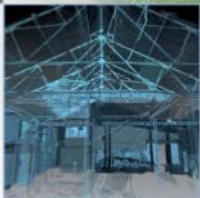
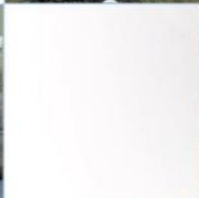
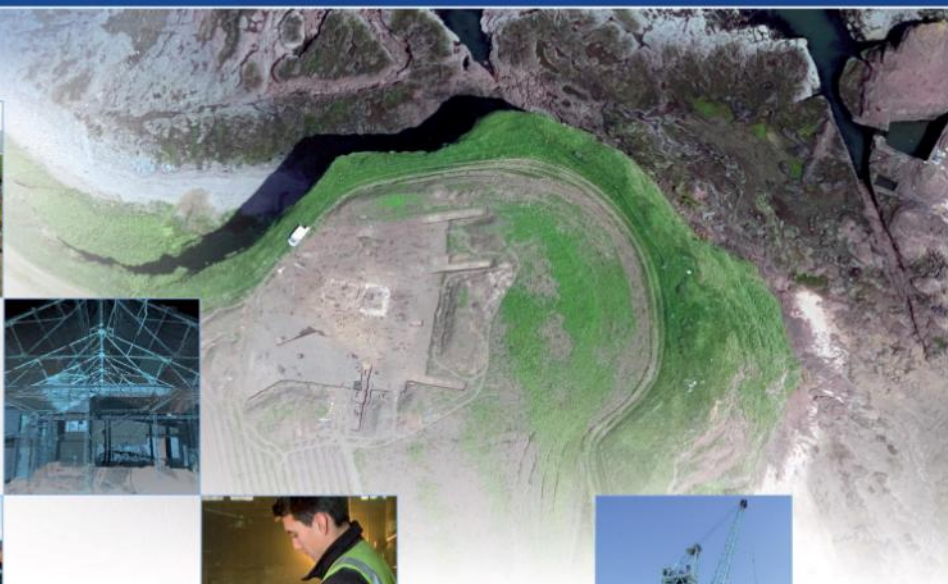


Lemlair House, near Dingwall

Archaeological Watching Brief

Data Structure Report

AOC 70146
24th November 2016



Lemlair House, near Dingwall, Archaeological Watching Brief

Data Structure Report

On Behalf of:	Reynolds Architecture Ltd. 1 Tulloch Street, Dingwall IV15 9JY
Planning Reference:	15/02342/LBC
National Grid Reference (NGR):	NH 57664 62198
AOC Project No:	70146
OASIS No:	aocarcha1-269701
Prepared by:	Lindsey Stirling and Sam Williamson
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Date of Fieldwork:	14 th -17 th November 2016
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This document has been prepared in accordance with AOC standard operating procedures.

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Contents

	Page
List of illustrations	3
List of plates	3
List of appendices	3
Abstract	4
1.0 Introduction	5
2.0 Project Background	5
3.0 Objectives	5
4.0 Desk-based Assessment	7
4.2 Aerial Imagery	10
4.3 Historic Environment Sources	10
4.4 Evanton Oral History Booklet, 5	12
5.0 Watching Brief Methodology	12
6.0 Results	13
7.0 Conclusions	14
References	16
Appendix 1 List of Contexts	21
Appendix 2 List of Photographs	22

List of illustrations

Figure 1	Site plan showing the location of the new garage site (plan provided by Reynolds Architecture)
Figure 2	Extract from Robert Gordon's map, showing Limlar north of Dingwell
Figure 3	Extract from Thomson's 1832 map, depicting Lumlair
Figure 4	Extract from the 1880 1 st Edition OS map, depicting Lemlair
Figure 5	Extract from the 1907 2nd Edition OS map, depicting Lemlair
Figure 6	Extract from the 1907 2nd Edition OS map, depicting Lemlair
Figure 7	NE-facing section of the revetment wall (006)
Figure 8	Location of the watching brief area and archaeological features

List of plates

Plate 1	The development area before works started showing the revetment wall on the left and the courtyard wall on the right
Plate 2	The possible remains of a cobble brick garden path (003)
Plate 3	The drain (004) with the brick surface (003) in back left
Plate 4	Slot dug through the rubble drain (004)
Plate 5	The south end of the revetment wall (006) before removal
Plate 6	Machine dug section through the revetment wall (006)
Plate 7	Steps in the revetment wall (006)
Plate 8	The cup and ring marked stone

List of appendices

Appendix 1	List of Contexts
Appendix 2	List of Photographs

Abstract

This report details the results of an archaeological watching brief at the site of a new garage in the grounds of Lemlair House near Dingwall. An area of approximately 15m by 15m was stripped between 14th and 17th November 2016. Works included the removal of a stone built revetment wall, which is to be later reinstated.

A number of features were recording in the area of the new garage, including the revetment wall, the remains of the possible cobbled brick path and a rubble drain. The area has also been disturbed more recently by a modern electric cable trench. All the features were excavated (where necessary) and recorded during fieldwork and no further archaeological work is recommended.

