



Highland Archaeology Services Ltd

Bringing the Past and Future Together

Land south of No 1 Beaufort Farm Cottages, Kiltarlity



Archaeological Evaluation Project

Data Structure Report and Recommendations

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Land south of No 1 Beaufort Farm Cottages, Kiltarlity Archaeological Evaluation Project Data Structure Report and Recommendations



Plate 1 – The study area (with tree protection zones fenced off) before evaluation and development (panorama from NE-E-S). No scale

HAS Report No.	BEK18-004
Site Code	BEK18
Client	Ann Gloag
Planning Reference	15/03293/FUL and 16/00054/RBREF
OS Grid Reference	NH 49677 42071
Date	20 th November 2018
Author(s)	Donna Young MA

Summary

One y-shaped archaeological evaluation trench was opened on the site to establish the heritage impact of proposed development for a new holiday cottage. The evaluation was required by Highland Council because several prehistoric monuments have been identified in the environs of the development site. The site is also of interest as it forms part of the Beaufort Estate land holdings and lies to the immediate south of and just outside the designated area of the Beaufort Castle garden and designed landscape (GDL00052).

The trench was opened in accordance with a Written Scheme of Investigation (BEK18-003) approved by Highland Council and targeted the footprint of the new house and associated septic tank and soakaway. The trench was sited to avoid an existing foul pipe and septic tank located on the property and extensive designated tree preservation zones, severely restricting its placement.

A small number of dispersed archaeological features and deposits were preserved within the trench, including the remains of a possible kiln or corndryer, suggesting low intensity archaeological activity of possible medieval or post-medieval date within the site and its environs.

Based on the results of the evaluation project it is concluded that there is no archaeological reason why development should not proceed, although the potential for the survival of further archaeological features and deposits within the development area is recognised. In view of this, it is recommended that groundworks for the development are monitored by means of a watching brief in order to ensure that all unforeseen archaeological deposits and features revealed by that work are identified and recorded as part of the development programme.

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Legislation and Policy

The common principles underlying international conventions, national legislation and local authority planning policies are that cultural heritage assets should be identified in advance of development and safeguarded where practicable; if disturbance is unavoidable appropriate recording of features and recovery of portable artefacts should take place. These have been set out in international and European Union agreements, and UK and Scottish legislation, as well as national and local planning policies¹.

Professional standards maintained throughout the present project adhered to the Codes of Conduct and Approved Practice and Standards of the Chartered Institute for Archaeologists².

Acknowledgements

This document was written by Donna Young and edited by Andrew Young. The project was commissioned by Mark Richardson of Ristol Consulting, on behalf of Ann Gloag, who funded the project. Fieldwork was undertaken by Andrew Young and Donna Young. Background mapping has been reproduced with the permission of the Ordnance Survey under Licence 100043217. Historic mapping is courtesy of the National Library of Scotland.

Glossary of terms

HER – Historic Environment Record

NGR – National Grid Reference

¹ A summary of relevant international, EU, UK and Scottish legislation and policies is available from the HAS office on request.

² Chartered Institute for Archaeology (CifA) Standards and Guidelines for Archaeological Excavation.

Location

The site is located on the Beaufort Estate and adjoins Beaufort Farm Cottages, a rank of four dwellings arranged along an unnamed lane approximately 1km to the northwest of the village of Kiltarlity (Figures 1, 2 and 3) and some 5km to the south of the historic town of Beauly. The study area is centred at NH 49677 42071. The proposed development area incorporates the footprint of a new holiday cottage and garden (Figure 4), which have a combined development footprint of approximately 1100 square metres, and improvements to the existing access road are also required.



