



## Albany Park, St Andrews, Fife: Archaeological Desk-based Assessment Project 5330

**Albany Park, St Andrews, Fife:**  
**Archaeological Desk-based Assessment**

**On behalf of:** Campus Living Villages

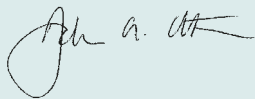
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**Project Number:** 5330

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with GUARD Archaeology Limited standard operating procedures.*

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## Contents

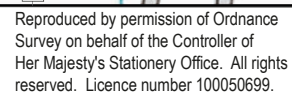
Executive Summary	5
Introduction	5
Legislative Background	6
National Planning Policy	6
National Policy Guidelines	6
Local Policy Guidelines	7
Other Considerations	8
Aims and Objectives	8
Methodology for baseline assessment	9
Historical Background	9
Baseline Assessment	10
Prehistoric, Roman and Early Medieval sites	10
Medieval sites	11
Post-Medieval and Modern sites	11
Vertical Aerial Photographs	13
Previous Archaeological Investigations	14
Walkover Survey	14
Potential Issues	15
Direct Effects	15
Indirect Effects	15
Impact Assessment	15
Potential Direct Impacts	15
Potential Indirect Impacts	16
Cultural heritage sites where no significant indirect effect is anticipated	16
Conclusions	17
Technical Information	18
Appendix A: References	20
Appendix B: Site Gazetteer	21
Appendix C: GUARD Archaeology archive material	27

## List of Figures

Figure 1: Site location	4
Figure 2: Selzer's 1693 illustration The Prospect of the Town of St Andrews	10
Figure 3: Excerpt from Roy's 1747-55 Military Survey of Scotland with approximate location of Site	12
Figure 4: Excerpt from 1832 Great Reform Act Map Saint Andrews with approximate location of Site	12
Figure 5: Excerpt from 1855 Ordnance Survey 6" map Fife, Sheet 12 with approximate Site boundary	13

## List of Plates

Plate 1: General view of disused Albany Park campus buildings from south.	14
Plate 2: General view of north-west area of the Site.	14
Plate 3: Former Woodburn Farm buildings (CHS 20) and former steam laundry (CHS 22)	15
Plate 4: Building on Woodburn Place (CHS 21)	15



## Executive Summary

- 1.1 The aims of this 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 three known cultural heritage sites within the proposed development area. A further nineteen cultural heritage sites, including one Scheduled Monument, one Conservation Area, one category B Listed Building and five category C Listed Buildings, are located within 200 m of the proposed development area.
- 1.3 A review of the National Record of the Historic Environment (NRHE) and available cartographic resources has shown that the proposed development area is located between the medieval ecclesiastic precinct and the location of a medieval leper hospital and burial ground. Excavations at the leper hospital have uncovered the remains of structures, and human remains have been found close to the southern boundary of the proposed development.
- 1.4 The proposed Albany Park development area had been used solely for agriculture since at least the mid-eighteenth century until the 1970s, when the current campus accommodation was constructed. Given the proximity to known medieval structures, it is advised that Fife Council may require that a programme of archaeological works be carried out to establish the presence or absence of any sub-surface cultural heritage remains within those previously undisturbed parts of the proposed development area that will be subject to ground disturbance.
- 1.5 The proposed development would have no significant indirect effect upon the settings of one Scheduled Monument, one Conservation Area, one category B Listed Building and five category C Listed Buildings.

## Introduction

- 2.1 This desk-based assessment was carried out by GUARD Archaeology in August 2019, and updates a previous desk-based assessment produced for Campus Living Villages in June 2017. The area proposed for development is at Albany Park, St Andrews, Fife (NGR: centred at NO 5172 1612). The Site is located to the south of the medieval core of St Andrews and consists of previously developed land (Figure 1).
- 2.2 The Site is bounded to the north by Woodburn Place and to the west by housing on St Mary Street. Public footpaths lie to the south and east of the Site. The land is owned by the University of St Andrews, and student accommodation and university buildings occupy the proposed development area. These buildings are now disused.
- 2.3 The bedrock over the Site is Sandy Craig Formation - Sedimentary Rock Cycles, Strathclyde Group Type. This sedimentary rock type formed approximately 329 to 337 million years ago in the Carboniferous Period when the local environment was dominated by swamps, estuaries and deltas. The superficial deposits are Raised Marine Deposits of Holocene Age - Sand and Gravel. These deposits formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by shallow seas (British Geological Survey: Geology of Britain Viewer).

## 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 Historic Environment Scotland's *Designation Policy and Selection Guidance*, which came into force in May 2019, and comprise:

- Scheduled Monuments;
- Listed Buildings;
- Conservation Areas;
- Marine Protected Areas;
- Inventory Gardens and Designed Landscapes;
- Inventory Battlefields; and
- World Heritage Sites.

### National Planning Policy

- 3.3 The implications of the acts noted above regarding local government planning policy are described within Scottish Planning Policy (SPP) (2014), the Historic Environment Policy for Scotland (HEPS) (2019) and its supporting guidance, and Planning Advice Note 2/2011 (2011). SPP and HEPS 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.

#### Listed Buildings

SPP paragraph 141 states: 'Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.'

#### Conservation areas

SPP paragraph 143 states: 'Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.'

