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*Archaeological Survey & Photographic Recording at
Fearn Free Church,
Planning Application SU-08-412
Highland Council Archaeology Unit brief 31 October 2008,
Aspire Project UID HH 2009/01*



for

Mr Stuart Sinclair

*c/o Reynolds Architecture ltd
1 Tulloch Street
Dingwall*

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**Standard Building Survey at Fearn Free Church, Fearn, prior to alteration and change
of use of church to form family house with annex
Planning Application SU-08-412
as detailed in a brief by Highland Council Archaeology Unit (HCAU) 31 October 2008,
Aspire Project UID HH 2009/01**

Dr Harry Robinson MIFA, Highland Heritage Archaeological Consultants

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Summary

Fearn Free Church is described as having been built c.1896-97 by John Pond Macdonald, a local architect who designed and built a number of buildings, including other churches, in the Scottish highlands (Gifford 1992, Highland and Islands, The buildings of Scotland; see page 5 and appendix 2 for full details). To support this assumption there is a date stone inscribed '1898' set into the external south wall.

However, this survey has established that it was in fact built at least 30 years before then, and the work by Macdonald involved a substantial remodelling and elaboration of the existing simple structure. This was part of a wider programme of alterations and additions to many existing Free Church buildings throughout the highlands which from 1900 became part of the United Free Church.

The survey sets the scene by explaining who John Pond Macdonald was, what he did and why a survey is required. It then presents a record of the external and internal aspects of the building through drawn, written and photographic elements. It then puts these findings into the wider context of contemporary church affairs to explain what happened and why.

Recommendations

I considered that this report fulfils the requirements specified in the council brief and that no further archaeological is required - however it is recommended that the architects and contractors should record any evidence of previous structural modifications they notice during their conversion work and present it to accompany this report.

Building Survey at Fearn Free Church

Background

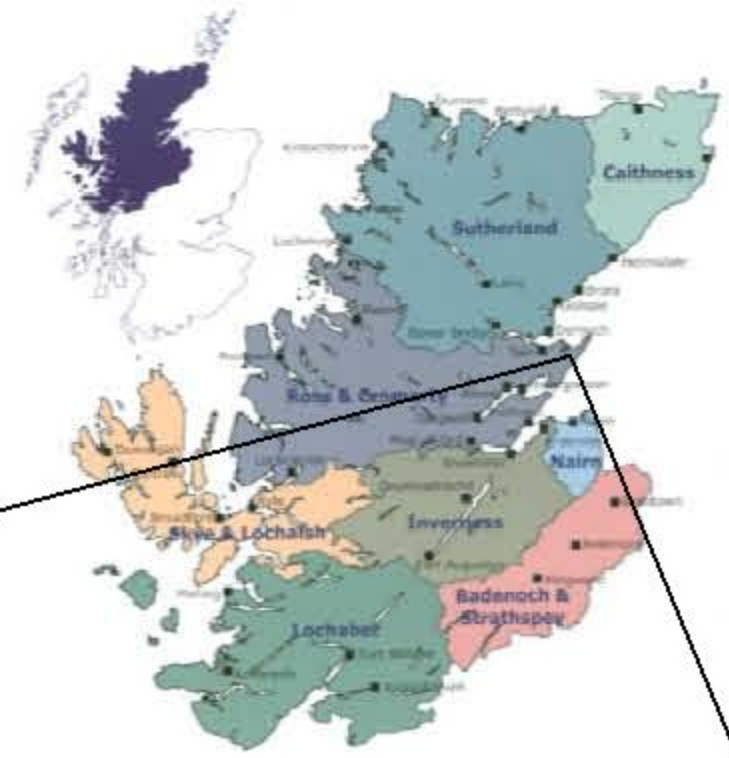
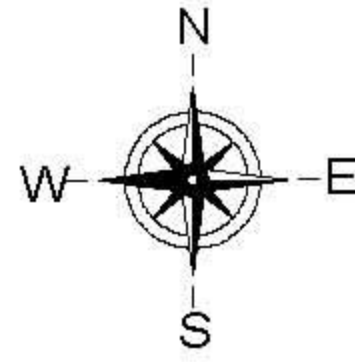
A building survey was undertaken prior to the alteration and change of use of Fearn Free Church to form family house with annex. Fearn Free Church, now 'Church House,' was considered to be of significant historic interest and in view of the archaeological potential/sensitivity of the site, HCAU advised that an Building Survey be undertaken.

The purpose of a building survey is to formulate a strategy for the conservation, alteration, demolition, repair or management of a building, or structure or complex and its setting. It also aims to seek a better understanding of the building, compile a lasting record, analyse the findings/record and then disseminate the results.

An archaeological brief for this work was issued to the building owner Mr Stuart Sinclair who is responsible for the work, including tendering and contractual arrangements. The archaeological work was carried by Dr Harry Robinson (Member of the Institute of Field Archaeologists) following a site visit on 7th January 2009, in accordance with the Code of Conduct, Standards and Guidance of the Institute of Field Archaeologists and the HCAU Development Guidance as laid out in the Highland Council web pages at www.highland.gov.uk/yourenvironment/conservation/archaeology/developmentguidance.

Scale plans and elevations were provided by Mr William Reynolds of Reynolds Architecture ltd of Dingwall, and I am indebted to Mr Reynolds for permission to use his excellent drawings as a base for my survey.

Location of development site



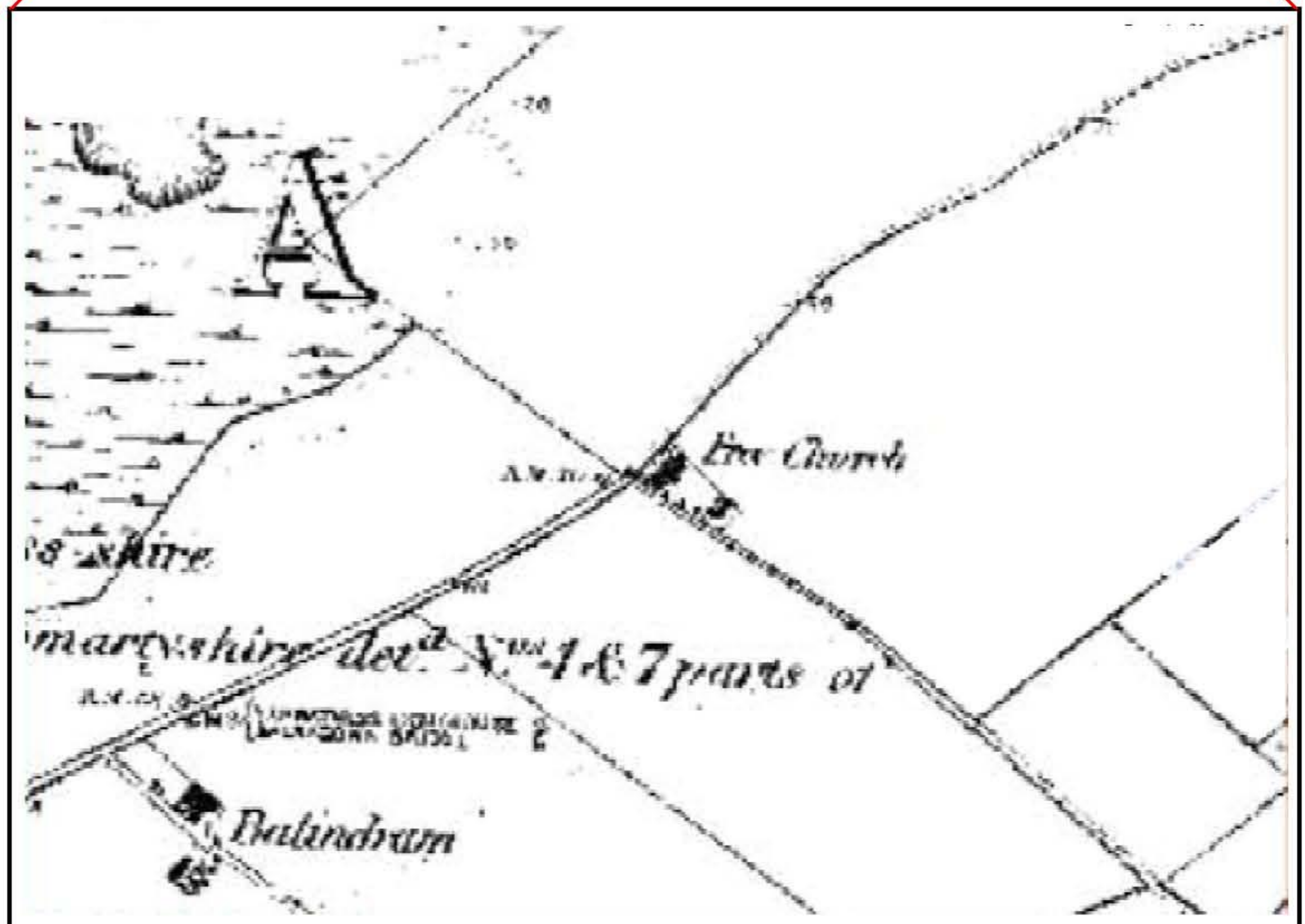
Map 1: OS 1:10,000 digital map

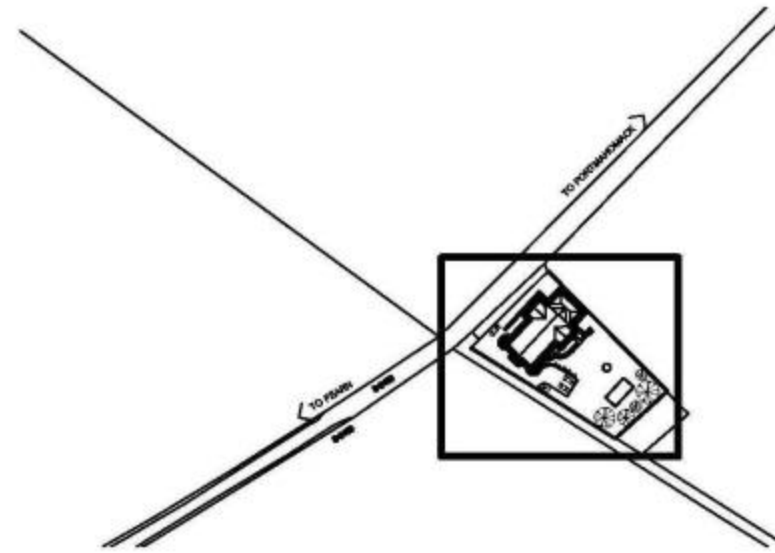
Map 2: Site location OS 1:10,560 map 1881

Map 1



Map 2





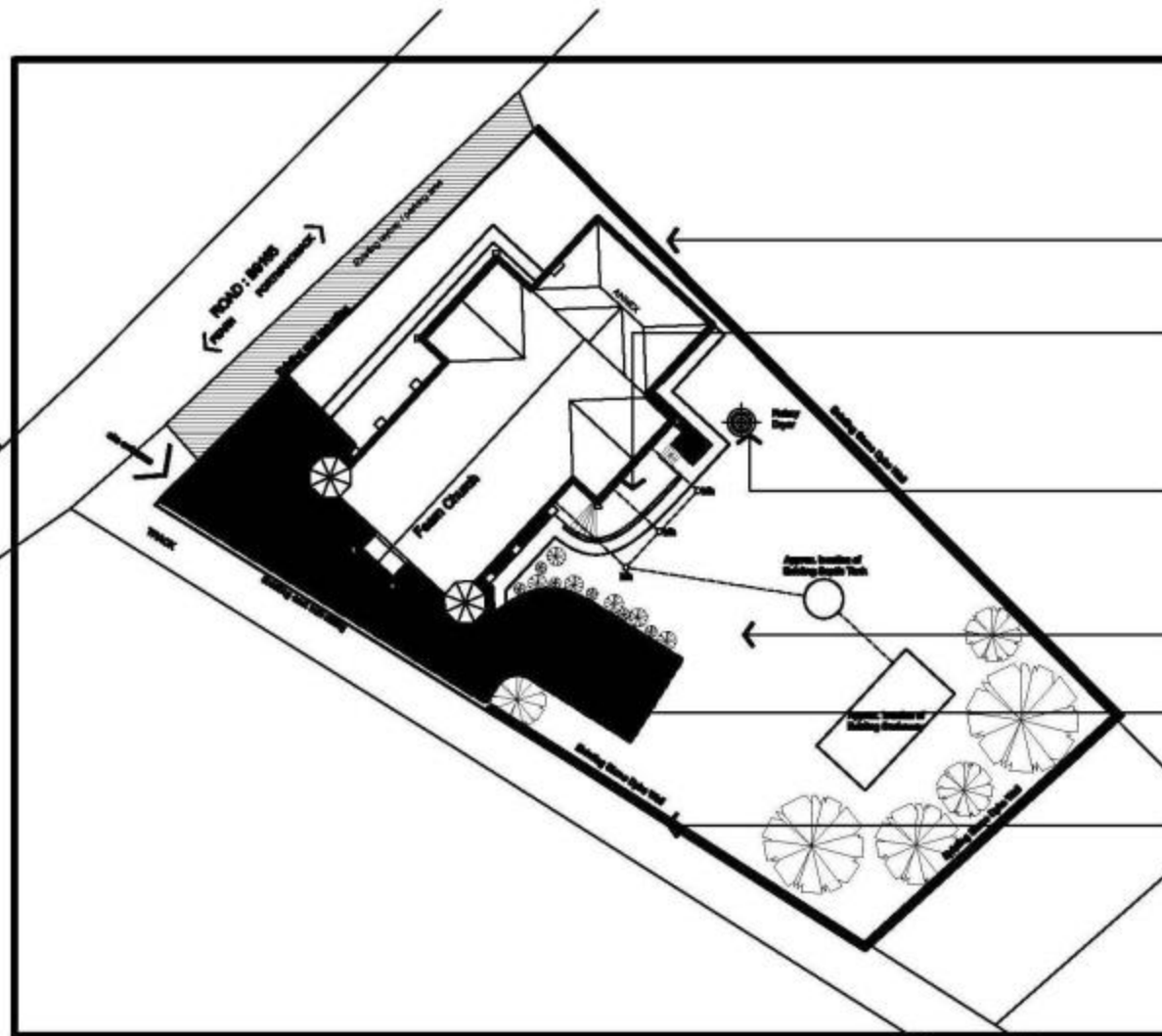
Location plan 1.2500



WARRANT Issue

revisions

- Existing stone dyke to be retained.
- ~~Remove path and path to be replaced by path.~~
- Rotary dryer for external drying.
- Grassed area.
- Hardstanding and parking area to be of tarmacadam finish.
- Existing stone dyke to be retained.



Site layout 1.500

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 pavilion court, dingwall, n7 16 9SU
 tel. 01340 867705 fax. 01340 867707
 www.reynolds-architecture.com

Renovation at Church House
 at Fearn
 for Stuart Sinclair

drawing description

drawing number	revision	
2008 046-306		
scale	date	drawn
1:500	08/11/08	DM

1. Protected by copyright, no reproduction or translation permitted without the written consent of Reynolds Architecture Ltd.
 2. Contractor is responsible for checking all dimensions on site.
 3. Discrepancies to be noted immediately.

Building Survey at Fearn Free Church

Site location

The building is located in open farmland at NGR 285290 878026 as shown on scale plans and architectural drawings provided by Reynolds Architecture Ltd of Dingwall (site plan page 3). It is described in the HCAU brief as having been built c.1896-7 by John Pond Macdonald, an architect of some note who designed and built a number of buildings, including other churches, in the Scottish highlands.

Objectives of the survey

- To determine the character, history, date, form and development of any features or objects of archaeological importance associated with these structures.
- To record, to professional standards, any features and objects of archaeological or historical importance that will be damaged, altered, destroyed or otherwise impacted by this development, while minimising any delays or disruption to the development project.

