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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/134/04**

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**ARCHAEOLOGICAL  
ASSESSMENT FOR A  
PROPOSED  
DEVELOPMENT  
AT 103-115 IRISH STREET  
DUMFRIES  
SCOTLAND**

**FOR  
ASHLEIGH (SCOTLAND)  
LTD**

**NX 971760  
Planning Reference:  
01/P/30521**

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## EXECUTIVE SUMMARY

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In July 2004 North Pennines Archaeology Ltd was commissioned by Senator Homes Ltd to undertake an archaeological desk study in advance of proposed development at 103-115 Irish Street, Dumfries.

The study involved the collection of all readily available information regarding the archaeological landscape of the study area, including the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains. The report also sets out priorities for further investigation in accordance with the guidance set out in the Dumfries and Galloway Structure Plan and Finalised Nithsdale Local Plan.

The development area falls within the centre of Dumfries, a designated Conservation Area and an area of archaeological potential recorded on the Dumfries and Galloway Sites and Monuments Record. It lies within a backlands area of the medieval town and has been developed since at least the 15<sup>th</sup> century.

Owing to the potential for surviving archaeological remains it is anticipated that a programme of archaeological evaluation will be required prior to the commencement of construction on site.

This report must be read in conjunction with the borehole survey undertaken by Robinson Environmental which describes the results of ground investigations which have taken place in September 2004.

The results described below are appropriate to the scheme as correct at 27<sup>th</sup> September 2004. Any changes to the scheme options will require revision of the results described in this report.

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The report was written by Chris Jones BA, MA, NPA Archaeologist and edited by Juliet Reeves BA. Overall responsibility for the project rested with Frank Giecco BA, Dip Arch, NPA Principal Archaeologist.

# **1 Introduction**

- 1.1 The Cultural Heritage can broadly be defined as the man made elements within a landscape, which make and contribute to an area's historic character. It is regarded as being an important national resource of value to future generations, but one that is subject to evolution and change. Within an urban environment, the landscape has been subject to a succession of changes over time. It is important that the knowledge of past land use informs future development in order to maintain the historic character of the area. Impacts upon the historic environment can affect its historic character as an entity in its own right and from the perspective of the local community, the latter being known as visual impact.
- 1.2 This section describes those cultural heritage elements on land at or within the vicinity of 103-115 Irish Street, Dumfries. This is limited in scope to a map of all designated sites and areas of potentially important archaeological remains within the proposed development area. In addition to a written description of the archaeological constraints of the proposals, the requirement for further work and the extent and scope of such work and any time constraints on the development will also be included. The importance of the cultural heritage of the Historic City of Dumfries is emphasised in the Dumfries chapter of the Scottish Burgh Survey (Gourlay and Turner 1977). This survey has provided a map of archaeological potential within Dumfries indicating areas of statutory protection, requiring consultations with Historic Scotland, areas of archaeological potential requiring consultation with the Regional Archaeologist and areas where no consultations are necessary. The present site falls within an area marked as of archaeological potential.
- 1.3 The scheme is located on the site of 103-115 Irish Street, (NX 971760) and lies within the medieval town of Dumfries. The study area comprises an area of land approximately 1200m<sup>2</sup> in extent. Additional impacts, such as visual impact upon the settings of nearby Scheduled Monuments, Listed Buildings and non-designated archaeological sites, will include all areas from which the site is visible and forms a significant visual element in local views. The site also lies within the Dumfries Conservation Area, an area of archaeological potential recorded on the County Sites and Monuments Record (SMR). The area is shown in figure 1.
- 1.4 The principal objective of this assessment is to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.5 This report must be read in conjunction with a borehole survey report (Robinson Environmental) describing the results of ground investigations carried out in September 2004.



## **2 Assessment Techniques and Methodology**

### **2.1 Guidelines**

- 2.1.1 The methodology used for this assessment is based on guidance set out in the Dumfries and Galloway Structure Plan (Dumfries and Galloway Council 1999) and the Nithsdale Local Plan (Dumfries and Galloway Council 2003).

### **2.2 References**

- 2.2.1 The Structure and Local Plans provide detailed guidance on the type of archaeological constraints to development appropriate to Dumfries and Galloway region. Other guidance includes National Planning Policy Guidance Note 5, *Archaeology and Planning* (Scottish Office 1994) and Planning Advisory Note 42, *Archaeology* (Scottish Office 1994).

### **2.3 Methodology**

#### **2.3.1 Baseline Survey**

- 2.3.1.1 The Assessment involved the consultation of the Dumfries and Galloway Council Sites and Monuments Record. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which included monuments, findspots, Listed Buildings and Conservation Areas.
- 2.3.1.2 An electronic enquiry was also made of the website of the Royal Commission of Ancient and Historic Monuments in Scotland, including the CANMORE and PASTMAP databases. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.
- 2.3.1.3 Historic maps of the study area were also acquired from the Ewart Library, Dumfries, Local Studies Section.
- 2.3.1.4 The desk study was undertaken in accordance with the Institute of Field Archaeologists *Standards and Guidance for Archaeological Desk-Based Assessments* (IFA 1994).

## 2.3.2 Definition of Scales of Impact

- 2.3.2.1 The impact upon the cultural heritage is defined by the presence or probable survival of archaeological remains both within the development area and its immediate environs. These remains constitute all designated and non-designated sites including: World Heritage Sites, Scheduled Ancient Monuments, Areas of Archaeological Importance, Listed Buildings, Registered Parks and Gardens and Battlefield sites and non-designated sites and includes above ground remains and buried archaeological remains. The scales of impact vary according to the importance of the site according to its designation, and its area in relation to the proposed scheme.
- 2.3.2.2 Potential impacts upon above ground archaeological remains, i.e. those clearly visible to the human eye, such as buildings, burial mounds and earthworks may also include visual impacts upon their landscape setting. Noise may also be a factor where the remains are open to public access. Buried remains are vulnerable to groundworks, including ploughing and construction works, which could directly destroy the archaeological remains.
- 2.3.2.3 Impacts upon the buried archaeology can include direct physical damage, changes in the water table due to cuttings or drainage measures, or by disturbance, which reduces the value of a site as a historical record, such as severance of a site from its landscape setting and linked features.
- 2.3.2.4 Archaeological remains can be damaged by mitigation planting, care therefore needs to be taken when deciding where to plant in respect of buried archaeology.

