

# India Quay Development, Fountainbridge, Edinburgh Archaeological Evaluation Report

*AOC Project 23107  
30<sup>th</sup> September 2015*



ARCHAEOLOGY

HERITAGE

CONSERVATION

# India Quay Development, Fountainbridge, Edinburgh

## Archaeological Evaluation Report

On Behalf of:	The EDI Group Limited, 7 North St David Street, Edinburgh EH2 1AW
National Grid Reference (NGR):	NT 24734 72755
AOC Project No:	23107
Planning Application No:	14/02814/PPP
OASIS No:	224583
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Date:	25 <sup>th</sup> September 2015

This document has been prepared in accordance with AOC standard operating procedures.

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## Summary

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*AOC Archaeology Group was commissioned by the EDI Group Ltd to undertake an archaeological evaluation prior to the construction of new housing at a site in Fountainbridge, as part of a planning condition. The development area consisted of two large areas between Viewforth and Fountainbridge, separated by Gilmore Park. Prior to this development, the site had been occupied by the Fountainbridge Brewery, built in the 1970s, which was built on the site of the former Castle Mill Works.*

*Originally, a 10% sample of the 3.2 ha development area was required. However, due to the large presence of live services, some areas inaccessible due to their use as community plots, and the depth of made ground encountered during the evaluation, 695 m<sup>2</sup> was finally evaluated, equating to nearly 2.5% of the development area.*

*In all trenches there was a significant amount of made ground ranging from 1.45 m – 3.0 m in depth. Therefore, it is unlikely that much of the original footings or features associated with the 19<sup>th</sup> century industrial works have survived, these being demolished and also as a levelling course for the new Fountainbridge Brewery. The only industrial feature identified during the evaluation was a small section of brick culvert, possibly 19<sup>th</sup> century in date and located to the south-west of Gilmore Park in the area of the former Castle Mills.*

*Any further archaeological works required on the site would need to be confirmed by the City of Edinburgh Archaeology Service on behalf of the City of Edinburgh Council.*

## 1 INTRODUCTION

### 1.1 Site Background

- 1.1.1 AOC Archaeology Group was commissioned by the EDI Group Ltd to undertake an archaeological evaluation prior to the construction of new accommodation at Viewforth and Fountainbridge, Edinburgh (Planning Application No. 14/02814/PPP). The evaluation was undertaken in order to satisfy the requirements of the local planning authority, the City of Edinburgh Council (CEC) who are advised on archaeological matters by the City of Edinburgh Council Archaeology Service (CECAS).
- 1.1.2 The archaeological works were conducted in accordance with the principles set out in *Scottish Planning Policy* (2010) & *Planning and Archaeology 2/2011* (2011).

### 1.2 Site Location

- 1.2.1 The India Quay Development Area is located on the south side of Fountainbridge and is bounded to the west by Viewforth, to the south by the former Union Canal, to the north by Fountainbridge and to the east by further development associated with the Union Canal Basin. Gilmore Park runs through the development area (north/south), which is centred on NT 24374 7255 (Figure 1).

## 2 OBJECTIVES

- 2.1 The objectives of the archaeological evaluation were:
- i) to determine and assess the character, extent, condition, quality, date and significance of any buried archaeological remains within the proposed development area through evaluation trenching.
  - ii) to advise and implement an appropriate form of archaeological mitigation, such as excavation, post-excavation analyses and publication, should significant archaeological remains be encountered that cannot be preserved *in situ*.

## 3 METHODOLOGY

- 3.1 The evaluation comprised of machine trenching of a 695 m<sup>2</sup> of the 3.2 ha development plot. This was carried out with a tracked 360° excavator equipped with a 2.0 m wide smooth bladed ditching bucket. A total of 347.5 linear meters of evaluation trenching was opened with the trenches being evenly spaced across the development area, where access allowed, accounting for live services and community plots which were still in use at the time of the evaluation (Figure 2).
- 3.2 Excavation was undertaken in units/spits until the first significant archaeological horizon or natural subsoil was reached. All machine excavation was supervised by an experienced field archaeologist and according to AOC Archaeology Group's standard operating procedures, and as per the methodology within the *Written Scheme of Investigation* (AOC 2015). The trenches were then immediately backfilled.

