



**Lossiemouth High School, Lossiemouth, Moray:
Cultural Heritage Desk-based Assessment
Project 4783**

Lossiemouth High School, Lossiemouth, Moray: Cultural Heritage Desk-based Assessment

On behalf of: Waterman Infrastructure & Environment Ltd

NGR: NJ 2291 7000 (centred)

Project Number: 4783

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*This document has been prepared in accordance
with GUARD Archaeology Limited standard operating procedures.*

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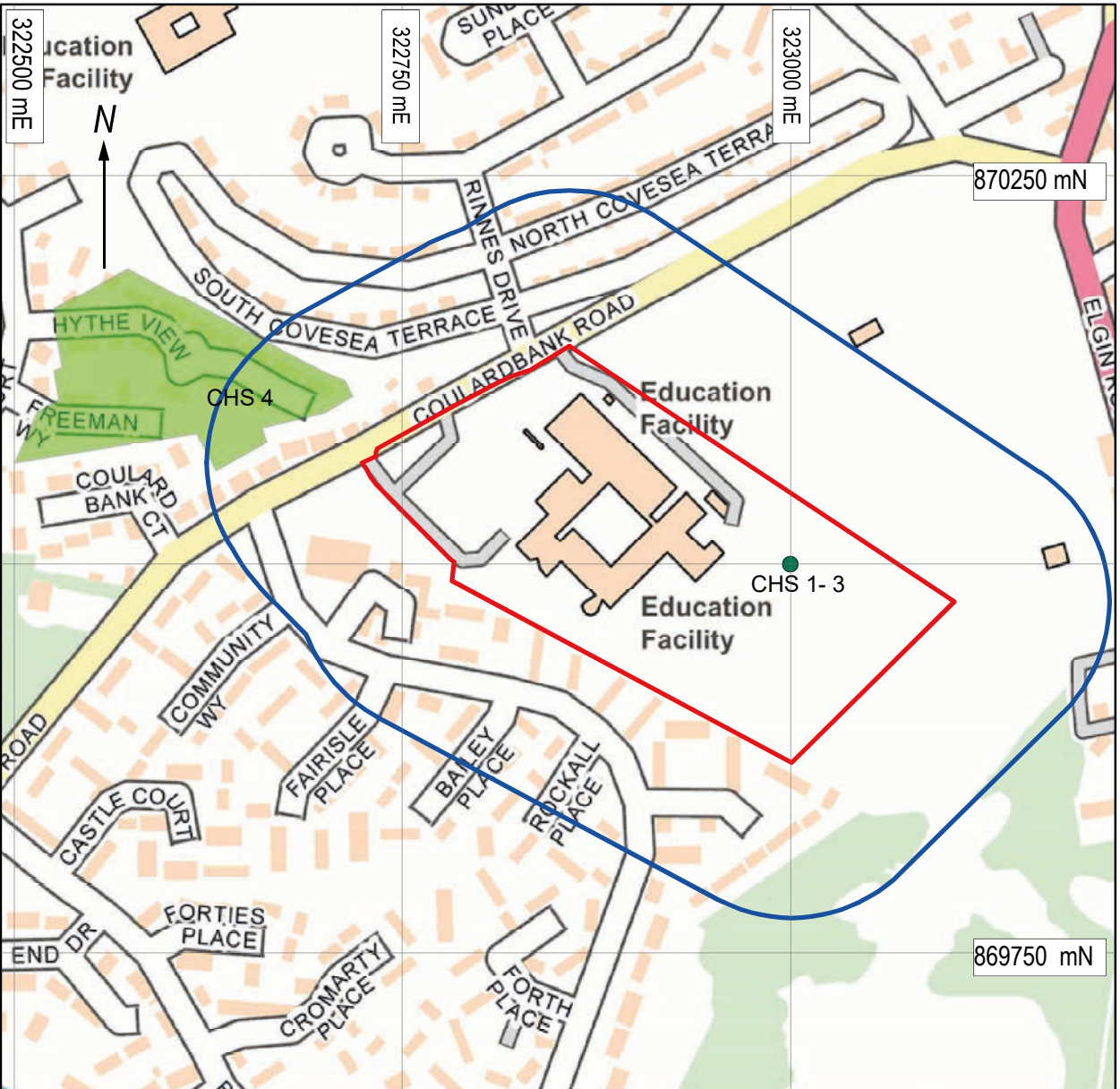
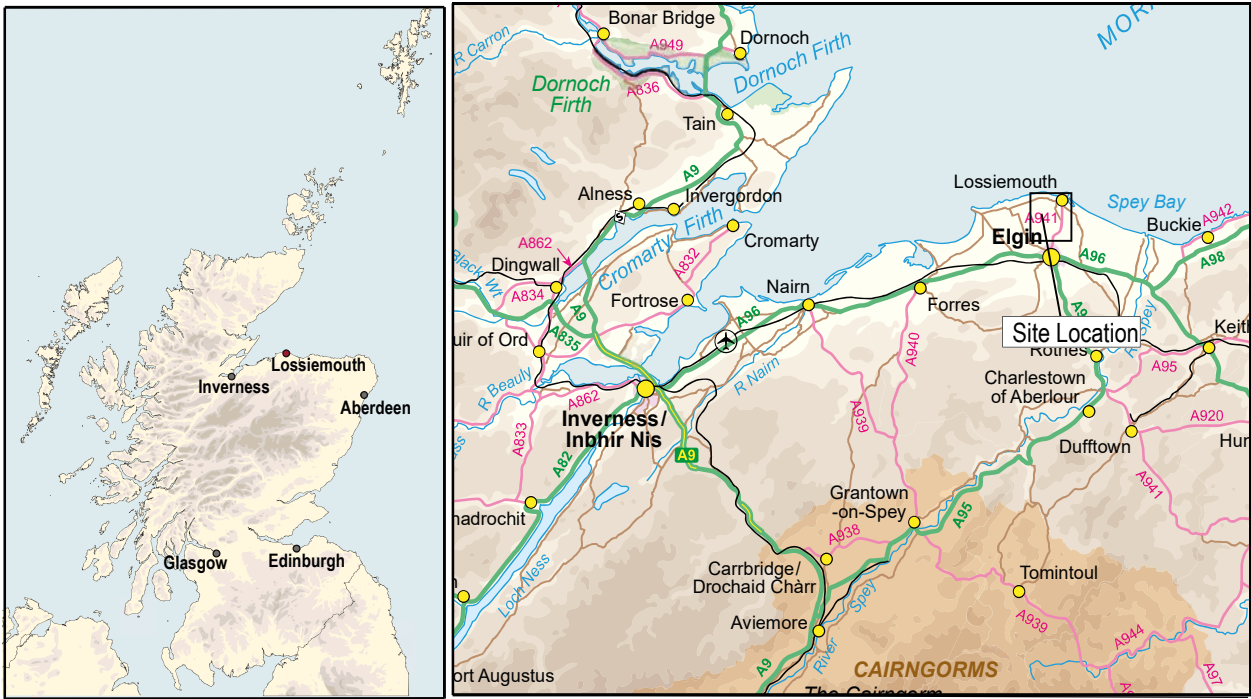


