AA2275
Hillslap Tower, Langshaw
Scottish Borders

Archaeological investigations: 2017

for

Philip Mercer

April 2017

Hillslap Tower

Addyman Archaeology
Archaeology Heritage Consultancy Architecture

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Executive summary

Addyman Archaeology were contracted to perform an evaluation and watching brief prior to and during excavation works in the near vicinity of Hillslap tower, a 16th C tower house. This had been converted into a family home in the later 20th century by the client. During these earlier works some rescue excavation was undertaken to the north of the tower and to the immediate south of the current works.

In these earlier excavations a series of variously well preserved cobbled surfaces and associated structures were seen or deduced from the exposed evidence. It was considered likely that the new excavation would uncover more deposits of similar character which would help to define the ground plan and history of the tower and associated structures.

Within the current excavation some limited amount of archaeology survived and it was clear that extensive ground reduction had occurred across the site in recent times. The archaeology that survived was represented by a small area of metalling to the west with a heavily robbed/removed clay bonded wall, which was parallel to the tower. A further area of surviving archaeology to the north was represented by the heavily degraded remnants of a clay bonded building; this was deeply cut down into the ground forming a basement. These structural remnants with the earlier identified fragments can be extrapolated into ranges around the tower and were possibly built against the barmkin wall or formed it.

No artefacts from *in situ* significant deposits were recovered to give dates for the structures. All of the few finds recovered were either within the demolition of the ranges, with these deposits likely to date from the late 18th century to earlier 19th century, or redeposited in modern service cuts.

1. Introduction

i. General

Addyman Archaeology was commissioned by Philip Mercer to perform archaeological investigations on the site of a new build extension in the vicinity of Hillslap Tower. This was undertaken as part of a Planning Condition placed on a two-storey extension to a dwelling house at Hillslap Tower, Langshaw, Galashiels Scottish Borders (*figure 1*). Hillslap Tower is Category B Listed (LB15130). The planning consent (ref. 17/00175/FUL) contains an archaeological condition requiring an evaluation, followed by archaeological monitoring of strip foundations. The archaeological evaluation is a condition of the planning consent and states that:

> No development shall take place until the applicant has secured and implemented an approved programme of archaeological work and reporting in accordance with a **Written Scheme of Investigation (WSI)** outlining an **Archaeological Field Evaluation. Development and archaeological investigation shall only proceed in accordance with the WSI.**
> The requirements of this are:
>
> - The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority.
> - If significant finds, features or deposits are identified by the attending archaeologist(s), all works shall cease and the nominated archaeologist(s) will contact the Council's Archaeology Officer immediately for verification. The discovery of significant archaeology may result in further developer funded archaeological mitigation as determined by the Council.
> - Limited intervention of features, or expansion of trenches will only take place if approved by the Council's Archaeology Officer
> - Initial results shall be submitted to the Planning Authority for approval in the form of a **Data Structure Report (DSR)** within one month following completion of all on-site archaeological works. These shall also be reported to the National Monuments Record of Scotland (NMRS) and Discovery and Excavation in Scotland (DES) within three months of on-site completion.
> - Further development work shall not take place until the Planning Authority has determined the potential for further archaeological impacts and, if required, a further requirement for mitigation.
> - Development should seek to mitigate the loss of significant archaeology through avoidance by design in the first instance according to an approved plan.
> - If avoidance is not possible, further developer funded mitigation for significant archaeology will be implemented through either an approved and amended WSI, a new WSI to cover substantial excavation, and a Post-Excavation Research Design (PERD).
>
> The results of additional excavations and an appropriately resourced post-excavation research design shall be submitted to the Council for approval within 1 year of the final archaeological works, and published in an appropriate publication within 3 years.
>
> Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

A record of the evaluation has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addymana1-289146) and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland.

ii. Setting

The site is located approximately 8km to the north-east of Galashiels in the village of Langshaw (*figure 1*). Hillslap Tower is on the south side of the Allan Water on the south-west side of the village. It is in an area surrounded by open arable fields and pasture.

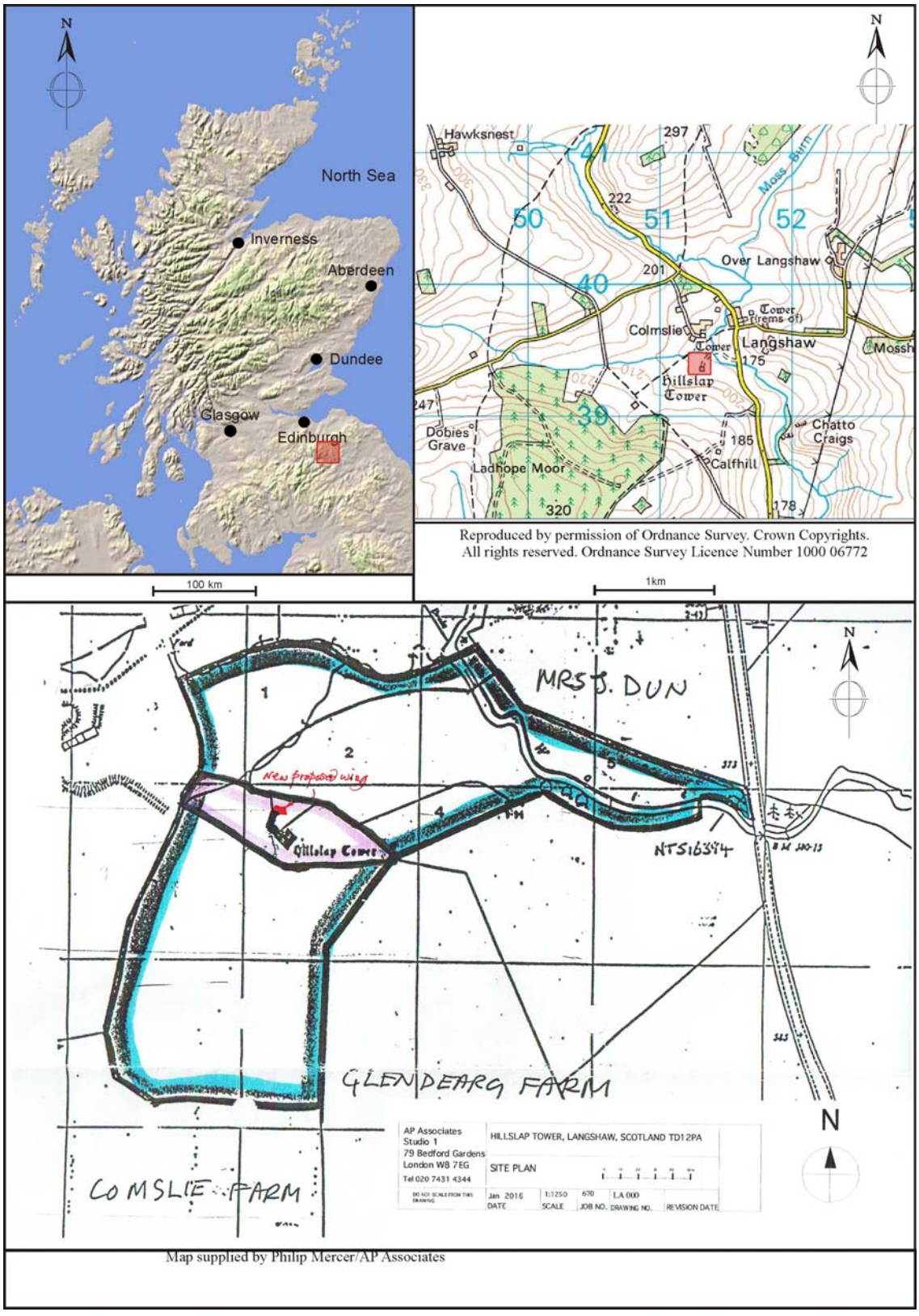

Figure 1 Location of proposed development site.

2. Archaeological Background

i. Historical Summary

Hillslap Tower was built in 1585, and the listing information considers it to be a fine example of a restored 16th century tower house. It is one of three 16th century towers sited in close proximity on Allen Water in the Glendearg area of Melrose Parish (the others being Colmslie and Langshaw, both Scheduled Monuments). The property was also known as Calfhill, as mentioned in a charter of 1586 and was formerly part of the Appletreeleaves estate.

The main body of the tower was restored between 1978 and 1995 by the owner/architect for use as a family residence. The 2-storey gatehouse addition incorporates the roll-moulded jambs of an earlier gateway excavated on the site in 1983-4, at which time evidence of an earlier barmkin abutting the NW wing of the tower was also uncovered (Cannel & Lewis 1995). Excavation within the barmkin prior to renovation of the tower and its environs revealed part of the flagged and cobbled surface of the courtyard and the fragmentary remains of a building abutting the tower. It is thought that this outbuilding belonged to the original, late 16th century layout associated with the tower (Cannel & Lewis 1995).

A watching brief conducted during excavation of foundation trenches for a new circular tower, to adjoin a recently constructed wing at Hillslap Tower in 2007 did not reveal any archaeological finds or features (Leith 2007).

ii. Map regression

The earliest map to show Hillslap Tower is in Blaeu's Atlas of 1665 (*figure 2*). This depicts *Hillslopp,* as a tower or church and also depicts *Langshaw* and *Coumsly* adjacent, although these are just shown as locations. *Calfhill* is shown on the west side of the river to the south.