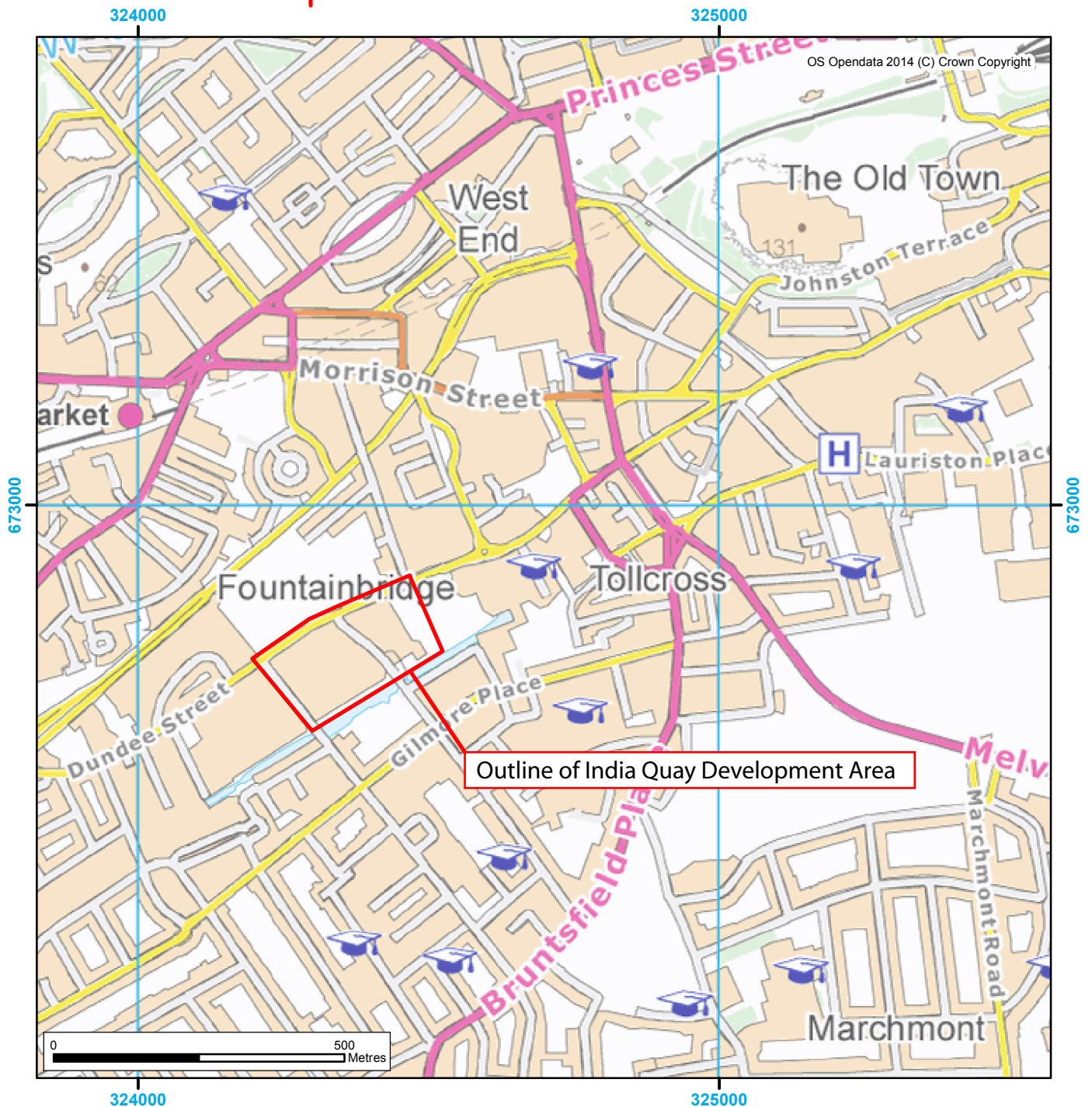
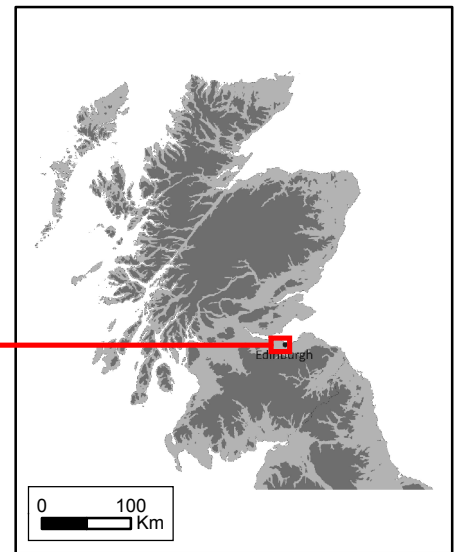
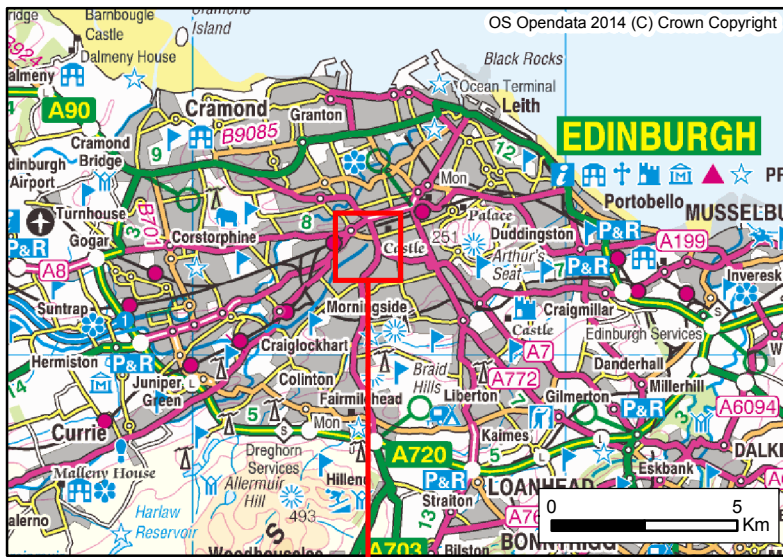


Figure 1: Site location map



## 4 HISTORICAL BACKGROUND

- 4.1 The development area, up until the later 20<sup>th</sup> century, was known for its heavy industrial presences – as was indeed most of Fountainbridge – with the Lochrin Distillery to the east and the Fountainbridge Brewery to the north. However, prior to the industrialisation of the area, it was occupied by country houses and cultivated land. Looking first at the area to the west of Gilmore Park, this was occupied by a country house called Bainfield from at least the mid-18<sup>th</sup> century. It is not recorded on Adair's 1682 map, although is annotated on Adair's 1735 map (Figures 2 & 3). It is also depicted on Roy's map of ca. 1747 – 55, with the land to the east of Gilmore Park open land, seemingly not cultivated (Figure 4). It is then depicted as a simple rectangular building on maps of the later 18<sup>th</sup> century, and it is not until Kay's map of 1836 where we can see Bainfield depicted in any detail as a series of three buildings – one L-shaped - with landscaped gardens (Figure 5). Again, the land to the east is open land, although by this time the Union Canal to the south has been constructed, which would soon bring industrialisation to this part of the city.
- 4.2 However, barely a year later, Stevenson's 1837 map depicts Bainfield completely gone, and the Castle Silk Mill in its place to the south; a drawbridge is also now depicted crossing the canal to the south-east (Figure 6). It forms a U-shaped range of buildings with the opening to the west and a small annexe on the south-west side. The Ordnance Survey map of 1851 then shows the Silk Mill in more detail with the addition of a range of buildings to the west side (Figure 7). The development area to the east side of Gilmore Park has also seen some development since the 1837 map, including a timber yard and tenements facing Fountainbridge with gardens to the rear and more buildings facing Gilmore Park (Figure 8).