#### Scheduled Monuments

SPP paragraph 145 states: 'Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances. Where a proposal would have a direct impact on a scheduled monument, the written consent of Scottish Ministers via a separate process is required in addition to any other consents required for the development.'

## 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 (NRHE) and the local Historic Environment Record (HER)

- 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 undesigned 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 Annex 1 to Historic Environment Scotland’s *Designation Policy and Selection Guidance* (2019), 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 Policy Guidelines

- 3.6 Local planning policy is defined in SESplan Strategic Development Plan (2013), FIFEplan: The Fife Local Development Plan: Modified Proposed Plan (2017) and in the Supplementary Guidance *Making Fife’s Places* (2015).
- 3.7 SESplan is the Strategic Development Plan that covers St Andrews. Detailed consideration of the historic environment falls beyond the remit of the Strategic Development Plan. However, it clearly adheres to SPP and one of the aims of Policy 1B is to “Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites”. The plan also aims to “Conserve and enhance the natural and built environment.” (SESplan 2013, 5).
- 3.8 FIFEplan includes one policy relating to cultural heritage that is pertinent to this assessment.

### Policy 14 - Built and Historic Environment

Six qualities of successful places

The Council will apply the six qualities of successful places when considering development proposals. New development will need to demonstrate how it has taken account of and meets each of the following six qualities:

1. distinctive;
2. welcoming;
3. adaptable;
4. resource efficient;
5. safe and pleasant; and
6. easy to move around and beyond.

Guidance on how these qualities will be interpreted by the Council and addressed by those proposing development will be provided in the Fife's Designing Places Supplementary Guidance.

### Designated sites and buildings

Development which protects or enhances buildings or other built heritage of special architectural or historic interest will be supported. Proposals will not be supported where it is considered they will harm or damage:

- the Outstanding Universal Value of the World Heritage Site and its setting;
- the character or special appearance of a conservation area, and its setting having regard to Conservation Area Appraisals and associated management plans;
- listed buildings or their setting, including structures or features of special architectural or historic interest; sites recorded in the Inventory Historic Gardens and Designed Landscapes and other non-inventory gardens and designed landscapes of cultural and historic value;
- Scheduled Ancient Monuments, including their setting;
- patterns of traditional orchards and medieval garden riggs;
- inventory Historic Battlefields; or
- the preservation objectives of Historic Marine Protected Areas

For all historic buildings and archaeological sites, whether statutorily protected or not, support will only be given if, allowing for any possible mitigating works, there is no adverse impact on the special architectural or historic interest of the building or character or appearance of the conservation area.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future.

All archaeological sites and deposits, whether statutorily protected or not, are considered to be of significance. Accordingly, development proposals which impact on archaeological sites will only be supported where:

- remains are preserved in-situ and in an appropriate setting; or
- there is no reasonable alternative means of meeting the development need and the appropriate investigation, recording, and mitigation is proposed.

In all the above, development proposals must be accompanied with the appropriate investigations. If unforeseen archaeological remains are discovered during development, the developer is required to notify Fife Council and to undertake the appropriate investigations.

- 3.9 The Supplementary Guidance *Making Fife's Places* states that "Any development proposal should analyse each individual site or building in relation to its historic context" (Fife Council 2015, Appendix C). The SG summarises the key actions and guidance relating to cultural heritage that should be followed in preparing an application.

### Other Considerations

- 3.10 The proposed Albany Park development area is located within the local authority area of Fife, which is advised on archaeological matters by the Fife Council Archaeologist (FCA).

### 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 upon 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 cultural heritage and 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-unidentified 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, Conservation Areas and Listed Buildings was obtained from Historic Environment Scotland (HES);
- GIS data on cultural heritage sites was obtained from Pastmap, the on-line search facility for the NRHE which is maintained by HES;
- 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 online at The National Collection of Aerial Photograph website in order to identify any unknown sites or features of archaeological interest: Five series of vertical photographs, ranging in date from 1946 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;
- Walkover surveys of the Site were carried out on 8 June 2017 and 21 August 2019, and
- A further assessment of the settings of St Andrews Conservation Area and St Andrews Cathedral and Priory Scheduled Monument was carried out on 21 August 2019.

### Historical Background

6.1 Although a comprehensive history of the town of St Andrews is beyond the scope of this assessment, the foundation of the ecclesiastic centre is relevant as background to the development of the town and its environs.

- 6.2 The settlement was originally called Kilrymont or Kinrimund and, by the eighth and ninth centuries, it was likely that the focus of the settlement was around a small Celtic ecclesiastical site at Kirkhill where the relics of St Andrew were allegedly first brought. By the eleventh century the church of St Regulus was built to the south east of Kirkhill, heralding the expansion of the church in the settlement. In the twelfth century, the Augustinian Priory, the cathedral and the ecclesiastical precinct were established (Fife Council 2010, 3). The Hospital of the Blessed Nicholas, the leper hospital located to the south of the Site, was probably founded in the late twelfth century, possibly by the Prior and Canons of St Andrews.
- 6.3 The NMRS record for the hospital (CHS 18) states that “In those days [date unspecified] the coast road left St Andrews by a route much further east that it does now, and the hospital was probably set down on the waste [ground]” probably near the farm called St Nicholas. From the fact of a dedication and from the language of the charters, it appears probable that the hospital was provided with a chapel and graveyard.
- 6.4 None of the maps consulted for this assessment depict the hospital in situ, although Selzer portrays what is probably St Nicholas farm at bottom left of his 1693 illustration (Figure 2).



