

# CFA Archaeology Ltd

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## **Residential Development at Four Winds, Caverhill, Manor Valley, Scottish Borders**

### **Archaeological Evaluation**

**Report No. 3124**

## **CFA ARCHAEOLOGY LTD**

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## **1. INTRODUCTION**

### **1.1 General**

This report presents the results of a archaeological evaluation undertaken by CFA Archaeology Ltd (CFA) in February 2014 on the site of a proposed house at Four Winds, Caverhill, which lies in the Manor Valley to the south-west of Peebles, Scottish Borders (NGR: NT 2154 3828, Fig. 1 inset). The work was commissioned by Stephen Furst.

A Written Scheme of Investigation (WSI) dated 17 January 2014 was produced by CFA and agreed by Dr Christopher Bowles, Scottish Borders Council Archaeologist.

### **1.2 Background**

Planning permission (12/01245/FUL) has been granted for a new house to replace an existing structure at Four Winds, to the south-east of Caverhill in the Manor Valley. The site is in an elevated location (Fig. 2) and commands wide views to the north, east and south.

The site of the new house lies next to the former location of Caverhill Tower (NT23NW 29). No remains of this tower survive, but Alexander Archer's drawing of 1838 suggests that it was a small rectangular building, typical of the lesser Peeblesshire towers of the 16th and early 17th centuries. The property was held in the 15th century by the Caverhills, and in the 16th and 17th centuries by the Patersons of Caverhill, one of whom was probably responsible for the erection of the tower.

It was considered that unrecorded archaeological remains associated with the tower may have been present within the development area and the WSI contains a strategy to assess this.

### **1.3 Objectives**

The project's aims and objectives were:

- To establish the presence/absence, extent, condition, character, quality and date of any archaeological features or deposits within the proposed development area through trial trenching evaluation;
- To establish the vulnerability of any archaeological features to the proposed development;
- To propose mitigation measures.

## **2. WORKING METHODS**

### **2.1 General**

CFA Archaeology Ltd follows the Institute for Archaeologists' Code of Conduct, Standards and Guidance for Archaeological Evaluations.

### **2.2 Archaeological Evaluation**

Consultations with the Scottish Borders Council Archaeology Officer concluded that trenches were to be targeted on the footprint of the platform for the new house including the access route, but that the route of the old access and the footprint of the former house could be removed from the area to be evaluated. Two trenches were also to be targeted on an area of new tree planting on the northern boundary of the site.

The total area affected as described above is 798m<sup>2</sup> and the WSI anticipated that a total area of c. 80m<sup>2</sup> would therefore be trenched, approximating to 10% of the area described.

Four trial trenches were excavated. Their locations were determined on site once the areas of the tree planting, new house and access road were ascertained. In the event, trenching totalled 83m<sup>2</sup>.

All trenches were excavated by machine under direct archaeological supervision to remove topsoil and modern deposits down to subsoil or the first significant archaeological horizon, whichever was reached first. Any further excavation required to fulfil the objectives of the evaluation was carried out by hand.

The stratification of all excavated areas was recorded, whether or not significant archaeological deposits have been identified.

The location of all trenches was recorded using industry standard GPS equipment.

All trenches were backfilled on completion of excavation.

### 3. ARCHAEOLOGICAL RESULTS

#### 3.1 General

The site slopes generally to the south-east but the area of proposed tree planting along the northern boundary was almost level.

On arrival, the former house had been demolished and the structure crushed on site. Nevertheless, there was ample space remaining to conduct the evaluation.

Despite the slope of the ground, the site was wet, with the level area of proposed tree planting along the northern site boundary being especially so. This area was some 0.75m lower than the ground level within the garden of Caverhill House to the north and a revetting wall formed the boundary.

No significant archaeological features or deposits were found in any of the trenches. No artefacts were recovered. Individual trench descriptions are provided in Appendix 1. In the text below, archaeological context numbers are given in bold.

