focus of a desk-based research project

by a local adult learners group. Through their research, the group identified contemporary photographs from the time of the site's reconstruction, which indicated internal structural features used and reconstructed from the original monument. These features included a timber post-built

structure, a cairn platform, pits and a cist. The features were, over time, covered by vegetation or were removed and are no longer visible. The main aims and objectives of the project were to ascertain the level of survival of the internal features and assess the condition of the upstanding remains. In turn it was the aim of the project to transform the monument from an un-utilised feature within a public park to an educational resource to be used by local schools and appreciated by the whole community. Five trenches

were excavated within the interior of the monument, 175 May 2013, in order to investigate the presence and condition any archaeological remains. Features identified during the excavation included: a number of concrete foundations used to support wooden posts, which were in the approximate location of those found in the original monument; fragments

of the relocated original cairn material; and, the concrete foundations and the stones of the reconstructed cist.

Archive and report: HES (intended)

Funder: HLF and HES

Cara Jones ? Archaeology Scotland

(Source: DES, Volume 17)

NH64NE 6 6878 4549.

(NH 6878 4549) Cairn Circle (NR)

OS 1:10,000, map, (1971)

At Stoneyfield are the remains of a Clava-type cairn. All that remains is the major part of an impressive cairn kerb, 58' indiameter. The cairn itself and the internal structure have been removed, though when seen by Anderson (J Anderson 1831) in about 1824 the cairn seems to have been fairly complete. The stones forming the kerb are massive boulders, the largest being on the SW arc - the tallest, a leaning stone at the S end of this arc, 4'9" high - and other stones are 4'6" to 4'3" high. The stones in the NE arc are 1'9" to 2'9" high. Many stones have fallen inwards or outwards but have not been disturbed, and several have been reduced by blasting. There is no sign, nor it there any record, of monoliths which may once have surrounded the cairn.

In 1760 two stone circles were recorded at Stoneyfield. (a, b) (This feature was first published on OS 6"map as "Stone Circle").

A S Henshall 1963; R Pococke 1887; New Statistical Account (NSA, A Rose, A Clark and R Macpherson) 1845, G Anderson 1831; J Fraser 1884; Visited by OS (W D J) 30 March 1960.

Later finds from this cairn, excavated in 1972 and 1973, included a 2nd century Roman brooch and a sherd of coarse ware.

D D A Simpson 1973, 1974.

The excavation of this cairn in 1972-3 revealed that beneath it there had been a rectangular timber building, 9.5m long with a central stone hearth, probably associated with a series of pits containing Grooved Ware. The cairn itself consisted of a heavy stone kerb with traces of

an external stone platform on the W; in the central area there was a series of pits and cists, some of them contemporary with the cairn, some later. Several of the pits contained cremations, and in one of the cists there was a Food Vessel. A Cordoned Urn with a cremation had also been deposited in the cairn. Other articles found included a cup-marked stone, a 2nd century Roman brooch, and a sherd of coarse ware.

A S Henshall 1963; D D A Simpson 1973, 1974; RCAHMS 1979.

The kerb of this cairn was re-erected at NH 6878 4508 in advance of a new road, which now occupies the original site.

Resurveyed at 1:1250. Photos.

Visited by OS 26 January 1979.

References

<https://canmore.org.uk/site/13414/>

Anderson, G. (1831) 'On some of the stone circles and cairns in the neighbourhood of Inverness', *Archaeol Scot*, vol. 3, 1831. Page(s): 215

Fraser, J. (1884) 'Descriptive notes on the stone circles of Strathnairn and

neighbourhood of Inverness', Proc Soc Antiq Scot, vol. 18, 1883-4. Page(s): 358 plan, fig. 24

Henshall, A S. (1963a) The chambered tombs of Scotland, vol. 1. Edinburgh. Page(s): 384, INV 47 plan, fig. 99 RCAHMS Shelf Number: E.7.1.HEN

Jones, C. (2017) Raigmore Ring Cairn, Excavation, Discovery Excav Scot, New, vol. 17, 2016. Cathedral Communications Limited, Wiltshire, England. Page(s): 105

NSA. (1834-1845) The new statistical account of Scotland by the ministers of the respective parishes under the superintendence of a committee of the society for the benefit of the sons and daughters of the clergy, 15v. Edinburgh. Page(s): Vol. 14, Inverness-shire, 15 RCAHMS Shelf Number: B.2.2.STA

Pococke, R. (1887) Tours in Scotland 1747, 1750, 1760, in Kemp, D W. Edinburgh. Page(s): 104 RCAHMS Shelf Number: D.20.POC.R

RCAHMS. (1979c) The archaeological sites and monuments of North-east Inverness, Inverness District, Highland Region, The archaeological sites and monuments of Scotland series no 8. Edinburgh. Page(s): 11, No. 45 RCAHMS Shelf Number: A.1.2.ARC(8)

Romans and Robertson, J C C and L. (1975) Soils and archaeology in Scotland, in Evans, J G, Limbrey, S and Cleere, H, The effects of man on the landscape: the highland zone, Council for British Archaeology research report no.11. London. Page(s): 37-8

Simpson, D D A. (1973) 'Inverness-shire. Raigmore, Inverness', Archaeol Excav, 1972, DoE. London. Page(s): 14 RCAHMS Shelf Number: A3(p)

Simpson, D D A. (1974) 'Inverness-shire. Raigmore, Inverness', Archaeol Excav, 1973, DoE. London. Page(s): 109 RCAHMS Shelf Number: A3(p)

Asset/Event Number	39
Asset/Event Name	East Beechwood Farm
Type of Asset/Event	Ditch, Enclosure, Palisaded Enclosure, Pits, Post Holes, Roundhouses, Flakes, Sherds,
Date and/or Period	Prehistoric, Neolithic, Undated
Listing No./NRHE Number	NH64NE 821.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268948
Northing	845386
Parish	Inverness and Bona
Council	Highland
Description	Activities Archaeological Evaluation (12 January 2009 - 16 January 2009) Evaluation Rob Engl and Victoria Clements – AOC Archaeology Group NH 68948 45386 and NH 69138 44634 A 5% sample evaluation was carried out on

two land parcels, consisting of 36 trenches covering a total basal area of 3,560m², 12–16 January 2009 prior to development. The evaluation revealed numerous features of archaeological significance, including a large enclosure ditch of probable prehistoric date and a variety of pit and posthole features. Artefacts recovered from the pit features included a single flint flake and prehistoric pottery including Neolithic Grooved Ware. A large quantity of impressed daub was also revealed in the ditch terminus.

Archive: RCAHMS (intended)

Funder: ROK Prime Contracting Ltd

Archaeological Evaluation (4 October 2010 - 22 October 2010)

An archaeological evaluation was undertaken prior to a mixed use development at East Beechwood Farm, Inverness. An initial evaluation was carried out on an associated part of the development to the north in 2009.

The evaluation indicated that significant archaeological features exist within parts of the development area. As with the 2009 evaluation, clusters of post-hole features and ditches are suggestive of Bronze Age / Iron Age later prehistoric settlement comprising linear / curvilinear ditches (enclosures or field boundaries) and timber post-built structures.

A number of the features may be contemporary with the burnt mound NH64NE 625. Elsewhere lay a possible small square barrow and potentially Pictish Pitcarmick-type features.

Information from AOC Archaeology Group

Watching Brief (13 February 2012 - 19 March 2012)

A watching brief was undertaken on groundworks associated with a mixed use development at East Beechwood Farm, Inverness. A programme of archaeological works (evaluations in 2009 and 2010 and excavation in 2011) had previously been undertaken. This earlier work revealed a considerable suite of later prehistoric settlement features including several roundhouses, four-poster structures and a partially surviving palisaded enclosure. A disparate suite of features (clusters of pits and small postholes) in the north of the development area together with the presence of Grooved Ware evidence indicated prior Neolithic settlement.

The watching brief revealed three further post-built roundhouses, a curvilinear field boundary, dispersed pit clusters and isolated pits and post-holes.

Information from AOC Archaeology Group

References

<https://canmore.org.uk/site/307628/>

Engl and Clements, R and V. (2009a) 'East Beechwood Farm, Inverness, Highland (Inverness and Bona parish), evaluation', *Discovery Excav Scot, New*, vol. 10, 2009. Cathedral Communications Limited, Wiltshire, England.

Engl, R. (2011) 'East Beechwood Farm, Highland (Inverness and Bona parish), excavation', *Discovery Excav Scot, New*, vol. 12, 2011. Cathedral Communications Limited, Wiltshire, England. Page(s): 107

Gazetteer of Heritage Assets and Events



Asset/Event Name	East Beechwood Farm
Type of Asset/Event	Ditch, Enclosure, Pits, Flints, Pottery
Date and/or Period	Prehistoric, Neolithic, Undated
Listing No./NRHE Number	NH64SE 559.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269138
Northing	844634
Parish	Inverness and Bona
Council	Highland
Description	<p>Activities</p> <p>Archaeological Evaluation (12 January 2009 - 16 January 2009)</p> <p>Evaluation</p> <p>Rob Engl and Victoria Clements – AOC Archaeology Group</p> <p>NH 68948 45386 and NH 69138 44634 A 5% sample evaluation was carried out on two land parcels, consisting of 36 trenches covering a total basal area of 3,560m², 12–16 January 2009 prior to development. The evaluation revealed numerous features of archaeological significance, including a large enclosure ditch of probable prehistoric date and a variety of pit and posthole features. Artefacts recovered from the pit features included a single flint flake and prehistoric pottery including Neolithic Grooved Ware. A large quantity of impressed daub was also revealed in the ditch terminus.</p> <p>Archive: RCAHMS (intended)</p> <p>Funder: ROK Prime Contracting Ltd</p> <p>References https://canmore.org.uk/site/307629/</p> <p>Engl and Clements, R and V. (2009a) 'East Beechwood Farm, Inverness, Highland (Inverness and Bona parish), evaluation', <i>Discovery Excav Scot</i>, New, vol. 10, 2009. Cathedral Communications Limited, Wiltshire, England.</p>

Asset/Event Number	41
Asset/Event Name	Inshes Bridge - A9
Type of Asset/Event	Bridge
Date and/or Period	Postmedieval
Listing No./NRHE Number	MHG21503
HER Number	
Status	Non-designated Heritage Asset
Easting	269080
Northing	844520
Parish	Inverness and Bona

Gazetteer of Heritage Assets and Events

Council Highland
Description No description available from HER.

Asset/Event Number 42
Asset/Event Name Castlehill
Type of Asset/Event Enclosure
Date and/or Period Undated
Listing No./NRHE Number NH64SE 240.00
HER Number
Status Non-designated Heritage Asset
Easting 269400
Northing 844200
Parish Inverness and Bona
Council Highland
Description No description provided by <https://canmore.org.uk/>

References
<https://canmore.org.uk/site/163560/>

Asset/Event Number 43
Asset/Event Name Viewfield Farm House
Type of Asset/Event Farmhouse
Date and/or Period Undated
Listing No./NRHE Number NH64SE 153.00
HER Number
Status Non-designated Heritage Asset
Easting 268180
Northing 844780
Parish Inverness and Bona
Council Highland
Description No description provided by <https://canmore.org.uk/>

References
<https://canmore.org.uk/site/98680/>

Asset/Event Number 44
Asset/Event Name Beechwood Farm
Type of Asset/Event Farmhouse, Farmstead
Date and/or Period Undated

Listing No./NRHE Number NH64SE 232.00

HER Number

Status Non-designated Heritage Asset

Easting 269124

Northing 844756

Parish Inverness and Bona

Council Highland

Description Activities

Standing Building Recording (19 July 2010 - 14 October 2010)

An historic building record was required prior to a mixed development at East Beechwood farm, near Inverness.

The farm appears to have originally been built in the early 19th century as a range of steadings around a central courtyard. This layout was subsequently altered and expanded to create a main cattle and bull byre complex to the west with a large tractor shed and cow byre to the east. Additional smaller buildings are located to the north comprising a former stables block. The farmhouse is located a distance away from the main steading to the north-east and is a three-bay two-storey farmhouse with a single-storey annexe to the rear. Looking at the cartographic evidence, the farmhouse first appears in the 1870s Ordnance Survey map, although could well be contemporary with the earliest parts of the main farm steading.

Information from AOC Archaeology Group

References

<https://canmore.org.uk/site/142972/>

Asset/Event Number 45

Asset/Event Name Ashton Farm

Type of Asset/Event Farmhouse, Farmstead

Date and/or Period Undated

Listing No./NRHE Number NH74NW 134.00

HER Number

Status Non-designated Heritage Asset

Easting 270065

Northing 845388

Parish Inverness and Bona

Council Highland

Description No description provided by <https://canmore.org.uk/>

References

<https://canmore.org.uk/site/301948/>

Asset/Event Number 46

Asset/Event Name	East Seafield, Stratton
Type of Asset/Event	Farmstead, Pits
Date and/or Period	Post-medieval, Prehistoric
Listing No./NRHE Number	NH74NW 150.00
HER Number	
Status	Non-designated Heritage Asset
Easting	270770
Northing	845805
Parish	Inverness and Bona
Council	Highland
Description	<p>Activities Archaeological Evaluation (20 February 2017 - 21 March 2017)</p> <p>NH 70770 45805 An evaluation and Level 1 building survey were undertaken, 20 February – 21 March 2017, on land near Stratton, in advance of Phase 1a of development. This was based on findings from a Walkover Survey on 30th January 2017. The evaluation identified two areas of interest, consisting of groups of prehistoric pits. One pit group may represent the badly truncated remains of postholes forming a structure.</p> <p>The second pit group consists of three possible fire-pits or hearths.</p> <p>A Level 1 building survey was carried out on four ruinous domestic buildings and a farm steading complex. Most of the structures are shown on historic maps, representing construction and use since at least the mid-19th century. Numerous alterations and additions have taken place over time.</p> <p>Archive: NRHE (intended)</p> <p>Funder: WSP Group</p> <p>Mary Peteranna – AOC Archaeology Group</p> <p>(Source: DES, Volume 18)</p> <p>Field Visit (30 January 2017 - 30 January 2017)</p> <p>NH 70770 45805 A walkover survey of the entire development site was carried out on 30th January 2017, which recorded the location of eight sites, comprising mostly the buildings at Stratton Farm and Cairnlaw (Sites 4 – 8). Two small clearance cairns and a stone dyke (Sites 1 – 3) were also recorded within the avenue of the trees along the southeast side of the development area, situated on the north side of Barn Church Road.</p> <p>Archive: NRHE (intended)</p> <p>Funder: WSP Group</p> <p>Mary Peteranna – AOC Archaeology Group</p> <p>(Source: AOC Archaeology 2017; AOC Project Number: 23619 10th March 2017)</p> <p>References https://canmore.org.uk/site/358354/</p>

Peteranna, M. (2018) Stratton, East Seafield, Inverness, Evaluation and survey, Discovery Excav Scot, New, vol. 18, 2017. Cathedral Communications Limited, Wiltshire, England. Page(s): 114

Asset/Event Number	47
Asset/Event Name	Easter Drakies
Type of Asset/Event	Farmstead
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 178.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268350
Northing	844810
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/101401/

Asset/Event Number	48
Asset/Event Name	Wester Inshes Farm
Type of Asset/Event	Farmstead
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 177.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269100
Northing	843510
Parish	Inverness and Bona
Council	Highland
Description	Wester Inshes, Steading
	Architect: Alexander Ross (I.C. July 20, 1876) Addition
	Wester Inshes, Farm Offices
	Architect: Alexander Ross (I.A. July 30, 1869)
	References https://canmore.org.uk/site/105197/

Asset/Event Number	49
Asset/Event Name	Raigmore
Type of Asset/Event	Field Boundary, Pits
Date and/or Period	Prehistoric, Nelothic, Bronze Age, Undated
Listing No./NRHE Number	NH64NE 154.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268934
Northing	845291
Parish	Inverness and Bona
Council	Highland
Description	<p>Activities</p> <p>Aerial Photographic Interpretation (23 May 2014)</p> <p>2014 RCAHMS Aerial Survey</p> <p>A pit circle, field boundary, pits and frost wedges have been recorded as cropmarks on oblique aerial photographs (RCAHMSAP 1988). The pit circle measures around 8m in diameter within close set pits and may represent the remains of a later prehistoric roundhouse or ceremonial timber circle. The field boundary is aligned NE-SW and corresponds with a boundary depicted on the 1st edition of the OS 6-inch map (Inverness-shire 1874, sheet XII). A general scatter of pits and frost wedges extend across the adjacent area.</p> <p>Information from RCAHMS (KMM) 23 May 2014</p> <p>References</p> <p>https://canmore.org.uk/site/68284/</p>

Asset/Event Number	50
Asset/Event Name	Prehistoric Settlement, Beechwood Farm
Type of Asset/Event	Pits, Ditches, Post Holes, Pottery, Flint
Date and/or Period	Neolithic, Late Bronze Age, Iron Age
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	268948
Northing	845386
Parish	Inverness and Bona
Council	Highland
Description	<p>This report represents the results of an archaeological evaluation undertaken by AOC Archaeology Group as part of a phased programme of archaeological works at East Beechwood Farm, Inverness, Highland. The evaluation was commissioned by ROK Prime Contracting Ltd. The initial works consisted of a 5% intrusive evaluation</p>

on two land parcels with trenching amounting to a total of some 3,560 m². The land parcels were situated on rough pasture and were centred on NGR: NH 68948 45386 (Plot A) and NGR: NH 69138 44634 (Plot B) respectively.

The work was carried out in January 2009 and was conducted according to the terms of a Written Scheme of Investigation (Dunbar 2008) which was agreed by HCAU.

The evaluation revealed numerous features of archaeological significance including several linear ditches of unknown date, a large enclosure ditch and terminus of probable prehistoric date and a variety of pit and post-hole features set across the north of Area A. Artefacts recovered from the pit features included a single flint flake and prehistoric pottery sherds including Neolithic Grooved Ware. A large quantity of impressed daub was revealed within the ditch terminus. A small sample of the daub was recovered with the remainder left in situ. All features were covered with terram at the end of the evaluation with the trenches then backfilled.

As required by HCAU, a mitigation strategy to deal with these findings will be prepared compliant with NPPG 5, Pan 42 and SPP 23.

The evaluation indicated that significant archaeological features exist on higher ground within Area A. The clusters of post-hole features and ditch [305] are suggestive of Bronze Age / Iron Age later prehistoric settlement comprising a ditched enclosure and timber post-built structures.

However the presence of Grooved Ware may denote on-site Neolithic activity dating to the end of the fourth Millennium BC based on evidence from the nearby site at Milton of Leys (MacSween 2003). The presence of phased archaeology in Area A, as illustrated by the intercutting of features, and the multi-period archaeological landscape evidenced by sites in the immediately surrounding area suggests the evidence unearthed by the evaluation probably represents a palimpsest of individual or suites of features of different periods. Identifying the full pattern of the archaeological distribution of non-nucleated groups of features, and their chronology, by evaluation trenching alone can only have limited success. Further archaeological works would be necessary if fully elucidating the archaeology present in Area 1.

The evaluation trenching in Area 2 proved entirely negative. Given its low-lying situation, poor drainage, shallow topsoil - and resultant plough scarring of the subsoil surface - the balance of probability is that this Area 2 is archaeological sterile.

References:

AOC 2009. Engl, R. East Beechwood Farm, Inverness, Highland Archaeological Evaluation: Phase 1, Stage 1: Data Structure Report.

Asset/Event Number	51
Asset/Event Name	Inverness
Type of Asset/Event	Findspot, Sword
Date and/or Period	Late Bronze Age, Modern
Listing No./NRHE Number	NH64NE 857.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269000

Northing	845000
Parish	Inverness and Bona
Council	Highland
Description	<p>Activities Metal Detector Find</p> <p>NH 69 45 A fragment of a Late Bronze Age sword hilt dating c1000–800 BC was found while metal-detecting. Both shoulders of the hilt have broken through the remains of two rivet holes. It has broken above the shoulder across the upper blade and across the tang. There is no evidence for a slot or rivet holes in the tang. The blade has a biconvex section and a thick mid-section running along the central axis of the fragment onto the tang. The breakage across the blade is associated with some minor transverse bending, and the corrosion is consistent across the breaks suggesting its antiquity; this damage was probably achieved through heating and striking the object.</p> <p>Surviving length: 42.5mm; surviving width: 28.5mm; maximum thickness: 6.5mm; weight: 28.56g.</p> <p>Claimed as Treasure Trove (TT 114/22) and allocated to Inverness Museum and Art Gallery</p> <p>Matthew G Knight – National Museums of Scotland</p> <p>(Source: DES Volume 23)</p> <p>References https://canmore.org.uk/site/376495/</p> <p>Knight, M G. (2023) Inverness, Metal-detecting find, in Jennifer Thoms, <i>Discovery Excav Scot, New</i>, vol. 23, 2022. Cathedral Communications Ltd, Wiltshire, England. Page(s): 97-98</p>

Asset/Event Number	52
Asset/Event Name	Seafield
Type of Asset/Event	Fish Trap
Date and/or Period	Undated
Listing No./NRHE Number	NH64NE 832.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269110
Northing	846300
Parish	Inverness and Bona
Council	Highland
Description	<p>No description provided by https://canmore.org.uk/</p> <p>References https://canmore.org.uk/site/347134/</p>

Asset/Event Number	53
Asset/Event Name	Beechwood
Type of Asset/Event	Flints
Date and/or Period	Prehistoirc?
Listing No./NRHE Number	NH64NE 105.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269200
Northing	845000
Parish	Inverness and Bona
Council	Highland
Description	<p>A number of flakes and retouched pieces of flint, including two small scrapers, have been found. (INVMG 984.103; 985.31; 985.110.)</p> <p>A Ross and G Harden 1985.</p> <p>References https://canmore.org.uk/site/13316/</p> <p>Ross and Harden, A and G. (1985b) 'Beechwood (Inverness & Bona p) Flint flakes, scrapers', Discovery Excav Scot, 1985. Page(s): 24</p>

Asset/Event Number	54
Asset/Event Name	Highland Railway, Inverness-Perth branch
Type of Asset/Event	Railway
Date and/or Period	Post-medieval-Modern?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269690
Northing	845047
Parish	Inverness and Bona
Council	Highland
Description	<p>Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map.</p> <p>A new line of the The Highland Railway appears in the 1902-03 following a route to the north of Drumrosach.</p> <p>The Inverness and Nairn Railway opened in 1855 and was circa 24 km in length. A railway between Perth and Dunkeld opened in 1856 and between Nairn and Keith in 1858. Other lines include for example the Inverness and Ross-shire Railway (opened in 1856) and the "direct line" between Aviemore and Inverness (opened in 1898).</p> <p>References:</p>

Ordnance Survey. 1902. Inverness-shire - Mainland, XII.3, Surveyed: 1902, Published: 1904

Ordnance Survey. 1902-03. Inverness-shire - Mainland, XII.2, Surveyed: 1902 to 1903, Published: 1904

Ordnance Survey. 1903. Inverness-shire - Mainland, IV.15, Surveyed: 1903, Published: 1904

Ordnance Survey. 1903. Inverness-shire - Mainland, IV.15, Surveyed: 1903, Published: 1904

Asset/Event Number	55
Asset/Event Name	King Duncan's Grave
Type of Asset/Event	Grave, Plaque
Date and/or Period	Medieval, Modern
Listing No./NRHE Number	NH64SE 2.00
HER Number	MHG3794
Status	Non-designated Heritage Asset
Easting	268260
Northing	844660
Parish	Inverness and Bona
Council	Highland
Description	OS 6" map, (1938)

'King Duncan's Hollow, supposed site of King Duncan's Grave,..This name applies to the supposed burying place of King Duncan after his murder by MacBeth in the Castle of Inverness.'

Source: Name Book 1868.

A plaque in the wall stated, 'Behind this is the supposed burial place of King Duncan 1140.' (sic). The area referred to is a small plantation in a slight hollow.

Visited by OS (W D J) 29 March 1960.

Activities
Archaeological Evaluation (February 2002)

NH 682 446 An archaeological evaluation was undertaken in February 2002 in advance of the refurbishment and extension of an existing service station. The area is known as King Duncan's Hollow and is marked on the 1st edition OS map (1868) as the 'Supposed site of King Duncan's Grave' (NH 64 SE 02). There is no evidence for the source of this association and no archaeologically significant deposits were identified in the course of the evaluation.

"King Duncan's Hollow, supposed site of King Duncan's Grave,..This name applies to the supposed burying place of King Duncan after his murder by MacBeth in the Castle of Inverness."
Name Book 1868.

A plaque in the wall stated, "Behind this is the supposed burial place of King Duncan 1140."(sic)The area referred to is a small plantation in a slight hollow.

Archive to be deposited in the NMRS.

Sponsor: Highland Council.