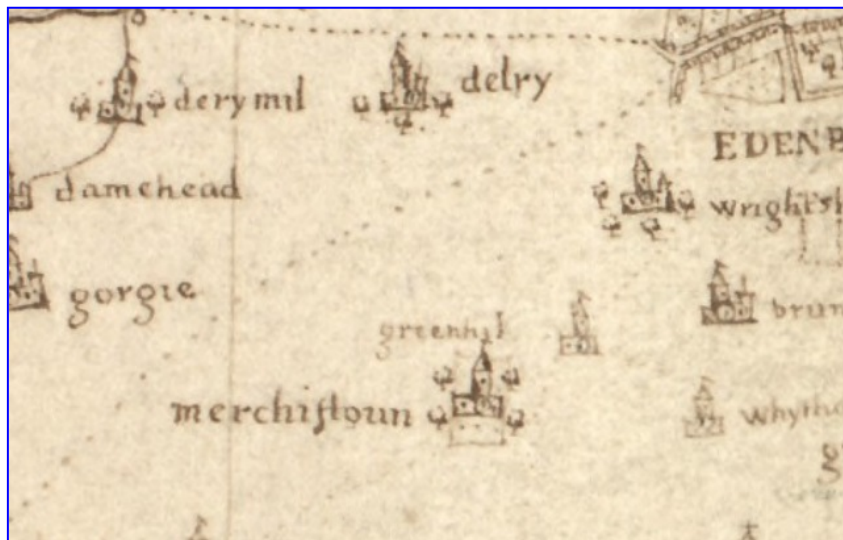


Figure 2: Extract from John Adair's map, 1682 (the approximate position of the development area is circled)

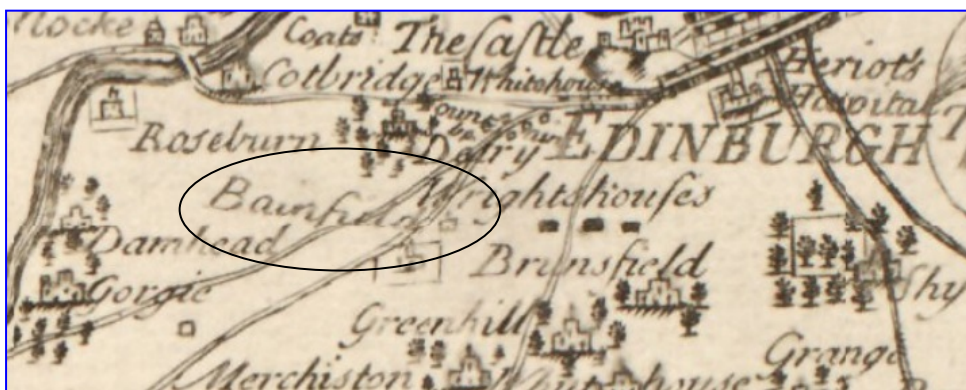


Figure 3: Extract from Adair's map, 1735 (Bainfield is circled)



Figure 4: Extract from Roy's map, ca. 1747 – 55 (Bainfield is circled)

