



**Land at Lancaster Avenue/ Biggar Road, Chapelhall,
North Lanarkshire:
Desk-based Cultural Heritage Assessment
Project 4840**

Land at Lancaster Avenue/ Biggar Road, Chapelhall, North Lanarkshire: Desk-based Cultural Heritage Assessment

On behalf of: G S Brown Construction Limited

NGR: NS 78892 62095 (centred)

Project Number: 4840

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*This document has been prepared in accordance
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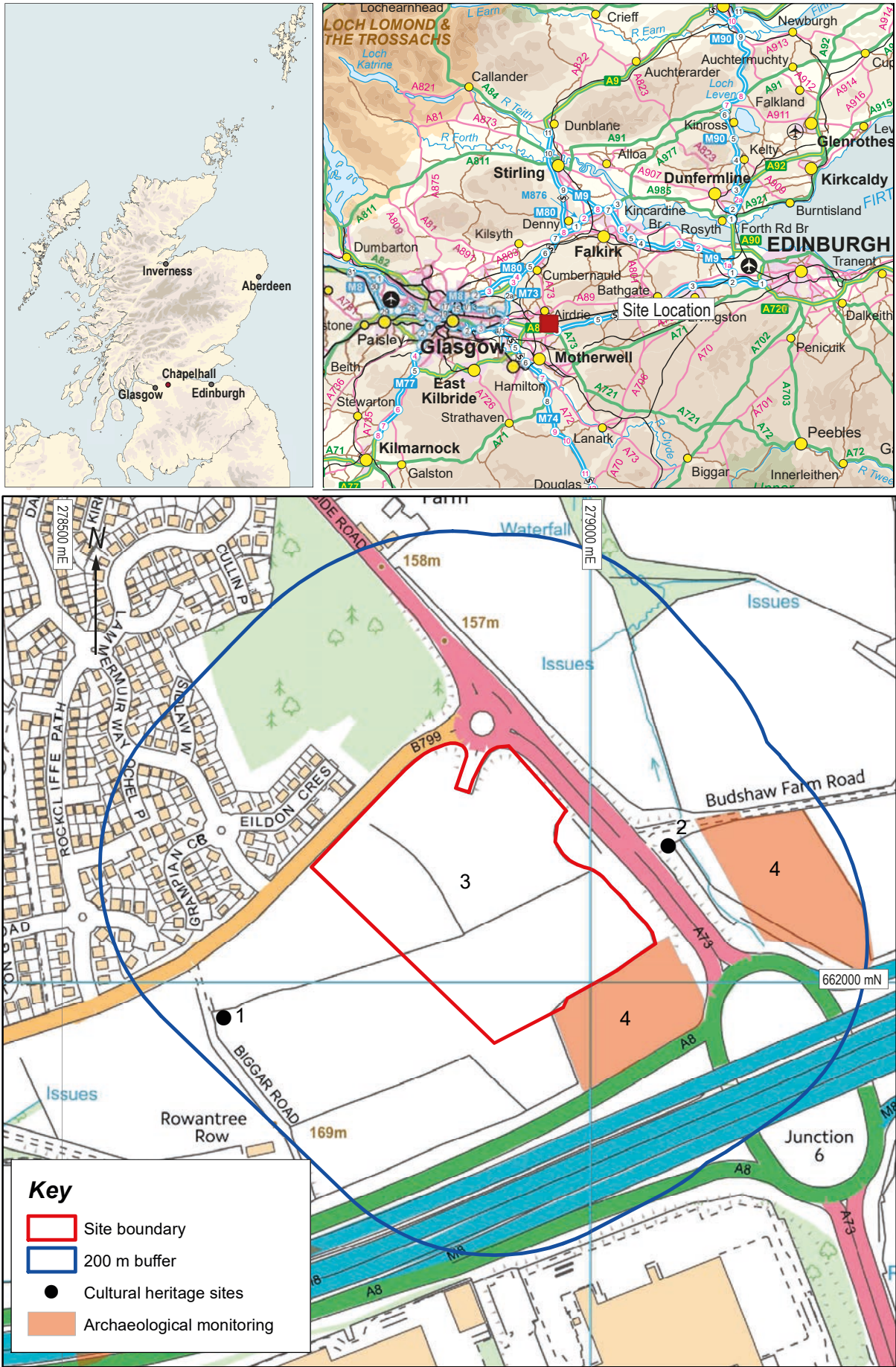


Figure 1:
Site location.