R Conolly 2002

References

<https://canmore.org.uk/site/13501/>

<https://her.highland.gov.uk/Monument/MHG3794>

Conolly, R. (2002) 'King Duncan's Grave, Inverness, Highland (Inverness and Bona parish), evaluation', *Discovery Excav Scot*, vol. 3, 2002. Page(s): 70
Ordnance Survey (Name Book. (1848-1878) Object Name Books of the Ordnance Survey (6 inch and 1/2500 scale). Page(s): Book No. 31, 117 RCAHMS Shelf Number: Ref

Asset/Event Number	56
Asset/Event Name	Castle Hill
Type of Asset/Event	Hearth, Pits, Post Holes, Unidentified Pottery
Date and/or Period	Iron Age, Undated
Listing No./NRHE Number	NH64SE 246.00
HER Number	MHG36899
Status	Non-designated Heritage Asset
Easting	269700
Northing	844000
Parish	Inverness and Bona
Council	Highland
Description	Activities Archaeological Evaluation (2000)

NH64SE 246 c. 697 440

NH 697 440 In spring 2000 an archaeological evaluation by trial trenching was undertaken, followed by full excavation of a small area at Castlehill, prior to a housing development. Features relating to prehistoric and modern (18th to 20th century) occupation were identified. These included post-holes, pits (possibly for storage) and areas of burning.

The first stage of evaluation involved the trial trenching of a 2% sample (c 550m²) of the development area. The only archaeological features located, other than field drains and modern disturbance, lay in the NW corner of the site. One was a post-hole, while the other was a small pit, which produced one sherd of possible Iron Age pottery. A wider area was opened up around these features, leading to the discovery of an irregular shallow scoop, which produced a sherd of probable Neolithic pottery and two fragments of possible pitchstone, and a small pit.

Full excavation was carried out in the area (c 50 x 20m) surrounding the above-noted features, which lay on the top of a distinct knoll in the SW corner of the development. In total, c 25 small post-holes and pits were identified.

A concentration of cut features, perhaps representing a discrete zone of activity, was

located around the previously encountered pits. There may have been a temporary structure in this location, perhaps centred on a possible hearth pit and various storage pits. The location of various post-holes suggested one or two palisade boundaries. Radiocarbon dates from two features suggest a date range in the latter half of the 4th millennium BC (calibrated).

Features, including a pig burial and a drainage cut, demonstrated the use of this field in recent times (19th/20th century) for farming, and suggested the importance of drainage in the area.

Sponsor: Tulloch Homes Ltd.

M Roy 2000.

References

<https://canmore.org.uk/site/184920/>

Roy, M. (2000f) 'Castlehill, Cauldfield Road, Inshes, Inverness, Highland (Inverness & Bona parish), prehistoric occupation', *Discovery Excav Scot*, vol. 1, 2000. Page(s): 52

Asset/Event Number	57
Asset/Event Name	Raigmore Hospital
Type of Asset/Event	Hospital
Date and/or Period	Modern
Listing No./NRHE Number	NH64SE 365.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268636
Northing	844813
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References
	https://canmore.org.uk/site/278485/

Asset/Event Number	58
Asset/Event Name	Maggie's Centre, Raigmore Hospital
Type of Asset/Event	Hospital Block
Date and/or Period	Modern
Listing No./NRHE Number	NH64SE 365.01
HER Number	
Status	Non-designated Heritage Asset
Easting	268598
Northing	844611

Gazetteer of Heritage Assets and Events

Parish	Inverness and Bona
Council	Highland
Description	Activities Project Scotstyle Scoping Exercise A selection of sites from the over-arching Scotstyle list which would potentially form a survey of the post-1975 buildings. References https://canmore.org.uk/site/298112/

Asset/Event Number	59
Asset/Event Name	Wee Drakies
Type of Asset/Event	House
Date and/or Period	Undated, Modern?
Listing No./NRHE Number	NH64SE 86.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268151
Northing	844675
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/ References https://canmore.org.uk/site/97388/

Asset/Event Number	60
Asset/Event Name	Wee Drakies West
Type of Asset/Event	House
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 87.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268143
Northing	844674
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/

References
<https://canmore.org.uk/site/97389/>

Asset/Event Number	61
Asset/Event Name	School
Type of Asset/Event	School
Date and/or Period	Post-medieval?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	270600
Northing	844995
Parish	Inverness and Bona
Council	Highland
Description	Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map. A farmstead appears on the 1868-70 map. References: Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number	62
Asset/Event Name	Dalmore
Type of Asset/Event	Farmstead
Date and/or Period	Post-medieval?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	268465
Northing	844130
Parish	Inverness and Bona
Council	Highland
Description	Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map. A farmstead appears on the 1868-70 map. References: Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number	63
Asset/Event Name	Raigmore House
Type of Asset/Event	House
Date and/or Period	Post-medieval
Listing No./NRHE Number	NH64NE 444.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268330
Northing	845570
Parish	Inverness and Bona
Council	Highland
Description	Demolished c.1965. Site now a housing and hospital development. ARCHITECT: Archibald Simpson - erection supervised by Alexander Ross References https://canmore.org.uk/site/103056/

Asset/Event Number	64
Asset/Event Name	Duncan Cottage
Type of Asset/Event	House
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 93.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268208
Northing	844568
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/ References https://canmore.org.uk/site/97395/

Asset/Event Number	65
Asset/Event Name	Dalmore Cottages
Type of Asset/Event	House
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 96.00
HER Number	
Status	Non-designated Heritage Asset

Gazetteer of Heritage Assets and Events

Easting	268190
Northing	844530
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/97398/

Asset/Event Number	66
Asset/Event Name	Smith's Buidlings
Type of Asset/Event	House
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 89.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268230
Northing	844606
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/97391/

Asset/Event Number	67
Asset/Event Name	2 Culcabock Avenue
Type of Asset/Event	House
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 83.00
HER Number	MHG19929
Status	Non-designated Heritage Asset
Easting	268240
Northing	844634
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/
	References https://canmore.org.uk/site/97385/

Asset/Event Number	68
Asset/Event Name	Stratton
Type of Asset/Event	Farmstead
Date and/or Period	Post-medieval?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	270611
Northing	846008
Parish	Inverness and Bona
Council	Highland
Description	Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map. A farmstead appears on the 1868-70 map. References: Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number	69
Asset/Event Name	Kintail
Type of Asset/Event	House
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 119.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268240
Northing	844620
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/ References https://canmore.org.uk/site/98372/

Asset/Event Number	70
Asset/Event Name	Thrashing Mill located c. 120m to the south of Stratton farmhouse
Type of Asset/Event	Mill
Date and/or Period	Post-medieval?
Listing No./NRHE Number	

HER Number

Status Non-designated Heritage Asset

Easting 270577

Northing 845883

Parish Inverness and Bona

Council Highland

Description Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map.

A mill appears on the 1868-70 map. It is located c. 120m to the south of Stratton farmhouse

References:

Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number 71

Asset/Event Name Fountainhead and two wells to the east of Dell of Inshes farmhouse

Type of Asset/Event Fountainhead, Wells

Date and/or Period Post-medieval

Listing No./NRHE Number

HER Number

Status Non-designated Heritage Asset

Easting 269154

Northing 844151

Parish Inverness and Bona

Council Highland

Description Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map.

A fountainhead and two wells appear on the 1868-70 map. They are located immediately to the east of Dell of Inshes farmhouse.

References:

Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number 72

Asset/Event Name 5 and 6 Balmoral Terrace

Type of Asset/Event House

Date and/or Period

Listing No./NRHE Number NH64SE 381.00

HER Number

Status Non-designated Heritage Asset

Easting 268139

Northing	844941
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/ References https://canmore.org.uk/site/287069/
Asset/Event Number	73
Asset/Event Name	Muckovie
Type of Asset/Event	Hut Circles
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH74SW 12.00
HER Number	
Status	Non-designated Heritage Asset
Easting	270560
Northing	844100
Parish	Inverness and Bona
Council	Highland
Description	There are traces of hut circles a short distance above Castlehill (NH 696 443) ISSFC 1893. A pair of hut circles exist among the beeches a few yards off the road on the slope above Cardlehall (NH 70 44). One is in good preservation; the other is partially broken up. ISSFC 1885 These two hut circles are marked at approximately NH 7056 4410 on Fraser's (Mackay 1911) map. A housing estate now occupies the site. Visited by OS (A A) 6 May 1970; W Mackay 1911. Activities Field Visit (April 1979) RCAHMS: The Archaeological Sites and Monuments of North East Inverness Cradlehall NH c.705 441 NH74SW 12 Nothing can now be seen, in an area developed for housing, of two hut-circles noted in 1876. RCAHMS 1979, visited April 1979 (Transactions of the Inverness Scientific Society and Field Club, i, 1875-80, 30) References https://canmore.org.uk/site/14288/

ISSFC. (1885h) 'Excursions to Strathnairn', Trans Inverness Sci Soc Fld Club, vol. 1, 1875-80. Page(s): 30 RCAHMS Shelf Number: Ref

ISSFC. (1893e) 'Excursion to Strathnairn', Trans Inverness Sci Soc Fld Club, vol. 3, 1883-8. Page(s): 26

Mackay, W. (1911) Life in Inverness in the Sixteenth Century, Map by J Fraser. Page(s): map

RCAHMS. (1979c) The archaeological sites and monuments of North-east Inverness, Inverness District, Highland Region, The archaeological sites and monuments of Scotland series no 8. Edinburgh. Page(s): 19, No. 119 RCAHMS Shelf Number: A.1.2.ARC(8)

Asset/Event Number	74
Asset/Event Name	Stoneyfield House, Coach House
Type of Asset/Event	Inn
Date and/or Period	Undated
Listing No./NRHE Number	NH64NE 160.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269160
Northing	845720
Parish	Inverness and Bona
Council	Highland
Description	No description provided by https://canmore.org.uk/

References
<https://canmore.org.uk/site/76686/>

G A Town and Country. (1991) Stoneyfield, Inverness, Scotland: {sale particulars}. RCAHMS Shelf Number: D.6.23.STO.S

Asset/Event Number	75
Asset/Event Name	New Market Inn
Type of Asset/Event	Inn
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 120.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268170
Northing	844670
Parish	Inverness and Bona

Council	Highland
Description	No description provided by https://canmore.org.uk/
	References
	https://canmore.org.uk/site/98379/

Asset/Event Number	76
Asset/Event Name	Raigmore Cairn
Type of Asset/Event	Kerb Cairn
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH64NE 846.00
HER Number	MHG24979
Status	Non-designated Heritage Asset
Easting	268787
Northing	845085
Parish	Inverness and Bona
Council	Highland
Description	Activities RCAHMS: The Archaeological Sites and Monuments of North East Inverness

Stonifield NH 687 454 NH64NE 6

The excavation of this cairn in 1972-3 revealed that beneath it there had been a rectangular timber building, 9.5m long with a central stone hearth, probably associated with a series of pits containing Grooved Ware. The cairn itself consisted of a heavy stone kerb with traces of an external stone platform on the W; in the central area there was a series of pits and cists, some of them contemporary With the cairn, some later. Several of the pits contained cremations, and in one of the cists there was a Food Vessel. A Cordoned Urn with a cremation had also been deposited in the cairn.

RCAHMS 1979

(Henshall 1963-72, i, 384;Archaeological Excavations, 1972, 14; 1973, 109)

Standing Building Recording (May 2019 - October 2019)

NH 68787 45085 Between May and October of 2019 a programme of survey and recording was undertaken of the relocated Raigmore kerb cairn (Canmore ID: 13414), as part of the Canal College 2 (CC2) scheme. Canal College is Keep Scotland Beautiful and Scottish Canal's training and youth employability scheme supported by Archaeology Scotland. The project continued work undertaken at the site by Archaeology Scotland in 2013, which comprised a five day excavation with members of the local community (DES 2016, 105).

The upright stones forming the ring cairn were surveyed using plane table and total station, and each stone was recorded using photography and monument condition recording sheets, to produce an accurate and up-to-date plan of the site, and a record of the condition of the monument.

Archive: NRHE (intended)

Funder: Archaeology Scotland and Keep Scotland Beautiful

Rebecca Barclay, Ian Hill and Kieran Manchip - Archaeology Scotland, Heritage and Archaeological Research Practice

(Source: DES Vol 20)

References

<https://canmore.org.uk/site/368015/>

Barclay, Hill and Manchip, R, I and K. (2020) Raigmore cairn, Monument recording and survey, in Jennifer Thoms, *Discovery Excav Scot*, New, vol. 20, 2019. Cathedral Communications Ltd, Wiltshire, England. Page(s): 115

RCAHMS. (1979c) The archaeological sites and monuments of North-east Inverness, Inverness District, Highland Region, The archaeological sites and monuments of Scotland series no 8. Edinburgh. Page(s): 11, No. 45 RCAHMS Shelf Number: A.1.2.ARC(8)

Asset/Event Number	77
Asset/Event Name	Dell of Inshes
Type of Asset/Event	Linear Features, Roundhouses
Date and/or Period	Prehistoric, Undated
Listing No./NRHE Number	NH64SE 577.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268930
Northing	844240
Parish	Inverness and Bona
Council	Highland
Description	Activities Archaeological Evaluation (1 July 2013 - 4 July 2013) NH 6893 4424 An evaluation was undertaken, 1–4 July 2013, in advance of a proposed commercial development. The work recorded a series of archaeological features of probable prehistoric date. These included pits, postholes and a linear feature. The remains of a ring ditch roundhouse with associated postholes were also identified. Archive: RCAHMS Funder: Corran Properties Rob Engl, AOC Archaeology Group, 2013 (Source: DES) References https://canmore.org.uk/site/348387/ Engl, R. (2014) Inverness and Bona, Dell of Inshes, Evaluation, <i>Discovery Excav Scot</i> ,

Asset/Event Number 78
Asset/Event Name Raigmore
Type of Asset/Event Linear Features, Pits
Date and/or Period Undated
Listing No./NRHE Number NH64SE 60.00
HER Number
Status Non-designated Heritage Asset
Easting 268800
Northing 844800
Parish Inverness and Bona
Council Highland
Description No description provided by <https://canmore.org.uk/>

References
<https://canmore.org.uk/site/68286/>

Asset/Event Number 79
Asset/Event Name Inverness to Fort George Military Road
Type of Asset/Event Military Road
Date and/or Period Post-medieval
Listing No./NRHE Number NH64NE 156.00; NH64NE 849.00
HER Number MHG4327
Status Non-designated Heritage Asset
Easting 269000
Northing 845740
Parish Inverness and Bona
Council Highland
Description The military road is overlain by modern roads as it heads E out of Inverness. It joins the line now followed by the A96 at the E edge of Inverness.

W Taylor 1976.

References
<https://canmore.org.uk/site/73314/>

<https://canmore.org.uk/site/368835/>

Taylor, W. (1976) The military roads in Scotland. Newton Abbot. Page(s): 166
RCAHMS Shelf Number: J.6.6.TAY

Taylor and Skinner, G and A. (1776) Survey of the roads of Scotland on an improved

plan. Edinburgh. RCAHMS Shelf Number: T.1

Asset/Event Number	80
Asset/Event Name	Raigmore House, Inverness
Type of Asset/Event	House, Officers Mess, Air Force HQ, Royal Auxiliary Air Force HQ, Maternity Hospital
Date and/or Period	Modern
Listing No./NRHE Number	MHG24204
HER Number	
Status	Non-designated Heritage Asset
Easting	268400
Northing	845540
Parish	Inverness and Bona
Council	Highland
Description	The house was demolished c.1965. Raigmore is now a housing and hospital development.

On the 1st edition of the OS 6-inch map (Inverness-shire, sheet 12, 1879), this house is annotated as Broomtown, but by the 2nd edition of 1904 it is named Raigmore. The OS Name Book states that Broomtown is 'a large three storey modern built mansion with commodious offices attached- situated within extensive grounds it is occupied by and the property of E Mackintosh esq of Raigmore' (Name Book 1879).

Raigmore House served as Group Headquarters for RAF Fighter Command 14 Group between 1941 and 1946. It later became the HQ for the Royal Auxiliary Air Force until 1957.

Raigmore House was referred to as one of several 'gentlemen's seats' in the area of Inverness in 1846, all of which were "...beautifully situated in richly-planted demesnes".

The area of the house is labelled 'Broomtown' on Roy's Military map of 1747-52. It is shown as a small collection of houses amongst fields.

Asset/Event Number	81
Asset/Event Name	Kintail House, Sir Walter Scott Drive
Type of Asset/Event	Office
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 383.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268824
Northing	844559
Parish	Inverness and Bona
Council	Highland

Description No description provided by <https://canmore.org.uk>

References
<https://canmore.org.uk/site/287071/>

Asset/Event Number 82
Asset/Event Name Dell of Inshes
Type of Asset/Event Office
Date and/or Period Undated
Listing No./NRHE Number NH64SE 175.00
HER Number
Status Non-designated Heritage Asset
Easting 269080
Northing 844150
Parish Inverness and Bona
Council Highland
Description Dell of Inshes, Farm Offices

Architect: Alexander Ross (I.A. July 30, 1869)

References
<https://canmore.org.uk/site/104231/>

Asset/Event Number 83
Asset/Event Name Highland Railway
Type of Asset/Event Post-medieval
Date and/or Period Post-Med
Listing No./NRHE Number
HER Number
Status Non-designated Heritage Asset
Easting 269245
Northing 845856
Parish Inverness and Bona
Council Highland
Description Surveyed by AOC (JC) on 22/04/2024 using the 1868-70 OS map.
The Highland Railway appears in the 1868-70 OS map.

The Inverness and Nairn Railway opened in 1855 and was circa 24 km in length. A railway between Perth and Dunkeld opened in 1856 and between Nairn and Keith in 1858. Other lines include for example the Inverness and Ross-shire Railway (opened in 1856) and the "direct line" between Aviemore and Inverness (opened in

1898).

References:

Ordnance Survey. Inverness-shire (Mainland) XII, Surveyed: 1868-70, Published: 1874

Asset/Event Number	84
Asset/Event Name	Beechwood Park, Raigmore, Inverness
Type of Asset/Event	Oven, Pit, Pots
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 357.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268700
Northing	844600
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological evaluation was carried out in April 2004 on the construction of a new bingo hall at the junction between Sir Walter Scott Drive and Old Perth Road, during which a single pit containing a whole prehistoric pot was found. Subsequently, nine features which lay within the development area were excavated. These consisted of a possible oven and eight pits. Four of the pits were modern, one of which contained a horse burial. The other pits were of unknown date and purpose. The possible oven is also of unknown date.</p> <p>Reports lodged with Highland SMR and the NMRS.</p> <p>Sponsor: Jones Lang LaSalle for Carlton Clubs plc.</p> <p>M Kirby and I Suddaby 2004.</p> <p>References https://canmore.org.uk/site/273702/</p> <p>Kirby and Suddaby, M and I. (2004) 'Beechwood Park, Raigmore, Inverness (Inverness & Bona parish), evaluation', <i>Discovery Excav Scot</i>, vol. 5, 2004. Page(s): 74</p> <p>Suddaby and Sheridan, I and A. (2006) 'A pit containing an undecorated Beaker and associated artefacts from Beechwood Park, Raigmore, Inverness', in Barrie, D L, <i>Proc Soc Antiq Scot</i>, vol. 136, 2006. Page(s): 77-88</p>

Asset/Event Number	85
Asset/Event Name	Stoneyfield House, Road and Rail Block
Type of Asset/Event	Pillbox, Railbox
Date and/or Period	Modern
Listing No./NRHE Number	NH64NE 830.00
HER Number	

Status	Non-designated Heritage Asset
Easting	268894
Northing	845799
Parish	Inverness and Bona
Council	Highland
Description	Activities External Reference (June 2012)

This brick-built pillbox was used to guard the A96 approach to Inverness at Stoneyfield. It lies beside the old A96 roadbridge over the Inverness- Aberdeen railway line.

Information from the UK Pillbox Studies Group, June 2012

Field Visit (5 October 2014)

A Second World War road and rail block lies on by the shore on a section of the disused former Inverness to Nairn road and by the present railway. The road and rail block lay between the shore and the foot of a steep raised beach (NH 69087 45831) and comprised a series of at least three large concrete blocks which are visible on an RAF oblique air photograph M/010/241D G005 (flown 1 April 1941) between the road and railway, and an unknown number of smaller concrete blocks. Also visible on the air photograph are the three pillboxes beside the road bridge over the railway which covered the road and rail blocks.

After information from local archaeology group ARCH, a visit was made to the site. One large concrete blocks remains in situ next to the N side of the railway, three blocks lie on the S side of the road and the fourth on the beach are not in their original position and appear to be smaller than the in situ block. A possible concrete block may lie on the S side of the railway but this could not be seen at the time of the visit.

Covering the road and rail block are four rectangular brick and concrete pillboxes. Three pillboxes are located on or beside the road bridge over the railway to the W of the rail block. A fourth pillbox lies above and slightly to the E of the rail block on a steep sided tree covered hill.

Two of the three pillboxes are built into the embankments of the bridge. The pillbox on the N side of the bridge (NH 68897 45817) lies on the W side of the embankment and covers the road and beach. The second pillbox lies on the E side of the southern approach (NH 68894 45782) and has two loopholes. The larger third pillbox (NH 68915 45784) is situated to the S of the railway and below and E of the bridge. This pillbox has three firing loops on the E wall and a door on its W side. All three appear to be simple brick walled pillboxes with a concrete roof.

The fourth pillbox (approx NH 69114 45810) lies forward of the rail block and one of the two loopholes is angled to the W to fire down on to the rail block. In contrast with the other three this pillbox has large concrete lintels about the loopholes and the W facing doorway.

Visited by RCAHMS (AKK) and M Briscoe 5 October 2014.

References

<https://canmore.org.uk/site/345198/>

Asset/Event Number	86
Asset/Event Name	Smithton, Murray Road
Type of Asset/Event	Pit
Date and/or Period	Undated
Listing No./NRHE Number	NH74NW 131.00
HER Number	
Status	Non-designated Heritage Asset
Easting	271000
Northing	845500
Parish	Inverness and Bona
Council	Highland
Description	<p>An evaluation of land off Murray Road was carried out in August 2004 in advance of a proposed housing development. Thirteen trenches (1150m²) representing a 5% sample of the area were excavated.</p> <p>A single undated pit was identified. Although comminuted charcoal was recovered from the basal fill, no artefacts were recovered, either from this feature or elsewhere on the site. The pit is thought to have been an isolated feature of relatively recent date.</p> <p>Report lodged with Highland SMR and the NMRS.</p> <p>Sponsor: Tulloch Homes Ltd.</p> <p>R Conolly 2004</p> <p>References https://canmore.org.uk/site/273710/</p> <p>Conolly, R. (2004b) 'Murray Road, Smithton (Inverness & Bona parish), evaluation', <i>Discovery Excav Scot</i>, vol. 5, 2004. Page(s): 75</p>

Asset/Event Number	87
Asset/Event Name	Dellfield
Type of Asset/Event	Pit
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 231.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268500
Northing	844000
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 685 440 An archaeological evaluation was carried out in advance of a proposed retail park development to the SE of central Inverness. A geophysical survey carried out over the areas of 23 trial trenches failed to produce any significant anomalies. No artefacts or features of special significance were retrieved.</p>

A detailed report will be lodged with the NMRS.

Sponsor: Teesland Management Services Ltd.

K Cameron 1998

NH 685 440 An archaeological watching brief was conducted during topsoil stripping associated with the construction of a retail park development to the SE of central Inverness. Seven features were located within the topsoiled area: six pits and a silty spread. Many of the features appeared to be modern in origin and none contained any artefacts. No significant archaeological deposits or finds were encountered.

A report was lodged with Highland SMR.

Sponsor: Teesland Management Services Ltd.

K Cameron 1999

NH 685 440 The report on the watching brief was commissioned to record to professional standards anything of archaeological importance that may be damaged or destroyed by the development. On completion of the project the report states that no significant archaeological deposits or finds were made.

Sponsor: Tulloch Civil Engineering Limited.

NMRS MS/726/156 (Edinburgh University Centre for Field Archaeology. July 1999)

References

<https://canmore.org.uk/site/142882/>

Cameron, K. (1998c) 'Dellfield, Inshes, Inverness (Inverness & Bona parish), evaluation', *Discovery Excav Scot*, 1998. Page(s): 52

Cameron, K. (1999d) 'Dellfield, Inshes, Inverness (Inverness & Bona parish), watching brief', *Discovery Excav Scot*, 1999. Page(s): 54-55

Asset/Event Number	88
Asset/Event Name	Inshes Development, Drumossie
Type of Asset/Event	Pit
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 595.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269676
Northing	843906
Parish	Inverness and Bona
Council	Highland
Description	Activities Trial Trench (11 February 2019 - 15 February 2019)
	NH 69676 43906 An evaluation was carried out at Inshes, where 22 trenches were

excavated across the site. The work took place between 11-15 February 2019.

Five features were identified, comprising three stone-filled pits and two amorphous burnt deposits. The date and function of the features were unclear; however, they may relate to vegetation burning or agricultural activities in the area.