#### 3.2 Evaluation

##### *Tree Planting Area, Trenches 1-2*

##### *Trench 1 (9m x 1.5m N-S)*

The topsoil (**000**) was soft, wet and had a depth of 0.35m. Numerous tree and other roots were present. The topsoil merged into natural subsoil (**005**) which was a brownish-yellow silt with a very high content of finely shattered angular stone from the parent bedrock. The northern end of the trench abutted the revetting wall (**001**, Fig. 3) forming the northern site boundary. This wall was seen to be around 1m in height and to be founded on the upper levels of the merging zone between topsoil and natural subsoil. There were no substantial stones within the structure. No other features were in the trench.

##### *Trench 2 (6m x 1.5m NNE-SSW)*

It was intended that this trench would also reveal an elevation of the northern boundary wall but the wheeled excavator was unable to gain access to the wall due to the wet ground conditions.

The topsoil (**000**) was soft, wet and had a depth of between 0.25m and 0.35m. Numerous tree and other roots were present. It overlay undulating bedrock (**005**), much of it highly shattered. No archaeological remains were revealed.

##### *House Platform, Trench 3 (20m x 1.5m, ENE-WSW)*

Topsoil (**000**) with a depth of between 0.3m and 0.4m overlay a natural subsoil (**005**) of brownish-yellow silt with a very high content of finely shattered angular stone from the parent bedrock. Shattered bedrock was exposed in each end of the trench (Fig. 4). Two negative features were revealed.

The first was a small pit (**002**) measuring 0.6m by 0.5m in plan. The depth was 0.35m. The feature contained stones (**003**, Fig. 5) and loose and sterile grey-brown gritty silt (**004**). The feature was fully excavated and no finds were recovered.

The second feature was a square-sided feature (**006**) which cut the topsoil vertically in the trench edge. A sondage showed continuing verticality below the level of natural. The feature was loosely filled (**007**) with voided finely shattered bedrock and sterile topsoil.

#### *Access Route, Trench 4 (20m x 1.5m ENE-WSW)*

Topsoil (**000**) with a depth of between 0.1m and 0.2m was removed to reveal a surface of shattered bedrock (**005**, Fig. 6). No archaeological remains were revealed.

## **4. CONCLUSION**

The evaluation of the Four Winds development site to the south east of the existing Caverhill House was successfully completed. A total of four trenches covering 83m<sup>2</sup> were excavated. No significant archaeological deposits or features were found.

The boundary wall revealed in Trench 1 is insubstantial in construction (Section 3.2, Fig. 3) and is not founded within natural subsoil. This feature may date to the construction of the existing Caverhill House.

Both of the negative features revealed in Trench 3 appear to be modern, although undated. This opinion stems from the loose nature of the fill in pit **002** and both the vertical sides and fill of excavated bedrock in **007**. The latter feature is likely to be a test-pit or similar feature associated with recent ground investigation work. The former may have been the result of removing a large boulder from the subsoil.

No further work is recommended. However, it is understood that the final decision lies with Scottish Borders Council.

A summary statement of the results of this evaluation will be submitted for publication in *Discovery and Excavation in Scotland* (Appendix 5).

The project archive, comprising all CFA record sheets, maps and reports, will be deposited with the Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) and copies of reports will be lodged with the Scottish Borders Council Sites and Monuments Record.

## APPENDIX 1: Summary of Evaluation Trenches

Trench no.	Size (m)	Depth of topsoil	Description
1	9 x 1.5	0.35m topsoil	Site Boundary wall (001) at N end
2	6 x 1.5	0.25-0.35m topsoil	No Archaeological remains
3	20 x 1.5	0.3-0.4m topsoil	Post-hole (002) and possible test-pit (006)
4	20 x 1.5	0.1-0.2m topsoil	No Archaeological remains

## APPENDIX 2: Context Registers

Context	Trench	Description
000	All	Brown or grey-brown silty topsoil
001	1	Drystone boundary wall
002	3	Cut for post-hole
003	3	In-situ packing stones within 002
004	3	Loose grey-brown soil and stones within 002
005	All	Brownish-yellow silt with finely shattered stones or greywacke bedrock
006	3	Vertical-sided cut
007	3	Finely shattered bedrock and bedrock/topsoil mix within 006