1.0 Introduction

- 1.1 An archaeological desk-based assessment and watching brief was carried out on behalf of Reynolds Architecture Ltd in advance of the construction of a new garage in the grounds of Lemlair House, near Dingwall (Planning reference: 15/02342/LBC). The development site was within the administrative area of Highland Council, which is advised on archaeological matters by the Historic Environment Team. An archaeological watching brief at the site was specified in keeping with the policies outlined in *Scottish Planning Policy* (2014) and *PAN 2/2011 Planning And Archaeology* (2011) in order to record the extent and significance of any archaeological remains which were present within the development area.
- 1.2 This Data Structure Report details the results of the desk-based assessment and watching brief, which was carried out on 14th-17th November 2016.

2.0 Project Background

- 2.1 The proposed new garage site is located at NH 57664 62198 in the grounds of Lemlair House in the former parish of Kiltearn. The site is located on the southeast side of the Old Evanton Road between Mountgerald and Ardullie on the northwest coast of the Cromarty Firth, north of the A9 (**Figure 1**).
- 2.2 Lemlair House is a B-Listed building, described on the listing document as a c.1875 Victorian villa with a walled garden, both probably designed by WC Joass. Lemlair is first depicted on Gordon's map in the mid-17th century, associated with the seat of the Clan Munro.
- 2.3 The archaeological watching brief was a requirement of the Highland Council Historic Environment Team (HET), planning reference 15/02342/LBC. Lemlair House is a Listed Building and as such has significant value as a heritage asset. A desk-based assessment was undertaken in advance of fieldwork and involved a full check of all available historical and archaeological records, aerial photographs and historical maps using the Highland Historic Environment Record (HER), the Highland Council archives, the National Record of the Historic Environment (NRHE), Historic Environment Scotland's databases, the National Library of Scotland and any other available records or online resources about the site

3.0 Objectives

- 3.1 The aims of the archaeological works were:
 - i) To identify any archaeological remains during site clearance of the development area
 - ii) To remove by hand any overburden in order to expose the archaeological deposits
 - iii) To excavate, sample and record any features or to propose arrangements for their safeguarding, where possible
 - iv) To sample deposits for post-excavation work, including environmental analysis and dating
 - v) To make recommendations for further measures necessary to mitigate the impact of the development
 - vi) To make recommendations for post-excavation work



Figure 1 Site plan showing the location of the new garage site (plan provided by Reynolds Architecture)

4.0 Desk-based Assessment

4.1 Cartographic Sources

4.1.1 Historical maps were consulted at the National Library of Scotland (2016) online.

- a) **Robert Gordon: A map of Scotland, north of Loch Linnhe and the River Dee and west of the Deveron, c. 1636 – 1652.**

The first depiction of Lemlair is on Gordon's map (**Figure 2**), where the name *Limlar* is situated west of *Kiltern* and south of *Fowlis*. The map is not detailed enough to depict buildings.

- b) **John Blaeu's Atlas of Scotland. Moravia Scotiae provincial, ex Timothei Pont/scedis descripta et aucta per Robert: Gordonium a Strathloch, 1654**

Lunlare is depicted on Blaeu's map, situated again west of *Fowlis* and *Kiltern*. Like Gordon's map, Blaeu's map fails to depict any buildings.

- c) **John Thomson's Atlas of Scotland. Northern Part of Ross and Cromarty Shires. Southern Part. Bottom Section, 1832**

Lumlair is depicted on Thomson's map (**Figure 3**) with reasonable accuracy, lying between two roads, the south coastal road being the modern A9, and the north road undoubtedly the same modern B road.



Figure 2 Extract from Robert Gordon's map, showing Limlar north of Dingwell



Figure 3 Extract from Thomson's 1832 map, depicting Lumlair

- d) **1st Edition 6-inch-to-the-mile Ordnance Survey map, Ross-shire & Cromartysire (Mainland), Sheet LXXVI (includes: Dingwall; Fodderty; Kiltearn)**
Survey date: 1875-6. Publication date: 1880.

The 1st Edition Ordnance Survey map shows a number of buildings associated with Lemlair. The house itself (**Figure 4**) is situated east of a cluster of at least five roofed buildings. A track leads around the steading buildings from the west. In the wider landscape there are several structural features associated with mill works – namely a mill lade to the north and two sluices and two mill dams to the west.

- e) **2nd Edition 6-inch-to-the-mile Ordnance Survey map, Ross and Cromarty Sheet LXXVI includes: Dingwall; Fodderty; Kiltearn),**
Publication date: 1907. Revision date: 1904.

By the time of the 2nd Edition Map (**Figure 5**), a few significant changes have occurred to the Lemlair estate. The house itself has simplified in shape. The three central buildings, situated west of the main house, have conglomerated and expanded. Fences or walls have been erected around the entire grouping, with deciduous and coniferous woodland. The sluices and mill lade are no longer depicted but the mill dams are still evident.

- f) **1:25 000 maps of Great Britain, NH56**
Publication date: 1950

By 1950, the estate has the addition of a northwest running road from the A9 coastal road (**Figure 6**). The enclosures have simplified but the buildings remain more or less unchanged. The mill dams are still visible on the map though no longer labelled.