Archive: NRHE

Funder: DMPM Services Ltd

Lindsey Stirling - AOC Archaeology

(Source: DES Vol 20)

References

<https://canmore.org.uk/site/367998/>

Stirling, L. (2020) Inshes Development, Drumossie, Trial trenching evaluation, in Jennifer Thoms, *Discovery Excav Scot, New*, vol. 20, 2019. Cathedral Communications Ltd, Wiltshire, England. Page(s): 113-114

Asset/Event Number	89
Asset/Event Name	Dell of Inshes
Type of Asset/Event	Pit, Timber Structure
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 355.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268900
Northing	844000
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 689 440 (centre) An evaluation was undertaken in February 2003 as part of a housing development in the vicinity of a number of archaeological sites. A small number of archaeological features were revealed, including a post-medieval wooden structure, possibly industrial, two small pits of an unknown date, and a number of rubble field drains.</p> <p>Full report lodged with Highland SMR and the NMRS.</p> <p>Sponsor: Davis Duncan Architects for Capital Homes Ltd.</p> <p>S Farrell 2003</p> <p>References https://canmore.org.uk/site/268935/</p> <p>Farrell, S. (2003aa) 'Dell of Inshes (Inverness & Bona parish), evaluation', <i>Discovery Excav Scot</i>, vol. 4, 2003. Page(s): 87</p>

Asset/Event Number	90
Asset/Event Name	Inverness Prison
Type of Asset/Event	Post Holes, Roundhouse (Possible)
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH64NE 842.00
HER Number	
Status	Non-designated Heritage Asset
Easting	269176
Northing	845439
Parish	Inverness and Bona
Council	Highland
Description	Activities Archaeological Evaluation (4 October 2016 - 14 October 2016)

NH 69176 45439 (centred on) Previous work had been undertaken on the site, including limited geophysical survey and evaluation in 1993 and 1996. This was followed by excavation in 1997 of a 0.44ha area on the SW side of the site, where five prehistoric post structures and two ring ditch structures were found. Other substantial prehistoric roundhouse settlement had also been recorded less than 50m from the S side of the site.

A total of 32 trenches were excavated, 4 – 14 October 2016, across areas that had not been previously evaluated. The very truncated remains of prehistoric features survived in 11 trenches, including the remains of a possible roundhouse, several groups of possible postholes and the basal remains of linear ditch cuts. There were no artefacts recovered other than a small amount of residual vitrified material, including a fragment of ferrous metal-working debris.

Radiocarbon dates obtained for these features indicate the presence of multiphase settlement ranging from the Neolithic to the Iron Age, congruent with the archaeological remains uncovered in the immediate vicinity during previous years.

Archive: NHRE

Funder: Scottish Prison Service

Sam Williamson – AOC Archaeology Group

(Source: DES Volume 19)

Watching Brief (7 August 2018 - 23 August 2018)

NH 69176 45439 A watching brief was carried out, 7 – 23 August 2018, during the excavation of five exploratory trenches for a water main and ten soakaway pits. Although the work did not identify any finds or features, it is in an area where previous evaluation has revealed a multi-phase prehistoric settlement. Therefore a watching brief was recommended on any future groundwork.

Archive: NRHE

Funder: Baker Hicks

Lindsey Stirling – AOC Archaeology Group

(Source: DES Volume 19)

Excavation (10 March 2022 - 17 August 2022)

NH 69210 45419 The site is located in an overall rich prehistoric landscape containing funerary monuments, roundhouse settlement and metal-working from at least 6000 years ago. Previous work within the development site included evaluation of a circular ditched palisade enclosure and roundhouses during 1996/1997. A more recent period of limited evaluation on the site in 2016 uncovered truncated remains of Late Bronze Age and Iron Age roundhouses and Neolithic pit groups.

The 2022 watching brief uncovered multi-period prehistoric sites, including approximately 25 post- and ditch-defined roundhouses, large hearths or fire-pits, remnants of a possible log coffin burial, metal-working features and groups of midden pits and hearth/ fire-pits. Many of the pits have contained stone tools including whetstones and grinding stones/querns; fragments of decorated and undecorated pottery, struck flint artefacts and burnt grain, nutshell and animal bone. Fragments of a ceramic mould, possibly part of a sword mould and iron slag fragments are related to prehistoric metalworking on site. A substantially preserved, disused iron smithing hearth was located at the centre of one roundhouse. Approximately 650 features were excavated.

The archaeological remains were best preserved on the SW side of the site, where the roundhouse postholes survived as large, deep straight-sided cuts, many of which appeared to represent more than one phase of use. Many large, deep pits contained complex archaeological deposits with intercutting layers some of which may consist of large, deep postholes later re-used for fire- pits, hearths or middens on the basis of rich deposits of charcoal, burnt material (including fired clay) and shell/animal bone.

In one area, where some of the features had been previously evaluated in 1997, a large circular palisade ditch enclosed a substantial roundhouse and truncated remains of rich deposits and other post-defined structures. The palisade ditch appeared to have backfilled in a single event, and contained burnt material including charcoal and bone fragments. Some of the burnt wood could represent fragments of plank wood.

A programme of post-excavation analysis will be required.

Archive: NRHE (intended)

Funder: UBCivils and Balfour Beatty

Peta Glew and Mary Peteranna – AOC Archaeology Group

(Source: DES Volume 23)

References

<https://canmore.org.uk/site/365370/>

Glew and Peteranna, P and M. (2023) Inverness Prison, Watching brief and excavation, in Jennifer Thoms, *Discovery Excav Scot, New*, vol. 23, 2022. Cathedral Communications Ltd, Wiltshire, England. Page(s): 98

Stirling, L. (2019) Inverness Prison, Watching brief, in Paula Milburn, *Discovery Excav Scot, New*, vol. 19, 2018. Cathedral Communications Limited, Wiltshire, England. Page(s): 116

Williamson, S. (2019) Inverness Prison, Evaluation, in Paula Milburn, *Discovery Excav Scot, New*, vol. 19, 2018. Cathedral Communications Limited, Wiltshire, England. Page(s): 115-116

Asset/Event Number	91
Asset/Event Name	Dellfield, Inverness
Type of Asset/Event	Radio Station
Date and/or Period	Modern
Listing No./NRHE Number	NH64SE 600.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268665
Northing	844097
Parish	Inverness and Bona
Council	Highland
Description	<p>The Pillbox Study Group report a RAF RDF radio station at Dellfield. The complex comprised a main building and four timber towers and is visible on RAF vertical air photograph 106G/Scot/UK/0169 2004 (26 August 1946) and on a RAF oblique air photograph CAM/029 06007 (flown 11 October 1942).</p> <p>The site has since been demolished and redeveloped as a retail park.</p> <p>Information from Pillbox Study Group and HES (AKK) 1 April 2022</p> <p>References https://canmore.org.uk/site/371411/</p>

Asset/Event Number	92
Asset/Event Name	Stonefield House
Type of Asset/Event	Ring Ditch, Roundhouse, Settlement
Date and/or Period	Prehistoric, Undated
Listing No./NRHE Number	NH64NE 155.00
HER Number	MHG3058
Status	Non-designated Heritage Asset
Easting	269170
Northing	845350
Parish	Inverness and Bona
Council	Highland
Description	<p>A number of sites have been reported after private flights carried out in 1996.</p> <p>Stoneyfield House (Inverness & Bona parish)</p> <p>NH 692 454 Cropmark of a series of four ring-ditches c 15m in diameter, 20m N of railway. One has narrow outer ditch. Suggestion of internal pits - possible round barrows.</p> <p>J S Bone 1996</p>

NH 6920 4540 Iron Age settlement. An evaluation, consisting of a programme of geophysical survey, fieldwalking and trial trenching, was carried out in 1996 on a cropmark area located c 500m S of the Bronze Age cemetery. The results from magnetometry identified several ring-groove structures and possible hearths. Trial work confirmed the presence of intercutting features associated with occupation deposits, post-pits and hearths.

A single substantial trench was opened in 1997 and centred on those features located in 1996. The almost complete circuit of a ring-groove structure, with a diameter of c 22m, was located in the southern central area of the trench. At least one inner ring of post-holes was located concentrically c 4.75 m from this ring-groove. A near-complete bronze brooch, dating to the 2nd century AD, was recovered from this feature. A second ring-ditch extended into the NE area of the trench.

The outlines of at least three complete timber roundhouses were defined by post-holes to the N of the ring-groove. A later iron-smelting hearth overlay part of one structure. Immediately to the W of the ring-groove, an aerial photograph showed evidence of a second circular feature with two concentric but incomplete rings. Excavation revealed this to be a sub-circular spread of habitation deposit. Further pits and post-holes were recorded across the site. Finds consisted of carbonised wood and a few sherds of pottery.

A detailed report has been lodged with the NMRS.

Sponsor: Inverness Retail and Business Park Ltd.

M Cressey, B Finlayson and J Hamilton 1998

References

<https://canmore.org.uk/site/68285/>

Bone, J S. (1996c) 'Stoneyfield House (Inverness and Bona parish), cropmark', *Discovery Excav Scot*, 1996. Page(s): 56

Cressey, Finlayson and Hamilton, M, B and J. (1998) 'Seafield West, near Inverness (Inverness & Bona parish), Bronze Age cemetery and Iron Age settlement', *Discovery Excav Scot*, 1998. Page(s): 54, Fig 17

Asset/Event Number	93
Asset/Event Name	Prehistoric Settlement, East Beechwood,
Type of Asset/Event	Ditches, Pits, Post Holes, Pottery, Flint
Date and/or Period	Bronze Age, Iron Age
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269019
Northing	845042
Parish	Inverness and Bona
Council	Highland
Description	This report represents the results of an archaeological evaluation undertaken by AOC Archaeology Group as part of a phased programme of archaeological works at

East Beechwood Farm, Inverness, Highland. The evaluation was commissioned by Highlands & Islands Enterprise. The works consisted of an 8% intrusive evaluation with trenching amounting to a total of some 16,400 m².

The work was carried out in October 2010 and was conducted according to the terms of a Written Scheme of Investigation (AOC 2010) which was agreed by HCAU.

The evaluation revealed numerous features of archaeological significance including curvilinear ditches and a variety of pit and post-hole features.

Artefacts recovered included a single flint flake and prehistoric pottery sherds. The archaeological data is suggestive of Bronze Age / Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures.

As required by HCAU, a mitigation strategy to deal with these findings will be prepared compliant with Scottish Planning Policy (2010) and Pan 42 (1994).

The evaluation indicated that significant archaeological features exist within the area investigated. Identifying the full pattern of the archaeological distribution of non-nucleated groups of features, and their chronology, by evaluation trenching alone can only have limited success. Further archaeological works would be necessary to fully elucidate the archaeology present. However, as with the 2009 evaluation (AOC 2009) undertaken to the north, the clusters of post-hole features and ditches are suggestive of Bronze Age / Iron Age later prehistoric settlement comprising linear / curvilinear ditches (enclosures or field boundaries) and timber post-built structures. The arc of post-holes in Trench 62 typifies one of the later prehistoric timber-built roundhouse traditions.

Large parts of the development site are apparently free of archaeological material. The southern portion of the area investigated including Fields 4, 7 and 8, the access route through Field 11 and the greater southern portion of Field 1 were found to be archaeologically sterile. The land ('Area B' - AOC 2009, 11) to the south and west of Field 4 was found to be similarly free of an archaeological presence in 2009. While it was not possible to subject Field 3 to evaluation trenching it is thought likely, given its location between Fields 1 and 8, that it too is probably archaeologically sterile.

In Fields 12, 9 and the eastern part of Field 6 archaeological features occurred as only as widely detached isolated instances (Trenches 24, 74 & 50) or in small groups in three widely separated locations (Trenches 22 & 75 with 3 features each and Trench 11 with 2 features).

The principal zone of archaeological discovery occurred in Field 2, the north-western part of Field 6 and the north of Field 1. The evaluation trenches and suites of archaeological features (including the 2009 evaluation results) are shown overlain on the major development impacts in Figure 17. The eastern area of Field 2 was, of course, the location of burnt mounds (MHG29238 & NMRS NH64NE 625) which may be contemporary with some of the archaeological features

unearthed in Fields 2 and 6. While later prehistoric settlement type features are widely attested in the local area (see above in section 1.3), some chronological depth was recognised in the suite of features identified to the north by the 2009 evaluation (AOC 2009, 12). Likewise noncontemporaneity may be recognised in the present features with a possible small Iron Age square barrow (Trench 57) and potentially Pictish Pitcarmick-type features (Trench 56).

References:

AOC 2010. Engl, R. East Beechwood, Inverness, Highland Archaeological Evaluation: Phase 1, Stage 1: Data Structure Report.

Asset/Event Number	94
Asset/Event Name	Inshes Bridge

Gazetteer of Heritage Assets and Events

Type of Asset/Event	Road Bridge
Date and/or Period	Post-medieval
Listing No./NRHE Number	NH64SE 179.00
HER Number	MHG21503
Status	Non-designated Heritage Asset
Easting	268900
Northing	844450
Parish	Inverness and Bona
Council	Highland
Description	No information provided by https://canmore.org.uk/ References https://canmore.org.uk/site/105291/ https://her.highland.gov.uk/Monument/MHG21503

Asset/Event Number	95
Asset/Event Name	Culcabock Primary School
Type of Asset/Event	School
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 117.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268250
Northing	844590
Parish	Inverness and Bona
Council	Highland
Description	No information provided by https://canmore.org.uk/ References https://canmore.org.uk/site/98367/

Asset/Event Number	96
Asset/Event Name	Raigmore
Type of Asset/Event	Scraper, Unidentified Flints
Date and/or Period	Prehistoric?
Listing No./NRHE Number	NH64SE 47.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268900
Northing	844900

Parish	Inverness and Bona
Council	Highland
Description	<p>A flint scraper and two retouched pieces of flint, found in a ploughed field; in Inverness Museum (INVMG 983.103; 984.92).</p> <p>A Ross and G Harden 1985.</p> <p>References https://canmore.org.uk/site/13530/</p> <p>Ross and Harden, A and G. (1985e) 'Raigmore (Inverness & Bona p) Flint scrapers, worked flint', <i>Discovery Excav Scot</i>, 1985. Page(s): 24</p>

Asset/Event Number	97
Asset/Event Name	Signal Box, Millburn Junction, Inverness
Type of Asset/Event	Signal Box
Date and/or Period	Post-medieval-Modern
Listing No./NRHE Number	NH64NE 421.00
HER Number	
Status	Non-designated Heritage Asset
Easting	267920
Northing	845760
Parish	Inverness and Bona
Council	Highland
Description	<p>No information provided by https://canmore.org.uk/</p> <p>References https://canmore.org.uk/site/103452/</p>

Asset/Event Number	98
Asset/Event Name	Smithton
Type of Asset/Event	Bronze Strap Fitting
Date and/or Period	Medieval?
Listing No./NRHE Number	NH74NW 51.00
HER Number	
Status	Non-designated Heritage Asset
Easting	271000
Northing	845000
Parish	Inverness and Bona
Council	Highland
Description	<p>An unusual blue enamelled belt plaque, possibly medieval in date, was found in 1980. It is currently in Inverness Museum. INVMG 983.113.</p>

J Harden 1985.

References

<https://canmore.org.uk/site/14242/>

Harden, G. (1985f) 'Smithton (Inverness and Bona p) medieval bronze belt plaque',
Discovery Excav Scot, 1985. Page(s): 26

Asset/Event Number	99
Asset/Event Name	Toll House, Perth, Inverness
Type of Asset/Event	Toll House
Date and/or Period	Post-medieval
Listing No./NRHE Number	NH64SE 152.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268450
Northing	844620
Parish	Inverness and Bona
Council	Highland
Description	Activities Photographic Survey (March 1964) Photographic survey by the Scottish National Buildings Record/Ministry of Work in March 1964. References https://canmore.org.uk/site/98679/

Asset/Event Number	100
Asset/Event Name	Beachwood Cottages
Type of Asset/Event	Cottages
Date and/or Period	Modern
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269320
Northing	844650
Parish	Inverness and Bona
Council	Highland
Description	Surveyed by AOC (JC) on 22/04/2024 using the 1955-68 OS map. Three cottages appear on the map surveyed between 1961 and 1968. The cottages were still extant by 1992. Modern imagery shows the cottages had been removed at least by 2023.

References:

Ordnance Survey. 1955-1959. NH64NE - A, Surveyed / Revised: 1955 to 1959, Published: 1959

Ordnance Survey. 1961-1968. NH64SE - A, Surveyed / Revised: 1961 to 1968, Published: 1968

Ordnance Survey. 1063-1967. NH74NW - A, Surveyed / Revised: 1963 to 1967, Published: 1968

Promap 1990s

Google Earth Pro (2023)

Asset/Event Number	101
Asset/Event Name	Police HQ, Perth Road, Inverness
Type of Asset/Event	Unidentified Flints, Unidentified Pottery
Date and/or Period	Neolithic
Listing No./NRHE Number	NH64SE 583.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268586
Northing	844337
Parish	Inverness and Bona
Council	Highland
Description	Activities Watching Brief (1997)

The site was observed during the stripping of topsoil because there had been finds of prehistoric material in the surrounding area, and it was expected that similar material might occur here.

Intensive observation of the stripping revealed a few features of modern date cutting into the subsoil, a selection of nineteenth and twentieth century potsherds, some aluminium tent-pegs and a selection of golf balls. Two items are of more direct archaeological interest, however, and they are detailed below.

The first item was recovered from the E side of the site, at the base of topsoil. It is a fist-sized cobble of dark-grey flint, unworked but with plough damage. It must have been brought into the area by flint-using people in prehistory, since it is alien to the geology of the area.

Of more substantial interest were the remains of a pit cut into subsoil found towards the S of the site. Approximately 0.8m in diameter and 0.2m deep as preserved, it would originally have been some 0.8m deep. It was filled with a dark silty soil surrounded by a mix of dark soil and gravel, which contained a quantity of burnt stone. From the fill came 9 sherds of a large cooking pot with an internally expanded rim decorated by two parallel lines of widely-separated ?finger-nail imprints. One rim sherd also had the remains of a line of small dots about 20mm below the rim. The fabric and form of the pottery identifies it as Grooved Ware of the Late Neolithic period, in use until about 2500BC, but it could be older. It is similar to the pottery used at the village of Skara Brae in Orkney, but although common in Orkney, it is rare in our area. The pit also contained a small quantity of charcoal and three waste

flakes of flint, showing flint-working had been carried out nearby, even though no flint was observed in the topsoil.

Information from James B Kenworthy

References

<https://canmore.org.uk/site/356127/>

Asset/Event Number	102
Asset/Event Name	King Duncan's Well
Type of Asset/Event	Well
Date and/or Period	Undated
Listing No./NRHE Number	NH64SE 1.00
HER Number	MHG3805
Status	Non-designated Heritage Asset
Easting	268230
Northing	844700
Parish	Inverness and Bona
Council	Highland
Description	(NH 68 23 44 70) King Duncan's Well [NR]

OS 6" map, (1938)

King Duncan's Well....This name applies to a spring which supplies the surrounding inhabitants with water. It is built in with stonework surmounted by an iron paling, and was at one time kept in good repair. It is so called from the supposition that King Duncan was buried a short distance South East of the Well.

Name Book 1868.

A modern stone reservoir (covered) bearing the inscription 'King Duncan's Well', marks this well. The well is in a dilapidated condition.

Visited by OS (W D J) 29 March 1960.

References

<https://canmore.org.uk/site/13490/>

<https://her.highland.gov.uk/Monument/MHG3805>

Ordnance Survey (Name Book. (1848-1878) Object Name Books of the Ordnance Survey (6 inch and 1/2500 scale). Page(s): Book No. 31, 113 RCAHMS Shelf Number: Ref

Asset/Event Number	103
Asset/Event Name	Millburn Crossroads, Inverness
Type of Asset/Event	Well
Date and/or Period	Undated

Listing No./NRHE Number	NH64NE 125.00
HER Number	
Status	Non-designated Heritage Asset
Easting	268200
Northing	845700
Parish	Inverness and Bona
Council	Highland
Description	<p>Stone cover over cylindrical stone-built well shaft dislodged by roadmaking work at new roundabout junction on 31st March, 1970. Well-shaft had average diameter of 2' 8" (935mm) - built of uncoursed rubble masonry. Water level at 9' (2.75m) below ground: depth of water estimated as 2' (610mm). Shaft now filled in and covered by new roadway. As cottages at 'Mill Bourn' are shown on the 'General Survey of Inverness' map of 1725, this well must have formed their water supply, to become disused and covered up after the installation of piped water in the 19th century.</p> <p>E Meldrum 1970.</p> <p>References https://canmore.org.uk/site/13340/</p> <p>Meldrum, E. (1970) 'Millburn cross-roads, well', Discovery Excav Scot, 1970. Page(s): 27</p>

Asset/Event Number	104
Asset/Event Name	Beechwood Park
Type of Asset/Event	Watching Brief
Date and/or Period	1994
Listing No./NRHE Number	NH64SE 73.00
HER Number	EHG1138
Status	Event
Easting	269000
Northing	844600
Parish	Inverness and Bona
Council	Highland
Description	<p>A watching brief carried out during ground preparation work revealed no archaeological remains.</p> <p>Sponsor: Morrison Construction.</p> <p>J Wordsworth 1994d.</p> <p>References https://canmore.org.uk/site/87565/</p> <p>Wordsworth, J. (1994d) 'Beechwood Park (Inverness & Bona parish): nil site', Discovery Excav Scot, 1994. Page(s): 34</p>

Asset/Event Number	105
Asset/Event Name	Beechwood
Type of Asset/Event	Watching Brief
Date and/or Period	1994
Listing No./NRHE Number	NH64SE 74.00
HER Number	
Status	Event
Easting	268900
Northing	844800
Parish	Inverness and Bona
Council	Highland
Description	<p>A watching brief carried out during the topsoil strip for the new Tourist Board Offices revealed no significant archaeological deposits.</p> <p>Sponsor: Scottish Tourist Board.</p> <p>J Wordsworth 1994e.</p> <p>References https://canmore.org.uk/site/87566/</p> <p>Wordsworth, J. (1994e) 'Scottish Tourist Board Office, Beechwood (Inverness & Bona parish): nil site', Discovery Excav Scot. Page(s): 35</p>

Asset/Event Number	106
Asset/Event Name	Ashton Farm
Type of Asset/Event	Watching Brief
Date and/or Period	2001
Listing No./NRHE Number	NH74NW 126.00
HER Number	
Status	Event
Easting	270600
Northing	845100
Parish	Inverness and Bona
Council	Highland
Description	<p>Watching Brief (19 July 2011)</p> <p>NH74NW 126 c.706 451</p> <p>NH 706 451 An archaeological watching brief was undertaken in July 2001 on groundworks required for the construction of a new communications mast. The site was considered to be archaeologically sensitive as various prehistoric features are located within the vicinity. An area measuring 19 x 19m was observed as the topsoil was removed by machine to the required level. No archaeological features were observed.</p>

Sponsor: Orange PCS Ltd.