Figure 2: Blaeu 1662-5 Atlas Maior Volume 6, Teviota Vulgo Tivedail

Figure 3: Roy, W c1750 Military Survey of Scotland, Lowlands

Roy's map shows the site and the surrounding towers and landscape in some detail (*figure 3*). The site is depicted as *Slapphill*, and shown as a building with a surrounding enclosure or wall; *Calfhill* is to the south and comprises a number of small buildings with smaller enclosures. The adjacent tower of *Coomsley* is shown with a series of adjacent buildings, while *Langshaws* appears similar to *Slapphill*, with a central building and adjacent rectangular enclosures, with further buildings of a smaller settlement to the east.

Figure 4: Stobie, M 1770 A map of Roxburghshire or Tiviotdale, North West section

Stobie's map of 1770 again shows each of the small settlements, but in less detail; the two settlements of Langshaw are now *Upper* and *Nether Langshaw*, with a mill associated with the latter. The spelling of *Colmslie*, has altered again as has *Hilslap*; while Calfhill is again depicted to the south. Thomson's later map of 1822 shows the same features.

The first edition Ordnance Survey map of 1863 shows all three towers as ruinous, with details of the buildings at *Colmslie* and the saw Mill at Langshaw; the features shown on the second edition (1899) show little change.

Figure 5: Ordnance Survey 1863 Roxburghshire, Sheet III (includes: Caddonfoot; Galashiels; Melrose; Stow. Surveyed 1859, published1863.

iii. Archaeological Potential

The archaeological potential of the site was summarised below by Dr Chris Bowles:

In the area of the garage, where the consented flat and proposed extension are located, the 1980s excavations revealed a substantial area of flagging, cobbling and a kerb for a wall. This indicated a building, or the barmkin wall, formerly stood in this area.

The proposed extension would effectively be adjacent to the north of the 1980s excavation 'Trench A.' The excavators commented that there was 0.5 metres of rubble above the level of the archaeology, and that the natural sub-soils were immediately below, within the foundation trenches for the garage. This indicates probable depths to be encountered in the proposed extension as well as the likely depth of significant archaeology.

3. Excavation

i. General

Prior to groundworks starting an evaluation trench was scheduled to be excavated, this was initially to be placed across the middle of the site but following discussion between the client (Philip Mercer) and Dr Chris Bowles the trench was moved to run along the line of the northern foundation trench. The reason for the move was to avoid disturbing any archaeology across the bulk of the site within the

new builds footprint; as the new build had a raised floor the deposits between the foundations would not need to be disturbed.

The evaluation trench was scheduled for the 24th of April 2017 and was undertaken by K. Macfadyen. The initial intention, as stated in the WSI, was to monitor a machine excavated evaluation trench excavated by a small digger; the results of the evaluation would determine the requirement for a watching brief on the excavation of the foundations.

However, on site the site contractors were prepared for the main phase of excavation, which started with the complete strip of the entire footprint of the building down to solid deposits, ie natural.

Once the building footprint had been stripped possible features were noted in the north and western parts of the trench. These initially appeared to be a large structure/s built from clay bonded masonry, the northern of which in particular was considered a possibility for the barmkin wall of the castle compound. Following this discovery the machining was stopped and hand excavation was continued until the deposits/features were better understood. Dr Chris Bowles was consulted about this discovery and a site visit was made and a plan to continue the excavation was then agreed.

Following this the foundation trenching was begun by machine under a watching brief between the 24th and 27th of March.

ii. Stripping of footprint

This stripping revealed some potential archaeology to the west of the site. This comprised mainly a clay bonded wall running along and beyond the west section as well as some metalling, with apparently some more clay bonded rubble to the north.

Much of the deposits removed to the east and middle of site were largely of shallow mixed and disturbed topsoil *001*. This contained much modern rubbish including modern brick and plastic ropes overlying a possibly truncated natural *006*. To the west the upper deposits were of a cleaner and stony soil less obviously disturbed, but with the series of new builds to the immediate south and the disturbance to the east this is likely to be all recent landscaping.

The better surviving archaeological deposits were to the west and downslope beyond a modern fence line. To the east of this fence the land forms a level terrace and the slope was likely to have been terraced into in recent times truncating any archaeology. Two modern service tracks also crossed the site, further damaging any surviving archaeology.

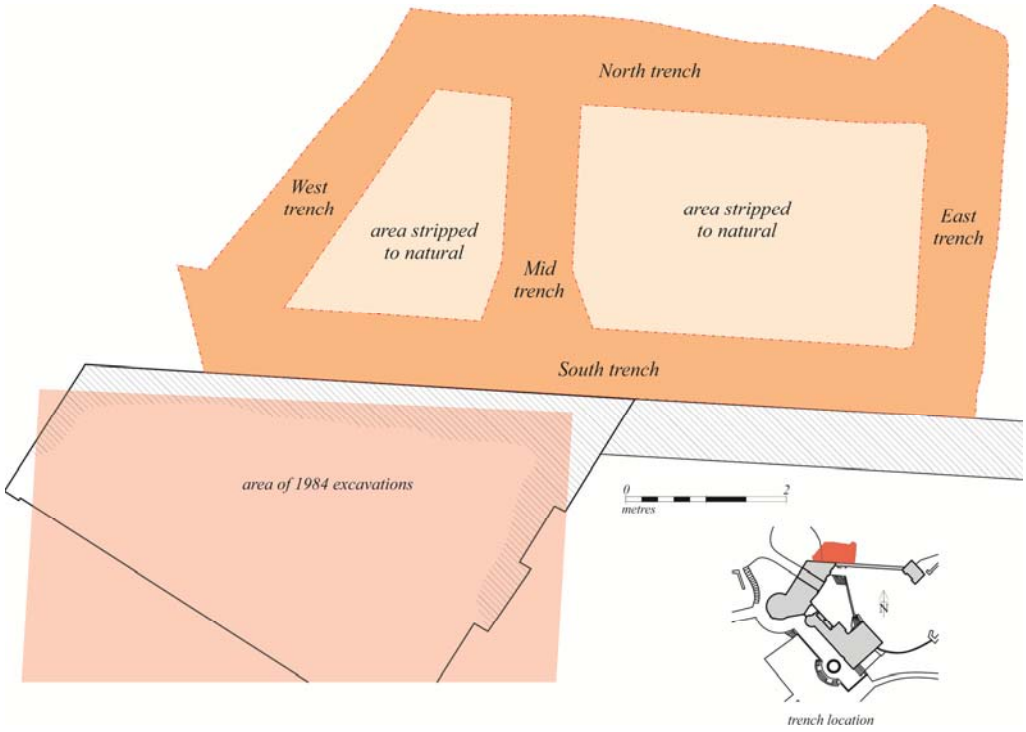

Figure 2 trench locations

Following the initial strip time was allowed for a clean-up and record of the exposed archaeology along the line of the foundation trenches, these are described in the relevant trench descriptions below. To the west the clay bonded masonry *008* and metalling *007* were dealt with rapidly however the clay and rubble mass to the north *014* took more time to understand as this was initially considered a possible candidate for a thick barmkin wall. Interpretation and excavation of this feature/deposit was slowed down by the presence of the two modern services cutting through the area as well as poor weather (torrential rain and blizzards).

Following this the foundation trenching was marked out and started to be excavated by machine. However, the excavation of the trenching proved to be a difficult task for the machine trying to work around the already excavated trenching in a constrained site and around modern service pipes cutting across the site, this slowed down the machining considerably.

Plate 1 pre excavation view of building with foundations laid out

Plate 2 initial area strip with rubble built features to west first exposed (modern service cut runs diagonally from bottom left to top right)

iii. East trench

The east trench was opened up first and was the easiest to excavate, the only features exposed were the cut for the modern *003* (late 20th century) walling to the south and a modern drain *004/005* (late 20th century) to the north. The majority of the deposits were natural *006* and this varied from solid pinkish brown clay to the south to a very stony gravelly sand elsewhere and was overlain with a thin topsoil layer *001* likely to be of recent deposition.

Plate 3 east trench section (0.50m scale)

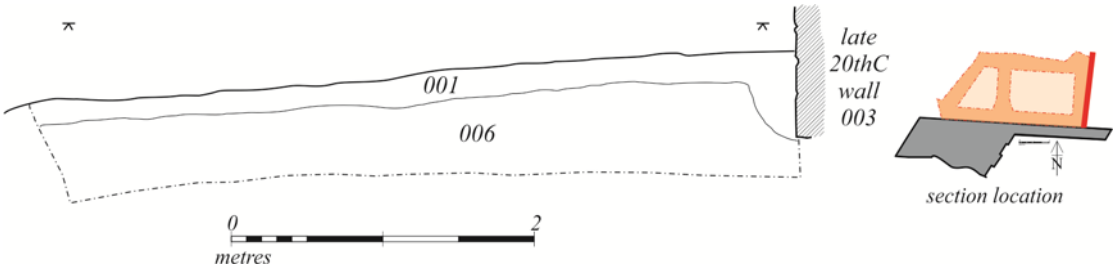

Figure 3 east trench section

iv. North trench

The northern trench was the last trench to be excavated due to limited space for the mini digger within the footprint of the new structure and was largely excavated with the digger sitting at an angle to the trench due to the constrained access leaving the trench a bit irregular in shape. The eastern modern service pipe *005/005* was also damaged by the machine during its discovery and the trench was extended around the pipe to allow a repair to be made.

The lowest deposit as seen in the other trenches was a sandy gravely natural deposit *006;* this was only noted to the western and eastern ends of the trench. The bulk of the trench was taken up by a large mass of yellow clay and rubble stone *014.* On initial uncovering this was felt to be a large mass of clay bonded masonry, although the initial interpretation was hampered by two late 20th century foul and rainwater pipes that cut through this, the latter at an oblique angle. These pipes also hampered the trench excavation.