## 2.3.3 Development of Mitigation Measures

- 2.3.3.1 According to Planning Policy Guidance Note 5 (1994) “*Archaeological remains are a crucial part of the heritage. ... Archaeological remains are a finite and non-renewable resource, and should therefore be regarded as a part of the environment to be protected and managed. The primary policy objectives are that they should be preserved wherever feasible and that, where this proves not to be possible, procedures should be in place to ensure proper recording before destruction, and subsequent analysis and publication*” (Scottish Office 1994).
- 2.3.3.2 Mitigation measures where there is a clear danger to the survival of archaeological remains could include:
- the siting of foundations and service trenches away from archaeological remains and their setting,
  - the design of the scheme’s vertical alignment and associated earthworks so that archaeological remains are not disturbed,
  - to provide for an excavation and recording of the remains prior to the start of earth-moving,
  - to provide for an archaeologist to be ‘on call’ so that any finds during construction can be recorded.

- 2.3.3.3 Reducing the impact of a development on archaeological remains is one of the factors to be considered when choosing foundation design and servicing options, conflicts can occur, for example raising vertical alignments may have a detrimental visual impact and increase noise for local people.

#### **2.3.4 Assessment of Impacts**

- 2.3.4.1 The assessment of impacts upon the archaeological remains is based upon the importance of the site which is itself based upon the criteria set out in the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). It is likely that further survey will be required before the full impact of the scheme can be understood.

#### **2.3.5 Limitations to Surveys or Assessments**

- 2.3.5.1 The aim of this assessment is to provide a map of the study area showing the archaeological constraints within the site of proposed development, and to provide a statement describing those constraints, detailing which areas may require additional surveys.

### **3 The Base Line Conditions**

#### **3.1 Existing Baseline**

##### **3.1.1 Topography, Geology and Hydrology of the Study Area**

- 3.1.1.1 The study area is situated on an artificial terrace between the low-lying flood plain of the River Nith and a ridge of high ground where the principal settlement originated, overlooking the east bank of the Nith, at a height of approximately 40m AOD. It is located less than 0.25km west of the Historic core of Dumfries within a built up area of primarily commercial use.
- 3.1.1.2 The geology of the area consists of boulder clay interleaved with alluvial sand and gravel, which occurs along the rivers and merges into marine alluvium near the upper limits of tidal waters. The boulder clay has been deposited by ice and is derived from bedrock traversed by glacial movement and is heterogeneous (Geological Survey of Great Britain, Scotland).
- 3.1.1.3 The principal river closest to the study area is the River Nith, which supported settlement on a ridge overlooking its east bank closest to its lowest bridging and fording point.

#### **3.2 The Archaeological Landscape**

- 3.2.1 The scheme exists in an urban landscape within modern Dumfries. The development area is situated on an artificial terrace approximately 40m AOD and lies on the outskirts of the medieval burgh, a built up area since the 15<sup>th</sup> century.
- 3.2.2 The town as it appears at present was largely formed during the 18<sup>th</sup> and early 19<sup>th</sup> centuries, and the majority of the buildings date from that period. Little is known regarding the character of the medieval town owing to limited archaeological work within Dumfries, although recent work has revealed evidence of 12<sup>th</sup> – 15<sup>th</sup> century activity within the historic core. Recent work has also revealed evidence of prehistoric activity within the centre of Dumfries including evidence of Mesolithic and Late Neolithic activity.
- 3.2.3 The development site lies within an area of burgage plots dating at least to the 15<sup>th</sup> century, and the area at the rear of the site does not appear to have been built upon until the mid 20<sup>th</sup> century, although it is possible that 19<sup>th</sup> and 20<sup>th</sup> century buildings have truncated medieval deposits along the street frontage.

### **3.3 Legislative Framework**

#### **3.3.1 National Policy Context**

- 3.3.1.1 The Scottish Office's National Planning Policy Guidance Note 5, Archaeology and Planning and Planning Advisory Note 42 underlines the national importance of many archaeological sites and the need for their preservation. NPPG5 advises that archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. It states that care must be taken to ensure that archaeological remains are not needlessly destroyed. They contain irreplaceable information about our past and the potential for an increase in future knowledge. The policy guidance notes makes it clear that where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development, there should be a presumption in favour of their physical preservation.

#### **3.3.2 Statutory Designations**

- 3.3.2.1 Under the Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State for Culture, Media and Sport and the Executive Offices in Wales and Scotland can designate any building, structure or other work above or below ground which appears to be of national importance because of its historical, architectural, traditional, artistic or archaeological importance. This designation does not affect the ownership of the monument, but is binding to successive owners. No work can take place on a scheduled site without application for Scheduled Monument Consent to English Heritage, the statutory body for Historic Buildings and Monuments, in accordance with the Ancient Monuments (Application for Scheduled Monument Consent) Regulations 1981 and the Ancient Monuments (Class Consent) Order 1994.
- 3.3.2.2 The list of Scheduled Ancient Monuments is a selective example of the nation's Cultural Heritage and as such differs from a more comprehensive list of buildings of special architectural or historic interest compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas, Scotland) Act 1997. Listed Buildings are classified according to grades (Grade A being the most important and reserved for buildings of exceptional interest, through Grades B and Cs).
- 3.3.2.3 In addition to the designation of Scheduled Ancient Monuments, as part of the Ancient Monuments and Archaeological Areas Act 1979, Part II, the historic town centres of Canterbury, Chester, Exeter, Hereford and York were designated as Areas of Archaeological Importance (AAI's).
- 3.3.2.4 Further to the statutory designations, the National Trust's land is inalienable by Act of Parliament, and cannot be removed from the ownership of the Trust without consent. The Trust was established "to promote the permanent preservation, for the benefit of the nation, of lands and buildings or historic national interest or natural beauty."

### 3.3.3 Non-Statutory Designations

- 3.3.3.1 Local authorities may designate a section of land or buildings as Conservation Areas. This is a local, non-statutory designation where the area is of special architectural or historic interest, ‘the character or appearance of which it is desirable to preserve or enhance’. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas, Scotland) Act 1997 requires authorities to have regard for the fact that there is a conservation area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

### 3.3.4 Local Policy Framework

- 3.3.4.1 The study area falls within the jurisdiction of Dumfries and Galloway Council, and is subject to the policies listed in the Dumfries and Galloway Structure Plan and Nithsdale Local Plan. The policies for the Historic Environment have the principal objectives:
- General Policy 54 – *Known Archaeological Sites including Scheduled Ancient Monuments*. NPPG5 highlights that development impacting upon areas of archaeology is a material consideration in the determination of any planning application. The Planning Authority must take account of the potential effects of any development upon a Scheduled Ancient Monument and its setting. Where sites of lesser archaeological importance may be affected by development the Planning Authority is responsible for implementing the guidance contained in NPPG5 and PAN 42.
  - General Policy 55 – *Archaeologically Sensitive Areas*. Within some settlements and within the countryside the archaeological interest is not confined to a particular site but extends over a large area. Such areas are informed by both national and local survey work through Historic Burgh Surveys and detailed field surveys. Development proposals falling within these areas may have an impact on archaeological remains. In appropriate cases site investigation and recording may be required in advance of proposals or during construction work. Where proposals involve ground disturbance, developers should seek appropriate archaeological advice at an early stage in developing their proposals. It is equally important that the setting of monuments is fully considered by all development proposals in these areas.