Figure 4 Extract from the 1880 1st Edition OS map, depicting Lemlair



Figure 5 Extract from the 1907 2nd Edition OS map, depicting Lemlair

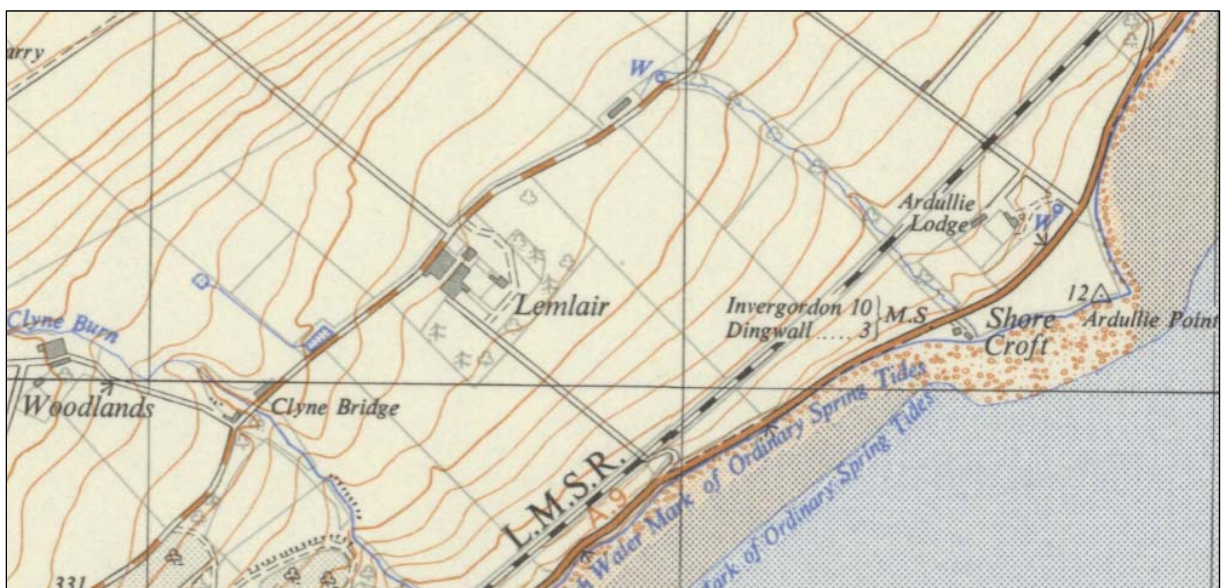


Figure 6 Extract from the 1907 2nd Edition OS map, depicting Lemlair

4.2 Aerial Imagery

4.2.1 There are two aerial photographs that depict Lemlair House. These are not detailed enough however to clearly view the proposed garage site. They are as follows:

- i) UNI: NCAP-000-000-194-226
Sortie: FSL/7343/32
Frame: 0779
Date: 17th May 1975
- ii) UNI: NCAP-000-000-146-335
Sortie: ASS/61589
Frame: 0098

4.3 Historic Environment Sources

4.3.1 A full search of the Royal Commission on the Ancient and Historical Monuments of Scotland's National Sites and Monuments Record (Canmore) revealed previous archaeological work conducted in the area, and several sites within the vicinity of the works:

a) **MGG16198** **NH 5766 6219** **Lemlair House**

A B listed post-medieval building (NHRE No. NH56SE 32.00), a description of which follows:

"Probably W C Joass, circa 1875, Asymmetrical, gabled 2- storey and attic Victorian villa, coursed rubble with tooled ashlar dressings. Roughly L-plan with square tower in re-entrant angle rising 1 storey above wallhead with tripartite in south and east elevations, decorative eaves cornice and pyramidal platform slate roof with gablets and decorative cast-iron brattishing with corner windvanes. Cast-iron balustraded balcony supported on cast-iron columns in 2 recessed right bays, as portico to entrance in base of tower. Canted bay windows rise to 1st floor in SW and east gables, each with decorative band course and small terminal balcony below pointed headed attic windows in gable apices; similar pointed headed dormers with deep trefoil decorated bargeboards, 1 in south elevation and 2 in west. 2- 4- and 6- pane glazing; corniced and ridge stacks slate roofs with decorative cast-iron ridge cresting and finials. Wings to rear. Walled garden; W C Joass, 1877. ashlar coped brick walled garden extends to rear of house."

b) **MHG36254** **NH 5756 6220** **Steading** NHRE No. NH56SE 32.02

c) **MHG36253** **NH 5766 6219** **Walled Garden** NHRE No. NH56SE.01

d) **MHG8956** **NH 5764 6217** **Cup-marked Stone**

In gardens of Lemlair there is an upright cup-marked stone not in situ, which measures 0.9m x 0.2m x 1.3m high. It bears 20 cup-marks and a cup and ring on its SE face, together with several unusually shaped grooves. The present owner of Lemlair, Mrs. Humphries, could not

give any info concerning where stone was found or how it came to form the centre piece of garden rockery. Mrs Humphries has lived here since 1920.