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Executive Summary

- 1.1 GUARD Archaeology Limited undertook an archaeological desk-based assessment of an area proposed for development at Lancaster Avenue/Biggar Road, Chapelhall, North Lanarkshire. The aims of the assessment were to assess evidence for the past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resource.
- 1.2 The assessment found that there are no known cultural heritage sites within the proposed development area although the entire Site was included in an earlier desk-based assessment. The locations of two cultural heritage sites of lesser significance are within the surrounding 200 m buffer. No archaeological remains were uncovered at two areas of archaeological monitoring located within 200 m of the Site.
- 1.3 Cartographic regression has shown that the proposed development area has been agricultural land since at least the mid-eighteenth century and, aside from the creation of field boundaries, has been undisturbed since that time.
- 1.4 Although the proposed development area is not considered to be especially archaeologically sensitive, a medieval tower house is known within the wider area. Given that the proposed development area has seen little in the way of ground disturbance, there is some potential for the survival of sub-surface remains within the proposed development area. Consequently, it is advised that North Lanarkshire Council may certainly require that a programme of archaeological work be carried out over those parts of the proposed development area that will be subject to ground disturbance. The aim of such works would be to establish the presence or absence of any sub-surface cultural heritage remains.

Introduction

- 2.1 In November 2017, G S Brown Construction Limited commissioned GUARD Archaeology Limited to undertake a desk-based assessment of an area proposed for development at Lancaster Avenue/Biggar Road, Chapelhall, North Lanarkshire (NGR: centred at NS 78892 62095). The Site is located to the south-east of Chapelhall, and comprises former agricultural land (Figure 1).
- 2.2 The proposed development has a mixed urban and rural location outwith the town of Chapelhall. The Site is bounded to the east by the A73 road and to the north by Lancaster Avenue. Former agricultural land lies to the south and west. The area proposed for development is about 4.956 ha in extent.
- 2.3 The bedrock over the Site is Scottish Lower Coal Measures Formation - Sedimentary Rock Cycles, Coal Measure Type. This sedimentary rock type formed approximately 318 to 319 million years ago in the Carboniferous Period when the local environment was dominated by swamps, estuaries and deltas.

Legislative Background

National Planning Legislation

- 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;
- Marine Protected Areas;
- Historic Gardens and Designed Landscapes, and
- Historic Battlefields.

National Planning Policy and Guidelines

- 3.3 The implications of the acts noted above with regard to local government planning policy are described within Scottish Planning Policy (SPP) (2014), Historic Environment Scotland Policy Statement (HESPS) (2016), the National Planning Framework (2014) and Planning Advice Note 2/2011 (2011). SPP and HESPS deal specifically with planning policy in relation to heritage.
- 3.4 One paragraph of *Scottish Planning Policy (SPP) 2014: Valuing the Historic Environment* is pertinent to this assessment of the land at Lancaster Avenue/ Biggar Road, Chapelhall.

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.’

- 3.5 **National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER)**

Other cultural heritage and archaeological sites, not subject to other designations, are recorded within the National Monuments Record of Scotland (NMRS) 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 SHEP 2011 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 ClydePlan Strategic Development Plan (2017), The North Lanarkshire Local Plan: Policy Document (2012) and in the Archaeology Supplementary Planning Guidance Note Ref. SPG 33 (2012)
- 3.7 ClydePlan Strategic Development Plan is the Strategic Development Plan that covers the proposed development area. While detailed consideration of the historic environment falls beyond the remit of the Strategic Development Plan, the SDP clearly adheres to SPP.
- 3.8 The North Lanarkshire Local Plan: Policy Document includes the following policy relating to cultural heritage that is pertinent to this assessment.

