

# CFA Archaeology Ltd

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*Advice on Archaeology & Planning*

*Environmental Impact Assessment*

*Interpretation, Design & Display*

*Finds/ Environmental Analysis*

*Field Evaluation & Excavation*


*Historic Building Recording*


*Site & Landscape Survey*

*Geophysical Survey*

**Castle Stuart Golf Links,  
Old Petty, Inverness.  
Archaeological Evaluation.**

**Report No. 1237**

 0131 273 4380

 0131 273 4381

 [info@cfa-archaeology.co.uk](mailto:info@cfa-archaeology.co.uk)

 [www.cfa-archaeology.co.uk](http://www.cfa-archaeology.co.uk)

# CFA ARCHAEOLOGY LTD

*September 2006*

*Commissioned by Castle Stuart Golf LLP*

Planning Ref. 05/00316/FULIN; 05/00317/LBCIN

This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

Author:	Date
Approved by:	Date
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**Author: Chris O'Connell BA MA**

Illustrator: Leeanne Whitelaw BSc Hons AAIS

Editor: Melanie Johnson MA PhD FSA Scot AIFA

CFA ARCHAEOLOGY LTD  
The Old Engine House  
Eskmills Business Park  
Musselburgh EH21 7PQ

Tel: 0131 273 4380

Fax: 0131 273 4381

Email: [cfa@cfa-archaeology.co.uk](mailto:cfa@cfa-archaeology.co.uk)

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## 1. INTRODUCTION

- 1.1 This report presents the results of an archaeological evaluation undertaken by CFA Archaeology Ltd (CFA) in August 2006 at the proposed location of Castle Stuart Golf Links, Old Petty, Inverness (NGR: NH 743 507 centred; Fig. 1). Castle Stuart Golf LLP commissioned the work.
- 1.1.2 The development will feature two 18-hole golf courses, associated buildings / facilities, a hotel complex (including apartments, spa and leisure club), and 120 timeshare units. The development will also feature the conversion of Balnaglack farmhouse and the demolition of Balnaglack farm steading (to be reported on separately following fieldwork).
- 1.1.3 The planning application (Planning Ref. 05/00316/FULIN; 05/00317/LBCIN) was supported by an Environmental Statement (ES) that included a chapter assessing the likely effects of the proposed development upon cultural heritage interests. That chapter in turn was supported by a technical annex that identified baseline conditions within the application area, assessed the impacts of the proposals on that baseline, and defined mitigation measures to reduce and offset identified impacts (Dunwell & Badger 2005).
- 1.1.4 The construction of the proposed development will be phased over several years. However, the evaluation works were intended to be conducted in one block and for archaeological mitigation works arising from the results of the evaluation to be staged to reflect the phased development construction.
- 1.1.5 A Written Scheme of Investigation (WSI) for undertaking the mitigation measures, relating to the direct impacts on cultural heritage resources, as identified in the ES technical annex was produced by CFA. The methodology is based upon the mitigation measures agreed between Turnberry Consulting and Highland Council.
- 1.1.6 A previous archaeological evaluation has been conducted (Johnson 2006), but was not completed due to the presence of breeding badgers. This archaeological evaluation was conducted in the areas that were previously restricted due to the presence of badgers.
- 1.1.7 Further details of the development design and layout can be found in the planning application and supporting Environmental Statement submitted to The Highland Council.
- 1.1.8 The objectives of the archaeological evaluation were to evaluate by trial trenching, both by mechanical digger and by hand excavation, Sites 14, 18, 20, 21 and 24 (Fig 1), in order to
- to identify the location, nature and extent of any features or objects of archaeological importance that would be damaged or destroyed by this development;
  - to propose arrangements for the safeguarding where possible, and further recording where necessary of any archaeological features or finds

identified during the archaeological field evaluation. Arrangements will need to be agreed with the Highland Council Archaeology Unit;

- to make sure that the needs for archaeological conservation and recording are met without causing any unnecessary delay or disturbance to the development project.

1.1.9 The sites to be investigated were (Fig. 1):

- **Site 14.** Castle Stuart, NH 741 497. Three buildings depicted at this location on Brown's estate map of 1808. Two rectangular buildings are depicted on Cuming's estate map of 1815. More recent sources do not record the buildings. No visible traces of these buildings were detected during the 2004 field survey.
- **Site 18.** Lonnie, NH 7337 4920. A cruciform building is depicted at this location on Brown's 1808 estate map. A single rectangular building is depicted on the 1st edition OS map. A single building with a small enclosure and a well to the SW are depicted on the 2nd edition OS map. No sign of any building was seen during the field survey.
- **Site 20.** Fisherton, NH 7365 5013. A well is depicted on the 1st and 2<sup>nd</sup> edition OS map. No sign of this site was detected during the field survey.
- **Site 21.** Fisherton, NH 7390 5054. A well is depicted on the 1st and 2<sup>nd</sup> edition OS map. No sign of this site was detected during the field survey.
- **Site 24.** Fisherton, NH7393 5051 Possible enclosure with two compartments marked on the 2nd edition OS map. No sign of this site was detected during the field survey.

### 1.3 Weather Conditions

1.3.1 The weather was predominantly sunny and hot, with occasional showers.

## **2. WORKING METHODS**

### **2.1 General**

2.1.1 Work was conducted with regard to the Institute of Field Archaeologists' Standards and Code of Conduct.

### **2.2 Trial Trenching**

2.2.1 A series of linear trial trenches were opened to examine a 5% sample of the areas to be evaluated. Topsoil and modern deposits were removed by an earth-moving machine equipped with a smooth-bladed ditching bucket, to reveal either the sub-soil surface or the surface of the first significant archaeological horizon. This activity was conducted under constant archaeological supervision, with other members of field staff engaged in rapid cleaning of all appropriate areas for the identification of archaeological remains.

