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Client: IJ Property Developers

Archaeological Desk Based Assessment: The White Horse Inn, Perth

Malcolm Corney
MA (Hons)

Project summary sheet

<i>Client</i>	IJ PROPERTY DEVELOPERS
<i>National Grid Reference</i>	NO 11621 23921
<i>Address</i>	THE WHITE HORSE INN NORTH WILLIAM STREET PERTH
<i>Parish</i>	PERTH
<i>Council</i>	PERTH AND KINROSS
<i>Planning Application No</i>	06/01577/FUL
<i>NMRS No</i>	N/A
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<i>Fieldwork</i>	MALCOLM CORNEY
<i>Specialists</i>	N/A
<i>Schedule</i>	
<i>Fieldwork</i>	MAY 2008
<i>Report</i>	JUNE 2008

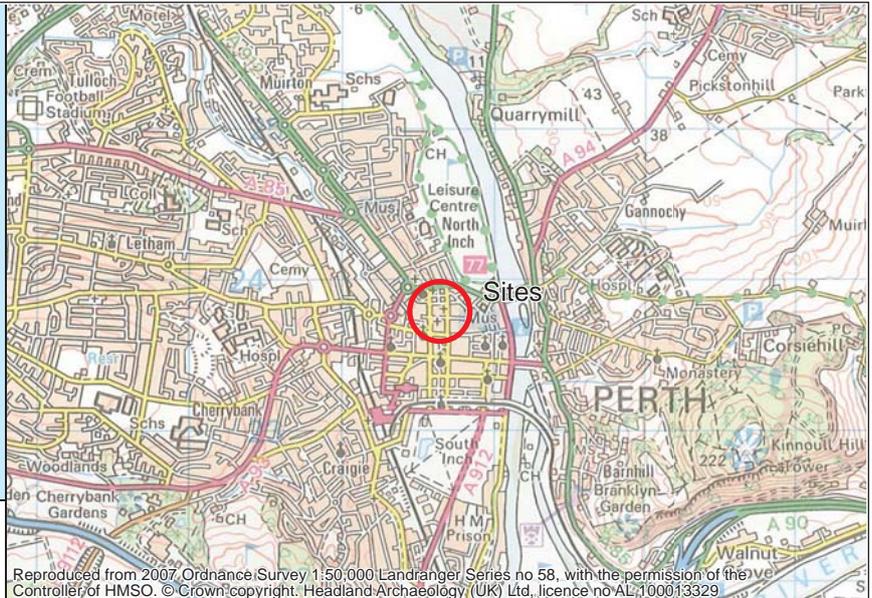
Signed off by:.....

Mark Roberts BA (Hons) MIFA, Project Manager

Date:.....