Survey Methodology

Desk-based Assessment

All fieldwork will be informed by a desk-based assessment undertaken in advance of the start of works. A Desk-based Assessment of the relevant archaeological/ historical records was undertaken on 5th January 2009, including:

- The Highland Council Sites and Monuments Record (HSMR) in Inverness
- The National Monuments Record for Scotland (NMRS)
- Historic Scotland: List of Scheduled Monuments; Listed Buildings;
- Historic Scotland & Scottish Natural Heritage: Inventory of Gardens and Designed Landscapes
- Highland Council Archives and early cartographic collection in Inverness
- Aerial photographic coverage held by RCAHMS and the HCSMR
- Maps, including Ordnance Survey coverage
- Bibliographic references and early parish accounts.

The full details with bibliography will be included as an appendix to the Assessment Report. There are no known sites within or close to the development area but it lies in a wider area where significant prehistoric remains have been identified :

Scheduled Monuments and **Listed building** - there are no Statutory protected sites under the terms of the Ancient Monuments and Archaeological Areas Act 1979 or the Town and Country Planning Act 1997 (Historic Scotland 1998)

Building Survey at Fearn Free Church

The architect John Pond Macdonald

The Dictionary of Scottish Architects (DSA at www.scottisharchitects.org.uk) records the following details :

DSA Architect Biography Report

Basic Biographical Details

Name: John Pond Macdonald

Designation: Architect

Born:

Died:

Bio Notes: John Pond Macdonald practised in Inverness between 1891 and 1901, moving to Fortrose thereafter and apparently remaining there until 1921. Nothing else is yet known; he does not appear in the British Architectural Library/RIBA 'Directory of British Architects 1834-1914'.

Private and Business Addresses

The following private or business addresses are associated with this architect:

Inverness, Inverness-shire, Scotland Business

Employees or Pupils

The following individuals were employed or trained by this architect (click on an item to view details):

Name	Date from	Date to	Position	Notes
▶ William Hector Mackenzie	January 1892	c. 1897	Apprentice	
▶ William Hector Mackenzie	c. 1897	1898	Assistant	

The full details from the DSA of all his work is included in Appendix II and the details concerning Fearn Church as shown on page 6 below.

DSA Building/Design Report

Basic Site Details

Name: Fearn Free Church and manse
Town, district or village: Fearn
City or county: Ross and Cromarty
Country: Scotland

Building Type Classification ▶ Church

The following date-based events are associated with this building:

	From	To	Event type	Notes
▶	1896	1897		
▶	23 August 1898		Journal reference	<i>Alterations and additions to church</i>
▶	30 May 1899		Journal reference	<i>Additions and alterations</i>

Design and Construction

The following individuals or organisations have carried out design/construction work. Where architects or practices worked together, matching letters appear beside their names in the Partnership Group column.

	Name	Role	Partnership Group	From	To	Notes
▶	John Pond Macdonald	Architect	A	1896	1897	
▶	John Pond Macdonald	Architect	B	1898		<i>Alterations and additions to church</i>
▶	John Pond Macdonald	Architect	C	1899		<i>Additions and alterations</i>

Bibliographic References

The following books contain references to this building:

	Author(s)	Date	Title	Part	Publisher	Notes
▶	Gifford, John	1992	Highland and Islands (The Buildings of Scotland)		Penguin Books	<i>p425</i>

Periodical References

The following periodicals contain references to this building:

	Periodical Name	Date	Edition	Publisher	Notes
▶	Inverness Courier	24 January	1896		
▶	Inverness Courier	23 August	1898		
▶	Inverness Courier	30 May	1899		

Building Survey at Fearn Free Church

Chronological Gazetteer of church buildings by John Pond Macdonald

1895

Melness Old United Free Church Manse, Parish of Tongue (photographs C3-C4 page 8a)

HCHER no. MHG37424 - NMRS no. NC56SE 39 - ngr NC 5820 6215

Church of Scotland. Building is believed to have started in 1896 by local craftsmen to replace an earlier building at an adjacent site. The original church plans included the porch and bell tower but as work progressed the money ran out. Hugh Gunn, the stonemason, completed the porch at his own expense with help given free. The bell tower was not built until 1950 but lasted barely more than four decades before destroyed it.

1896

Fearn Free Church - Parish of Fearn, Ross And Cromarty

HCHER no. MHG25668 - NMRS no. NH87NE 32 - ngr NH 8528 7802

'A substantial building situated on the road from Fearn to Portmahomack' (Name Book 1872, 17). Fearn Free Church now disused, built between 1896-7, with transepts at the E end and bellcoted W gable and octagonal slate-roofed towers (Gifford 1992, 425). Alterations and additions 1898. The references in the DSA to the Inverness Courier 1896-1899 each refer to "Notices to Contractors wanting to tender to execute the various works for the new Free Church at Fearn to send in their names to J. Pond Macdonald Architect, 3 Union Street, Inverness"

Fearn Manse

HCHER no. MHG21913 - NMRS no. NH87NE 29 - ngr NH 8601 7852

Finlayson Hughes (1986) Dallachie, Fearn, Tain, Ross-shire {sale particulars}. Alterations and additions 1898.

Kyleakin Free Church, Skye, Parish of Strath (photographs C1 & C2)

HCHER no. MHG48897 - NMRS no. NG72NE 104 - ngr NG 7506 2637

The Free Church, J. Pond Macdonald, 1896-7, is cottagey gothic with red ridge tiles, now shorn of its timber bellcote (Miers, 2008).

Kyleakin Church of Scotland Mission Hall

HCHER no. MHG27986 - NMRS no. NG72NE 78 - ngr NG 75050 26345

OS 1: 2500 Map 1972. This is the Mission Hall which forms part of the Church of Scotland in Kyleakin. It is located at the Southern edge of the courtyard to the rear of the building.

1897

Pitfure, Rogart, Free Church of Scotland (photograph C5)

HCHER no. MHG17087

Listed Category C(S) Date of Listing 07-MAR-1984 HB Number 14918 Item Number: 4: Dated 1844, with later 19th century alterations. Austere rectangular church, coursed grey granite, tooled granite dressings. 4 round-headed symmetrical windows in south elevation; small similarly detailed windows in west gable above late 19th century gabled projecting

Building Survey at Fearn Free Church

porch; apex bellcote. Lattice glazing with decorative detailing; ball finial at east apex; slate roof. Interior; later 19th century fittings; Gothic detailing to pulpit at east wall, with hoodmoulded pointed-headed back-board; gallery at west with slightly concave frontage; ornate gilded cast-iron balustrade mounted on bracketted and moulded wooden cornice. Area under gallery now partitioned off to form entrance lobby (Ewing 1914, 221). Building in ecclesiastical use as such. Former school, now hall, at east gable not listed.

1898

Delny Free Church, Parish of Kilmuir Easter Ross

HCHER no. MHG8598 - NMRS no. NH77SW 5 - ngr NH 7420 7282

Gazetteer Bibliography

Ewing, William (1914) ANNALS OF THE FREE CHURCH
Gifford, J (1992) Highland and Islands, The buildings of Scotland series, London
Miers, M (2008) The Western Seaboard: an illustrated architectural guide,
Rutland Press, Edinburgh
Name Book (1872) Object Name Books of the Ordnance Survey, Book 11

Cartographic evidence

The church is shown and named on the first and second edition Ordnance Survey maps:

1872 1:2,500 scale - Free Church (map 4 page 9) Ross & Cromarty XLII - 15
1881 1:10,560 scale - Free Church (map 2 page 2)
1904 1:2500 scale - United Free Church (map 5 page 9) Ross & Cromarty XLII - 15
1906 1:10,560 scale - United Free Church

There are no remains visible of the small buildings to the south of the church shown on maps 4 & 5, however they are outside the planning area (map 2 page 3). The trees shown on map 4 are still standing. It is noted that a well is depicted on map 5.

The main point to be observed is that the church depicted on map 4 (1872) predates the reported building date of 1898 and that the building's plan on the two maps show several structural differences - indicating that the work in 1898 concerned substantial alterations and additions to an older building. This is discussed further in the conclusions section of the report below.

Other churches by John Pond Macdonald



C1 - 1896 - Kyleakin from NE



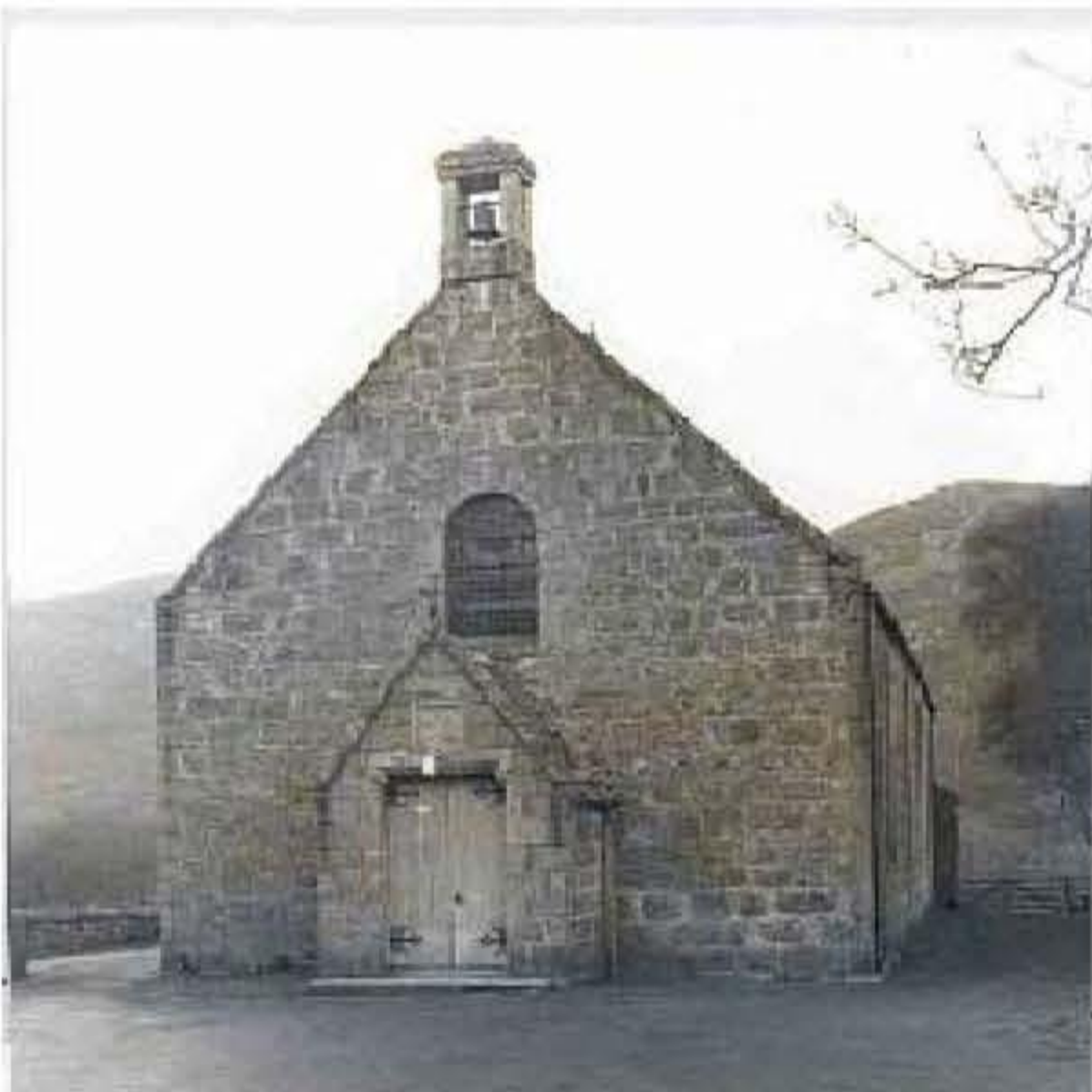
C2 - 1896 - Kyleakin from NW



C3 - 1895 - Melness



C4 - 1895 - Melness

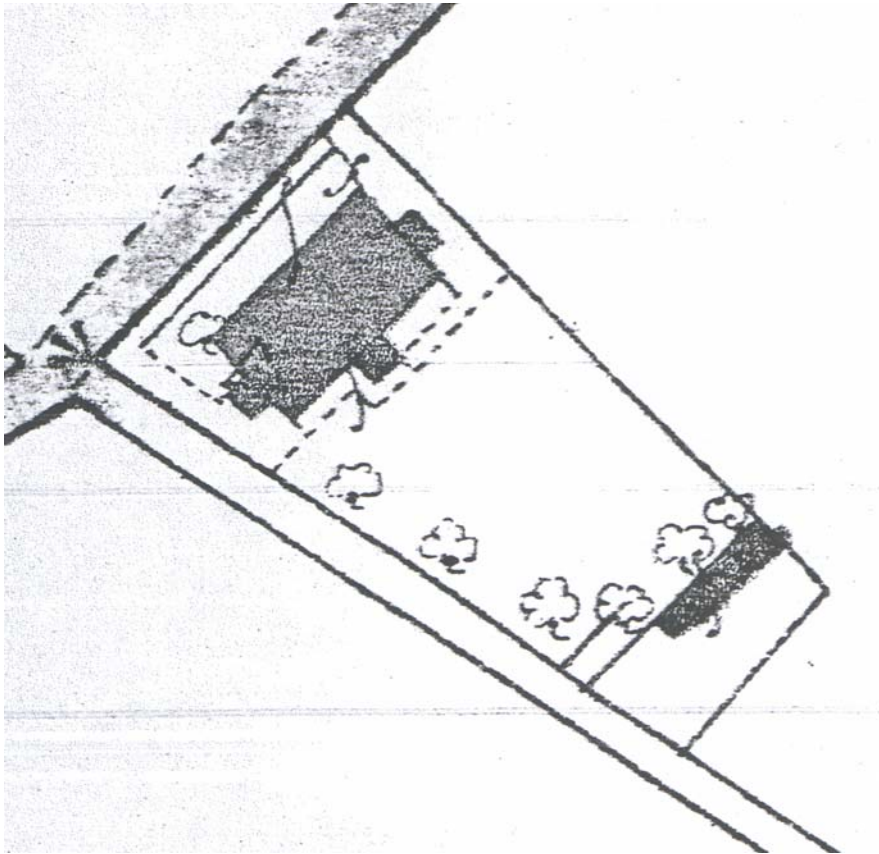


C5 - 1897 - Pitfure, Rogart

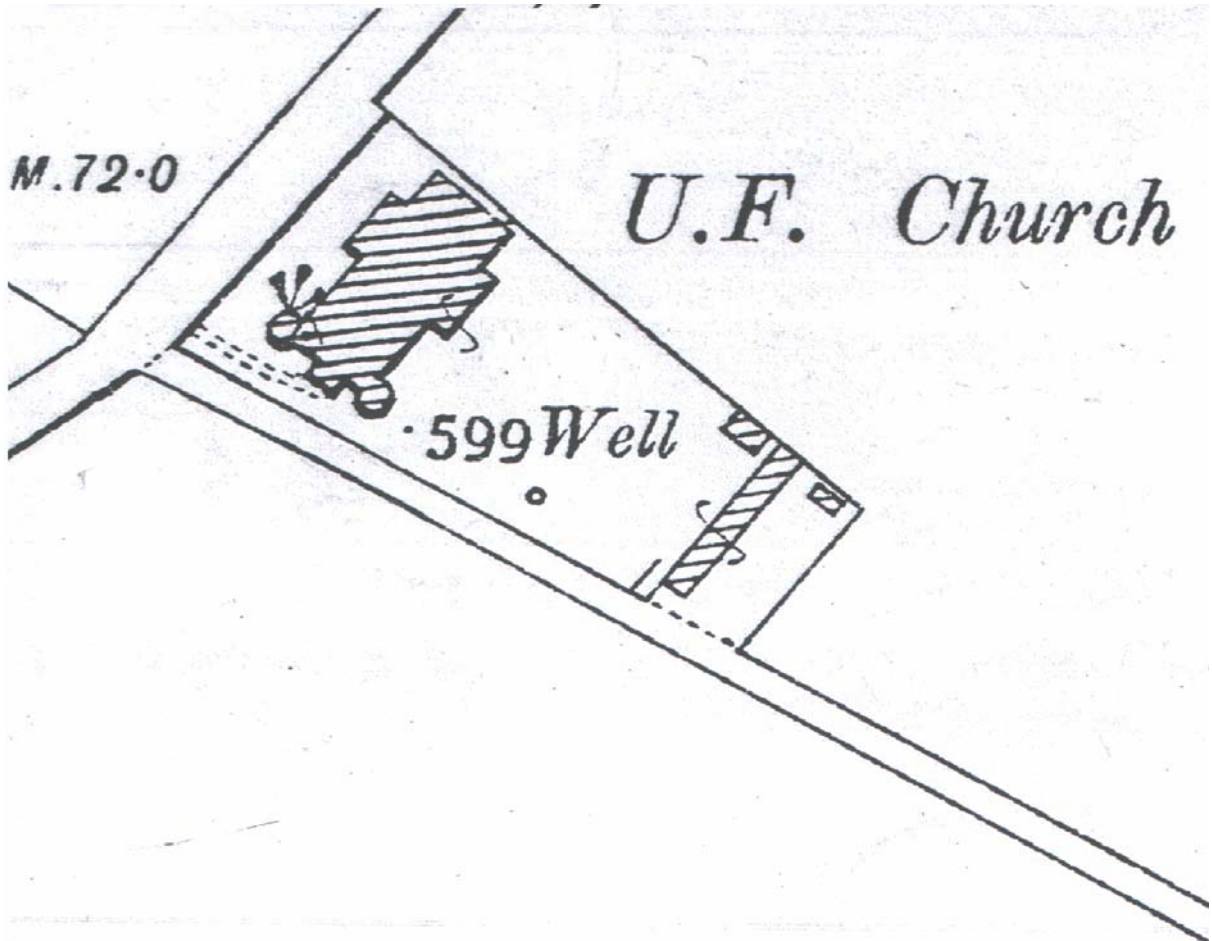


C6 - Fearn Abbey for comparison

Map 4 - OS 1872 1:2,500 map



Map 5 - OS 1904 1:2,500 map



Building Survey at Fearn Free Church

The Building Survey

The external and internal aspects of the building, along with any interesting features/furniture were recorded to the standards detailed in the Building Recording chapter of the HCAU Development Guidance: these include drawing, written and photographic elements.