To the east this mass of clay and rubble stone *014* had been cut by the eastern modern pipe *004/005.* However after cleaning up around the pipe it appeared that the deposits to the east were natural gravel/sands *006* and the pipe had cut along the edge and parallel to the clay and stone deposit *014* just clipping the deposit.

Plate 4 junction of north and east trench showing pipe 004/005 as first exposed (and repaired) cutting 014 to the left (west) with natural 006 to the right

Plate 5 north trench general view to west showing 014 clay and rubble stone cut by modern services

Further investigation into the relationship between the pipe *004/005* and the clay and stone deposit *014* showed *014* to have formerly stopped parallel to the pipe; it may be possible that the pipe was run along the edge of clay and stone deposit *014,* but as the other pipe extends right through the middle of the deposit this may have just been by chance.

Excavating through the clay and stone deposit *014* proved that rather than *in situ* clay bonded masonry, the deposit was a collapsed clay bonded structure. The structure's eastern extent was defined by a 0.3m thick clay bonded rubble masonry wall *015*; this structure had been sunken into the ground (cut *016)*. The upper parts of the cut were lost by the insertion of the modern pipe but the cut could be seen below cutting into the natural. The eastern face of this cut *015* was rough and unfinished showing it to be built against the cut and the western face was formed with a good face and continued below the limit of excavation (LOE). The base of the structure was not located within the excavation.

Plate 6 rear of masonry 015 exposed

At the west end of the trench a sondage was initially excavated at the north-west extent of the clay and stone deposit *014* and in this initial sondage the clay bonded rubble was seen to sit within a cut aligned roughly NW-SE. The base of the cut was located at approximately 0.70m below ground (as seen in the western section) and the rubble within was all large rounded boulders in two rows (the second row continued beyond the LOE to the north) within a clay matrix. This initially was interpreted as the base of a foundation but following later excavation this was reinterpreted as *in situ* wall core of *015* with the second row of boulders possibly in part being the rear of facing stones of a largely lost eastern return.

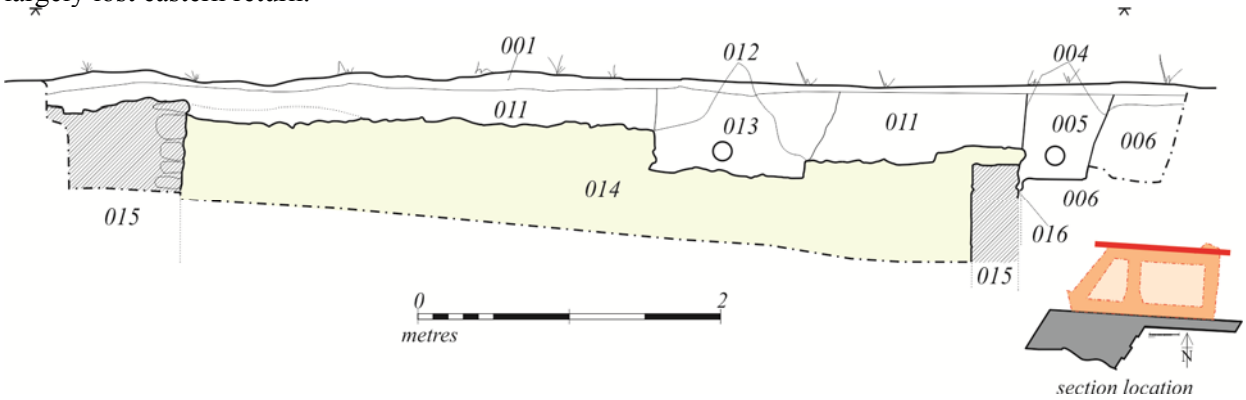

Figure 4 north trench section

The western line of the *015* masonry building appeared to return to the east approximately at the line of the trench edge to form a gable; the corner was thus just clipped in the trench. This return/gable was largely historically reduced during the initial demolition. This lack of survival of the southern gable was clear within the mid trench where the cut *016* for the structure was clear but the upstanding masonry of *015* was wholly lost and the cut infilled with *014*. The full width of the western masonry was not seen within the trench and it appeared to be much wider than the eastern wall.

Plate 7 eastern face of 015 as exposed (to left) with rubble collapse 014 to right

Plate 8 western corner of 015 as exposed at LOE, wall makeup to left and masonry collapse 014 to right. Corner of the structures return was approximately in line with the scale

The interior of the rectangular building was infilled with layers of a coal rich soil *011* and layers/ large dumps of clay and rubble; some of this appeared to be semi articulated as if the building had been pushed or had collapsed in rather than just infilled with rubble.

The lower deposits exposed were of the coal rich soils *011* with most of the *014* collapse above; but some deep lenses of coal rich soils *011* were also noted above *014* to the middle of the trench possibly showing the infill to be all of one deliberate phase rather than collapse over time.

v. West trench

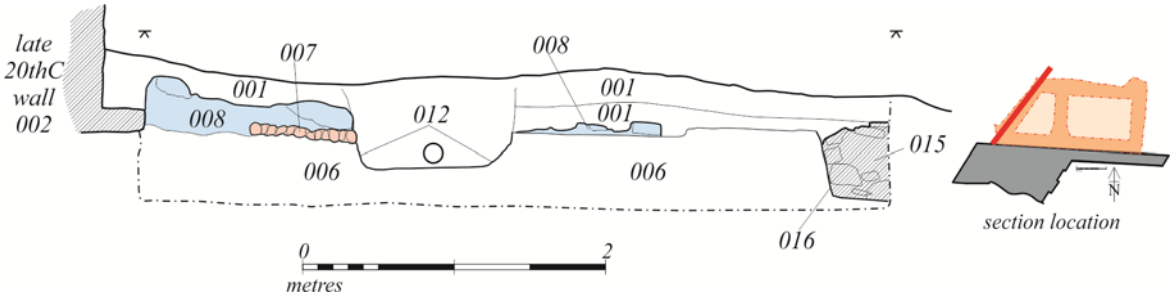

Figure 5 west trench section

Within this trench natural *006* was exposed for the full length. To the north this was cut by *016,* the cut for the *015* structure. To the south a small area of metalling *007* survived; this was a well formed surface gently sloping up to the east and truncated to the east on the line of the modern fence, to the south by modern buildings and north by modern services. This small triangular area of metalling sat directly upon the natural.

Plate 9 metalling 007 within sondage with wall 008 at top

Plate 10 wall 008 as exposed, collapsed stones and modern drainage cut beneath scale

Built directly upon this metalling was a clay bonded rubble wall *008*. This wall was largely demolished and only small segments survived but enough remained to show a good face to the east; the west face was beyond the LOE so the full width was not identified. The wall was formed from large rounded field stones within a yellow/brown clay mortar; some similar large and generally flat but rounded stones loosely associated with this were scattered alongside and likely represent collapse and landscaping in the past. Also on top of the metalling and abutting the wall *008* was *009* redeposited natural clay sands.

Above these remnants of archaeology was imported topsoil *001* and all were cut to the south by the late 20th century building.

vi. South trench

The deposits seen within the southern trench were almost all of a truncated natural. This was cut to the south by the late 20th century retaining wall *003* to the east and the late 20th century building *002* to the west; modern services *004/005* running out from *002* also cut the natural. Much of the upper deposit was a modern redeposited soil *001* with many bricks and plastic inclusions relating to the 20th century. Only a limited area of *in situ* deposits survived; these were located to the extreme west and comprised metalling *007* and wall *008* as already noted in the west trench.

Plate 11 cut 004 as it comes out from 002

vii. Mid trench

The deposits of the southern half were natural *006* below redeposited topsoil *001;* however the northern half of the deposits comprised clay rich rubble infill *014*. The clay and stone deposit *014* sits within a gently sloping cut *016* and shows the southern extent of structure *015*; within this area the upstanding structure had been completely demolished to below the LOE.

Plate 12 mid trench section showing southern extend of cut 016(to left of scale)

4 Discussion

The location of these trenches in close proximity of a 16th century Tower House raised the possibility of encountering potentially significant archaeology in the excavated area. In addition, the uncovering of some *in situ* archaeology apparently relating to the tower to the immediate south in excavations a number of years earlier indicated the type and expected degree of survival of the archaeology.