NBE1 Protecting the Natural and Built Environment (extract)

B: Built Environment

Development should avoid causing harm to the character or setting of the sites listed below.

Planning permission will only be granted for such sites where the character and appearance of the site and its setting is preserved or enhanced – including any special interest or features of architectural or historic interest. Additional assessment criteria specific to those sites are listed below.

Sites of Archaeological Interest The aim should be to preserve in situ wherever feasible. The Council will weigh the significance of the archaeological resources and of any impacts upon them and their setting against other merits. An archaeological evaluation report may be required. Where demolition results in damage or destruction, the site shall first be appropriately recorded. The developer may be requested to supply an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording analysis, publication and archiving in advance of development, and, at the developer's expense.

3.9 Supplementary Planning Guidance 33 contains information relating to cultural heritage and planning. This desk-based assessment complies with the guidance contained in sections C and D of the SPG.

3.10 The proposed development area is located within the local authority area of North Lanarkshire, which is advised on archaeological matters by Dr Murray Cook.

Aims and Objectives

4.1 The aims of this study were to assess the known or potential archaeological resource within the Site and the likely impact of any 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 Site area through a search of the National Record of the Historic Environment and the local Historic Environment Record;
- to identify any previously unknown archaeological sites through the examination of documentary and cartographic evidence;
- to carry out a walkover survey of the Site;
- to assess the potential impact of any 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 development where preservation *in situ* cannot be achieved.

Methodology for baseline assessment

5.1 The desk-based assessment examined 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 Site and the potential for as-yet-identified archaeological remains within the Site.

5.2 The desk-based assessment of the Site and Buffer Zone employed the following methodology:

- GIS data on Scheduled Monuments and Listed Buildings 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;
- Information from the North Lanarkshire Historic Environment Record (HER) was obtained from the NRHE;
- Pre-Ordnance Survey maps of the Site, held by the National Library of Scotland (NLS), were identified and consulted on-line. Relevant maps, including manuscript maps, range in date from the sixteenth 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 at The National Collection of Aerial Photography online facility to identify any unknown sites or features of archaeological interest: Six series of vertical photographs, ranging in date from 1949 and 1997 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 Site was carried out on 28th November 2017.

Baseline Assessment

- 6.1 The NRHE and North Lanarkshire HER were checked on 21st November 2017. Any additions or alterations to these records made after that date have not been included in this assessment.
- 6.2 In the following assessment, the reference in parenthesis (CHS and number) refers to the cultural heritage sites noted at Appendix B and Figure 1. For the purposes of this assessment, the Site refers to areas where ground disturbance associated with the proposal are anticipated. In this instance, this includes both the proposed expansion area and the temporary welfare area.
- 6.3 The baseline assessment found that there are no known cultural heritage sites within the proposed development area. The Site was included in an assessment of the M8 road corridor between Baillieston and Newhouse.

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

- 6.4 There are no cultural heritage sites of known prehistoric, Roman or early historic date within the Site, or the 200 m buffer zone surrounding it.
- 6.5 No prehistoric, Roman or early historic remains or artefacts are recorded within the wider area around the Site.

Medieval sites (AD 600 - AD 1600)

- 6.6 There are no known cultural heritage sites of medieval date within the Site, or the 200 m buffer zone surrounding it.
- 6.7 In the wider area around the Site is Lauchope House (NRHE NS76SE 9), which has its origins in a medieval tower house and was:

the seat of a very ancient family, the mother-family and chief of the Muirheads. It is an old tower-house, the walls of a prodigious thickness; part of it fell lately, and part is still inhabited. (MacCulloch 1795, 326)

- 6.8 The tower was burned down in 1570 and was rebuilt in the nineteenth century.