## APPENDIX 3: Photographic Register

No.	Description	From	Conditions
1-4	Panorama, NW to S from the NE corner of the site	-	Dull
5-7	Panorama, SE to NE from the W corner of the site by access	-	Overcast
8-10	Tree planting area along the N site boundary	W	Overcast
11-13	Elevation views of the wall forming the N site boundary	S & SW	Dull
14	Trench 4, general view	ENE	Overcast
15	Trench 4, close-of of the shattered bedrock	-	Overcast
16-17	Trench 1, wall 001 elevation views	S	Overcast
18	Trench 1, general view	S	Overcast
19	Trench 2, general view	SSW	Overcast
20	Trench 3, general view	WSW	Overcast
21	Trench 3, post-hole 002 pre-ex	WSW	Overcast
22	Trench 3, modern feature 006 pre-ex	SW	Overcast
23	Trench 3, general view	ENE	Overcast
24-25	Trench 3, shots during the excavation of post-hole 002	WSW	Overcast
26	Trench 3, post-hole 002 section	NE	Overcast
27	Trench 3, post-hole 002 with fill 004 removed and packing stones 003 remaining	NE	Overcast
28	Trench 3, post-hole 002 post-excavation	NE	Overcast
29	Trench 3, post-hole 002 and packing stones laid out	SW	Overcast
30	Trench 3, general view	ENE	Overcast
31	Trench 3, post-hole 002 and packing stones laid out	S	Overcast
32-33	General views of Caverhill from near Milton Mill at the SW end of Cademuir Hill	SSE	Overcast

## APPENDIX 4: Drawings Register

Drawing No.	Sheet No.	Scale	Plan / Section	Description/contexts
1	1	1:50	P	Trench 3, plan of post-hole 002 and feature 006
2	1	1:10	S	Post-hole 002 NE facing section