Figure 1:
Site location.

Executive Summary

- 1.1 GUARD Archaeology Limited undertook an archaeological desk-based assessment of an area proposed for redevelopment at Lossiemouth High School, Lossiemouth, Moray. The aims of the assessment were to assess evidence for the past human use of the site, its archaeological sensitivity and the potential impact of the development upon the archaeological resource.
- 1.2 The assessment found that three cultural heritage sites are recorded within the Lossiemouth High School redevelopment area. These consist of the supposed location of a post-medieval/modern promenade, the supposed location of a shell mound that contained Bronze Age artefacts and the supposed find-spot of a medieval jug. One further cultural heritage site is located within the 100 m buffer zone surrounding the proposed redevelopment area. None of these cultural heritage sites is designated and none of these would be directly affected by the proposal to any significant degree.
- 1.3 While the proposed Lossiemouth High School redevelopment site is not considered to be especially archaeologically sensitive, prehistoric and medieval activity is known within the wider area around the Site. The presence of prehistoric and medieval sites within the locale increases the possibility that previously unrecorded sub-surface deposits, structures or artefacts from these periods may survive within the Site. Accordingly, it is advised that Moray Council may require that a programme of archaeological evaluation works be carried out in order to establish the presence or absence of any sub-surface cultural heritage remains within any areas of the Site that will be subject to ground disturbance.
- 1.4 Cartographic regression has shown that the proposed redevelopment area was agricultural land from at least the mid-eighteenth century until the later twentieth century when the high school was constructed. Although previous development of the Site is likely to have disturbed or removed any buried cultural heritage remains or deposits, it is not unknown for buried cultural heritage remains and deposits to survive on Brownfield sites. It is, therefore, possible that Moray will require some archaeological monitoring of the previously developed areas of the Site.