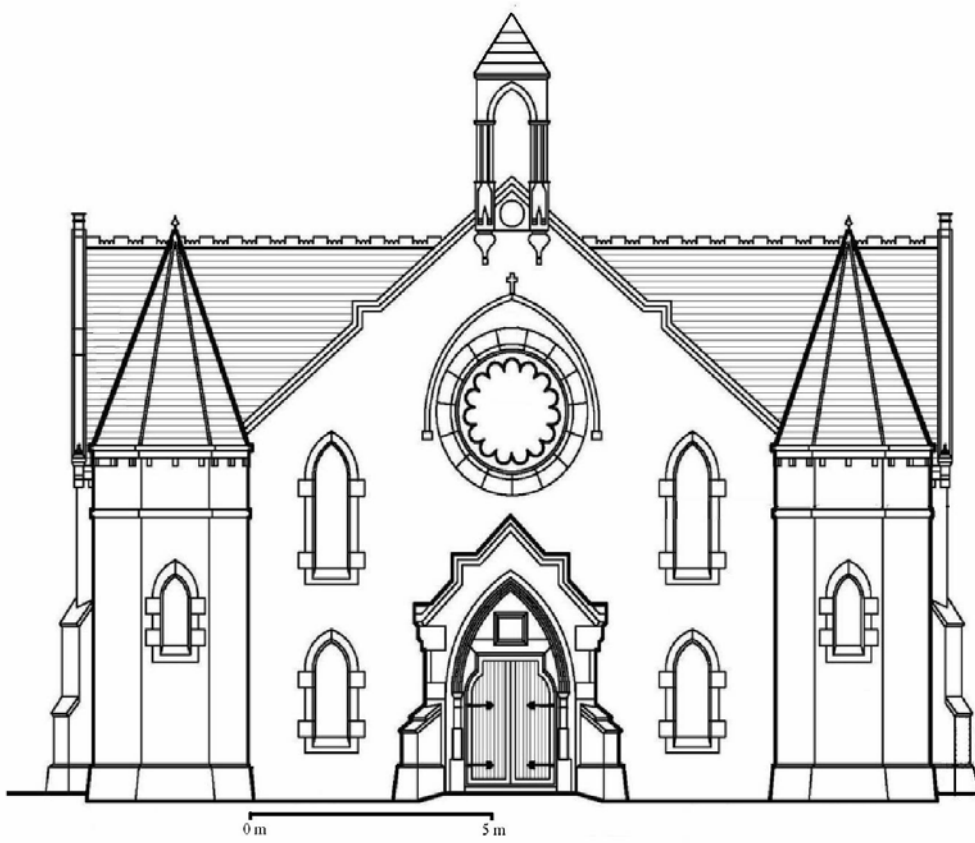
The building is aligned on a NEE-SSW axis and was originally of simple rectangular plan c. 22 m long by c.11 m wide of simple ashlar sandstone. It underwent substantial alterations and additions (influenced by the fashionable gothic revival) between 1896-97 under the authority of J. Pond Macdonald Architect using local contractors. I see no reason why the bellcote on the west gable was not part of the original construction, but a comparison between the OS plans of 1872 and 1904 (page 9) show the additions of transepts at the east end and two octagonal slate-roofed towers to the west gable.

External Structural Figures and photographs

- Figure 1 - scale drawing of front or west elevation page 11
photograph 1 - front or west elevation
shows : two octagonal slate-roofed towers each with spiral stairs and two windows;
a central entrance porch; four single light rectangular windows (W 7, 8, 10 & 11) and a
central large circular rose window (W 9); the gable apex supports a bellcote with bell. The
wall buttresses, perpendicular window tracery with pointed arches and rose window are
typical of the 19th century Gothic Revival influence on church architecture.
- Figure 2 - scale drawing of south elevation page 12
photograph 2 - south elevation
shows: rendered stonework with three buttresses on the wall and two on the transept;
two single light windows with mullions W 14 & W 16;
one double light window W 15; and one triple light window W 17 in the transept
- Figure 3 - scale drawing of north elevation page 13
photograph 3 - north elevation
shows: unrendered stonework with three buttresses on the wall and two on the
transept; two single light windows with mullions W 2 & W 4; one double light
window W 3; and one triple light window W 1 in the transept
- the upper transept 'window' is a blank
- the buttresses on the north and south elevations are probably decorative additions
- Figure 4 - scale drawing of rear or east elevation page 14
photograph 4 - rear or east elevation
shows: rendered stonework; windows W 18 & W 19: the upper gable 'window' is a blank
- Figure 5 - annotated scale elevations page 15
Figure 6 - annotated scale plans page 16