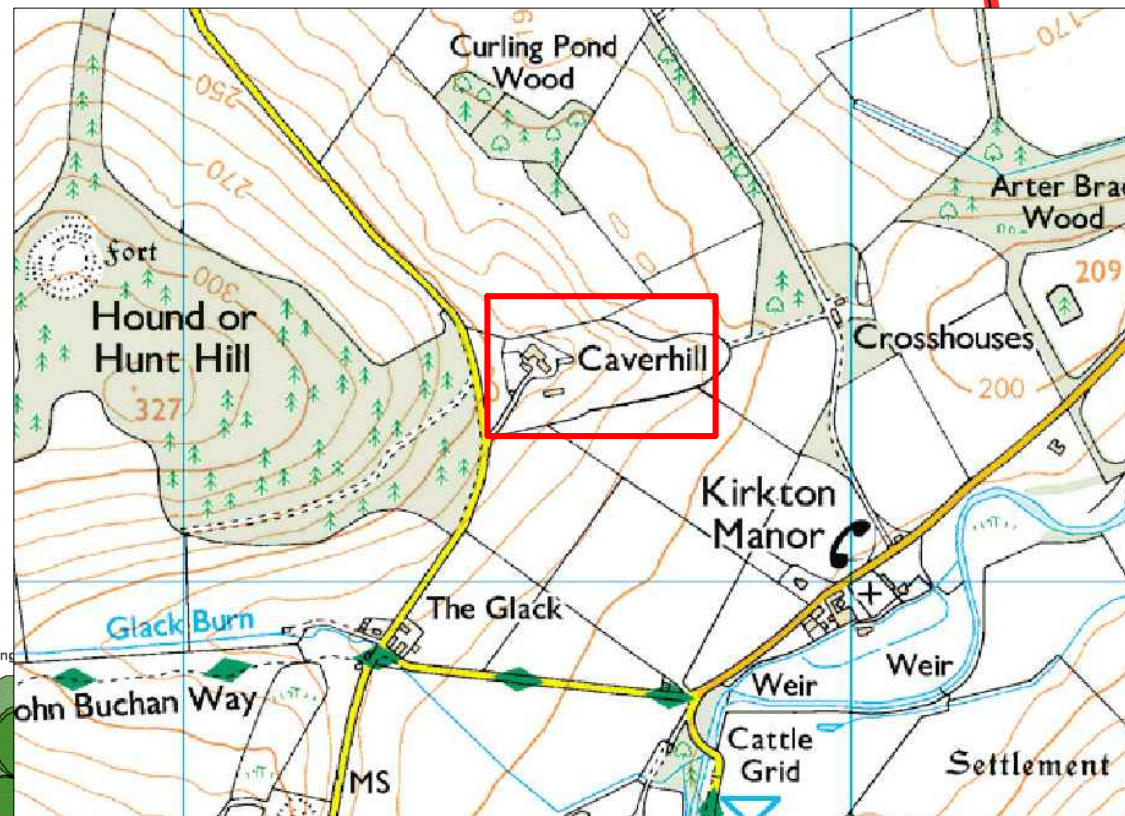
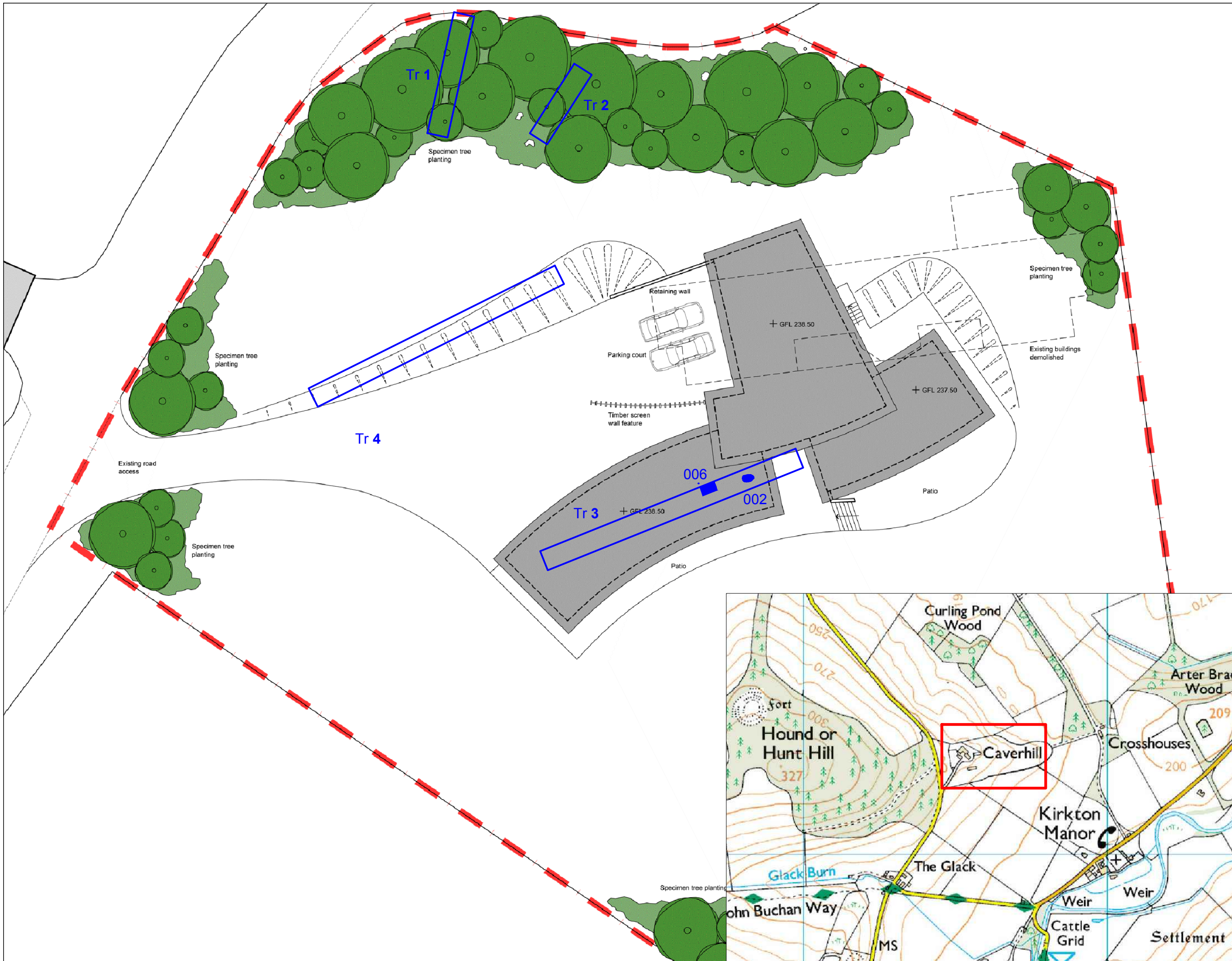
## APPENDIX 5: Discovery and Excavation in Scotland Entry