Resurveyed at 1/2500. Visited by OS (N K B) 30 June 1965.

This slab is situated 30m SSW of Lemailr House in an overgrown garden. Its SE face bears some 20 cup marks and a single cup-and-ring mark. RCAHMS 1979, visited 1978A

In the wider landscape, there are several sites of interest:

e) MHG8942 NH 5764 6148 Chapel

This was the parish church of Lemailr until that parish was united with Kiltarn after the Reformation. Its original dedication was to Brig., one of the holy maidens of Brigit who died AD 525. It was latterly known as St. Mary's Chapel, probably a mis-translation of the original name. Also referred to as 'Cladh Mo-Bhrigh' (W J Watson 1904; N Macrae 1923; W J Watson 1926).

The remains of Chapel measure 10.8 m EW by 4.4 m transversely with grass-covered walls 0.6 high and 0.7 m thick. SE corner has been destroyed by erosion. A few grave-slabs can be seen within chapel and immediately to N of it, but graveyard is unenclosed and derelict. Name St. Brig's Chapel is still known locally (OS 30 June 1965).

This chapel was partially excavated by Dr Woodham (Clava, Cunninghill Rd., Inverurie) in 1966. Finds include a stone font and part of communion table, which are still in chapel, and several skeletons. According to Woodham dedication is to St Brigh, and present remains date from c1198 when chapel was consecrated. There were no trace of graves in unenclosed graveyard around chapel, though human bones protrude from eroding cliff face near chapel. Woodham states that last burial was about "100 years ago" (OS 20 December 1976).

Coastal erosion caused damage to a part of the medieval churchyard at Cille Bhrea. The arm of a decorated, possibly free-standing cross was found amongst the eroded material at the foot of the cliff. Human bones and iron coffin nails were also recovered from the eroding cliff face. The material was deposited at Inverness Museum, INVMG 983.147-9 (J Wordsworth, SSSIs, Scottish Natural Heritage, 1993). Human bones which had been removed from Cille Bhrea chapel and graveyard were reburied in June 2013, 15 years after they were excavated in 1998 as part of an excavation commissioned by Historic Scotland in response to the coastal erosion of the eastern end of the chapel.

An archaeological assessment was carried out to measure extent of continued coastal erosion of both chapel and graveyard. Skeletal remains, including one with associated coffin nails, were deposited with Historic Scotland (J Wordsworth 1997).

During a visit by the Highland Kirkyards project, run by Highland Buildings Preservation Trust, the site was described as extremely overgrown remains of chapel situated on a difficult to reach cliff edge on the north shore of the Cromarty Firth. Erosion of the site meant that dressed stone and human bones have been found on the shore below.

f)	MHG50852	NH 5755N 6140	Fish traps
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A roughly circular (3m) heap of boulders up to 0.75m high extends 35 m out from HWM adjacent to the chapel. A central stone setting to support post measures c. 6m in diameter. A second (smaller) heap 2m by 0.4m lies 40m West adjacent to stream outlet and at HWM. A possible third (very ruinous) lies 10m further West at HWM.

4.4 Evanton Oral History Booklet, 5

- 4.4.1 The above booklet contains a great deal of information relevant to Lemlair House and the associated estate (pages 16 – 19). Lemlair was originally a parish and later amalgamated with Kiltarn during the Reformation. It became a barony in 1643, passing into the hands of the Munro Clan to whom Lemlair has traditionally been associated with.

The existing house today was built in 1873, and is believed to have been designed by W.C. Joass, who was known to have designed the walled garden of the house in 1887. Within this were three heated glass-houses that grew grapes and figs.

5.0 Watching Brief Methodology

- 5.1 The archaeological watching brief was undertaken during site clearance ahead of construction of the garage on 14th-17th November 2016. Topsoil stripping was carried out by a machine with a straight-edged bucket and was monitored by an archaeologist. The removal of the revetment wall was also monitored by an archaeologist.
- 5.2 All features of archaeological significance were recorded and excavated to establish the date, nature, extent and state of preservation of the deposits. A machine dug section through the revetment wall was recorded and drawn at a scale of 1:10. All works were recorded using high resolution digital photography to record the process as well as the archaeological features. The development area and locations of the features could not be plotted using the GPS because of poor signal due to proximity to high stone walls.
- 5.3 The fieldwork, recording and reporting methods conformed to the Highland Council Historic Environment Team's *Standards for Archaeological Work* (2012), the Chartered Institute for Archaeologists' *Standard Code of Conduct* (2014) and *Planning Advice Note 2/2011 (PAN 2/2011): Planning and Archaeology* (2011).