Figure 2: Selzer's 1693 illustration *The Prospect of the Town of St Andrews*.

## Baseline Assessment

- 7.1 The NRHE was checked on 20th August 2019. Any additions or alterations to this record made after that date have not been included in this assessment.
- 7.2 In the following assessment, the reference in parenthesis (CHS and number) refers to the cultural heritage sites noted at Appendix B and on Figure 1.

### Prehistoric, Roman and Early Medieval sites (8000 BC – AD 600)

- 7.3 There are no known prehistoric, Roman or early medieval sites within the Site. Prehistoric activity within the 200 m buffer zone is represented by lithic artefacts found in shingle on the East Sands (CHS 19).
- 7.4 In the wider area around the Site, flint artefacts have been found at 14 Priestden Road (NRHE NO51NW 95) and a substantial bronze hoard at 18 Priestden Place (NRHE NO51NW 84). Both of these locations are to the west of the Site, and may indicate prehistoric settlement in the locale.

### Medieval sites (AD 600 - AD 1600)

- 7.5 There are no known cultural heritage sites of medieval date within the Site. Two medieval sites and a findspot of medieval pottery are located within the 200 m buffer zone surrounding the Site.
- 7.6 The Scheduled Monument of St Andrews Cathedral and Priory and Adjacent Ecclesiastical Remains (CHS 15) lies to the north of the Site. The remains include the precinct of the cathedral and priory, the ruins of the church of St Mary of the Rock, the ruins of the cathedral church, the monastic buildings to its south, St Rule's Tower, the remnant of the wall relating to the priory's guest house, the precinct walls, the Pends Yett and other gateways through the precinct walls. These structures encompass a range of dates from the ninth century to the sixteenth century, and are of national significance.
- 7.7 The leper hospital and burial ground at St Nicholas farm (CHS 18) probably date from the twelfth century. About thirty human skeletons, including that of a young girl, were uncovered to the north of the farm building in the mid-twentieth century, and archaeological excavations in the later twentieth century recorded structures relating to the leper hospital. Radiocarbon dating of human bone from features or deposits pre-dating the excavated hospital buildings suggests the presence of an earlier graveyard on the hospital site. The calibrated radiocarbon dates are 1530-1310 BC, AD 530-660, AD 130-390 and AD 430-650.
- 7.8 Medieval pottery fragments were found in the car park of the leisure centre (CHS 17).
- 7.9 St Andrews Conservation Area (CHS 4) includes the medieval core of the town, as well as later structures.

### Post-Medieval and Modern sites (AD 1600- Present)

- 7.10 There are three known cultural heritages site of post-medieval or modern date within the Site. A further twelve cultural heritage sites of post-medieval or modern date, including one category B Listed Building and five category C Listed Buildings, lie within the surrounding 200 m buffer zone.
- 7.11 The seventeenth century maps consulted for this assessment showed St Andrews, but provided little detail of the Site (Gordon 1636-52; Blaeu 1654 and 1662). Adair's 1684 map records a structure named as St Nicholas to the south of Kinness Burn. It is not known if this refers to the leper hospital, the latest phases of which may date from the seventeenth century, or to the later farm of that name (CHS 18).
- 7.12 The earliest map to show the Site in any detail is Roy's mid-eighteenth century *Military Survey of Scotland* (Figure 3). By that time, St Mary Street had been built to the west of the Site and St Nicholas Burn flowed through the Site, as it does today. St Nicholas's (CHS 18) consisted of two structures and two enclosures and, as instances of leprosy were in decline from about the fourteenth century, was probably the farm rather than the leper hospital. The land-use over the Site is not specified but, given the proximity of St Nicholas farm, was most probably agricultural.
- 7.13 The later eighteenth century map did not record any further development within or immediately adjacent to the Site (Ainslie 1774).
- 7.14 By the earlier nineteenth century, St Nicholas farm was accessed by a road from St Mary Street, and a toll-booth lay to the north of the Site. The land-use over the Site was not specified (Greenwood et al 1828). The 1832 Great Reform Act map (Figure 4) recorded three structures that may lie within the northern area of the Site. Although not identified, these are most probably Woodburn farm (CHS 20) and the existing building on Woodburn Place (CHS 21).
- 7.15 The First Edition Ordnance Survey map of 1855 (Figure 5) recorded the Site as a single enclosed agricultural field subdivided by St Nicholas Burn. Woodburn farm (CHS 20) lay at the north of the Site and its buildings are now occupied by the University of St Andrews estates department.





Figure 3: Excerpt from Roy's 1747-55 Military Survey of Scotland with approximate location of Site. Reproduced by permission of the Trustees of The National Library of Scotland.



Figure 4: Excerpt from 1832 Great Reform Act Map Saint Andrews with approximate location of Site. Reproduced by permission of the Trustees of The National Library of Scotland.

Woodburn House (CHS 21) had been built and a formal garden lay to the west of this structure. 25 St Mary Street (CHS 3), Abbey Cottage (CHS 12) Shore Bridge (CHS 7), and the houses at Balfour Place (CHS 8 to CHS 11) had been built.