Building Survey at Fearn Free Church

Figure 1 - The front or West scale elevation drawing



Photograph 1 - The front or West elevation



Building Survey at Fearn Free Church

Figure 2 - scale drawing of south elevation



Photograph 2 - south elevation



Building Survey at Fearn Free Church

Figure 3 - scale drawing of north elevation



Photograph 3 - north elevation



Building Survey at Fearn Free Church

Figure 4 - scale drawing of the rear or east elevation

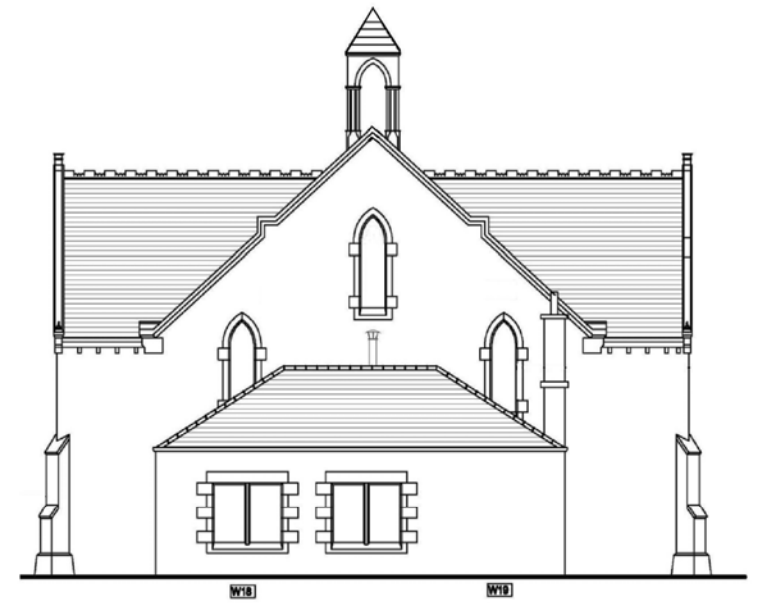


Photograph 4 - rear or east elevation





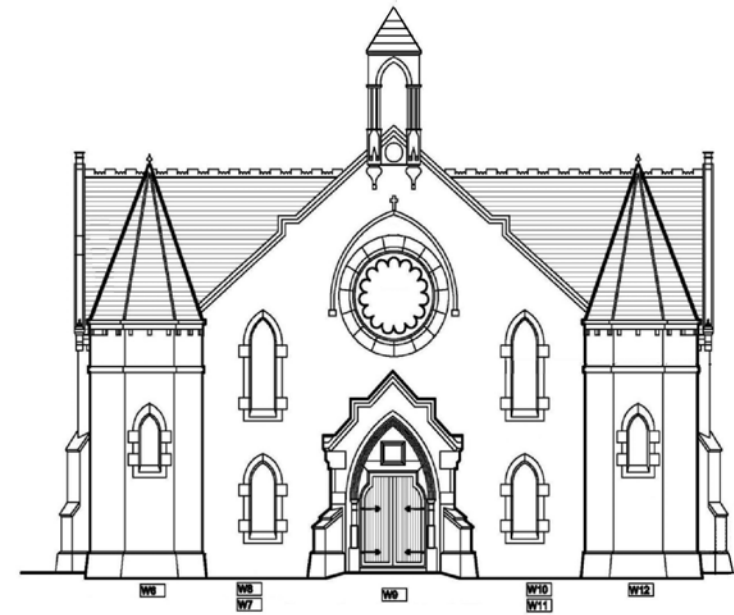
Side Elevation - South East



Rear Elevation - North East



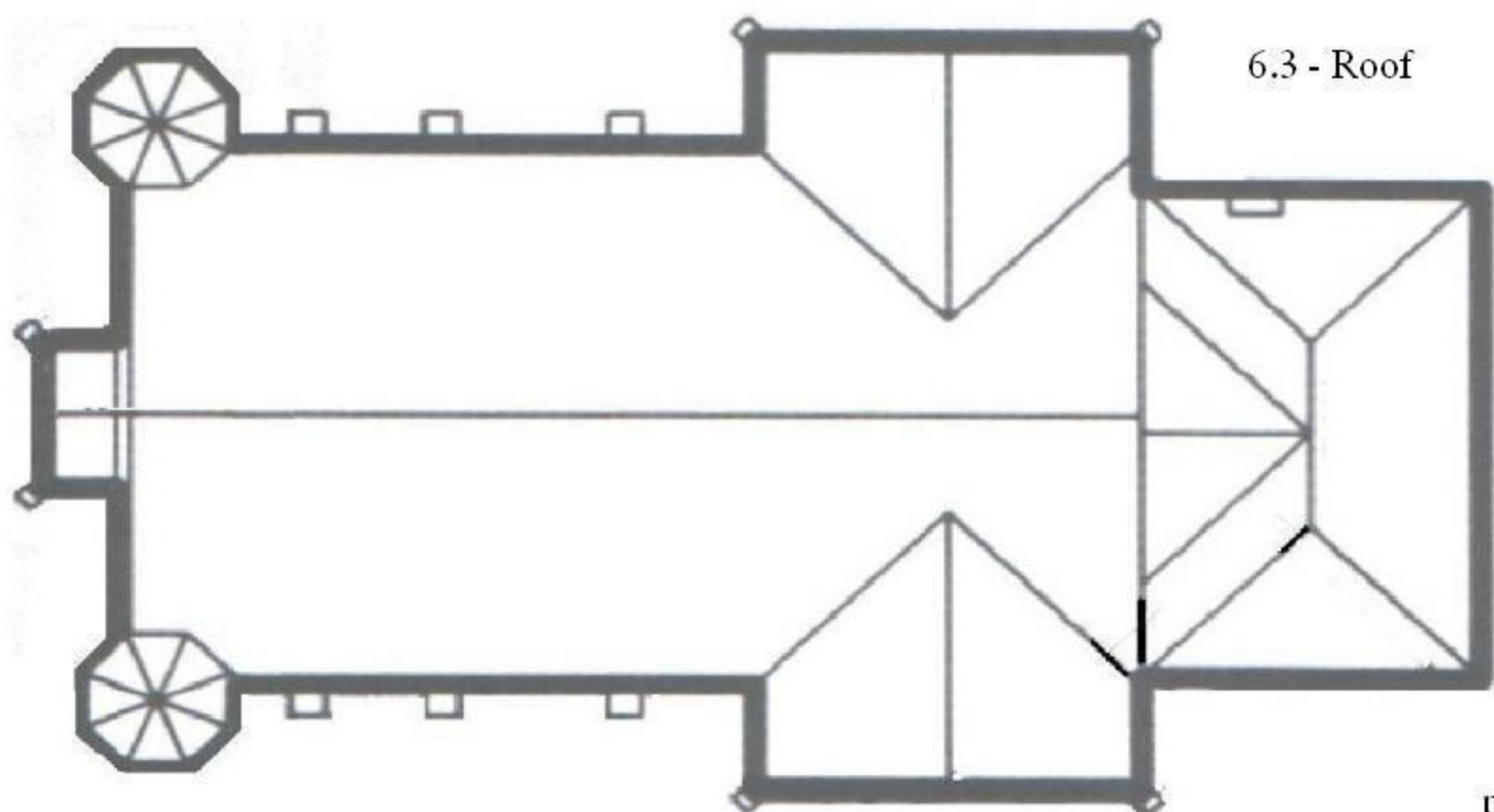
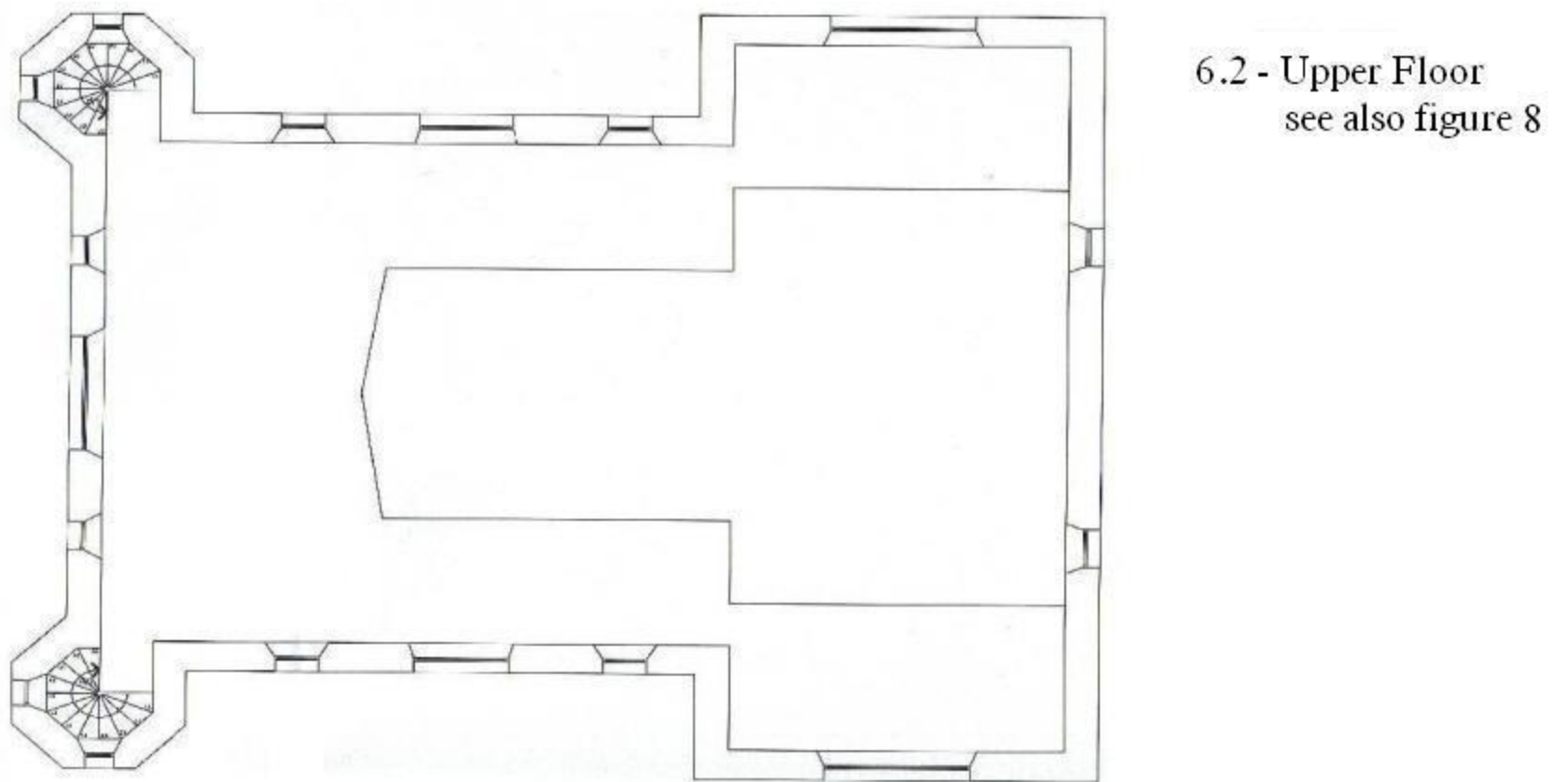
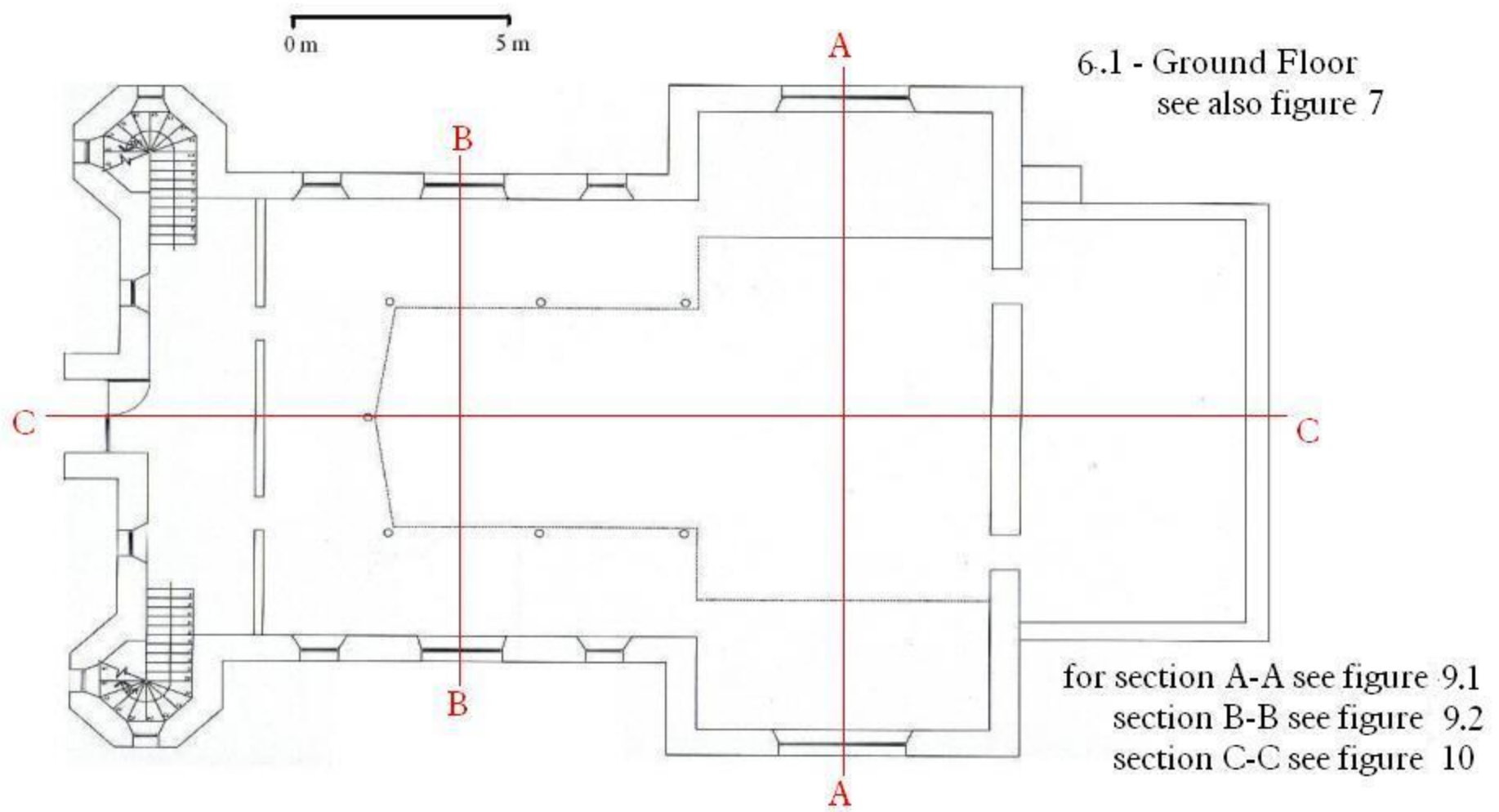
Side Elevation - North West



Front Elevation - South West

Figure 5 - scale elevations

Figure 6 - Scale Plans



Building Survey at Fearn Free Church

Interior description and details

The interior is essentially in sound undamaged condition, however it has been stripped of all non-structural items leaving an empty shell - the sole exception is a single bench pew attached to upper west wall (photograph 15). All window glass has been removed; and the openings blocked with brick and wood panels, except for upper sections of the transept windows W 1 & W 17 (photograph 21). The style may best be described as the surviving original classically influenced Georgian simplicity, with plain wall surfaces, large windows and careful attention to proportion and relationship between features. This contrasts but does not clash with the restyled Gothic exterior - and the two styles are in surprising harmony.

Figure 7 - annotated ground floor scale plan page 18

The ground floor comprises a vestibule D (photograph 19), nave (photographs 17 & 18). and chancel B with associated apse C (photograph 11). Apses (usually rounded, always in the east end) originally housed an altar, but in Presbyterian churches housed a Communion table or sometimes a pipe organ - but there were no traces to suggest its use.

The annex A is occupied by the owners. The nave is divided into five wooden floored areas (E F G H & J) which bear the marks of having supported pews. Between these areas run solid floor aisles (K1-K7) aligned on the four doors D2-D5.

Spiral stairs within the two corner towers (photograph 19) lead from the vestibule to the upper floor or balcony. The wooden balcony is supported by seven cast iron painted pillars (LP1-LP7 - photograph 17) in classical style, with fluted shafts and Doric capitals.

Figure 8 - annotated upper floor scale plan page 19

The upper floor is a stepped wooden balcony (photographs 21-22) which shows the traces of railings and pews which have been removed (one remaining pew on gable wall: photograph 15). On the balcony a set of eight cast unfluted iron pillars form two arched colonnades (photograph 22; figure 10). The pillars UP1-UP3 and UP5-UP7 are supported by corresponding ground floor pillars, while UP8 and UP9 are supported by the vestibule wall (figures 8, 9.2 & 10). It will be noticed that the balcony level is (roughly) at the mid height of all eight side windows (figures 9.1, 9.2 & 10) illuminating both floors. There is a c.0.20 m gap between the balcony and window (photograph 13).