Plate 1 The development area before works started showing the revetment wall on the left and the courtyard wall on the right

6.0 Results

- 6.1 The archaeological watching brief was carried out on 14th-17th November 2016. Conditions were mostly dry but cold and overall visibility was good. An area of approximately 15m by 15m was stripped of topsoil immediately west of an existing courtyard at the back of Lemlair House (**Plate 1**). Part of this area was artificially raised ground behind a revetment wall. The area between the revetment wall and the courtyard may have been already dug into during original construction works because the natural subsoil encountered behind the revetment wall was around 0.5m higher than that found in the area between.
- 6.2 No archaeological features were found behind the revetment wall but in the area between this and the courtyard there were two features, both probably relating to the gardens of Lemlair House (**Figure 7**). The first feature encountered was a surface of red brick and stone with a possible section of cobbled red bricks (003) (**Plates 2 and 3**). It was a linear spread aligned NE-SW towards the location of a previous archway in the garden wall. One section of this spread had a series of small angular red bricks set in rows as if it had once been a cobbled surface. This brick surface overlay of a series of sub-angular medium stones. The whole feature was truncated at the NE end by a modern electric cable trench and this may have also disturbed the west side of the feature. Due to its alignment leading to an archway in the garden wall this is thought to be the remains of a garden path.
- 6.3 Underneath the brick surface (003) was another linear feature (004) (**Plates 3 and 4**). This consisted of a ditch aligned N-S and 0.6m wide, that was filled with tightly packed large and medium sub-angular stones. It was interpreted as a drain constructed as part of the landscaping of the garden.

- 6.4 Lastly the revetment wall (006) was recorded during its removal by machine (**Plates 5, 6 and 7; Figure 8**). The wall was stone and mortar built, aligned NE-SW to lie parallel to the opposite courtyard wall. It stood to 1.7m high and was 0.7m wide with two distinct faces, the NW-face being completely obscured by the raised garden soil. The wall was built with large sub-angular boulders, larger at the base, some of which have been squared or dressed including alternating dressed stones at the corner. The foundations of the wall comprised large flat boulders and the top of the wall was formed of sub-rounded stones on top of thin flat slabs. The wall core was a mixture of loose rubble and mortar. In places there were metal attachments and holes for gates or other fixings.
- 6.5 Overall the archaeological features observed during the watching brief appear to relate to garden landscaping and features within the grounds of Lemlair House. They respect the locations of other nearby features, such as the courtyard and the previous archway in the garden wall, indicating that they all date from the construction of the house or later.
- 6.6 During fieldwork the cup and ring marked stone (MHG8956) mentioned in the HHER as being within the grounds of Lemlair House was located (**Plate 8**). It was leaning against the revetment wall but in an area which should not be affected by the development. The stone closely matches the descriptions from previous visits mentioned on the HHER but it is possible that its location within the gardens has changed.

7.0 Conclusions

- 7.1 The watching brief discovered a small number of archaeological features linked to the garden landscaping of Lemlair House. These were recorded during fieldwork and in the case of the revetment wall, will be reinstated a few metres further west after the construction of the garage. No further archaeological work is recommended.



Plate 2 The possible remains of a cobble brick garden path (003)



Plate 3 The drain (004) with the brick surface (003) in back left



Plate 4 Slot dug through the rubble drain (004)

References

Chartered Institute for Archaeologists, 2014. *Standards and guidance for archaeological desk-based assessment*. Reading: ClfA.

Chartered Institute for Archaeologists, 2014. *By-laws of the Institute for Archaeologists: Code of Conduct*. Reading: ClfA.

Evanton Oral History Booklet, 5: Estate Notes (Kiltearn Parish and neighbouring Alness Parish) - Individual Estates (Foulis, Lamlair and Mountgerald, Drummond, Katewell, Novar, Balconie, Swordale and Clare, Culcairn, Wyvis, Glen Glass and Boath. Accessed at <http://www.spanglefish.com/EvantonOralHistoryProject/> on November 8th 2016.

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Plate 5 The south end of the revetment wall (006) before removal



Plate 6 Machine dug section through the revetment wall (006)



Plate 7 Steps in the revetment wall (006)