Figure 1 – General site location. No scale

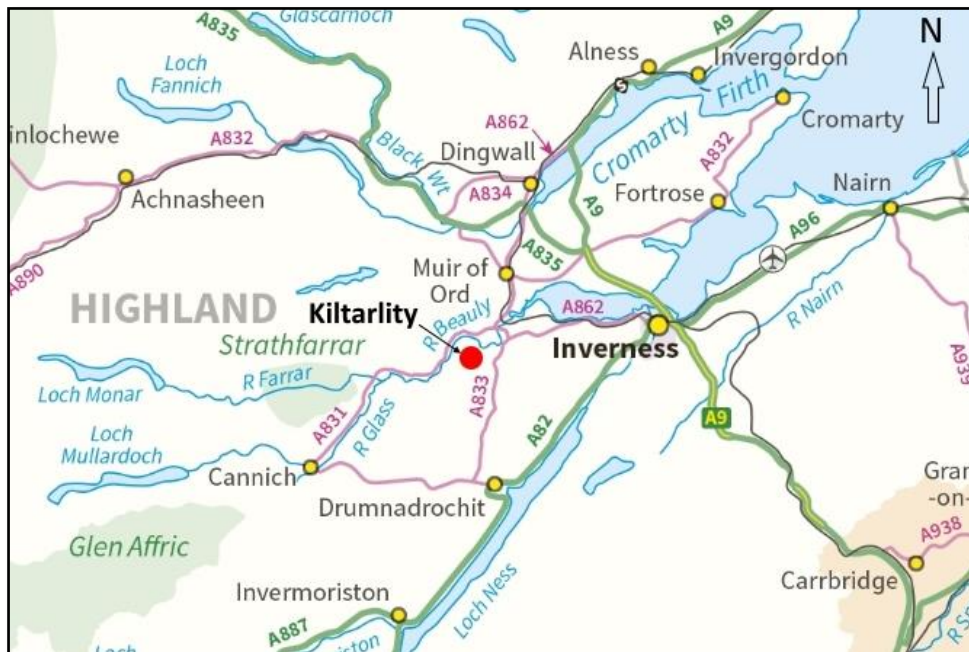


Figure 2 – Site location. No scale

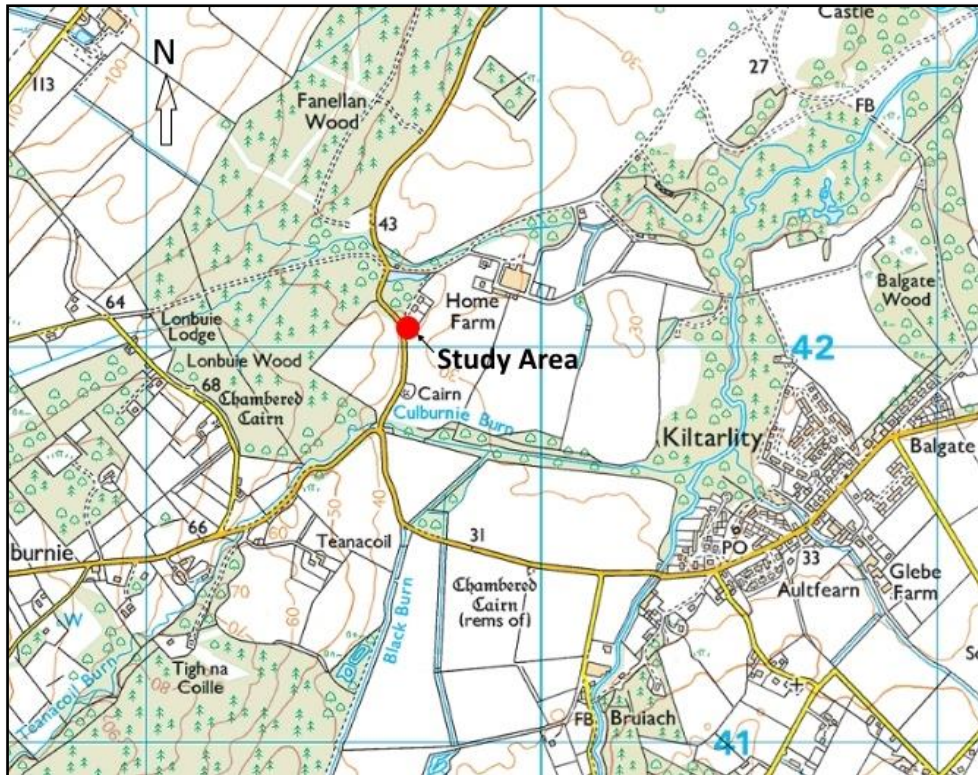


Figure 3 – Location of the study area to the northwest of Kiltarlity. Grid scale in km