R Cachart 2001

References

<https://canmore.org.uk/site/214613/>

Cachart, R. (2001) "Ashton Farm, Resaurie, Highland (Inverness & Bona parish), watching brief", *Discovery Excav Scot*, vol. 2, 2001. Page(s): 56

Asset/Event Number	107
Asset/Event Name	Cradlehall Farm
Type of Asset/Event	Evaluation
Date and/or Period	2001
Listing No./NRHE Number	NH64SE 254.00
HER Number	
Status	Event
Easting	269800
Northing	844500
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 698 445 An archaeological field evaluation was undertaken on the site of a proposed hotel at Cradlehall Farm. Six trenches covering 5% of the site were excavated by machine. Three pits, a charcoal spread, one possible post-hole, and a number of field drains and cultivation marks were identified. All the features identified are considered to be relatively recent.</p> <p>Full report lodged with the NMRS.</p> <p>S Halliday and R Conolly 2001</p> <p>NH 698 445 Trial trenches were placed in May 2003 on the site of the first phase of development, which lies in an area where several prehistoric sites have been noted (NH64SE 246 and NH64SE 248). No archaeological features were uncovered.</p> <p>Archive to be deposited in the NMRS.</p> <p>Sponsor: BDH & Co Ltd.</p> <p>G Brown 2003</p> <p>Activities Archaeological Evaluation</p> <p>NH 698 445 An archaeological field evaluation was undertaken on the site of a proposed hotel at Cradlehall Farm. Six trenches covering 5% of the site were excavated by machine. Three pits, a charcoal spread, one possible post-hole, and a number of field drains and cultivation marks were identified. All the features identified are considered to be relatively recent.</p> <p>Full report lodged with the NMRS.</p>

S Halliday and R Conolly 2001

References

<https://canmore.org.uk/site/214622/>

Brown, G. (2003b) 'Cradlehall Business Park, Inverness (Inverness & Bona parish), evaluation', *Discovery Excav Scot*, vol. 4, 2003. Page(s): 87

Halliday and Conolly, S and R. (2001) 'Cradlehall Farm, Inverness, Highland (Inverness & Bona parish), evaluation', *Discovery Excav Scot*, vol. 2, 2001. Page(s): 56

Asset/Event Number	108
Asset/Event Name	Dell of Inshes
Type of Asset/Event	Geophysical Survey
Date and/or Period	2001
Listing No./NRHE Number	NH64SE 256.00
HER Number	MHG38027
Status	Event
Easting	268900
Northing	843700
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 689 437 A geophysical survey and evaluation were carried out on the site of a proposed housing development. The geophysical survey identified a number of linear anomalies. A series of trenches were placed to investigate a sample of these, with further trenches being placed randomly across the remainder of the field. The anomalies identified by the geophysical survey were found to be the result of changes in the natural subsoil. Two undated linear features, possibly part of a ditched enclosure, were identified in one trench and this area was then targeted by the subsequent watching brief. The watching brief exposed the features in plan and found that they were likely to be boundary or drainage features. One produced finds of post-medieval date.</p> <p>Full report lodged with the NMRS.</p> <p>Sponsor: R F More Properties Ltd.</p> <p>E Jones and R Conolly 2001</p> <p>References https://canmore.org.uk/site/214634/</p> <p>Jones and Conolly, E and R. (2001) 'Dell of Inshes, Highland (Inverness & Bona parish), geophysical survey; evaluation; watching brief, <i>Discovery Excav Scot</i>, vol. 2, 2001. Page(s): 56-57</p>

Asset/Event Number	109
Asset/Event Name	No 5 Inshes, Inverness
Type of Asset/Event	Watching Brief

Date and/or Period	2001
Listing No./NRHE Number	NH64SE 258.00
HER Number	
Status	Event
Easting	269500
Northing	844250
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 6950 4425 A watching brief was maintained on the excavation of a single house plot in the area of a former croft. No archaeological features or deposits were revealed.</p> <p>Full report lodged with Highland SMR and the NMRS.</p> <p>Sponsor: C K D Finlayson Hughes for SSPCA.</p> <p>S Farrell 2001</p> <p>References https://canmore.org.uk/site/214648/</p> <p>Farrell, S. (2001ao) 'Inshes No 5, Highland (Inverness & Bona parish), watching brief', <i>Discovery Excav Scot</i>, vol. 2, 2001. Page(s): 57</p>

Asset/Event Number	110
Asset/Event Name	Stoneyfield, Inverness
Type of Asset/Event	Evaluation
Date and/or Period	2002
Listing No./NRHE Number	NH64NE 719.00
HER Number	MHG46295
Status	Event
Easting	269000
Northing	845700
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 690 457 (centre) A programme of trial trenching was undertaken in February 2002 after desk-based, walkover and geophysical surveys for a retail development. The site is in the vicinity of a number of archaeological sites with Bronze Age and Iron Age occupation (DES 1999, 55). A portion of the site forms part of the gardens of Stoneyfield House (NH64NE 159).</p> <p>Trial trenching revealed few significant archaeological features, apart from rubble field drains and a few 18th-century rubbish pits close to Stoneyfield House. One piece of worked quartz was recovered from the topsoil.</p> <p>Full reports deposited in Highland SMR and the NMRS.</p> <p>Sponsors: G H Johnston Building Consultants Ltd, Tulloch Properties Ltd.</p>

S Farrell 2002

References

<https://canmore.org.uk/site/241713/>

Farrell, S. (2002) 'Stoneyfield, Highland (Inverness and Bona parish), evaluation', *Discovery Excav Scot*, vol. 3, 2002. Page(s): 70

Asset/Event Number	111
Asset/Event Name	Cradlehall Farm Phase 1
Type of Asset/Event	Evaluation
Date and/or Period	2003
Listing No./NRHE Number	NH74SW 54.00
HER Number	MHG47838
Status	Event
Easting	270000
Northing	844800
Parish	Inverness and Bona
Council	Highland
Description	NH 700 448 Eighteen trial trenches were machine-excavated in May 2003 on this site, intended for house building, which lies in an area where several prehistoric sites have been noted (NH64SE 246 and NH64SE 248). The trenches, equivalent to 5% of the development area, did not uncover any traces of past activity.

Archive to be deposited in the NMRS.

Sponsor: Tulloch Homes Ltd.

G Brown 2003

NH 700 440 An archaeological evaluation was undertaken in May and June 2004 on the second phase of a proposed housing development (DES 2003, 87). The most significant archaeological feature encountered was a small pit containing a rim sherd of Neolithic pottery. A thorough investigation was made of the area adjacent to this find, but no significant or contemporary features were encountered. A small isolated fire pit of possible prehistoric date was found some 65m away, but on a separate hill.

Sponsor: Tulloch Homes Ltd.

M Roberts 2004

References

<https://canmore.org.uk/site/268933/>

Brown, G. (2003c) 'Cradlehall Farm phase 1, Inverness (Inverness & Bona parish), evaluation', *Discovery Excav Scot*, vol. 4, 2003. Page(s): 87

Roberts, M. (2004a) 'Cradlehall Farm (Inverness & Bona parish), evaluation', *Discovery Excav Scot*, vol. 5, 2004. Page(s): 74

Asset/Event Number	112
Asset/Event Name	Dell of Inshes
Type of Asset/Event	Evaluation
Date and/or Period	2004
Listing No./NRHE Number	NH64SE 360.00
HER Number	MHG48629
Status	Event
Easting	269400
Northing	843400
Parish	Inverness and Bona
Council	Highland
Description	<p>An evaluation was undertaken in November 2004 in advance of a proposed housing development. The evaluation comprised 1400m of linear trenching within a 5.5ha parcel of land, a 5% sample of the development area. No archaeological features were identified.</p> <p>Reports lodged with Highland SMR and the NMRS.</p> <p>Sponsor: R F More (Properties) Ltd.</p> <p>C Hatherley 2004</p> <p>References https://canmore.org.uk/site/273705/</p> <p>Hatherley, C. (2004f) 'Dell of Inshes, Inverness (Inverness & Bona parish), evaluation', <i>Discovery Excav Scot</i>, vol. 5, 2004. Page(s): 74</p>

Asset/Event Number	113
Asset/Event Name	Nine Oaks, Inshes
Type of Asset/Event	Desk-based Assessment
Date and/or Period	2005
Listing No./NRHE Number	NH64SE 379.00
HER Number	MHG49952
Status	Event
Easting	269100
Northing	843900
Parish	Inverness and Bona
Council	Highland
Description	<p>NH 691 439. A desk-based assessment and evaluation were carried out in February 2005 in response to a planning condition. Within the general area truncated remains of prehistoric features have been found beneath the ploughsoil.</p> <p>The development area consisted of a large field (formerly two) occupying c 4.93ha and lying NE of the minor road to Inshes. A 10% sample of the site was examined, with 13 trial trenches of varying size and shape up to 20 x 40m. One trench revealed</p>

a row of undatable, but apparently modern, post- or stake-holes. Otherwise the only features encountered were 19th- and 20thcentury land drains and services. There was very little evidence of artefacts associated with the deposition of night-soil.

Report and archive deposited in Highland SMR and NMRS.

Sponsors: Capital Homes, UBC Ltd.

J Wood 2005.

OASIS ID: highland4-34138

References

<https://canmore.org.uk/site/283713/>

Wood, J. (2005h) 'Nine Oaks, Inshes, Inverness, Highland (Inverness & Bona parish), evaluation', *Discovery Excav Scot*, vol. 6, 2005. Page(s): 82

Asset/Event Number	114
Asset/Event Name	Wester Inshes
Type of Asset/Event	Unassigned
Date and/or Period	
Listing No./NRHE Number	NH64SE 552.00
HER Number	
Status	Event
Easting	269000
Northing	843700
Parish	Inverness and Bona
Council	Highland
Description	No information provided by https://canmore.org.uk/
	References
	https://canmore.org.uk/site/298602/

Asset/Event Number	115
Asset/Event Name	Caulfield Road South
Type of Asset/Event	Evaluation
Date and/or Period	2011
Listing No./NRHE Number	NH74SW 63.00
HER Number	EHG3484
Status	Event
Easting	270230
Northing	844300
Parish	Inverness and Bona

Council	Highland
Description	<p>Activities Trial Trench (17 March 2011 - 4 April 2011)</p> <p>NH 7023 4430 A desk-based assessment and trial trenching evaluation were undertaken 17 March–4 April 2011 in advance of the proposed construction of two houses. The desk-based assessment indicated that no sites had been identified in the area; however, a pair of Bronze/Iron Age hut circles were noted in 1885 c400m ESE of the site. An OS visit to this site in 1970 found that they had been destroyed by development. A total of six trenches covering c7.7% (95sqm) of the available area were machine excavated. The trenches all initially measured 1.5m wide by 10m long; however, Trench 4 was subsequently extended to 13m. No artefacts or features of archaeological significance were recorded.</p> <p>Archive: RCAHMS</p> <p>Funder: Dr RJ Campbell</p> <p>Highland Archaeology Services, 2011</p> <p>Information also reported in Oasis (highland4-101457) 12 August 2011</p> <p>References https://canmore.org.uk/site/320606/</p> <p>Wood, J. (2011) 'Caulfield Road South, Cradlehall, Highland (Inverness and Bona parish), evaluation', <i>Discovery Excav Scot, New</i>, vol. 12, 2011. Cathedral Communications Limited, Wiltshire, England. Page(s): 106</p>
Asset/Event Number	116
Asset/Event Name	3 Dell of Inshes
Type of Asset/Event	Desk-based Assessment
Date and/or Period	2005
Listing No./NRHE Number	NH64SE 587.00
HER Number	
Status	Event
Easting	269283
Northing	843854
Parish	Inverness and Bona
Council	Highland
Description	<p>Activities Watching Brief (9 October 2005)</p> <p>Alba Archaeology Ltd were commissioned by Mr. George Stephen to carry out an archaeological desk-based assessment and watching brief at Dell of Inshes, Inverness, on the site of a proposed building plot. No archaeological features were discovered, no further archaeological work is considered necessary on this project.</p> <p>Information from Alba Archaeology Ltd</p> <p>References https://canmore.org.uk/site/361409/</p>

Asset/Event Number	117
Asset/Event Name	Caulfield Road, Reasurie, Inverness
Type of Asset/Event	Evaluation
Date and/or Period	2018
Listing No./NRHE Number	NH74SW 75.00
HER Number	
Status	Event
Easting	270674
Northing	844986
Parish	Inverness and Bona
Council	Highland
Description	<p>Activities Archaeological Evaluation (4 May 2018)</p> <p>NH 70674 44986 (centred on) An evaluation was carried out, 4 May 2018, on pastoral land in advance of construction of a house (Plot 2) and associated access. A total of seven trenches were excavated, covering 106m². The only features noted were areas of plough furrows.</p> <p>Archive: NRHE</p> <p>Funder: Carmina Macgregor</p> <p>Sam Williamson – AOC Archaeology Group</p> <p>(Source: DES Volume 19)</p> <p>References https://canmore.org.uk/site/365367/</p> <p>Williamson, S. (2019) Caulfield Road North, Reasurie, Inverness, Evaluation, in Paula Milburn, <i>Discovery Excav Scot, New</i>, vol. 19, 2018. Cathedral Communications Limited, Wiltshire, England. Page(s): 115</p>

Asset/Event Number	118
Asset/Event Name	North Bridge
Type of Asset/Event	Watching Brief
Date and/or Period	2018-2019
Listing No./NRHE Number	NH64NE 845.00
HER Number	
Status	Event
Easting	269171
Northing	845554
Parish	Inverness and Bona

Council	Highland
Description	Activities Watching Brief (4 December 2018 - 5 April 2019) NH 69171 45554 A watching brief was carried out in an area rich in prehistoric archaeology, near Inverness Campus, in advance of the construction of a public transport, cyclist and pedestrian bridge and associated infrastructure. The work took place intermittently between 4 December 2018 and 5 April 2019. No archaeological features were found. Archive: NRHE Funder: Wills Bros Civil Engineering Ltd Lindsey Stirling and Leonie Teufel - AOC Archaeology (Source: DES Vol 20) References https://canmore.org.uk/site/368014/ Stirling and Teufel, L and L. (2020) North Bridge, Watching brief, in Jennifer Thoms, Discovery Excav Scot, New, vol. 20, 2019. Cathedral Communications Ltd, Wiltshire, England. Page(s): 115

Asset/Event Number	119
Asset/Event Name	Raigmore Skate Park
Type of Asset/Event	Evaluation
Date and/or Period	2017
Listing No./NRHE Number	NH64NE 838.00
HER Number	
Status	Event
Easting	268730
Northing	845260
Parish	Inverness and Bona
Council	Highland
Description	Trial Trench (6 March 2017) NH 6873 4526 An evaluation was carried out, 6 March 2017, in advance of the construction of a new skate park in playing fields next to Ashton Road. The excavation of eight trenches recorded no finds or features of archaeological significance. Archive: NRHE Funder: Community Action Raigmore Estate Lindsey Stirling – AOC Archaeology Group (Source: DES, Volume 18) References

<https://canmore.org.uk/site/358352/>

McKeggie, L. (2018) Rainings Stairs, Inverness, Evaluation, excavation and watching brief, *Discovery Excav Scot, New*, vol. 18, 2017. Cathedral Communications Limited, Wiltshire, England. Page(s): 114

Asset/Event Number	120
Asset/Event Name	NHS Highland Care Center
Type of Asset/Event	Watching Brief
Date and/or Period	2020
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	268962
Northing	845195
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological watching brief was conducted during topsoil stripping at the NHS Highland Elective Care Centre development site at Inverness UHI campus. The watching brief was required due to previous excavations across the UHI campus uncovering the remains of significant prehistoric settlement. Fieldwork was carried out between 23rd July and 11th August 2020. A total of 73 features were uncovered within the development area, comprising several discrete groups or arcs of pits and postholes, and other isolated pits. The features can be broadly attributed to four phases of activity or occupation: Neolithic, Late Bronze Age, medieval, and later post-medieval. The Neolithic remains, although confined to one small group of pits, contained finds of two carinated bowls and coarse stone tools. The majority of features appear to be from the Late Bronze Age, with three potential roundhouse structures tentatively identified. A rare and significant find of a clay mould for casting two small penannular rings was found within one of the Late Bronze Age features, suggesting non-ferrous metalworking was taking place on site. Medieval activity was present in the form of a large pit containing burnt material and cereal grains. Other features on the site are thought to be the remains of post-medieval agricultural or vegetation clearance activities.</p> <p>Conclusion</p> <p>.</p> <p>Fieldwork at the NHS Highland Elective Care Centre at Inverness UHI Campus has identified several clusters of significant prehistoric and medieval archaeology, likely relating to settlement and peripheral activity. The results are consistent with findings from the 2011 excavation across other parts of the UHI campus and therefore likely form part of a wider Late Bronze Age settlement. The later prehistoric settlement identified at the UHI campus has local parallels with nearby archaeological sites such as Seafield West (Cressey & Anderson 2011), Culduthel (Hatherly & Murray 2021) and Inverness Prison site (Peteranna & Williamson 2016) which are all located along the same raised terrace to the south of Inverness and the Moray Firth. Similar evidence has been seen to the north of the Moray Firth at North Kessoek (Murray 2011). The prehistoric settlement evidence also has parallels with sites in Moray such as the prehistoric roundhouse settlements at Birnie and Clarkly Hill (Hunter forthcoming) and Grantown Road, Forres (Cook</p>

2016) and ties in with wider trends seen across Scotland.

The artefact assemblage, although small also provides an important contribution to both the Neolithic Carinated Bowl tradition and the Late Bronze Age non-ferrous metalworking industries. The clay mould particularly gives unparalleled insight into the production of small penannular rings that were used widely across northwest Europe.

References:

AOC 2022. NHS Highland Elective Care Centre, Inverness UHI Campus: Archaeological Watching Brief Final Report.

Asset/Event Number	121
Asset/Event Name	East Beechwood, Inverness
Type of Asset/Event	Desk-Based Assessment
Date and/or Period	2008
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	269539
Northing	844741
Parish	Inverness and Bona
Council	Highland
Description	<p>AOC Archaeology Group was commissioned by ROK to undertake an archaeological desk-based assessment of a site proposed for development at East Beechwood, Inverness. The desk-based assessment was required in response to a specification issued by Highland Council Archaeological Unit (ref: CHG660). The aim of the desk-based assessment is to inform a programme of archaeological evaluation, by 5% sample trial trenching of the area, as outlined in the specification. The desk-based assessment has revealed two scheduled ancient monuments and a number of other known prehistoric sites within the proposed development area. Highland Council Archaeological Unit has indicated that the Scheduled areas should not be included in the trial trenching required for this phase of works. It is advised, however, that the trenching should target the area of three burnt mounds and a set of cropmarks on the western boundary of the proposed development area. There is also the potential for encountering hitherto unknown remains of a prehistoric date, given the extent of prehistoric activity known in the area.</p> <p>Direct impacts</p> <p>Potential impacts on known or unknown buried archaeological remains in the case of this development relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during groundbreaking works (including excavation, construction and other works associated with the development) on the site. The proposed development will potentially impact upon any surviving remains of the burnt mounds (Sites 4 & 5) which were not already disturbed by the construction of the Inshes Sewer. Additionally there is the potential that the development could impact upon any subsurface remains associated with the cropmarks at Site 29. Should development within the Scheduled Area proceed there will also be substantial direct impacts to any subsurface remains associated with these cropmarks. Furthermore, given the known prehistoric remains within and surrounding the proposed development area, there is the potential for encountering hitherto unknown remains of a similar date during ground breaking works associated with the development.</p>

There is also the potential to encounter remains associated with Beechwood Farm (Site 6). Should the finalised masterplan indicate the demolition or alteration of Beechwood Farmhouse, this would also constitute a direct physical impact.

Indirect Impacts

Indirect impacts include visual impacts upon protected sites such as Listed Buildings, Scheduled Ancient Monuments and Conservation Areas. This assessment has identified 10 Listed Buildings within 1 km of the site boundary. Two Scheduled Ancient Monuments have been identified within the site itself.

As the Scheduled Ancient Monuments (Sites 9 & 10) comprise no upstanding remains it is unlikely that the proposed development will have an impact upon their setting. Furthermore continued residential and commercial development in the surrounding area has already transformed the agricultural and rural landscaped which dominated the area throughout the medieval and post-medieval period into a modern urban landscape. This has resulted in the setting of the two sites having already been severely impacted upon.

There will be little intervisibility between the Listed Buildings in the surrounding area and the proposed development site as a result of the modern townscape. There may be limited intervisibility between the proposed development area and Stoneyfield House (Site 33), Cradlehall House (Site 44) and Seafield of Raigmore (Site 55). However, these Category B Listed Buildings are already surrounded by modern residential and commercial developments and as such any further impact upon their setting is thought to be of negligible significance.

References:

AOC 2008. East Beechwood, Inverness Desk-Based Assessment.

Asset/Event Number	122
Asset/Event Name	Inverness Prison, Eastfield Way, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	2023
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	269245
Northing	845371
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological watching brief and subsequent excavations were undertaken, on behalf of the Scottish Prison Service, ahead of the construction of His Majesty's Prison Service (HMP) Highland at Eastfield Way, Inverness (Highland Council planning reference 17/02529/PIP). The programme of archaeological works was undertaken between 23rd June and 18th November 2022, concurrent with the initial topsoil removal. Previous phases of evaluation and excavation had revealed the presence of significant prehistoric archaeology present on the site. Excavation revealed over 730 archaeological features along with deposits across the site. These represented at least sixteen roundhouses, many of which had been identified and partially excavated during two previous phases of work on the site. More than half of the features consisted of postholes and stakeholes, most of which related to the roundhouses, which were also associated with two palisade ditch enclosures, one post-defined enclosure and one ditch-defined roundhouse.</p>

The site also contained numerous fire-pit or hearth features, midden/refuse pits and possible kiln pits. Many of the pit features represent multi-period prehistoric activity, including probable Neolithic pit groups. In one area of the site, an iron-smithing hearth was located at the centre of a roundhouse. Evidence for iron working (scattered slag and fired clay) was present in many of the pits and postholes across the area. The presence of clay mould fragments was also associated with high status metal-working.

The artefacts recovered from the site include the mould fragments and iron-working debris, 27 fragments of prehistoric pottery four iron objects including two ring-shaped objects, eight struck lithics, and a number of coarse stone artefacts including whetstones, quernstone fragments and other worked or shaped stone artefacts.

The archaeological remains uncovered represent significant prehistoric remains and fill in much of the picture of the archaeology of the surrounding landscape, which contained extensive prehistoric settlement and funerary sites. A full programme of post-excavation analysis and publication has been recommended.

The site contained extensive archaeological remains, concentrated in a one rich area where substantial roundhouses and associated enclosures and activity areas were found. While some of the areas contained more scattered arrangements of archaeological features, many of these were also significant. There were many challenges encountered during the archaeological programme, which included the significant amount of modern disturbance across the site, re-excavation and interpretation of the 1997 excavation. Despite these challenges, the site has been well-excavated and fully recorded.

The results presented here provide a provisional interpretation of the fieldwork results. A programme of post-excavation analysis will be required to ensure that full analysis of the archaeological assemblage is undertaken and these results are integrated into the fieldwork data. A Post-Excavation Research Design (PERD) is required, to describe proposals for all necessary post-excavation analysis together with publication proposals for a final report.

References:

AOC 2023. Glew, P. and Peteranna, M. Inverness Prison, Eastfield Way, Inverness: Watching Brief and Archaeological Excavation Data Structure Report.

Asset/Event Number	123
Asset/Event Name	East Beechwood
Type of Asset/Event	Excavation
Date and/or Period	2011
Listing No./NRHE Number	
HER Number	EHG3581
Status	Event
Easting	269356
Northing	845022
Parish	Inverness and Bona
Council	Highland
Description	This report represents the interim results of an archaeological excavation undertaken by AOC Archaeology Group at East Beechwood Farm, Inverness, Highland. The excavation was commissioned by Highlands & Islands

Enterprise.

The work was carried out between April and June 2011 and was conducted according to the terms of a Written Scheme of Investigation (AOC 2010) which was agreed by HCHET.

The excavation revealed numerous settlement features of archaeological significance including several Bronze Age / Iron Age roundhouse and enclosure structures local across the development area together with evidence of Neolithic settlement in the northern part of the development area.

As required by Highland Council, a post-excavation research design (PERD) specifying an appropriate programme of post-excavation works (to be approved by HCHET) will be prepared compliant with Scottish Planning Policy (2010) and PAN 42 (1994). The postexcavation analyses will then be undertaken culminating in a final report fit for publication in an academic journal.

DISCUSSION

This excavation has added an important prehistoric settlement site to the archaeological record of the Inverness area. Many of the roundhouse structures present are typical of later prehistoric structures well documented across the northeast of Scotland and which are known to date over a period from the Middle Bronze Age through to the Late Iron Age. The full relationship, chronology and functionality of these features on an intra-site and, importantly, inter-site level [particularly in respect to nearby Culduthel (Murray 2007)] is yet to be fully understood prior to post-excavation analyses, although iron-working may be evidenced in Area I with slag recovered from several contexts.

The 2009 evaluation (AOC 2009) recovered Grooved Ware from trenching within Area A. This would infer on-site Neolithic activity dating to the end of the fourth Millennium BC based on evidence from the nearby site at Milton of Leys (MacSween 2003). Further decorated pottery was recovered by the excavation, notably in pit [3026/27] near Structure 12. The evaluation report (AOC 2009, 11) commented on the inter-cutting of features and probable multi-phase palimpsest of features being present in the north of the development area. Area A (Figure 3) possessed several discrete clusters of features with this clustering in denser concentrations and including larger numbers of minor feature forms (small postholes). The form, character and distribution of perhaps most of the features with Area A (leaving aside Structures 14 & 15), together with the, albeit slight, artefactual data denotes possibly an early period of occupation Structures 14 and 15 (four-posters) in all probability relate to later prehistoric activity as broadly evidenced in excavation areas to the south, however Structure 12 and some pit groupings (notably Groupings 1 and 3) within Area A are reminiscent of ephemeral Neolithic settlement activity. Recent research in Scotland has shown that the most frequently encountered form of Neolithic settlement archaeology is characterised by scatters of slight pits/postholes often without clear-cut architectural form (Alexander 2000, 65; Noble 2006, 59) and often postulated to relate to short periods of occupation reflecting a degree of mobility (Atkinson 2002, 184; Barclay et al 2002, 120). On other Neolithic sites this lack of obvious structural robustness is juxtaposed with some perceptible architectural plan (rectilinear or circular) with, interestingly in respect to Structures 14 and 15, associated four-poster structures being found at Beckton Farm, Lockerbie (Pollard 1997). The rectilinear form (in differing sizes and functions) is widely attested in the Neolithic (Noble 2006) and Structure 16 (in Area M) may well represent further Neolithic activity outwith Area A.

References:

AOC 2011. Engl, R. East Beechwood: Excavations Data Structure Report.

