

ARNK12/001

ANGRAFLAT ROAD, NETHERSHOT, KELSO
SCOTTISH BORDERS

Desk based assessment

On behalf of Clarendon Planning & Development

December 2012

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Parish:	Kelso
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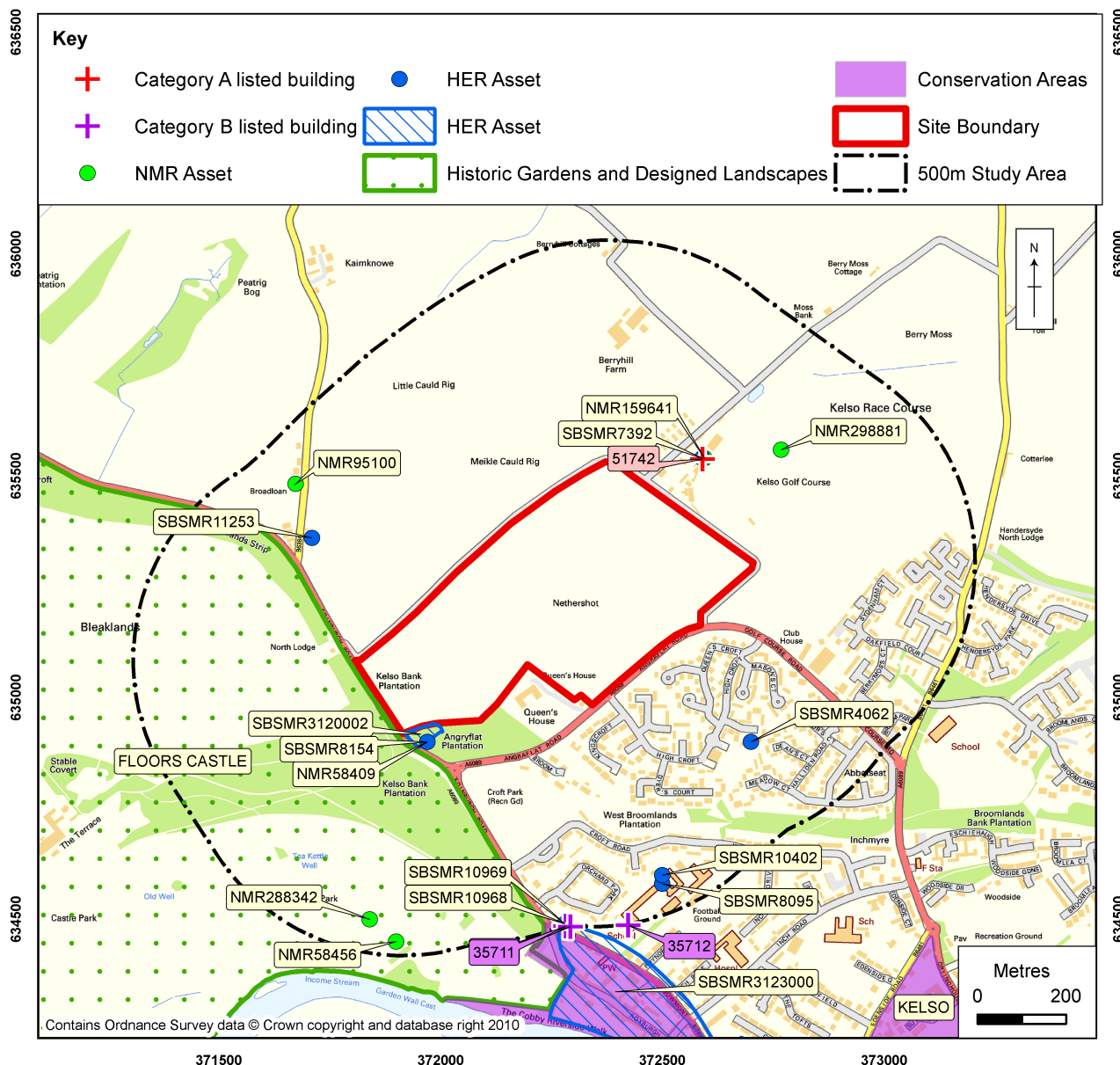
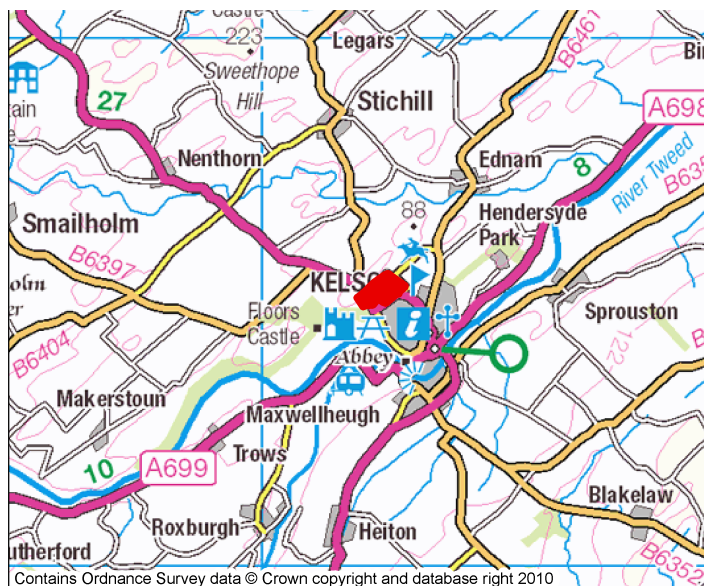
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Illus 1