Introduction

- 2.1 In September 2017, Waterman Infrastructure & Environment Ltd commissioned GUARD Archaeology Limited to undertake a desk-based assessment of a proposed redevelopment area at Lossiemouth High School, Lossiemouth, Moray (NGR: NJ 2291 7000). The assessment was carried out as part of a submission for a planning application for redevelopment of the land.
- 2.2 The proposed redevelopment area is located within Lossiemouth and comprises an existing school, associated infrastructure and open grassed areas (Figure 1). The Site is about 4.96 ha in area.
- 2.3 The Site is bounded to the north by Coularbank Road and to the west by existing housing. Playing fields lie to the north-east and an open grassed area lies to the south-east.
- 2.4 The proposed redevelopment area lies on the south-west facing slope of Coular Hill and the terrain over the Site slopes down from north-west to south-east before levelling-out. The bedrock over the Site is Kingsteps Sandstone Formation, a sedimentary rock-type formed in the Devonian Period when the local environment was dominated by rivers. The superficial deposits are raised marine deposits of the Devonian and Holocene Periods.

Legislative Background

- 3.1 The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act, and The Ancient Monuments and Archaeological Areas Act 1979, both of which are modified by the Historic Environment (Amendment) (Scotland) Act (2011).
- 3.2 Cultural heritage resources consist of designated and non-designated sites, including individual

monuments, related settings and the wider cultural landscape. Sites with statutory designations are defined in the Historic Environment Scotland Policy Statement 2016, and comprise:

- Scheduled Monuments;
- Listed Buildings;
- Conservation Areas;
- Historic Gardens and Designed Landscapes, and
- Historic Battlefields.

National Planning Legislation

- 3.3 The implications of the acts noted above regarding local government planning policy are described within Scottish Planning Policy (SPP) (2014), Historic Environment Scotland Policy Statement (HESPS) (2016) and Planning Advice Note 2/2011 (2011). SPP and HESPS deal specifically with planning policy in relation to heritage.

National Policy Guidelines

- 3.4 Four paragraphs of Scottish Planning Policy (SPP) 2014: Valuing the Historic Environment are pertinent to this assessment.

Archaeology and Other Historic Environment Assets

SPP paragraph 150 states: “Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.”

National Record of the Historic Environment and the local Historic Environment Record

- 3.5 Other cultural heritage and archaeological sites, not subject to other designations, are recorded within the National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER), and many such sites have not yet been identified or recorded. Such undesignated sites are frequently assigned to regional, local or lesser categories of significance. The regional or local importance of such a site is established on the basis of professional judgement, although the criteria for identifying nationally important sites (as outlined in HESPS 2016 Annex 1) will often be referred to in making such judgements. Some sites are also, variously, classed as of lesser importance, unknown importance or other importance. Unknown or other importance usually refers to examples where insufficient information exists to assign importance.

Local Planning Policy and Guidelines

- 3.6 Local planning policy is defined in The Moray Local Development Plan (2015), which includes the following policy relating to cultural heritage that are pertinent to this assessment.

Policy BE1: Scheduled monuments and National Designations

National Designations

Development proposals will be refused where they will adversely affect Scheduled Monuments and nationally important archaeological sites or their settings unless the developer proves that any significant adverse effect on the qualities for which the site has been designated are clearly outweighed by social or economic benefits of national importance.

Local Designations

Development proposals which will adversely affect sites of local archaeological importance or the integrity of their settings will be refused unless it can be demonstrated that:

- Local public benefits clearly outweigh the archaeological value of the site, and
- There is no suitable alternative site for the development, and
- Any adverse effects can be satisfactorily mitigated at the developer's expense.

Where in exceptional circumstance, the primary aim of preservation of archaeological features *in situ* does not prove feasible, the Council shall require the excavation and researching of a site at the developer's expense.

The council will consult Historic [Environment] Scotland and the Regional Archaeologist on development proposals which may affect Scheduled Monuments and archaeological sites.

Other considerations

- 3.7 The proposed development is located within the local authority area of Moray, which is advised on cultural heritage matters by Aberdeenshire Council Archaeology Service.