2.2.2 Samples of any features of archaeological interest were excavated in order to establish their likely date, nature, extent and condition. All such sample excavation was conducted by hand. The samples were limited to remove only such deposits as necessary to achieve the evaluation objectives.

2.2.3 All excavation and on-site recording was carried out according to standard CFA procedures, principally by drawing, by photography and by completing standard CFA record forms.

2.2.4 The positions of trenches were recorded using industry standard electronic surveying equipment and back-filled on completion.

### **3. ARCHAEOLOGICAL RESULTS**

#### **3.1 General**

3.1.1 The following text presents the results of the evaluation. Context numbers are in bold and parentheses, and a full description is given in Appendix 2. Trench dimensions are given in Appendix 3. Site locations are provided on Fig. 1.

#### **3.2 Site 14 (Fig. 2)**

3.2.1 There was some surface evidence of possible buildings in the form of two pieces of worked masonry and a scatter of rounded cobbles, possibly the kind of material used in the construction of a courtyard. However, access was limited due to the cover of established trees. Three trenches were excavated, totalling 116m<sup>2</sup>. None of the trenches revealed any archaeological features or deposits.

#### **3.3 Site 18 (Figs. 3 and 4)**

3.3.1 The possible remains of a building, seen as a spread of rubble, were noted on the surface at this location. A trench (Trench 1, 80m<sup>2</sup>) was excavated by machine around the rubble spread, and a trench was excavated by hand (Trench 2, 7m<sup>2</sup>) across an area identified as having potential for surviving remains (Fig. 3). No archaeological remains were discovered in Trench 1.

3.3.2 The hand excavation revealed the remains of a wall aligned north-east/south-west and 0.6m wide (Fig. 4). The subsoil was a yellow-orange sand with 50% gravel (**016**). A vertical cut (**012**) had been made into the natural subsoil, into which was laid a foundation course of unworked rounded boulders (**010**) bonded with a yellow mortar (**013**), on top of which were the broken remains of flagstones (**011**) also bonded with mortar (**013**). The north face of the wall appeared to be clad with masonry (**014**), also bonded to (**010**) with mortar (**013**). Sitting on top of this foundation course was what was evidently non-structural remains, comprising of both worked and unworked stone (**015**), and is assumed to be the tumble from the once upstanding wall. Most of (**015**) had either fallen directly on to the foundation course, or had spilled out to the north of the wall.

3.3.3 South of the foundation wall (**010**), flagstone remains (**017**), defining a semicircular shape with an associated single red-brick (**018**), were recorded. Although there was no evidence of burning, the arrangement of the flagstones (**017**) and the associated red-brick (**018**) are suggestive of a hearth and may have lain on the interior of a building. This feature (**017**) sat directly on top of the natural (**016**) and was overlaid by both rubble (**015**) and a layer of mid-brown silty sand with 10% pebble inclusions which was 0.28m deep (**009**). This was present throughout the trench, and was overlaid with topsoil 0.1m deep (**001**). A number of post-medieval artefacts were recovered during the excavation, including pottery, metalwork and animal bone.

### **3.4 Site 20 (Fig. 1)**

- 3.4.1 No evidence of a well was found at the co-ordinates provided for this site by the National Monuments Record of Scotland (NMRS). Its purported position places the well on a steep slope leading down to the beach and is similar in topography to that of Site 21. It is possible that like Site 21 (See 3.1.7) the well may have been a natural spring, but no evidence of a spring was seen. Because of the steep slope it was not possible to trial trench in this area.

### **3.5 Site 21 (Fig. 5)**

- 3.5.1 A single trench (Trench 3, 18m<sup>2</sup>) was excavated at the NMRS co-ordinates given for this well. No sub-surface evidence for this well was seen. However, approximately 10m to the west of this co-ordinate a wet area of reeds and sedges in a small eroded gully was noted. It is possible that this represents a natural spring. No visible structures were seen, and excavations here were not required as the area will be set aside and not developed.

### **3.6 Site 24 (Figs. 5 and 6)**

- 3.6.1 Two trenches were excavated across this site totalling 78m<sup>2</sup>. The site appears to sit on top of a turf-covered sand dune, the line of which can be seen to the west of the site. Two trenches were excavated. Trench 1 was aligned north-west/south-east and Trench 2 bisected Trench 1 and was aligned north-east/south-west (Fig. 5). A single course of a dry-stone wall (**004**), 0.8m wide and aligned north-east/south-west was found in the south-eastern end of Trench 1 (Fig. 6). Sections of dry stone wall were also seen in the south-western end of trench 2 (**019**) and in the north-eastern end of Trench 2 aligned north south (**020**). No remains of a dry-stone wall were found at the north-western end of Trench 1, probably due to truncation during the construction of the track that runs adjacent to the sand dunes. The remains of (**004**, **019** and **020**) sat on a deposit of mid-brown sandy silt with 1% gravel inclusions (**003**), which was 0.2m thick and present across the whole site, and were covered with a very fine yellow sand (**002**), 0.24m deep and probably wind-blown in origin. The basal deposit in the trench, the natural subsoil, was a dark yellow sand (**008**) and was excavated to a depth of 0.36m deep.
- 3.6.2 At the south-western end of Trench 2 a stone and concrete ramp measuring at least 1.6m wide by 6.2m long was excavated (Fig. 6). At the top of the ramp (to the north-east) an area of cobbling (**005**) was found to sit directly on (**003**); no evidence of any bonding material was found. Further down the ramp the construction technique changed to a chevron designed cut stone (**006**) which was laid on a concrete and hardcore foundation (**007**), circa 0.1m thick and overlying (**003**). At the base of the ramp (at the south-west) a square hole (**009**) had been cut, possibly to take a gate post or similar fixture.