Site location plan and previously recorded features

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Desk based assessment

Headland Archaeology were commissioned by Clarendon Planning & Development to undertake a desk based assessment of a proposed development site covering around 28 ha at Angraflat Road to the north of Kelso. The assessment is in support of a planning application.

There are no recorded archaeological sites within the application site. Examination of cartographic sources shows a 19th century reservoir in the south-west of the application site, and that the site has been in arable use since at least the mid-18th century.

The site is assessed as having moderate potential to contain previously unrecorded prehistoric remains because of its size and location at low elevation; and moderate potential for previously unrecorded remains associated with the medieval burgh of Wester Kelso. Cultivation terraces to the south-west of the site may extend north into the proposed development area. It is recommended that a phase of targeted evaluation be undertaken should consent be granted

1 INTRODUCTION

Headland Archaeology Ltd was commissioned by Clarendon Planning & Development to undertake a archaeological desk based assessment in connection with a planning application for development at Angraflat Road, Kelso.

Planning permission for development will be sought from Scottish Borders Council. This archaeological desk based assessment has been prepared to accompany the application.

This assessment sets out the archaeological potential of the site and contains recommendations for intrusive evaluation works.

The framework for dealing with archaeological sites and the wider historic environment in the planning process is provided by SPP (Scottish Planning Policy, Subject Policies 110–112) with further guidance in Scottish Planning Advice Note 2/2011. In a regional context the Scottish Borders Consolidated Local Plan 2011 (Policies BE1: Listed Buildings; BE2: Archaeological Sites and Ancient

Monuments; BE3: Gardens and Designed Landscapes; and BE4: Conservation Areas) sets out the policy of the Local Planning Authority.

2 SITE LOCATION AND DESCRIPTION

The site covers some 28ha on the north-west fringes of Kelso (NGR: NT 7225 3521; Illus 1). It is currently occupied by farmland. It is bounded by Kelso racecourse to the north-east, urban development to the south-east, the designed landscape of Floors Castle to the south-west and an un-named road with further farmland beyond to the north-west. It lies around 60m OD and is underlain by geological deposits of glacial till over sandstone deposits of the Ballagan Formation (www.bgs.ac.uk).

The topography of the site gently slopes down from west to east and has been altered by agricultural use (ploughing over many years).

3 AIMS & OBJECTIVES

The main objectives of the archaeological assessment were:

- To assess and define the archaeological potential of the proposed application area.
- To propose the scope of a subsequent phase of intrusive archaeological evaluation.