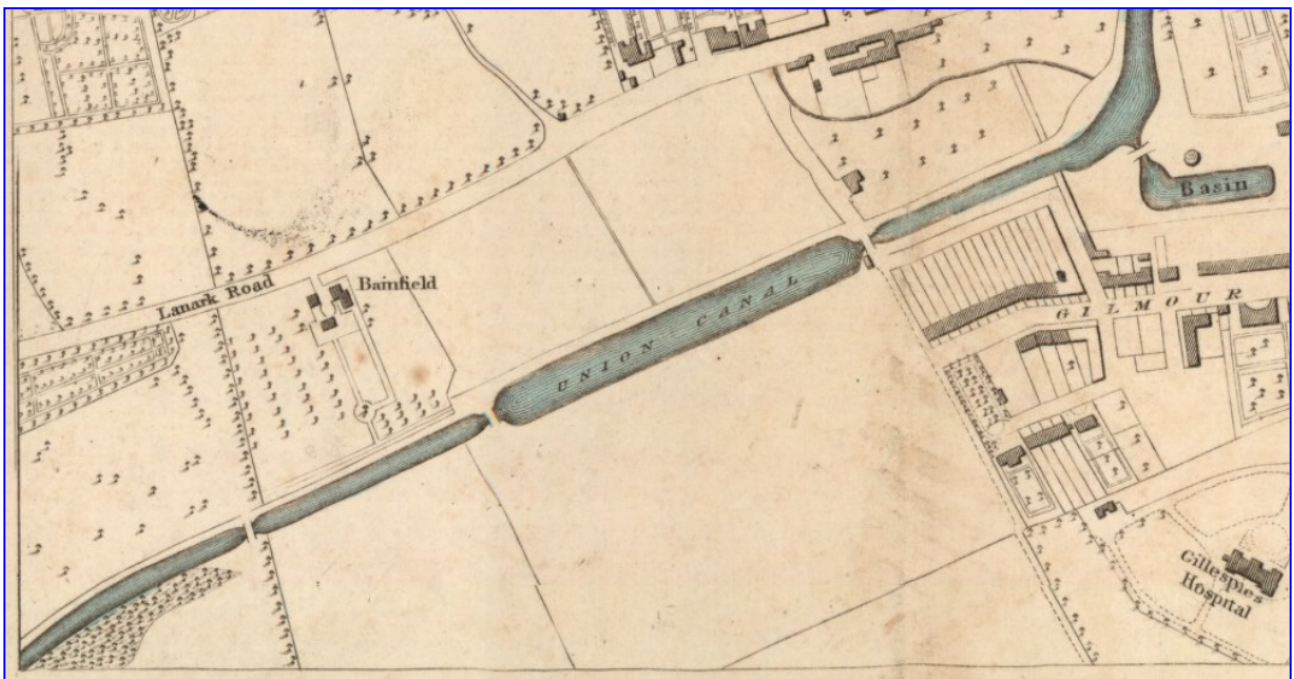


Figure 5: Extract from Kay's map, 1836





Figure 6: Extract from Stevenson's map, 1837

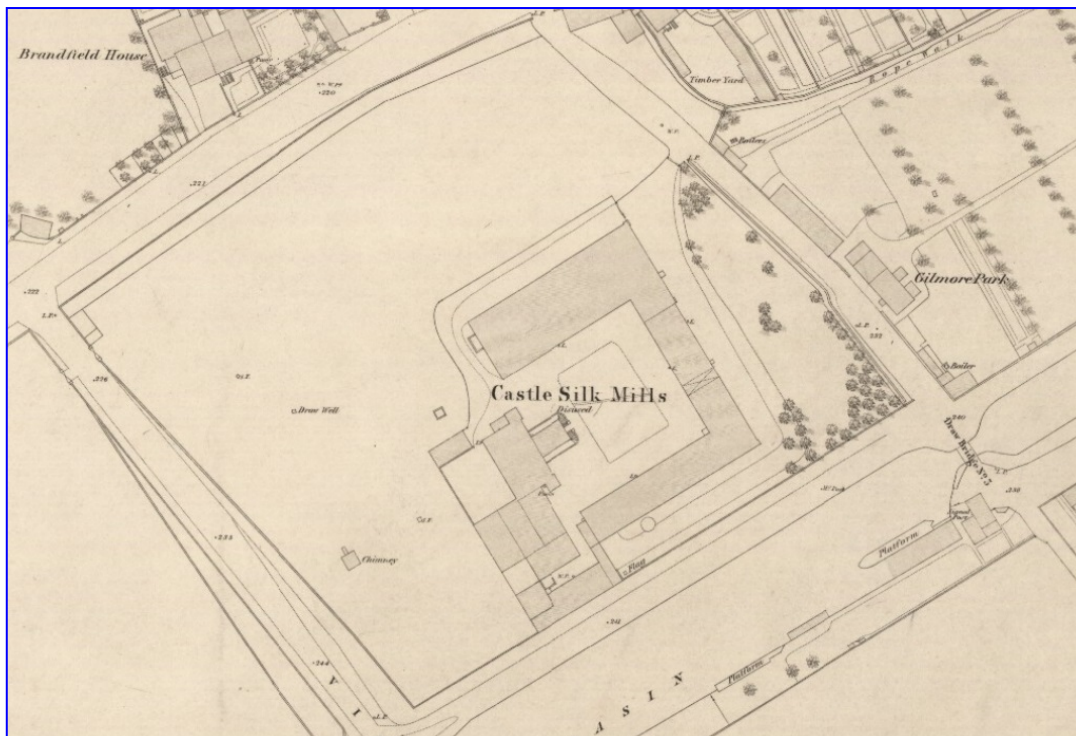


Figure 7: Extract from Ordnance Survey, 1851



Figure 8: Extract from Ordnance Survey map, 1851

- 4.3 In 1856 the Silk Mill was taken over to become a Rubber Factory and, although it is referred to as Castle Mills throughout the 19<sup>th</sup> and 20<sup>th</sup> century on the mapping, was owned by the North British Rubber Company (NBRC) (Historic Scotland 2015). By the 1877 Ordnance Survey map, we can see a large amount of expansion at the Castle Mills site (Figures 9 & 10). There are a large number of additional detached warehouses now occupying the north of the site and more buildings attached to the main complex. To the east of Gilmore Park, there has also been a lot of development. The gardens associated with the tenements facing Fountainbridge have been built upon, and a new school has also been constructed facing Fountainbridge. An iron foundry has also been built to the south along with a multitude of (presumably) industrial buildings.