Post-medieval and modern sites (AD 1600- Present)

- 6.9 There are no known cultural heritage sites of post-medieval or modern date within the Site. Two cultural heritage sites of lesser significance are located within the surrounding 200 m buffer.
- 6.10 The sixteenth to eighteenth century maps consulted for this assessment contained very little detail about the Site or the surrounding area, merely recording the larger town of Airdrie and smaller settlements such as Shawhead (Pont 1583-96; Pont and Blaeu 1654; Pont and Blaeu 1662; Adair 1685; Moll 1745).
- 6.11 Roy's 1747-55 Military Survey of Scotland (Figure 2) recorded Lauchope House to the west of the Site, and the farms at Bailieside and Budshaw to the north and north-east. The land-use over the Site at that time was agricultural, defined as a series of unenclosed areas of cultivation.



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

- 6.12 By 1816, Forrest's map (Figure 3) demonstrated that Rowantree farm (CHS 1) had been built to the south-west of the Site, and the access road for Budshaw farm from what is now the A73 had been constructed. Although the land-use over the Site was not specified, the presence of Rowantree farm indicates that it would have been agricultural.
- 6.13 The earliest map to accurately depict the Site and its surroundings was the first edition Ordnance Survey map of 1864 (Figure 4). This map showed that the Site was enclosed agricultural land, and that the field boundaries were as they exist today. The enclosure of the fields most probably took place in the later eighteenth century (MacCulloch 1795, 309-310). Rowantree Farm was a single rectangular building and a well.
- 6.14 By 1899, the Airdrie and Newhouse branch of the Caledonian Railway had been constructed and lay to the south-west of the Site. Rowantree Farm (CHS 1) was by then a courtyard-style structure, and the well had been moved further to the east. The growth in industry within the general area was evident in the number of collieries, pits, mine shafts and mineral railways to the south of the Site. No changes were recorded over the Site.
- 6.15 Subsequent Ordnance Survey maps recorded no changes over the Site, which remained as agricultural land throughout the remainder of the twentieth century. Within the 200 m buffer, the 1912 Ordnance Survey map (Lanarkshire 012.03) depicted Castlevie Cottage (CHS 2) to the

east of the Site. Both Rowantree Farm and Castleview Cottage were recorded in 1946 (Figure 5), although the cottage was not recorded in 1956 (NS76 [includes: Airdrie; Coatbridge]).



Figure 3: Excerpt from Forrest's 1816 map *The County of Lanark from actual survey*: Top section with approximate Site location. Reproduced by permission of the Trustees of The National Library of Scotland.