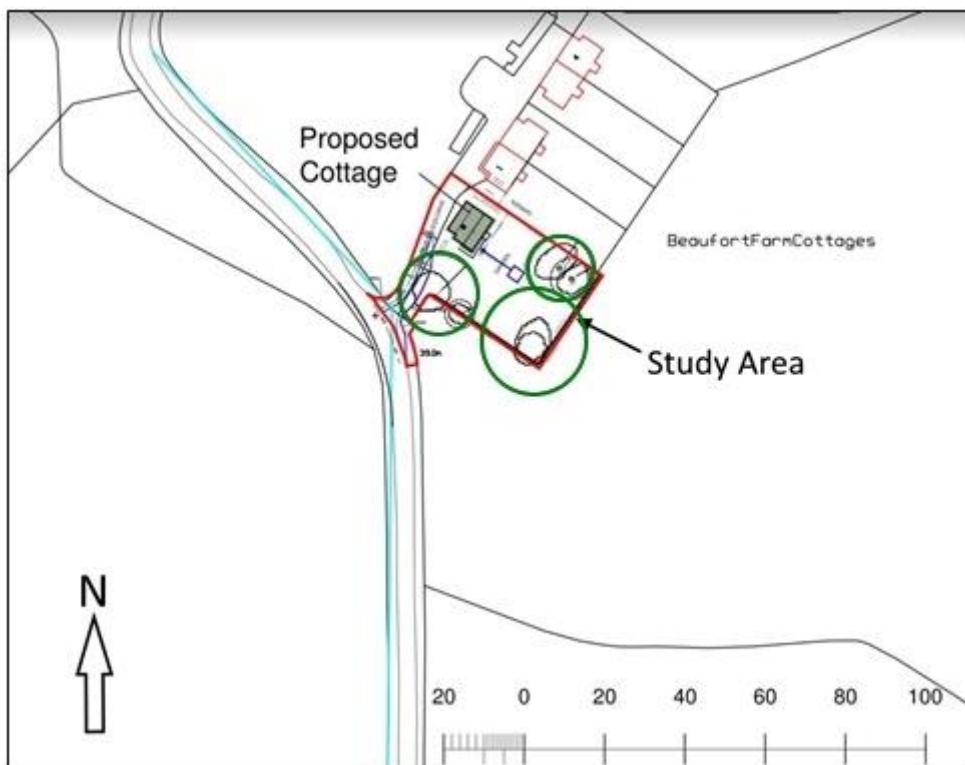


Figure 4 – Detail of the development area showing extents of tree protection zones (in green). Scale shown.
(Courtesy of Ann Gloag.) Annotated

Introduction

Planning permission has been granted (15/03293/FUL and 16/00054/RBREF) for the construction of a new holiday cottage and for improvements to be made to the existing access road on land adjacent to No 1 Beaufort Farm Cottages, Kiltarlity (Figures 1- 4). The consent for development includes a Condition for archaeological evaluation in advance of development works in order to establish the potential for the preservation of significant buried archaeology within the development area, in particular, prehistoric remains. The results of that work are set out in this report.

The project was commissioned by Mark Richardson of Ristol Consulting, agent acting for the landowner of the Beaufort Estate, Ann Gloag, who funded the project. Suitable machinery and operator to open the trenches was provided by the Beaufort Estate. At the time of the project the study area mainly consisted of rough grassland defined to the northeast by the boundary fencing of No 1, and to the southwest and southeast by a tumbledown stone wall. The northeast plot boundary was unfenced and opened directly onto the access lane. The evaluation fieldwork was undertaken by the writer and colleague Andrew Young on 7th November 2018 in dry but glooming conditions.

Archaeological and Historical Background

Historic Environment Record

Readily available documentary and cartographic sources for the site, including the Highland Council Historic Environment Record (HER) and Canmore database, were examined and reviewed during the preparation of the WSI document in order to identify significant recorded monuments, areas, sites and find locations in the vicinity of the development area, in accordance with the guidelines set out in the Highland Council's published *Standards for Archaeological Work 2012*³.

Results

The site is located in the near vicinity and to the northeast of a scheduled ancient monument, Culburnie chambered cairn SM2425 (NGR NH 49178 41808) of probable Neolithic or Bronze Age date. The site is also listed on the Canmore database (as

12397) and in the Highland Historic Environment Record (MHG2733). No listed buildings area located within the study area, however four are recorded in the near vicinity. These include the mid-19th century, category B-listed Beaufort Castle, Home Farm Steading (LB8073) sited to the immediate northeast and the associated West Lodge located to the immediate northwest (LB807), a category C-listed cottage erected in the earlier 19th century and altered later in that same century. The third listed structure is not a building, but the Beaufort Castle walled garden (LB8072), a large rubble walled garden constructed in the earlier 18th century. The final listed building, Beaufort Castle gardener's cottage (LB8071) is a category B-listed cottage sited to the north of the walled garden and constructed c 1800.