Figure 9: Extract from Ordnance Survey map, 1877



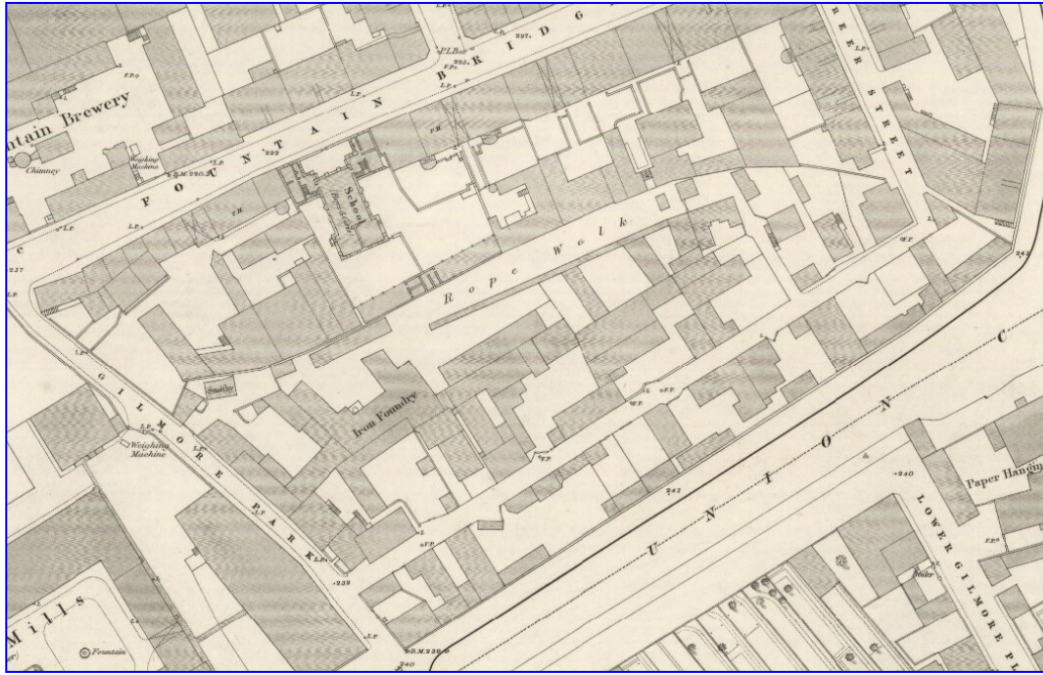


Figure 10: Extract from Ordnance Survey map, 1877

- 4.4 By the close of the 19<sup>th</sup> century, the development area was very heavily occupied by various industries and companies, as can be seen on the 1894 Ordnance Survey Town Plan (Figure 11 & 12). The Castle Mills had been largely expanded once more, and the offices building – the only 19<sup>th</sup> century building still standing on the site – first appears. To the east of Gilmore Park, the industrialisation is very heavy, including the Gilmore Park Foundry, another Engineering Works to the east, the Aldine Works (engineering and Tinsplate) and several smithys. A small Mission Hall has also been built to the far south corner of the site.



Figure 11: Extract from Ordnance Survey map, 1894



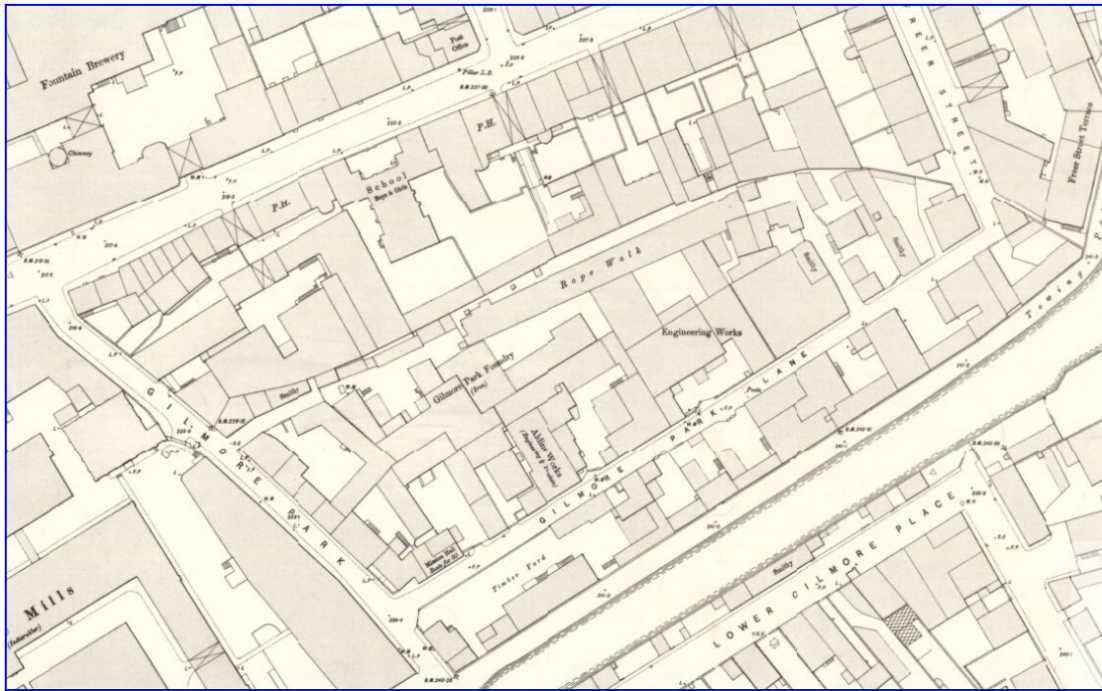


Figure 12: Extract from Ordnance Survey map, 1894

- 4.5 The Ordnance Survey maps of 1909, 1920, 1935 and 1949 show the development of the site throughout the 20<sup>th</sup> century, with continued expansion and industry occurring in the area. Castle Mills stays roughly the same throughout the first half of the 20<sup>th</sup> century (Figures 13 – 17). It ceased trading in the 1960s and from 1973 onwards was run by the Scottish and Newcastle Brewery. The east side of Gilmore Park also continued into the 20<sup>th</sup> century along the same layout throughout the 20<sup>th</sup> century. By the 1949 Ordnance Survey map, the school has been converted into the Fountainbridge Cooking Centre with the industrial buildings still in place.
- 4.6 However, in the late 20<sup>th</sup> century/early 21<sup>st</sup> century this whole area of Fountainbridge has been targeted as redundant brownfield sites ripe for development after a long time of abandonment, and the buildings at Castle Mill were eventually demolished over a time, leaving only the corner offices building, dating from between 1851 – 1877, which was assigned listed status in 1998.