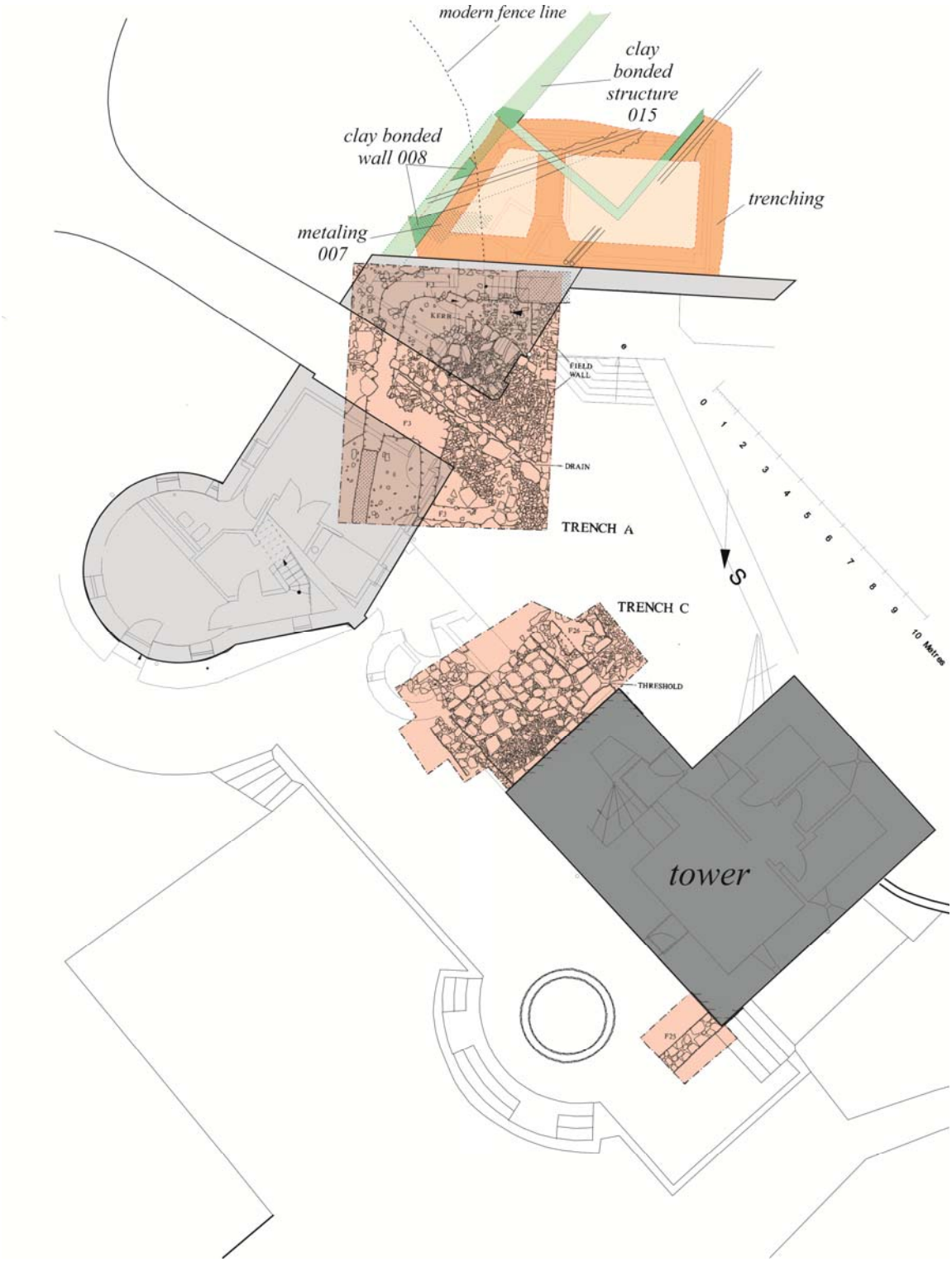

Figure 6 trench location in relation to earlier investigations

In the discussion the earlier trenching of 1984 will be given the naming convention as reported in the 1984 site report as "*trench A*" and "*trench C*", feature numbering also will relate to this.

The current excavation to the immediate north of the 1984 trenching "*trench A* " appears to have some surviving archaeology that relates to the features found then, most notably the clay bonded masonry walling *008* and the clay bonded masonry structure *015*. Both follow the same alignment as structures suggested by the truncated deposits within the earlier "*trench A*" though these deposits are much more truncated.

The upper deposits have clearly seen heavy truncation between 1984 and the present day with an over burden of 0.50 m of rubble sealing the archaeology reported in 1984; today this was lost and much of the site truncated into natural apparently to form a level platform.

Within the earlier excavation areas of cobbling /metalling were noted across the middle of "*trench A*". A cobble formed surface drain channel with an alignment of NW-SE shows the putative (off) centre line of a road/surface which was considered to possibly be the gate access through the barmkin wall; defined edges of the cobbling to the NE and SW of the surfacing suggested robbed structures aligned on the tower house.

In the current excavation a clay bonded wall *008* and a clay bonded building *015* follow the alignment of the tower house and the possible structures located in "*trench A*" and are likely to relate to a range of buildings around the Barmkin wall. The wall *008* was much reduced down to foundations with a light spread of flattish large boulders around, these were initially thought to be heavily disturbed flagging but excavation showed them to be more likely collapse/demolition of the wall *008*.

Within "*trench A*" a similar spread of large uneven boulders to the immediate south west on the line of *008* was noted as "*The courtyard surface to the north-west of the trench was clearly incomplete; the cobbles probably having been robbed away from the point where the ground sloped gently downwards. There they were replaced by a spread of rough sandstone slabs which did not form a well-defined surface and which appeared to have been deposited at random*"

There the stones were described as "rough sandstone flags" but the ones noted to the immediate north of the area they were describing were mostly of flattish but rounded hard whin type stone. It seems possible both of these are the same and relate to a collapsed and largely completely robbed range on the line of the barmkin with differing masonry used within the construction. Another interpretation could be the flattish rubble around *008* related to the collapse of that structure and the rough sandstone slabbing noted in 1984 could relate to disturbed flagging within the barmkin entrance.

Alternatively the *008* could have been a field boundary reusing the line and/or masonry of the earlier barmkin walling.

The metalling *007* seems likely to be a continuation of the metalled/cobbled surfacing noted to the south but with the *008* masonry built directly on top this must relate to an earlier phase, perhaps a working surface during the prolonged construction of the tower and surrounding structures. Within "*trench C*" F26 a secondary masonry structure abutting a range of building running out from the tower was also noted as being constructed directly on top of the cobble surface of the yard so there is precedent for this on the site.

The structure *015* unlike the other presumed buildings has been deeply terraced into the ground. This is likely to be a result of the steep break of slope in this area; this terracing also meant that the structure survived better in places than the others which were either truncated down to foundation level or completely grubbed out. Although it had been truncated by modern service tracks and a septic tank as well as ground reduction.

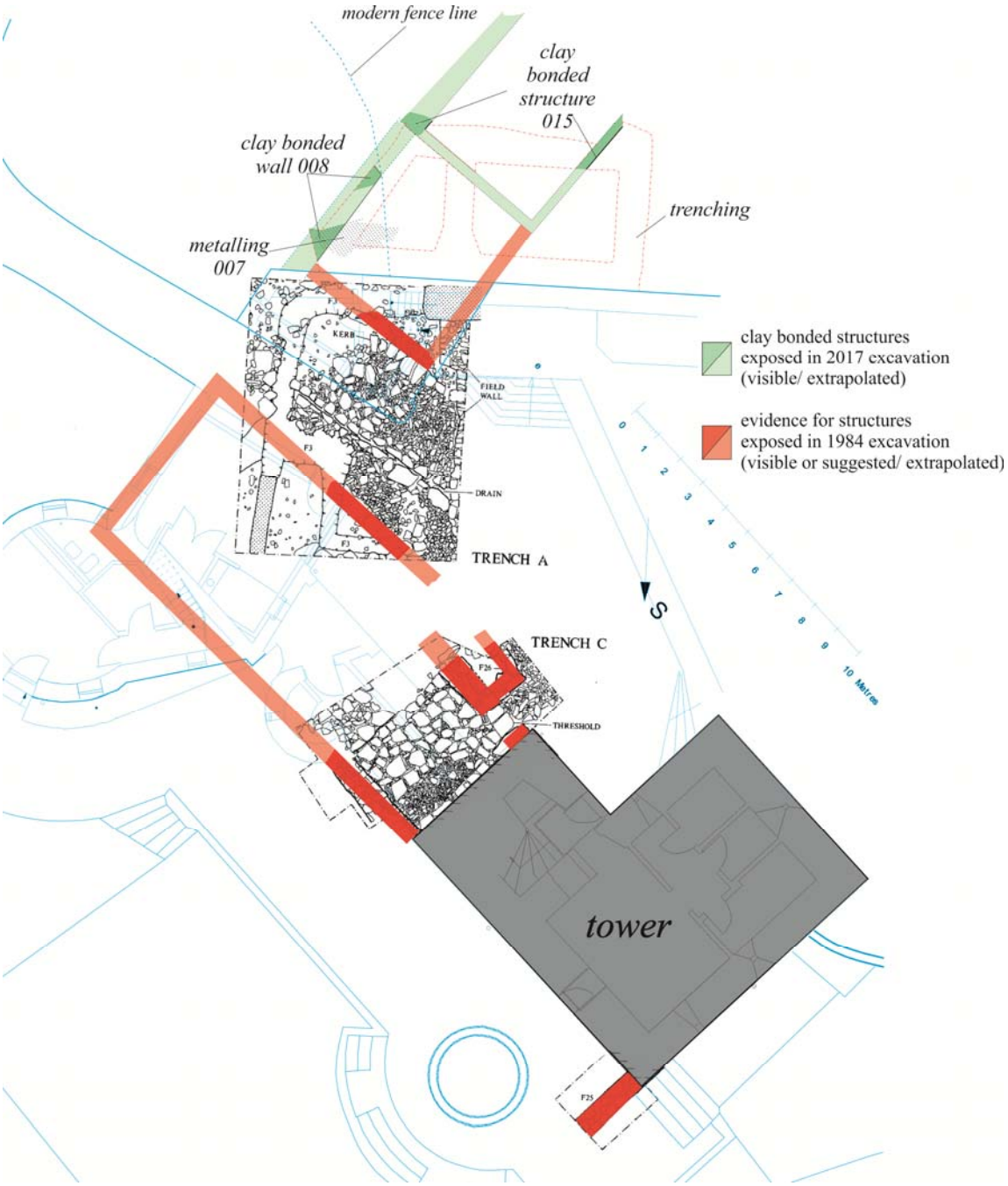

Figure 7 suggested reconstruction of structures

The clay bonded masonry located in the current excavation appears to relate to a range of buildings running to the NE along the barmkin wall and enclosing a courtyard. In the 1984 excavations some traces of structures suggested continuation and termination of this range at the entrance through the barmkin and a range returning to the SE to join with the tower.