The Canmore database revealed nine records in the environs of the study area. Five of these records relate to the scheduled monument and listed structures described above (Culburnie cairn – Canmore 12397; Beaufort Castle, Home Farm Steading – Canmore 228948; West Lodge – Canmore 228964; walled garden – Canmore 228946; gardener's cottage – Canmore 228942). The remaining four include Canmore 12388 – the remains of a prehistoric kerb cairn or barrow sited at NH 4964 4188 to the south of the study area and east of Culburnie chambered cairn, and Canmore 348340 – an undated enclosure with internal platform and other earthworks recorded during the redevelopment of the former Kiltarlity sawmill (at NH 5059 4192) and believed to represent an artillery emplacement utilised during the 1746 assault on Beaufort Castle. The final two records comprise Canmore 116596 – an undated curvilinear turf bank in Lonbuie Woods (NH 49402 41902), and

³ ibid

Canmore 116597 – undated wall footings recorded during fieldwalking to the west of West Lodge, at NH 49599 42202.

The Highland Historic Environment Record holds records for all of the listings described above and for a further two sites, both identified at Culburnie, where a watching brief (SHG24582) was undertaken during works to renovate the 18th century farmstead (MHG52991), depicted as three roofed buildings on the 1871 1st edition 25-inch OS map of the area (Figure 5), and during which a fragment of granite mortar or grinding stone (MHG52990) was found.

The study area lies just outside the southern boundary of the designated area of the Beaufort Castle garden and designed landscape (GDL00052), an extensive designed landscape of high scenic importance in the Aird and Beaully Firth, comprising 19th century landscape, park and pleasure grounds, and incorporating an earlier designed landscape associated with an earlier castle.

In all, the documentary records raise the possibility that significant buried archaeological deposits of prehistoric date, or indeed evidence of post-medieval activity associated with the historic development and usage of the Beaufort Castle estate, may be preserved within the development area.

Historic Mapping

Historic mapping for the site was reviewed for the preparation of the WSI document. The principal sources of note are the 1st and 2nd edition 6-inch Ordnance survey maps (Figures 5 and 6).

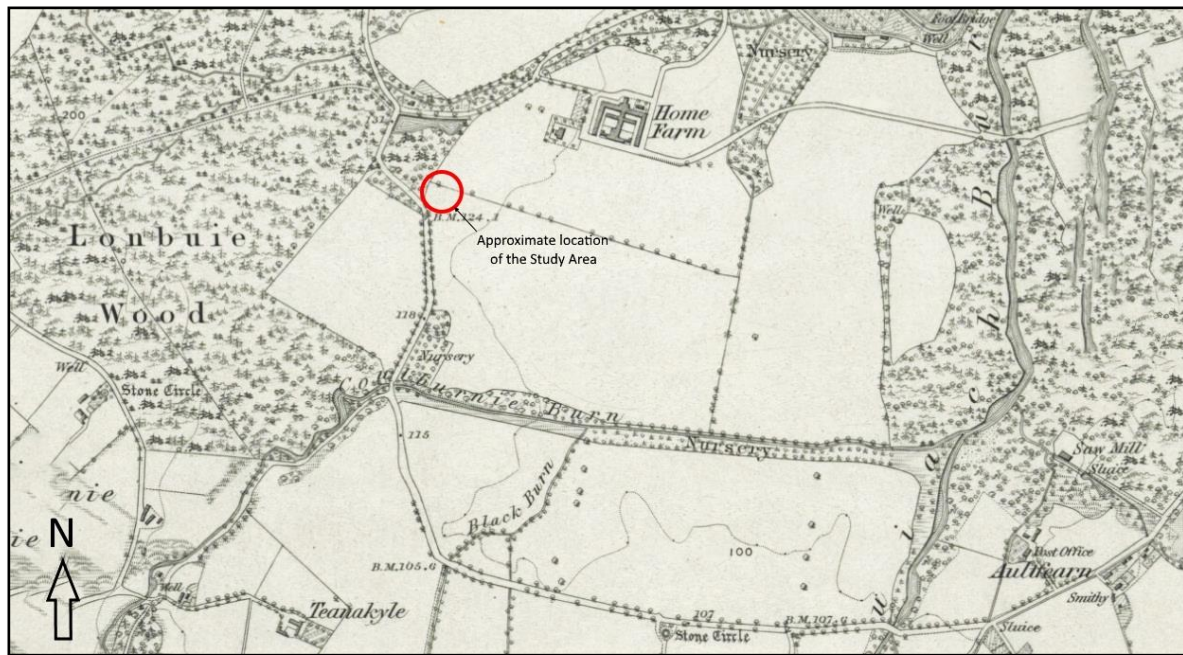


Figure 5 – Extract from the 1876 1st edition 6-inch Ordnance Survey map (Inverness-shire mainland sheet X). Annotated. Not to scale