*Dumfries and Galloway Structure Plan, Section 5. Dumfries and Galloway Council (1999)*

### 3.4 Previous Work

- 3.4.1 There has been no previous work on the site of 103-115 Irish Street.
- 3.4.2 A number of small-scale excavations have been undertaken between the 1950s and 1970s by Mr A.E.Truckell, formerly the Curator of the Dumfries Museum (Gourlay and Turner 1977; CFA 1994). Truckell also observed and collected material from building and service trenches (Ibid.). He recovered medieval and post medieval pottery and noted medieval cultivation deposits in Chapel Street and Greyfriars cemetery (Ibid.).
- 3.4.3 Work undertaken by Dumfries Museum at Mill Hole, Dumfries in 1976 revealed deep stratigraphy. However, this consisted of a late medieval midden deposit sealed by 2m of modern overburden. The midden was contained within a cut which was excavated to a depth of 1.5m before becoming waterlogged (Mackenzie 2002; Perry (forthcoming).
- 3.4.4 Four trial excavations were undertaken by the Scottish Urban Archaeological Trust in Dumfries between 1988 and 1990. One site, at 73/75 Irish Street produced a large quantity of medieval pottery and some prehistoric material, but no evidence of settlement (SUAT 1989). Sites on Castle Street/Friar's Vennel (SUAT 1990) and High Street/Irish Street (SUAT 1988) produced only a few sherds of pottery. The latter evaluation demonstrated that archaeological deposits on the higher ground adjacent to the High Street had been truncated by cellars and ground levelling. Further towards Irish Street, in the former area of medieval 'backlands', the identification of a cut feature indicated some small measure of survival of archaeological remains (CFA 1994).
- 3.4.5 An archaeological excavation was undertaken in May 1993 by the Centre for Field Archaeology (CFA) on the site of a proposed development between High Street and Irish Street, Dumfries (NY 973 761). The work revealed a cluster of large pits of medieval and post medieval date on land at the rear of medieval burgage plots. An extensive cobbled surface of 19<sup>th</sup> century date was also found (CFA 1994). The fills of the pits revealed little evidence of function, although one pit did contain evidence for the pressing of flax for oil (pit 337; Ibid.). One pit was filled with a large quantity of pantiles of possible 16<sup>th</sup> or 17<sup>th</sup> century date and charcoal from mature oak derived from a number of environmental samples possibly originated from structural timbers (Ibid). The features were sealed by a layer of 18<sup>th</sup> or 19<sup>th</sup> century garden soil which was in turn sealed by 20<sup>th</sup> century overburden (Mackenzie 2002; CFA 1994).
- 3.4.6 In 1994, SUAT undertook an archaeological excavation on the site at 67-71 Irish Street, the former British Legion Club-House (Mackenzie 2002). The work revealed six phases of activity ranging from the Mesolithic to the modern period. A possible Mesolithic work site consisting of a cut feature containing post and stake-holes, and a number of microliths were observed cut into the natural substrate, as were a series of small charcoal patches which produced a Late Neolithic date. These features were sealed by an extensive medieval garden soil 0.60m thick (Ibid.). This garden soil was cut by early modern drains and an 18<sup>th</sup> or 19<sup>th</sup> century well, which were in turn sealed by 19<sup>th</sup> century garden soil.

## **4 Historical Background**

### **4.1 Prehistoric**

- 4.1.1 Recent excavations have found evidence of prehistoric activity within the centre of Dumfries. Excavations at 67-71 Irish Street (Figure 2) revealed a lithic scatter consisting of 60 pieces of flaked stone, mostly chert with some flint and one piece of jasper (Wickham Jones in Mackenzie 2002). This formed a classic small blade assemblage and included one core and three retouched pieces (Ibid.). The work also revealed a series of post and stake holes cut into a sub-rectangular feature, possibly indicating the remains of a wind break or drying rack. The site has been interpreted as a possible temporary camp or work site on the east bank of the River Nith (Ibid.).
- 4.1.2 The same excavation also revealed a series of three patches of concentrated charcoal which were radiocarbon dated to the Late Neolithic (cal BP 4809-4447) (Ibid.). These charcoal patches were situated in close proximity to the 'Mesolithic' features and provide further evidence for the use of the site in prehistory, although definitive conclusions are not possible from so small a sample. The charcoal patches were also clearly truncated by later medieval development with no evidence of occupation between the Late Neolithic and 12<sup>th</sup>-15<sup>th</sup> centuries AD.
- 4.1.3 Evidence of Bronze and Iron Age activity within the town limits has been found, with a Bronze Age hoard at Greyfriars Church (Perry, forthcoming) and a jet object of probable Iron Age data at Elm Bank (NMR 97 NE 82) (Ibid.).

### **4.2 Medieval**

- 4.2.1 Settlement at Dumfries is known to date from at least the mid 12<sup>th</sup> century, with a grant of land in 'Donfres' by Radulf, sub-King of Strathnith to the hospital of St Peter at York (Gourlay and Turner 1977; Mackenzie 2002). Dumfries was granted Royal Burgh status in 1186, during the reign of King William I 'The Lion' (1165-1214), the first royal burgh in south-west Scotland (Mackenzie 2002, 119). The town developed as a 'wedged-shaped' market which expanded across a ridge above the River Nith to the east, which subsequently formed High Street with back lanes (Irish Street to the west and Loreburn Street to the east (Ibid.).
- 4.2.2 The site of the Chapel of Our Lady is thought to have been situated at the north-west corner of Irish Street and Bank Street and was first mentioned in 1431 suggesting that Irish Street had been developed by this date (Ibid.). However, little is known regarding the area between Irish Street and the river, an area thought to have been developed c.1600 (Gourlay and Turner 1977; Mackenzie 2002, 212).
- 4.2.3 Excavations at 67-71 Irish Street revealed a layer of garden soil 0.60m thick which sealed the prehistoric phases of activity which has been suggested to have been imported to form a burgage plot perpendicular to Irish Street (Mackenzie 2002, 130). Pottery recovered from within the garden soil suggest a 15<sup>th</sup> century date (Ibid.).



### **4.3 Post Medieval**

- 4.3.1 The development site had already been developed by the 15<sup>th</sup> century, and no new development beyond the extent of the settlement in the later medieval period had taken place until the 18<sup>th</sup> century (Perry, forthcoming).
- 4.3.2 The medieval street plan of the burgh remains intact in spite of 18<sup>th</sup> and 19<sup>th</sup> century developments, which can be seen from Wood's Plan of 1819 and the early Ordnance Survey editions. The development site had been built up adjacent to Irish Street by 1819 at the latest, with the construction of Greyfriars Hall between 1863 and 1901.