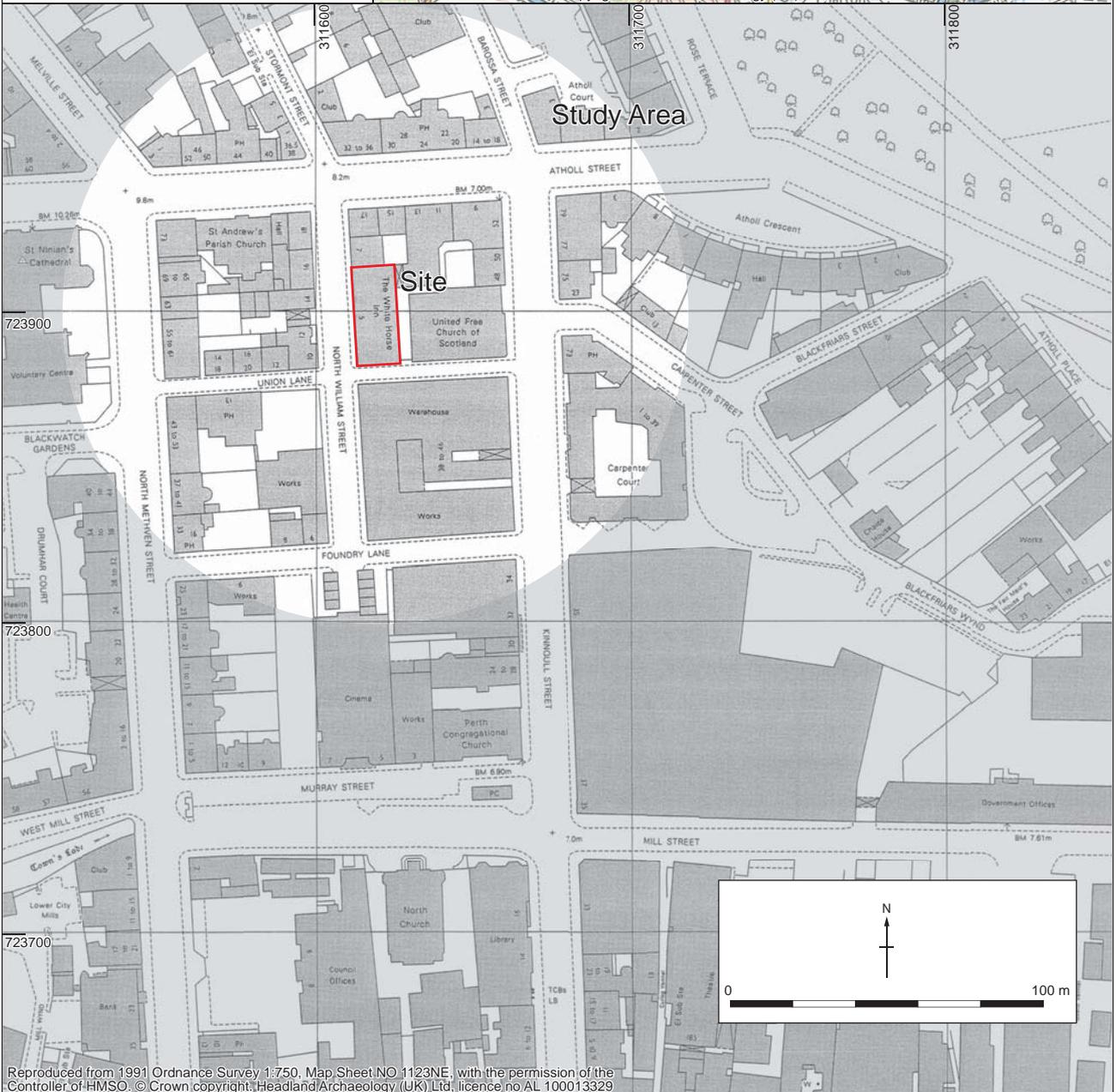
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Illus 1
Site location

Archaeological Desk Based Assessment: The White Horse Inn, Perth

by
Malcolm Corney

An archaeological appraisal of the former White Horse Inn, North William Street, Perth was carried out by Headland Archaeology. The site probably lay just outside the western boundary of the medieval Dominican Friary on ground then probably used for rough grazing. During the late 18th and early 19th centuries residential and industrial complexes were built across the area to the west of the present Kinnoull Street including the White Horse Inn. There is low potential for surviving archaeological remains within the development area.

INTRODUCTION

IJ Property Developers has applied for planning permission for the development of residential flats at the site of the former White Horse Inn, North William Street, Perth. Perth and Kinross Council has stipulated that a desk based appraisal of the site should be conducted as part of the planning consent. The site of the proposed development lies less than 200m to the north of the edge medieval burgh and close to the site of the former Dominican Friary which lies to the east. This report provides a detailed assessment of the potential of the area in order to inform an appropriate mitigation strategy to deal with any archaeological impacts the development may have.

METHODOLOGY

A study area with a radius of 100m was initially drawn up centred on the White Horse Inn (NGR NO 11621 23921) (Illus 1). Sites outside this area were also considered.

Within this study area a systematic search of background information was carried out, comprising:

- Historic maps held by the National Library of Scotland
- Archive plans held by the National Archives of Scotland
- Archaeological information held by Historic Scotland and RCAHMS on national databases
- Archaeological information held by Perth and Kinross Council

The site was also visited on in order to assess topographic factors and existing conditions.

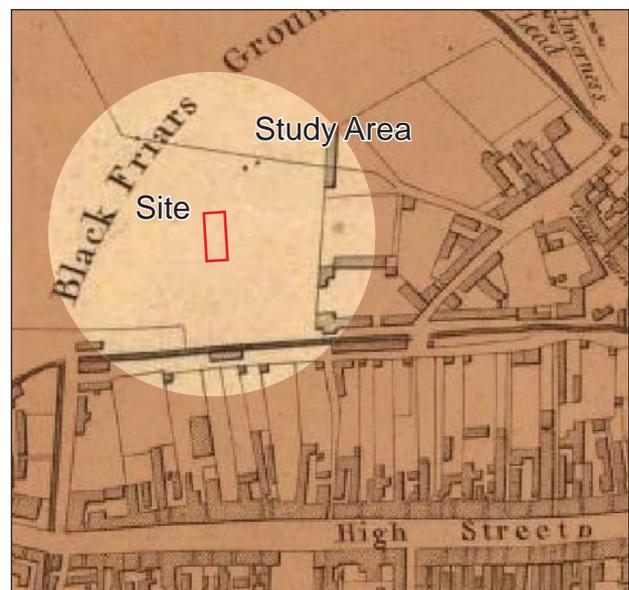
RESULTS

Prehistoric and Medieval

There are no known prehistoric sites either inside or within 100 m of the development area.