Figure 6 – Extract from the 1906 2nd edition 6-inch Ordnance Survey map (Inverness-shire mainland sheet X). Annotated. Not to scale

Neither the study area nor the adjoining rank of four Beaufort Farm Cottages and associated access lane were depicted on the 1876 1st edition OS map (Figure 5) but were present some 30 years later on the 2nd edition of the same map in 1906 (Figure 6), indicating the cottages, lane and associated plots were laid out some time during the intervening period. The plots straddle the line of an (approximate) east-west field boundary depicted on the 1st edition map, but removed by 1906, presumably when the cottages were erected. In 1876 a nursery is defined on the 1st edition OS map in the southwest corner of the southern field, but this too has gone by the time the 2nd edition OS map is compiled. Culburnie chambered cairn (SM2425) located to the southwest of the study area on the edge of Lonbuie Wood is recorded on both, but the possible prehistoric kerb cairn or barrow noted in the Canmore database (12388) sited to the east of this and south of the study area is unmarked, although the small copse of trees within which it is located is represented on both maps. To the southeast, the sawmill (Canmore 348340) is in use on both maps and the various listed structures are also recorded.

Statistical Accounts

Historically, the study area lay within the combined parish of Kiltarlity and Convinth. Both the Old⁴ and New⁵ Statistical Accounts for the parish were reviewed as part of the present study. Neither

⁴ Kiltarlity, County of Inverness, OSA, Vol. XIII, 1794

⁵ Kiltarlity, County of Inverness, NSA, Vol. XIV, 1845

document refers to specific antiquities, either on or adjacent to the study area, although both mention ‘druidical remains’ (ie prehistoric monuments usually of stone) occurring throughout the parish and at least four ‘druidical temples’ situated within one mile of the parish church at Kiltarlity.

DBA Conclusions

The Desk-based Assessment shows that the development site, although depicted as undeveloped farmland on the 1876 1st edition OS map, is located in an area with significant surviving prehistoric monuments and therefore the potential for the presence within the study area of buried archaeological remains associated with the prehistoric occupation of the landscape is high. Furthermore, the study area lies to the immediate south of the garden grounds attached to Beaufort Castle and within the bounds of its wider estate holdings, suggesting that remains associated with the origins of the Beaufort Castle estate and its antecedents may be preserved.

Fieldwork

Aims and Objectives

The principal aims of the evaluation were to:

- Evaluate the development area to determine if significant buried archaeological deposits are present by means of a series of targeted evaluation trenches and, if present, to determine the character, extent, date and archaeological significance of buried archaeological remains and to record them to professional standards, in line with current legislation and policy.
- Minimise any possible delay or cost to the development by anticipating archaeological requirements as far as possible, timetabling and integrating archaeological recording work with the project, and dealing with any issues arising quickly and efficiently.

Methodology

The Highland Archaeologist required a 7% by area sample of the study area to be evaluated archaeologically by means of trial trenching. In the event, much of the study area lay within designated tree protection zones (Figure 4) and this, and the location of a pre-existing septic tank and associated foul pipe, significantly reduced in area the actual footprint available for development. Two evaluation trenches, one each targeted on the footprint of the proposed holiday cottage and the siting of the new septic tank servicing it, were proposed and approved in the preceding WSI, however on commencing fieldwork it became obvious that it would be more appropriate to open the two as a single trench (Figure 7).

The evaluation trench was opened using a flat-bladed ditching bucket under direct archaeological supervision. The trench was inspected by the archaeologist as excavation proceeded for signs of possible features or artefacts.

The location of the trench was surveyed using a survey grade GPS unit. This data will be submitted to the Local Planning Authority on the completion of fieldwork as ArcView GIS *Shapefiles*.

All work met or exceeded the Chartered Institute for Archaeologists (CIfA) Standards and Guidance⁶ and the Highland Councils *Standards for Archaeological Work* 2012. Highland Archaeology Services Limited is a Registered Archaeological Organisation with the CIfA.

⁶ <http://www.archaeologists.net/codes/ifa>

Description of the Evaluation Trench

The final layout of the evaluation trench as excavated is shown on Figure 7.



Figure 7 – The evaluation trench and features located, scale as shown

The Trench

Dimensions 14m x 2m and 9.3m (maximum) x 2m

The spine of the y-shaped cutting was aligned approximately north-south over the footprint of the proposed new house and extended southwards into the garden beyond (Figure 7). Some 8m from the north end of the cutting, the shorter oblique arm of the trench extended northwest-southeast into the garden, following the line of the proposed septic tank and soakaway. The trench was opened in rough grass to a maximum depth of 650mm (Cover and Plates 1 and 2).