## **5 Assessment Results**

### **5.1 International Designations**

#### **5.1.1 World Heritage Sites**

- 5.1.1.1 There are no World Heritage Sites (UNESCO 1972) within any of the areas under consideration.

### **5.2 National Designations**

#### **5.2.1 Scheduled Ancient Monuments**

- 5.2.1.1 There are no Scheduled Ancient Monuments within the study area.

#### **5.2.2 Areas of Archaeological Importance**

- 5.2.2.1 There are no Areas of Archaeological Importance (Ancient Monuments and Archaeological Areas Act 1979) within or adjacent to the study area.

#### **5.2.3 Listed Buildings**

- 5.2.3.1 None of the buildings within the development site are listed. However, there are a number of designated buildings within the wider study area.

#### **5.2.4 Building Preservation Notices**

- 5.2.4.1 There are no known Building Preservation Notices within any of the areas under consideration.

#### **5.2.5 Battlefield Sites**

- 5.2.5.1 There are no registered battlefield sites within the study area under consideration.

### **5.3 Local Designations**

#### **5.3.1 Conservation Areas**

- 5.3.1.1 The study area falls within the Dumfries Conservation Area and as such is subject to Policies Nithsdale Local Plan.

### **5.4 Designated Buildings and Sites**

- 5.4.1 The site falls within an archaeologically sensitive area within the centre of Dumfries, a medieval market town. Few archaeological interventions have taken place within the area, however, previous work has revealed a sequence of prehistoric remains sealed by medieval deposits. The development site is thought to exist within an area of artificial terraces created during the medieval period, presumably to safeguard the town against the floodwaters of the River Nith. It is possible the area has been a focus of activity during the medieval in addition to the early modern periods.

## **6 Map Regression**

### **6.1 Pont Map of Dumfries 1583-1601 (Figure 4)**

- 6.1.1 The scale and level of detail make identification of the study area difficult, but it appears to be located within burgage plots. The lack of detail renders this interpretation dubious and does not resolve the problem of the function and origin of Irish Street.

### **6.2 John Wood's Map of Dumfries 1819 (Figure 5)**

- 6.2.1 John Wood drew a number of detailed town plans in the early 19<sup>th</sup> century, including Dumfries. The plans were drawn from actual survey and show in fine detail the street layout, plots, streets and landscape features.
- 6.2.2 The map of Dumfries from 1819 shows the site as it also appears in 1865, as a series of buildings along Irish Street. The buildings on the site of the present bank are set back from the street frontage, although the 'C' shaped building on the site of the present print works is on the street frontage. It is possible that the site of the bank and the land immediately behind was developed in the early 19<sup>th</sup> century.

### **6.3 Ordnance Survey 1<sup>st</sup> Edition, 1865 (Fig 6)**

- 6.3.1 The 1<sup>st</sup> Edition OS map illustrates the land use of the site in close detail. The street frontage between 103-115 Irish Street is shown as a built up area, is also shown as a random agglomeration rather than the regular burgage plot layout between High Street and Irish Street and either side of Friar's Vennel, to the north of the development site.

### **6.4 Ordnance Survey 2<sup>nd</sup> Edition 1901 (Fig 7)**

- 6.4.1 The 2<sup>nd</sup> Edition illustrates little change from the 1<sup>st</sup> Edition. Greyfriars Hall (115 Irish Street) is shown on the map and must date to the Late Victorian period, its layout resembles that of its present state. The area along the Bank of Scotland still exists across part of the site, with an elongated 'C' shaped building in between this and the later Victorian Hall. The area to the rear of the latter buildings is still shown as undeveloped land comprising garden plots.

### **6.5 Ordnance Survey 3<sup>rd</sup> Edition 1925 (Fig 8)**

- 6.5.1 No change from the site as shown on the 2<sup>nd</sup> Edition.

### **6.6 Ordnance Survey 4<sup>th</sup> Edition c. 1950 (Fig 9)**

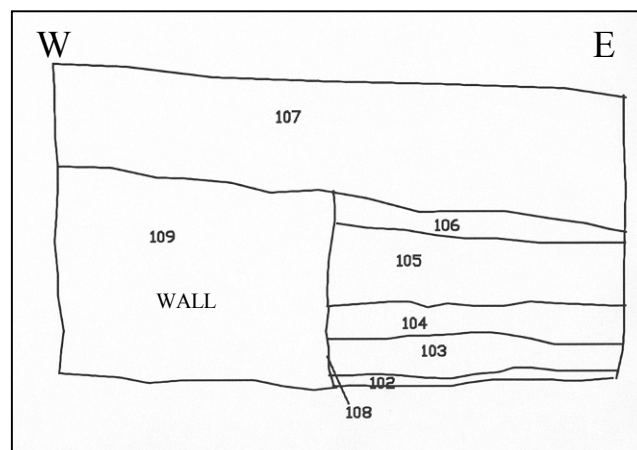
- 6.6.1 The only difference from the 1901 and 1925 Editions visible on this map shows the C shaped building no longer present and having been replaced by a rectangular building that extends across the site from front to rear. The area to the rear of the Bank of Scotland remains undeveloped.

## 7 Trial Pit Survey

7.1 On 29<sup>th</sup> September 2004 a watching brief was maintained during the excavation of two trial pits within the car park of the former Bank building (107 Irish Street). The aim of the trial pits was to acquire information regarding the stability of the retaining wall to the rear of the site and the depth of stratigraphy across the site.

### 7.2 Trial Pit 1 (Figure 1)

7.2.1 Trial Pit 1 was situated at the rear of the site, at 90° to the back retaining wall and measured approximately 3m x 1.5m. The natural substrate was observed at a depth of approximately 1.75m below ground level and consisted of light brown sand (101). This was sealed by a thin layer of ash and clinker (102), which was in turn sealed by a layer of redeposited natural sand (103). Context 103 was sealed by a layer of ash and clinker (104) which was sealed by a layer mixed rubble and sand (105). Context 105 was sealed by a layer of ash, gravel and rubble (106). Context 106 was sealed by a layer of compressed red sandstone (107) which was sealed by a thin layer of tarmac.



**Figure 1: North-East facing section through Trial Pit 1. Scale: 1:40.**

7.2.2 A straight-sided linear cut feature was observed within the section of trial pit 1 (108). This consisted of the foundation cut for the retaining wall to the rear of the site, and was filled by a series of layers of backfill consisting of rubble, redeposited sand, ash and clinker (109).

### 7.3 Trial Pit 2

7.3.2.1 Trial Pit 2 was situated at the north-east end of the car park of the former Bank (107 Irish Street), at 90° to the existing building, and measured approximately 6m x 0.75m. A layer of concrete of unidentified function was observed at a depth of 0.25m below ground level and the trial pit was abandoned.