#### 4. DISCUSSION

- 4.1 Of the five sites that were evaluated, only two sites, 18 and 24, had surviving archaeological remains. The location of Site 14 was evaluated, but no archaeological features were revealed during excavation. Tree cover at this site also restricted the amount and the placement of trial trenches. Site 21, a well, was not found at its given co-ordinates but an area of reeds and sedges, indicative of a natural water source, was visually identified 10m to the west, and will be preserved *in situ*. Site 20, also a well, was not identified nor evaluated due to the inaccessibility of the co-ordinate location; however, this site will probably not be under development.
- 4.2 Site 18 was located and evaluated. The poorly preserved remains of foundation stones, partial remains of a flagstone floor and possible hearth were excavated. There was no evidence in plan of the shape and layout of the building, but dating evidence was obtained suggesting a post-medieval date.
- 4.3 Site 24 was located and the evaluation results suggest that this structure was a dry-stone built enclosure with a cobbled and stone built ramp leading into it from the west. Its probable function was a stock enclosure. Due to the poor preservation of its walls, it was not possible to determine its overall surface plan, and due to the limits of trial trenching no evidence of internal compartments, as indicated on the 2nd edition OS map, were seen.

#### 5. CONCLUSIONS

- 5.1 Eight trenches totalling 299m<sup>2</sup> were excavated by machine and by hand at Sites 14, 18, 21 and 24.
- 5.2 The archaeological evaluation has demonstrated that two of the sites, 18 and 24, had both buried and above-ground archaeological remains. Site 18 was described as a cruciform building on Brown's 1808 estate map; however, there was no supporting archaeological evidence for this cruciform plan. However, the evidence suggests the existence of a building at this site, with a section of a stone foundation course and *in situ* flagstones, some of which may be elements of a hearth.
- 5.3 Site 24 was categorised as a compartmentalised enclosure on the 2<sup>nd</sup> edition OS map. This evaluation confirmed its existence, but did not establish whether or not it was compartmentalised. Where seen in the trial trenches preservation of the enclosing dry-stone wall was poor, although a well-preserved section of ramp leading into the enclosure was recorded.
- 5.4 Sites 20 and 21, both depicted as wells on the 1<sup>st</sup> and 2<sup>nd</sup> edition OS maps were not found. The location of Site 20 was inaccessible. The trial trench at the purported location of Site 21 revealed no archaeological remains. However, 10m south of the NGR for Site 21, was an area of wetland-adapted plants, suggestive of a water source, and this may have been a natural spring that has been depicted as the well on the OS maps.

- 5.5 Although map evidence indicated the former presence of buildings at Site 14 (Brown 1808, Cumings 1815) and a scatter of building material was seen at this location, no archaeological deposits or features were found in the trial trenches. Access was limited, however, due to established tree cover.
- 5.6 No further mitigation is recommended under the present developmental proposals.
- 5.7 The project archive, consisting of all CFA record sheets, maps and reports will be deposited with the National Monuments Record of Scotland (NMRS).
- 5.8 A summary statement will be submitted for publication in *Discovery and Excavation in Scotland 2006* (Appendix 4).

## 6. BIBLIOGRAPHY

Brown, G 1808 *Plan of the Lands of Petty and Connage Lying in the Parish of Petty and County of Inverness, in the Property of the Right Honble the Earl of Moray*. NAS Ref: RHP14303.

Cumings, W 1815 *Plan of the Military Road from Milntown of Culloden to Conage with Proposed Alterations*. NAS Ref: RHP 11643.

Dunwell, A & Badger, S 2005 *Proposed Castle Stuart Golf Links. Environmental Impact Assessment. Technical Annex 1 – Cultural Heritage*. CFA Report No. 1016.

Johnson, M 2006 *Castle Stuart Castle Stuart Golf Links, Old Petty, Inverness*. CFA Report 1177. Commissioned by Cornerstone Golf Development International

Ordnance Survey 1874 1<sup>st</sup> Edition 6-inch *Inverness-shire* sheet IV.

Ordnance Survey 1876 1<sup>st</sup> Edition 6-inch *Inverness-shire* sheet V.

Ordnance Survey 1906 2<sup>nd</sup> Edition 6-inch *Inverness-shire* sheet V.

Ordnance Survey 1907 2<sup>nd</sup> Edition 6-inch *Inverness-shire* sheet IV.