4 METHODOLOGY

4.1 Sources consulted

The following sources were consulted for the site area and surrounding 500m:

- Databases maintained by Historic Scotland of designated cultural heritage features.
- Scottish Borders Council Sites and Monuments Record (SBSMR)
- National Monuments Record of Scotland (NMRS)
- Relevant historic maps held by the National Library of Scotland
- Readily available published information

A gazetteer of previously recorded sites is provided as an appendix. This assessment does not include consideration of any impacts on the setting of cultural heritage features.

5 RESULTS

5.1 Previously recorded sites

There are no designated cultural heritage features in the application area. There are four listed buildings within the study area. Two records relate to the Category B “Orchard House, Orchard Cottage and Dovecote” (HB 35711/SBSMR10968 & 10969; Illus 1) to the southern limit of the study area, a third record is for the Category B Kelso High School (HB35712/SBSMR8095; Illus 1). The remaining record is the Category A Kelso racecourse grandstand building (HB51742/SBSMR7392/NMR159641; Illus 1). They are not considered relevant in the context of this assessment.

The application area contains no previously recorded archaeological sites, but evidence of early cultivation is recorded within Angraflat plantation

immediately to the south (NMR58409/SBSMR8154 & 3120002; Illus 1). A group of seven terraces are cut into the south facing slope to increase the available land and may date from the 7th to the 17th century.

The majority of the recorded heritage assets within the study area are post-medieval buildings or other features such as the 19th century Kelso racecourse and golf course (NMR298881; Illus 1) which lie immediately north-east of the development area. The landscaping of the golf course is clearly visible inside the race track on current aerial photographs.

The sites of two former cottages are recorded (SBSMR10401 & SBSMR11253/NMR95100; Illus 1). The latter is recorded in different locations on the SMR and NMR databases, but the historic mapping (Illus 6) shows that the SMR location is correct.

The approximate location of a WWII Royal Observer Corps post is given as within the housing estate to the south-east of the development site (SBSMR4062; Illus 1).

The development area lies within 500m of the historic core of Kelso which is defined as a Conservation Area (SBSMR3123000; Illus 1). There has been a settlement at Kelso since at least the 12th century, when the Abbey was founded by monks from Selkirk. Through the medieval period there were two settlements named Kelso – Wester Kelso, probably located near the gates to the Floors estate, and Easter Kelso which developed into the present town. The abbey was the dominant force in the area until the late 16th century and the ruins give a sense of the building’s imposing scale. Little remains of the medieval town following two fires in the 17th century. The rebuilding of the town included the establishment of the Grammar School. During the 18th and 19th centuries the town expanded considerably, with large terraced houses and detached villas along Roxburgh Street, many of which still stand today.

To the west of the development area is the 18th century parkland of Floors (or Fleur’s) Castle. The parkland includes the site of Wester Kelso, a medieval burgh destroyed by fire in 1684 (NMR58456; Illus 1). Excavations on Roxburgh Street carried out between 1983 and 1985 revealed evidence of a terrace parallel to the street, a sixteenth century corn-drying kiln, and rubbish and quarry pits (Dixon et al 2002).

Also recorded within Floors Castle is a possible circular plantation bank visible on aerial photos as

parch marks between the Tweed and Edinburgh Road (NMR288342; Illus 1).

Possible cropmarks of an enclosure to the north of the site and trackways running across the site are visible on aerial photos taken in 1988 by RCAHMS (Chris Bowles, Archaeology Officer, *pers comm.*). These are not visible on earlier aerial photographs or current satellite imagery (RCHAMS ASS_067_89; 106G_UK_0016-5064; www.google.com/earth). The 1989 aerial photograph also shows the site of the reservoir as a parch mark in the crop, and shows an area of linear features in the south-west corner of the application area which may relate to the cultivation terraces.

The north-easternmost field of the development area contains a number of modern trackways, which may relate to the combined golf course and racecourse to the northeast.

Taken as a whole the previously recorded sites suggest the potential for further cultivation terraces or other remains associated with the medieval burgh to be present, particularly in the south-west of the site.