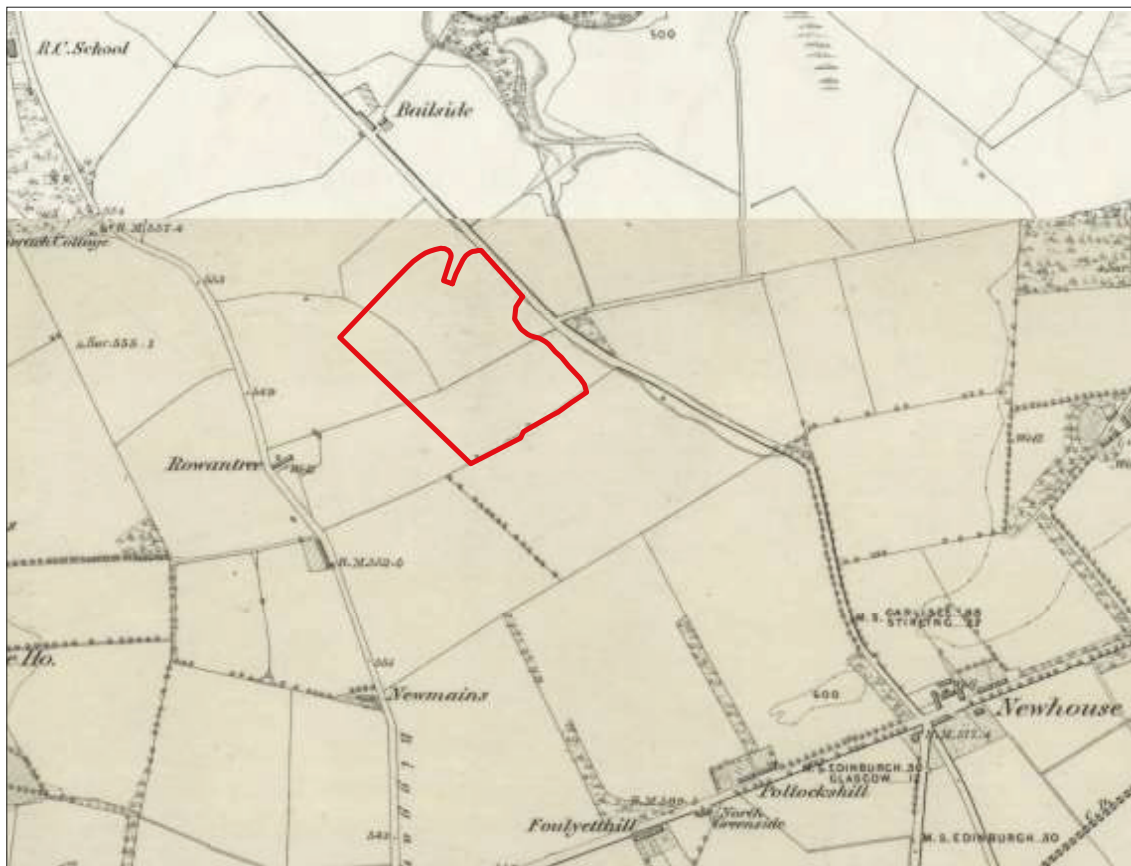


Figure 4: Excerpts from 1864 Ordnance Survey 6" maps Lanarkshire, Sheets VIII and XI with Site location. Reproduced by permission of the Trustees of The National Library of Scotland.