Figure 9 - scale cross sections N-S page 20

Figure 9.1 - cross section of transept

Figure 9.2 - cross section of nave

Figure 10 - scale cross sections E-W page 21

Photographs 11-16 - Interior details

Photographs 17-22 - Interior structure

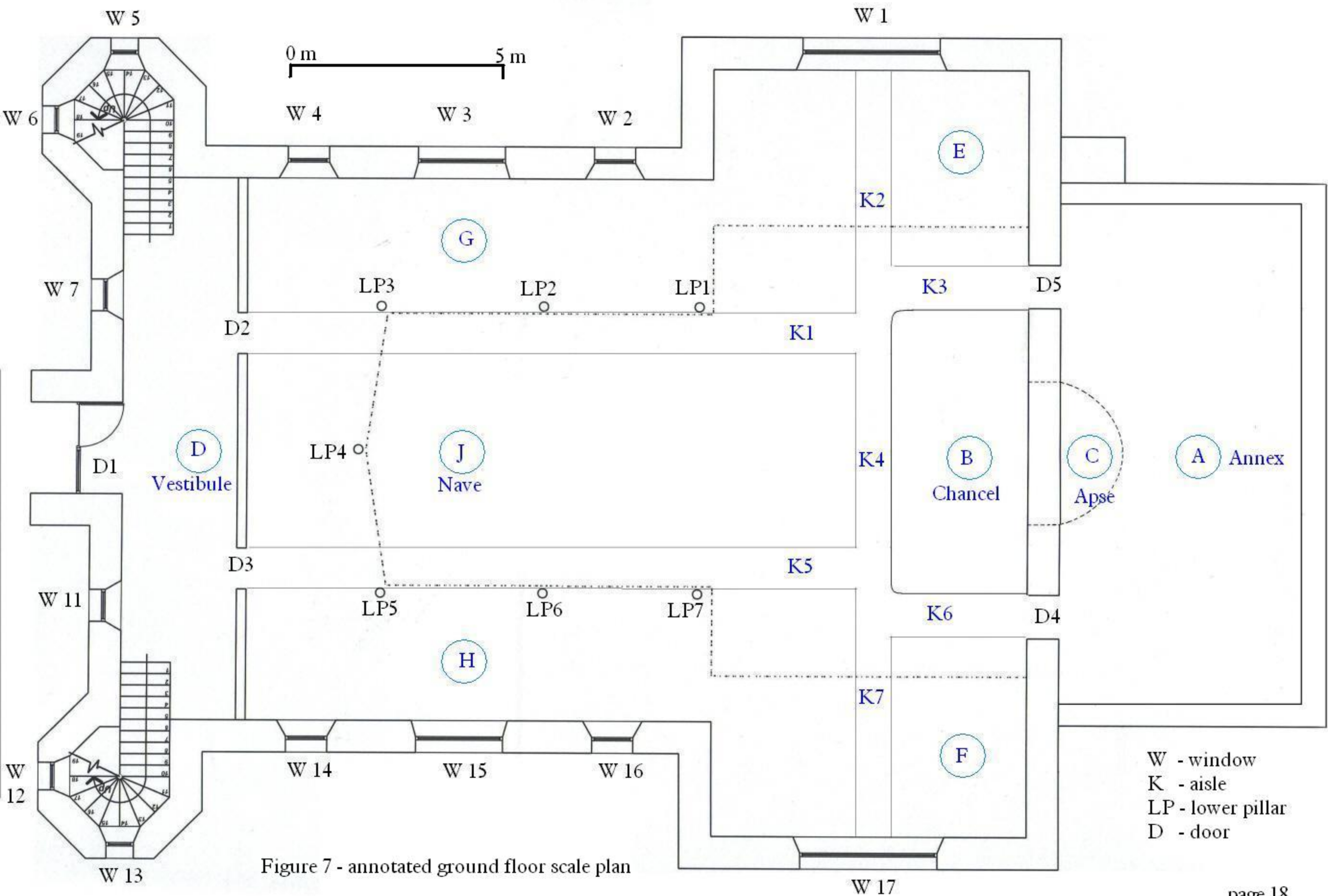


Figure 7 - annotated ground floor scale plan

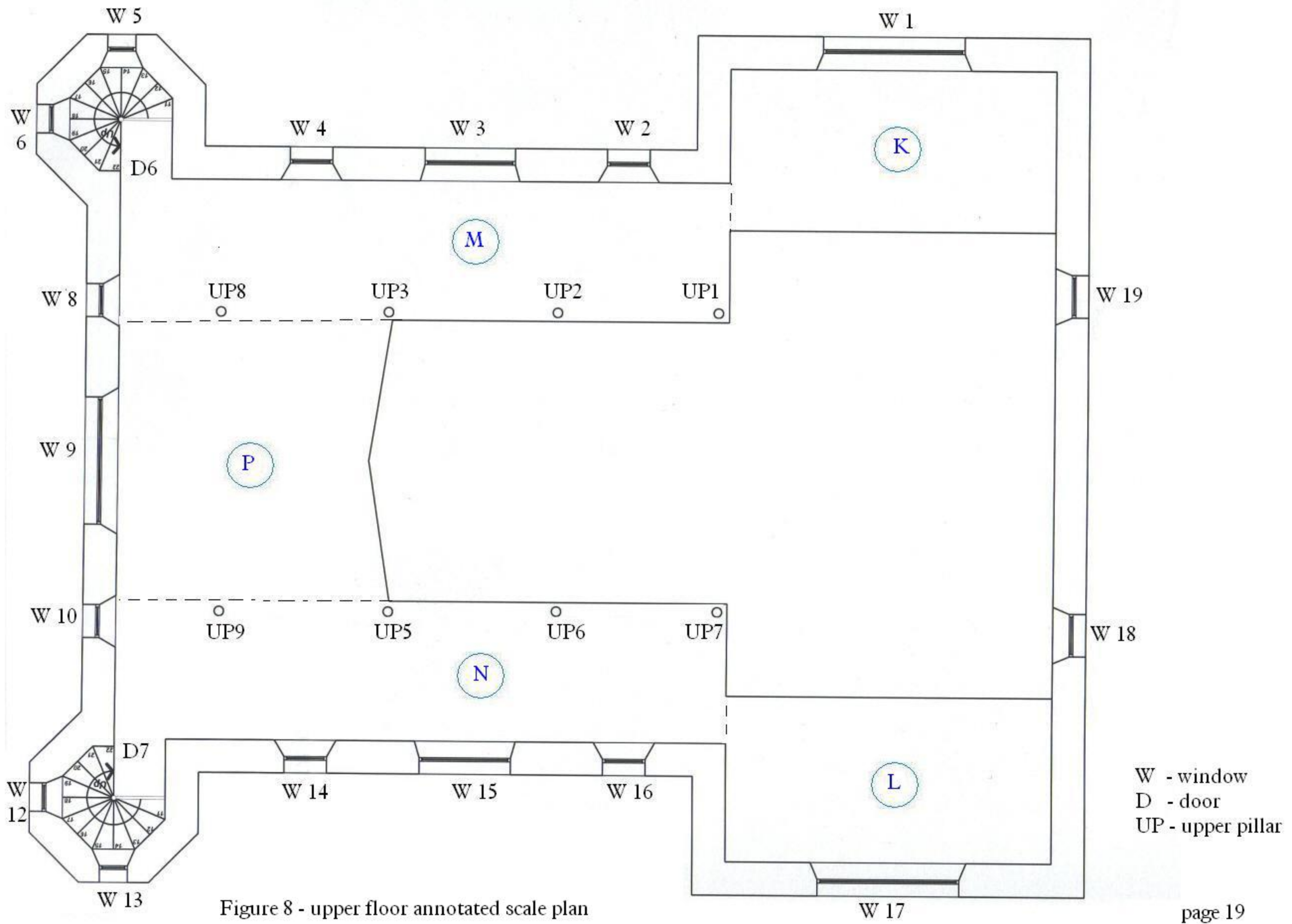


Figure 8 - upper floor annotated scale plan

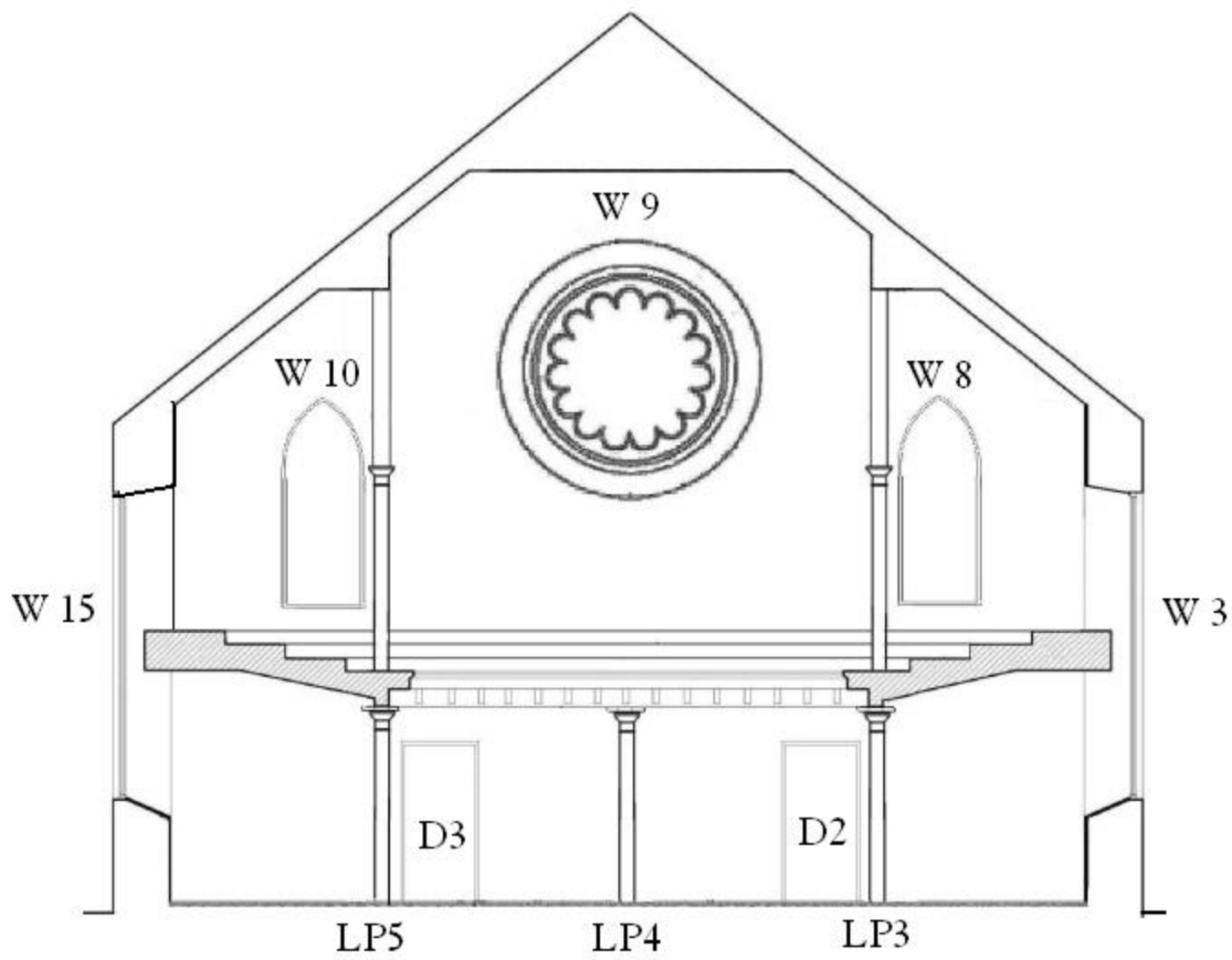
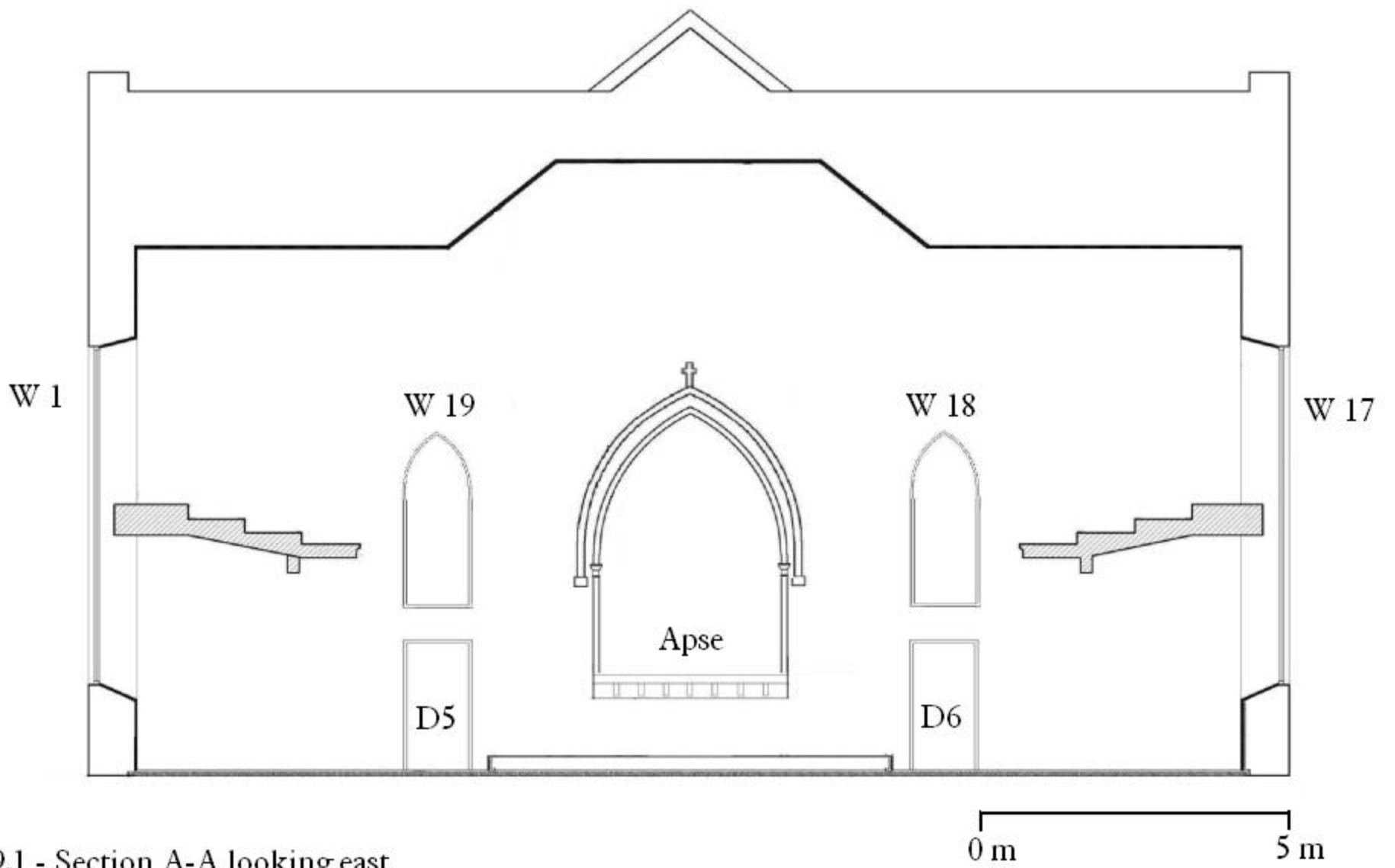


Figure 9 - Scale cross sections

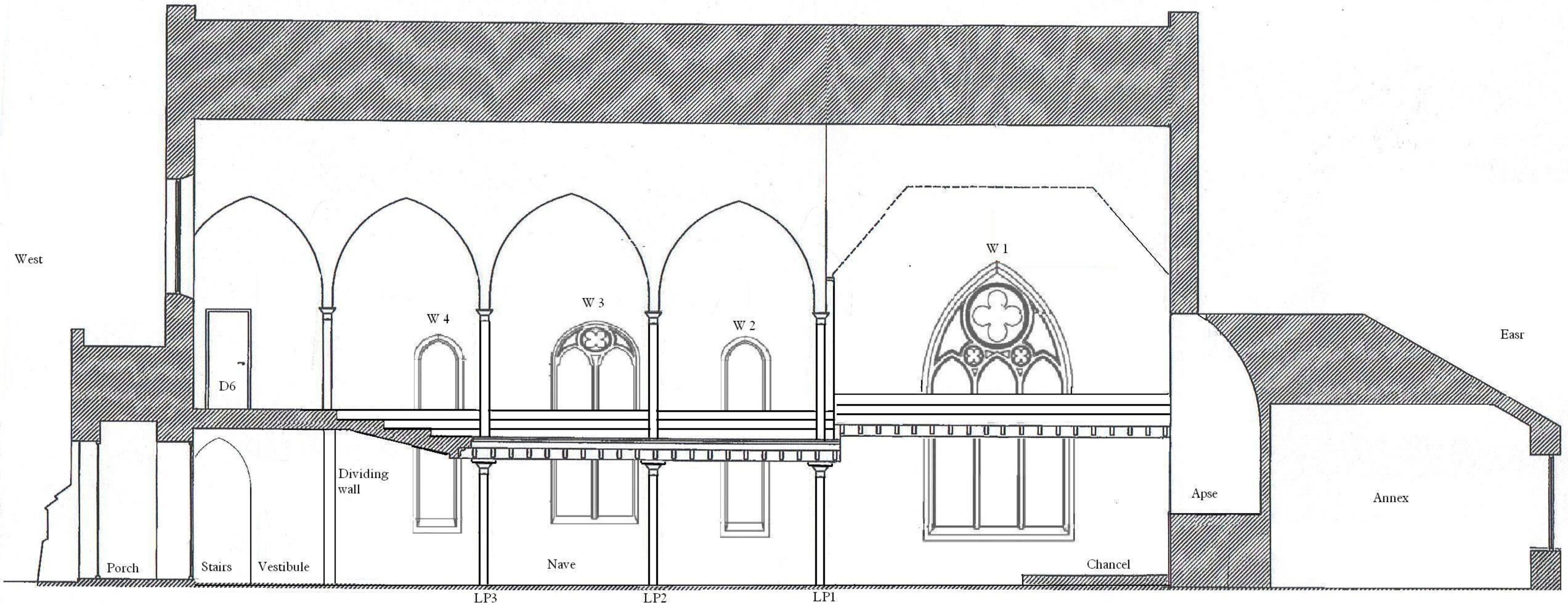


Figure 10 - scale section C-C

Interior details



11 - Apse



12 - structure revealed of balcony over N transept



13 - gap between upper balcony wooden floor and window



14 - detail of capital of column LP1 and corner of balcony



15 - only surviving bench pew



16 - stone work and cement floor under stairs in base of NW tower

Interior structure



17 - looking W along nave



18 - looking E along the nave



19 - looking S along the vestibule, porch doors D1 on the right



20 - stairs in NW tower showing windows W5 and W6



21 - looking S across transept to window W17



22 - view from SW corner of upper balcony

Building Survey at Fearn Free Church

External evidence of building conversion

As discussed above Fearn Free Church was described as having been built c.1896-97 by John Pond Macdonald, a local architect who designed and built a number of buildings, including other churches, in the Scottish highlands. To support this assumption there is a date stone inscribed '1898' set into the external south wall. However, this survey has established that it was in fact built at least 30 years before then, and the work by Macdonald involved a substantial remodelling and elaboration of the existing simple structure. This was part of a wider programme of alterations and additions to many existing Free Church buildings throughout the highlands which from 1900 became part of the United Free Church.

The original church was of simple rectangular plan c. 22 m long by c.11 m wide of simple ashlar sandstone. It underwent substantial alterations and additions (influenced by the fashionable gothic revival) between 1896-97 under the authority of J. Pond Macdonald Architect using local contractors. A comparison between the OS plans of 1872 and 1904 (page 9) show the additions of transepts at the east end and two octagonal slate-roofed towers to the west gable.

Photographs 6 (NW tower) and 7 (SW tower) show how the towers are less than perfectly keyed into the original west gable and side wall and roof lines - the compromise height appearing slightly too high or too low according to the line of view. Photograph 8 shows a good join between the SW tower and the south wall but none of the stones are keyed in. The original corner shown in photograph 6 would have looked like the new corner he created for the SE corner of the south transept (photograph 10). There was more success when the new transept east wall was keyed into the east gable (photograph 9) and the join is hardly noticeable.

Exterior structural details



5 - Bellcote



6 - join between upper NW tower and W gable roof line



7 - join between upper SW tower and S wall



8 - join at base of SW tower



9 - join at E gable and E transept



10 - roof line decoration on SE corner of S transept

Building Survey at Fearn Free Church

Discussion of the survey results

General Church History

The history of the Church in Scotland is one of schism and reunification: The Secession Church broke away in 1733 and Balintore is regarded as the first congregation of Highland Seceders in about 1756. In 1843 a third of the established Church's ministers broke away to form the Free Church of Scotland and The United Presbyterian Church was formed in 1847. In 1900 most of the United Presbyterian and Free Churches merged to form the United Free Church, which in turn united with the Church of Scotland in 1929.

Sources for Church History :

Acts and Proceedings of the General Assemblies of Kirk of Scotland, 1560-1618 (1839).

Acts of the General Assembly of the Church of Scotland 1638-1842 (1843).

Ewing, W., Annals of the Free Church of Scotland, 2 vols. (1914).

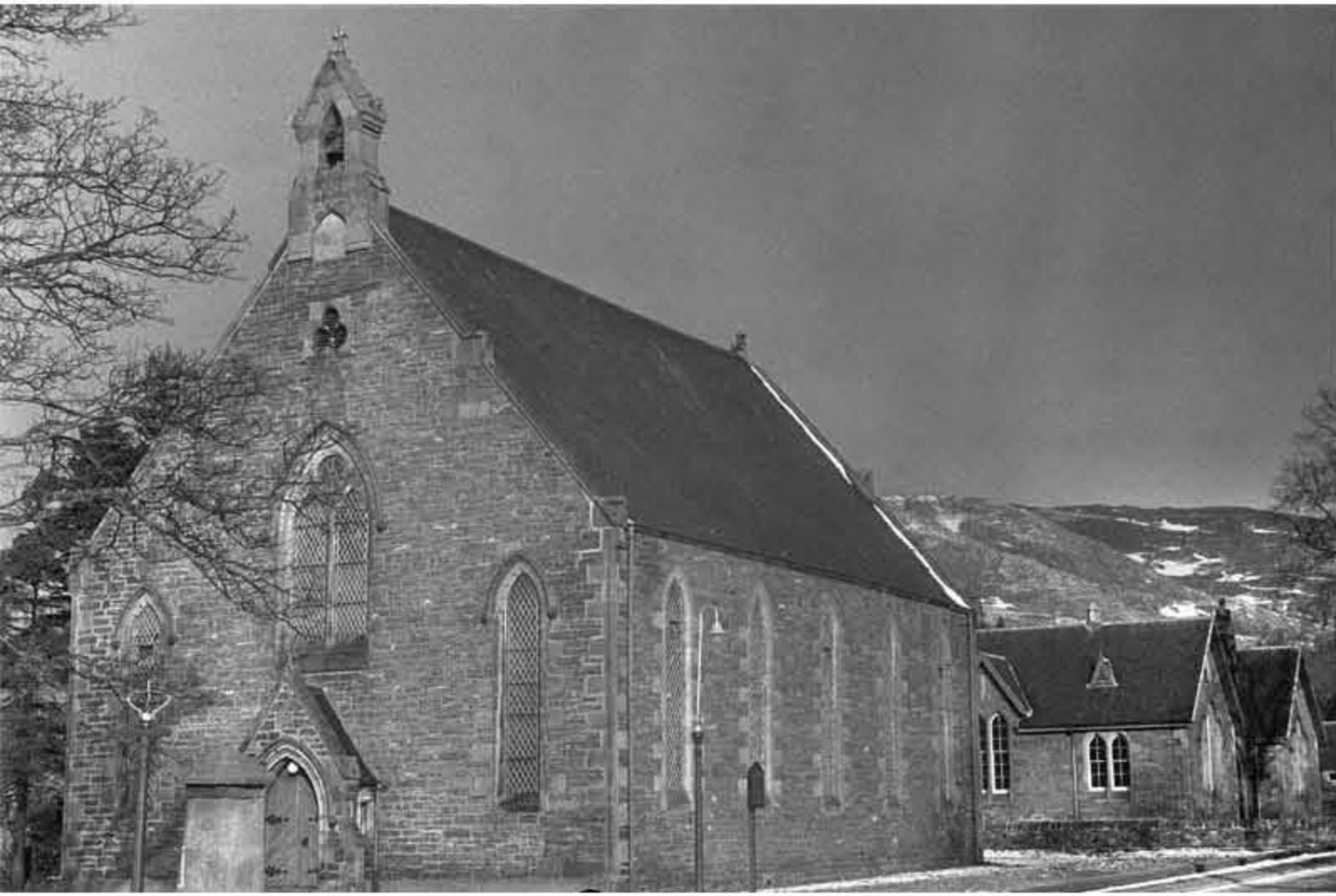
These new congregations required their own buildings in which to worship and manses for their ministers. Nearly 500 churches were built by 1844 for the Free Church. Many of these were simple constructions such as Lochbroom (photograph C8 page 23a) built 1844 as Free Church of Scotland, becoming the United Free Church in 1905 and replaced by bigger building in 1909.