- 7.16 By 1895, a steam laundry (CHS 22) lay at the north-east corner of the Site, a building that is now occupied by the University Estates Department, and by 1914 the Gatty Marine Laboratory (CHS 2) had been built to the east of the Site.
- 7.17 Later Ordnance Survey maps recorded no changes within the Site, which remained in agricultural use until at least 1956.

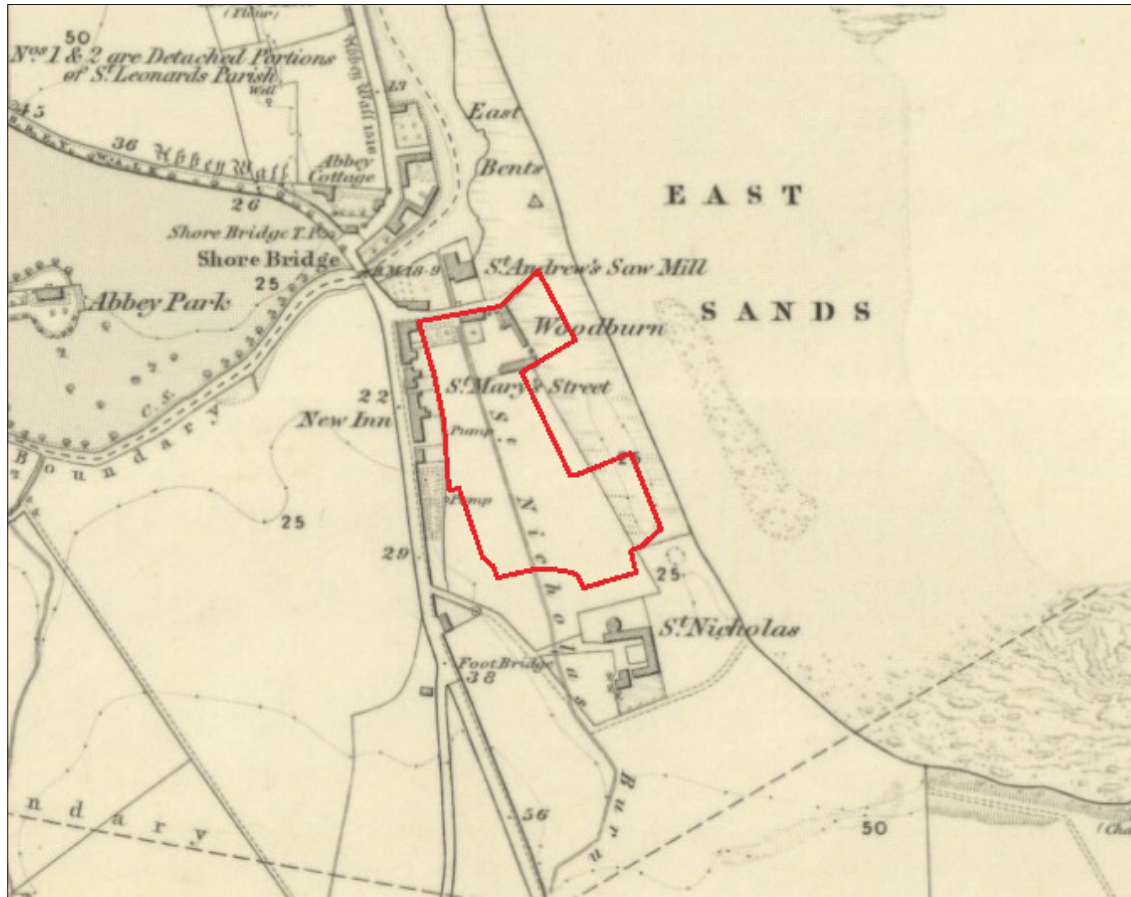


Figure 5: Excerpt from 1855 Ordnance Survey 6" map Fife, Sheet 12 with approximate Site boundary. Reproduced by permission of the Trustees of The National Library of Scotland.

## Vertical Aerial Photographs

- 7.18 Five sets of aerial photographs from the twentieth century were consulted for this assessment (see Appendix A). The sequence of aerial photographs showed some changes in land-use within the Site over the period 1945 to 1988.
- 7.19 In 1945, allotments or similarly sub-divided land lay on the west side of the Site. This type of land-use would tie in with the WWII "Digging for Victory" campaign which encouraged the population to grow their own food in an effort to relieve the pressure on scarce food resources. The creation of allotments could indicate that the land-use over the Site had previously been pastoral farming since it is unlikely that agricultural land would not have been utilised for crop production during this time of scarcity.
- 7.20 In 1954, the allotments were no longer evident, although this area of the Site appeared to have been fenced-off, possibly indicating a different land-use than the eastern part of the Site.
- 7.21 The 1972 aerial photograph showed that the University of St Andrews campus buildings had been constructed, and the 1988 images recorded the campus much as it appears today.



- 7.22 No previously unrecorded cultural heritage sites were noted on any of the aerial photographs consulted for this assessment.