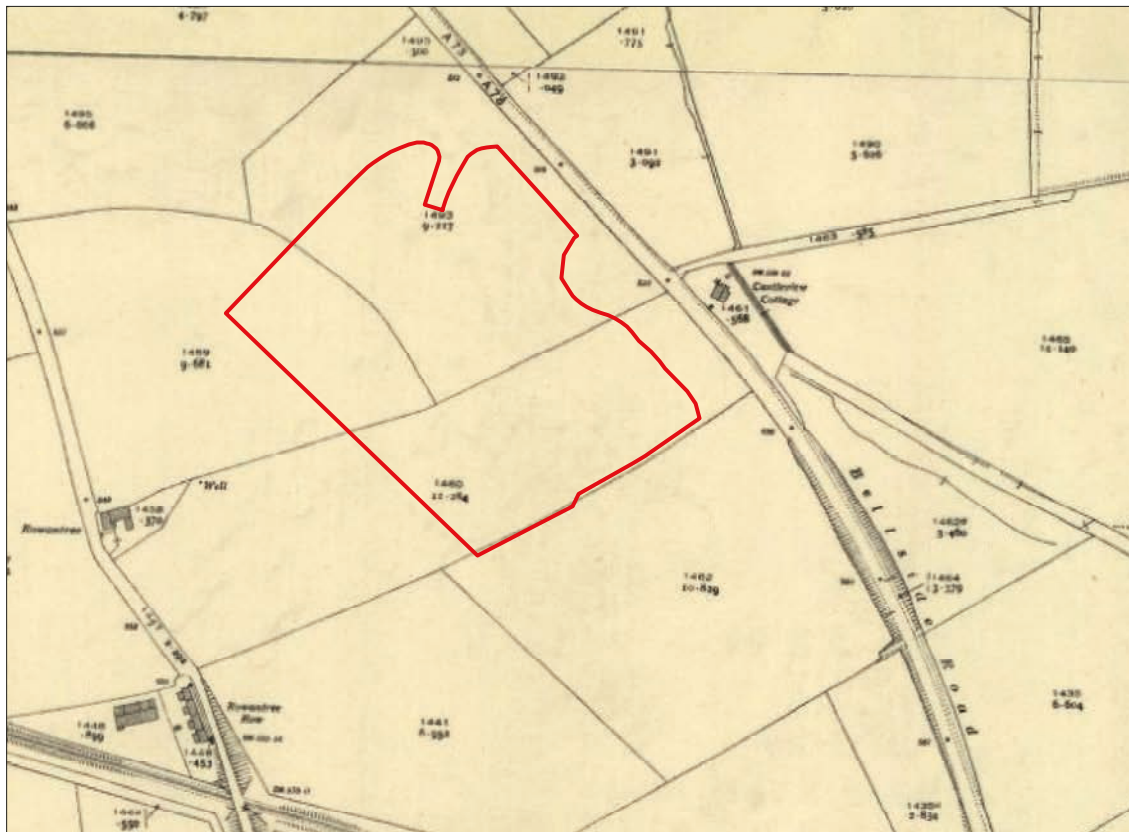


Figure 5: Excerpts from 1946 Ordnance Survey 25" maps Lanarkshire 008.15 and Lanarkshire 012.03 with Site location.

Vertical Aerial Photographs

- 6.16 Six sets of aerial photographs mainly from the second half of the twentieth century were consulted for this assessment (see Appendix A).
- 6.17 The aerial photographs demonstrated that the land within the Site continued to be utilised for agriculture between 1949 and 1997. Within the 200 m buffer, Rowantree Farm (CHS 1) was extant in 1970 but by 1980 only the shell of the building survived above ground.
- 6.18 No previously unrecorded cultural heritage sites were noted on any of the aerial photographs.

Previous Archaeological Investigations

- 6.19 The Site was included in a desk-based assessment carried out for the Baillieston to Newhouse M8 road corridor (CHS 3: Gallagher 1993). That assessment found that there was insufficient information about the Site to gauge its archaeological potential.
- 6.20 As far as can be ascertained, no other archaeological investigations have been carried out within the Site.
- 6.21 Two areas within the 200 m buffer were subject to archaeological monitoring during works associated with the M8 upgrade (CHS 4). No archaeological remains, deposits or artefacts were uncovered during these works (Baillie and Mooney 2017).

Walkover Survey

- 6.22 A walkover survey of the Site was carried out on 28th November 2017 in cold, sunny conditions.
- 6.23 The survey found that the Site consisted of overgrown former agricultural land that sloped down from north to south. The terrain was quite rough (Plates 1 and 2) and, despite the hard frost, was wet and boggy underfoot. The height of the vegetation, particularly the extensive reed

beds, made it difficult to visually inspect the ground. A mound of spoil material at the north-east of the Site is most probably related to the construction of a road spur into the site from the roundabout at Lancaster Avenue/A73.



Plate 1: General view over the south of the Site from east.



Plate 2: General view over the east of the Site from south-west.

6.24 No previously unrecorded cultural heritage sites were noted during the survey.

Conclusions

- 7.1 The cultural heritage assessment at Lancaster Avenue/Biggar Road, Chapelhall has shown that no cultural heritage sites or remains are known within the proposed development area. Two cultural heritage sites of lesser significance, the former locations of a farm and a cottage, lie within 200 m of the Site and would be unaffected by the proposal.
- 7.2 Cartographic regression has shown that the Site has been agricultural land since at least the mid-eighteenth century and, as such, has seen no demonstrable development since that time. While the proposed development area is not considered to be especially archaeologically sensitive, the medieval tower house at Lauchope House is about 850 m from the site.
- 7.3 Given that the proposed development area has been agricultural land for at least 250 years and seen little in the way of ground disturbance during that time, there is some potential for the survival of sub-surface remains within the proposed development area. Consequently, GUARD Archaeology Limited would advise that North Lanarkshire Council is likely to require a programme of archaeological works to establish the presence or absence of cultural heritage remains within those areas of the Site that will be subject to ground disturbance. These works would, most probably, consist of a trial trench evaluation.