## **8 Impacts Of The Proposed Development**

- 8.1 The scheme will have a potentially high negative impact upon buried archaeological remains. This is an area of archaeological potential within the medieval core settlement of Dumfries.
- 8.2 Factors to consider include the type and design of foundations to be used: i.e. the use of relatively shallow 'raft' type foundations may have a limited impact upon buried archaeological remains and also the number and locations of service trenches requires consideration. Any minor groundworks may also have a negative impact on buried archaeological features.
- 8.3 It is anticipated there will be no visual impacts upon the settings of Scheduled Ancient Monuments, Listed Buildings or Conservation Areas as a result of the proposed development. However, it is important that the design of the proposed scheme should be appropriate to the Dumfries Conservation Area in line with the Policies of the Dumfries and Galloway Structure Plan and Nithsdale Local Plan.

## **9 Archaeological Potential**

- 9.1 The Scottish Burgh Survey has concluded that archaeological deposits within the centre of Dumfries appear to have been truncated by post-medieval activity, and those features which have survived are cut into the natural (Perry, forthcoming). However, there have been a number of recent investigations which have revealed significant archaeological deposits (CFA 1994, Mackenzie 2002). Archaeological features along the street frontage may have been removed by cellaring, however, where no cellars were excavated it is likely that archaeological structures survive. There is a strong probability that medieval archaeology in the form of garden deposits survives to the rear of the development site. Furthermore, there is a high potential of surviving prehistoric archaeology sealed by medieval deposits across the site, as has been demonstrated at 67-71 Irish Street.

## **10 Archaeological Mitigation**

- 10.1 It is anticipated that, with the possibility of surviving archaeological remains beneath the present ground surface, further archaeological investigation prior to the commencement of the construction programme will be required. This could take the form of a field evaluation following the demolition of existing buildings, in line with General Policy 55 of the Dumfries and Galloway Structure Plan, according to a written scheme of investigation to be approved by the Dumfries and Galloway Regional Archaeologist.
- 10.2 Further archaeological recording will be dependent on the findings of the field evaluation and must be agreed between the Regional Archaeologist and the Client and subject to a written scheme of investigation.

## **11 Summary**

### **11.1 Overview**

- 11.1.1 The development area falls within the centre of Dumfries, a designated Conservation Area. It is believed the area of which the development site forms a part was developed by the 15<sup>th</sup> century, from backlands of the original 12<sup>th</sup> century settlement. The area has been built up since at least the early 19<sup>th</sup> century, although there has been relatively little new development across the site since then, with the exception of the Late Victorian Greyfriars Hall.
- 11.1.2 There is a high probability that archaeological remains significant to both the history of the development of Dumfries and to the history of the development of Scottish Burghs survive across the development site. Further work is required here to ascertain the extent of any truncation of archaeological deposits and the depth of strata across the site prior to the formulation of a strategy to deal with archaeological deposits. This can take the form of a field evaluation in line with Policy 55 of the Dumfries and Galloway Structure Plan.
- 11.1.3 Any mitigation strategy must take into full consideration the results of the borehole survey (Robinson Environmental) carried out in September 2004, describing the existing ground conditions and likely truncation of archaeological deposits.

## 12 Bibliography

### 12.1 Primary Sources

Pont's Map of Dumfries 1586-1601

Wood's Map of Dumfries 1819

Ordnance Survey 1<sup>st</sup> Edition 1856. HMSO © Crown Copyright

Ordnance Survey 2<sup>nd</sup> Edition 1912. HMSO © Crown Copyright

Ordnance Survey 3<sup>rd</sup> Edition 1925 HMSO © Crown Copyright

Ordnance Survey 4<sup>th</sup> Edition 1950 HMSO © Crown Copyright

### 12.2 Secondary Sources

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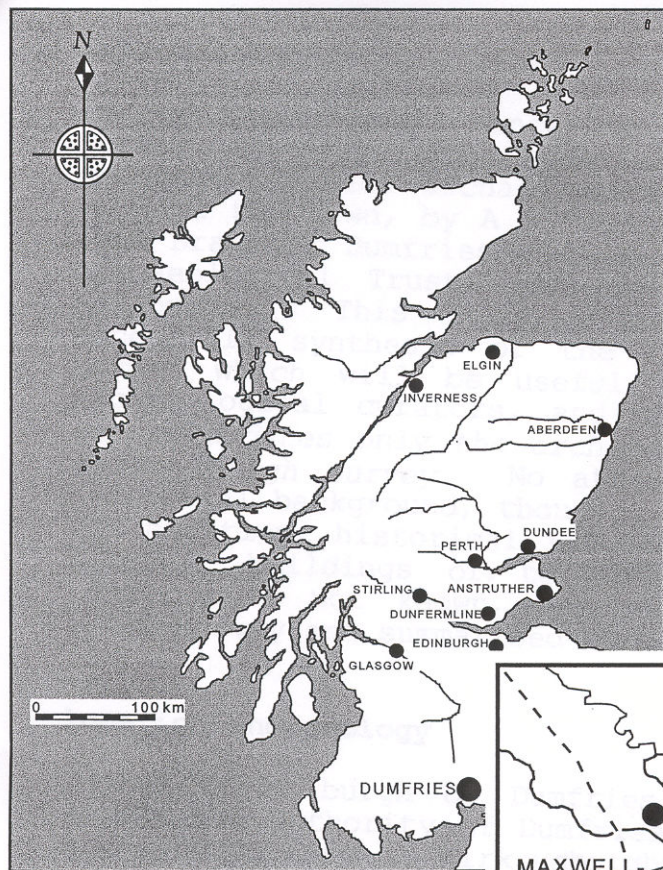
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Scottish Office (1994) *NPPG5. Archaeology and Planning*. National Planning Policy Guidance Note 5. Scottish Office Environment Department.

## **APPENDIX 1 List of Consultees**

Jane Brann  
Regional Archaeologist  
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Planning and Environment Services  
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English Street  
Dumfries DG1 2HR