Plate 2 – General view after machine opening of the trench with probable posthole 107 in the foreground, looking south. Scales 2 x 1m

The modern ground surface (MGS) throughout the trench consisted of a variable thickness (220mm-310mm) of weedy turf and humic very dark brown loose granular sandy loam topsoil (101). This overlay subsoil 102, a more uniform depth (at 190mm-230mm) of dark yellowish brown slightly silty, clayey sand with moderate random small stones c 60mm-90mm in length. This in turn sealed the archaeologically sterile substrate (105) revealed throughout the trench in the base and consisting of brownish yellow clayey sand with moderate weathered stone brash inclusions. Four modern whiteware sherds and a single fragment of salt-glazed stoneware pottery were retrieved from the topsoil (101) during machining.

A small number of archaeological features and deposits were revealed within the trench.

An unexcavated soil feature measuring 250mm x 220mm, most likely a small oval posthole, was recorded at the north end of the trench. No finds were recovered from the surface of the very dark brown sandy loam deposit defining the feature (107, Plate 2).

A narrow linear cut feature (103, Plate 3) was revealed towards the centre of the trench, extending for approximately 3.1m northwest-southeast over the junction of the two arms and exiting the trench in both directions. Excavation of a small section of the feature revealed that it represented a modern field drain with rectangular profile some 340mm wide and 480mm deep filled with abundant stone rubble (104) in the base.



Plate 3 – Rubble-filled field drain 103/104 after excavation, looking northwest. Scales 2 x 500mm

The final archaeological features and deposits recorded occurred as a group of three contemporary features underlying the topsoil (101) at the southeast end of the shorter, oblique arm of the trench. Here a spread of moderately dense stone rubble (106) was sited to the west of and appeared to respect the edge of an area of burning (108/109), which was in turn adjoined on its southeast side by a linear slot (110/111). The function of stone spread 106 was not determined: it may have acted as part of a (slightly uneven) surface or represented rubble derived from a nearby collapsed/demolished structure. Investigation of the burnt area revealed that the fine black sandy silt deposit (109) was mixed throughout with abundant charcoal and moderate small patches of redeposited brownish yellow clayey sand substrate and extended for a depth of 160mm, entirely filling the base of a subcircular pit (108) with wide concave profile (Figure 8 and Plate 4). A 200mm deep slot (110) with steep sides and flattish base extended northwestwards into the trench and up to pit 108, which it adjoined. The slot was filled with deposit 111, fine greyish brown sandy silt moderately flecked with charcoal and containing several blocky stone rubble of up to 400mm in length. Whilst both pit and slot were truncated, their form suggests they represent the possible remnant of a kiln or corndryer, largely destroyed, the adjacent rubble spread perhaps derived from the now demolished superstructure. Unfortunately, no artefacts were recovered from the features, which remain undated.