5.2 Historic Mapping

The first plan to show the area in any detail (Gordon 1652) shows a settlement at 'Kelfo' with a church. Blaeu records a palisaded settlement at 'Cailfoo' in 1654, Moll's map of a decade later gives no further detail.

Roy's military survey (made between 1747 and 1755; Illus 2) shows the site as divided into a number of long, narrow fields with hedge boundaries.



Illus 2

Extract from Roy's Military Survey 1747-55

Stobie's map some 30 years later (1770) focuses on towns and shows no detail for the agricultural land, likewise Ainslie (1821) and Thomson (1822) show little detail. McPherson's map of 1839 (Illus 3) is the first since Roy's to show the development site in detail, and also shows the racecourse to the north-east of the site. At this time it was subdivided into nine narrow strips of land with four landowners. Forrester's map of a few years later shows no change to the development site.



Illus 3

Extract from McPherson's 1839 map



Illus 4

Extract from Forrester's 1843 map

By the time of the first 6" to 1 mile Ordnance Survey (surveyed 1858; Illus 5) the area was known as Nethershot. A reservoir was constructed in the south of the development area by 1897 (Ordnance Survey published 1899; Illus 6) when some of the fields had been merged and the northernmost subdivided further. This reservoir is no longer shown on 1919 (Ordnance Survey published 1924;

Illus 7), and the south-westernmost fields have merged since 1938 (Ordnance Survey published 1949; Illus 8). Otherwise the land is relatively unchanged.



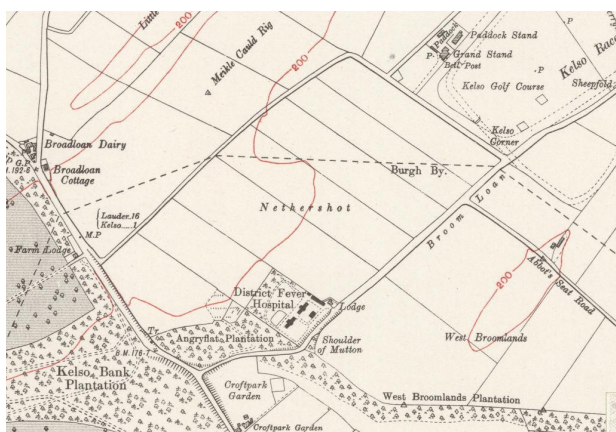
Illus 5

Extract from OS 1858 survey



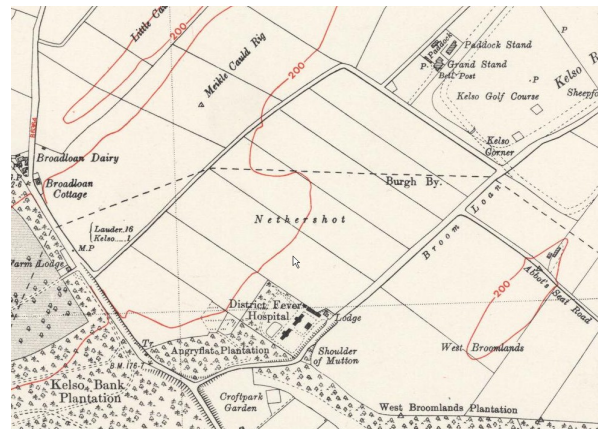
Illus 6

Extract from OS 1897 survey



Illus 7

Extract from OS 1919 survey



Illus 8

Extract from OS 1938 survey



Illus 9

Extract from RCHAMS ASS_607_89, Frame 0123

6 DISCUSSION & RECOMMENDATIONS

6.1 Discussion

The application area can be characterised as former arable land with no recorded settlement. As with any 'greenfield' site there is potential for prehistoric remains and there is evidence of human activity in the Roxburghshire area from at least the Neolithic as there have been various finds of stone implements across the area and a Neolithic cemetery has been identified from cropmarks in Sprouston (<http://jura.rcahms.gov.uk/pastmap>). The nearest prehistoric site to the development area is a record of an Early Bronze Age cist burial to the east of Floors Castle, which was found during ploughing in 1948 (Canmore ID: 58481).