Technical Information

- 8.1 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.
- 8.2 As far as can be ascertained, there are no existing heritage or archaeological site management plans in operation at the proposed Lancaster Avenue/Biggar Road, Chapelhall development.
- 8.3 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).

- 8.4 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: guardarc1-302415) has been completed. Once the Planning Application has been determined by North Lanarkshire Council, and with the consent of G S Brown Construction Limited, the desk-based assessment will be uploaded to OASIS. Dr Murray Cook 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/>

**Land at Lancaster Avenue/ Biggar Road,
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Desk-based Cultural Heritage Assessment**

Section 2: Appendices



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Appendices

Appendix A: References

Documentary Sources Consulted

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Ordnance Survey 1913 Lanarkshire Sheet XII.NE. Six-inch 2nd and later editions, Scotland, 1892-1960.

Ordnance Survey 1946 Lanarkshire 008.15. 25 inch 2nd and later editions, Scotland, 1892-1949.

Ordnance Survey 1946 Lanarkshire 012.03. 25 inch 2nd and later editions, Scotland, 1892-1949.

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Ordnance Survey 1959 NS7861NE – A. 1: 1250 scale National Grid maps, 1940s-1960s.

Other sources

British Geological Survey: Geology of Britain Viewer. Accessed 30/10/17. Available at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

Vertical aerial photographs consulted

Sortie	Date	Frame(s)
541/A/0467	26/4/49	3344
MER/079/70	8/10/70	069
MER/12/71	10/7/71	0129
CLY/8023	2/8/80	0317
ASS/51588	10/6/88	0192
AF/97C/0810	24/9/97	4395

Appendix B: Gazetteer of Cultural Heritage Sites

CHS No: 1

Name: Rowantree Farm

NGR: NS 78640 61959

NRHE No: -

HER No: -

Significance: Lesser

Description: The farm was first recorded in 1864 (Lanarkshire, Sheet XI) as a rectangular building and a well. By 1899, it was a courtyard-style structure, and the well had been moved further to the east. The farm remained in existence in 1959, and was a shell in 1980.

CHS No: 2

Name: Castleview Cottage

NGR: NS 79072 62129

NRHE No: -

HER No: -

Significance: Lesser

Description: Castleview Cottage was first depicted on the 1913 Ordnance Survey map (*Lanarkshire Sheet XII.NE*). In 1946, it was two semi-detached houses with small ancillary buildings to the SSW and NNE.

CHS No: 3
 Name: M8 Baillieston – Newhouse; archaeological assessment
 NGR: -
 NRHE No: -
 HER No: -
 Significance: Lesser
 Description: An archaeological assessment carried out in 1993 found that there was insufficient information about the proposed development to gauge its archaeological potential.

CHS No: 4
 Name: M8/M73/M74 Motorway Improvements
 NGR: NS 79034 61969 and NS 79187 62091 (both centred)
 NRHE No: -
 HER No: -
 Significance: Lesser
 Description: These two areas were subject to archaeological monitoring during works on and adjacent to the M8 motorway. No archaeological remains were uncovered during the work.

Appendix C: Archive material

	Description	Format	Number
Paper archive	Photographic record	A4	1
Digital archive	Digital photographs	JPEG	13
	Report	PDF	1
	Shapefiles (ArcMap)	.cpg	1
		.dbf	1
		.prj	1
		.sbn	1
		.shp	2
		.shx	1

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