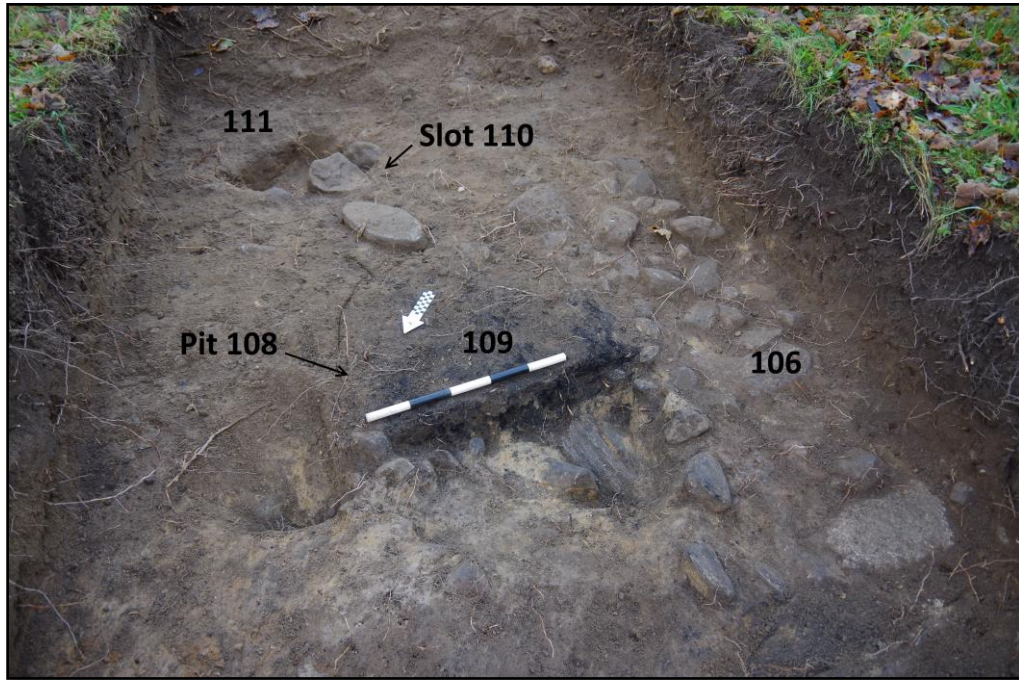


Plate 4 – Truncated remnant of possible kiln/corndryer 108/110 after excavation, looking south. Scale 500mm

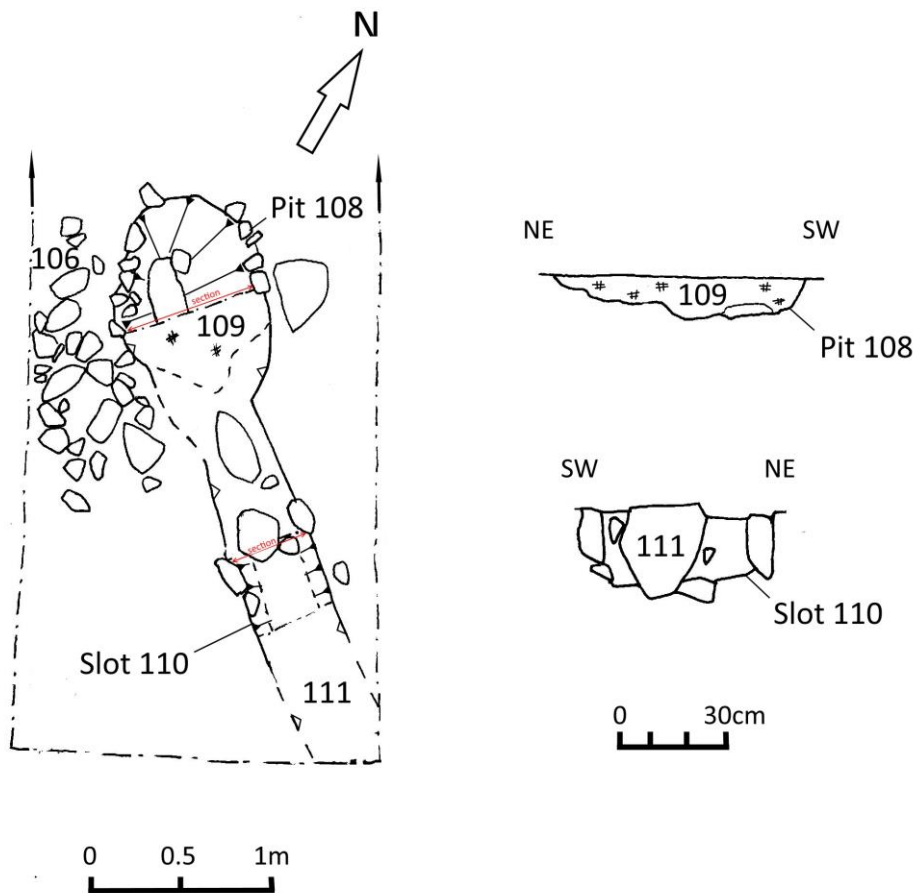


Figure 8 – Plan and section drawings of archaeological features and deposits recorded in the extreme southeast of the trench. Scales as shown

Summary of Finds

Finds from the trench were restricted to a very few modern Whiteware and single Stoneware pottery sherds recovered from the topsoil. The pottery sherds are not archaeologically significant and have not been retained.

Discussion and Conclusions

The evaluation exercise revealed a small number of archaeological features and deposits preserved within the trench, including the remains of a possible kiln or corndryer. The presence of the features suggests low intensity archaeological activity has occurred within the development site. The lack of associated artefacts inhibits our understanding of the precise nature of this activity and of its date, although the stratigraphic relationships recorded – archaeological features and deposits were sealed by topsoil and cut or overlay the subsoil horizon – suggest the features are at best medieval or post-medieval in origin.

Recommendations

Based on the results of the evaluation project it is concluded that there is *no archaeological reason* why development should not proceed, although it is possible that further archaeological features and deposits survive within the development area. In view of this, it is recommended that groundworks for the development are monitored by means of a watching brief in order to ensure that all unforeseen archaeological deposits and features revealed by that work are identified and recorded in advance of their destruction as part of the development programme.