A suggested reconstruction is shown in figure 7 although it has to be pointed out there is a lot of extrapolation in that much of the site had either been heavily truncated removing evidence or unexcavated archaeologically.

These are all likely to be contemporary with the tower's main use from the 16th century until it became derelict in the late 18th/ early 19th century. it is also possible that the ranges continued in use as agricultural buildings for some time after.

Appendix A: Context register

Context No	Description	phase	Recorded by	Date
001	Turf and topsoil across whole trench	late 20th C	Kmacf	24/04/17
002	Cut and foundation for new building	late 20th C	Kmacf	24/04/17
003	Retaining wall masonry abutting 002	late 20th C	Kmacf	24/04/17
004	Cut for foul service pipe	late 20th C	Kmacf	24/04/17
005	Fill and pipe within 004	late 20th C	Kmacf	24/04/17
006	Natural, bands of sands gravel and clay	Natural	Kmacf	24/04/17
007	Metalling to the West ,slopes down to west	16th -18th C ?	Kmacf	24/04/17
008	Clay bonded wall to the west of trench	16th -18th C ?	Kmacf	24/04/17
009	Redeposited natural over 007 abutting 008	16th -18th C ?	Kmacf	24/04/17
010	Lens of clay and rubble (latterly renumbered as 014) demolition of structure	18th - 19th C ?	Kmacf	24/04/17
011	Lens of coal rich soils (latterly renumbered as 014) demolition of structure	18th - 19th C ?	Kmacf	24/04/17
012	Cut for modern rain water service pipe	late 20th C	Kmacf	26/04/17
013	Fill of 012	late 20th C	Kmacf	26/04/17
014	Collapsed rubble and clay structure	16th -18th C ?	Kmacf	26/04/17
015	Upstanding masonry of 014 , clay bonded rubble building	16th -18th C ?	Kmacf	26/04/17
016	Cut for 015 cutting deeply into natural	16th -18th C ?	Kmacf	26/04/17

Appendix B: Drawing register

Drawing no	Sheet no	scale	type	date	Drawn by	description
1	1	1:20	Plan	24/04/17	Kmacf	Plan of 007 and 008 as first exposed
2	1	1:20	Section	24/04/17	Kmacf	Section across 007 and 008 south facing
3	1	1:20	Section	24/04/17	Kmacf	Section across 007 and 008 north facing
4	2	1:20	Section	26/04/17	Kmacf	Main section west facing
5	2	1:20	Section	26/04/17	Kmacf	Main section east facing
6	2	1:20	Section	26/04/17	Kmacf	Main section south facing
7	2	1:20	Plan	26/04/17	Kmacf	Plan of site pre machining
8	2	1:20	Plan	26/04/17	Kmacf	Plan of 015 masonry
9	2	1:20	Section	26/04/17	Kmacf	Section across 015 to west

Appendix C: Find register

Find/bag number	Context	Material	Date	Found by	Quantity	Description
1	001	Ceramic	24/04/17	Kmacf	1	Body sherd, redware, green/brown/yellow outer glaze
2	011	Ceramic	24/04/17	Kmacf	1	Base sherd, red and greyware, exterior splash glaze, residue?
3	013	Clay pipe	25/04/17	Kmacf	1	Bowl, broken before heel. Roughly rouletted rim, Possibly Patrick Crawford. Mid-late 17th century
4	001	Ceramic	26/04/17	Kmacf	2	Rim sherd x1, Redware, brown external, cream internal glaze, Body sherd x1, Undecorated cream/white ware, evidence of burning?

5	001	Clay pipe	26/04/17	Kmacf	2	Bowl/Heel/Stem, Rouletted rim, castle stamp, W B on sides of heel, William Banks, early-mid 17th century, Stem frag.
6	001	Ceramic	26/04/17	Kmacf	1	Handle sherd, creamware.
7	014	Ceramic	26/04/17	Kmacf	1	Body sherd (base?), Pearlware, handpainted polychrome underglaze, floral, orange and blue. 18th century?

Appendix D: Sample register

Sample No	context	Date	Taken by	Description
01	011	26/04/17	Kmacf	Charcoal rich soils
02	014	26/04/17	Kmacf	Clay bonding of 015 structure

Appendix E: Photographic register

Photo No	Direction facing	Date	Taken by	description
001	W	24/04/17	Kmacf	Pre excavation view of site laid out
002	W	24/04/17	Kmacf	Pre excavation view of site laid out
003	S	24/04/17	Kmacf	Pre excavation view of site laid out
004	W	24/04/17	Kmacf	Area strip underway. Turf being removed
005	S	24/04/17	Kmacf	Modern service cut 004/005 first exposed at wall foot
006	S	24/04/17	Kmacf	Modern service cut 004/005 first exposed at wall foot
007	W	24/04/17	Kmacf	Wall 008 first exposed
008	S	24/04/17	Kmacf	Wall 008 first exposed
009	S	24/04/17	Kmacf	Wall 008 first exposed
010	V	24/04/17	Kmacf	Wall 008 first exposed
011	V	24/04/17	Kmacf	Wall 008 first exposed
012	V	24/04/17	Kmacf	Wall 008 first exposed
013	V	24/04/17	Kmacf	Wall 008 first exposed
014	V	24/04/17	Kmacf	Wall 008 first exposed
015	V	24/04/17	Kmacf	Wall 008 first exposed
016	N	24/04/17	Kmacf	Wall 008 first exposed
017	W	24/04/17	Kmacf	Wall 008 sondage around north end
018	V	24/04/17	Kmacf	Wall 008 sondage around north end
019	W	24/04/17	Kmacf	Wall 008 sondage around north end
020	W	24/04/17	Kmacf	Wall 008 sondage around north end
021	V	24/04/17	Kmacf	metalling 007 exposed in slot
022	V	24/04/17	Kmacf	metalling 007 exposed in slot
023	V	24/04/17	Kmacf	metalling 007 exposed in slot
024	V	24/04/17	Kmacf	metalling 007 exposed in slot
025	V	24/04/17	Kmacf	metalling 007 exposed in slot
026	S	24/04/17	Kmacf	metalling 007 exposed in slot
027	W	24/04/17	Kmacf	metalling 007 exposed in slot
028	W	24/04/17	Kmacf	Clay and rubble 014/010 first exposed
029	E	24/04/17	Kmacf	Clay and rubble 014/010 first exposed, west end
030	V	24/04/17	Kmacf	Clay and rubble 014/010 first exposed, west end
031	V	24/04/17	Kmacf	Clay and rubble 014/010 first exposed, west end
032	V	24/04/17	Kmacf	Clay and rubble 014/010 first exposed, west end
033	V	24/04/17	Kmacf	Clay and rubble 014/010 first exposed, west end

034	V	24/04/17	Kmacf	Clay and rubble 014/010 first exposed, west end
035	Sw	24/04/17	Kmacf	Wall 008 and clay rubble 010/014
036	Sw	24/04/17	Kmacf	Wall 008 and clay rubble 010/014
037	N	24/04/17	Kmacf	Wall 008 and clay rubble 010/014 with metalling 007
038	N	24/04/17	Kmacf	Wall 008 and clay rubble 010/014 with metalling 007
039	N	24/04/17	Kmacf	Wall 008 and clay rubble 010/014, with pipe cut 012 from bottom left to top right
040	W	24/04/17	Kmacf	General view of site in blizzard
041	E	24/04/17	Kmacf	General view of site in blizzard
042	W	25/04/17	Kmacf	Cut 004 emptied out exposing mod service 005 and 014/015 beyond
043	S	25/04/17	Kmacf	Cut 004 emptied out exposing mod service 005 and 014/015 to left
044	N	25/04/17	Kmacf	Cut 004 emptied out exposing mod service 005 and 014/015 to left
045	N	25/04/17	Kmacf	Cut 004 emptied out exposing mod service 005 and 014/015 to left
046	N	25/04/17	Kmacf	General view of work in rain
047	N	25/04/17	Kmacf	General view of work in rain
048	Nw	25/04/17	Kmacf	General view of work in rain
049	W	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
050	W	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services with 015 wall
051	W	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services with 015 wall
052	Sw	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services with 015 wall
053	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services with 015 wall
054	E	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services with 015 wall
055	E	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services with 015 wall
056	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
057	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
058	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
059	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
060	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
061	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
062	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
063	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
064	E	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
065	E	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
066	E	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
067	V	26/04/17	Kmacf	View of 014 clay/rubble cut by modern services
068	N	26/04/17	Kmacf	Metalling 007
069	S	26/04/17	Kmacf	Metalling 007
070	V	26/04/17	Kmacf	Metalling 007
071	V	26/04/17	Kmacf	Metalling 007
072	V	26/04/17	Kmacf	Metalling 007
073	V	26/04/17	Kmacf	Metalling 007
074	W	26/04/17	Kmacf	Metalling 007
075	W	26/04/17	Kmacf	014 sectioned through at west end showing cut 016
076	W	26/04/17	Kmacf	014 sectioned through at west end showing cut 016
077	E	26/04/17	Kmacf	014 sectioned through at west end showing cut 016
078	V	26/04/17	Kmacf	014 sectioned through at west end showing cut 016
079	V	26/04/17	Kmacf	014 sectioned through at west end showing cut 016
080	E	26/04/17	Kmacf	General view along north trench shows 014
081	E	26/04/17	Kmacf	General view along north trench shows 014
082	W	26/04/17	Kmacf	General view along north trench shows 014
083	W	26/04/17	Kmacf	General view along north trench shows 014
084	Sw	26/04/17	Kmacf	Eastern extent of 014 cut by modern service
085	V	26/04/17	Kmacf	014 vertical view
086	V	26/04/17	Kmacf	014 vertical view
087	V	26/04/17	Kmacf	014 vertical view
088	V	26/04/17	Kmacf	014 vertical view
089	V	26/04/17	Kmacf	014 vertical view
090	V	26/04/17	Kmacf	014 vertical view
091	V	26/04/17	Kmacf	014 vertical view
092	V	26/04/17	Kmacf	014 vertical view
093	V	26/04/17	Kmacf	014 vertical view
094	V	26/04/17	Kmacf	014 vertical view
095	N	26/04/17	Kmacf	Section through lens of 011 within 014
096	N	26/04/17	Kmacf	Section through lens of 011 within 014