Asset/Event Number	124
Asset/Event Name	East Beechwood, Inverness
Type of Asset/Event	Evaluation
Date and/or Period	2010
Listing No./NRHE Number	
HER Number	MHG54233
Status	Event
Easting	269019
Northing	845042
Parish	Inverness and Bona
Council	Highland
Description	

This report represents the results of an archaeological evaluation undertaken by AOC Archaeology Group as part of a phased programme of archaeological works at East Beechwood Farm, Inverness, Highland. The evaluation was commissioned by Highlands & Islands Enterprise. The works consisted of an 8% intrusive evaluation with trenching amounting to a total of some 16,400 m². The work was carried out in October 2010 and was conducted according to the terms of a Written Scheme of Investigation (AOC 2010) which was agreed by HCAU.

The evaluation revealed numerous features of archaeological significance including curvilinear ditches and a variety of pit and post-hole features.

Artefacts recovered included a single flint flake and prehistoric pottery sherds. The archaeological data is suggestive of Bronze Age / Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures. As required by HCAU, a mitigation strategy to deal with these findings will be prepared compliant with Scottish Planning Policy (2010) and Pan 42 (1994).

The evaluation indicated that significant archaeological features exist within the area investigated. Identifying the full pattern of the archaeological distribution of non-nucleated groups of features, and their chronology, by evaluation trenching alone can only have limited success. Further archaeological works would be necessary to fully elucidate the archaeology present. However, as with the 2009 evaluation (AOC 2009) undertaken to the north, the clusters of post-hole features and ditches are suggestive of Bronze Age / Iron Age later prehistoric settlement comprising linear / curvilinear ditches (enclosures or field boundaries) and timber post-built structures. The arc of post-holes in Trench 62 typifies one of the later prehistoric timber-built roundhouse traditions.

Large parts of the development site are apparently free of archaeological material. The southern portion of the area investigated including Fields 4, 7 and 8, the access route through Field 11 and the greater southern portion of Field 1 were found to be archaeologically sterile. The land ('Area B' - AOC 2009, 11) to the south and west of Field 4 was found to be similarly free of an archaeological presence in 2009. While it was not possible to subject Field 3 to evaluation trenching it is thought likely, given its location between Fields 1 and 8, that it too is probably archaeologically sterile.

In Fields 12, 9 and the eastern part of Field 6 archaeological features occurred as only as widely detached isolated instances (Trenches 24, 74 & 50) or in small groups in three widely separated locations (Trenches 22 & 75 with 3 features each and Trench 11 with 2 features).

The principal zone of archaeological discovery occurred in Field 2, the north-western part of Field 6 and the north of Field 1. The evaluation trenches and suites of

archaeological features (including the 2009 evaluation results) are shown overlain on the major development impacts in Figure 17. The eastern area of Field 2 was, of course, the location of burnt mounds (MHG29238 & NMRS NH64NE 625) which may be contemporary with some of the archaeological features unearthed Fields 2 and 6. While later prehistoric settlement type features are widely attested in the local area (see above in section 1.3), some chronological depth was recognised in the suite of features identified to the north by the 2009 evaluation (AOC 2009, 12). Likewise noncontemporaneity may be recognised in the present features with a possible small Iron Age square barrow (Trench 57) and potentially Pictish Pitcarmick-type features (Trench 56).

References:

AOC 2010. Engl, R. East Beechwood, Inverness, Highland Archaeological Evaluation: Phase 1, Stage 1: Data Structure Report.

Asset/Event Number	125
Asset/Event Name	East Beechwood Farm, Inverness
Type of Asset/Event	Evaluation
Date and/or Period	2009
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	268948
Northing	845386
Parish	Inverness and Bona
Council	Highland
Description	<p>This report represents the results of an archaeological evaluation undertaken by AOC Archaeology Group as part of a phased programme of archaeological works at East Beechwood Farm, Inverness, Highland. The evaluation was commissioned by ROK Prime Contracting Ltd. The initial works consisted of a 5% intrusive evaluation on two land parcels with trenching amounting to a total of some 3,560 m². The land parcels were situated on rough pasture and were centred on NGR: NH 68948 45386 (Plot A) and NGR: NH 69138 44634 (Plot B) respectively.</p> <p>The work was carried out in January 2009 and was conducted according to the terms of a Written Scheme of Investigation (Dunbar 2008) which was agreed by HCAU.</p> <p>The evaluation revealed numerous features of archaeological significance including several linear ditches of unknown date, a large enclosure ditch and terminus of probable prehistoric date and a variety of pit and post-hole features set across the north of Area A. Artefacts recovered from the pit features included a single flint flake and prehistoric pottery sherds including Neolithic Grooved Ware. A large quantity of impressed daub was revealed within the ditch terminus. A small sample of the daub was recovered with the remainder left in situ. All features were covered with terram at the end of the evaluation with the trenches then backfilled.</p> <p>As required by HCAU, a mitigation strategy to deal with these findings will be prepared compliant with NPPG 5, Pan 42 and SPP 23.</p> <p>The evaluation indicated that significant archaeological features exist on higher ground within Area A. The clusters of post-hole features and ditch [305] are</p>

suggestive of Bronze Age / Iron Age later prehistoric settlement comprising a ditched enclosure and timber post-built structures. However the presence of Grooved Ware may denote on-site Neolithic activity dating to the end of the fourth Millennium BC based on evidence from the nearby site at Milton of Leys (MacSween 2003). The presence of phased archaeology in Area A, as illustrated by the intercutting of features, and the multi-period archaeological landscape evidenced by sites in the immediately surrounding area suggests the evidence unearthed by the evaluation probably represents a palimpsest of individual or suites of features of different periods. Identifying the full pattern of the archaeological distribution of non-nucleated groups of features, and their chronology, by evaluation trenching alone can only have limited success. Further archaeological works would be necessary to fully elucidating the archaeology present in Area 1.

The evaluation trenching in Area 2 proved entirely negative. Given its low-lying situation, poor drainage, shallow topsoil - and resultant plough scarring of the subsoil surface – the balance of probability is that this Area 2 is archaeological sterile.

References:

AOC 2009. Engl, R. East Beechwood Farm, Inverness, Highland Archaeological Evaluation: Phase 1, Stage 1: Data Structure Report.

Asset/Event Number	126
Asset/Event Name	Beechwood Farm
Type of Asset/Event	Geophysical Survey
Date and/or Period	2010
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	269178
Northing	845150
Parish	Inverness and Bona
Council	Highland
Description	<p>Summary The project This report presents the results of a geophysical survey conducted in advance of proposed development at Beechwood Farm, Inverness. The works comprised detailed geomagnetic surveys of available areas.</p> <p>The works were commissioned by AOC Archaeology Group and conducted by Archaeological Services Durham University. A few disparate and very weak anomalies in Areas 2a, 2b, 2c and 2d could possibly reflect the remains of soil-filled features such as ditches. Some intense anomalies could possibly reflect burnt materials, though no specific anomalies have been identified as probable former burnt mounds. Other anomalies detected almost certainly reflect traces of former ridge and furrow cultivation, a more recent plough regime, boreholes, existing services and associated inspection chambers.</p> <p>Conclusions Geomagnetic surveys have been undertaken over available areas within a proposed development area at Beechwood Farm, Inverness.</p>

A few disparate and very weak anomalies in Areas 2a, 2b, 2c and 2d could possibly reflect the remains of soil-filled features such as ditches. Some intense anomalies could possibly reflect burnt materials, though no specific anomalies have been identified as probable former burnt mounds. Other anomalies detected almost certainly reflect traces of former ridge and furrow cultivation, a more recent plough regime, boreholes, existing services and associated inspection chambers.

References:

Durham University Archaeological Services. 2010. Beechwood Farm, Inverness Highland Region: Geophysical Survey.

Asset/Event Number	127
Asset/Event Name	Inverness College Campus
Type of Asset/Event	Watching Brief
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	268977
Northing	845198
Parish	Inverness and Bona
Council	Highland
Description	<p>This report sets out the results of a watching brief undertaken by Orkney Research Centre for Archaeology (ORCA) during the machine-excavation of a series of geo-technical test-pits at Inverness College campus (National Grid Reference NH 68977 45198). This document was commissioned by Balfour Beatty plc on behalf of Highlands and Islands Enterprise, and forms the Data Structure Report (DSR) for the scheme of archaeological works.</p> <p>The majority of the geo-technical pits excavated across the Site exhibited a fairly consistent stratigraphic sequence of improved topsoil directly overlying undisturbed natural deposits. A sub-soil layer was identified in one test-pit, and a deposit of charcoal was positively identified in another test-pit. This deposit of charcoal may also have been exposed in a further test-pit.</p> <p>The presence of these deposits was consistent with the presence of a suite of archaeological features, dating to the prehistoric period, identified across the Site during earlier phases of intrusive archaeological investigations.</p> <p>The archaeological mitigation works undertaken across the Site, including evaluation, open area excavation and archaeological monitoring, have demonstrated that a range of archaeological features survive near to the study Site.</p> <p>The current programme of archaeological monitoring has shown that this potential for archaeologically significant material to survive exists across the Site as a whole, even in areas in close proximity to those which have been previously investigated by intrusive archaeological methods and seen to be archaeologically sterile. The archaeological material has seen to be extensive but discrete, and the absence of archaeological material in one area of investigation cannot be seen as an indication of an absence of archaeological material in the immediate vicinity.</p> <p>The current scheme of archaeological works has shown that the standing requirement for an archaeological watching brief, on all groundworks and earth-moving activity on the Site, is effective.</p>

Given the ephemeral nature of the archaeological material identified during the current works, it is recommended that should any large-scale development activities on the Site be proposed in the future, consideration be given to the undertaking of a programme of archaeological strip-and-record, prior to the commencement of these work.

References:

Orkney Research for Archaeology (ORCA). 2018. Inverness College Campus, Inverness, Highland IV2 5NA. Watching Brief Data Structure Report.

Asset/Event Number	128
Asset/Event Name	A9/s96. Graham Covers. Inshes to Smithton, Inverness, Scotland
Type of Asset/Event	Geophysical Survey and Aerial Imagery Analysis
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	269830
Northing	845061
Parish	Inverness and Bona
Council	Highland
Description	<p>AOC Archaeology Group was commissioned by Jacobs UK Ltd to undertake an archaeological geophysical (gradiometer and earth resistivity) survey to investigate the potential for buried archaeological remains on land as part of the A9/A96 Inshes to Smithton scheme near Inverness. An aerial imagery analysis exercise was also undertaken and is discussed in section 9 of this report. A total of twelve parcels of land totalling approximately 25.45ha were designated for a magnetometer survey (centred at NH 69863 45203). The survey includes the Scheduled Monument of "Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of" (SM11535). A second survey was carried out over the Scheduled Monument using resistivity, designed to enhance the results of the magnetometry survey.</p> <p>The results of the survey have identified a number of definitive pit-like anomalies of archaeological remains which match those depicted in aerial photography. These are associated with the aerial photographs of the Scheduled Monument of "Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of" (SM11535). This Monument is not clearly visible in the magnetometry survey data, but is clearly identifiable in the resistivity results. The anomalies that represent this Monument present as negative magnetic responses, possibly due to the soils filling the ditches and pits being less magnetic than the background geology - the opposite of which is more common in Britain. The magnetometry results are generally inconclusive, meaning that these anomalies have only been tentatively identified as archaeological features.</p> <p>Resistivity results are more conclusive, identifying the Scheduled Monument as penannular trends of low resistance.</p> <p>The results also suggested the presence of a number of discrete pit-like anomalies across the survey area which match those visible in aerial photography.</p> <p>The interpretation of the survey results was difficult due to the very varied and noisy background level of magnetism found across the site in the natural soils and geology, making interpretation tentative. As a consequence, a low level of confidence is placed in many of the features identified in the survey results away from the Scheduled Monument visible in the aerial imagery.</p>

Only intrusive investigation will determine the reliability of the interpretation offered in this report. However, in the interests of identifying potential archaeological remains, all features considered possibly archaeological have been highlighted.

A number of agricultural features have been noted across the site marking ploughing headlands at the edges of fields, as well as field drains. A former field boundary which is visible on historic Ordnance Survey mapping of the area has also been identified in the data.

Several modern services were also detected as well as other areas of isolated modern disturbance around field edges.

The gradiometer survey has identified a number of pit anomalies of a definitive archaeological nature.

These were also recorded in aerial photography of the site.

Across the central Parcel 7, a number of discrete linear trends were identified, but due to their poor strength and patterning only a tentative interpretation can be given as to their origin. Even with aerial photography confirming the presence of these features, they are not clearly enough defined in the magnetometry results to be classed as definitive archaeology.

Interestingly, the features detected of a similar shape and size in the Scheduled Monument areas are, unusually, presenting as negative anomalies. Typically in Britain archaeological features present as magnetic variations which are increased compared the background magnetism. It appears that on this site the background geology is generally rather magnetic, so that the archaeological features such as ditch fills are actually magnetically weaker than background, so that they present as negative, rather than positive anomalies.

Discrete pit-like anomalies have been detected throughout. Many are similar in form to the known pits in the Scheduled Monument area.

Across all the parcels many unclear trends have been interpreted which all have the potential to be archaeological in nature. The geological background has, however, caused a low level of confidence in the interpretation of these features. The fact that the archaeological remains are so clear in the aerial photography lends weight to the interpretation that at least some of the trends and pits in the datasets should be considered as archaeological in nature. However, the geology of the area has certainly influenced some of the datasets and made a confident interpretation of anomalies and trends difficult.

A number of agricultural trends, most likely related to former ploughing headlands, have also been identified in certain parcels. Similar linear trends related to field drainage have also been recorded across the site. Two former field boundaries noted from historic mapping were also recorded in the survey data.

Clearly the geology has influenced the magnetometer results, although this influence is not as strong as can be expected in some parts of Scotland. There are some clear geological anomalies running throughout the survey areas, however interpretation of other features has been difficult given the similarity of the geology to features of a possible archaeological origin. In particular, comparisons can be made across the whole site between weak negative anomalies and those which are thought to represent the Scheduled Monument.

Several areas of magnetic disturbance of a likely modern date were also detected, including several modern services, as well as disturbance around field edges as a result of the railway passing through

the site and metallic boundary fencing surrounding the fields.

In conclusion, the results have highlighted a large number of anomalies which potentially could be archaeological. The difficulty on this site is the fact the Scheduled Monument is not clearly visible in the geophysical data. The anomalies present within the Scheduled areas are negatively magnetic, if these are compared to similar features across the site, then there are many other possible archaeological features. The present surveyors have aimed to highlight as many of these possible archaeological anomalies as possible. It is likely that the interpretation of this survey could be calibrated and given greater confidence by intrusive evaluation designed to test the reliability of the features identified above.

The resistivity survey has added clarity on the extent and location of the Scheduled

Monument located in Parcel 7 and has additionally suggested the presence of further circular anomalies. Although these are less well defined and consequently less confidently identified, this result tallies with the indications provided by the magnetometry survey that suggest there may be numerous features of archaeological character in Parcel 7.

The resistivity survey has confirmed reliably the precise location of the easternmost ring ditch in the Scheduled Monument (SM 11535). This shows that the digitised polygon establishing the extent of the Scheduled area is located c.12m west of the correct location. It is probable that this error has been incurred during the rectification of the oblique aerial image used to transcribe the extent of the ring ditch. In addition, pits R3 and R4 show that features associated with the ring ditch are located outside the Scheduled area.

9.1 In order to assess the concordance of the geophysical survey results with the available aerial photography, comparison was made between photographs held by the National Record for the Historic Environment (NRHE) by Historic Environment Scotland (HES) and the geophysical data obtained during this survey.

9.2 At the time of writing, the majority of relevant aerial images had been removed from the NRHE by HES for digitising as part of HES' ongoing image digitisation programme, and so were unavailable for consultation. However, in discussion with HES AOC were able to obtain access to a single georeferenced image of the Ashton Farm field containing the Scheduled Monument "Ashton Farm Cottages, ring ditch 415m SW and pit circles 460m WSW of" (SM11535). In addition, linework transcribed from that image by HES's aerial survey team was made available. The image obtained was C52911.tif; linework file C52911.dxf.

9.3 The features identified in the aerial image and transcribed by HES comprise a probable ring-ditch house c.9m in diameter (though Scheduling document states 6m) defined by a ditch 1m in width and with an entrance on the south-east (eastern area) and a group of pits forming at least two probable roundhouses 10m in external diameter (western site). A scatter of related pits is visible surrounding the roundhouses.

9The magnetometry data for the Scheduled areas is somewhat noisy, with the effect of the background subsoil variations masking the visibility of clear archaeological features. However, the ring ditch of the eastern site is evident in the magnetometry data, although located c. 12m north-east of the plotted position based on the Aerial Photograph transcription. The post-ring houses of the western site are also visible in the magnetometry data, although similarly offset from the Aerial Photography transcribed position; in this case the Aerial Photograph transcription is plotted c.7m north-west of the features identified in the magnetometry.

The magnetometry data draws attention to the probable presence of further ring ditch structures in the same field, one of which may be visible in the aerial image. This structure (E15) is indicated by a magnetically noisy area probably defining a circular structure close to the northern field boundary. At

this location, a faint penannular ditch approximately 15m in diameter is visible in the aerial imagery, with a series of possible pits in close proximity. These features were transcribed from the aerial image as 'roundhouse' and 'pit' (see Figures 37 - 40).

The combined evidence from the aerial imagery and the magnetometry survey indicates the probability of a prehistoric settlement, likely to be of Bronze or Iron Age date, in the Ashton Cottages fields. The results of both analyses suggest that the buried archaeological remains are more extensive than those previously identified through aerial photography.

References:

AOC 2018a. Teale, K., Lawton, J. and Cavers, G. A9/s96. Graham Cavers. Inshes to Smithton, Inverness, Scotland: Archaeological Geophysical Survey and Aerial Imagery Analysis

Asset/Event Number	129
Asset/Event Name	Prehistoric Settlement
Type of Asset/Event	Roundhouses, Enclosures
Date and/or Period	Bronze Age, Iron Age
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269356
Northing	845022
Parish	Inverness and Bona
Council	Highland
Description	<p>This report represents the interim results of an archaeological excavation undertaken by AOC Archaeology Group at East Beechwood Farm, Inverness, Highland. The excavation was commissioned by Highlands & Islands Enterprise.</p> <p>The work was carried out between April and June 2011 and was conducted according to the terms of a Written Scheme of Investigation (AOC 2010) which was agreed by HCHET.</p> <p>The excavation revealed numerous settlement features of archaeological significance including several Bronze Age / Iron Age roundhouse and enclosure structures local across the development area together with evidence of Neolithic settlement in the northern part of the development area.</p> <p>As required by Highland Council, a post-excavation research design (PERD) specifying an appropriate programme of post-excavation works (to be approved by HCHET) will be prepared compliant with Scottish Planning Policy (2010) and PAN 42 (1994). The postexcavation analyses will then be undertaken culminating in a final report fit for publication in an academic journal.</p> <p>DISCUSSION</p> <p>This excavation has added an important prehistoric settlement site to the archaeological record of the Inverness area. Many of the roundhouse structures present are typical of later prehistoric structures well documented across the northeast of Scotland and which are known to date over a period from the Middle Bronze Age through to the Late Iron Age. The full relationship, chronology and</p>

functionality of these features on an intra-site and, importantly, inter-site level [particularly in respect to nearby Culduthel (Murray 2007)] is yet to be fully understood prior to post-excavation analyses, although iron-working may be evidenced in Area I with slag recovered from several contexts.

The 2009 evaluation (AOC 2009) recovered Grooved Ware from trenching within Area A. This would infer on-site Neolithic activity dating to the end of the fourth Millennium BC based on evidence from the nearby site at Milton of Leys (MacSween 2003). Further decorated pottery was recovered by the excavation, notably in pit [3026/27] near Structure 12. The evaluation report (AOC 2009, 11) commented on the inter-cutting of features and probable multi-phase palimpsest of features being present in the north of the development area. Area A (Figure 3) possessed several discrete clusters of features with this clustering in denser concentrations and including larger numbers of minor feature forms (small postholes). The form, character and distribution of perhaps most of the features with Area A (leaving aside Structures 14 & 15), together with the, albeit slight, artefactual data denotes possibly an early period of occupation Structures 14 and 15 (four-posters) in all probability relate to later prehistoric activity as broadly evidenced in excavation areas to the south, however Structure 12 and some pit groupings (notably Groupings 1 and 3) within Area A are reminiscent of ephemeral Neolithic settlement activity. Recent research in Scotland has shown that the most frequently encountered form of Neolithic settlement archaeology is characterised by scatters of slight pits/postholes often without clear-cut architectural form (Alexander 2000, 65; Noble 2006, 59) and often postulated to relate to short periods of occupation reflecting a degree of mobility (Atkinson 2002, 184; Barclay et al 2002, 120). On other Neolithic sites this lack of obvious structural robustness is juxtaposed with some perceptible architectural plan (rectilinear or circular) with, interestingly in respect to Structures 14 and 15, associated four-poster structures being found at Beckton Farm, Lockerbie (Pollard 1997). The rectilinear form (in differing sizes and functions) is widely attested in the Neolithic (Noble 2006) and Structure 16 (in Area M) may well represent further Neolithic activity outwith Area A.

References:

AOC 2011. Engl, R. East Beechwood: Excavations Data Structure Report.

Asset/Event Number	130
Asset/Event Name	Prehistoric remains, NHS Highland Care Center
Type of Asset/Event	Pits, Post Holes
Date and/or Period	Neolithic, Late Bronze Age, Iron Age, Medieval, Post-Medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	268962
Northing	845195
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was conducted during topsoil stripping at the NHS Highland Elective Care Centre development site at Inverness UHI campus. The watching brief was required due to previous excavations across the UHI campus uncovering the remains of significant prehistoric settlement.

Fieldwork was carried out between 23rd July and 11th August 2020. A total of 73 features were uncovered within the development area, comprising several discrete groups or arcs of pits and postholes, and other isolated pits. The features can be broadly attributed to four phases of activity or occupation: Neolithic, Late Bronze Age, medieval, and later post-medieval. The Neolithic remains, although confined to one small group of pits, contained finds of two carinated bowls and coarse stone tools. The majority of features appear to be from the Late Bronze Age, with three potential roundhouse structures tentatively identified. A rare and significant find of a clay mould for casting two small penannular rings was found within one of the Late Bronze Age features, suggesting non-ferrous metalworking was taking place on site. Medieval activity was present in the form of a large pit containing burnt material and cereal grains. Other features on the site are thought to be the remains of post-medieval agricultural or vegetation clearance activities.

Asset/Event Number	131
Asset/Event Name	Prehistoric Settlement, Inverness Prison
Type of Asset/Event	Roundhouses, Enclosures
Date and/or Period	Neolithic, Late Bronze Age, Iron Age
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269245
Northing	845371
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological watching brief and subsequent excavations were undertaken, on behalf of the Scottish Prison Service, ahead of the construction of His Majesty's Prison Service (HMP) Highland at Eastfield Way, Inverness (Highland Council planning reference 17/02529/PIP). The programme of archaeological works was undertaken between 23rd June and 18th November 2022, concurrent with the initial topsoil removal. Previous phases of evaluation and excavation had revealed the presence of significant prehistoric archaeology present on the site.</p> <p>Excavation revealed over 730 archaeological features along with deposits across the site. These represented at least sixteen roundhouses, many of which had been identified and partially excavated during two previous phases of work on the site. More than half of the features consisted of postholes and stakeholes, most of which related to the roundhouses, which were also associated with two palisade ditch enclosures, one post-defined enclosure and one ditch-defined roundhouse. The site also contained numerous fire-pit or hearth features, midden/refuse pits and possible kiln pits. Many of the pit features represent multi-period prehistoric activity, including probable Neolithic pit groups. In one area of the site, an iron-smithing hearth was located at the centre of a roundhouse. Evidence for iron working (scattered slag and fired clay) was present in many of the pits and postholes across the area. The presence of clay mould fragments was also associated with high status metal-working.</p> <p>The artefacts recovered from the site include the mould fragments and iron-working debris, 27 fragments of prehistoric pottery four iron objects including two ring-shaped objects, eight struck lithics, and a number of coarse stone artefacts including whetstones, quernstone fragments and other worked or shaped stone artefacts.</p>

The archaeological remains uncovered represent significant prehistoric remains and fill in much of the picture of the archaeology of the surrounding landscape, which contained extensive prehistoric settlement and funerary sites. A full programme of post-excavation analysis and publication has been recommended.

The site contained extensive archaeological remains, concentrated in a one rich area where substantial roundhouses and associated enclosures and activity areas were found. While some of the areas contained more scattered arrangements of archaeological features, many of these were also significant.

There were many challenges encountered during the archaeological programme, which included the significant amount of modern disturbance across the site, re-excavation and interpretation of the 1997 excavation. Despite these challenges, the site has been well-excavated and fully recorded.

The results presented here provide a provisional interpretation of the fieldwork results. A programme of post-excavation analysis will be required to ensure that full analysis of the archaeological assemblage is undertaken and these results are integrated into the fieldwork data. A Post-Excavation Research Design (PERD) is required, to describe proposals for all necessary post-excavation analysis together with publication proposals for a final report.

References:

AOC 2023. Glew, P. and Peteranna, M. Inverness Prison, Eastfield Way, Inverness: Watching Brief and Archaeological Excavation Data Structure Report.