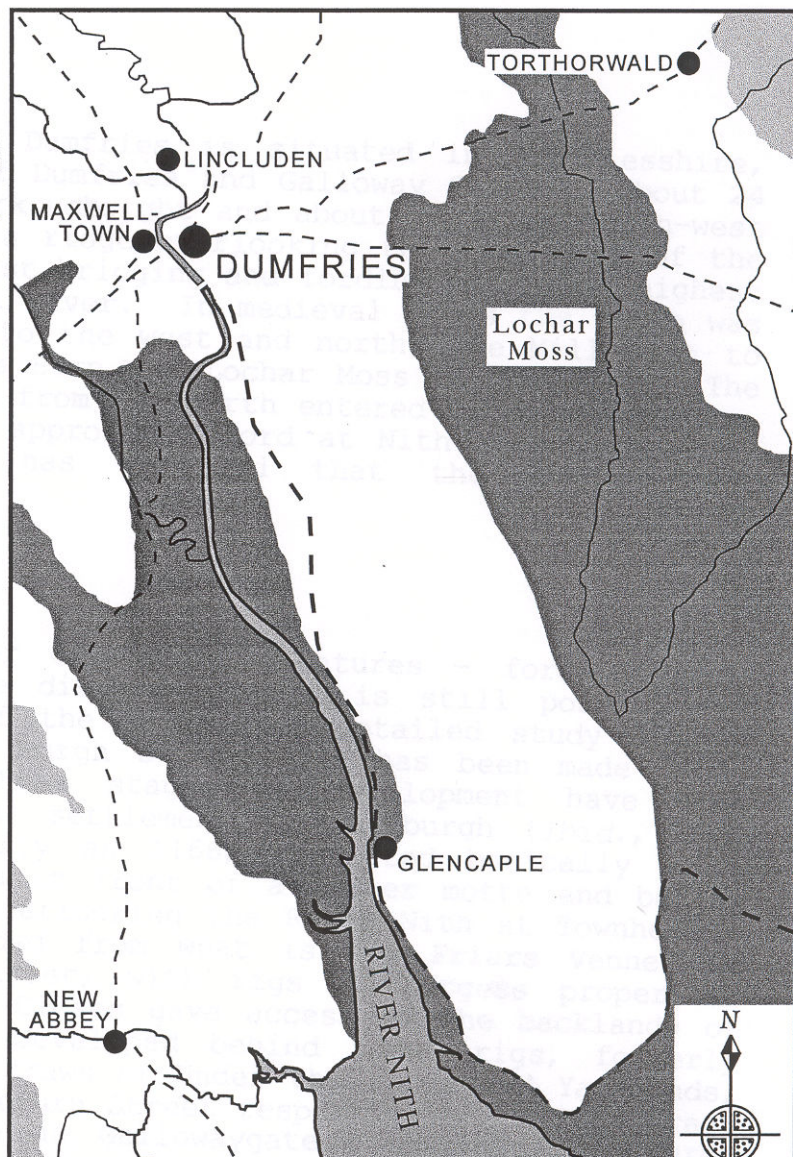




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# DUMFRIES

## Location Map



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<http://www.nparchaeology.co.uk>

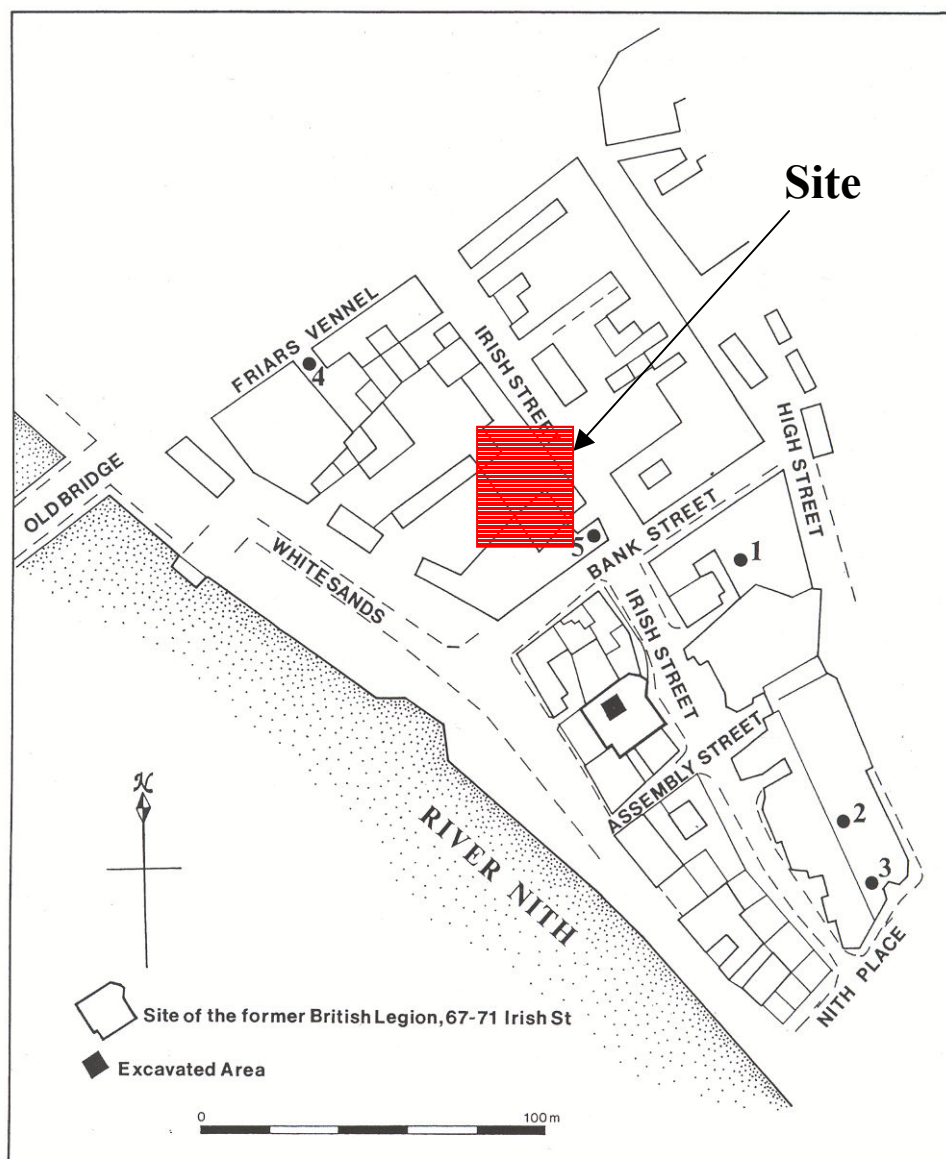
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TITLE: FIGURE 2: SITE LOCATION

SCALE: As shown

CLIENT: SENATOR HOMES





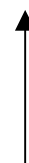
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TITLE: FIGURE 3: PREVIOUS WORK IN THE STUDY AREA