## APPENDIX 1. Colour Slide Photographic Register

### Film 1

Film/Shot	Site	Description	From	Conditions
1		Registration shot		
2-3	24	Overview of Trench 1	S	Sunny
4-5	14	Overview Trench 1	SSE	Sunny
6-7	14	Overview Trench 1	EES	Sunny
8-9	14	Trench 3 working shot	S	Sunny
10-11	14	Overview Trench 2	S	Sunny
12-13	18	Overview of Trench 1 western arm	S	Sunny
14-15	18	Overview of Trench 1 southern arm	E	Sunny
16-17	18	Overview of Trench 1 eastern arm	S	Sunny
18-19	24	Ramp in Trench 2	W	Sunny
20-21	24	Wall (004) in Trench 1	S	Sunny
22-23	24	Trench 1 east facing section showing (004)	E	Sunny

### Film 2

Film/Shot	Site	Description	From	Conditions
1		Registration		Sunny
2-3	24	Section A, north facing, Trench 2	N	Sunny
4-5	24	Overview of Trench 2	E	Sunny
6-7	24	Shows (005) overlying (003)	E	Sunny
8-9	24	Plan of (005), (006) and (007)	E	Sunny
10-11	18	Trench 2 after cleaning	S	Sunny
12-13	18	Trench 2 after cleaning	N	Sunny
14-15	18	Showing wall tumble at north of trench (015)	E	Sunny
16-17	18	Showing wall tumble at south of trench (015)	E	Sunny
18-19	18	Plan of foundation stones (015) and facing stone (014)	E	Sunny
20-21	18	Plan of foundation stones (015) and facing stone (014)	N	Sunny
22-23	18	Plan of foundation stones (015) and facing stone (014)	S	Sunny
24-25	18	Plan of (017)	E	Sunny
26-27	18	Post-ex plan of Trench 2	N	Sunny
28-29	18	Part of composite of east facing section Trench 2	E	Sunny
30-31	18	Part of composite of east facing section Trench 2	E	Sunny
32-33	18	Part of composite of east facing section Trench 2	E	Sunny
34-35	18	Part of composite of east facing section Trench 2	E	Sunny

### Film 3

Film/Shot	Site	Description	From	Conditions
1		Registration		
2-3		Site 21 general view	E	Sunny
4-5		Site 21 general view	W	Sunny
6-7		Site 20 general view	S	Sunny
8-9		Site 20 general view	SW	Sunny

## APPENDIX 2. Context Register

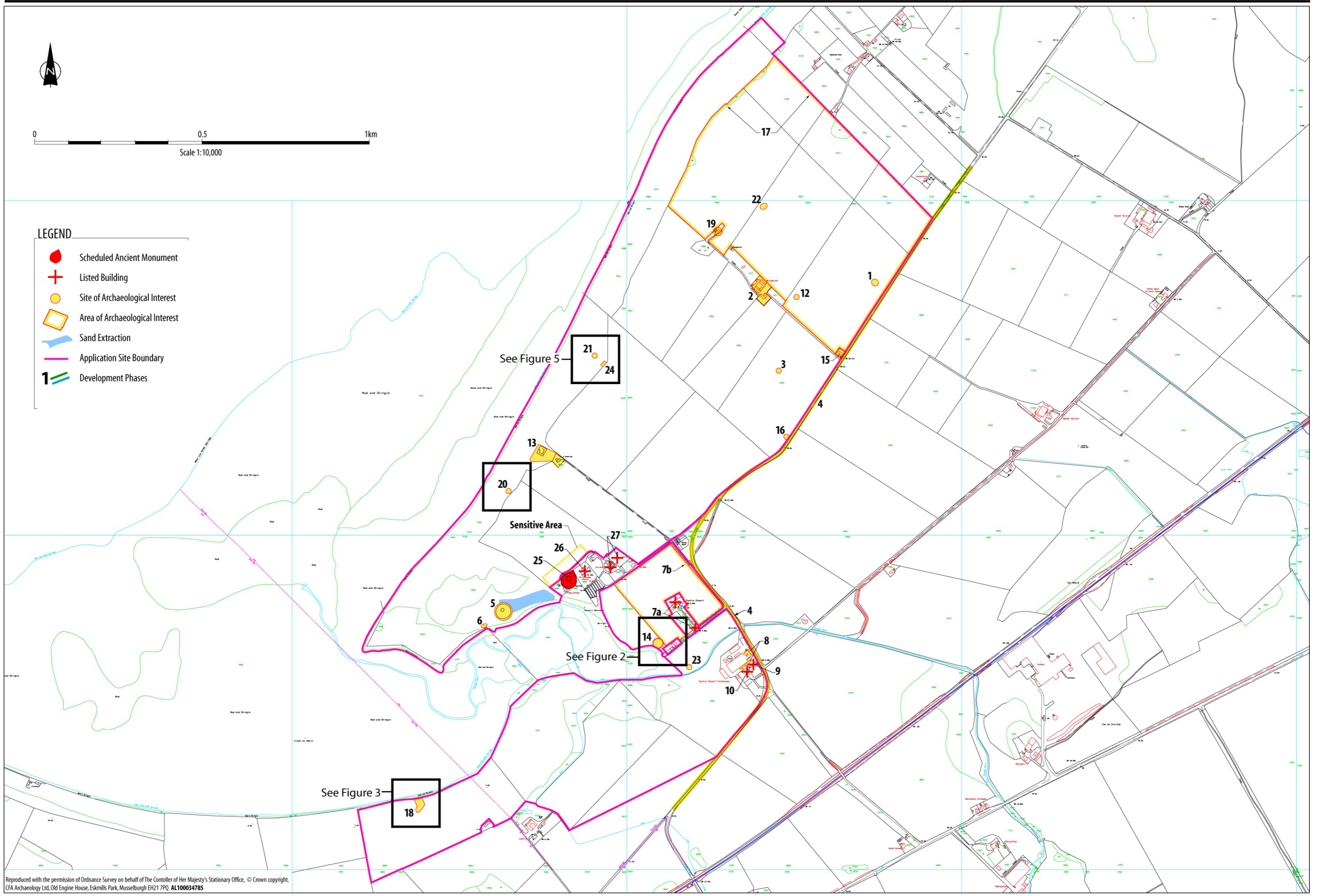
Context	Site	Description
001	24	Topsoil/turf
002	24	Yellow fine sand, probably wind blown
003	24	Mid brown sandy silt with 1% gravel inclusions
004	24	Stones of dry stone wall
005	24	Cobbled surface at top of ramp
006	24	Chevron designed stones of ramp
007	24	Concreted hardcore for base of (006)
008	24	Dark yellow sand, probable original ground surface
009	18	Mid brown silty sand with 10% pebble inclusions
010	18	Foundation stones of rounded boulders 0.45 x 0.20 x 0.20m. Fill of (012)
011	18	Flagstones
012	18	Vertical cut for foundation, filled by (010) and (013)
013	18	Mortar fill of (012)
014	18	Flat upright masonry stone, probable exterior facing of wall
015	18	Rubble tumble containing both worked and unworked stone.
016	18	Natural gravel and sands at 50:50 ratio
017	24	Slot cut into (006)
018	18	Red-brick
019	24	Stones of drystone wall
020	24	Stones of drystone wall