097	N	26/04/17	Kmacf	Section through lens of 011 within 014
098	Ne	26/04/17	Kmacf	Section through lens of 011 within 014
099	Sw	26/04/17	Kmacf	014 removed from top of 015 masonry east end
100	V	26/04/17	Kmacf	014 removed from top of 015 masonry east end
101	V	26/04/17	Kmacf	014 removed from top of 015 masonry east end
102	V	26/04/17	Kmacf	014 removed from top of 015 masonry east end
103	W	26/04/17	Kmacf	014 removed from top of 015 masonry east end
104	Ne	26/04/17	Kmacf	014 removed from top of 015 masonry east end
105	E	26/04/17	Kmacf	014 removed from top of 015 masonry east end and 014 started to be removed from the interior of 015
106	V	26/04/17	Kmacf	014 removed from top of 015 masonry east end and 014 started to be removed from the interior of 015
107	V	26/04/17	Kmacf	014 removed from top of 015 masonry east end and 014 started to be removed from the interior of 015
108	V	26/04/17	Kmacf	014 removed from top of 015 masonry east end and 014 started to be removed from the interior of 015
109	Ne	26/04/17	Kmacf	014 removed from top of 015 masonry aest end and 014 started to be removed from the interior of 015
110	E	26/04/17	Kmacf	015 interior face at eastern end
111	E	26/04/17	Kmacf	015 interior face at eastern end
112	E	26/04/17	Kmacf	015 interior face at eastern end
113	Ne	26/04/17	Kmacf	Wall 015 exposed at eastern end
114	V	26/04/17	Kmacf	Wall 015 exposed at eastern end
115	Ne	26/04/17	Kmacf	Wall 015 exposed at eastern end
116	W	26/04/17	Kmacf	Wall 015 exposed at eastern end, shows rear of wall
117	W	27/04/17	Kmacf	Foundation trenching marked out
118	Sw	27/04/17	Kmacf	View from septic tank along pipe 005
119	Sw	27/04/17	Kmacf	View from septic tank along pipe 005
120	S	27/04/17	Kmacf	North trench wall 015 and rubble 014 exposed
121	S	27/04/17	Kmacf	North trench wall 015 and rubble 014 exposed
122	E	27/04/17	Kmacf	East section
123	E	27/04/17	Kmacf	East section
124	E	27/04/17	Kmacf	East section
125	S	27/04/17	Kmacf	General location view of trench and tower
126	N	27/04/17	Kmacf	Wall 015 to east part demolished
127	E	27/04/17	Kmacf	Wall 015 to east part demolished
128	N	27/04/17	Kmacf	Wall 015 to west part demolished
129	N	27/04/17	Kmacf	Wall 015 to west part demolished and 014 infill
130	W	27/04/17	Kmacf	Wall 015 to west facing
131	N	27/04/17	Kmacf	Wall 015 to east part demolished
132	W	27/04/17	Kmacf	Wall 015 to west facing and wall core beyond
133	E	27/04/17	Kmacf	Mid trench east section shows cut 016 for 015 masonry and infill 014
134	E	27/04/17	Kmacf	Mid trench east section shows cut 016 for 015 masonry and infill 014
135	W	27/04/17	Kmacf	West section
136	W	27/04/17	Kmacf	West section
137	W	27/04/17	Kmacf	West section
138	W	27/04/17	Kmacf	West section
139	W	27/04/17	Kmacf	General view of trenching at loe
140	S	27/04/17	Kmacf	General view of trenching at loe
141	Se	27/04/17	Kmacf	General view of trenching at loe
142	E	27/04/17	Kmacf	General view of trenching at loe
143	E	27/04/17	Kmacf	General view of trenching at loe
144	W	27/04/17	Kmacf	General view of trenching at loe
145	N	27/04/17	Kmacf	General view of trenching at loe
146	N	27/04/17	Kmacf	General view of trenching at loe
147	N	27/04/17	Kmacf	General view of trenching at loe
148	N	27/04/17	Kmacf	General view of trenching at loe
149	Nw	27/04/17	Kmacf	General view of trenching at loe
150	Nw	27/04/17	Kmacf	General view of trenching at loe
151	Nw	27/04/17	Kmacf	General view of trenching at loe
152	N	27/04/17	Kmacf	General view of trenching at loe
153	N	27/04/17	Kmacf	General view of trenching at loe

Appendix F: Photo Contact sheets


2275 Hillslap (001).JPG


2275 Hillslap (002).JPG


2275 Hillslap (003).JPG


2275 Hillslap (004).JPG


2275 Hillslap (005).JPG


2275 Hillslap (006).JPG


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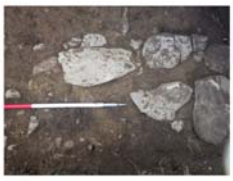
2275 Hillslap (009).JPG


2275 Hillslap (010).JPG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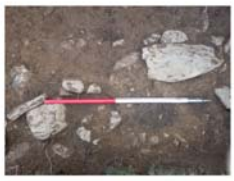
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2275 Hillslap (013).JPG


2275 Hillslap (014).JPG


2275 Hillslap (015).JPG


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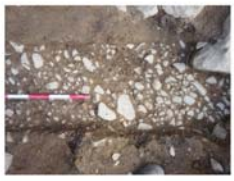
2275 Hillslap (018).JPG


2275 Hillslap (019).JPG


2275 Hillslap (020).JPG


2275 Hillslap (021).JPG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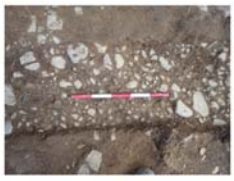
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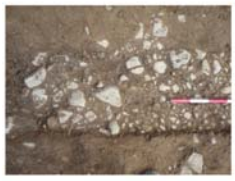
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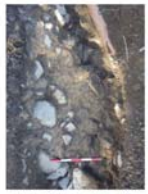
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2275 Hillslap (153).JPG

Appendix G: WSI

AA2275
Hillslap Tower, Langshaw
Scottish Borders

Written Scheme of Investigation (WSI) for an archaeological evaluation

Addyman Archaeology – 12th April 2017

1 Introduction

General

Addyman Archaeology have been commissioned by Philip Mercer to produce this written scheme of investigation (WSI) in relation to a planning condition placed upon the granting of planning permission for a two-storey extension to a dwelling house at Hillslap Tower, Langshaw, Galashiels Scottish Borders (*figure 1*). Hillslap Tower is Category B Listed (LB15130). The planning consent (ref. 17/00175/FUL) contains an archaeological condition requiring an evaluation, followed by archaeological monitoring of strip foundations. The archaeological evaluation is a condition of the planning consent and states that:

> No development shall take place until the applicant has secured and implemented an approvedprogramme of archaeological work and reporting in accordance with a **Written Scheme of Investigation (WSI)** outlining an **Archaeological Field Evaluation. Development and archaeological investigation shall only proceed in accordance with the WSI.**
> The requirements of this are:
> - The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority.
> - If significant finds, features or deposits are identified by the attending archaeologist(s), all works shall cease and the nominated archaeologist(s) will contact the Council's Archaeology Officer immediately for verification. The discovery of significant archaeology may result in further developer funded archaeological mitigation as determined by the Council.
> - Limited intervention of features, or expansion of trenches will only take place if approved by the Council's Archaeology Officer
> - Initial results shall be submitted to the Planning Authority for approval in the form of a **Data Structure Report (DSR)** within one month following completion of all on-site archaeological works. These shall also be reported to the National Monuments Record of Scotland (NMRS) and Discovery and Excavation in Scotland (DES) within three months of on-site completion.
> - Further development work shall not take place until the Planning Authority has determined the potential for further archaeological impacts and, if required, a further requirement for mitigation.
> - Development should seek to mitigate the loss of significant archaeology through avoidance by design in the first instance according to an approved plan.
> - If avoidance is not possible, further developer funded mitigation for significant archaeology will be implemented through either an approved and amended WSI, a new WSI to cover substantial excavation, and a Post-Excavation Research Design (PERD).
>
> The results of additional excavations and an appropriately resourced post-excavation research design shall be submitted to the Council for approval within 1 year of the final archaeological works, and published in an appropriate publication within 3 years.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

