

LDN Architects

Highland Council

Inverness Castle

CALF 16044

Conservation Statement

July 2018



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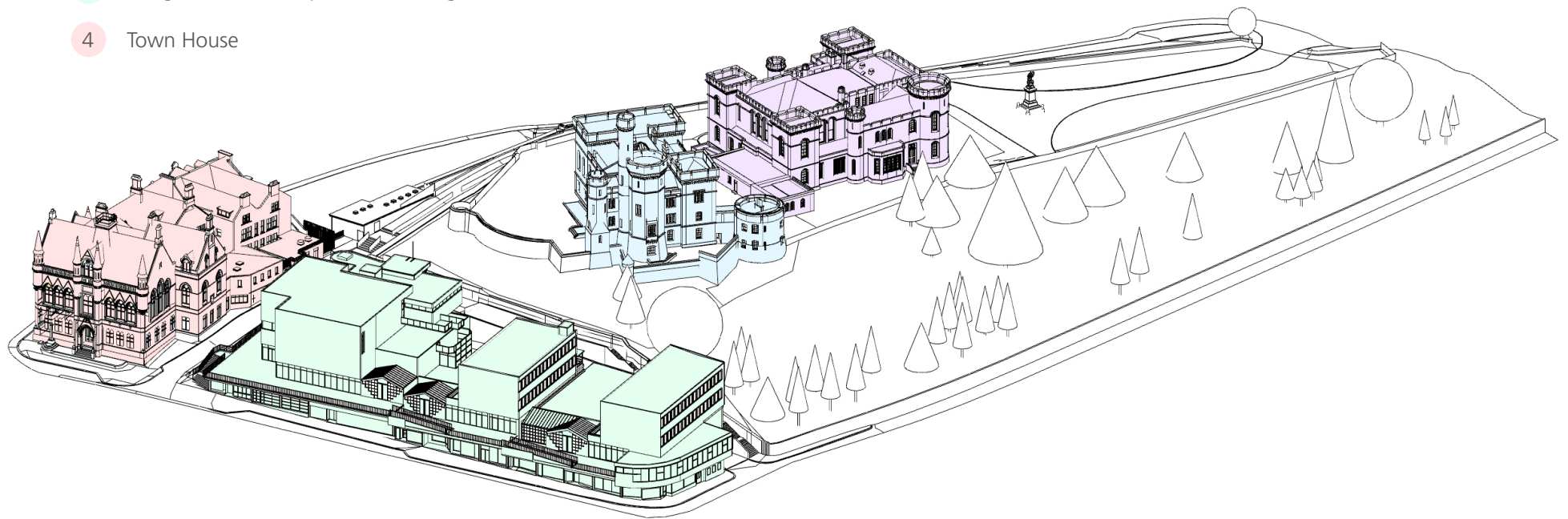
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Contents

1.0	Introduction	1	5.0	Outline Statements of Significance	87
1.1	Preamble	1	5.1	Background and Methodology	87
1.2	Executive Summary	2	5.2	Elements	89
2.0	Methodology	4	5.2.1	Court House (South Block)	90
2.1	Purpose of Document	4	5.2.2	Former Prison (North Block)	92
2.2	Context	4	5.2.3	The Perimeter Walls and Bastions	94
2.3	Scope	5	5.2.4	The Esplanade, Designed Landscape and Setting Associated with the Court House	96
2.4	Outcomes	5	5.2.5	The Setting Associated with the North Block	98
2.5	Reference Sources Provided	6	5.2.6	Bridge Street Development Dating from the 1960s	100
2.6	Archival and Other Sources	6	5.2.7	The Town House and Extension	102
2.7	Site Evaluation	6	5.2.8	18/20 Castle Street	104
2.8	Authorship	6	5.2.9	Castle Wynd Annex to Town House	106
3.0	Understanding the Heritage	7	6.0	Risks and Opportunities	108
3.1	Physical Context	7	6.1	Introduction	108
3.2	Physical Boundaries	7	6.2	Risks	109
3.3	Early Historical Context	8	6.3	Opportunities	116
3.4	Early Modern Period	10	7.0	Outline Conservation Policies	119
3.5	Urban Improvement	13	8.0	Adoption and Review	121
3.6	Urban Embellishment	15	9.0	References and Bibliography	122
3.7	The Development of Castlehill	16			
3.8	The Rebuilding and Later Development of the Town House	22	Appendices		125
3.9	Bridge Street	24			
3.10	The Site Peripheries	27			
3.11	Timeline	28			
4.0	The Conservation Audit	35			
4.1	The Court House (South Block)	37			
4.2	The Former Prison (North Block)	45			
4.3	The Development Between the North and South Blocks	57			
4.4	The Open Spaces on and Around Castlehill	61			
4.5	Inverness Town House	67			
4.6	Bridge Street	83			
4.7	Archaeological Heritage	86			