Asset/Event Number	132
Asset/Event Name	A9/A96 (INSHES - SMITHTON)
Type of Asset/Event	Watching Brief
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	
Status	Event
Easting	270230
Northing	844514
Parish	Inverness and Bona
Council	Highland
Description	Watching Brief (22 March 2018 - 30 April 2018) A watching brief was undertaken, 22 March – 30 April 2018, during ground investigation work associated with the construction of the A9/A96 road. The mechanical excavation of 65 trial pits, 11 soakaways, and 9 hand-excavated borehole inspection pits, recorded one possible archaeological feature.
	Archive: NRHE (intended)
	Funder: Causeway Geotech
	Thomas Muir – GUARD Archaeology Ltd
	References

Muir, T. (2019) A9/A96 (Inshes – Smithton), Watching brief, in Paula Milburn, Discovery Excav Scot, New, vol. 19, 2018. Cathedral Communications Limited, Wiltshire, England. Page(s): 115

<https://canmore.org.uk/site/36536>

Asset/Event Number 133
Asset/Event Name Military Installations - Inverness & Allanfearn
Type of Asset/Event Military Installation
Date and/or Period Postmedieval to Modern
Listing No./NRHE Number
HER Number MHG30466
Status Non-designated Heritage Asset
Easting 269000
Northing 845790
Parish Inverness and Bona
Council Highland
Description No description available from HER.

Asset/Event Number 134
Asset/Event Name Culcabock
Type of Asset/Event Pillbox
Date and/or Period Modern
Listing No./NRHE Number
HER Number MHG30467
Status Non-designated Heritage Asset
Easting 268400
Northing 844490
Parish Inverness and Bona
Council Highland
Description No description available from HER.

Asset/Event Number 135
Asset/Event Name Seafeld Toll
Type of Asset/Event Toll House
Date and/or Period Postmedieval
Listing No./NRHE Number
HER Number MHG32898

Status	Non-designated Heritage Asset
Easting	269150
Northing	845870
Parish	Inverness and Bona
Council	Highland
Description	No description available from HER.

Asset/Event Number	136
Asset/Event Name	RAF Fighter Command HQ, Raigmore House, Inverness
Type of Asset/Event	Fighter Command Station, Air Force HQ
Date and/or Period	Modern
Listing No./NRHE Number	
HER Number	MHG34970
Status	Non-designated Heritage Asset
Easting	268435
Northing	845454
Parish	Inverness and Bona
Council	Highland

Description The Area Control Centre for the Inverness area during 1946-47 was located within the grounds of and in Raigmore House. Before 1946-7, this may have been the Fighter Control centre (possibly 13 Group). Raigmore House has now been demolished and the area it occupied has now been built over by a housing development. On the 1st edition of the OS 6-inch map (Inverness-shire, sheet 12, 1879), this house is annotated as Broomtown, but by the 2nd edition of 1904 it is named Raigmore. The OS Name Book states that Broomtown is 'a large three storey modern built mansion with commodious offices attached- situated within extensive grounds it is occupied by and the property of E Mackintosh esq of Raigmore' (Name Book 1879).

The bunker for the Fighter Command HQ during World War II is now used as an HQ for the Emergency Services.
J Guy 2000; NMRS MS 810/10, Vol.2, 63

A visitor to the HER website in August 2008 submitted a layout plan of part of the Raigmore House site. The plan depicts buildings such as the power station and standby set house as well as two of the three bunkers. See individual records for details. The accompanying email states that Raigmore House was formerly the Headquarters for 14 Group (RAF Fighter Command).

Due to some confusion in the records over the exact role of the complex at Raigmore, clarification was sought from military historian Bob Jenner. After the Battle of Britain it was decided to devolve the filter room at Bentley Priory to the Groups, each of which were to have a trio of purpose designed and built underground bunkers. Raigmore became the headquarters for RAF Fighter Command 14 Group c.1941, after it was moved from temporary accommodation at the Drumossie Hotel. Raigmore House itself served as HQ, Officers Mess and probably the AOC's accommodation. There were two or possibly three sets of accommodation huts in the grounds.

After the restructuring of Fighter Command in 1943, Raigmore became the headquarters for the new 13 Group which replaced 14 Group. 13 Group was disbanded on 20 May 1943. Raigmore House and its associated bunkers then became the HQ for the Royal Auxiliary Air Force until March 1957. The Operations Bunker was then taken over by the Royal Observer Corps as a group HQ for the area. The Filter bunker was later taken over by Highland Council (see MHG20943). <3>

Asset/Event Number	137
Asset/Event Name	Occupation debris - Beechwood, Inverness
Type of Asset/Event	Occupation Debris
Date and/or Period	Undated
Listing No./NRHE Number	
HER Number	MHG56680
Status	Non-designated Heritage Asset
Easting	269100
Northing	845190
Parish	Inverness and Bona
Council	Highland
Description	A collection of occupation material recovered from the surface of a field at Beechwood, Inverness. The material consists of iron working slag, charcoal, red friable ceramic (brick?) and a section of stone tile. A piece of conglomerate like material with an impression and what looked like vitrified areas on the surface, the finder thought it might be a mould.

Asset/Event Number	138
Asset/Event Name	MD Assemblages - Inverness Retail Park
Type of Asset/Event	Findspot
Date and/or Period	Postmedieval
Listing No./NRHE Number	
HER Number	MHG61486
Status	Non-designated Heritage Asset
Easting	269000
Northing	844000
Parish	Inverness and Bona
Council	Highland
Description	A post-medieval assemblage of 9 objects were discovered metal detecting from Inshes. This comprised a musket ball, an Enfield bullet, a Snider-Enfield bullet, a pistol ball and cloth seals. This assemblage was submitted to Treasure Trove and disclaimed.

Asset/Event Number	139
---------------------------	-----

Asset/Event Name	Inshes Toll Bar
Type of Asset/Event	Toll House
Date and/or Period	Undated
Listing No./NRHE Number	
HER Number	MHG14194
Status	Non-designated Heritage Asset
Easting	268450
Northing	844620
Parish	Inverness and Bona
Council	Highland
Description	No description available from the HER.

Asset/Event Number	140
Asset/Event Name	Millburn Distillery, Inverness
Type of Asset/Event	Distillery
Date and/or Period	Postmedieval
Listing No./NRHE Number	NH64NE 133
HER Number	MHG3861
Status	Non-designated Heritage Asset
Easting	267850
Northing	845650
Parish	Inverness and Bona
Council	Highland
Description	A complex of 1, 3, and four-storey rubble buildings of mostly 19th century date. The main productive block (with 'Millburn Distillery' on the gable-end) is a four-storey rubble L-plan building with kiln-vents in the apex of the roof and a circular brick chimney to the rear. Of special note is the one-storey and attic Excise office at the entrance to the complex.

Asset/Event Number	141
Asset/Event Name	Inverness, Smithton Road
Type of Asset/Event	Drains
Date and/or Period	Undated
Listing No./NRHE Number	NH74NW 130
HER Number	MHG48625
Status	Non-designated Heritage Asset
Easting	270250
Northing	846250
Parish	Inverness and Bona

Gazetteer of Heritage Assets and Events

Council	Highland
Description	A watching brief was undertaken in April and May 2004 for a new roundabout. The only features revealed were some tile and stone field drains.

Asset/Event Number	142
Asset/Event Name	Prehistoric settlement - Beechwood, Inverness
Type of Asset/Event	Settlement
Date and/or Period	Prehistoric
Listing No./NRHE Number	
HER Number	MHG54233
Status	Non-designated Heritage Asset
Easting	269180
Northing	844970
Parish	Inverness and Bona
Council	Highland
Description	<p>A complex of ditches, pits and postholes, recorded during archaeological evaluation, comprise a probable Bronze Age/Iron Age settlement. Grooved Ware found on the site may also indicate in-situ Late Neolithic activity on the site.</p>

A complex of features were recorded in Area A, during the first stage of archaeological evaluation at Beechwood. The features consisted of a cluster of postholes, pits and ditches, some intercutting, and some containing Later Prehistoric Pottery. One of the pits in Trench 1 contained a sherd of Grooved Ware, together with coarse prehistoric pottery. In trench 3, a ditch terminus was excavated, with a rounded base. A quantity of impressed daub was recorded, pressed against the Eastern side of the terminus. This ditch terminus cut a pit feature.

These features suggest a later prehistoric settlement of Bronze Age or Iron Age date, consisting of a ditched enclosure with a number of post built structures. The sherd of Grooved Ware may indicate on-site Neolithic activity dating to the end of the 4th millennium BC.

Further evaluations took place over the rest of the site in October 2010. These revealed numerous features of archaeological significance including curvilinear ditches and a variety of pit and post-hole features. Artefacts recovered included a single flint flake and prehistoric pottery sherds. The archaeological data is suggestive of Bronze Age/Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures.

Asset/Event Number	143
Asset/Event Name	Neolithic pit - new Inverness Police Headquarters
Type of Asset/Event	Pit
Date and/or Period	Prehistoric
Listing No./NRHE Number	
HER Number	MHG55798
Status	Non-designated Heritage Asset

Easting	268590
Northing	844335
Parish	Inverness and Bona
Council	Highland
Description	<p>A pit containing neolithic pottery and three waste flint flakes was recorded during a watching brief by Cannich Archaeological Services in 1997 on the site of the new Police headquarters buildings in Inverness. It was cut into the subsoil towards the southwest end of the site. It first showed as a circular area of dark soil after the stripping of the topsoil and was the only feature of its type on the site. It was approximately 0.8m in diameter and 0.2m deep, but it had been truncated. Nine sherds of Grooved Ware of the late neolithic period, in use between 3200 and 2000BC, were recovered. They were from a bucket-shaped vessel and the pottery was similar to that from Skara Brae in Orkney. The sherds had apparently been laid flat in the central area. No definite base sherds were found. A reddened sandstone slab was also recovered at the same level. Three waste flakes of flint were also recovered from the pit. In addition a flint cobble was found on the northeast side of the site at the base of the topsoil.</p>

Asset/Event Number	144
Asset/Event Name	Bronze socketed axe fragment - Inshes Wood, Inverness
Type of Asset/Event	Findspot
Date and/or Period	Prehistoric
Listing No./NRHE Number	NH74SW 67
HER Number	MHG56874
Status	Non-designated Heritage Asset
Easting	270190
Northing	843500
Parish	Inverness and Bona
Council	Highland
Description	<p>A fragment of a bronze socketed axe fragment from Inshes Wood, Inverness.</p> <p>This axe was catalogued as part of the North Kessock & District Local History Society and Archaeology for Communities in the Highlands (ARCH) collaborative 'Feats of Clay' Project, which was focused on Bronze Age metalworking around the Moray Firth. It was found before 2012, but the circumstances are not known. It is broken at mid- point and is 35mm in length. It was assigned a Late Bronze Age date.</p>

Asset/Event Number	145
Asset/Event Name	Pillbox - Scretan Bridge
Type of Asset/Event	Pillbox
Date and/or Period	Modern
Listing No./NRHE Number	
HER Number	MHG58896
Status	Non-designated Heritage Asset

Easting	270070
Northing	846380
Parish	Inverness and Bona
Council	Highland
Description	This brick-built pillbox was used to guard the A96 approach to Inverness at Stoneyfield. It lies beside the old A96 roadbridge over the Inverness- Aberdeen railway line.
Asset/Event Number	146
Asset/Event Name	DBA and walkover survey - proposed housing, Inshes
Type of Asset/Event	Desk-based Assessment
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	EHG5473
Status	Event
Easting	269640
Northing	843900
Parish	Inverness and Bona
Council	Highland
Description	A desk based assessment and walkover survey was carried out by AOC Archaeology Group in 2018 on a proposed housing development site at Inshes, Inverness. The walkover survey identified five archaeological sites. Most will not be impacted by the development and those that may be are of limited archaeological value. Mitigation is not proposed for these features. In order to investigate the potential for further remains to survive on the site it was concluded that a programme of archaeological works may be required. The greenfield nature of the site means that any remains that may survive are likely to be well-preserved.
<hr/>	
Asset/Event Number	147
Asset/Event Name	DBA and walkover survey - Stoneyfield, Inverness
Type of Asset/Event	DBA and Walkover Survey
Date and/or Period	2001-2002
Listing No./NRHE Number	
HER Number	EHG636
Status	Event
Easting	269000
Northing	845610
Parish	Inverness and Bona
Council	Highland
Description	'The desktop survey has revealed that the area of Stoneyfield lies in an area of high archaeological activity dating back to the Mesolithic with a large amount of activity in the Bronze and Iron Age periods.

It is likely that a number of features from these periods may survive through the impact of agricultural improvement may be an important factor in their survival. The work at Inshes (Strachan 2000) has revealed some agricultural improvement in the form of field drains and the aerial photographs have shown some evidence for this also.'

Asset/Event Number	148
Asset/Event Name	Dellfield, Inshes, No. 487
Type of Asset/Event	Watching Brief
Date and/or Period	1998-1999
Listing No./NRHE Number	
HER Number	EHG245
Status	Event
Easting	268610
Northing	843920
Parish	Inverness and Bona
Council	Highland
Description	'Seven features were located within the topsoiled area. These comprised six pits and a silty spread. Many of the features appeared to be modern in origin and none of the features contained any artefacts.'

Asset/Event Number	149
Asset/Event Name	Desk-based assessment and walkover survey - proposed A9-A96 link road, Smithton,
Type of Asset/Event	DBA, EIA, Walkover Survey
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	EHG5882
Status	Event
Easting	269530
Northing	845270
Parish	Inverness and Bona
Council	Highland
Description	A desk-based assessment and walkover survey were carried out by Jacobs in 2018 in order to inform an Environmental Impact Assessment for a proposed link road scheme between the A9 and A96 at Smithton, Inverness. The study area extended 200m from the proposed scheme. Baseline conditions were supplemented by the results of geophysical survey (see EHG) and aerial imagery analysis. Designated cultural heritage assets up to 2km from the proposed scheme were included in the baseline where there was potential for impacts on their setting. In total, 100 cultural heritage assets were considered as part of the baseline, comprising 83 archaeological remains, eight historic buildings, and nine historic landscape types

(HLT). Before mitigation, significant potential impacts during construction resulting from their removal were identified on 16 archaeological remains of possible prehistoric date. The potential for the presence of unknown archaeological remains in the undeveloped areas of the study area has been assessed to be high. Where modern development is likely to have disturbed or removed archaeological remains that may have been present the potential for unknown archaeological remains has been assessed to be low. Further archaeological mitigation may be required in advance of construction to mitigate the impact on any previously unknown archaeological remains identified during archaeological trial trenching. Potential impacts on the Scheduled Monument (Asset 14) during construction and operation comprise the severance of this cultural heritage asset from other prehistoric archaeological remains identified within the study area. The proposed scheme would also change Asset 14's setting, introducing noise and visual intrusion, as well as changing the topography to the east of this cultural heritage asset. While the Scheduled Monument (Asset 14) would not be physically impacted during construction, works would be within 2m of the Scheduled Area. It will be clearly demarcated with protective fencing, and residual impact after mitigation has been assessed to be Slight. No significant impacts were identified for historic buildings or historic landscape types as a result of the construction or operation of the proposed scheme.

Asset/Event Number	150
Asset/Event Name	Evaluation - Caulfield Road, Inverness
Type of Asset/Event	Evaluation
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	EHG5455
Status	Event
Easting	270700
Northing	845000
Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation was carried out by AOC Archaeology Group in 2018 at Resaurie, Inverness, in advance of the construction of a new dwelling house and associated access. The evaluation was required due to the presence of known archaeological sites within the immediate area. Seven trenches were excavated across the footprint of the house site and access road, sampling an area totalling 106m ² . No significant archaeological remains were uncovered. No further archaeological works have been recommended.

Asset/Event Number	151
Asset/Event Name	Excavation - east of Castlehill, Caulfield Road, Inverness
Type of Asset/Event	Excavation
Date and/or Period	2000
Listing No./NRHE Number	
HER Number	EHG536
Status	Event

Easting	269717
Northing	844093
Parish	Inverness and Bona
Council	Highland
Description	SUAT Ltd undertook an archaeological excavation covering an area of c.20m by 50m at Castlehill, Caulfield Road, Inshes, Inverness in 2000 after two initial stages of evaluation (see EHG1) identified an archaeologically sensitive area within the 3.5ha proposed development area. The work was undertaken over a week in late May and early June 2000 for Tulloch Homes Ltd, working to a specification prepared by Highland Council Planning and Development Service Archaeology Unit. Features relating to prehistoric or Dark Age, and modern (18th-20th century) occupation were identified. These included post-holes, pits (possibly for storage) and areas of burning.

Asset/Event Number	152
Asset/Event Name	Excavation - kerb cairn, Stoneyfield, Raigmore
Type of Asset/Event	Excavation
Date and/or Period	1972-73
Listing No./NRHE Number	
HER Number	EHG534
Status	Event
Easting	268770
Northing	845480
Parish	Inverness and Bona
Council	Highland
Description	A rescue excavation was undertaken under the direction of D D A Simpson on behalf of the then Ministry of Public Buildings and Works (Scotland) in 1972-3 of a kerbed cairn at Stoneyfield, Inverness, in advance of a major road scheme. The results suggested that this multi-period monument could be divided broadly into three major phases of construction. In Phase 1 a series of pits were dug in the early third millennium BC, one containing Grooved Ware and a second a cup-marked stone. In Phase 2 further pits were dug, again some with Grooved Ware. Two of these antedated a central rectangular post setting, thought to be a timber building, 9.5m long with a central stone hearth, but the recovery of sherds, similar to those from the pits, suggest the structure belonged to the same general period. To this phase also belonged the construction of a massive kerb of graded stones, the tallest to the south-west enclosing a platform cairn in the Clava tradition. Finally, Phase 3 involved the construction of a series of cists, one with a Food Vessel, and the digging of a pit through the platform cairn containing a cremation beneath an inverted Cordoned Urn. There was also evidence of Iron Age and early medieval activity on the site in the form of a 2nd century Roman brooch, and a sherd of coarse ware.

Asset/Event Number	153
Asset/Event Name	Excavation - Seafield West (Area 2), Inverness
Type of Asset/Event	Excavation
Date and/or Period	1997

Listing No./NRHE Number

HER Number	EHG247
Status	Event
Easting	269220
Northing	845350
Parish	Inverness and Bona
Council	Highland

Description

Following a trial trenching exercise in April 1996 by the Centre for Field Archaeology at Seafield West, Inverness, prior to the proposed development of a retail and business park (see EHG4448) full excavation was carried out on the site of features previously identified as cropmarks. The evaluation at the southern end of the site (trenches 8 and 9) had demonstrated that a palisaded enclosure had created the cropmark and that other features existed in the immediate surrounding area. Full excavation of the area (known as Area 2 to distinguish it from a second area to the north) exposed the enclosure surrounded by the postholes and associated features of at least three timber roundhouses. One of the features was overlain by a later iron smelting hearth. A second palisaded enclosure, seen on APs, was located in the north eastern area of the trench. A series of other pits and postholes were recorded across the site. The area excavated measured 60m x 40m. Prior to excavation the area had been used by the contractor as a temporary stockpile for subsoil. This was removed by mechanical excavator in order to locate the underlying plough soil which was also removed without archaeological supervision leading to some truncation of the archaeology. The project design had proposed a single excavation trench measuring 80 by 50m (4000m²) and located in response to the aerial photographic and geophysical evidence. However, during the final stages of the excavation the trench was extended by a further 80 by 5m (400m²) along the northern limit of the trench. This enabled the fuller definition of a number of features in the northern part of the site.

Subsequent post-excavation work demonstrated that the archaeological remains consisted of a series of negative features, post-holes and annular ditches which formed parts of at least nine separate structures of a late prehistoric unenclosed settlement. A mould fragment also indicated Late Bronze Age sword production in the vicinity. Some of the structural and artefactual evidence compellingly pointed to an in-situ ironworking workshop. A large cache of smithing charcoal found in association with a smelting hearth was radiocarbon dated to 180BC - AD 70 and represents one of the few dated in-situ Iron Age ironworking episodes in Scotland.

Asset/Event Number	154
Asset/Event Name	Excavation - Seafield West, Inverness
Type of Asset/Event	Excavation
Date and/or Period	1996
Listing No./NRHE Number	
HER Number	EHG865
Status	Event
Easting	269460
Northing	845820
Parish	Inverness and Bona
Council	Highland

Description	<p>Following a trial trenching exercise in April 1996 by the Centre for Field Archaeology at Seafield West, Inverness, prior to the proposed development of a retail and business park (see EHG4448) full excavation was carried out on the site of features previously identified as cropmarks. The evaluation at the northern end of the site (trench 1) had demonstrated that a ring ditch had surrounded what appeared to be several possible contemporary features with others in the immediate area. Full excavation of the area (known as Area 1 to distinguish it from a second area to the south) exposed a Bronze Age cemetery with three distinct burial rites. The area excavated measured 60m x 40m.</p> <p>It should be noted that when the plan of the excavation is rectified to the correct scale in GIS the area of the excavation actually measures 75m x 40m.</p>
--------------------	---

Asset/Event Number	155
Asset/Event Name	Fieldwalking - Seafield West, Inverness
Type of Asset/Event	Fieldwalking
Date and/or Period	1996
Listing No./NRHE Number	
HER Number	EHG246
Status	Event
Easting	269320
Northing	845580
Parish	Inverness and Bona
Council	Highland
Description	<p>Fieldwalking was carried out in fields at Seafield West (Stoneyfield) by the Centre for Field Archaeology in 1996 in advance of the construction of a proposed business and retail park. The survey was confined to areas designated for geophysical survey based on grids of 10 x 10m. Additional fieldwalking was carried out along transects.</p>

Asset/Event Number	156
Asset/Event Name	Fieldwalking - Stoneyfield, Inverness
Type of Asset/Event	Fieldwalking
Date and/or Period	1985-86
Listing No./NRHE Number	
HER Number	EHG1581
Status	Event
Easting	269410
Northing	845590
Parish	Inverness and Bona
Council	Highland
Description	<p>Fieldwalking was carried out by A Ross and G Harden in ploughed fields at Stoneyfield, Inverness in 1985-6. This produced a quantity of flintwork. This included cores and flakes, 16 scrapers with various edges retouched, 3 possible arrowheads, 9 flints with straight edge retouch, and 5 microliths. There were also a few flakes of</p>

quartz and a quartz core, as well as 2 gun flints. Sherds of medieval/post medieval pottery and two small spherical beads were also found.

Asset/Event Number	157
Asset/Event Name	Geophysical survey - Seafield West, Inverness
Type of Asset/Event	Geophysical Survey
Date and/or Period	1996
Listing No./NRHE Number	
HER Number	EHG4447
Status	Event
Easting	269340
Northing	845600
Parish	Inverness and Bona
Council	Highland
Description	<p>A geophysical survey was carried out in fields at Seafield West (Stoneyfield) by the Centre for Field Archaeology in 1996 in advance of the construction of a proposed business and retail park. Both resistivity and magnetometry techniques were used over an area of 13,768m² though not in all areas. Coverage was obtained in a series of 30 by 30m and 20 by 20m grids, arranged in grids across specific areas to provide a good overall spatial distribution. Areas of particular archaeological sensitivity which did not have good locational information were targeted to aid in the subsequent positioning of trial trenches. A number of anomalies were detected, particularly circular and linear features.</p>

Asset/Event Number	158
Asset/Event Name	Geophysical survey - Stoneyfield House, Inverness
Type of Asset/Event	Geophysical Survey
Date and/or Period	1993
Listing No./NRHE Number	
HER Number	EHG4445
Status	Event
Easting	269480
Northing	845740
Parish	Inverness and Bona
Council	Highland
Description	<p>A geophysical survey was carried out by GUARD in 1993 on the proposed route of a sewage pipeline near Stoneyfield House to the east of Inverness beside the A96 as part of works for the Allanfearn Sewage Farm. Several fields near the sewage farm had already been surveyed in Jan-Feb of the same year (see EHG496). Cropmarks and fieldwalking finds in the area were highly suggestive of prehistoric activity. Three separate fields were examined as the aerial photographs did not cover the full area of potential impact while soil conditions in the area of the survey were not conducive to the formation of cropmarks. Twenty-five grids giving a coverage of 10,000m² were surveyed by gradiometer. Only Field 4 of the three surveyed</p>

(numbered sequentially from the first phase of survey at the sewage farm 4, 5 and 6) produced anomalies consistent with archaeological activity. It was recommended that the results be tested by excavation and that a programme of fieldwalking be carried out in field 6.

Asset/Event Number	159
Asset/Event Name	Geophysical survey - Stoneyfield House, Inverness
Type of Asset/Event	Geophysical Survey
Date and/or Period	2002
Listing No./NRHE Number	
HER Number	EHG653
Status	Event
Easting	269000
Northing	845610
Parish	Inverness and Bona
Council	Highland
Description	'A distinct linear magnetic anomaly in the SE corner of the development area (40m from the stream) may indicate the presence of a silted ditch (or tile drain). Tentative evidence for a second ditch has been found in a field in the angle formed by the A96 and the railway line. These features, together with subsoil anomalies of geotechnical interest, may warrant further investigation via a scheme of selective trial trenching'.