Aims and Objectives

- 4.1 The aims of this study were to assess the known or potential archaeological resource within the proposed development area and the likely impact of the proposed development on the archaeological resource, and to recommend a strategy for mitigating this impact upon any known or potential archaeological remains.
- 4.2 The specific objectives of the assessment were:
- to identify any previously known archaeological monuments present within the proposed development area through a search of the National Monuments Record of Scotland;
 - to identify any previously unknown archaeological sites through the examination of documentary and cartographic evidence;
 - to assess the potential impact of the development on the archaeological resource, taking into account its varied significance; and
 - to suggest appropriate mitigation measures for the protection of the archaeological resource or, where necessary, the investigation and recording of any sites likely to be affected by the development where preservation *in situ* cannot be achieved.

Methodology

- 5.1 The desk-based assessment examined the proposed development area (the Site) and a radius of approximately 200 m beyond its boundary (the buffer zone). Study of the surrounding landscape was necessary to establish the local archaeological and historical context, in order to provide a broader understanding of the historical development of the proposed development area and the potential for as-yet-unidentified archaeological remains within that area.
- 5.2 The desk-based assessment of the proposed development site and buffer zone employed the following methodology:
- GIS data on Scheduled Monuments was obtained from Historic Environment Scotland (HES);
 - GIS data on cultural heritage sites was obtained from the National Record of the Historic Environment (NRHE), maintained by HES;

- Pre-Ordnance Survey maps of the proposed development area, held by the National Library of Scotland (NLS), were identified and consulted on-line. Relevant maps, including manuscript maps, range in date from the seventeenth to the nineteenth centuries;
- First, second and subsequent editions of the Ordnance Survey maps of the area of interest, were identified and examined via NLS;
- Vertical aerial photographs were viewed online at the National Collection of Aerial Photographs website to identify any unknown sites or features of archaeological interest: Four series of vertical photographs, ranging in date from 1942 to 1988 were viewed;
- Readily accessible primary and secondary historical sources were consulted for information relating to the area's historical past, including details relating to earlier land-use;
- A walkover survey of the proposed development area was carried out on 12th September 2017.

Assessment methodology

- 5.3 The methodology used in the assessment, including the terminology, was agreed with the then Historic Scotland.
- 5.4 The significance of a potential effect resulting from a direct effect related to the proposed development is assessed by considering the sensitivity of the cultural heritage feature and the magnitude and nature of the effect.
- 5.5 The sensitivity of the feature is determined with reference to any statutory or non-statutory designation and, especially for non-designated archaeological remains, by professional judgement made with reference to criteria such as those set out in Annex 1 to HESPS. Other forms of non-designated cultural heritage feature can be assigned equivalent levels of importance, with reference, for example, to the criteria for designating Listed Buildings, as outlined in Annex 2 of HESPS. Table 1 represents a guide used in assigning levels of sensitivity to designated and non-designated cultural heritage features.

Table 1: Sensitivity/Importance of Cultural Heritage and Archaeology

Sensitivity	Importance	Feature Examples
High	National	Scheduled Monuments or sites of schedulable quality; A-listed buildings or buildings of equivalent quality; Inventory Gardens and Designed Landscapes; Inventory Battlefields, some Conservation Areas
Medium	Regional	B-listed buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of regional importance
Low	Local	C-listed buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of local importance
Lesser	Lesser	Archaeological remains of lesser importance
Unknown	Unknown	Archaeological remains of unknown character and importance

- 5.6 The magnitude of the effect is determined with reference to the scale and type of the potential change to the feature:

Table 2: Definitions of Magnitude of Effect

Magnitude	Definition
Substantial	Total loss of or major alteration to key elements or features of the pre-project conditions, such that the post-project character or composition of the feature would be fundamentally changed.
Moderate	Loss of or alteration to key elements or features of the pre-project conditions, such that the post-project character of the feature would be partially changed.
Slight	Minor alteration from pre-project conditions.
Negligible/ No change	No or slight change to pre-project conditions.

5.7 The significance of any potential effect on a feature has been assessed as major, moderate, minor, negligible or none. Judgement of the significance of an effect was made with reference to the assessment matrix in Table 3.