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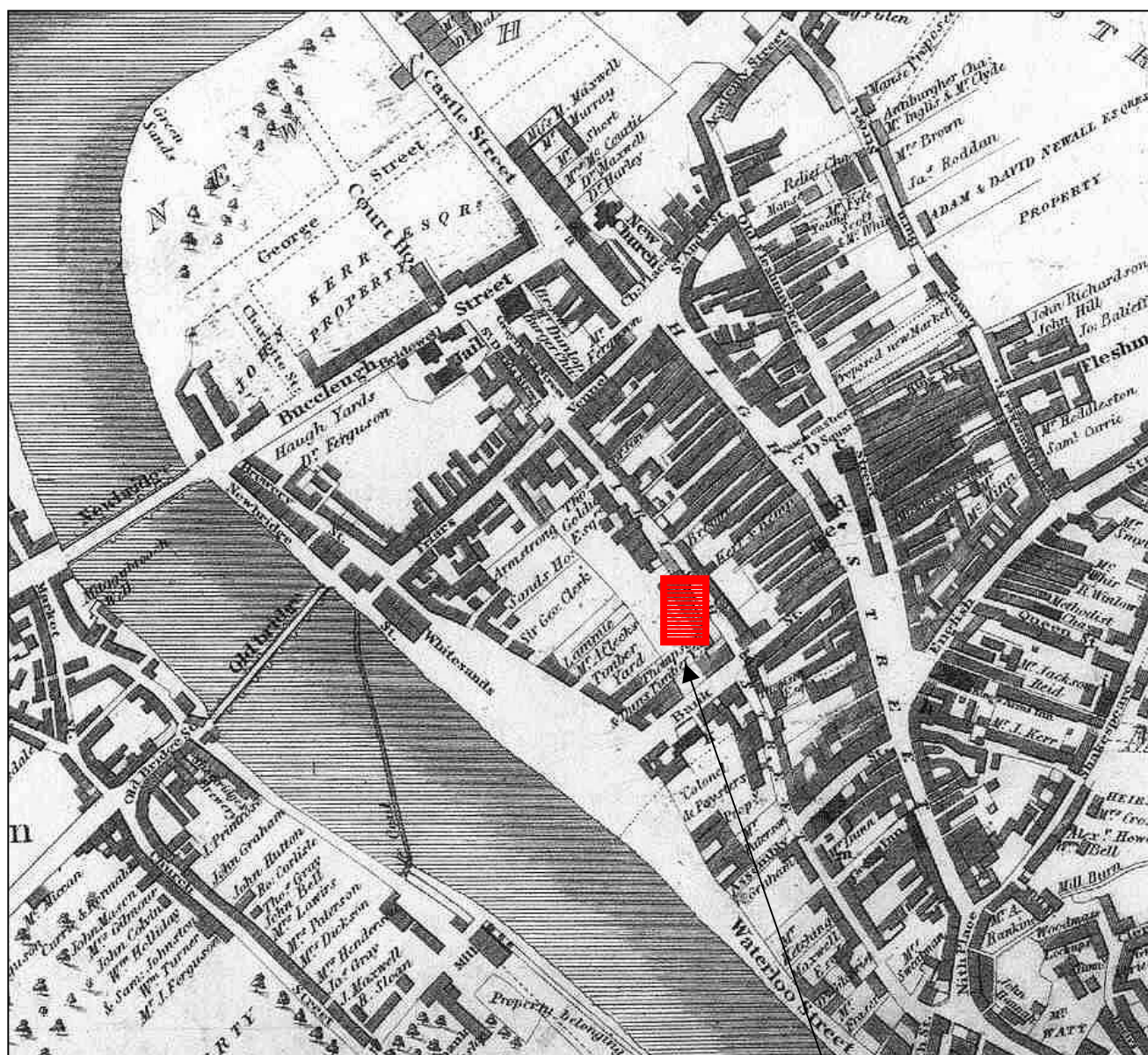
TITLE: FIGURE 4: TIMOTHY PONT MAP OF DUMFRIES 1583-1601

SCALE: Not to Scale

CLIENT: SENATOR HOMES



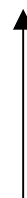




SITE LOCATION

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<http://www.nparchaeology.co.uk>

PROJECT:	103-115 IRISH STREET, DUMFRIES
TITLE:	FIGURE 5: JOHN WOOD'S MAP OF DUMFRIES 1819
SCALE:	Not to Scale
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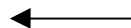
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ASSESSMENT

TITLE:

FIGURE 6  
1<sup>ST</sup> EDITION ORDNANCE  
SURVEY (1863)

SCALE: 1:10,560

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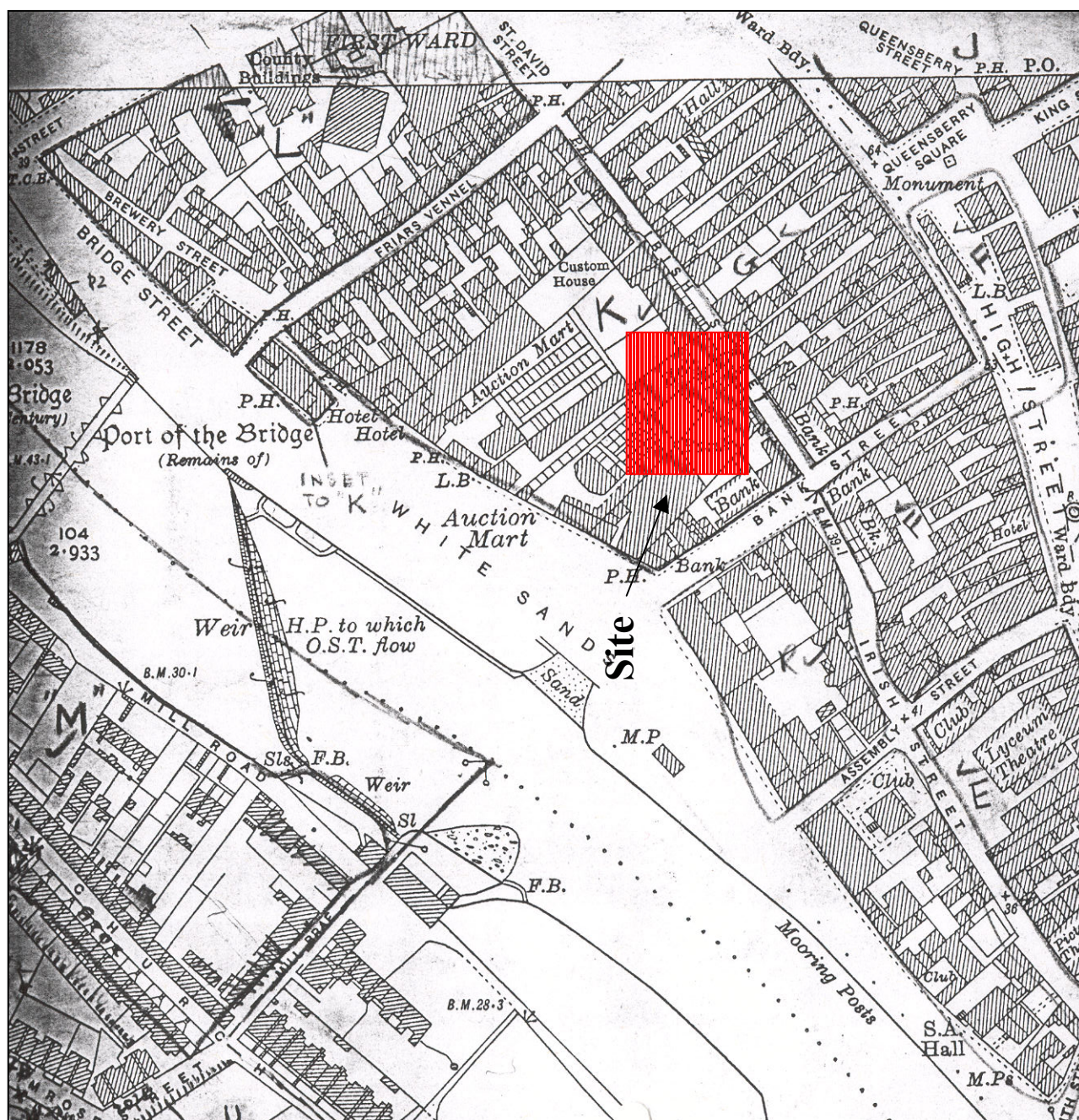
FIGURE 8