Asset/Event Number	160
Asset/Event Name	Historic Building Recording, East Beechwood Farm, Inverness
Type of Asset/Event	Historic Building Recording
Date and/or Period	2010
Listing No./NRHE Number	
HER Number	EHG3453
Status	Event
Easting	269139
Northing	844770
Parish	Inverness and Bona
Council	Highland
Description	Building recording was conducted prior to the demolition of these farm buildings. A simple map regression was undertaken. A written and drawn record of the buildings was made and photographs were taken using both black and white film and digital photography.

Asset/Event Number	161
Asset/Event Name	Photographic survey - Buildings at Stratton, East Seafield, Inverness

Gazetteer of Heritage Assets and Events

Type of Asset/Event	Photographic Survey
Date and/or Period	2017
Listing No./NRHE Number	
HER Number	EHG5480
Status	Event
Easting	270570
Northing	845940
Parish	Inverness and Bona
Council	Highland
Description	A level 1 historic building recording survey was conducted by AOC Archaeology Group in 2017 of the disused farm buildings at Cairnlaw and Stratton in order to produce a baseline record of the sites in advance of Phase 1a of the mixed development at Stratton, East Seafield, Inverness. A general exterior photographic survey was undertaken of the buildings using a digital SLR camera. Photographs were taken of the buildings within their setting, as well as each elevation, both head-on and oblique views, where possible. A discreetly placed 1m ranging pole was placed in all shots, where access and health and safety allowed, for scale.

Asset/Event Number	162
Asset/Event Name	Tourist Office, Beechwood, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	1994
Listing No./NRHE Number	
HER Number	EHG792
Status	Event
Easting	268860
Northing	844740
Parish	Inverness and Bona
Council	Highland
Description	A watching brief carried out during the topsoil strip for the new Tourist Board Offices revealed no significant archaeological deposits.

Asset/Event Number	163
Asset/Event Name	Trial trenching - Beechwood Park, Raigmore
Type of Asset/Event	Trial Trenching
Date and/or Period	2004
Listing No./NRHE Number	
HER Number	EHG1102
Status	Event
Easting	268710
Northing	844610

Gazetteer of Heritage Assets and Events

Parish	Inverness and Bona
Council	Highland
Description	<p>A programme of trial trenching was carried out by CFA Archaeology in 2004 on the site of a new Bingo Hall at Beechwood Park, Raigmore, Inverness. Ten trenches were excavated by machine, covering a total area of 919m², which amounted to just over 10% of the development area. Nothing of interest was identified in trenches 2, 6, 7 and 8. In addition modern features were seen in trenches 1, 4, 5 9 and 10, comprising test pits, linear land boundary ditches and an unrecorded electricity cable. In trench 3 a single sub-rectangular pit containing a flattened pottery vessel was found. In addition several pieces of iron slag were found in the backfill of the pit. Trenches 4 and 5 located a pair of parallel ditches aligned west-northwest and east-southeast though the southern example contained plastic in its fill. In light of the findings of the evaluation it was recommended that a watching brief be maintained during subsequent construction works.</p>

Asset/Event Number	164
Asset/Event Name	Trial trenching - Cradlehall Business Park, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2003
Listing No./NRHE Number	
HER Number	EHG934
Status	Event
Easting	269840
Northing	844590
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological field evaluation was carried out by Headland Archaeology in 2003 at the site of the proposed Cradlehill Business Park, Inverness. Trial trenches were placed on the site of the first phase of development known as the West Site. Trenching did not uncover any traces of activity other than a large (presumed) modern soakaway feature. In the absence of any archaeological discoveries it was recommended that no further archaeological works be carried out on the West Site, though the remainder of the development area would require separate investigation.</p>

Asset/Event Number	165
Asset/Event Name	Trial trenching - Cradlehall Farm Phase 2
Type of Asset/Event	Trial Trenching
Date and/or Period	2004
Listing No./NRHE Number	
HER Number	EHG1153
Status	Event
Easting	270050
Northing	844410

Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation was undertaken by Headland Archaeology in 2004 on the second phase of a proposed housing development at Cradlehall Farm, Inverness. Twenty-two trenches were machine excavated giving a 5% sample of the total area of the site, which equated to 1600m linear. The most significant archaeological feature encountered during the evaluation was a small pit containing a rim sherd of Neolithic pottery. A thorough investigation was made of the area adjacent to this find and no significant or contemporary features were encountered. A small isolated fire pit of possible prehistoric date was found some 65m from this pit, but on a separate hill. It is recommended that no further excavation be carried out on the site.

Asset/Event Number	166
Asset/Event Name	Trial trenching - Cradlehall Farm, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2000
Listing No./NRHE Number	
HER Number	EHG122
Status	Event
Easting	269790
Northing	844480
Parish	Inverness and Bona
Council	Highland
Description	An archaeological field evaluation was undertaken on the site of a proposed hotel at Cradlehall Farm, Inverness. Six trenches covering 5% of the site were excavated by machine. Three pits, a charcoal spread, one possible posthole and a number of field drains and cultivation marks were identified. All the features identified were considered to be relatively recent in date and no further archaeological work was recommended.

Asset/Event Number	167
Asset/Event Name	Trial trenching - Cradlehall Farm, Inverness
Type of Asset/Event	Trian Trenching
Date and/or Period	2003
Listing No./NRHE Number	
HER Number	EHG933
Status	Event
Easting	269980
Northing	844820
Parish	Inverness and Bona
Council	Highland
Description	An archaeological field evaluation was carried out by Headland Archaeology in 2003

at Cradlehall Farm Drive, Inverness, in advance of proposed site development. Eighteen trial trenches were machine excavated on the site totalling approximately 1000 linear metres equating to approximately 5% of the overall development area. The trenches were randomly placed across the site in order to provide as broad a coverage as possible in the search for archaeological features. The trenching did not uncover any traces of past activity other than that connected with modern agricultural drainage. In the absence of any archaeological discoveries no further work was considered necessary on this site, though other areas connected with this application may require separate investigation.

Asset/Event Number	168
Asset/Event Name	Trial trenching - East Beechwood Farm, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2009
Listing No./NRHE Number	
HER Number	EHG4320
Status	Event
Easting	269030
Northing	844980
Parish	Inverness and Bona
Council	Highland
Description	Archaeological trial trenching was undertaken by AOC Archaeology Group in 2009 on land at East beechwood Farm, Inverness, as part of a phased programme of archaeological works in advance of the development of a proposed new college campus. The initial works consisted of a 5% intrusive evaluation on two land parcels with trenching amounting to a total of some 3,560m ² . Twenty-two c.50m long trenches were mechanically excavated within Area A with a combined basal area of 2200m ² . Another fourteen c.50m long trenches were mechanically excavated in Area B. The evaluation revealed numerous features of archaeological significance, including, a large enclosure ditch of probably prehistoric date and a variety of pit and posthole features. Artefacts recovered from the pit features included a single flint flake and prehistoric pottery including Neolithic Grooved Ware. A large quantity of impressed daub was also recovered within the ditch terminus. All features were covered with terram at the end of the evaluation with the trenches then backfilled. It was intended that a mitigation strategy to deal with these findings would be prepared.

Asset/Event Number	169
Asset/Event Name	Trial trenching - east of Castlehill, Caulfield Road, Inverness
Type of Asset/Event	DBA and Trial Trenching
Date and/or Period	2000
Listing No./NRHE Number	
HER Number	EHG1
Status	Event
Easting	269808
Northing	844164

Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation consisting of a desk-top assessment, site walkover and 2 percent trial trenching was carried out by SUAT Ltd on the site of a proposed housing development at Castlehill, Cauldfield Rd, Inverness in 2000. Sixteen trenches were excavated covering an area of 550 sq metres. Two cut features were identified in the western corner of the site on the top of a distinct knoll. A wider area was then opened up around these features in order to define the full extent of the archaeological remains in this area. The sensitive area was identified as covering some 50m by 20m and it contained around 25 features, one of which produced a sherd of possible Neolithic pottery and two fragments of possible obsidian. As the features were too widely dispersed to preserve in-situ a programme of controlled excavation was recommended (see EHG536).

Asset/Event Number	170
Asset/Event Name	Trial Trenching - Land at Stratton, East Seafield, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2017
Listing No./NRHE Number	
HER Number	EHG5088
Status	Event
Easting	270830
Northing	845780
Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation and survey were carried out by AOC Archaeology Group in 2017 in advance of Phase 1a of the mixed development at Stratton, East Seafield, Inverness. The evaluation was required in order to inform developers of the potential for archaeology that could be encountered during development work. Fieldwork was carried out between 20th February and 3rd March 2017. In total, eight archaeological features were recorded, consisting of two pit groups, an isolated pit and a linear feature. One pit group in the north corner of the Phase 1a area may represent the badly truncated remains of post-holes forming a structure. The second pit group consists of three possible fire-pits, which may be of prehistoric origin. The isolated pit was a well-built cut, but of unknown function. The linear feature was interpreted as the remains of a probable field drain, of which there were many recorded across the site. <1>

Asset/Event Number	171
Asset/Event Name	Trial trenching - new housing development, Drakies, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2022
Listing No./NRHE Number	
HER Number	EHG5872
Status	Event

Easting	268250
Northing	844510
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological evaluation was undertaken by AOC Archaeology Group in 2022 at Drakies House, Culcabock Avenue, Inverness, ahead of a proposed housing development. The upcoming development will include the construction of 24 residential units and associated works on land within the grounds of Drakies House. The evaluation area was located northeast of Drakies House. The southern part of the development area has been subjected to a previous phase of work. The evaluation comprised the excavation of nineteen trenches equal to 1,563 m² with an additional 1,304m excavated to determine the extents of archaeological remains uncovered. Archaeological features were found in seven trenches, and consisted of pits, post holes and a ditch. A boundary ditch and line of postholes identified within this area have been interpreted as post-medieval in date. Only a small assemblage of finds was recovered during the evaluation, and the majority of features are of unknown date.</p>

Asset/Event Number	172
Asset/Event Name	Trial trenching - proposed Brewery Visitor Centre, Retail Park, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2023
Listing No./NRHE Number	
HER Number	EHG6105
Status	Event
Easting	269360
Northing	845710
Parish	Inverness and Bona
Council	Highland
Description	<p>Archaeological trial trenching was undertaken by Highland Archaeology Services in 2023 in advance of the development of a Brewery and Visitor Centre at Inverness Retail Park. A series of 22 trenches were opened across 18,517m² in order to assess the archaeological character of the proposed development site. Twenty of these measured 30m by 2m whilst the other two were 4m by 15m in order to target geophysical anomalies which were highlighted during a survey conducted in 1993 (see EHG). Over the course of the trial trenching several post-medieval linear features (possibly furrow marks) were uncovered, as well as a series of burnt pits - one of which had several stake holes around and underneath. It was considered possible that these pits were prehistoric in date. Apart from these noted features, the rest of the site was archaeologically sterile, likely due to modern agricultural and industrial disturbances. Due to this, no excavation phase was proposed. However, as survival of archaeological features had been demonstrated and the potential of the site remained high, an archaeological watching brief during groundbreaking works was recommended. If possible, the samples taken from both burnt pits could be sent for radiocarbon dating to gauge a more accurate date.</p>

Asset/Event Number	173
---------------------------	-----

Asset/Event Name	Trial trenching - proposed development, Inshes
Type of Asset/Event	Trial Trenching
Date and/or Period	2019
Listing No./NRHE Number	
HER Number	EHG5474
Status	Event
Easting	269660
Northing	843860
Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation was carried out by AOC Archaeology Group in 2019 at a residential development site at Inshes, near Drumossie, Inverness. Twenty two trenches were excavated across the site. Six archaeological features were identified, comprising three soil/stone-filled pits, two amorphous burnt deposits and an amorphous linear feature. There was minimal evidence for the date and function of the features and they have been interpreted as remnants of possible vegetation clearance and/or agricultural activities in the area.

Asset/Event Number	174
Asset/Event Name	Trial Trenching - Proposed HMP Highland, Eastfield Way, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2016
Listing No./NRHE Number	
HER Number	EHG4991
Status	Event
Easting	269220
Northing	845430
Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation was carried out by AOC Archaeology Group in 2016 to assess the potential for buried archaeological remains on a proposed new prison site at Eastfield Way, Inverness. 4.8% of the 7.33ha application site was evaluated. Previous work had been undertaken on the site, including limited geophysical survey and evaluation in 1993 and 1996. This was followed by excavation in 1997 of a 0.44 hectare area on the southwest side of the site, where five prehistoric post structures and two ring-ditch structures were found. Other substantial prehistoric roundhouse settlement had also been recorded less than 50m from the south side of the site. Several trenches were widened to evaluate areas where archaeological features were identified. These included: the remains of a possible roundhouse, several groups of possible post-holes and the basal remains of linear ditch cuts. There were no artefacts recovered other than a small amount of residual vitrified material, including a fragment of ferrous metal-working debris. Radiocarbon dates obtained for these features indicate the presence of multiphase settlement ranging from the Neolithic to the Iron Age, congruent with the archaeological remains uncovered in the immediate vicinity during previous development works. This site therefore ties in within the broader narrative for this part of Inverness' prehistoric past. An archaeological watching brief has been recommended during development and

recommendations will be made for post-excavation analysis of the recovered samples.

Asset/Event Number	175
Asset/Event Name	Trial trenching - Seafield West, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	1996
Listing No./NRHE Number	
HER Number	EHG4448
Status	Event
Easting	269420
Northing	845590
Parish	Inverness and Bona
Council	Highland
Description	<p>ial trenching was carried out in fields at Seafield West (Stoneyfield) by the Centre for Field Archaeology in 1996 in advance of the construction of a proposed business and retail park. A total of 1940m² was excavated, which took the form of nine trenches. Trenches 1, 8 and 9 were initially positioned to intersect features recorded as cropmarks, whereas trenches 2-7 were positioned to locate potential archaeological features identified during an earlier geophysical survey carried out by GUARD in 1993 (see EHG4445). A substantial circular ditch was identified in Trench 1 which fixed the absolute position of a large circular cropmark. Additional features around it were also identified, including potential cist burials and cremation pits. A substantial ring ditch was also identified in Trench 8, again fixing the position of the cropmark feature. A substantial charcoal-rich layer was recorded within its interior which suggested protracted human occupation. A copper alloy fibula or bow brooch was recovered from the fill of the ring-ditch. No features were exposed in trenches 2-7.</p> <p>An additional trench, not mentioned in the text of the evaluation report but shown on the plan of the evaluation area was apparently excavated along the crest of the ridge aligned approximately east-west from the west end of trench 1. It was 200m in length. This was opened to locate the presence of a suspected pit-alignment and enclosure recorded in the NMR. In the event, no archaeological features were encountered. This is reported on in a draft of a subsequent full excavation report (the features of trench 1 were subsequently subject to full excavation, referred to as Area 1 - see EHG865) intended for publication. However, these details were omitted from the final published report. The findings of trenches 8 and 9 and their subsequent full excavation (referred to as Area 2 - see EHG247) were published separately.</p>

Asset/Event Number	176
Asset/Event Name	Trial trenching, Caulfield Road South, Cradlehall, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2011
Listing No./NRHE Number	
HER Number	EHG3484
Status	Event

Gazetteer of Heritage Assets and Events

Easting	270220
Northing	844300
Parish	Inverness and Bona
Council	Highland
Description	An evaluation by trial trenching was conducted in advance of a proposed housing development. Six trenches were excavated all measuring 10m long and 1.5m wide, with Trench 4 being extended to 13m. A single linear feature was identified in Trench 4. This was sample excavated and proved to be the cut for a modern clay field drain. No archaeological features or finds were recorded.

Asset/Event Number	177
Asset/Event Name	Trial trenching, East Beechwood Farm, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2010
Listing No./NRHE Number	
HER Number	EHG3476
Status	Event
Easting	269220
Northing	844890
Parish	Inverness and Bona
Council	Highland
Description	A trial trenching evaluation was undertaken following a prior geophysical survey. The works consisted of an 8% intrusive evaluation with trenching amounting to a total of some 16,4000 sq metres. The evaluation revealed numerous features of archaeological significance including curvilinear ditches and a variety of pit and post-hole features. Artefacts recovered included a single flint flake and prehistoric pottery sherds. The archaeological data is suggestive of Bronze Age / Iron Age later prehistoric settlement comprising ditched enclosures and timber post-built structures.

Asset/Event Number	178
Asset/Event Name	Watching brief - Ashton Farm, Resaurie
Type of Asset/Event	Watching Brief
Date and/or Period	2001
Listing No./NRHE Number	
HER Number	EHG519
Status	Event
Easting	270650
Northing	845260
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was undertaken by SUAT Ltd in 2001 at Ashton

Farm, Resaurie, Highland on groundworks required for the construction of a new telecommunications mast. The site was considered to be archaeologically sensitive due to the presence of various prehistoric features located within the vicinity. An area measuring 19 x 19 m within a field cropped with grass was observed as the topsoil and part of the subsoil was removed by machine to the required formation level. Observations revealed topsoil to a maximum depth of 0.40 m over subsoil 0.10 m thick over natural estuarine deposits comprising sand, silt and gravel, cobbles and small boulders. Excavation at the location of the mast base, an area measuring 5 x 5 m, extended through the subsoil and into the estuarine deposits to a depth of approximately 0.15 m. No archaeological features were observed on the site.

Asset/Event Number	179
Asset/Event Name	Watching brief - East of the Coach House Inn, Stoneyfield
Type of Asset/Event	Borehole Survey, Geotechnical Test Pit, Watching Brief
Date and/or Period	1995
Listing No./NRHE Number	
HER Number	EHG4446
Status	Event
Easting	269370
Northing	845740
Parish	Inverness and Bona
Council	Highland
Description	A watching brief was carried out by GUARD in 1995 during the excavation of geotechnical test-pits and boreholes prior to the laying of a new sewage pipe between Inverness and the proposed new treatment works and outlet site at Allanfearn. The field investigated was located immediately east of the Coach House Inn. Two boreholes and three test-pits were placed close to the burn on the south side of the field, which was under pasture at the time, to remove them as far as possible from the known archaeology (identified during an earlier geophysical survey - see EHG4445). No archaeological features were exposed.

Asset/Event Number	180
Asset/Event Name	Watching brief - Eastfield Way, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	EHG5466
Status	Event
Easting	269180
Northing	845440
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was carried out by AOC Archaeology Group during ground investigations at the site of the proposed new Inverness Prison, Eastfield

Way Inverness. Archaeological monitoring was required due to previous evaluations revealing multi-phase prehistoric settlement within the development area. Fieldwork was carried out on 7th-9th August 2018, where exploratory trenches for the water pipes were excavated and on 22nd-23rd August 2018, where ten soakaway pits were excavated. No archaeological features were observed during ground investigations. It was recommended that an archaeological watching brief be carried out during site clearance due to the significant prehistoric archaeological features and finds uncovered previously on the site.

Asset/Event Number	181
Asset/Event Name	Watching brief - Inshes Sewer, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	1999
Listing No./NRHE Number	
HER Number	EHG253
Status	Event
Easting	269150
Northing	845090
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was conducted by CFA Archaeology in 1999 during topsoil stripping associated with the construction of a new sewer at the Inshes development site at Inverness. Two burnt mounds, one with an associated wooden trough, and seven other features were identified during this operation and excavated.

Asset/Event Number	182
Asset/Event Name	Watching brief - new haul road, Plot 14, Inverness Campus
Type of Asset/Event	Watching Brief
Date and/or Period	2023
Listing No./NRHE Number	
HER Number	EHG6027
Status	Event
Easting	269650
Northing	844870
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was undertaken by Highland Archaeology Services in 2023 in advance of the development of a haul road to be laid at plot 14 on land directly to the east of the University of the Highlands and Islands Campus, Inverness. The watching brief took place on 6th, 7th and 14th February 2023 in dry, sunny conditions with some overcast spells. The area stripped was approximately 1409m ² . A small area near the current road to the north east of the fibre exchange was not watched as the ground here was not being excavated. The ground to the north of

the exchange and west of the road was also heavily disturbed with a layer of hardcore obscuring the subsoil, in addition this area was disturbed by fibreoptic and electricity cables running across the area between the tracks to the east and west of the site. One feature was recorded. This was a brick built feature thought to be associated with agriculture as according to local knowledge the land was used by the Department of Agriculture for training and other purposes. Seven rubble and two clay drains were also recorded. No artefacts were recovered from the site and none of the deposits, features or finds revealed during the course of this project were considered to be archaeologically significant and no further archaeological work was recommended.

Asset/Event Number	183
Asset/Event Name	Watching brief - New Police Headquarters, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	1997
Listing No./NRHE Number	
HER Number	EHG226
Status	Event
Easting	268607
Northing	844362
Parish	Inverness and Bona
Council	Highland
Description	A watching brief was carried out by Cannich Archaeological Services in 1997 prior to the construction of the new Northern Constabulary Headquarters building in Inverness. Observations during the initial site topsoil stripping by machine of the area to the northeast under tarmac showed that it had been filled and levelled during the construction of the 1960s building and the old surface was not exposed. A single pit containing Late Neolithic Grooved Ware pottery was exposed and recorded. The cutting of drainage trenches and the digging of foundation pits were also observed but nothing further was seen.

Asset/Event Number	184
Asset/Event Name	Watching brief - North Bridge and associated infrastructure, Inverness Campus
Type of Asset/Event	Watching Brief
Date and/or Period	2018-2019
Listing No./NRHE Number	
HER Number	EHG5484
Status	Event
Easting	269090
Northing	845490
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was carried out by AOC Archaeology Group in 2018-19 on land at Inverness Campus and Highlander Way, Inverness, in advance of the

construction of a public transport, cyclist and pedestrian bridge and associated infrastructure. The development is situated within an area rich in prehistoric archaeology; therefore, all site clearance and ground-breaking work was subject to an archaeological watching brief. The watching brief was carried out intermittently between 4th December 2018 and 5th April 2019 when topsoil stripping was monitored for trial pits, compound area, haul/access road and the main development site. No archaeological features were found.

Asset/Event Number	185
Asset/Event Name	Watching brief - proposed NHS elective care centre, UHI Campus, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	2020
Listing No./NRHE Number	
HER Number	EHG5476
Status	Event
Easting	268990
Northing	844970
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological watching brief was conducted by AOC Archaeology Group in 2020 during topsoil stripping at the NHS Highland Elective Care Centre development site at Inverness UHI campus. The watching brief was required due to previous excavations across the UHI campus uncovering the remains of significant prehistoric settlement. A watching brief was also carried out in a field to the south of the development site to facilitate the creation of a soil stockpile. A temporary access road and turning area were stripped, with soil being stockpiled on top of the turf in the rest of the field. The majority of the access road was not excavated to the depth of the natural subsoil and as such the presence of buried archaeological remains could not be ascertained. The topsoil in this area was predominantly disturbed ground containing modern drains and debris from the construction of the UHI campus road and two concrete bridges/culverts over an existing stream. Within the turning circle in the main field, natural subsoil was reached consisting of mid yellow-brown gravelly sand. No archaeological features were observed in this area. A total of 73 features were uncovered within the development area, comprising several discrete groups or arcs of pits and postholes, and other isolated pits. The features can be broadly attributed to four phases of activity or occupation: Neolithic, Late Bronze Age, medieval, and later post-medieval. The Neolithic remains, although confined to one small group of pits, contained finds of two carinated bowls and coarse stone tools. The majority of features appear to be from the Late Bronze Age, with three potential roundhouse structures tentatively identified. A rare and significant find of a clay mould for casting two small penannular rings was found within one of the Late Bronze Age features, suggesting non-ferrous metalworking was taking place on site. Medieval activity was present in the form of a large pit containing burnt material and cereal grains. Other features on the site are thought to be the remains of post-medieval agricultural or vegetation clearance activities.</p>

Asset/Event Number	186
Asset/Event Name	Watching brief and excavation - new prison site, Eastfield Way, Inverness

Type of Asset/Event	Excavation and Watching Brief
Date and/or Period	2022
Listing No./NRHE Number	
HER Number	EHG6065
Status	Event
Easting	269240
Northing	845400
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological watching brief and subsequent excavations were undertaken by AOC Archaeology Group in 2022 ahead of the construction of His Majesty's Prison Service (HMP) Highland at Eastfield Way, Inverness. The programme of archaeological works was undertaken concurrent with the initial topsoil removal. Previous phases of evaluation and excavation had revealed the presence of significant prehistoric archaeology present on the site.</p> <p>Excavation revealed over 730 archaeological features along with deposits across the site. These represented at least sixteen roundhouses, many of which had been identified and partially excavated during two previous phases of work on the site. More than half of the features consisted of postholes and stakeholes, most of which related to the roundhouses, which were also associated with two palisade ditch enclosures, one post-defined enclosure and one ditch-defined roundhouse. The site also contained numerous fire-pit or hearth features, midden/refuse pits and possible kiln pits. Many of the pit features represent multi-period prehistoric activity, including probable Neolithic pit groups. In one area of the site, an iron-smithing hearth was located at the centre of a roundhouse. Evidence for iron working (scattered slag and fired clay) was present in many of the pits and postholes across the area. The presence of clay mould fragments was also associated with high status metal-working.</p> <p>The artefacts recovered from the site include the mould fragments and iron-working debris, 27 fragments of prehistoric pottery four iron objects including two ring-shaped objects, eight struck lithics, and a number of coarse stone artefacts including whetstones, quernstone fragments and other worked or shaped stone artefacts. The archaeological remains uncovered represent significant prehistoric remains and fill in much of the picture of the archaeology of the surrounding landscape, which contained extensive prehistoric settlement and funerary sites. A full programme of post-excavation analysis and publication was recommended.</p>
Asset/Event Number	187
Asset/Event Name	Trial trenching - Wester Drakies, Culcabock, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2014
Listing No./NRHE Number	
HER Number	EHG4290
Status	Event
Easting	268160
Northing	844290
Parish	Inverness and Bona

Council	Highland
Description	An archaeological evaluation was carried out at Wester Drakies, Culcabock, Inverness, in 2014 by S Farrell and M Peteranna as part of a planning application to develop the site for new housing. The proposed development site comprised an area of open ground and an existing house site. The evaluation work followed upon a desk-based assessment and photographic survey of the steading conducted in 2009 (See EHG3134). A total of 6.8% of the whole development area (approximately 5,800 m ²) was evaluated. The entire development area was not evaluated due to the location of an existing house plot and large rubble pile (from the demolished steading) on the southwest side of the site. A total of 11 trenches or 394 m ² were excavated being about 9.7% of the area beyond the existing house plot. Trenches 1, 2 and 9 were extended to investigate features uncovered in the trenches and to avoid existing underground utilities, the latter caused a trench to the south of the existing house not to be excavated. The evaluation revealed the remains of thirteen pits of unknown use, a stone-lined drain associated with the former steading and structural remains associated with C20 farm buildings, a household midden and sheep burial. Finds made were of a C19-C20 date.