Table 3: Matrix for the Assessment of Significance of Effect

		Sensitivity of Feature			
		Lesser/ unknown	Low	Medium	High
Magnitude of Effect	Substantial	Minor/ unknown	Minor/ Moderate	Moderate/ Major	Major
	Moderate	Negligible/ unknown	Minor	Moderate	Moderate/ Major
	Slight	None/ unknown	Negligible	Minor	Minor/ Moderate
	Negligible/ No change	None/ unknown	None	None	None

5.8 A Where the effect on a feature is classified as major or moderate, this is considered to be equivalent to likely significant effects referred to in The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

Baseline Assessment

6.1 The NRHE and Moray HER were checked on 11th September 2017, and GIS information from HES was downloaded on the same date. Any additions or alterations to these records made after that date have not been included in this assessment.

6.2 There are three known cultural heritage sites within the Site. A further one cultural heritage site is located within the 100 m buffer zone surrounding the Site (Figure 1).

6.3 In the following assessment, the reference in parenthesis (CHS and number) refers to the cultural heritage sites noted on the site gazetteer at Appendix B and on Figure 1.

Prehistoric, Roman and early medieval sites (8000 BC – AD 600)

6.4 There is one known site of prehistoric date within the proposed Lossiemouth High School redevelopment area, and a further one within the 100 m buffer zone.

6.5 A bronze pin (CHS 2) was found in a shell mound and dates from the Bronze Age (approximately 2200 BC - 800 BC). The precise location where the shell mound, bronze pin and needle were found is not known. The NGR allocated by the NRHE for this cultural heritage site is merely the corner point of the National Grid square where the shell mound may have been found. Nevertheless, the recovery of the pin does indicate settlement within the area during the Bronze Age.

6.6 A prehistoric settlement comprising a series of souterrains and possible ring ditches (CHS 4) is located within the 100 m buffer zone surrounding the Site. These remains were recorded as cropmarks on aerial photographs in 1954 and 1976, and their location is now occupied by housing. Souterrains are stone-lined underground passages or structures that usually date from the Iron Age (Approximately 800 BC to AD 400) and are believed to have been used for storage.

6.7 Evidence for prehistoric activity within the wider area surrounding the Site comes from the range of remains at Muirton (NRHE NJ26NW 59; SM10983), a Scheduled Monument about 1.6 km south-west of the Site. The remains here include a bank barrow and enclosures of possible early Neolithic date (ca. 4100 BC to 2500 BC), a series of souterrains and a pit house of later prehistoric date, as well as pits and linear features. Before the silting-up and subsequent draining of Loch Spynie, this settlement would have been on the lochside and would have been accessible by sea (Gordon 1792, 80).

Medieval sites (AD 600 – AD 1600)

- 6.8 There is one known cultural heritage site of medieval date within the Site.
- 6.9 A jug dating from ca. 1100 - 1560 AD (CHS 1) is recorded by NRHE and Moray HER within the Site. As with the bronze pin, the NGR allocated for this artefact is the corner point of the relevant National Grid square, and may not reflect actual location where it was found.
- 6.10 Medieval remains in the wider area around Lossiemouth include Kinneddar Bishop's Palace Scheduled Monument (NRHE NJ26NW 1; SM6643), which lay about 500 m south-west of the Site.

Post medieval and modern sites (1600 to present)

- 6.11 There is one known cultural heritage site of post-medieval or modern date within the Site.
- 6.12 The earliest maps consulted recorded very little useful information about the Site or the surrounding area (Pont 1583; Gordon et al 1654; Gordon et al 1662; Moll 1745), merely noting the presence of settlements and structures such as Duffus Castle, Spynie and Dreny [Drainie].
- 6.13 In the mid-eighteenth century, Roy's *Military Survey of Scotland* (Figure 2) depicted the area around the Site as unenclosed agricultural land and marshland. The Site itself lay on the lower south-west facing slopes of Coulart Hill, but its precise location cannot be ascertained from this map.



Figure 2: Excerpt from Roy's 1747-55 *Military Survey of Scotland*. Reproduced by permission of the Trustees of The National Library of Scotland.

- 6.14 Thomson and Johnson's 1830 map showed that the roads to Elgin and the canal draining Loch Spynie had been constructed. The land-use over the Site was not specified, but was probably agricultural.
- 6.15 By 1873, the Site was within enclosed fields belonging to Coulardbank Farm (Figure 3). Later historical maps record no changes over the site, which appears to have remained in agricultural use until the mid-twentieth century.