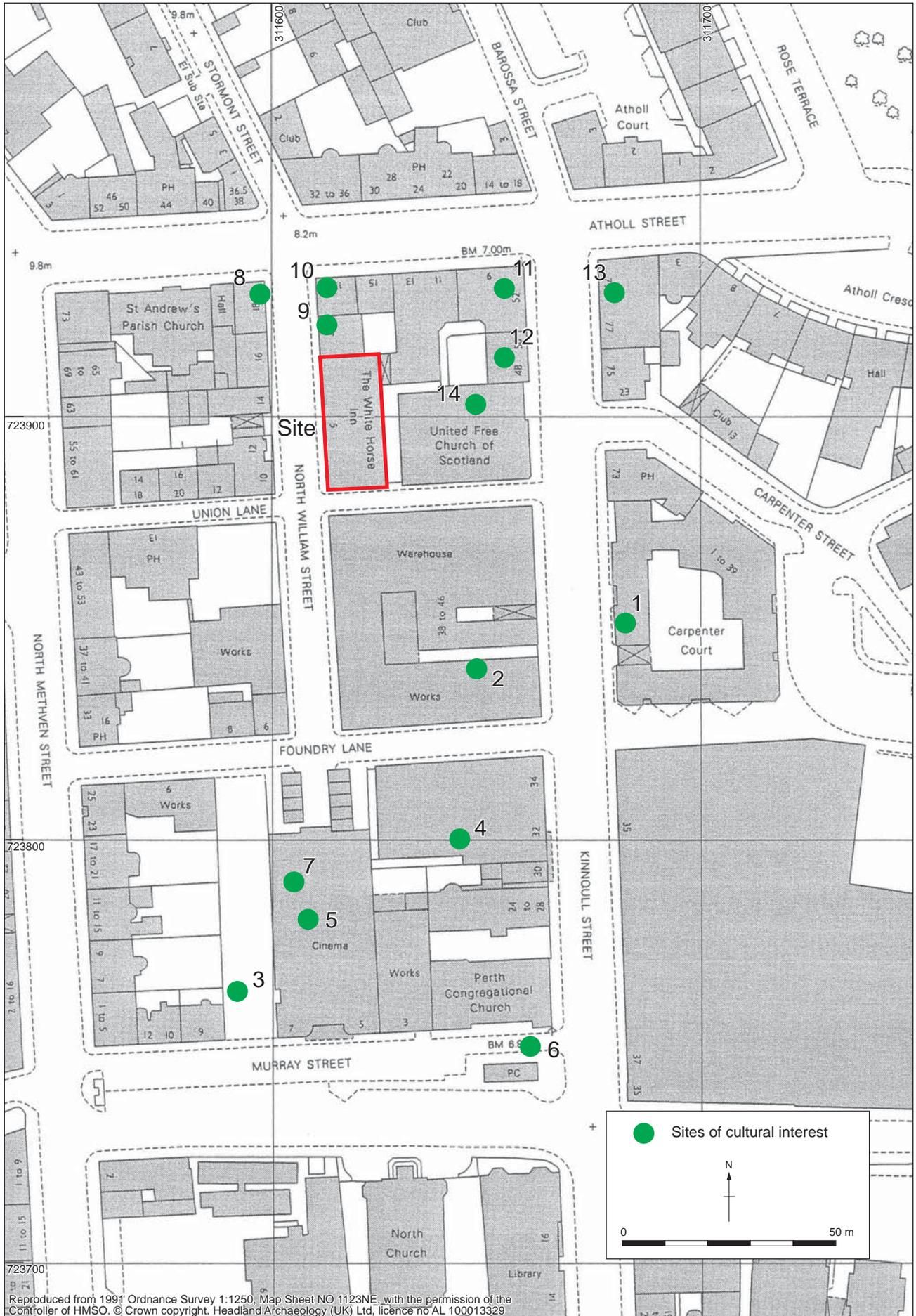
The northern edge of the medieval burgh of Perth lies less than 160m to the south, marked by the