Figure 13: Extract from Ordnance Survey, 1909

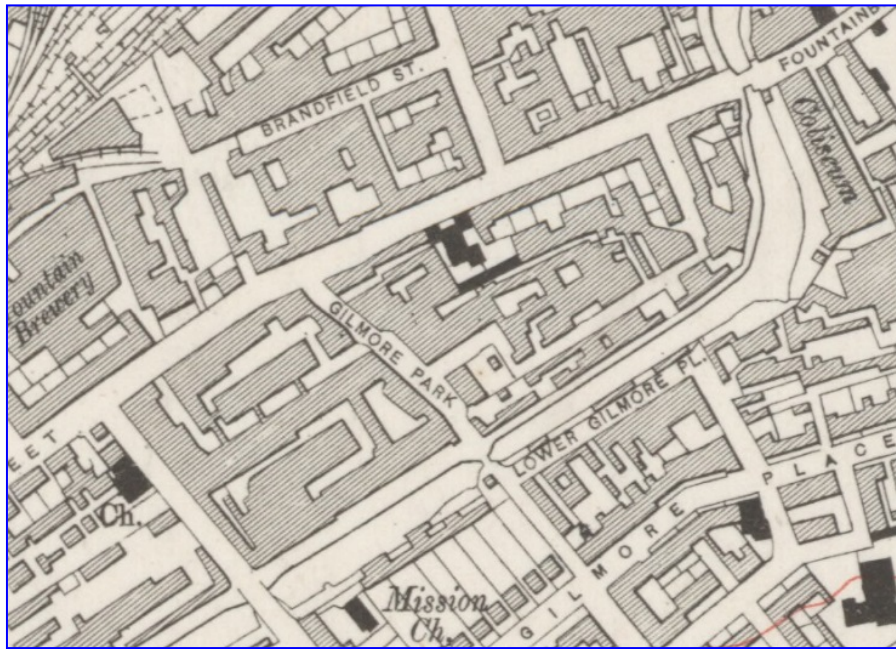


Figure 14: Extract from Ordnance Survey, 1920



Figure 15: Extract from Ordnance Survey map, 1935





Figure 16: Extract from Ordnance Survey map, 1949



Figure 17: Extract from Ordnance Survey map, 1949

## 5 RESULTS

- 5.1 All archaeological works were conducted between 14<sup>th</sup> – 18<sup>th</sup> September 2015. Weather conditions were generally bright and dry and the archaeological visibility remained good throughout. The following results should be read in conjunction with the appendices:

Appendix 1: Evaluation Trench Descriptions

Appendix 2: Photographic Register

Appendix 3: *'Discovery and Excavation in Scotland'* (DES) entry

- 5.2 In total, 12 trenches were excavated in the site, which was divided up into three areas - A, B & C – as depicted on Figure 2. Area A was located to the south-west of the site in the area of the former Castle Mills, and contained Trenches 1 – 4. To the north of the site was the community plot called the Grove. Area B was located to the north-west of the site, also in the position of Castle Mills, and contained Trenches 5 and 6. The former offices dating to the late 19<sup>th</sup> century is still standing to the north-east of this area (fronting on to Gilmore Park and Fountainbridge), with another community plot – The Forge – to the west of with another community plot to the north-west corner. Area C was located to the east of Gilmore Park in the position of a number of 19<sup>th</sup> century industrial buildings and contained Trenches 7 – 12. This area was greatly disturbed to the centre of the plot due to the presence of live services.
- 5.3 At the time of the evaluation, the area was largely waste ground, after the demolition of the Fountainbridge Brewery. It is clear that this demolition had created a large amount of made ground on the site (Plates 1 & 2). All trenches were dug through a significant layer of made ground, ranging from 1.45 m – 3.0 m in depth. No evidence of the former 19<sup>th</sup> century or earlier 20<sup>th</sup> century structures were located, although several concrete founds, probably associated with the brewery, were found (Plate 3). The only brick feature was found in Trench 3, which consisted of a brick wall and another probable brick surface which possibly formed a former culvert (Plate 4).
- 5.4 The natural subsoil was only reached in a few trenches. In Trenches 2 - 4, the natural was identified at a depth of between 2.0 m – 2.10 m consisting of a dark grey clay with pink sandstone inclusions. In Trench 5 the natural subsoil was a light beigeish-brown sandy clay at a depth of 1.8 5m and in Trenches 7, 8 & 9 it was a pinkish-grey clay at a depth of 2.30 m, 1.45 m and 2.35 m respectively. The natural was not reached in the other trenches.



Plate 1: Trench 1, detail of made ground in section





Figure XX: Site plan showing position of archaeological trenches



**Plate 2: Trench 5, general post-excavation view from the south-west**



**Plate 3: Trench 1, detail of concrete founds at NE end**





**Plate 4: Trench 3, detail of brick culvert from the west**



**Plate 5, Trench 6, general post-excavation shot from the east**

## 6 DISCUSSION

- 6.1 The depth of the made ground encountered suggests that there has been a lot of disturbance on the site which has eradicated a lot of the former footings and features belonging to the 19<sup>th</sup> century and early 20<sup>th</sup> century industrial activity on site. Firstly, the demolition of the buildings to make way for the new brewery buildings in the mid-2000s appears to have been quite destructive, with a number of concrete founds identified deep into the trenches. The later demolition of the brewery then also appears to have created a significant depth of made ground on the site.
- 6.2 The only evidence of the former industrial archaeology of the site was a possible brick culvert in Trench 3 and is likely to be the remains of a former drainage channel associated with the 19<sup>th</sup> century development of the site.