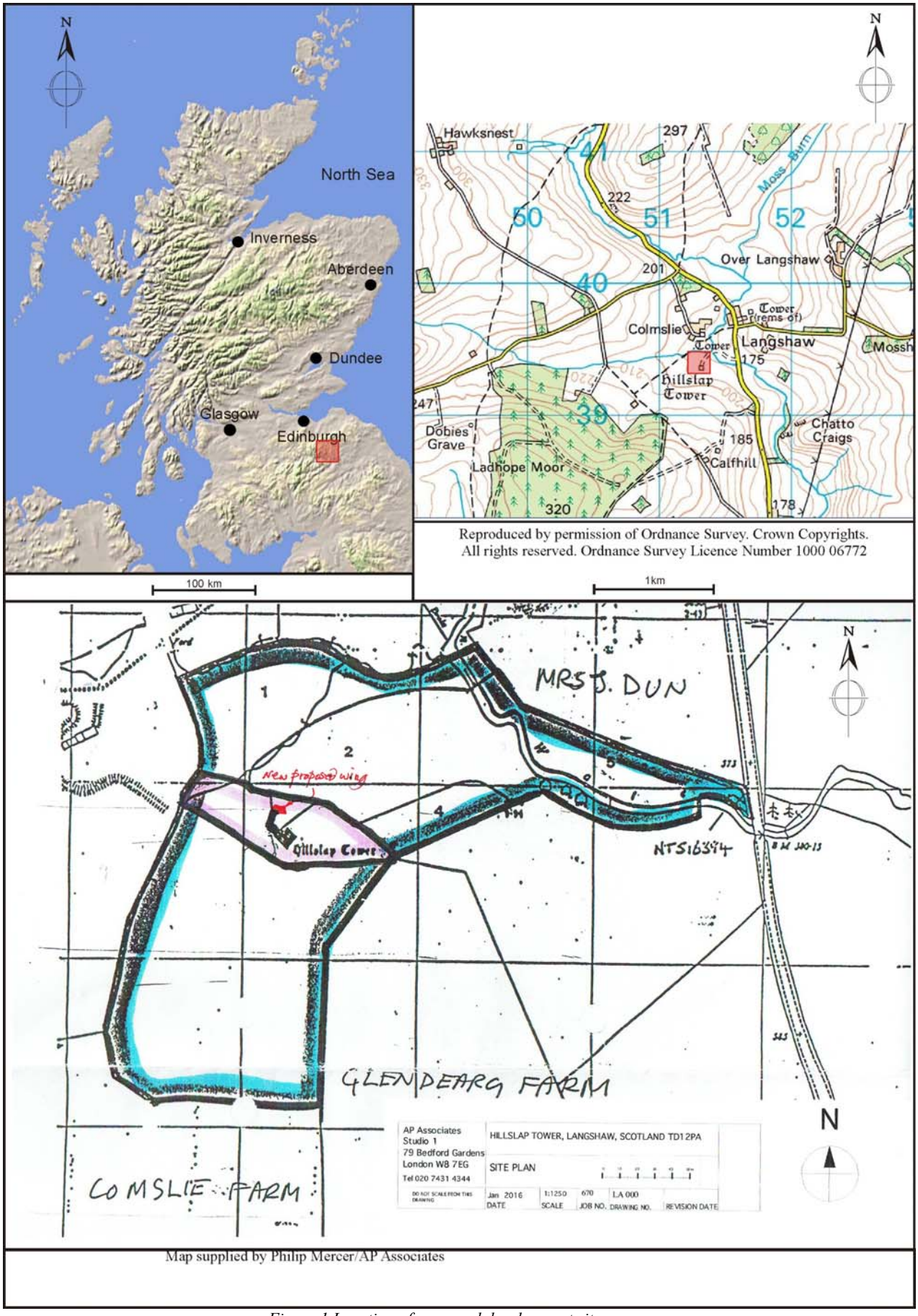

Figure 1 Location of proposed development site.

Setting

The site is located approximately 8km to the north-east of Galashiels in the village of Langshaw (*figure 1*). Hillslap Tower is on the south side of the Allan Water on the south-west side of the village. It is in an area surrounded by open arable fields and pasture.

2 Archaeological Background

Historical Summary

Hillslap Tower was built in 1585, and the listing information considers it to be a fine example of a restored 16th century tower house. It is one of three 16th century towers sited in close proximity on Allen Water in the Glendearg area of Melrose Parish (the others being Colmslie and Langshaw, both Scheduled Monuments). The property was also known as Calfhill, as mentioned in a charter of 1586 and was formerly part of the Appletreeleaves estate.

The main body of the tower was restored between 1978 and 1995 by the owner/architect for use as a family residence. The 2-storey gatehouse addition incorporates the roll-moulded jambs of an earlier gateway excavated on the site in 1983-4, at which time evidence of an earlier barmkin abutting the NW wing of the tower was also uncovered (Cannel & Lewis 1995). Excavation within the barmkin prior to renovation of the tower and its environs revealed part of the flagged and cobbled surface of the courtyard and the fragmentary remains of a building abutting the tower. It is thought that this outbuilding belonged to the original, late 16th century layout associated with the tower (Cannel & Lewis 1995).

A watching brief conducted during excavation of foundation trenches for a new circular tower, to adjoin a recently constructed wing at Hillslap Tower in 2007 did not reveal any archaeological finds or features (Leith 2007).

Map regression

The earliest map to show Hillslap Tower is in Blaeu's Atlas of 1665 (*figure 2*). This depicts *Hillslopp,* as a tower or church and also depicts *Langshaw* and *Coumsly* adjacent, although these are just shown as locations. *Calfhill* is shown on the west side of the river to the south.

Figure 2: Blaeu 1662-5 Atlas Maior Volume 6, Teviota Vulgo Tivedail

Figure 3: Roy, W c1750 Military Survey of Scotland, Lowlands

Roy's map shows the site and the surrounding towers and landscape in some detail (*figure 3*). The site is depicted as *Slapphill*, and shown as a building with a surrounding enclosure or wall; *Calfhill* is to the south and comprises a number of small buildings with smaller enclosures. The adjacent tower of *Coomsley* is shown with a series of adjacent buildings, while *Langshaws* appears similar to *Slapphill*, with a central building and adjacent rectangular enclosures, with further buildings of a smaller settlement to the east.

Figure 4: Stobie, M 1770 A map of Roxburghshire or Tiviotdale, North West section

Stobie's map of 1770 again shows each of the small settlements, but in less detail; the two settlements of Langshaw are now *Upper* and *Nether Langshaw*, with a mill associated with the latter. The

spelling of *Colmslie*, has altered again as has *Hilslap*; while Calfhill is again depicted to the south. Thomson's later map of 1822 shows the same features.
The first edition Ordnance Survey map of 1863 shows all three towers as ruinous, with details of the buildings at *Colmslie* and the saw Mill at Langshaw; the features shown on the second edition (1899) show little change.

Figure 5: Ordnance Survey 1863 Roxburghshire, Sheet III (includes: Caddonfoot; Galashiels; Melrose; Stow. Surveyed 1859, published1863.

Archaeological Potential

The archaeological potential of the site is summarised below from Dr Chris Bowles:

In the area of the garage, where the consented flat and proposed extension are located, the 1980s excavations revealed a substantial area of flagging, cobbling and a kerb for a wall. This indicated a building, or the barmkin wall, formerly stood in this area.

The proposed extension would effectively be adjacent to the north of the 1980s excavation 'Trench A.' The excavators commented that there was .5 metres of rubble above the level of the archaeology, and that the natural sub-soils were immediately below within the foundation trenches for the garage. This indicates probable depths to be encountered in the proposed extension as well as the likely depth of significant archaeology.

3 Scope of Proposed Works

Archaeological Evaluation

Prior to any ground breaking works occurring on the site, an archaeological evaluation will be undertaken according to the methods laid out in this WSI. The evaluation is to confirm the levels and

record the presence or absence of significant archaeology. If significant archaeology is encountered, it is likely that further archaeological investigation will be required. Any further works will be discussed with Dr Chris Bowles of Scottish Borders Council. If the evaluation does not reveal significant archaeology, the strip foundations will be monitored by an archaeological watching brief.

The evaluation will comprise an evaluation trench excavated along the central axis of the proposed extension by a back-acting machine under the supervision of a professional archaeologist.
The excavation of the trench will be by mechanical excavator fitted with a toothless ditching bucket of at least 1m wide. The trenches will be excavated until archaeological deposits or undisturbed natural deposits are encountered. Where necessary the trenches will be hand cleaned to allow the identification, and recording of archaeological features.

If any significant finds or features are revealed contact will be made with Dr Christopher Bowles in order to determine an appropriate strategy for their excavation and recording. The results of the evaluation and any subsequent archaeological works (eg watching brief on stripped foundations) will be presented in a written and illustrated report.

Standards and Recording

All site recording should be undertaken using standard *pro-forma* sheets for the recording of archaeological contexts, finds and samples and for drawings and photographs produced during the archaeological works, which become part of the archaeological record. These records will be produced to *CIfA* standards. The appointed contractor must adhere to the *CIfA*'s principals and codes of conduct at all times.

Standard recording drawings will be undertaken at 1:20 scale (in plan) with details and sections drawn at 1:10. Plans and sections of areas that yielded archaeological remains will be produced representing and preserving the features and encountered stratigraphy. A general site plan indicating the position of any archaeological features found will be prepared at a larger scale; this will include the location of any artefact recovered during the metal detecting survey.

Reporting, archiving and artefact analysis

The results of the evaluation will be presented in a formal Data Structure Report (DSR), following C*IfA* procedures.

The formal report is to include:

- An executive summary
- National Grid Reference and formal address
- Note of any statutory and non-statutory designations
- Date of record, names of recorders, archive location
- Location plan
- Historical summary and map regression
- Detailed description of findings
- Summary statement of results
- Recommendation for mitigation

The report should be completed within 6 weeks of completion of the fieldwork.

Any finds recovered from the site will be declared to Treasure Trove within 6 months of completion of the project. The paper and digital archive will be prepared following AAF and HES guidelines and submitted to the NRHE held at HES within 6 months of the completion of the project.