Plate 8 The cup and ring marked stone

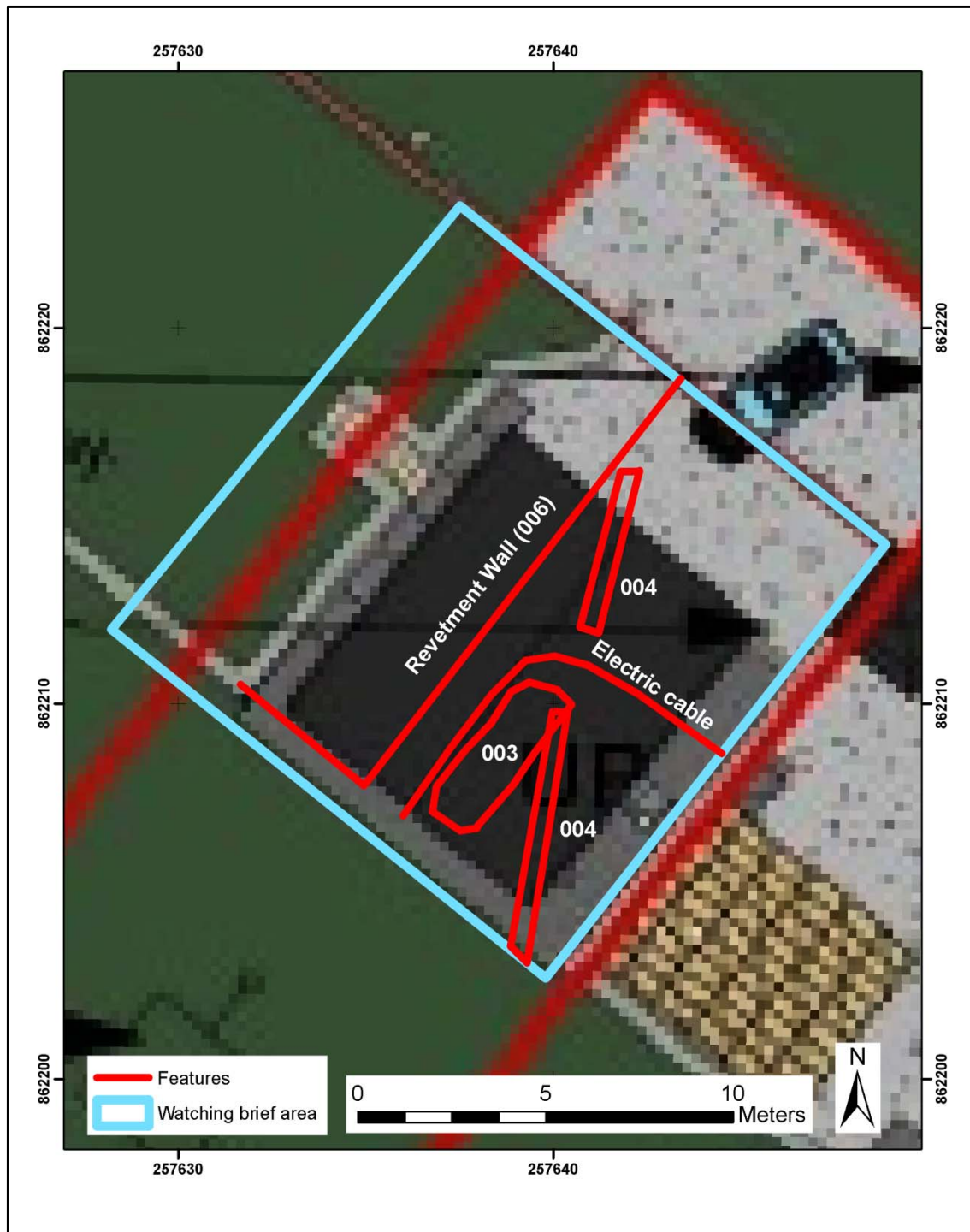


Figure 7 Location of the watching brief area and archaeological features

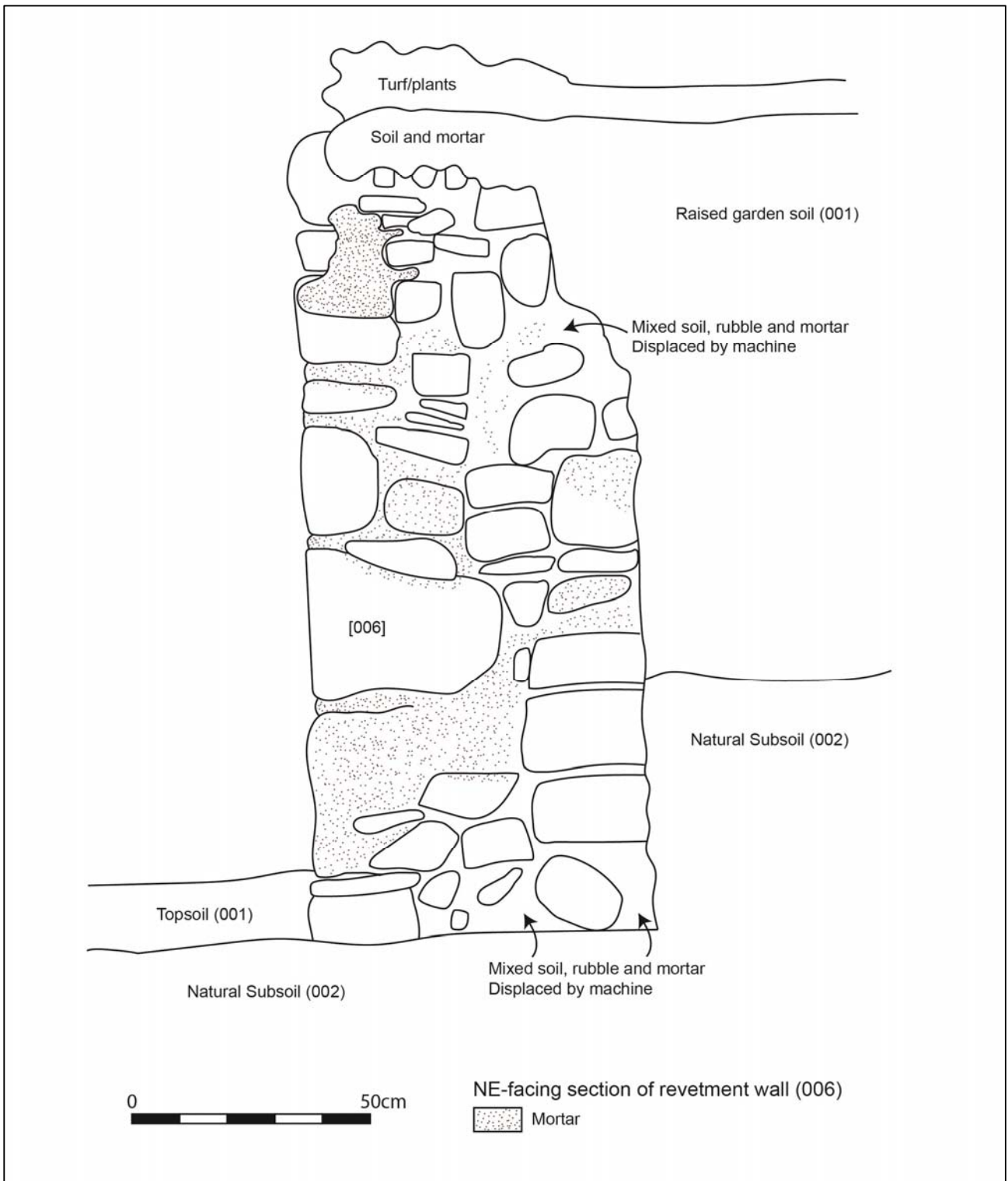


Figure 8 NE-facing section of the revetment wall (006)

Appendix 1 List of Contexts

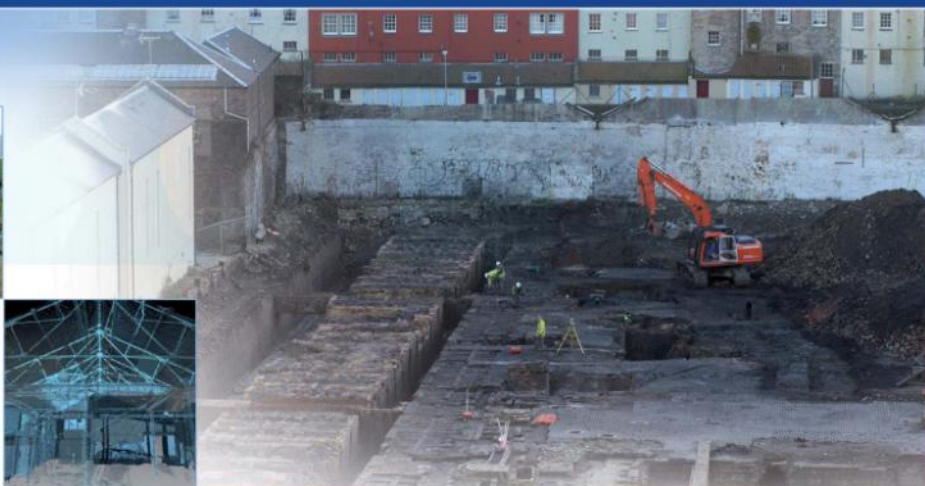
Context No.	Type	Description	Interpretation
001	-	Topsoil: mid greyish brown silty clay loam under grass. Landscaped garden lawn soil.	Topsoil - garden lawn.
002	-	Natural subsoil: light yellowy brown sandy clay with some degraded stones.	Natural subsoil.
003	Structure	Linear spread of brick and stone aligned NE-SW. Max width 1.6m and overall c.4m long. A cobbled brick surface on the east side is 0.8m wide and has small angular red bricks set in rows. Around this the bricks are more jumbled and have a matrix of gravel and roots. Below the brick surface there are sub-angular medium stones in a rough linear alignment. The brick surface is up to 0.15m deep and overall the feature is 0.35m deep. It has been truncated at the north end by an electric cable trench.	Aligned to a previous archway in the garden wall this may be the remains of a cobbled brick path.
004	Cut	Cut for linear ditch aligned N-S, 0.6m wide and excavated to a depth of 0.4-0.5m. Steep vertical sides that were stone lined. Tightly packed rubble prevented full excavation. It is underneath the brick surface 003. Centrally cut by a modern electric cable trench.	A rubble filled drain, either contemporary with or predating the brick surface 003.
005	Fill	Fill of ditch 004: large and medium subangular stones lining the edges of the cut and also randomly placed but tightly packed in the centre. Stones up to 0.5m long. Soil matrix of dark greyish brown sandy clay, slightly waterlogged.	Rubble fill of drain 004.
006	Structure	Stone and mortar built revetment wall aligned NE-SW for a raised garden to the west of Lemlair house. Stands to 1.7m high and built with large subangular boulders (up to 0.5m long), many which have been squared. Smaller packing stones and mortar are between. It has approximately 5 courses. The top course is subrounded boulders sitting on top of flat thin slabs. In places there are metal attachments and holes for gates or other fixings. Centre of the wall has a set of shallow steps c.1m wide, built with large flat slabs. Corner of the wall has alternating dressed rectangular stones. The wall is 0.7m wide with 2 faces of stone and a loose rubble-like core with also some broken pieces of ceramic pipe. SE-facing side is visible but NW-facing side is covered by soil up to 1.7m deep. Foundations are large flat boulders.	Revetment wall for garden landscaping. Similar construction style to the courtyard of Lemlair house so may have been built at the same time.