## APPENDIX 3. Trench Dimensions

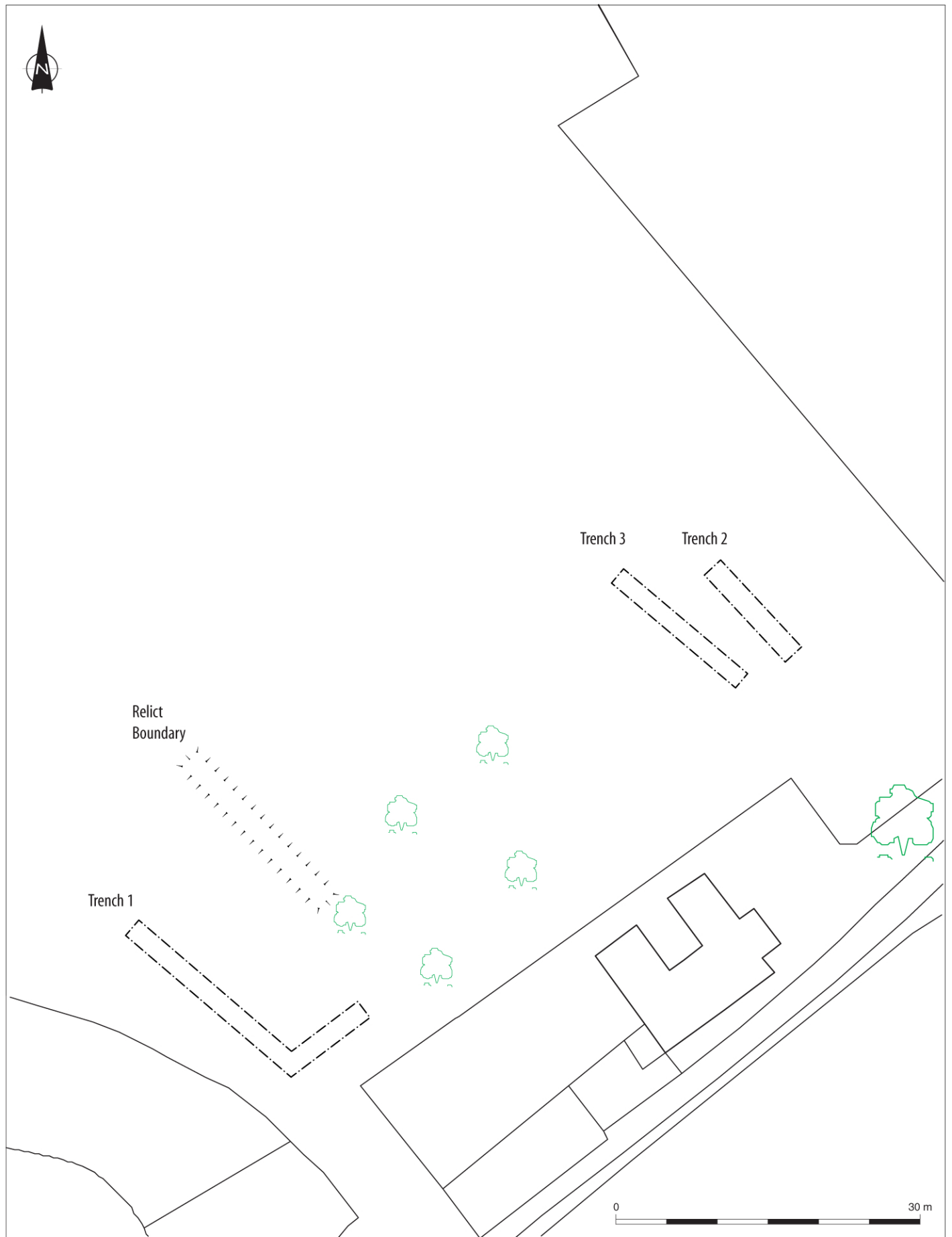
Site	Trench	Width	Length	Area m <sup>2</sup>
14	1	2	21+ 10	62
14	2	2	11	22
14	3	2	16	32
18	1 (eastern arm)	2	11	22
18	1 (southern arm)	2	16	32
18	1 (western arm)	2	13	26
18	2	1	7	7
21	3	2	9	18
24	1	2	15	30
24	2	2	24	48