Bibliography and References

- BEK18-003 *Land South of No 1 Beaufort Farm Cottages, Kiltarlity. Risk Assessment and Methods Statement*, Highland Archaeology Services Ltd
CIFA standards: <http://www.archaeologists.net/codes/ifa>
HER Highland Council Historic Environment Record *passim*
Reverend John Fraser *Kiltarlity, County of Inverness*, OSA, Vol. XIII, 1794
Reverend C Fraser *Kiltarlity, County of Inverness*, NSA, Vol. XIV, 1845

Appendices

Appendix 1 – Register of Contexts

Context	Description	Comments
101	220-310mm depth of weedy rough grass rooted in very dark brown granular humic slightly sandy loam. Overlies 102	Turf and topsoil forming modern ground surface throughout the trench
102	Uniform thickness 190-220mm of dark yellowish brown slightly silty clayey sand with moderate stones/pebbles (60<90mm). Seals 105	Subsoil horizon
103	Linear cut orientated northwest-southeast (ish) regular edges and rectangular profile >3.10m x 340mm x 480mm. Cuts 102, filled by 104	Cut of a modern land drain
104	Single fill of cut 103 comprising abundant stone rubble and mixed backfilled deposits	Fill of land drain 103
105	Brownish yellow clayey sand with moderate weathered stone brash inclusions revealed throughout the trench in the base	Natural substrate – archaeologically sterile
106	Layer of compact and fairly dense, if slightly uneven stone rubble 2.2m x 70mm in extent. Stones 80<310mm in length. To west of/respecting 108/109. Below 101	Rubble layer – could be a surface or tumble from destroyed structure
107	Unexcavated oval soil feature 250mm x 220mm comprising very dark brown sandy loam, very similar to topsoil 101. Cuts 102	Probable small posthole/stakehole
108	Subcircular cut with fairly regular edge and wide concave profile 1.14m x 720mm x 160mm. Survives at shallow depth only, cutting 102 and filled by 109	Truncated base of a pit in which burning has taken place
109	Single charcoal-rich fill of pit 108. Fine black sandy silt with some nodules of redeposited brownish yellow clayey sand substrate mixed in. Charcoal occurs throughout - no lenses/laminations	Burnt deposit
110	Linear cut orientated northwest-southeast extending up to and adjoining pit 108 on its southeast side. Linear cut 1.83m x 510mm x 290mm steep sides and wide flattish base, filled with 111 and cutting 102	Slot/flue trench?
111	Fill of slot 110 comprising fine greyish brown sandy silt occasionally flecked with charcoal and containing some blocky stone rubble 180<390mm	Gradually accumulated with intrusive rubble from demolished structure?

Land south of No 1 Beaufort Farm Cottages, Kiltarlity
 Archaeological Evaluation Project – Data Structure Report & Recommendations

Appendix 2 – Photographic Register

Frame number	Scale	Description	Direction (facing)
4475/6/7	-	Overlapping views of the study site before evaluation and development - panorama	E/SE/SW
4478/9	-	Marking out the line of the trench before excavation	S
4480/1/2/3/4/5	-	Machining the shorter, oblique northwest-southeast orientated arm of the trench	NW
4486/7/8/9	1m x 1m	Views of archaeological deposits revealed at SE end of the trench after machine exposure	NW
4490	1m x 1m	The north-south arm of the trench during machining – with possible posthole in the foreground	S
4491/2/3	-	Overlapping views of the trench during machining - panorama	SE/S/SW
4494	1m x 1m	The trench during machine excavation	S
4495/6/7/8	1m x 1m	The trench after machine excavation is completed	S
4499/500/1/2/3/4/5/6	1m x 500mm x 500mm	Deposits 106, 109 and 111 after cleaning located in southeast end of the trench	NW
4507/8	1m x 500mm x 500mm	Detail of the above	N
4509	1m x 500mm x 500mm	As above	NW
4510/11/12/13	1m x 1m	Cut 103/fill 104 before excavation	NW
4514/15	1m x 500mm	As above	NW
4516/17	500mm x 500mm	Detail of Cut 103 after excavation showing rubble fill	NW
4518/19/20	500mm x 500mm	Cut 103 after excavation showing rubble fill	NW
4521/2/3/4	500mm	Cut 108/fill 109 after excavation – various views	SE/SW/S/SE
4525/6	500mm x 500mm	Cut 110 after excavation	NW
4527/8/9	50mm x 500mm	Interrelated cuts 108 and 110 after excavation	SW