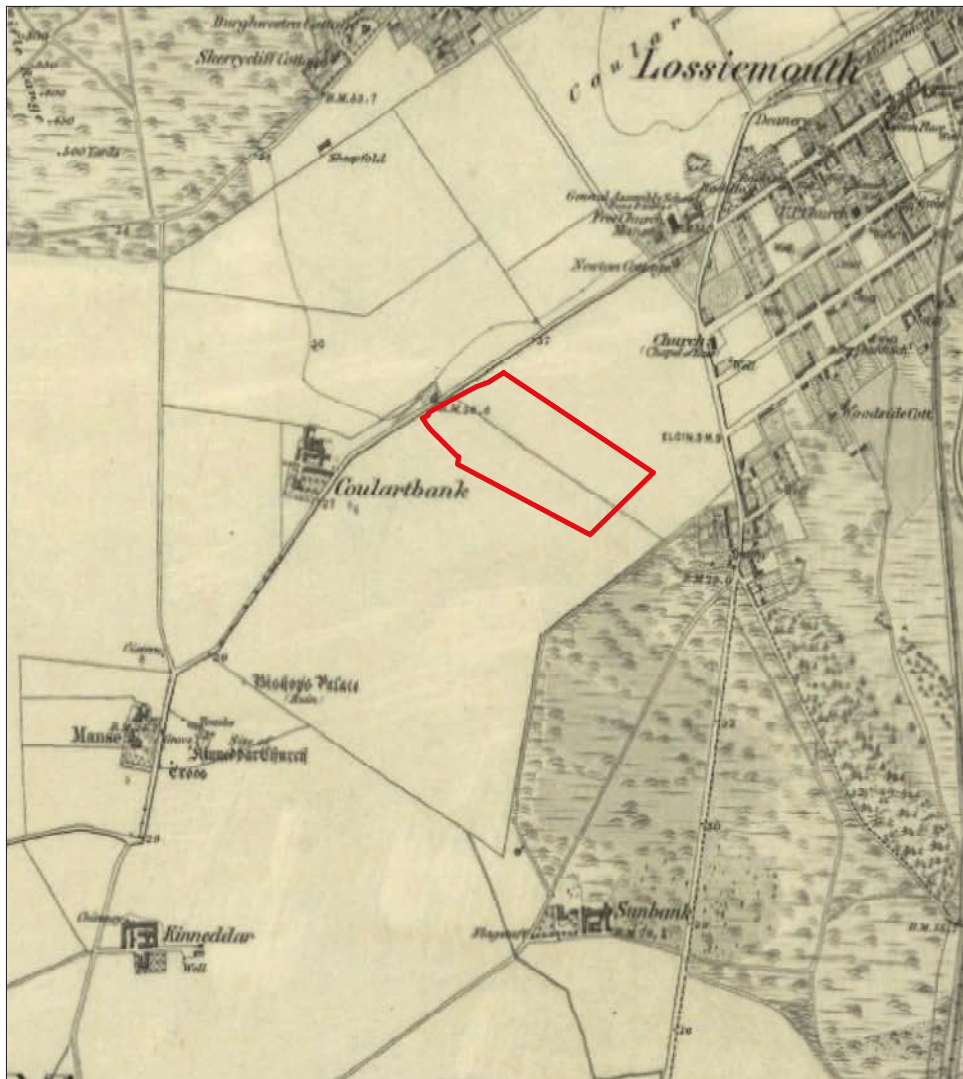


Figure 3: Excerpt from the 1873 Ordnance Survey 6" map Elgin, Sheet II. Reproduced by permission of the Trustees of The National Library of Scotland.

6.16 The Ordnance Survey 1:25,000 map of 1957 recorded a structure at about the location of the Pavilion, presumably indicating that at least some of the playing fields to the north-east of the Site had been created by that time.

6.17 None of the historical maps recorded a promenade (CHS 3) at or close to the Site.

Aerial Photographs

6.18 Four sets of vertical aerial photographs from the second half of the twentieth century were examined for this assessment (Appendix A).

6.19 The two series of photographs from the 1940s showed that the Site remained in agricultural use. In 1974, Lossiemouth High School was under construction and a fence separated the school site from the adjacent playing fields, where three football pitches had been laid out.