## 7 CONCLUSIONS & RECOMMENDATIONS

- 7.1 Given the substantial made ground and previous disturbance on the site, it is unlikely that further archaeological test trenching would identify much in the way of evidence of the former industrial activity on the site. A watching brief is recommended on all ground-breaking works once the development starts, specifically in the area of Trench 3 and to the south-west of the Grove to identify the nature and extent of the 19<sup>th</sup> century remains already located there in the form of a brick culvert. However, any final decisions on further archaeological works on the site would be the decision of the City of Edinburgh Council Archaeology Service on behalf of the City of Edinburgh Council, and it is recommended that discussions are made with CECAS well before development so that all archaeology issues are resolved to the satisfaction of the CEC.

## 8 REFERENCES

### 8.1 Bibliographical references

Historic Scotland 2015 'Former North British Rubber Company Offices, 2 Gilmore Park, Edinburgh (Ref: 44936), <http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2200:15:0::::BUILDING:44936>, Accessed 3<sup>rd</sup> June, 2014

Scottish Planning Policy SPP23. 2008 *Archaeology and Planning*. Scottish Government Nov 2008.

Scottish Government 2011 *Planning and Archaeology 2/2011*.

### 8.2 Cartographic references

1682	John Adair	<i>Map of Midlothian</i>
1735	John Adair	<i>Map of Midlothian</i>
1747 - 55	William Roy	<i>Military Map of Scotland</i>
1766	John Laurie	<i>A Plan of Edinburgh and the country adjacent</i>
1786	John Laurie	<i>A Plan of Edinburgh and the country adjacent</i>
1836	James Jay	<i>Kay's Plan of Edinburgh</i>
1837	Robert Stevenson	<i>The City of Edinburgh</i>
1851	Ordnance Survey	<i>Edinburgh Sheet 38</i>



1853	Ordnance Survey	<i>Edinburghshire, Sheet 2</i>
1877	Ordnance Survey	<i>Edinburgh Sheet 38</i>
1877	Ordnance Survey	<i>Edinburghshire, Sheet 2</i>
1894	Ordnance Survey	<i>Edinburgh Sheet III.11.2</i>
1894	Ordnance Survey	<i>Edinburgh Sheet III.11.3</i>
1894	Ordnance Survey	<i>Edinburgh Sheet III.11.7</i>
1894	Ordnance Survey	<i>Edinburgh Sheet III.11.8</i>
1897	Ordnance Survey	<i>Edinburghshire Sheet III.SE</i>
1909	Ordnance Survey	<i>Edinburghshire Sheet III.SE</i>
1920	Ordnance Survey	<i>Edinburghshire Sheet III.SE</i>
1935	Ordnance Survey	<i>Edinburghshire Sheet III.SE</i>
1944	Ordnance Survey	<i>Edinburghshire Sheet III.SE</i>
1949	Ordnance Survey	<i>Edinburgh Sheet NT2472NE</i>
1949	Ordnance Survey	<i>Edinburgh Sheet NT2472NW</i>

## APPENDIX 1: Evaluation Trench Descriptions

### Trench 1

Length	60m
Width	2.1m
Orientation	NE/SW
Top-soil Depth	N/A
Depth of Excavation	2.10m (natural not reached)
Significant Features	None
Other Features	Modern concrete founds with steel rods (probably associated with the Fountainbridge Brewery)
Finds	None

### Trench 2

Length	65m
Width	2.1m
Orientation	NE/SW
Top-soil Depth	N/A
Depth of Excavation	2.00m (to natural)
Significant Features	None
Other Features	Concrete piling founds at various stages throughout the trench (probably associated with the Fountainbridge Brewery)
Finds	None

### Trench 3

Length	14m
Width	2.1m
Orientation	NE/SW
Top-soil Depth	N/A
Depth of Excavation	2.40m
Significant Features	None
Other Features	Brick wall foundations located at 9.40m – 10m from the NE side of the trench and another brick surface located between 10m – 12m from the NE; concrete found located to the NNW end up to 5.50m along the trench (probably associated with the Fountainbridge Brewery)
Finds	None

### Trench 4

Length	30m
Width	2.1m
Orientation	N/S
Top-soil Depth	N/A
Depth of Excavation	2.20m
Significant Features	None
Other Features	Concrete piles at 0.10m from N end of trench (probably associated with the Fountainbridge Brewery)
Finds	None

### Trench 5

Length	15m
Width	2.1m
Orientation	NE/SW
Top-soil Depth	N/A
Depth of Excavation	2.20m
Significant Features	None
Other Features	None
Finds	None

**Trench 6**

Length	25m
Width	2.1m
Orientation	E/W
Top-soil Depth	N/A
Depth of Excavation	3.50m
Significant Features	None
Other Features	Large concrete pile at 4.70m – 7.20m from W end of trench and another at 10.90 – 12.25m
Finds	None

**Trench 7**

Length	20m
Width	2.1m
Orientation	NNW/SSE
Top-soil Depth	N/A
Depth of Excavation	2.60m
Significant Features	None
Other Features	None
Finds	None

**Trench 8**

Length	35m
Width	2.1m
Orientation	NEE/SWW
Top-soil Depth	N/A
Depth of Excavation	1.45m
Significant Features	None
Other Features	Probable erosional 'feature' – a possible cut? Semi-oval in size and filled with a light brown clayey silt with crushed brick inclusions as well as modern material such as plastic. Only 0.20m in depth. Ceramic drain also located at 11.60m from the NEE of the trench orientated NNE/SSW.
Finds	None

**Trench 9**

Length	29m
Width	2.1m
Orientation	NNE/SSW
Top-soil Depth	N/A
Depth of Excavation	2.30m
Significant Features	None
Other Features	None
Finds	None