### Previous Archaeological Investigations

- 7.23 As far as can be ascertained, no archaeological investigations are known to have been carried out within the Site. Four pieces of archaeological fieldwork are known to have been carried out within the 200 m buffer zone surrounding the Site.
- 7.24 A watching brief carried out between 2017 and 2018 at Gatty Marine Laboratory (CHS 2) uncovered no significant archaeological finds or deposits.
- 7.25 A series of watching briefs (CHS 13) carried out in 2002 and 2003 within the abbey precinct wall uncovered a deep well of modern date that was associated with two redundant gas holders.
- 7.26 Also within the Scheduled Area was a 2001 evaluation and watching brief carried out in the area around St Leonard's School (CHS 14). The evaluation did not uncover any archaeological features, structures or deposits.
- 7.27 Between 1986 and 1999, a series of archaeological investigations was carried out at St Nicholas farm (CHS 18) prior to development of the leisure complex, pre-school nursery, coastguard station and residential housing. These investigations uncovered the remains of the leper hospital wall and an interior structure (Hall 1987; Moloney 1993; Proudfoot 1994), Medieval pottery (Cachart 1989) and further hospital buildings, a cobbled surface and a cist (Toolis 1997; Hamilton & Toolis 1999).

### Walkover Survey

- 7.28 A walkover survey of the proposed development area was carried out on 21st August 2019 in dry, sunny conditions. The survey noted that while the Albany Park campus still occupied most of the Site, the buildings were no longer in use and the ground floor windows were boarded-up (Plate 1). The western boundary of the Site was defined by a high stone wall and an open lawn area at the north-west of the Site led to a community garden (Plate 2). No remains of the mid-twentieth century allotments visible on aerial photographs were found.



*Plate 1: General view of disused Albany Park campus buildings from south.*



*Plate 2: General view of north-west area of the Site.*

- 7.29 The former buildings at Woodburn Farm (CHS 20) were found to be intact and were occupied by the University of St Andrews Estates Department. Some alteration of the frontage of the farm building onto Woodburn Place was noted (Plate 3). Further west on Woodburn Place, the nineteenth century building (CHS 21; Plate 4) was in residential use.
- 7.30 No previously unrecorded cultural heritage remains were noted during the walkover survey of the Site.



Plate 3: Former Woodburn Farm buildings (CHS 20) and former steam laundry (CHS 22).



Plate 4: Building on Woodburn Place (CHS 21).

## Potential Issues

### Direct Effects

- 8.1 Potential direct effects on known cultural heritage features relate to the physical effect of the development on cultural heritage features and can occur within the boundary of a 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.
- 8.2 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.
- 8.3 Potential direct effects on archaeology are typically adverse, permanent and irreversible.

### Indirect Effects

- 8.4 Potential indirect effects comprise potential effects on the settings of designated cultural heritage sites. These include Listed Buildings, Scheduled Monuments and Conservation Areas.
- 8.5 In the context of the current assessment, potential effects on the settings of cultural heritage features would be primarily visual in nature although less tangible elements such as function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes can also contribute to the setting of a cultural heritage feature (HES 2016, 5).

## Impact Assessment

### Potential Direct Impacts

- 9.1 The baseline studies identified two cultural heritage sites that could potentially be directly adversely impacted by the proposed development.
- 9.2 Woodburn Farm (CHS 20) was located on Woodburn Place and was first recorded on the Ordnance Survey map of 1855 (Fife, Sheet 12). The farm buildings are currently occupied by the University of St Andrews Estates Department.

- 9.3 In the early twentieth century, Woodburn steam laundry (CHS 22) was located on the south-west side of the junction of Woodburn Place and East Bents. The former laundry buildings are now occupied by the University of St Andrews Estates Department.
- 9.4 The proposed development would require the removal of part of the nineteenth century farm and all of the early twentieth century laundry and would obviously result in adverse direct effect upon these undesigned structures. This effect could be mitigated through preserving the buildings by record via historic building recording survey. This mitigation would be in keeping with FIFEPlan Policy 14 and SPP Paragraph 150.

### Potential Indirect Impacts

- 9.5 The baseline studies identified eight designated cultural heritage sites that could potentially be indirectly affected by the proposed development:
- 25 St Mary Street; C Listed Building (CHS 3);
  - St Andrews Conservation Area (CHS 4);
  - Balfour House, 1 Balfour Place; C Listed Building (CHS 8);
  - 3 Balfour Place; C Listed Building (CHS 9);
  - 4 and 5 Balfour Place; C Listed Building (CHS 10);
  - 6, 7 and 8 Balfour Place; C Listed Building (CHS 11);
  - Abbey Cottage, Abbey Walk; B Listed Building (CHS 12), and
  - St Andrews Cathedral and Priory and Adjacent Ecclesiastical Remains Scheduled Monument (CHS 15).