#### APPENDIX 4. Discovery and Excavation in Scotland Entry

<b>LOCAL AUTHORITY:</b>	Highland Council
<b>PROJECT TITLE/SITE NAME:</b>	Castle Stuart Golf Links
<b>PROJECT CODE:</b>	CAST
<b>PARISH:</b>	Old Petty
<b>NAME OF CONTRIBUTOR:</b>	C O'Connell
<b>NAME OF ORGANISATION:</b>	CFA Archaeology Ltd
<b>TYPE(S) OF PROJECT:</b>	Archaeological Evaluation
<b>NMRS NO(S):</b>	
<b>SITE/MONUMENT TYPE(S):</b>	
<b>SIGNIFICANT FINDS:</b>	
<b>NGR (2 letters, 6 figures)</b>	NH 743 507
<b>START DATE (this season)</b>	21/08/06
<b>END DATE (this season)</b>	25/08/06
<b>PREVIOUS WORK (incl. DES ref.)</b>	
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	A trial trenching evaluation was carried out by CFA Archaeology Ltd in August 2006 at the proposed site of Castle Stuart Golf Links, near Inverness. Eight trenches totalling 299m <sup>2</sup> were excavated at the location of five previously recorded sites.. Two wells recorded on 1 <sup>st</sup> and 2 <sup>nd</sup> edition OS maps were not found, but a possible natural spring in the near vicinity of one was identified. An enclosure depicted on the 2 <sup>nd</sup> edition OS map was found to be a dry-stone wall construction, with a stone and concrete ramp leading into it. The site is interpreted as a stock enclosure. The possible remains of a farm steading were also found, although preservation was poor and a plan of the original building could not be determined from the remains. Another steading was not found during the evaluation, although there were remains of masonry lying on the ground in the area.
<b>PROPOSED FUTURE WORK:</b>	None
<b>CAPTION(S) FOR ILLUSTRS:</b>	
<b>SPONSOR OR FUNDING BODY:</b>	Castle Stuart Golf LLP
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	The Old Engine House, Eskmills Park, Musselburgh, EH21 7PQ
<b>EMAIL ADDRESS:</b>	cfa@cfa-archaeology.co.uk
<b>ARCHIVE LOCATION (intended/deposited)</b>	The archive is intended for deposition in the NMRS.

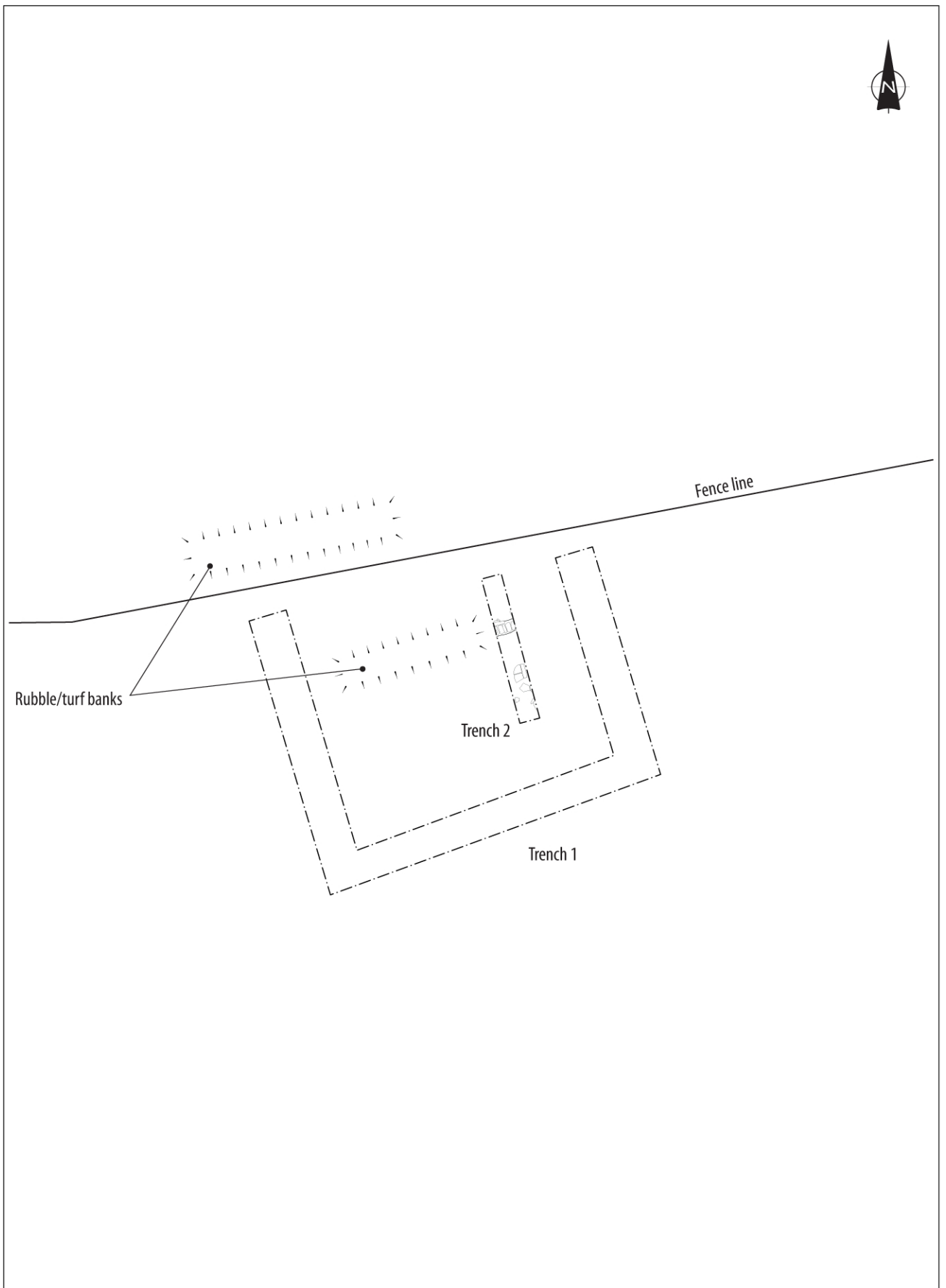


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Fig. 2 - Trench plan of site 14.