6.20 By 1988, the school occupied most of the Site, although the school buildings have been added to since that time.

6.21 No previously unrecorded cultural heritage sites were noted on the aerial photographs consulted for this assessment.

Previous Archaeological Investigations

6.22 As far as can be ascertained, no previous archaeological investigations have been carried out within the Site.

Walkover Survey

6.23 A walkover survey was carried out over the proposed development area on 12th September in wet conditions.

6.24 Although the school, access roads and car parking occupied most of the Site, grassed areas lay on three sides of the school buildings. The survey found that from Coularbank Road, the ground slopes down quite sharply to the south-east (Plates 1 and 2) before levelling out. A raised bank lay beyond the south-east limit of the Site and from Elgin Road, the ground surface also sloped down.



Plate 1: General view of north-east facing area of Site looking towards Coularbank Road.



Plate 2: Sloping terrain at south-west of Site. The raised bank is in the background.

6.25 No previously unrecorded cultural heritage remains were found during the walkover survey.

Potential direct effects of development

7.1 Potential adverse direct effects on known cultural heritage features can occur within the boundary of the proposed development area, where avoidance of such features is not possible. There is also the potential for direct effects on as-yet-undiscovered archaeological remains, which may occur where, for example, sub-surface remains are present but have not yet been identified because they have no visible, above-ground elements.

7.2 Direct effects on known or as-yet-unidentified cultural heritage features may result from:

- Ground-breaking and demolition works related to the construction of the proposed development;
- Movement of machines over or near to sensitive areas, resulting in the disturbance of elements of a feature, including through the rutting and/or compaction of archaeological deposits.

7.3 Potential direct effects on the archaeological resource are typically adverse, permanent and irreversible.

7.4 The baseline studies identified three cultural heritage sites that could potentially be directly adversely impacted by the proposed development. The following direct impact assessment is based on the methodology outlined in Tables 1 - 3.

Table 4: Direct Impact Assessment

Site #	Site Name	Site Sensitivity	Magnitude of Effect	Significance of Effect
1	Find-spot of medieval jug	Local	Negligible	None
2	Find-spot of Bronze Age pin and shell mound	Local	Negligible	None
3	Lossiemouth promenade	Lesser	Negligible	None

- 7.5 The known cultural heritage remains within the Site consist of two find-spots and a nineteenth to twentieth century promenade. The actual locations of the artefacts and of the promenade are not known and, as stated previously, the NGR allocated for these cultural heritage sites is merely the corner point of the relevant National Grid square. Additionally, none of the sources consulted for this assessment depicted a promenade at or close to the Site, which was agricultural land until about the mid-twentieth century and was used for recreation thereafter.
- 7.6 Given this, it is assessed that the proposal would have no significant direct effect on any of these cultural heritage sites.

Mitigation of Direct Effects

- 7.7 Where possible any cultural heritage remains should be preserved in-situ through avoidance of direct effects. Where this is not possible, preservation through record, using some or all of the following methods; archaeological survey, building recording, evaluation, excavation, post-excavation analyses and publication, should be achieved following consultation with Moray Council, in accordance with SPP, PAN 2/2011 and local planning policies.
- 7.8 Although the Site is not considered especially archaeologically sensitive, prehistoric and medieval activity is known within the wider area around the Site. It is therefore possible that groundbreaking works associated with the redevelopment of the Site may have a potential direct impact upon any unrecorded archaeological remains that may lie buried beneath the undisturbed parts of the proposed development area.

Conclusions

- 8.1 The cultural heritage assessment has found that there are three known cultural heritage sites within the proposed redevelopment area. These are the find-spot of a medieval jug (CHS 1), the find-spot of a Bronze Age pin, a needle and shell mound (CHS 2) and the supposed location of a post-medieval/modern promenade (CHS 3). It should be stressed that the National Grid references for all of these cultural heritage sites is merely the south-west corner of the National Grid square where the artefact or feature may have been located, and may not reflect their actual locations.
- 8.2 The Site is currently the location of Lossiemouth High School which was opened in 1974, and has been added to quite extensively since that time. The previous development of the Site is likely to have disturbed or removed any buried cultural heritage remains, deposits or artefacts. That said, sub-surface remains can survive even on Brownfield sites. Excavations at urban locations such as Blackfriars in Edinburgh and at Partick Castle in Glasgow have demonstrated that archaeological remains can be preserved below modern buildings (Will & Radley 2006; Spence 2016). To ascertain the presence/absence of sub-surface cultural heritage remains, it is advised that Moray Council may require that any ground disturbance of the Brownfield area of the proposed redevelopment site is subject to archaeological monitoring.
- 8.3 The assessment found has found that although the Site is not especially archaeologically sensitive, prehistoric and medieval activity is known within Lossiemouth. The presence of prehistoric and medieval sites within the locale increases the possibility that previously unrecorded sub-surface deposits, structures or artefacts from these periods may survive within the Site. Accordingly, it is advised that Moray Council may require that a programme of archaeological evaluation works be carried out in order to establish the presence or absence of any sub-surface cultural heritage remains within those areas of the Site that will be subject to ground disturbance.
- 8.4 Final decisions on the requirement and scope of any archaeological mitigation rests with the planning authority.