present day Mill Street. A Dominican friary, founded 1231 (Bowler 2006, 28, Simpson et al, 1982, 12) lies on the north side of the medieval burgh (NSAoS, 1837, 64). The early map evidence, in particular Buist, suggests that the western boundary of this friary may come as far as the present day Kinnoull Street. Although Rutherford and Stobie place the friary further to the west and north (Illus 2). Bowler's excavation (PSAS, 1995, 939-947) in 1984, at a site located between Kinnoull Street and Union Street (site 1, Illus 3) uncovered the remains of the friary cemetery, extending eastwards towards Union Street and a series of convent walls. He suggests that part of the convent church may lie or have been incorporated into the public house that stood at the corner of Kinnoull Street and Carpenter Street. A series of irregular wall foundations were observed at 71 and 73 Kinnoull Street which had been incorporated into the 19th century cellar walls and may represent ruins of the friary on its western side (PSAS, 1995, 945). Unfortunately there is no indication of how far west the boundary wall/ditch lay which is described in historical documentation (Simpson et al, 1982, 31). It is probable that the development lies outside the friary precinct on ground that although belonging to



Illus 2

Stobie's map 1783 showing area north of Mill Street



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Illus 3
Development area and sites of cultural interest

the friary was used only for rough grazing or cultivation.

The 1984 excavation also uncovered an earlier ditch (site 1, Illus 3), sealed by the medieval deposits, orientated east to west. No dating evidence was recovered from the ditch fill though Bowler suggests (PSAS, 1995, 941) that the ditch may be an outwork for the medieval castle or for a Roman temporary camp.

A number of trial excavations and watching briefs have been conducted in the area between Murray Street and Foundry Lane, to the south of the development site (sites 2 – 7, Illus 3). No medieval archaeological remains were encountered though sherds of medieval pottery were recovered. There was no indication that the earlier ditch (site 1) extended beyond Kinnoull Street (site 2). The natural undisturbed sub-soil was encountered at a depth of approximately 2m at sites 3 and 4, rising to 1.6m at site 5 and 1.4m at site 2. Above the natural lay a cultivated soil which in turn was overlain by late 18th/19th century industrial waste and demolition rubble. These results from these investigations indicate that the medieval ground surface was low-lying, probably wet and suitable only for rough grazing.

Post-medieval and modern

The post medieval expansion of Perth does not appear to extend into the development area until the late 18th or early 19th century with residential and industrial complexes spreading to the north-west and west of Kinnoull Street (sites 8 -13, Illus 3). There are a number of listed buildings in the study area, primarily to the north and west of the development site, however only those buildings in the immediate vicinity of the site are detailed on the gazetteer (Appendix 1). The current layout of the area around North William Street, Kinnoull Street and Atholl Street is clearly depicted on Thomson and Woods maps of 1820 and 1823 respectively. Woods records a complex of four buildings centred around two opposing L-shaped buildings while Thomson records a partial block of buildings enclosing an open space (Illus' 4 and 5).

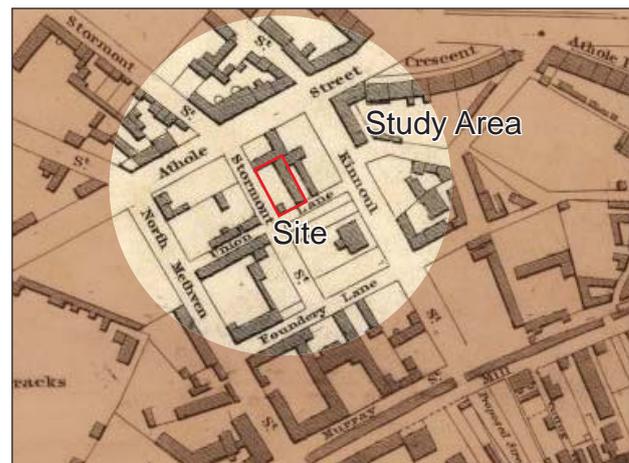
The White Horse Inn is first recorded on the Ordnance Survey map of 1860 amongst a complex block of over 14 buildings (Illus 6). Those fronting on to Atholl Street being residential with the rear buildings being industrial or business related, including the inn and a coachworks. Presumably the inn had been established prior to this date and possibly prior to 1823 since the L-shaped plan of the inn is similar to the layout of a building depicted on Wood's map of 1823.