Asset/Event Number	188
Asset/Event Name	Data Structure Report - Archaeological Evaluation, Dell of Inshes, Inverness
Type of Asset/Event	Evaluation
Date and/or Period	2013
Listing No./NRHE Number	
HER Number	EHG4474
Status	Event
Easting	269000
Northing	844310
Parish	Inverness and Bona
Council	Highland
Description	<p>This report presents the results of an archaeological evaluation undertaken by AOC Archaeology Group on a proposed commercial development at Dell of Inshes, Inverness (NGR: NH 6893 4424).</p> <p>The evaluation revealed a series of archaeological features of probable prehistoric date. These included pits, post-holes and a linear feature. The remains of a ring-ditch roundhouse structure with associated postholes were also identified. No artefactual evidence was recovered during the evaluation</p>

Asset/Event Number	189
Asset/Event Name	Trial trenching - Wester Inshes, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2008
Listing No./NRHE Number	
HER Number	EHG708
Status	Event

Easting	269120
Northing	843340
Parish	Inverness and Bona
Council	Highland
Description	An archaeological evaluation was conducted by Highland Heritage in 2008 prior to a housing development at Wester Inshes (Phase 3 IN/04/00934), Inverness for the builders Tulloch Homes of Inverness. The programme of work included documentary research, walk-over survey and trial trench excavation. Four trenches were mechanically excavated, totalling 805m ² . No archaeological features or artefacts were located. As a result of this evaluation it was considered probable that there were no important archaeological or historical features in the development area and it was concluded that no further archaeological work on this site was required.

Asset/Event Number	190
Asset/Event Name	Watching brief - Wester Inshes, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	2018
Listing No./NRHE Number	
HER Number	EHG5613
Status	Event
Easting	269120
Northing	843310
Parish	Inverness and Bona
Council	Highland
Description	A watching brief was undertaken by Headland Archaeology in 2018 at Wester Inshes, Inverness during ground works in advance of housing development. This work followed on from an earlier phase of trial trenching in 2008 (see EHG708). The results of this work showed numerous phases of activity through the early Neolithic to the medieval period. The archaeological activity on the site is represented through a series of pit groups and occupational spreads located predominantly in three different areas that represent activity from the early Neolithic period to the medieval period.

Asset/Event Number	191
Asset/Event Name	Watching brief - new haul road, Plot 14, Inverness Campus
Type of Asset/Event	Watching Brief
Date and/or Period	2023
Listing No./NRHE Number	
HER Number	EHG6027
Status	Event
Easting	269650
Northing	844870
Parish	Inverness and Bona

Council	Highland
Description	<p>An archaeological watching brief was undertaken by Highland Archaeology Services in 2023 in advance of the development of a haul road to be laid at plot 14 on land directly to the east of the University of the Highlands and Islands Campus, Inverness. The watching brief took place on 6th, 7th and 14th February 2023 in dry, sunny conditions with some overcast spells. The area stripped was approximately 1409m². A small area near the current road to the north east of the fibre exchange was not watched as the ground here was not being excavated. The ground to the north of the exchange and west of the road was also heavily disturbed with a layer of hardcore obscuring the subsoil, in addition this area was disturbed by fiberoptic and electricity cables running across the area between the tracks to the east and west of the site. One feature was recorded. This was a brick built feature thought to be associated with agriculture as according to local knowledge the land was used by the Department of Agriculture for training and other purposes. Seven rubble and two clay drains were also recorded. No artefacts were recovered from the site and none of the deposits, features or finds revealed during the course of this project were considered to be archaeologically significant and no further archaeological work was recommended.</p>

Asset/Event Number	192
Asset/Event Name	Aerial photo rectification and transcription - Proposed A96 dualling Inverness-Nairn
Type of Asset/Event	Aerial Photography Interpretation
Date and/or Period	2016
Listing No./NRHE Number	
HER Number	EHG5599
Status	Event
Easting	282610
Northing	851150
Parish	Inverness and Bona
Council	Highland
Description	<p>Transcription of rectified aerial photography to investigate the potential for buried archaeological remains between Inverness and Nairn, Highland as part of the cultural heritage assessment works for the A96 Dualling Inverness to Nairn (including Nairn Bypass) project was undertaken by AOC Archaeology Group in 2016. The search area largely followed the preferred route of the A96 between Inverness and Nairn, with a 250m study area. This search area was examined for imagery held by Canmore, formerly the online depository for the Royal Commission on Ancient and Historic Monuments of Scotland (RCAHMS), now part of Historic Environment Scotland (HES) and oblique and vertical aerial photographs held formerly by the RCAHMS Commission of Aerial Photography (NCAP), now HES NCAP at John Sinclair House, Edinburgh. Imagery covering as much of the study area as possible was selected and purchased from HES. These images were georeferenced using ESRI ArcMap 10.2.2 and archaeological features, possible features and geological features were digitised, referencing Ordnance Survey MasterMap, as polygons. The transcription aims to inform the assessment of potential for buried archaeology to be encountered during road construction works around the A96.</p>

Asset/Event Number	193
---------------------------	-----

Asset/Event Name	DBA and walkover survey - proposed development, Stratton, East Seafield
Type of Asset/Event	DBA and Walkover Survey
Date and/or Period	2017
Listing No./NRHE Number	
HER Number	EHG5987
Status	Event
Easting	270550
Northing	846030
Parish	Inverness and Bona
Council	Highland
Description	A heritage assessment, comprising desk-based assessment and walkover survey was undertaken by AOC Archaeology Group in 2017 with regards to a proposed mixed-use development at land at Stratton and East Seafield, Inverness. The aim of the Heritage Impact Assessment is to identify the cultural heritage value of the site proposed development at Stratton, Inverness and to assess the potential impact of the development proposals upon both archaeological remains and upon the setting of designated cultural heritage assets in the wider landscape. The evidence and the conclusions offered were intended to guide the required archaeological evaluation and provide a comprehensive basis for mitigation proposals.

Asset/Event Number	194
Asset/Event Name	DBA and walkover survey - East Beechwood, Inverness
Type of Asset/Event	DBA and Walkover Survey
Date and/or Period	2007
Listing No./NRHE Number	
HER Number	EHG2824
Status	Event
Easting	269479
Northing	844946
Parish	Inverness and Bona
Council	Highland
Description	A desk-based assessment and walkover survey took place in connection with a proposed development. A number of known sites were identified, but the walkover survey did not identify any new sites. However the report does highlight potential for previously unrecorded remains to be present in the development area.

Asset/Event Number	195
Asset/Event Name	Beechwood Farm, Inverness: Geophysical Survey
Type of Asset/Event	Geophysical Survey
Date and/or Period	2010
Listing No./NRHE Number	
HER Number	EHG3391

Status	Event
Easting	269070
Northing	845040
Parish	Inverness and Bona
Council	Highland
Description	<p>A geophysical survey was conducted in advance of proposed development at Beechwood Farm, Inverness. The works comprised detailed geomagnetic surveys of available areas. The works were commissioned by AOC Archaeology Group and conducted by Archaeological Services Durham University. A few disparate and very weak anomalies in Areas 2a, 2b, 2c and 2d could possibly reflect the remains of soil-filled features such as ditches. Some intense anomalies could possibly reflect burnt materials, though no specific anomalies have been identified as probable former burnt mounds. Other anomalies detected almost certainly reflect traces of former ridge and furrow cultivation, a more recent plough regime, boreholes, existing services and associated inspection chambers.</p>

Asset/Event Number	196
Asset/Event Name	Watching brief - geotechnical test pits, A96 dualling Section 1 (Inverness to Gollanfield)
Type of Asset/Event	Watching Brief, Geotechnical Test Pits
Date and/or Period	2016
Listing No./NRHE Number	
HER Number	EHG5961
Status	Event
Easting	275450
Northing	849390
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological watching brief was carried out by GUARD Archaeology Ltd in 2016, on behalf of Raeburn Drilling & Geotechnical Ltd and Jacobs UK Ltd, during preliminary ground investigation work being undertaken on the Inverness to Gollanfield section of the A96 Dualling Inverness to Nairn project. A total of 139 trial pits, 18 soakaway test pits and three borehole inspection pits were monitored alongside a 14 km stretch of the existing A96 road corridor. The work was undertaken between 21 March and 7 June 2016. Four trial pits (TP0309, TP0506, TP0911, TP1102) revealed potential archaeological features which were recorded but not excavated prior to the pits being backfilled and re-located a few metres away from the initial location. The features uncovered in TPP0309 and TPP0506 consisted of the edges of pits or linear features that had been cut into the natural subsoil below the topsoil. As these were not excavated as part of the project, and as no material culture was identified, it is not possible to determine their full nature at this time. The pit [022 uncovered] in TPP0309 was located closer to possible barrows and other indeterminate pits that were discovered as crop marks in aerial photographs and therefore may be associated with them. The linear feature [013] in TPP0506 was close to the known site of Upper Cullernie ring ditch, again discovered as a crop mark in aerial photographs, and therefore maybe associated with the prehistoric activity in this area. The features uncovered in TPP0911 and TPP1102 were isolated and could not be associated with any other known archaeology in the project area. These both contained very small amounts of charcoal but nothing from the trial pit would help to further identify the</p>

activity that took place in these locations. One fragment from a glass bottle was recovered from trial pit TPP0318 but no further material culture was found during the works.

Asset/Event Number	197
Asset/Event Name	Evaluation - Housing development (Phase 1CEG), Stratton
Type of Asset/Event	Trial Trenching
Date and/or Period	2017
Listing No./NRHE Number	
HER Number	EHG5481
Status	Event
Easting	270940
Northing	846130
Parish	Inverness and Bona
Council	Highland
Description	Archaeological trial trenching was undertaken by AOC Archaeology Group in 2017 on land at Stratton, Inverness, proposed for housing development. The evaluation work for Phase 1CEG was undertaken at the same time as Phase 1 (see EHG5088) but was not reported on at the time. Trenches (2m-wide) of varying lengths were excavated across areas of the NE development boundary. Archaeological features were present across the area, with clusters of activity identified in several areas. A selection of features was excavated, while the locations of remaining features were recorded but not excavated. Areas of significant features were noted in the northwest, in Trenches 111-116, where clusters of probable prehistoric pits, linear features and a large charcoal-rich pit were identified. To the southeast of this area, within Trenches 4-12, scattered features of archaeological interest were identified, including linear features and pits, one of which was excavated and contained a struck flint artefact. Beyond this area to the south, in Trenches 20, 30-31, several linear features interpreted as ditches of possible archaeological interest, and several pit features were recorded. In the east corner of the development boundary, a cluster of archaeological pit features was recorded in Trenches 51-54, 109. Other scattered archaeological features were recorded across many other trenches.

Asset/Event Number	198
Asset/Event Name	Murray Road, Smithton
Type of Asset/Event	Trial Trenching
Date and/or Period	2004
Listing No./NRHE Number	
HER Number	EHG1184
Status	Event
Easting	270980
Northing	845070
Parish	Inverness and Bona
Council	Highland

Description 'A single undated pit was identified in the course of the evaluation. Although monninated charcoal was recovered from this feature's basal fill, no artefacts were recovered, either from this feature or elsewhere on the site.

The archaeological potential of the site is considered to be low and the potential impact of the proposed development is therefore likely to be negligible'.

Asset/Event Number 199
Asset/Event Name Roundabout A96/Smithton Rd
Type of Asset/Event Watching Brief
Date and/or Period 2004
Listing No./NRHE Number
HER Number EHG1202
Status Event
Easting 270310
Northing 846300
Parish Inverness and Bona
Council Highland
Description No description available from HER.

Asset/Event Number 200
Asset/Event Name Dell of Inshes, site 2
Type of Asset/Event Trial Trenching
Date and/or Period 2004
Listing No./NRHE Number
HER Number EHG1223
Status Event
Easting 269320
Northing 843430
Parish Inverness and Bona
Council Highland
Description 'Several areas of modern disturbance and a possible 19th century rubble filled drainage channel were recovered within the proposed development area. No features of archaeological significance were identified by the archaeological evaluation'.

Asset/Event Number 201
Asset/Event Name Watching brief - Beechwood Park, Inverness
Type of Asset/Event Watching Brief
Date and/or Period 2004

Listing No./NRHE Number

HER Number EHG1232

Status Event

Easting 268710

Northing 844600

Parish Inverness and Bona

Council Highland

Description A watching brief was carried out by CFA Archaeology in late 2004 at Beechwood Park, Raigmore, Inverness, during initial topsoil stripping and site works associated with the construction of a new bingo hall. Previous trial trenching earlier in the year (see EHG1102) had demonstrated the archaeological potential of the site. Unfortunately a 10m wide strip running from the southwest corner of the site to the centre of the northern boundary and a small area around the site compound in the northwest corner of the development area had already been cleared down to subsoil level prior to CFA being present on site. A larger area on the eastern side of the site had also already been partially stripped using a bulldozer, but in this area, c.02m of topsoil still remained. Nine features were identified and excavated, these consisted of a possible oven, a posthole and seven pits. One pit contained a relatively modern horse burial and other pits were thought to be similarly recent in origin. The possible oven was undated though it did contain charcoal.

Asset/Event Number 202

Asset/Event Name Archaeological evaluation - Dellfield, Inshes

Type of Asset/Event Trial Trenching and Watching Brief

Date and/or Period 1998

Listing No./NRHE Number

HER Number EHG214

Status Event

Easting 268550

Northing 843990

Parish Inverness and Bona

Council Highland

Description An archaeological evaluation was undertaken by CFA at Dellfield of Inshes in May 1998. The evaluation was commissioned by Teesland Management Services Limited and carried out in advance of a proposed retail park development. The objectives of the project were: to identify the nature and extent of any archaeological remains which may exist within the application area; to propose arrangements for the safeguarding where possible and recording where necessary of any archaeological features or finds identified; and to ensure that the needs for archaeological conservation and recording are met without causing any unnecessary delay or disturbance to the development project. Twenty-three trenches of various sizes were machine-stripped and cleaned by hand. All features were allocated specific numbers which also relate to the trench number.

Asset/Event Number 203

Gazetteer of Heritage Assets and Events

Asset/Event Name	Watching brief - Inshes Sewer, Inverness
Type of Asset/Event	Watching Brief
Date and/or Period	1999
Listing No./NRHE Number	
HER Number	EHG253
Status	Event
Easting	269150
Northing	845090
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was conducted by CFA Archaeology in 1999 during topsoil stripping associated with the construction of a new sewer at the Inshes development site at Inverness. Two burnt mounds, one with an associated wooden trough, and seven other features were identified during this operation and excavated.

Asset/Event Number	204
Asset/Event Name	Watching brief - site investigations for Inverness Trunk Relief Road
Type of Asset/Event	Watching Brief
Date and/or Period	2008
Listing No./NRHE Number	
HER Number	EHG2805
Status	Event
Easting	267672
Northing	844140
Parish	Inverness and Bona
Council	Highland
Description	An archaeological watching brief was carried out by Highland Archaeology Services on behalf of the Highland Council in June 2008 around the south and east sides of Inverness along the proposed route of the new Inverness Trunk Relief Road. The purpose was to identify and record any archaeological features or finds revealed by the excavations for a series of bore holes (B.H.) and trial pits (T.P.) for engineering purposes along the proposed route. There were no archaeological finds or deposits at this stage of excavation but it was recommended that a watching brief is carried out during any further excavations along the route as these initial excavations accounted for a very small percentage of the overall project.

Asset/Event Number	205
Asset/Event Name	Archaeological Recording along the route of the Inverness to Dingwall Pipeline
Type of Asset/Event	Excavation and Watching Brief
Date and/or Period	1992
Listing No./NRHE Number	

HER Number	EHG3285
Status	Event
Easting	263160
Northing	852400
Parish	Inverness and Bona
Council	Highland
Description	Observation of the topsoil stripping for the Inverness to Dingwall Gas Pipeline. Over 80 features of interest were recorded, including deposits from the mesolithic to the modern period. One of the sites, a shell midden, was subject to salvage excavation.

Asset/Event Number	206
Asset/Event Name	Dell of Inshes
Type of Asset/Event	Excavation
Date and/or Period	2003
Listing No./NRHE Number	
HER Number	EHG925
Status	Event
Easting	268860
Northing	844010
Parish	Inverness and Bona
Council	Highland
Description	<p>Stuart Farrell was commissioned by Davis Duncan Architects on behalf of Capital Homes Ltd in late February 2003 to undertake an archaeological evaluation at Dell of Inshes, Inverness (centred at NH 689/440) as part of a condition of planning. Highland Council Archaeology Unit produced a specification for this work.</p> <p>Work revealed a small number of features to include a couple of small pits, a wooden structure of a possible post-medieval date and a number of rubble field drains relating to agricultural improvements. Further work is recommended to investigate the wooden structure that was located to determine its function.</p>

Asset/Event Number	207
Asset/Event Name	Geophysical Survey - A96 Dualling: Inverness to Nairn
Type of Asset/Event	Geophysical Survey
Date and/or Period	2016
Listing No./NRHE Number	
HER Number	EHG4846
Status	Event
Easting	282160
Northing	851150
Parish	Inverness and Bona

Council	Highland
Description	<p>AOC Archaeology Group was commissioned by Jacobs U.K. Limited to undertake an archaeological geophysical (gradiometer) survey to investigate the potential for buried archaeological remains between Inverness and Nairn, Highland as part of the cultural heritage assessment works for the A96 Dualling Inverness to Nairn project.</p> <p>The site includes eighteen parcels of land running between Inverness and Nairn, following the route of the A96 (NH 8020 5260).</p> <p>A gradiometer survey was undertaken over approximately 85ha which detected anomalies representing features previously recorded on historic mapping, such as field boundaries. The results have also identified linear, curvilinear and rectilinear anomalies that possibly relate to former human activity. Across the survey area there are large areas of modern and geological disturbance and subsequently detailed interpretation is tentative. Modern features are also visible within the survey results, such as plough lines, land drains and buried utilities.</p>

Asset/Event Number	208
Asset/Event Name	Trial Trenching - Land 80m SE of 68 Ashton Road, Inverness
Type of Asset/Event	Trial Trenching
Date and/or Period	2017
Listing No./NRHE Number	
HER Number	EHG4989
Status	Event
Easting	268740
Northing	845260
Parish	Inverness and Bona
Council	Highland
Description	<p>An archaeological evaluation was carried out by AOC Archaeology Group in 2017 in advance of the construction of a new skate park in playing fields next to Ashton Road, Inverness. The evaluation was required in order to inform developers of the potential archaeology in the area. Fieldwork was carried out on 6th March 2017 where eight trenches were excavated. No significant archaeology was identified and most of the trenches showed evidence of modern disturbance, probably from the improvement of the ground to create playing fields.</p>

Asset/Event Number	209
Asset/Event Name	DBA and walkover survey - A96 Dualling: Inverness to Nairn
Type of Asset/Event	DBA and Walkover Survey
Date and/or Period	2015
Listing No./NRHE Number	
HER Number	EHG5282
Status	Event
Easting	282610
Northing	851150

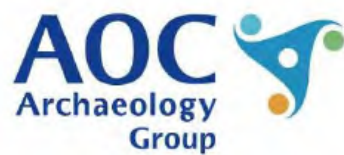
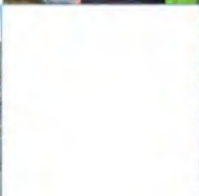
Parish	Inverness and Bona
Council	Highland
Description	A desk based assessment and walkover survey of the route of the proposed Scheme for the A96 Dualling Inverness to Nairn project was undertaken by Jacobs U.K. from 7 December 2015 to 18 December 2015 as part of the cultural heritage assessment works. This comprised a visual inspection of the location of identified cultural heritage assets within the 200m study area and select designated cultural heritage assets outwith the 200m study area, the settings of which may be affected by the proposed Scheme. A total of 10 additional assets were identified all of which date to the post-medieval period comprising clearance cairns (Assets 487 and 492), drystone field boundaries (Assets 488, 489 and 493), a farmstead (Asset 486), a quarry scoop (Asset 491), two bridges (Assets 485 and 494) and a memorial stone (Asset 490).

Asset/Event Number	210
Asset/Event Name	Roundhouse and three pits, c. 30m to the north of Ring Ditch Scheduled Monument
Type of Asset/Event	Roundhouse and pits
Date and/or Period	Prehistoric?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269801
Northing	845199
Parish	Inverness and Bona
Council	Highland
Description	<p>Added by AOC (JC) on 17/06/2024 using an aerial image transcription in a archaeological geophysical survey and aerial imagery analysis report undertaken by AOC Archaeology Group in 2018 (AOC 2018, Figure 38).</p> <p>Aerial photography identifies a group comprising a possible roundhouse and two circular pits and an irregular shaped pit. These features were not visible on the geophysical survey. This group of features is located c.30m from the Scheduled Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages (Listing No. SM11535).</p> <p>References: AOC Archaeology Group. Teale, K., Lawton, J., AND Cavers, G. A/9/A96 Inshes to Smithton, Inverness, Scotland: Archaeological Geophysical Survey and Aerial Imagery Analysis</p>

Asset/Event Number	211
Asset/Event Name	Three circular pits, c.100m to the northeast of Ring Ditch Scheduled Monument
Type of Asset/Event	
Date and/or Period	Prehistoric?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset

Easting	269898
Northing	845153
Parish	Inverness and Bona
Council	Highland
Description	<p>Added by AOC (JC) on 17/06/2024 using an aerial image transcription in a archaeological geophysical survey and aerial imagery analysis report undertaken by AOC Archaeology Group in 2018 (AOC 2018, Figure 38).</p> <p>Aerial photography identifies a group of three circular pits c. 100m to the northeast of the Scheduled Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages (Listing No. SM11535). These features were not visible on the geophysical survey.</p> <p>References: AOC Archaeology Group. Teale, K., Lawton, J., AND Cavers, G. A/9/A96 Inshes to Smithton, Inverness, Scotland: Archaeological Geophysical Survey and Aerial Imagery Analysis</p>

Asset/Event Number	212
Asset/Event Name	Circular pit, c.140 the east of Ring Ditch Scheduled Monument
Type of Asset/Event	Pits
Date and/or Period	Prehistoric?
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	269910
Northing	845043
Parish	Inverness and Bona
Council	Highland
Description	<p>Added by AOC (JC) on 17/06/2024 using an aerial image transcription in a archaeological geophysical survey and aerial imagery analysis report undertaken by AOC Archaeology Group in 2018 (AOC 2018, Figure 38).</p> <p>Aerial photography identifies a circular pits c. 140m to the east of the Scheduled Ring Ditch 415m SW and Pit Circles 460m WSW of Ashton Farm Cottages (Listing No. SM11535). This features were not visible on the geophysical survey.</p> <p>References: AOC Archaeology Group. Teale, K., Lawton, J., AND Cavers, G. A/9/A96 Inshes to Smithton, Inverness, Scotland: Archaeological Geophysical Survey and Aerial Imagery Analysis</p>



AOC Archaeology Group, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY
tel: 0131 555 4425 | fax: 0131 555 4426 | e-mail: edinburgh@aocarchaeology.com

www.aocarchaeology.com