Technical Information

- 9.1 The paper and digital archive for the desk-based assessment will be lodged with the National Record of the Historic Environment. The list of archive material can be found at Appendix C.

- 9.2 There are no existing heritage or archaeological site management plans in operation in the vicinity of the proposed development.
- 9.3 All elements of the assessment have been undertaken in line with the following policies and guidelines of the Chartered Institute for Archaeologists of which GUARD Archaeology Ltd is a Registered Organisation.
- *Code of Conduct (2014);*
 - *Standards and Guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (2014), and*
 - *Standard and Guidance for historic environment desk-based assessment (2017).*
- 9.4 The Chartered Institute for Archaeologists requires that information pertaining to archaeological assessments is made publicly available via the OASIS project. The project aims to provide an on-line index to otherwise inaccessible archaeological grey literature, such as this desk-based assessment. The online OASIS form for this project (OASIS Reference: guardarc1- 295880) has been completed. Once the Planning Application has been determined by Fife Council, and with the consent of Waterman Infrastructure & Environment Ltd, the desk-based assessment will be uploaded to OASIS. Aberdeenshire Council Archaeology Service will then validate the OASIS form thus placing the information into the public domain. OASIS can be accessed at <http://ads.ahds.ac.uk/project/oasis/>

**Lossiemouth High School, Lossiemouth, Moray:
Cultural Heritage Desk-based Assessment**

Section 2: Appendices



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Appendices

Appendix A: References

Documentary Sources Consulted

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Ordnance Survey 1949 *Elginshire Sheet II.SE*. Six-inch 2nd and later editions, Scotland, 1892-1960.

Ordnance Survey 1957 *NJ26 & Parts of NJ27*. 1:25,000 maps of Great Britain - 1937-1961.

Vertical aerial photograph sources

Sortie	Date	Frame
M/037/FNO/189	13/10/42	2085
CPE/Scot/UK/0374	30/4/48	SFFO 0473
39/4540	18/7/74	P 0094
ASS/60788	6/5/88	0006

Appendix B: Gazetteer of Cultural Heritage Sites

CHS No: 1

Name: Lossiemouth, find-spot (jug)

NGR: NJ 23 70

NRHE No: NJ27SW 3

HER No: NJ27SW0003

Significance: Local

Description: A jug of medieval date from Lossiemouth, is now in Elgin Museum.

CHS No: 2

Name: Lossiemouth, shell midden, find-spot (bronze needle and pin)

NGR: NJ 23 70

NRHE No: NJ27SW 2

HER No: NJ27SW0002

Significance: Local

Description: A bronze needle and pin found in a shell mound at Lossiemouth in 1882 are in Elgin Museum.

CHS No: 3

Name: Lossiemouth Promenade

NGR: NJ 23 70

NRHE No: NJ27SW 28

HER No: -

Significance: Unknown

Description: No further details on NRHE.

CHS No: 4

Name: Lossiemouth, souterrains

NGR: NJ 2265 7012

NRHE No: -

HER No: NJ27SW0015

Significance: Regional

Description: Site of souterrains and possible ring ditches visible as cropmarks on aerial photographs taken in 1954 and 1976. The site is now occupied by a housing estate.

Appendix C: GUARD Archaeology Archive material

	Description	Format	Number
Paper archive	Photographic record	A4	1
Digital archive	Digital photographs	JPEG	20
	Report	PDF	1
	Shapefiles (ArcMap)	.cpg	1
		.dbf	1
		.prj	1
		.sbn	1
		.shp	2
		.shx	1

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