Appendix 2 List of Photographs

Photo No.	Feature No.	Description	Direction Facing	Date
169	-	Garage site pre-works	WSW	14/11/2016
170	-	Garage site pre-works	SW	14/11/2016
171	-	Garage site pre-works	SSW	14/11/2016
172	-	Revetment wall to be removed and reinstated after garage built	SW	14/11/2016
173	-	Garage site pre-works	NE	14/11/2016
174	-	Garage site pre-works	NE	14/11/2016
175	-	Working shot	NE	14/11/2016
176	003	Pre-excavation of possible cobbled brick surface	NE	14/11/2016
177	003	Pre-excavation of possible cobbled brick surface	NW	14/11/2016
178	003	Pre-excavation of possible cobbled brick surface	NW	14/11/2016
179	003	Pre-excavation of possible cobbled brick surface	NE	14/11/2016
180	003	Close up of brick surface	NW	14/11/2016
181	003	Close up of brick surface	NW	14/11/2016
182	004	Pre-excavation of drain	N	14/11/2016
183	004	Pre-excavation of drain	E	14/11/2016
184	004	Partial section dug through drain	N	14/11/2016
185	004	Partial section dug through drain	N	14/11/2016
186	004	Partial section dug through drain	WSW	14/11/2016
187	004	Partial section dug through drain	E	14/11/2016
188	003, 004	Post-excavation of drain with brick surface in back left	N	14/11/2016
189	003	SW-facing machine dug section through brick surface	NE	14/11/2016
190	003	SW-facing machine dug section through brick surface	NE	14/11/2016
191	003	SW-facing machine dug section through brick surface	E	14/11/2016
192	-	Post-stripping	NE	14/11/2016
193	-	Garage site with Lemlair house in back	E	14/11/2016
194	-	Post-stripping	NE	14/11/2016
195	006	Revetment wall before removal (south end)	NW	15/11/2016

Photo No.	Feature No.	Description	Direction Facing	Date
196	006	Revetment wall before removal (middle section)	NW	15/11/2016
197	006	Steps set into revetment wall	NW	15/11/2016
198	006	Revetment wall before removal	E	15/11/2016
199	-	Cup and ring marked stone in the grounds of Lemlair House	-	15/11/2016
200	-	Cup and ring marked stone in the grounds of Lemlair House	-	15/11/2016
201	-	Cup and ring marked stone in the grounds of Lemlair House	-	15/11/2016
202	-	Cup and ring marked stone in the grounds of Lemlair House	-	15/11/2016
203	-	Cup and ring marked stone in the grounds of Lemlair House	-	15/11/2016
204	-	Cup and ring marked stone in the grounds of Lemlair House	-	15/11/2016
205	006	Steps set into revetment wall	SE	15/11/2016
206	006	Revetment wall from above	ENE	15/11/2016
207	006	Revetment wall from above	SSE	15/11/2016
208	006	Revetment wall before removal (north end)	NW	15/11/2016
209	006	Working shot of wall removal	N	15/11/2016
210	006	Working shot of wall removal	WSW	15/11/2016
211	006	Section through the revetment wall	N	15/11/2016
212	006	NE-facing section through the revetment wall	SW	15/11/2016
213	006	NE-facing section through the revetment wall	SW	15/11/2016
214	006	NE-facing section through the revetment wall	SW	15/11/2016
215	006	NE-facing section through the revetment wall	SW	15/11/2016
216	006	NE-facing section through the revetment wall	SW	15/11/2016
217	006	Working shot close up of the NE-facing section of revetment wall	SW	15/11/2016
218	006	Working shot close up of the NE-facing section of revetment wall	SW	15/11/2016
219	006	Working shot close up of the NE-facing section of revetment wall	SW	15/11/2016

Photo No.	Feature No.	Description	Direction Facing	Date
220	006	Working shot close up of the NE-facing section of revetment wall	SW	15/11/2016
221	006	Profile view of the section through revetment wall	NW	15/11/2016
222	006	Profile view of the section through revetment wall	NW	15/11/2016
223	006	Profile view of the section through revetment wall	WNW	15/11/2016
224	-	Working shot of wall removal	-	15/11/2016
225	-	Working shot of wall removal	-	15/11/2016
226	-	Working shot of wall removal	-	15/11/2016
227	-	Working shot of wall removal	-	15/11/2016
228	-	Working shot of wall removal	-	15/11/2016
229	-	Topsoil stripping behind revetment wall	N	17/11/2016
230	-	Working shot	S	17/11/2016
231	-	Working shot	E	17/11/2016
232	-	Working shot	SE	17/11/2016
233	-	Post-stripping working shot	ENE	17/11/2016
234	-	Post-stripping working shot	SE	17/11/2016
235	-	Post-stripping working shot	SSE	17/11/2016
236	-	Post-stripping working shot	S	17/11/2016



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