The site is some distance from the medieval core of Kelso, but within 400m of approximate site of the former settlement of Wester Kelso. The exact location of this burgh is unknown. Cultivation terraces to the south of the site may extend north into the site.

The site has been ploughed, which is likely to have truncated any remains, but features cut into geological till and below ploughsoil may survive.

In conclusion, the potential for prehistoric remains within the development area is assessed as low based on the absence of known prehistoric remains within the study area. There is a low to moderate archaeological potential for the application area to contain medieval settlement or evidence of associated agriculture. Any medieval remains are most likely to be present in the south-west of the application area, closest to the identified site of the burgh and the cultivation terraces.

The application area includes the site of a late 19th century reservoir and will contain evidence of the former field boundaries, which are shown on maps from the mid -18th century.

6.2 Recommendations

Given the low potential of the site to contain prehistoric remains and the low to moderate potential for the south-west of the site to contain remains of medieval date it is proposed that an intrusive phase of trial trenching be undertaken prior to main contract works. It is proposed that the trial trenches are targeted on the south-west corner of the site to investigate the potential for further cultivation terraces or associated remains, and on cropmarks visible on the aerial photographs.

7 BIBLIOGRAPHY

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- 1654 Blaeu, J. *Merche or Shirrefdome of Berwick*
- 1745 Moll, H. *The North Part of ye Shire of Roxburgh*
- 1747 Roy, W. *Military Survey of Scotland*
- 1770 Stobie, M. *A map of Roxburghshire*
- 1821 Ainslie, J. *Map of the Southern Part of Scotland*
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- 1840 Tennant, N. *Map of the County of Roxburgh*
- 1843 Forrester, W. *Map of the Counties of Roxburgh, Berwick, Selkirk & Midlothian by Crawford and Brooke*
- 1852 McPherson, W. *Plan of the town of Kelso and its environs*
- 1863 Ordnance Survey *Roxburghshire Sheet IX* (surveyed 1858)
- 1899 Ordnance Survey *Roxburghshire Sheet IX.NE* (revised 1897)
- 1924 Ordnance Survey *Roxburghshire Sheet nVI & VIa* (revised 1919)
- 1946 Ordnance Survey *Sheet 81 – Kelso and the Cheviot*
- 1949 Ordnance Survey *Roxburghshire Sheet nVI & VIa* (revised 1938)
- 1954 Ordnance Survey *Sheet NT73*

7.2 Other sources

- RCHAMS (1989) *All Scotland Survey* vertical image Sortie ASS_607_89 Frame 0123
- RCHAMS (1946) *Vertical Images* Sortie 106G_UK_0016 Frame 5062, Frame 5063 & Frame 5064
- Dixon, P. J; Mackenzie, J. R.; Perry, D. R. and Sharman, P. (2002) 'The origins of the settlements at Kelso and Peebles, Scottish Borders: Archaeological excavations in Wester and Easter Kelso and Cuddyside/Bridgegate, Peebles by the Border Burghs Archaeology Project and the Scottish Urban Archaeological Trust, 1983-1994', *Scot Archaeol Internet Rep*, vol.2 Online Journal <http://www.sair.org.uk/sair2/index.html>

Haigh, J. (1845) A topographic and historical account of the town of Kelso and of the town and castle of Roxburgh

Scottish Borders (2011) *Consolidated Local Plan*

www.bgs.ac.uk

8 APPENDICES

8.1 Appendix 1 – Previously recorded sites

Listed Building No.	SBSMR	NMRS No.	Description
51742		159641	Kelso Race Course, Grand Stand
	8154	58409	Angryflat Plantation
		58456	West Kelso
	35712	230666	Kelso, Bowmont Street, Kelso High School
35711	10966, 10967, 10968, 10969	95845	Kelso, Bowmont Street, Orchard House
	4062		WWII Royal Observer Corps post
		298881	Kelso, Kelso Race Course And Golf Course
	11253	95100	Broadloan Cottage
-	-	-	Floors Castle HDGL
-	-	-	Kelso Conservation Area