ORDNANCE SURVEY 3<sup>RD</sup>  
EDITION (1925)

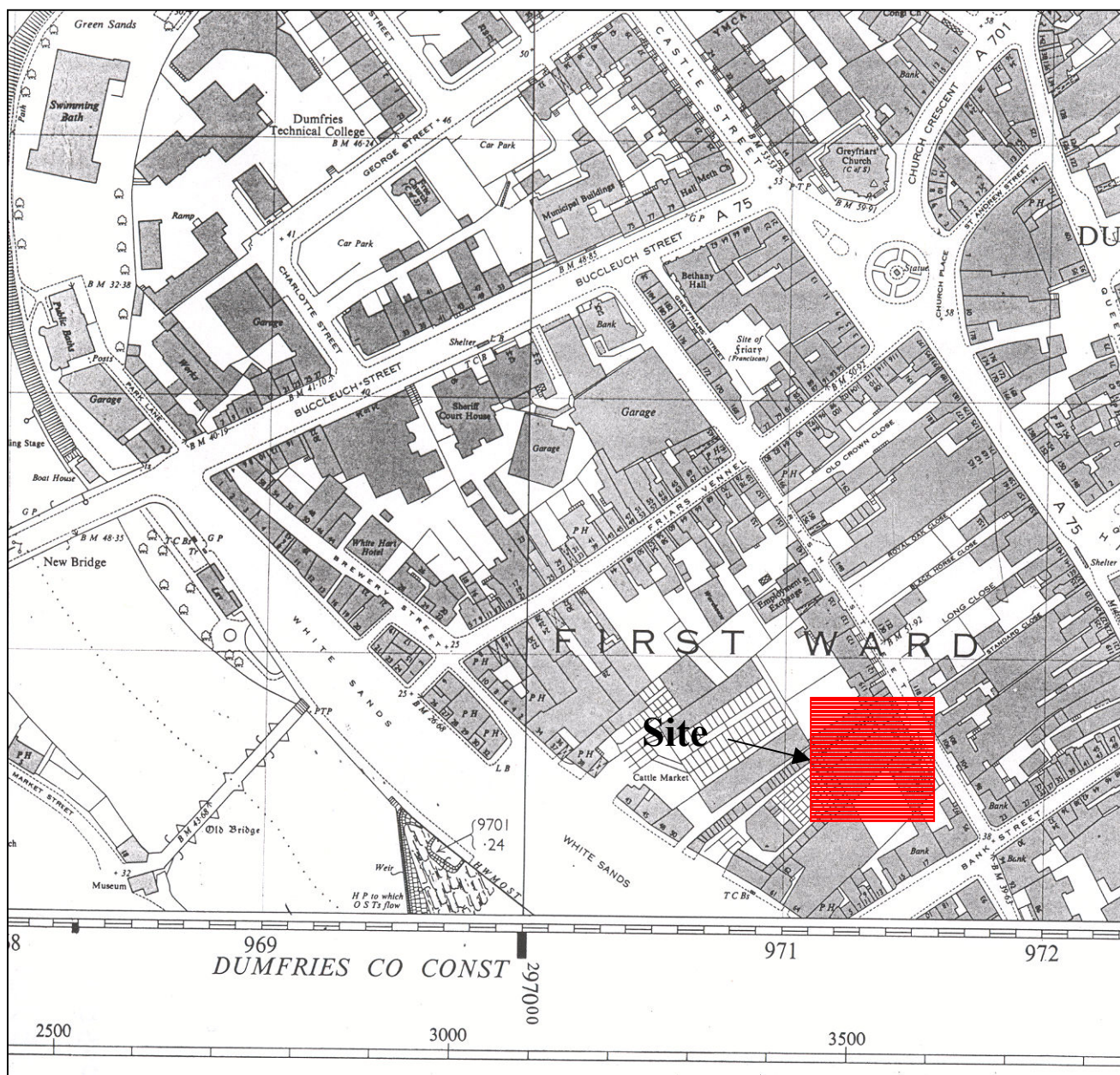
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TITLE:

FIGURE 9  
 ORDNANCE SURVEY 4<sup>TH</sup> EDITION (1965)

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12 Inch

CLIENT:

SENATOR HOMES





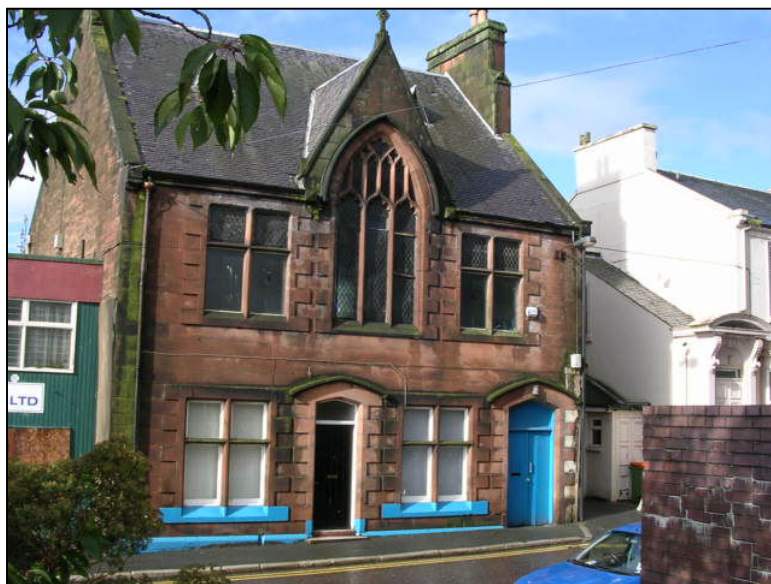


Plate 1 (Top) 103-113 Irish Street, looking south-west (Photo: C.Jones)  
 Plate 2 (Middle) 115 Irish Street, looking south (Photo: C.Jones)  
 Plate 3 (Bottom) 103-115 Irish Street, looking north from Whitesands Car Park  
 (Photo: C.Jones)