A summary of the findings will be presented in a small article for 'Discovery and Excavation in Scotland' (DES), published by Archaeology Scotland. The results of the project will also be uploaded to the Online Access to the Index of Archaeological Investigations (OASIS) platform, and be available for wider public consultation.

Post fieldwork methodology and Publication

If significant artefacts and/or ecofacts are recovered during the watching brief that require detailed specialist study, a separate Post-Excavation Research Design (PERD) will have to be agreed with the Scottish Borders Council. This will detail the methodologies to be employed for any specialist analyses. Proposals for publication will be discussed with Scottish Borders Council and submitted to a suitable journal if required. The costs of the production of any publication report or other means of dissemination will be met by the client.

Staff

The appointed archaeological contractor must be approved by Dr Chris Bowles of Scottish Borders council and adhere at all times to the standards and codes of conduct laid down by *CIFA*. All staff will be suitably qualified and experience to perform their roles. It is anticipated that the work will be undertaken by Joe Doran, one of Addyman Archaeology's experienced Archaeologists. CVs can be supplied on request.

Timetable

Subject to the approval of this written scheme and with the agreement of Dr Chris Bowles of The Scottish Borders Council the evaluation will be undertaken on 24th April prior to any ground breaking works commencing on site. We will discuss the timing and extent of subsequent archaeological monitoring/excavation with Dr Chris Bowles in advance of any further works on site.

The report will be submitted to the client and Dr Christopher Bowles of The Scottish Borders Council within six weeks of the completion of fieldwork.

4 References

Map References http://maps.nls.uk/

Blaeu 1662-5 *Atlas Maior Volume 6, Teviota Vulgo Tivedail*

Ordnance Survey 1863 *Roxburghshire, Sheet III (includes: Caddonfoot; Galashiels; Melrose; Stow.* Surveyed 1859, published1863.

Ordnance Survey 1899 *Roxburghshire Sheet III.NE (includes: Melrose).* Revised 1897.

Roy, W c1750 *Military Atlas of Scotland, Lowlands*

Stobie, M 1770 *A map of Roxburghshire or Tiviotdale, North West section*

Thomson, J 1822 *Roxburghshire*

Published References

Cannel, J & Lewis, J 1995 'Excavations at Hillslap Tower, Roxburghshire, 1983-4', *Proc SocAntiq Scot*, 125 (1995), 1119-1129.

Leith, S 2007 'Hillslap Tower, Langshaw, Scottish Borders (Melrose parish), watching brief', *Discovery Excav Scot, vol. 8, 2007*. Cathedral Communications Limited, Wiltshire, England.

Appendix A: Planning Conditions/Archaeological Recommendations

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management Date: 8th February 2016

Contact: Carlos Clarke ☎ 01835 826735 Ref: 16/00124/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 29th February 2016, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 29th February 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Trust Mercer Trust

Agent: A P Associates

Nature of Proposal: Two storey extension to dwellinghouse

Site: Hillslap Tower Langshaw Galashiels Scottish Borders TD1 2PB

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation. While I support the principal of development, there are archaeological implications for this proposal. The proposal is within an area of high archaeological sensitivity and it is probable that significant archaeology will be encountered during development.

Hillslap Tower dates from the late 16th century and included a barmkin with ancillary buildings. Excavations by the predecessor of Historic Scotland in the 1980s (publication available at: http://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-352-1/dissemination/pdf/vol_125/125_1119_1129.pdf) during the initial redevelopment of the site revealed the remains of the buildings and courtyard within the barmkin. In the area of the garage, where the consented flat and proposed extension are located, the excavations revealed a substantial area of flagging, cobbling and a kerb for a wall. This indicated a building, or the barmkin wall, formerly stood in this area.

The proposed extension would effectively be adjacent to the north of the 1980s excavation 'Trench A.'

The excavators commented that there was .5 metres of rubble above the level of the archaeology, and that the natural sub-soils were immediately below within the foundation trenches for the garage. This indicates probable depths to be encountered in the proposed extension as well as the likely depth of significant archaeology.

The presumption of in situ preservation in SPP and PAN2(2011) should be adhered to wherever possible. In this case, given the probability of significant archaeology, I recommend that the applicant seeks to understand the archaeological resource either prior to consent being issued, or as a condition of consent. This will likely require a multi-phased approach. My recommended approach is:

- for an evaluation trench being excavated along the central axis of the proposed extension by a back-acting machine under the supervision of a professional archaeologist. This evaluation should be placed to confirm the levels and record the presence or absence of significant archaeology.
- If significant archaeology is encountered, I furthermore recommend that the applicants seek to design their construction to avoid significant impacts as much as possible through, for instance, strip foundations that will retain the archaeology and the soils/rubble that cover it. In any event, it is likely that further archaeological investigation will be required.
- If strip foundations **cannot** be accommodated, or if a soil strip is required to facilitate development, I recommend that the whole extension area and any associated infrastructure be stripped and recorded prior to development by an archaeological contractor.
- If a strip foundation **can** be accommodated, then I recommend that the foundation trenches only be excavated prior to development by an archaeological contractor.
- In the event that first stage evaluation **does not reveal** significant archaeology, then it may be possible to recommend an archaeological watching brief during the initial site strip.

Given the high probability of encountering significant archaeology that may require a multi-phased approach to its appropriate preservation or recording, I recommend the following condition:

Archaeology: Developer Funded Field Evaluation

No development shall take place until the applicant has secured and implemented an approved programme of archaeological work and reporting in accordance with a **Written Scheme of Investigation (WSI)** outlining an **Archaeological Field Evaluation. Development and archaeological investigation shall only proceed in accordance with the WSI.**

The requirements of this are:

- The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority.
- If significant finds, features or deposits are identified by the attending archaeologist(s), all works shall cease and the nominated archaeologist(s) will contact the Council's Archaeology Officer immediately for verification. The discovery of significant archaeology may result in further developer funded archaeological mitigation as determined by the Council.
- Limited intervention of features, or expansion of trenches will only take place if approved by the Council's Archaeology Officer
- Initial results shall be submitted to the Planning Authority for approval in the form of a **Data Structure Report (DSR)** within one month following completion of all on-site archaeological works. These shall also be reported to the National Monuments Record of Scotland (NMRS) and Discovery and Excavation in Scotland (DES) within three months of on-site completion.
- Further development work shall not take place until the Planning Authority has determined the potential for further archaeological impacts and, if required, a further

requirement for mitigation.

- Development should seek to mitigate the loss of significant archaeology through avoidance by design in the first instance according to an approved plan.
- If avoidance is not possible, further developer funded mitigation for significant archaeology will be implemented through either an approved and amended WSI, a new WSI to cover substantial excavation, and a Post-Excavation Research Design (PERD).

The results of additional excavations and an appropriately resourced post-excavation research design shall be submitted to the Council for approval within 1 year of the final archaeological works, and published in an appropriate publication within 3 years.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

Appendix H: DES entry

LOCAL AUTHORITY:	Scottish Borders
PROJECT TITLE/SITE NAME:	Hillslap Tower
PROJECT CODE:	AA 2275
PARISH:	Galashiels
NAME OF CONTRIBUTOR:	Kenneth Macfadyen
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Watching Brief
NMRS NO(S):	NT53NW 5
SITE/MONUMENT TYPE(S):	16th C tower House
SIGNIFICANT FINDS:	16-18th century ranges of structures around the tower
NGR (2 letters, 8 or 10 figures)	NT 51315 39375
START DATE (this season)	24/04/2017
END DATE (this season)	27/04/2017
PREVIOUS WORK (incl. *DES* ref.)	Leith, S. (2007a) *Hillslap Tower, Langshaw, Scottish Borders (Melrose parish), watching brief', Discovery Excav Scot, vol. 8, 2007* Cannel, J. and Lewis, J. (1995*) Excavations at Hillslap Tower, Roxburghshire, PSAS 125(1995),1119-1129*
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Addyman Archaeology were contracted to perform an evaluation and watching brief prior to and during excavation works in the near vicinity of Hillslap tower, a 16th C tower house. This had been converted into a family home in the later 20th century by the client. During these earlier works some rescue excavation was undertaken to the north of the tower and to the immediate south of the current works. In these earlier excavations a series of variously well preserved cobbled surfaces and associated structures were seen or deduced from the exposed evidence. It was considered likely that the new excavation would uncover more deposits of similar character which would help to define the ground plan and history of the tower and associated structures. Within the current excavation some limited amount of archaeology survived and it was clear that extensive ground reduction had occurred across the site in recent times. The archaeology that survived was represented by a small area of metalling to the west with a heavily robbed/removed clay bonded wall, which was parallel to the tower. A further area of surviving archaeology to the north was represented by the heavily degraded remnants of a clay bonded building; this was deeply cut down into the ground forming a basement. These structural remnants with the earlier identified fragments can be extrapolated into ranges around the tower and were possibly built against the barmkin wall or formed it. No artefacts from *in situ* significant deposits were recovered to give dates for the structures. All of the few finds recovered were either within the demolition of the ranges, with these deposits likely to date from the late 18th century to earlier 19th century, or redeposited in modern service cuts.
PROPOSED FUTURE WORK:	none
CAPTION(S) FOR ILLUSTRS:	Conjectural Site plan

SPONSOR OR FUNDING BODY:	Phillip Mercer
ADDRESS OF MAIN CONTRIBUTOR:	The Old Printworks 77a Brunswick Street Edinburgh EH7 5HS
EMAIL ADDRESS:	KennyMacfadyen@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	RCAHMS, OASIS