Architectural styles of 'traditionally-built' churches

The basic form was of simple vernacular buildings of traditional functional construction in which architectural expression was minimal with little or no ornament. Such buildings were usually constructed by local masons and carpenters. They were usually of rectangular or T-plan; Church of Scotland types usually had belfries but Secession churches did not. The 17th and early 18th century churches usually had low walls, steeply-pitched roofs with gables standing above the roof-line. Early churches were often thatched but the greater availability of slate during the 18th century resulted in this roofing material coming into general use. They usually had small rectangular windows but later 18th century buildings often had round-headed windows and in the early 19th century plain pointed windows made an appearance.

The basic form may have been later elaborated to suit changing fashions or to express the messages which denominations wished to convey - wealth/frugality; rationality/romanticism; being up-to-date/traditional; employing 'good' architects/indifference to 'good' architecture; competing in grandeur with other denominations/ indifference to other denominations, and so on (examples shown for comparison in photographs C7 Kingussie, C8 Lochbroom, C9 Sleat, C10 Wick, C11 Dockfour and C12 Edderton, page 23a).

Highland Churches for comparison



C7 - Kingussie



C8 - Lochbroom



C9 - Sleat



C10 - Wick



C11 - Dockfour



C12 - Edderton

Building Survey at Fearn Free Church

The Gothic Revival

The Gothic style of architecture was developed in the late 12th century and is characterised by the use of pointed windows. It continued to develop until the 16th century. A few Gothic churches were built in the 17th and early 18th centuries. The style was revived - 'Gothic Revival' - in the early 19th century, and continued in use until the 1950s. Some such churches were designed by architects of distinction, such as Alexander 'Greek' Thomson whose Glasgow churches at Caledonian Road (1856) and St Vincent Street-Milton (1859) survive.

Macdonald (and/or his clients) was clearly influenced by this fashion : pointed out above he introduced Gothic detailing to the pulpit at east wall at Pitre, Rogart (1897, page 8) and at Fearn Free Church the wall buttresses, perpendicular window tracery with pointed arches and rose window are typical of the 19th century Gothic Revival influence on church architecture. However, I also have a suspicion that the “traditional” (although renovated) appearance of Fearn Parish Church (photograph C6) influenced what parishioners thought a church should look like.

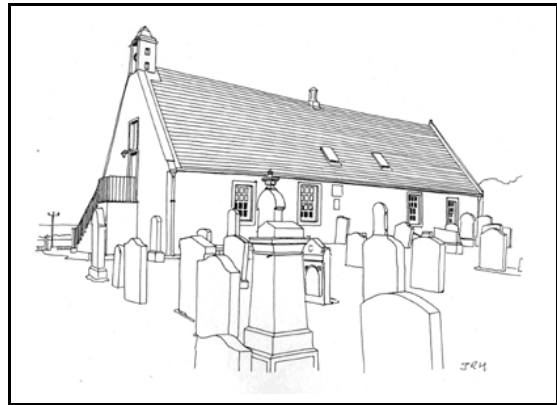
Building Survey at Fearn Free Church

Fearn Free Church building and history

Fearn Free Church is located in open countryside, not in the centre the Parish of Fearn or one of the fishing villages of Balintore, Hilton and Shandwick or in Nigg - this is so that the original congregation was within two hours walking distance of the church. However in 1979 it was decided that they needed a new church building situated in Hilton which was more convenient for the modern smaller and ageing congregation - and the old church building was sold. The is no graveyard associated with this church, I assume internments were made at Fearn Parish Church).

The date of the first Fearn Free Church is not known but the New Statistical Account (1834-45 volume 14, Fearn, p.362) records "numbers families in the parish belonging to the Established Church is 394; of Dissenting or Seceding families, 27". I presume it was built between the 1840s - 1860s, and is depicted on the 1st edition OS map of 1872 (map 4 page 9) as a Free Church with a simple rectangular plan and small annexes to the east, south and west, and described as 'A substantial building situated on the road from Fearn to Portmahomack' (Name Book 1872, 17). Pre-Reformation churches were built with their long axis running east-west, so that the altar was nearest to Jerusalem. The geographical orientation of more recent churches is random and Fearn appears to have simply been built parallel to the road on a NEE-SSW axis.

The original building height appears to have been built to accommodate an internal gallery but it is not clear how access was gained to this gallery: there may have been internal stairs, but one of the annexes noted (I suggest on the west gable end where a path is shown) may have been for external stairs (example right - St Quivox Church, Ayrshire).



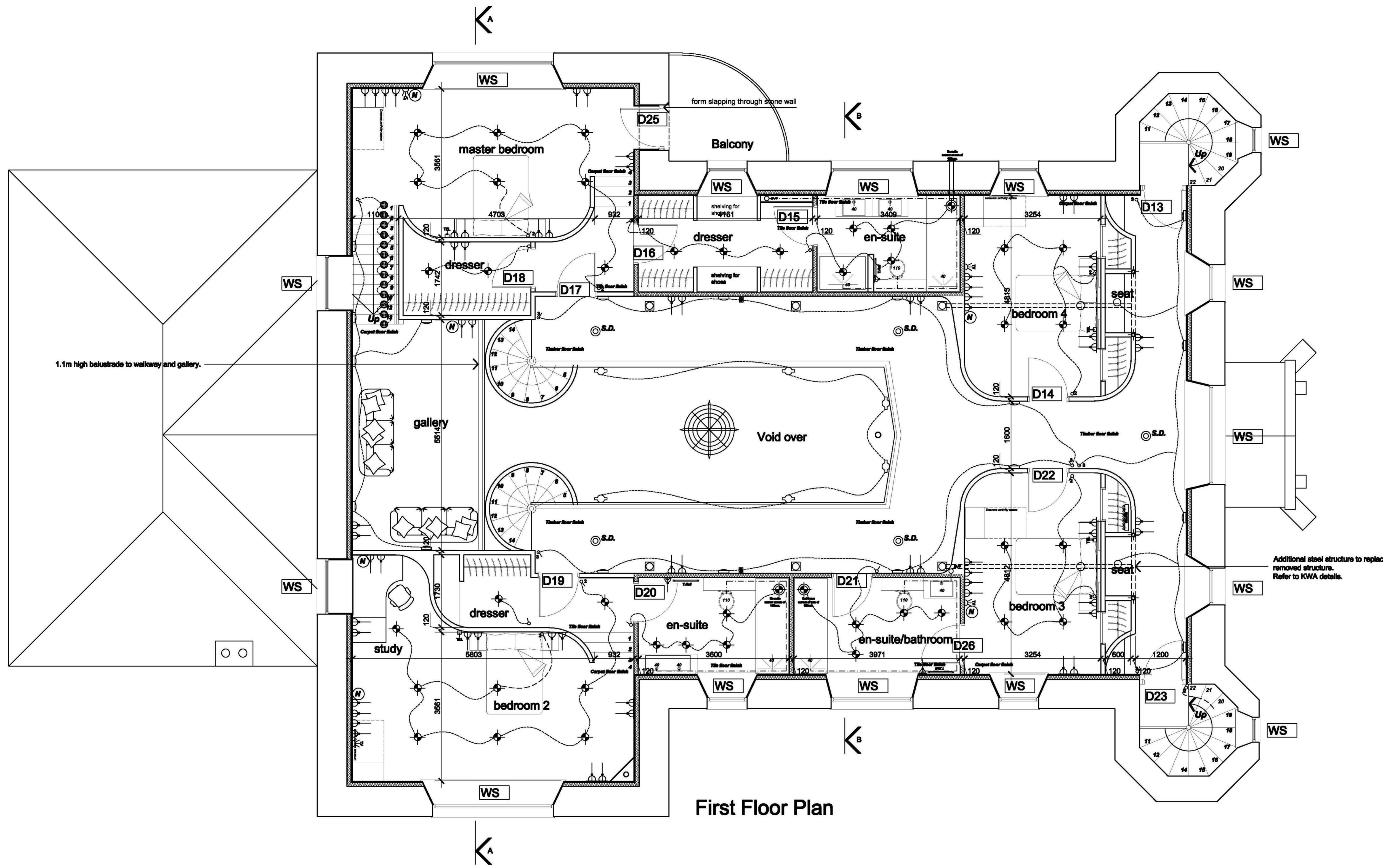
As discussed above Fearn Free Church underwent substantial alterations and additions between 1896-7 under the authority of J. Pond Macdonald Architect using local contractors. I see no reason why the bellcote on the west gable was not part of the original construction, but a comparison between the OS plans of 1872 and 1904 (page 9) clearly show the additions of transepts at the east end and two octagonal slate-roofed towers to the west gable. This is a radical remodelling which has resulted in a unique hybrid building of conflicting styles - it is useful to compare this with his more conservative work on other churches (see photographs C1-C2 Kyleakin C3-C4 Melness and C5 Piture page 8a)

Building Survey at Fearn Free Church

As discussed above the church was altered: it has been explained how it was altered and when it was altered, and we have looked at the wider church affairs which partially explain mainly in cultural and stylistic terms why it was altered. However I believe that there is another factor - the alterations not only changed the shape of the church but also increased its size which was required because of an increase in size of the congregation. Also, the towers with their twin internal stairs were added because this large congregation was having entrance and exit difficulties.

As discussed (page 17) wooden floors of the nave bear the marks of having supported pews: the large central area J is the most clear accessible and shows traces of 17 pews of 5.0 m length aligned N-S. Each pew could have comfortably seated 10 people, with upto 170 people in area J. It is reasonable to assume that another 170 were seated in the other four areas E F G & H (figure 7 page 18). On the balcony there are four raised stepped areas (K L M N & P figure 8 page 19) averaging about 40 m long which together could easily hold another 160 people - which (conservatively) suggests a total congregation of at least 500. To modern eyes, in a secular age when the congregation has moved to a smaller venue, this is poignant testimony to the values and priorities of only just a century ago.

Appendix I - Architect's plans



First Floor Plan

- Legend**
- doorbell.
 - doorbell sounder
 - ⊕ low voltage downlighter - mains fed
 - ⊙ mechanical extract fan 150's min. Ceiling mounted.
 - ⊖ double switched socket outlet (450mm above fit)
 - ⊖ double switched socket outlet (at high level)
 - ceiling pendant light fitting
 - ⊖ electric consumer unit
 - ⊙ s.d. smoke detector, mains wired with battery back up, 300mm min from lights
 - ⊖ heated towel rail
 - ⊖ dimmer light switch
 - ⊖ one way light switch
 - ⊖ British Telecom outlet (450mm above fit)
 - ⊖ television point (450mm above fit)
 - ⊖ external wall mounted light fitting
 - ⊖ spur outlet for appliances
 - ⊖ two way light switch
 - ⊖ directional spot light
 - ⊖ external light fitting with sensor
 - ⊖ low voltage downlighter - mains fed integral fan.
 - ⊖ cooker 30A isolator switch
 - ⊖ wall lights
 - ⊖ LED Floor lights.
 - ⊖ Switch for floodlights.

WARRANT issue

revisions
 A Door 17 altered, additional ensuite door for bedroom, double sink to master ensuite. 20.11.08

reynolds architecture ltd.
 pavilion court, dingwall, IV15 9SU
 tel. 01349 867766 fax. 01349 867767
 www.reynolds-architecture.com

Renovation at Church House
 at Fern
 for Stuart Sinclair

drawing description
First Floor

drawing number
2008 046-301-A

scale **1:50** date **03/11/08** revision **A** drawn

DOOR SCHEDULE

Door code	Location	Size	View panel	Core	Lock	Comments
D13	Hallway	Exterior	-	-	-	-
D14	Bedroom	920 x 2040mm	No	Solid	Thumb turn lock	-
D15	En-suite	920 x 2040mm	No	Solid	Thumb turn lock	-
D16	Dresser	920 x 2040mm	No	Solid	-	-
D17	Master	920 x 2040mm	No	Solid	-	-
D18	Dresser	920 x 2040mm	No	Solid	-	-
D19	Bedroom	920 x 2040mm	No	Solid	-	-
D20	En-suite	920 x 2040mm	No	Solid	Thumb turn lock	-
D21	Bedroom	920 x 2040mm	No	Solid	Thumb turn lock	-
D22	Bedroom	920 x 2040mm	No	Solid	-	-
D23	Hallway	Exterior	Yes	-	-	-
D24	Hallway	920 x 2040mm	Yes	Solid	Thumb turn lock	-
D25	Bedroom	920 x 2040mm	No	Solid	Thumb turn lock	-

General comments

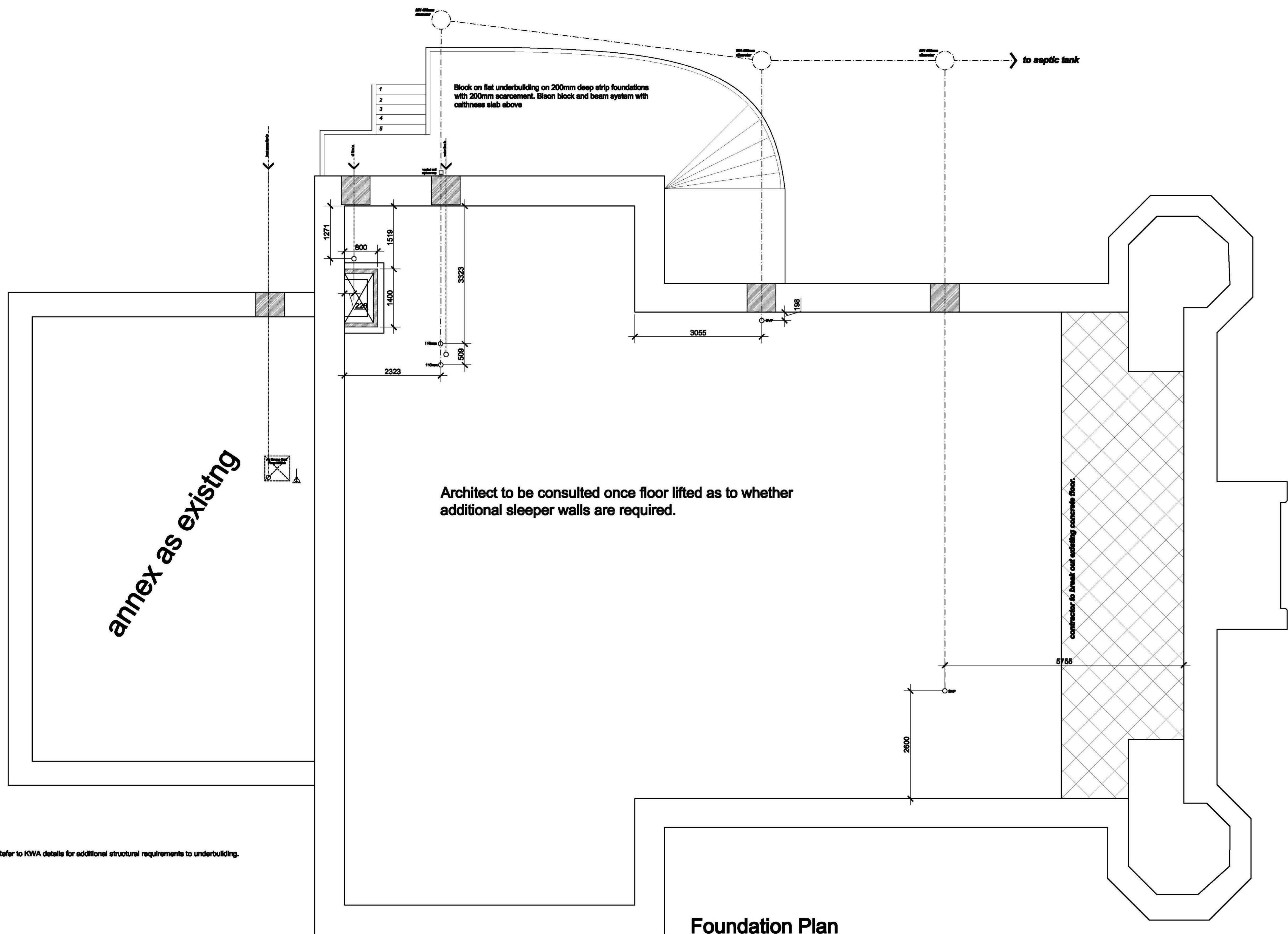
All external doors to be fitted with draught strips and with U-values of not more than 1.8 W/m²K.
 Glazing to doors to be safety glass to BS 6262 : Part 4 : 1994.