<b>LOCAL AUTHORITY:</b>	Scottish Borders Council
<b>PROJECT TITLE/SITE NAME:</b>	Four Winds, Caverhill, Manor Valley, Scottish Borders
<b>PROJECT CODE:</b>	FOUR
<b>PARISH:</b>	Manor
<b>NAME OF CONTRIBUTOR:</b>	Ian Suddaby
<b>NAME OF ORGANISATION:</b>	CFA Archaeology Ltd
<b>TYPE(S) OF PROJECT:</b>	Archaeological Evaluation
<b>NMRS NO(S):</b>	N/A
<b>SITE/MONUMENT TYPE(S):</b>	N/A
<b>SIGNIFICANT FINDS:</b>	N/A
<b>NGR (2 letters, 10 figures)</b>	NT 21538 38278
<b>START DATE (this season)</b>	17 February 2014
<b>END DATE (this season)</b>	17 February 2014
<b>PREVIOUS WORK (incl. DES ref.)</b>	N/A
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	An archaeological evaluation took place prior to development at Four Winds, Caverhill, in the Manor Valley near Peebles. The site lies next to the former location of Caverhill Tower (NT23NW 29). Four trenches were excavated, covering 83m <sup>2</sup> . No significant archaeological remains were recorded and no finds recovered.
<b>PROPOSED FUTURE WORK:</b>	N/A
<b>CAPTION(S) FOR ILLUSTRS:</b>	N/A
<b>SPONSOR OR FUNDING BODY:</b>	Stephen Furst
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	The Old Engine House, Eskmills Park, Musselburgh, EH21 7PQ
<b>EMAIL ADDRESS:</b>	cfa@cfa-archaeology.co.uk
<b>ARCHIVE LOCATION (intended/deposited)</b>	Royal Commission on the Ancient and Historic Monuments of Scotland Scottish Borders Council Sites and Monuments Record



Key:

- Development Area
- Trenches
- Features



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Fig. No: 1 Revision: A

Title:  
 Location map and trench plan

Project:  
 Four Winds, Caverhill, Manor Valley, Scottish Borders. Archaeological Evaluation

Client:  
 Stephen Furst

Scale at A3:  
 1:250

Drawn by: LW Checked: LW Report No: 3124





Fig.2 - General view of the site from the south-east



Fig. 3 - Trench 1, view of wall 001 constructed on natural subsoil





Fig. 4 - Trench 3, general view from WSW



Fig. 5 - Trench 3, pit 002 north-east facing section



Fig. 6 - Trench 4, bedrock under thin topsoil

Fig. No:	2-6	Revision:	A	Project:	Four Winds, Caverhill, Manor Valley, Scottish Borders			<b>CFA ARCHAEOLOGY LTD</b> The Old Engine House Eskmills Park, Musselburgh East Lothian, Eh21 7PQ  T: 0131 273 4380 F: 0131 273 4381 e: info@cfa-archaeology.co.uk w: www.cfa-archaeology.co.uk
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