**Trench 10**

Length	20m
Width	2.1m
Orientation	NNE/SSW
Top-soil Depth	N/A
Depth of Excavation	3m
Significant Features	None
Other Features	Concrete pile at 3.70m from NNE end of trench, 1.50m in depth; another large concrete footing at 9.40m from NNE of trench continuing into SSW section.
Finds	None

**Trench 11**

Length	18m
Width	2.1m
Orientation	E/W
Top-soil Depth	N/A
Depth of Excavation	2m
Significant Features	None
Other Features	Concrete pile at 10m from E of trench
Finds	None

**Trench 12**

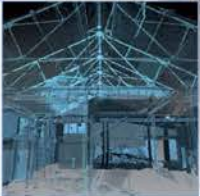
Length	25m
Width	2.1m
Orientation	E/W
Top-soil Depth	N/A
Depth of Excavation	2.20m
Significant Features	None
Other Features	Concrete pile or found at 1.40m from E end of trench
Finds	None

## APPENDIX 2: Photographic register

Frame	Area	Trench	Description	Taken From	Date
1	A	1	NWW-facing section towards the NE end of the trench	NWW	14/09/2015
2	A	1	Detail of made ground	NWW	14/09/2015
3	A	1	Detail of concrete founds at the NE end	NEE	14/09/2015
4	A	1	Detail of concrete founds near SW end	SWW	14/09/2015
5	A	1	Post-excavation shot	SW	14/09/2015
6	A	2	Detail of NWW-facing section at NE end	NWW	15/09/2015
7	A	2	Detail of concrete founds	N	15/09/2015
8	A	2		S	15/09/2015
9	A	2	Detail of possible natural clay	NNW	15/09/2015
10	A	2	Post-excavation shot showing made ground and concrete founds	W	15/09/2015
11	A	2	Post-excavation shot	NE	15/09/2015
12 – 13	A	3	Detail of brick culvert feature	W	15/09/2015
14 – 19	A	3	Detail of brick culvert and other possible brick feature	W	15/09/2015
20	A	4	Detail of E-facing section at S end	SEE	16/09/2015
21	A	4	Post-excavation shot	N	16/09/2015
22	B	5	Detail of NNW-facing section at the NE end	NNW	16/09/2015
23	B	5	Post-excavation shot	SW	16/09/2015
24	B	6	Detail of S-facing section at W end	S	16/09/2015
25	B	6	General view of spoil and trench	S	16/09/2015
26	B	6	Post-excavation shot	E	16/09/2015
27	C	7	Detail of W-facing section	W	17/09/2015
28	C	7	Post-excavation shot	SEE	17/09/2015
29	C	8	Detail of NNW-facing section	NNW	17/09/2015
30	C	8	Post-excavation shot	SWW	17/09/2015
31	C	9	Detail of SEE-facing section	E	17/09/2015
32	C	9	Post-excavation shot	NNE	17/09/2015
33	C	10	Detail of SEE-facing section	E	18/09/2015
34	C	10	Post-excavation shot	NEE	18/09/2015
35	C	11	Post-excavation shot	E	18/09/2015
36	C	12	Post-excavation shot	N	18/09/2015

**APPENDIX 3: 'Discovery and Excavation in Scotland' (DES) Report**

<b>LOCAL AUTHORITY:</b>	The City of Edinburgh Council
<b>PROJECT TITLE/SITE NAME:</b>	India Quay development
<b>PROJECT CODE:</b>	23107
<b>PARISH:</b>	City of Edinburgh
<b>NAME OF CONTRIBUTOR:</b>	Diana Sproat
<b>NAME OF ORGANISATION:</b>	AOC Archaeology Group
<b>TYPE(S) OF PROJECT:</b>	Evaluation
<b>NMRS NO(S):</b>	NT27SW 3127
<b>SITE/MONUMENT TYPE(S):</b>	None
<b>SIGNIFICANT FINDS:</b>	None
<b>NGR (2 letters, 6 figures)</b>	NT 24734 72755
<b>START DATE (this season)</b>	14 <sup>th</sup> September 2015
<b>END DATE (this season)</b>	18 <sup>th</sup> September 2015
<b>PREVIOUS WORK (inc DES)</b>	None
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	<p>AOC Archaeology Group was commissioned by the EDI Group Ltd to undertake an archaeological evaluation prior to the construction of new housing at a site in Fountainbridge, as part of a planning condition. The development area consisted of two large areas between Viewforth and Fountainbridge, separated by Gilmore Park. Prior to this development, the site had been occupied by the Fountainbridge Brewery, built in the 1970s, which was built on the site of the former Castle Mill Works.</p> <p>Originally, a 10% sample of the 3.2 ha development area was required. However, due to the large presence of live services, some areas inaccessible due to their use as community plots, and the depth of made ground encountered during the evaluation, 695m<sup>2</sup> was finally evaluated, equating to nearly 2.5% of the development area.</p> <p>In all trenches there was a significant amount of made ground ranging from 1.45m – 3m in depth. Therefore, it is unlikely that much of the original footings or features associated with the 19<sup>th</sup> century industrial works have survived, these being demolished and also as a levelling course for the new Fountainbridge Brewery. The only possible 19<sup>th</sup> century feature identified was a brick culvert (Trench 3) to the south-west of the development plot in the area of the former Castle Mills.</p>
<b>PROPOSED FUTURE WORK:</b>	TBC
<b>CAPTION(S) FOR ILLUSTRATIONS:</b>	N/A
<b>SPONSOR OR FUNDING BODY:</b>	EDI Group Ltd
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<b>ARCHIVE LOCATION</b>	Archive to be deposited in NMRS



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