### Cultural heritage sites where no significant indirect effect is anticipated

- 9.6 The setting assessment carried out on 21 August 2019 found that the majority of the designated cultural heritage sites located within 200 m of the proposed development would have no intervisibility with the development area.
- 9.7 Intervening buildings means that the development would have no significant indirect effect upon the settings of Balfour House, 1 Balfour Place (CHS 8), 3 Balfour Place (CHS 9), 4 and 5 Balfour Place (CHS 10), 6, 7 and 8 Balfour Place (CHS 11) and Abbey Cottage, Abbey Walk (CHS 12) It is assessed that the proposed development would result in no indirect effect upon the settings of these designated cultural heritage sites.
- 9.8 The existing student accommodation at Albany Park is visible from the rear upper floors of the category C Listed Building at 25 St Mary Street (CHS 3) and it is anticipated that the proposed development would also be visible. The main focus of the building at 25 St Mary Street is to the street rather than to the proposed development and the proposal would represent a minor alteration to the pre-project condition of the Listed Building. It is assessed that the proposed development would result in a Negligible indirect effect upon the setting of 25 St Mary Street.
- 9.9 St Andrews Cathedral and Priory and Adjacent Ecclesiastical Remains Scheduled Monument (CHS 15) has a mixed urban and coastal setting and is partly enclosed by perimeter walls. From the cathedral and graveyard, the perimeter wall would prevent visibility to the proposed development and, although it would be visible from the top of St Rule's tower, the entire town of St Andrews including the existing student accommodation, is also visible. In addition, the proposed development would retain the majority of the existing trees at the north west of the site, which would provide some screening of the Site from St Rule's tower. The proposal would represent a negligible alteration to the pre-project condition of the Listed Building and it is assessed that the proposed development would result in a no significant indirect effect upon the setting of 25 St Mary Street.

- 9.10 The proposed development could potentially result in an indirect effect upon the setting of St Andrews Conservation Area (CHS 4). This potential effect would be most evident at Woodburn Place where the Conservation Area boundary and the proposed development area lie on opposite sides of the road. However, the redesign of the proposed development retains some of Woodburn Farm (CHS 20) and the building on Woodburn Place (CHS 21) and the retention of these structures would reduce the magnitude of the change to the setting of the Conservation Area (see *Design & Access Statement V6*). In addition, the proposed development would retain the majority of the existing trees at the north west of the site, which would provide some screening of the Site and would significantly soften the visual impact upon the Conservation Area. This design of the buildings is more visually coherent than the mix of building styles currently occupying the Site, and this cohesion is perhaps best demonstrated by V9 and V10 in the *Design & Access Statement*. Given these factors, the proposal would represent a slight alteration to the overall pre-project condition of the Conservation Area and it is assessed that the proposed development would result in a no significant indirect effect upon the setting of St Andrews Conservation Area.

## Conclusions

- 10.1 The cultural heritage assessment at Albany Park, St Andrews has shown that there are three known cultural heritage sites located within the proposed development area. These consist of a farm (CHS 20), a residential building (CHS 21) and a former steam laundry (CHS 22). All of these date from the nineteenth century or early twentieth and all are of lesser cultural heritage significance.
- 10.2 The proposed development would retain part of the nineteenth century Woodburn Farm (CHS 20) and all of the residential building on Woodburn Place (CHS 21) but would entail the demolition of some of the farm and all of the early twentieth century laundry (CHS 22). The adverse direct effects of the proposed development upon these structures could be mitigated through preserving the buildings by record via historic building recording survey. This mitigation would be in keeping with FIFEPlan Policy 14 and SPP Paragraph 150.
- 10.3 A further 19 cultural heritage sites, including one Scheduled Monument, one Conservation Area, one category B Listed Building and five category C Listed Buildings, are located within 200 m of the Site. None of these would be directly affected by the proposed development.
- 10.4 The assessment has found that the proposed development area lies between the locations of two cultural heritage sites of medieval date. The ecclesiastic centre of St Andrews (CHS 15) lies to the north of the Site and St Nicholas leper hospital (CHS 18) to the south. Excavations at St Nicholas farm have uncovered walls, cobbled surfaces and structures belonging to the hospital complex, and human remains have been uncovered close to the southern boundary of the Site.
- 10.5 The Site was demonstrably used solely for agriculture from the mid-nineteenth century, and was probably in agricultural use in the eighteenth century. As such, it was not intensively occupied until construction of the campus buildings in the early 1970s. Although the development of Albany Park campus is likely to have disturbed or removed any buried cultural heritage remains or deposits, 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; Green 2019).
- 10.6 Given the above factors, there is some potential for the survival of sub-surface cultural heritage remains, deposits or artefacts within relatively undisturbed parts of the Site. To ascertain the presence/absence of sub-surface cultural heritage remains, and in accordance with SPP paragraph 150 and LDP Policy 14, it is advised that Fife Council may require that a programme of archaeological evaluation works be carried out to establish the presence or absence of any sub-surface cultural heritage remains within those parts of the proposed development area that will be subject to ground disturbance.

- 10.7 The proposed Albany Park development would have no significant indirect effect upon the settings of one Scheduled Monument, one Conservation Area, one category B Listed Building and five category C Listed Buildings.

## Technical Information

- 11.1 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.
- 11.2 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).
- 11.3 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 assessment has been completed (OASIS Reference: guardarc1-364889). Once the Planning Application has been determined by Fife Council, and with the consent of Campus Living Villages UK, this desk-based assessment will be added to the OASIS record. The Fife Council Archaeologist 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/>



**Albany Park, St Andrews, Fife:  
Archaeological Desk-based  
Assessment**

**Section 2: Appendices**



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

## Appendix A: References

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Sortie	Date	Frame(s)
106G/LEU/0002	28/11/45	5056
540/1395	30/8/54	F22: 0232-233
OS/63/0136	8/6/63	004-095
OS/72/0133	28/6/72	008
ASS/50988	9/6/88	057-058

#### Appendix B: Site Gazetteer

CHS No: 1

Name: Coastguard Station, East Sands

NGR: NO 5184 1602

NMRS No: NO51NW 705

HER No: -

Significance: Lesser

Description: The coastguard station is a two-storey detached house that was recorded by Maritime Fife during the Coastal Assessment Survey for Historic Scotland in 1996.