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0 20 m

Fig. 3 - Trench plan of site 18.

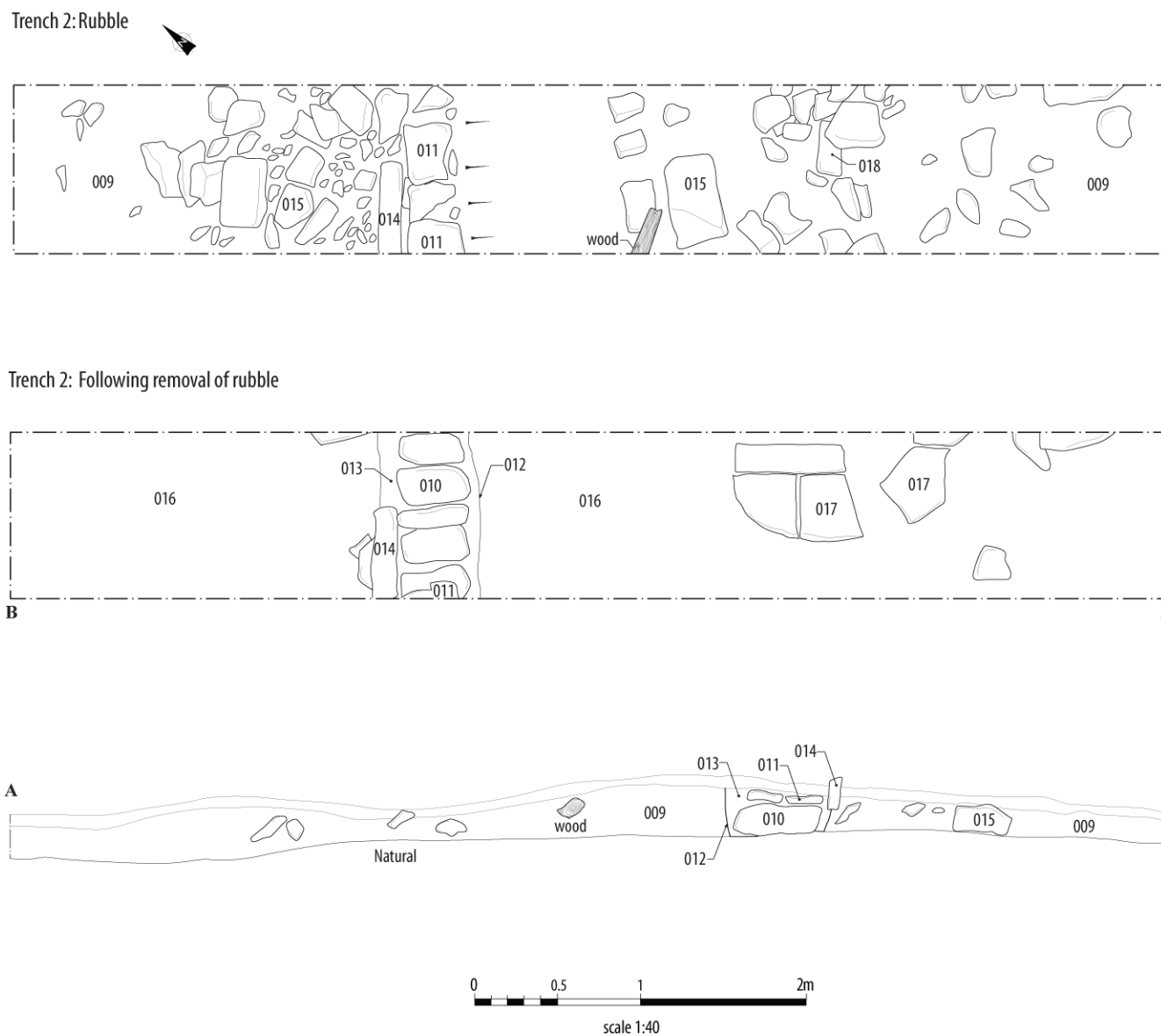
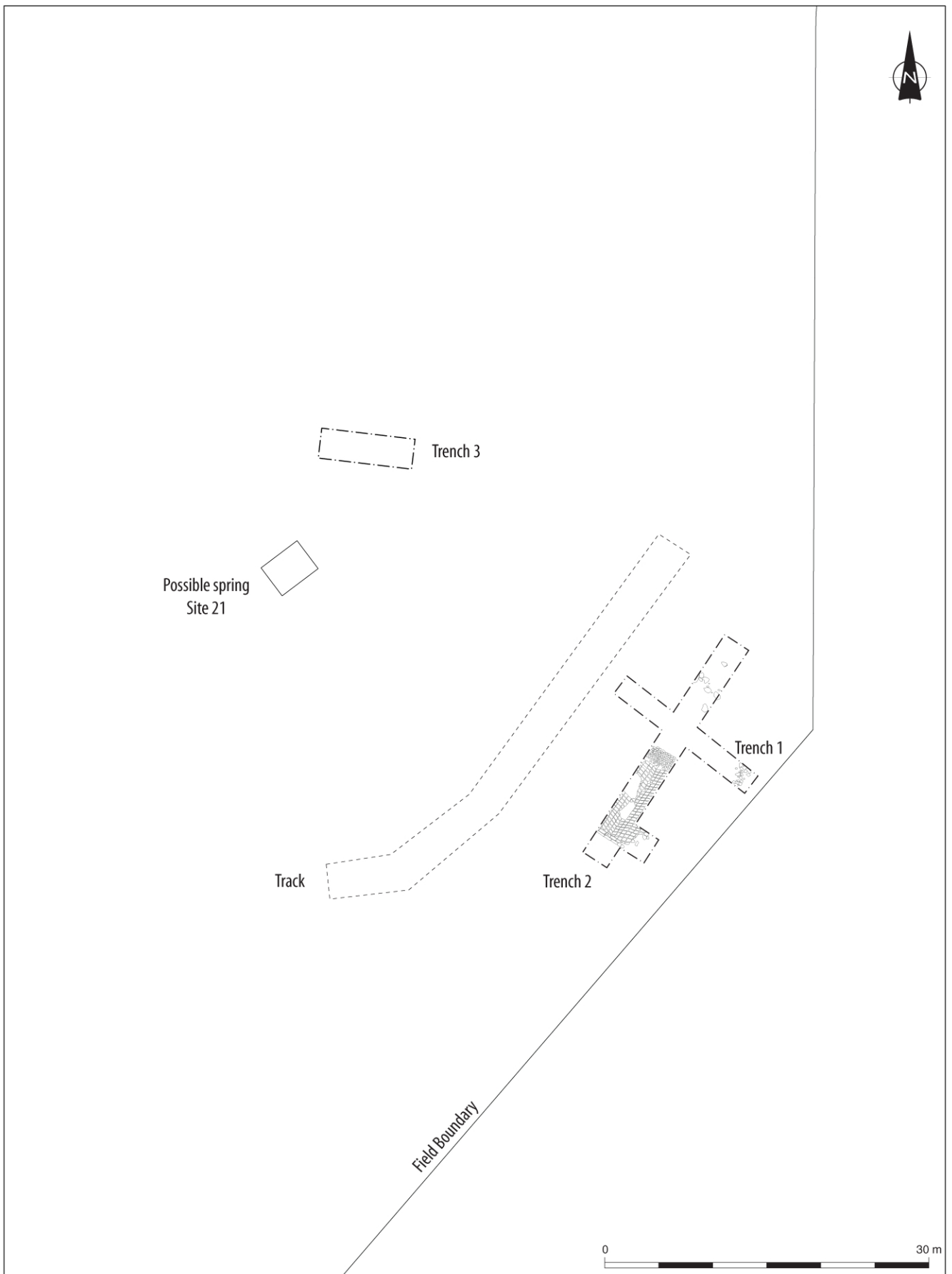