WINDOW SCHEDULE

Window code	Location	Size	Opening	Toughened	Ironmongery	Triple ventilation	Comments
WS	Various	To be checked on site	As shown on elevations	Yes	Brushed s.s. (optional)	8000mm ²	200mm min. above FFL

General comments

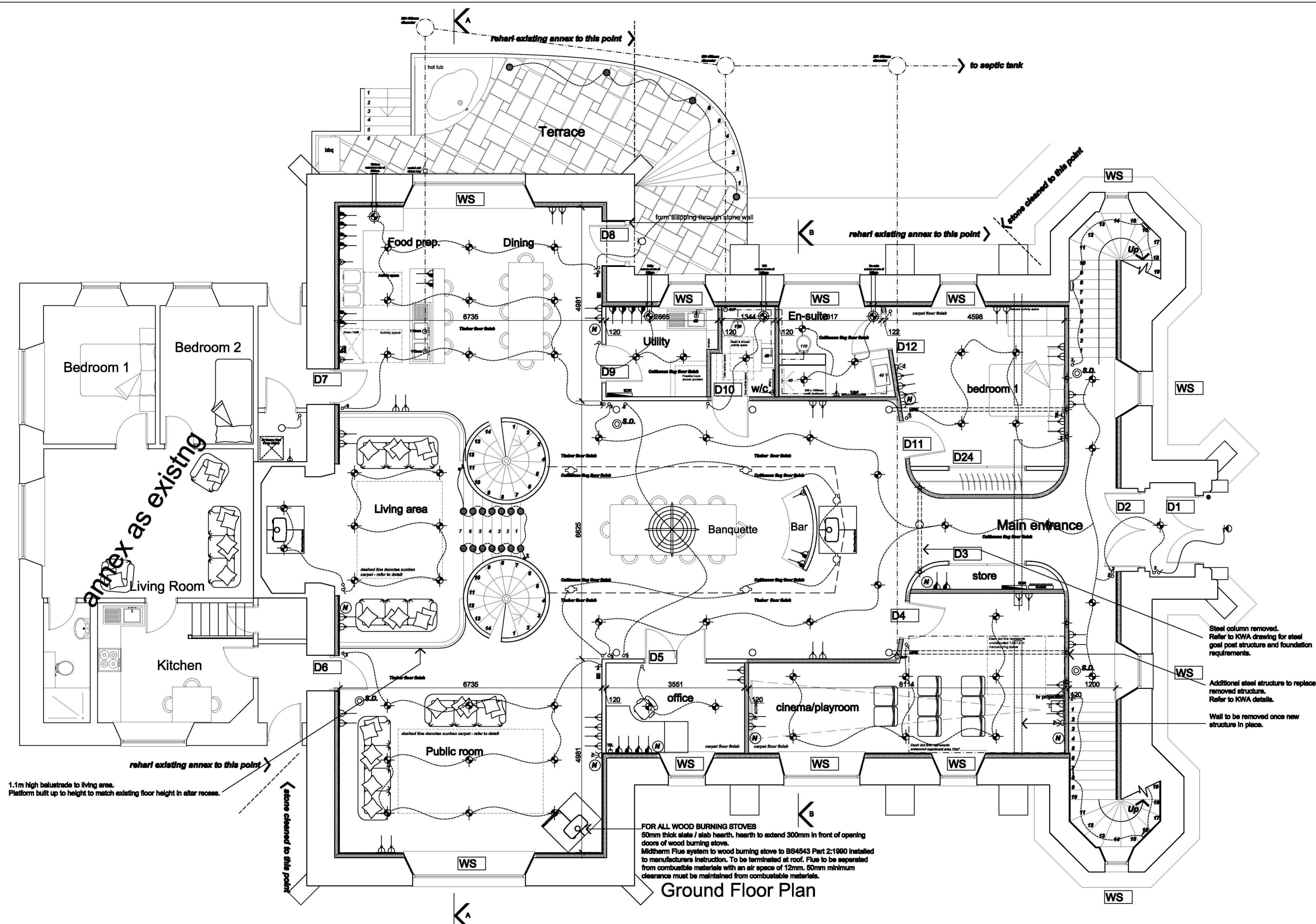
Window manufacturer should allow a tolerance for fitting purposes.
 Windows to achieve a U-value of maximum 1.4 W/m²K.
 All glazing below 800mm above FFL to be fitted with toughened safety glass in accordance with BS 6262 : Part 4 : 1994.



Foundation Plan

WARRANT issue

revisions		
reynolds architecture ltd. pavilion court, dingwall, IV15 9SU tel. 01349 867766 fax. 01349 867767 www.reynolds-architecture.com		
Renovation at Church House at Fearn for Stuart Sinclair		
drawing description Foundation Plan		
drawing number 2008 046-303	revision	
scale 1:50	date 04/11/08	drawn DM
<small>1. Protected by copyright, no reproduction without express permission from architect. 2. Contractor is responsible for checking all dimensions prior to construction. 3. Discrepancies to be referred to architect for decision.</small>		



- Legend**
- doorbell.
 - doorbell sounder
 - ⊕ low voltage downlighter - mains fed
 - ⊙ mechanical extract fan 150w min. Ceiling mounted.
 - ⊖ double switched socket outlet (400mm above fit)
 - ⊖ double switched socket outlet (at high level)
 - ceiling pendant light fitting
 - ⊖ electric consumer unit
 - ⊙ s.d. smoke detector, mains wired with battery back up, 300mm min from lights
 - ⊖ heated towel rail
 - ⊖ dimmer light switch
 - one way light switch
 - ⊖ British Telecom outlet (400mm above fit)
 - ⊖ television point (450mm above fit)
 - ⊖ external wall mounted light fitting
 - ⊖ spur outlet for appliances
 - two way light switch
 - ⊖ directional spot light
 - ⊖ external light fitting with sensor
 - ⊖ low voltage downlighter - mains fed integral fan.
 - ⊖ cooker 30A isolator switch
 - ⊖ wall lights
 - ⊖ LED Floor lights.
 - ⊖ Switch for floodlights.
 - ⊖ Network point.

FOR ALL WOOD BURNING STOVES
 50mm thick slate / slab hearth. hearth to extend 300mm in front of opening doors of wood burning stove.
 Midtherm Flue system to wood burning stove to BS4543 Part 2:1990 installed to manufacturers instruction. To be terminated at roof. Flue to be separated from combustible materials with an air space of 12mm. 50mm minimum clearance must be maintained from combustible materials.

WARRANT issue

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Removal at Church House
 at Fern
 for Stuart Sinclair

drawing description
Ground Floor

drawing number
2008 044-300

scale
1:50

date
29/10/2008

drawn
DM

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 2. Contractor is responsible for checking dimensions prior to construction.
 3. Drawings to be returned to architect for deletion.

DOOR SCHEDULE

Door code	Location	Size	View panel	Core	Lock	Comments
D1	Main entrance	Existing	-	-	-	-
D2	Hallway	Existing	-	-	-	-
D3	Store	2000 x 2040mm sliding	No	Solid	-	Double door
D4	Office	820 x 2040mm	No	Solid	-	Double door
D5	Office	1800 x 2040mm set	No	Solid	-	Double door
D6	Rear entrance	Existing	-	-	-	-
D7	Rear entrance	Existing	-	-	-	-
D8	External	820 x 2040mm	Yes	Solid	High strength 3 point multi lock	-
D9	Utility	820 x 2040mm	No	Solid	-	-
D10	WC	820 x 2040mm	No	Solid	Thumb turn lock	-
D11	Bedroom	820 x 2040mm	No	Solid	-	-
D12	En-suite	820 x 2040mm	No	Solid	Thumb turn lock	-
D24	Store	2000 x 2040mm sliding	No	Solid	-	Double door

WINDOW SCHEDULE

Window code	Location	Size	Opening	Toughened	Ironmongery	Thick ventilation	Comments
WS	Various	To be checked on site	As shown on elevations	Yes	Brushed s.s. (foxtabling)	6000mm ²	Minimum 100mm clearances

General comments
 Window manufacturer should allow a tolerance for fitting purposes.
 Windows to achieve a U-value of maximum 1.4 W/m²K.
 All glazing below 800mm above FF1 to be fitted with toughened safety glass in accordance with BS 6262 : Part 4 : 1994.

All external doors to be fitted with draught strips and with U-values of not more than 1.8 W/m²K.
 Glazing to doors to be safety glass to BS 6262 : Part 4 : 1994

Appendix II

DSA Architect Biography Report (December 8, 2008, 11:02 am)

Basic Biographical Details

Name: John Pond Macdonald

Designation: Architect

Born:

Died:

Bio Notes: John Pond Macdonald practised in Inverness between 1891 and 1901, moving to Fortrose thereafter and apparently remaining there until 1921. Nothing else is yet known; he does not appear in the British Architectural Library/RIBA 'Directory of British Architects 1834-1914'.

Private and Business Addresses

The following private or business addresses are associated with this architect:

Address	Type	Date from	Date to	Notes
▶ Inverness, Inverness-shire, Scotland	Business			

Employment and Training

Employees or Pupils

The following individuals were employed or trained by this architect (click on an item to view details):

Name	Date from	Date to	Position	Notes
▶ William Hector Mackenzie	January 1892	c. 1897	Apprentice	
▶ William Hector Mackenzie	c. 1897	1898	Assistant	

Buildings and Designs

This architect was involved with the following buildings or structures from the date specified (click on an item to view details):

Date started	Building name	Town, district or village	Island	City or county	Country	Notes
▶ 1890	Villa	Nairn		Nairnshire	Scotland	
▶ 1891	Inverailort House	Inverness		Inverness-shire	Scotland	<i>Addition</i>
▶ 1892	Three semi-detached villas, Fairfield Road	Inverness		Inverness-shire	Scotland	
▶ 1892	Two semi-detached villas, Fairfield Road	Inverness		Inverness-shire	Scotland	
▶ 1893	Block of sixteen houses, near Telford Street	Inverness		Inverness-shire	Scotland	
▶ 1893	Eight houses,	Inverness		Inverness-	Scotland	

Appendix II

	Harrowden Road		shire		
▶	1893 Queen Street Free Church	Inverness	Inverness-shire	Scotland	
▶	1893 Semi-detached villa, Attadale Road	Inverness	Inverness-shire	Scotland	
▶	1893 Semi-detached villa, North Kessock	North Kessock	Ross and Cromarty	Scotland	
▶	1894 Five semi-detached villas, Harrowden Road	Inverness	Inverness-shire	Scotland	
▶	1894 Public Hall	Pitlochry	Perthshire	Scotland	
▶	1894 Semi-detached villa, off Fairfield Road	Inverness	Inverness-shire	Scotland	
▶	1894 Semi-detached villa, Old Edinburgh Road	Inverness	Inverness-shire	Scotland	
▶	1894 Two houses, Ness Bank	Inverness	Inverness-shire	Scotland	
▶	1894 Two villas	Nairn	Nairnshire	Scotland	
▶	1894 Villa, Ballifeary	Inverness	Inverness-shire	Scotland	<i>Addition</i>
▶	1895 Block of four semi-detached houses, Charles Street	Inverness	Inverness-shire	Scotland	
▶	1895 Block of shops and houses, Eastgate	Inverness	Inverness-shire	Scotland	
▶	1895 Block of three semi-detached houses and shops, Charles Street	Inverness	Inverness-shire	Scotland	
▶	1895 Melness Free Church	Melness	Caithness	Scotland	
▶	1895 Melness Free Church Manse	Melness	Sutherland	Scotland	<i>Additions and alterations</i>
▶	1895 Twenty-four houses, near Montague Row	Inverness	Inverness-shire	Scotland	
▶	1895 Two villas	Fort William	Inverness-shire	Scotland	
▶	1896 Fearn Free Church and manse	Fearn	Ross and Cromarty	Scotland	
▶	1896 Four semi-detached villas, Southside Road	Inverness	Inverness-shire	Scotland	
▶	1896 Hall and boarding house	Inverness	Inverness-shire	Scotland	

Appendix II

▶	1896	Hotel	Brora		Sutherland	Scotland	
▶	1896	Kyleakin Free Church	Kyleakin	Skye	Inverness-shire	Scotland	
▶	1896	Six semi-detached villas, near Ballifeary	Inverness		Inverness-shire	Scotland	
▶	1896	Two semi-detached houses, Southside Road	Inverness		Inverness-shire	Scotland	
▶	1896	Two semi-detached villas	Nairn		Nairnshire	Scotland	
▶	1897	One block of twenty-two houses and two blocks, each of 12 houses, Merkinch	Inverness		Inverness-shire	Scotland	
▶	1897	Rogart Free Church	Rogart		Sutherland	Scotland	<i>Alterations and additions and hall</i>
▶	1897	Semi-detached houses near Telford Street	Inverness		Inverness-shire	Scotland	
▶	1897	Semi-detached villa, Glenurquhart Road	Inverness		Inverness-shire	Scotland	
▶	1897	Villa, Seabank Road	Nairn		Nairnshire	Scotland	
▶	1898	Block of houses, Barnhill	Inverness		Inverness-shire	Scotland	
▶	1898	Block of houses, Kenneth Street	Inverness		Inverness-shire	Scotland	
▶	1898	Block of houses, Muirtown Street	Inverness		Inverness-shire	Scotland	
▶	1898	Delny Free Church	Delny		Ross and Cromarty	Scotland	<i>Reconstruction</i>
▶	1898	Double villa	Kyle of Lochalsh		Ross and Cromarty	Scotland	
▶	1898	Fearn Free Church and manse	Fearn		Ross and Cromarty	Scotland	<i>Alterations and additions to church</i>
▶	1898	Kyleakin Temperance Hotel	Kyleakin	Skye	Inverness-shire	Scotland	
▶	1898	Melness Post office, shop and house	Melness		Sutherland	Scotland	
▶	1898	Residence	Portmahomack		Ross and Cromarty	Scotland	
▶	1898	Shops, Greig Street	Inverness		Inverness-shire	Scotland	
▶	1898	Warehouse, stores and house	Kyle		Ross and Cromarty	Scotland	
▶	1899	Fearn Free Church	Fearn		Ross and	Scotland	<i>Additions and</i>

Appendix II

	and manse		Cromarty		<i>alterations</i>
▶	1899 Portmahomack Public Hall, Library and caretaker's house	Portmahomack	Ross and Cromarty	Scotland	
▶	1899 Residence, Culduthel Road	Inverness	Inverness-shire	Scotland	
▶	1899 Six semi-detached houses, Reay Street	Inverness	Inverness-shire	Scotland	
▶	1899 Villa, Bishop's Road	Inverness	Inverness-shire	Scotland	
▶	1900 Carnegie Fever Hospital	Bonar Bridge	Sutherland	Scotland	
▶	1900 Two semi-detached villas, Ross Avenue	Inverness	Inverness-shire	Scotland	
▶	1901 Carnegie Free Library	Bonar Bridge	Sutherland	Scotland	
▶	1904 Gordon Memorial Hall	Rosemarkie	Ross and Cromarty	Scotland	
▶	1904 Villa	Fortrose	Ross and Cromarty	Scotland	
▶	1905 House	Invergordon	Ross and Cromarty	Scotland	
▶	1905 Mackenzie Foundation Episcopal School	Avoch	Ross and Cromarty	Scotland	<i>Additions and alterations</i>
▶	1921 War Memorial Gateway	Fortrose	Ross and Cromarty	Scotland	<i>From sketch design by J Wilson Paterson (in private practice)</i>

References

Currently, there are no references for this architect. The information has been derived from: the British Architectural Library / RIBA *Directory of British Architects 1834-1914*; Post Office Directories; and/or any sources listed under this individual's works.