CHS No: 2

Name: Gatty Marine Laboratory, St Andrews University

NGR: NO 5178 1613

NMRS No: NO51NW 254

- HER No: -
- Significance: Local
- Description: The marine laboratory was built in 1896 and was recorded by Maritime Fife during the Coastal Assessment Survey for Historic Scotland in 1996.
- A watching brief was carried out at the marine laboratory between September 2017 and April 2018 on behalf of JLL Building Consultancy. No significant archaeological finds or features were uncovered.
- CHS No: 3
- Name: 25 St Mary Street, St Andrews
- NGR: NO 51646 16139
- NMRS No: -
- HER No: -
- Significance: Local: Category C Listed Building LB50927
- Description: 25 St Mary's Street is a fine example of an early 19th century simple Classical house. More commonly found in central St Andrews, this restrained style with careful proportions is important to the character of the town.
- CHS No: 4
- Name: St Andrews Conservation Area
- NGR: NO 5095 1668 (centred)
- NMRS No: -
- HER No: -
- Significance: National: Conservation Area
- Description: There is a wide variety of architectural design and scale throughout St Andrews Conservation Area. This includes sixteenth century university buildings and decorative nineteenth century public buildings, along with the large detached merchant houses dotted throughout the town and the small-scale vernacular terraces. The area of greatest archaeological significance is that which defines the medieval burgh. These are the three main central roads, North Street, South Street and Market Street and their backlands.
- CHS No: 5
- Name: East Bents, shed, slipway
- NGR: NO 5173 1627
- NMRS No: NO51NW 700
- HER No: -
- Significance: Lesser
- Description: This disused lifeboat shed and slipway on to East Sands were recorded by Maritime Fife during the Coastal Assessment Survey for Historic Scotland in 1996.

CHS No: 6  
 Name: Woodburn Place, pump house  
 NGR: NO 51671 16259  
 NMRS No: NO51NW 730  
 HER No: -  
 Significance: Lesser  
 Description: A mid-nineteenth century square tower with exaggerated cornice. St Andrews sawmill was recorded at this location in 1856.

CHS No: 7  
 Name: Shore Bridge, St Mary Street  
 NGR: NO 5160 1626  
 NMRS No: NO51NW 294  
 HER No: -  
 Significance: Lesser  
 Description: A bridge was recorded at or about this location in the mid-eighteenth century (Roy's *Military Survey of Scotland*).

CHS No: 8  
 Name: Balfour House, 1 Balfour Place  
 NGR: NO 51621 16300  
 NMRS No: NO51NW 144  
 HER No: -  
 Significance: Local: Category C Listed Building LB40831  
 Description: Balfour House was designed by Robert Balfour and dates from the early nineteenth century.

CHS No: 9  
 Name: 3 Balfour Place  
 NGR: NO 51631 16334  
 NMRS No: NO51NW 509  
 HER No: -  
 Significance: Local: Category C Listed Building LB40830  
 Description: This later eighteenth century building is a traditional house in the East Neuk style which contributes positively to the streetscape. It may have had a connection with the nearby timberyard and sawmill with associated workers housing at Nos 4-8 Balfour Place.



- CHS No: 10  
 Name: 4 and 5 Balfour Place  
 NGR: No 51643 16357 (centred)  
 NMRS No: -  
 HER No: -  
 Significance: Local: Category C Listed Building LB50156  
 Description: Built ca. 1820, these houses are in the East Neuk style and were formerly timber yard worker's accommodation.
- CHS No: 11  
 Name: 6, 7 and 8 Balfour Place  
 NGR: NO 51648 16324 (centred)  
 NMRS No: -  
 HER No: -  
 Significance: Local: Category C Listed Building LB50155  
 Description: This building was a sawmill and timber store, part of a small complex of buildings owned by Mr Balfour of Balfour House. It was converted to housing circa 1895 and is a particularly early and unusual example of an industrial building finding a new use as housing. It is also an important reminder of St Andrew's manufacturing history in this former industrial part of the town.
- CHS No: 12  
 Name: Abbey Cottage, Abbey Walk  
 NGR: NO 51571 16326  
 NMRS No: NO51NW 599  
 HER No: -  
 Significance: Regional: Category B Listed Building LB40839  
 Description: An early nineteenth century cottage.
- CHS No: 13  
 Name: St Andrews, watching brief  
 NGR: NO 5157 1635  
 NMRS No: NO51NW 53  
 HER No: -  
 Significance: Lesser  
 Description: A series of watching briefs between September 2002 and August 2003 were carried out on the dismantling of two redundant gas holders within the abbey precinct wall, and associated works. A deep well, lined with unmortared sandstone rubble was found directly adjacent to one of the gas holders. This may have been the source for the many thousands of tons of fresh water required to fill the base of the holder and form

a gas-tight seal, or perhaps as an early warning device to show if water was seeping from the gas holder into the surrounding soil.