By 1964 the Ordnance Survey map shows little change to the northern half of the block. However the White Horse Inn has expanded incorporating buildings located on the corner of Union Lane and North William Street while the coach works had



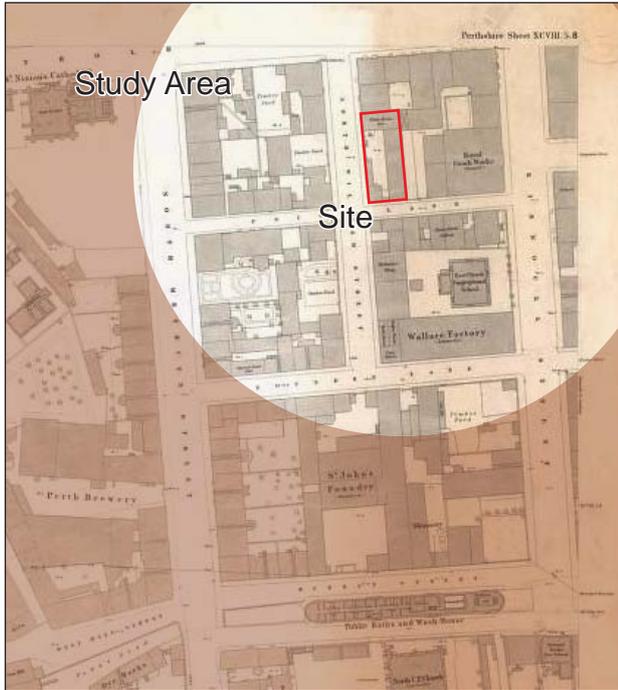
Illus 4

Thomson's map 1820 showing area between North William Street and Kinnoull Street



Illus 5

Wood's map 1823 showing area between North William Street and Kinnoull Street



Illus 6

OS town plan map 1860 showing area between North William Street and Kinnoull Street

been replaced by a United Free Church of Scotland church (site 14). By 1991 the Inn had assumed its present form with the addition of a building joining the northern and southern parts of the inn fronting North William Street.

SITE VISIT

At the time of the site visit the ground floor doors and windows were boarded up though access could still be gained to the building from a rear entrance. The building itself remained intact and consisted of a number of two-storey buildings, with some attic extensions, that had been amalgamated to form one building. This amalgamation is most evident from the western elevation (Illus' 7, 8 and 9).

Most of the visible interior consisted of what appear to be post 1960's improvements to improve the ground-floor licensed premises and convert the second storey and attic space of the building into hotel rooms.

A cellar exists beneath the northern most building of the complex fronting on to North William Street. This cellar was 2m below the present street level. There were no indications of access to any other cellars within the rest of the building.



Illus 7

West facing frontage of White Horse Inn



Illus 8

South facing frontage of White Horse Inn

ASSESSMENT OF POTENTIAL

There are no known archaeological sites within the development area. There is potential for unknown prehistoric sites to have existed. Given the lack of reported prehistoric sites from the area the potential for surviving archaeology is considered to be low.

There is potential for the existence of medieval or early historic archaeological remains given the sites proximity to the Dominican Friary. However since previous trial trenches to the south of the site have revealed no indications of structures or features the potential for surviving archaeology is considered to be low.

There is potential for the existence of archaeological remains related to post-medieval industrial activity to exist within the development area. These remains may relate to the expansion of industry into the area related to the coach works or the foundry immediately to the south. The potential for features related to post medieval industry to survive is low.

The potential for the survival of any significant archaeological remains within the development area is considered to be very low.



Illus 9

East facing rear of White Horse Inn

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APPENDIX 1 - GAZETTEER

Site Number	HS, NMRS or SMR Number	Site Name	Site Description
1	NO12SW135	53-73 Kinnoull Street	Urban excavation and watching brief
2	NO12SW351	Gloag's Distillery, Kinnoull Street	Watching brief and trial trenches
3	NO12SW137	Murray Street	Urban excavation
4	NO12SW1122	Kinnoull Street	Urban excavation
5	NO12SW326	Kinnoull Street	Watching brief
6	NO121SW842	Murray Street	Watching brief
7	NO12SW325	Foundry Lane	Trial excavation
8	HS 39360/ NO12SW367	19 Atholl Street	C listed building
9	HS 39588/ NO12SW861	7 North William Street	C listed building
10	HS 39359/ NO12SW937	11 – 17 Atholl Street	B Listed buildings
11	HS 39531/ NO12SW987	9 and 52 Atholl Street	B listed buildings
12	HS 39530/ NO12SW489	48 and 50 Kinnoull Street	C listed buildings
13	HS 39358/ NO12SW1038	5 -7 Atholl Street	B listed building
14	NO12SW460/ MPK10267	United Free Church, Kinnoull Street	Church