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Photograph Register - digital images on HCHER CD

Interior

digital photo no.	Report photo no.	Subject	digital photo no.	Report photo no.	Subject	digital photo no.	Report photo no.	Subject
1		nave ground floor	36			73		
2			37			74		
3			38			75		
4			39			76		
5		N transept	40			77		
6			41			78		
7			42			79		
8			43			80		
9			44	11	apse	81		
10	17	looking W	45	12	balcony structure	82		
12			46			83		
13			47			84		
15			49	21	S transept	85		
16			50					
17			51	13	window & balcony			
18			52		apse			
19			53		apse			
20			54		S transept			
21	16	nave & apse	55					
22			56					
23			57					
24			58					
26			59					
27			60					
28		door D2 & apse	61					
29	19	vestibule	63					
30			65	15	pew			
31		stairs	66	20	stairs			
32		balcony	67		tower window			
33			70		balcony frieze			
34			71		frieze & column			
35			72					
							14	column capital
								column capital
								base of tower
								base of tower
								base of tower
							16	base of tower
								pew
							22	upstairs looking E

See figures A1 and A2 for key to location of photographs

Photograph Register - digital images on HCHER CD

Appendix III

Exterior

86	day2 2	4	rear elevation	102	day2 17	5	bellcote	119	day2 36	10	roof decoration
87	day2 3			103	day2 19		porch	120	day2 37	9	rear gable join
88	day2 4		annex	105	day2 21		rose window	121	day2 38		1898 date stone
89	day2 5		annex	106	day2 22		crest over porch	122	day2 39	7	SW tower join - top
90	day2 6		N transept window	107	day2 23	6	join NW tower	123	day2 40		SW tower join - base
91	day2 7	3	NW side elevation	108	day2 24		join SW tower	124	day2 41		SW tower join - top
92	day2 8			109	day2 25			125	day2 42		SW tower join - top
93	day2 9			110	day2 26			126	day2 43	8	SW tower join - base
94	day2 10			111	day2 27	2	SE side elevation	127	day2 44		crest over porch
95	day2 11	1	front elevation	112	day2 28		SE side elevation	128	day2 45		porch details
96	day2 12		ront elevation	113	day2 30		S transept window	129	day2 46		porch details
97	day2 13		ront elevation	114	day2 31		SE windows & buttresses	130	day2 47		porch details
98	day2 14		ront elevation	116	day2 33		SE side elevation	131	day2 48		porch details
99	day2 15			117	day2 34		annex	132	day2 49		porch details
100	day2 16			118	day2 35			133	day2 50		porch details
								134	day2 51		NW tower join - top

See figures A1 and A2 for key to location of photographs

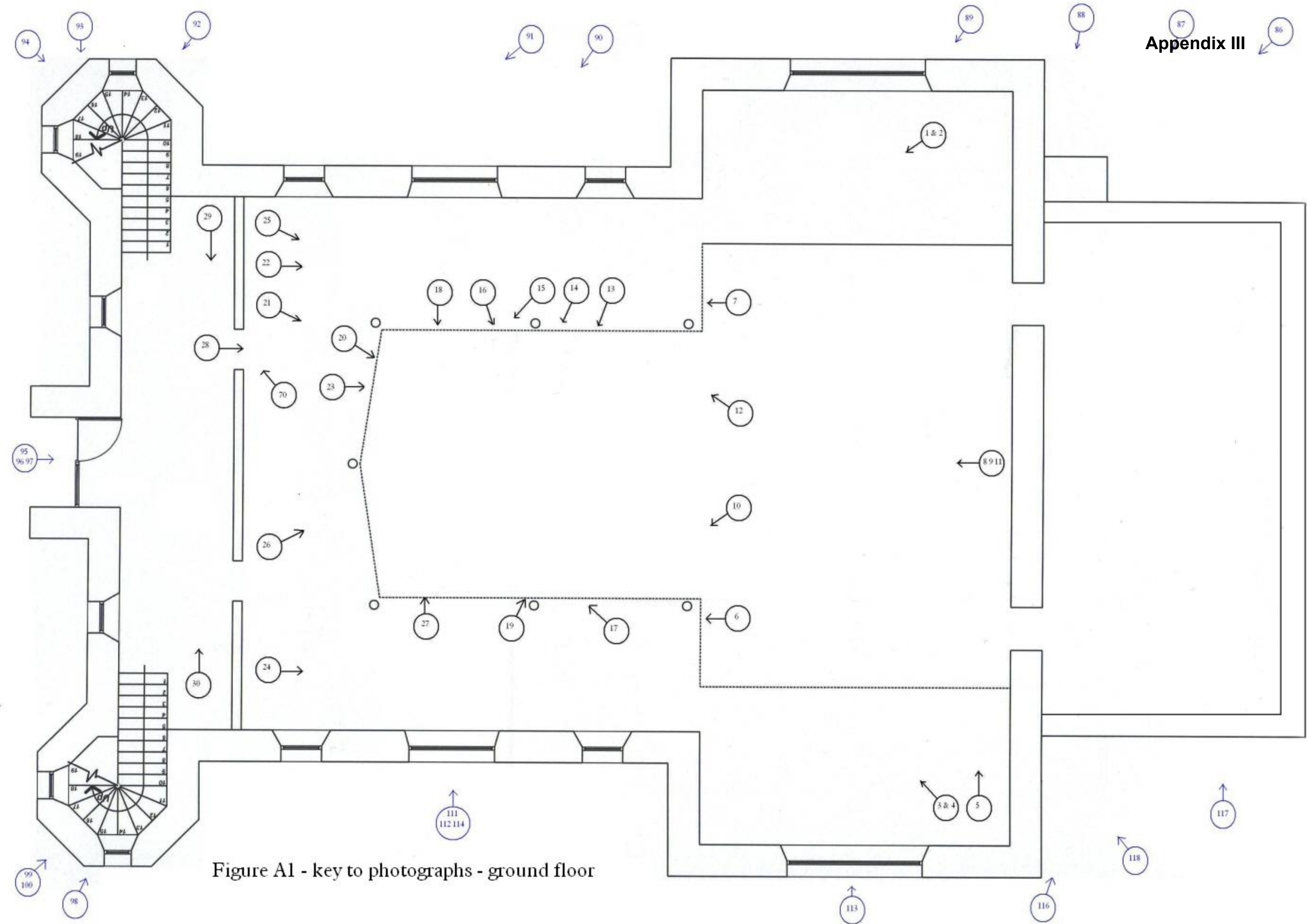


Figure A1 - key to photographs - ground floor

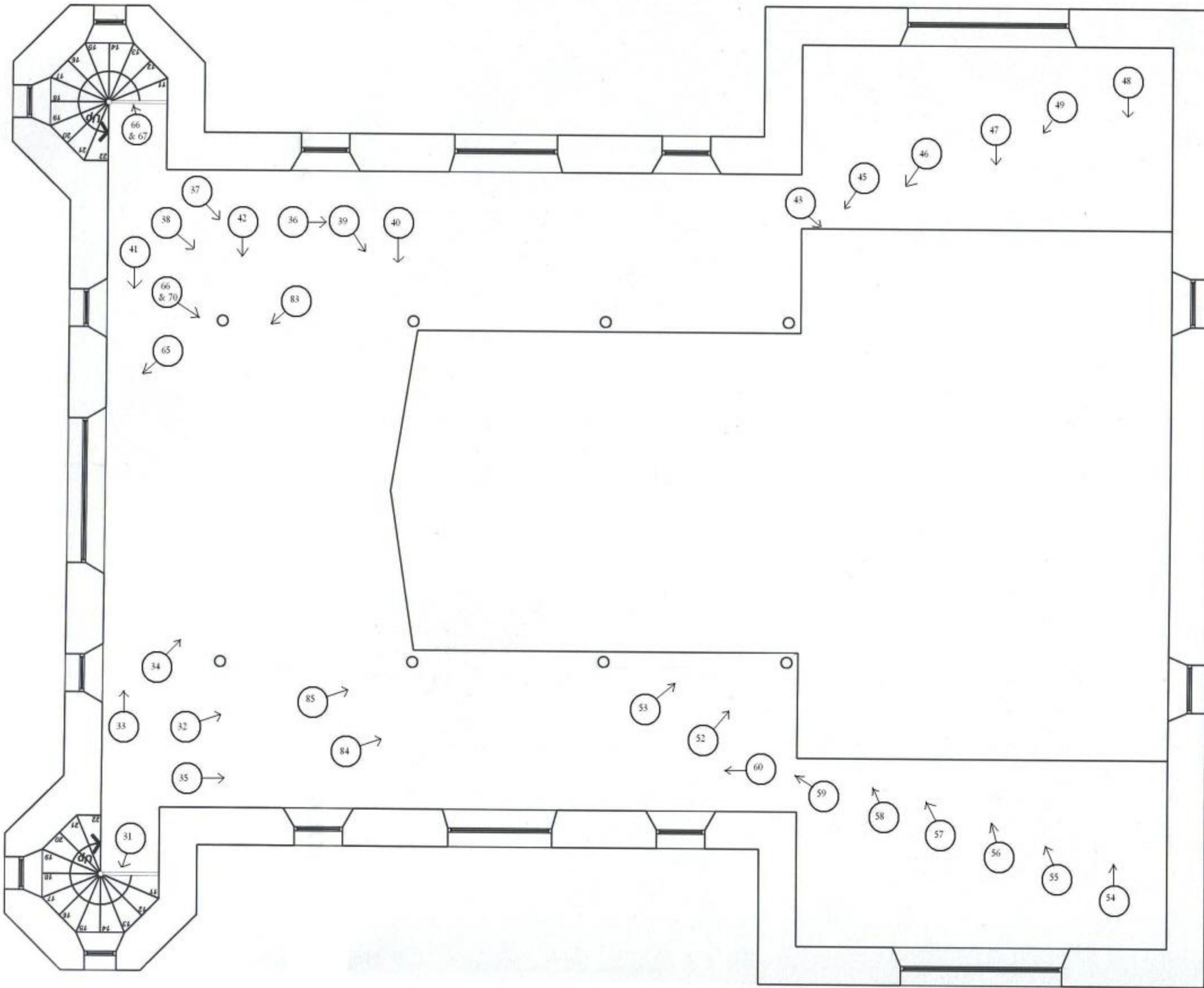


Figure A2

key to photographs

upper floor

APPENDIX IV - Archaeological Brief



HIGHLAND COUNCIL ARCHAEOLOGY UNIT, PLANNING & DEVELOPMENT SERVICE SPECIFICATION FOR A STANDARD BUILDING SURVEY

**Alteration and change of use of church to form family house with annex at
Fearn Free Church, Fearn NGR 285290 878026 (SU-08-412)**

1) Summary

This project will impact on valuable features of historic and archaeological importance. In view of the archaeological potential/sensitivity of the site, HCAU advised that an Building Survey be undertaken. The implementation of this brief will meet the concerns raised.

This brief is for a Standard Building Survey. The purpose of a building survey is to formulate a strategy for the conservation, alteration, demolition, repair or management of a building, or structure or complex and its setting. It also aims to seek a better understanding of the building, compile a lasting record, analyse the findings/record and then disseminate the results

If significant features are identified, recommendations for further measures necessary to mitigate the impact of the development must be made.

This brief has been produced for the applicant who will be responsible for the work and costs, including any tendering and contractual arrangements. This brief must be read with reference to the HCAU Development Guidance that sets out in detail who is responsible for what, as well as the terms of reference, objectives, method, monitoring and reporting arrangements.

The Development Guidance is available on our webpage at www.highland.gov.uk/yourenvironment/conservation/archaeology or a printed copy is available from this office on request.

2) Archaeological/Historical Background

Fearn Free Church, now 'Church House,' was built c.1896-7 by John Pond Macdonald, an architect of some note; he designed and built a number of buildings, including other churches, in the Scottish highlands. The building is considered to be of significant historic interest.

3) Objectives

- To determine the character, history, date, form and development of any features or objects of archaeological importance associated with these structures.
- To record, to professional standards, any features and objects of archaeological or historical importance that will be damaged, altered, destroyed or otherwise impacted by this development, while minimising any delays or disruption to the development project.

APPENDIX IV - Archaeological Brief

4) Methodology

All fieldwork must be informed by a desk-based assessment undertaken in advance of the start of works.

Fieldwork

The external and internal aspects of the building, along with any interesting features/furniture will be recorded to the standards detailed in the Building Recording chapter of the HCAU Development Guidance. This will include drawing, written and photographic elements.

All recovered artefacts and ecofacts must be subject to a programme of post-excavation analysis and the results incorporated into a final report.

The Archaeological Contractor must refer to the minimum standard requirements as laid out in HCAU Development Guidance. This brief itself is not comprehensive or definitive - tendering Archaeological Contractors will need to determine for themselves the methodology that will deliver the required product. This should be laid down in a Project Design (or Written Scheme of Investigation) and agreed with HCAU in advance of the start of site works. The start of archaeological work will be subject to the submission and approval of this document.

5) Schedule & Monitoring

The Archaeological Contractor is responsible for agreeing arrangements for monitoring with HCAU staff. We will monitor projects as necessary to ensure that minimum standards are met. Prior notice of fieldwork starting dates, with contact names, telephone numbers and arrangements for access must be given to HCAU by the Archaeological Contractor.

The Archaeological Contractor must make a short progress report (by telephone) to HCAU for every week of fieldwork undertaken. Any unexpectedly significant or complex discoveries, or other unexpected occurrences which might significantly affect the archaeological work and/or the development must be notified by the Archaeological Contractor immediately to the applicant and HCAU. The finds or features must be left in situ until arrangements have been agreed for safeguarding or recording them. In the meantime work may continue on other areas of the site.

6) Products

Following completion of the fieldwork, an archive and report will be produced and disseminated according to the standards set out in the HCAU Development Guidance. The report should describe the nature of the field work undertaken; the conditions and limitations within which the work was carried-out; the results that were obtained and recommendations for mitigation and/or further work, as appropriate.

APPENDIX IV - Archaeological Brief

All work will be undertaken according to the Code of Conduct, Standards and Guidance of the Institute of Field Archaeologists.

The brief has been produced specifically for this scheme based on documents supplied at the time it was issued. It is valid for one year from the date of issue. Where work is not carried out in full within that time, a revised specification may be issued.

This brief has been produced by the Highland Council Archaeology Unit, to whom any enquiries should be addressed. No one else has authority to vary its terms.

Highland Council Archaeology Unit

Friday, 31 October 2008

www.highland.gov.uk/yourenvironment/conservation/archaeology