CHS No: 14  
 Name: St Leonard's school, watching brief  
 NGR: NO 5155 1637  
 NMRS No: NO51NW 324  
 HER No: -  
 Significance:  
 Description: An archaeological evaluation and watching brief were carried out in July 2001 on developments within the Scheduled area around St Leonard's School. The evaluation uncovered a sandy silt deposit with occasional late medieval/early post-medieval pottery and animal bone fragments; apparently a late medieval or early post-medieval garden soil similar to deposits found commonly in St Andrews. No features were visible cut into this surface.

CHS No: 15  
 Name: St Andrews Cathedral and Priory and adjacent ecclesiastical remains  
 NGR: NO 51413 16619  
 NMRS No: NO51NW 2.12  
 HER No: -  
 Significance: National: Scheduled Monument SM13322  
 Description: This monument is of national importance as one of the earliest Christian foundations in Scotland, the site of the main administrative centre of the Scottish church from at least the tenth century to the Reformation, and because of the great scale and outstandingly high quality of its buildings. The remains of St Rule's Church and St Andrews Cathedral are exceptional architectural monuments that can inform understanding of the development of Romanesque and Gothic architecture in Scotland. The precinct walls also represent a unique and exceptional survival. In addition, buried archaeological remains have the potential to transform knowledge and understanding of the layout, development and economy of the priory and its precinct. As a point of historic interest, the cathedral is arguably the first non-royal structure in Scotland to have been provided with formal state guardianship, long before the Ancient Monuments Act of 1882. Our understanding of the architecture, character, layout and economy of Scotland's medieval monasteries and cathedrals would be diminished if this monument was to be lost or damaged.

CHS No: 16  
 Name: St Mary Street, guideplate  
 NGR: NO 5167 1590  
 NMRS No: NO51NW 72  
 HER No: -  
 Significance: Local

**Description:** The guideplate was formerly Scheduled as 'Guideplate no.3 on Crail - St Andrews road (A 917, formerly A 918)'.

**CHS No:** 17

**Name:** St Nicholas Farm, pottery

**NGR:** NO 518 159

**NMRS No:** NO51NW 96

**HER No:** -

**Significance:** Lesser

**Description:** A number of Medieval pottery fragments were found in the vicinity of the leisure centre car park but precise find spot not known. The pottery is in the possession of the Fife Archaeological Index.

**CHS No:** 18

**Name:** St Nicholas Farm, burial ground and leper colony

**NGR:** NO 5180 1595

**NMRS No:** NO51NW 28

**HER No:** -

**Significance:** Local

**Description:** The Hospital of the Blessed Nicholas in St Andrews must have been one of the earliest leper houses in Scotland, probably founded at the end of the twelfth century. That the hospital had a burial ground can be inferred from the fairly large number of disarticulated human bones and the complete skeletons that have been found in this area. After examination, by persons unknown, the remains were reburied in the same area.

Excavations in 1986-87 uncovered a possible bakery or cookhouse that seems to have been demolished in the fourteenth or fifteenth century, and that may be related to the leper hospital. Further excavation in 1997 found the remains of a large structure, defined by a substantial drystone wall and including a series of stratified decomposed organic layers and cobbled surfaces. A watching brief in this area discovered a heavily disturbed isolated long cist burial, although no skeletal remains survived. A second watching brief recorded a possible cobbled trackway.

**CHS No:** 19

**Name:** East Sands, flint implement, core

**NGR:** NO 519 162

**NMRS No:** NO51NW 103

**HER No:** -

**Significance:** Unknown

**Description:** A number of lithic artefacts were found in shingle on the East Sands near the Gatty Marine Laboratory. They comprised a bifacially worked and retouched implement in yellow unpatinated flint, lightly rolled; a lightly-rolled and slightly patinated flint core;

a lightly-rolled agate core; a possible flint borer, lightly-rolled and patinated; and a flint burin, rolled and patinated.

CHS No: 20  
Name: Woodburn Farm  
NGR: NO 51726 16217  
NMRS No: -  
HER No: -  
Significance: Lesser  
Description: This farm is first recorded on the Ordnance Survey map of 1855 (*Fife, Sheet 12*). The farm buildings are currently occupied by the University of St Andrews Estates Department.

CHS No: 21  
Name: Woodburn Place  
NGR: NO 51691 16224  
NMRS No: -  
HER No: -  
Significance: Lesser  
Description: These buildings are first recorded on the Ordnance Survey map of 1855 (*Fife, Sheet 12*). They are associated with a formal garden on the west side of the building.

CHS No: 22  
Name: Woodburn steam laundry  
NGR: NO 51745 16233 (centred)  
NMRS No: -  
HER No: -  
Significance: Lesser  
Description: A steam laundry was recorded at this location on the Ordnance Survey map of 1914 (*Fifeshire 009.10*). The building is now occupied by University of St Andrews Estates Department.

### Appendix C: GUARD Archaeology archive material

	Description	Format	Number
Paper archive	Photographic record	A4	1
Digital archive	Digital photographs	JPEG	14
	Report	PDF	1
	Shapefiles (ArcMap)	.cpq	1
		.dbf	1
		.prj	1
		.sbn	1
		.shp	2
		.shx	1

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