Fig.4 - Plans and section of site 18.



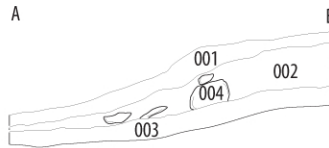
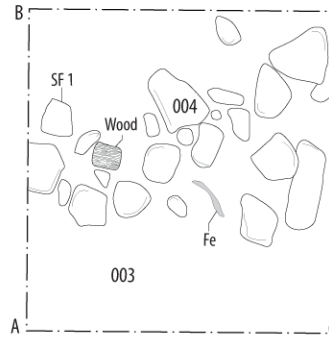


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Fig. 5 - Trench plan of sites 21 & 24.

Site 24, Trench 2: South-west end

Site 24, Trench 1: South-east end



Site 24, Trench 2: North-east end

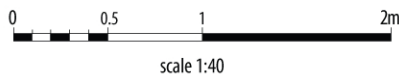
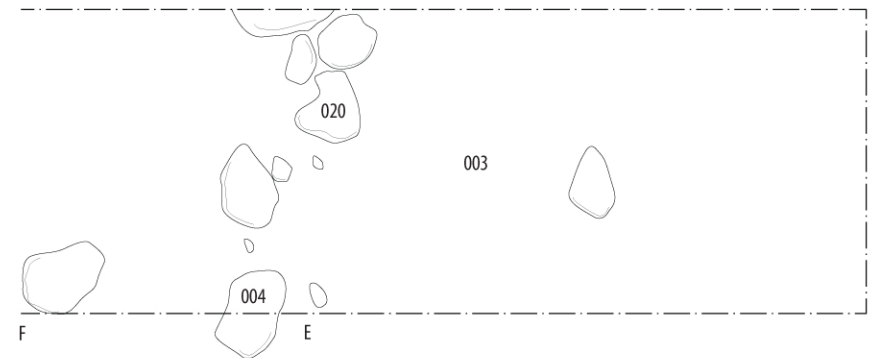
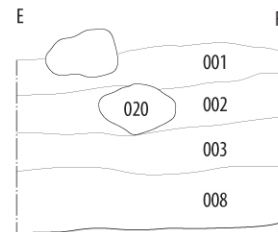


Fig.6 - Plans and sections of site 24.