- 1 Sheriff Court House
- 2 Former Prison
- 3 Bridge Street development including Museum
- 4 Town House



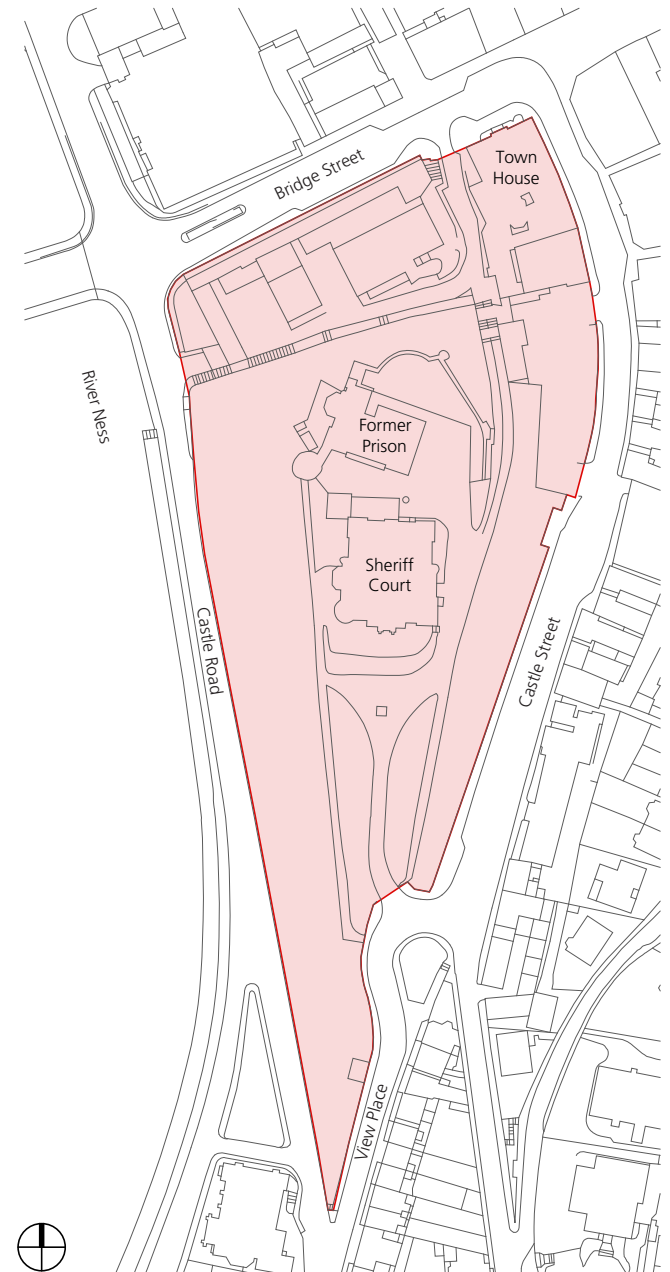
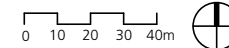
1.0 Introduction

1.1 Preamble

The area defined by the brief as the subject of this Conservation Statement is the complete urban block delineated by Bridge Street in the North, Castle Street and Castle Road.

The site sits within a conservation area and is a key location in the city centre.

The site contains three listed buildings recognised for their “National or international importance, either historic or fine, little altered examples of some particular period, style, or building type”; namely the present Sheriff Court building, the former prison and the Town House. In addition, Historic Environment Scotland separately recognises the boundary walls on Castlehill and in addition the market cross located outside the Town House and the statue of Flora Macdonald on the Esplanade.



1.2 Executive Summary

The grouping of buildings that constitute the Castlehill site are architecturally distinguished, iconic and crucial to determining the character of the city and its standing as the Capital of the Highlands. They are arguably Inverness' finest architectural assets.

LDN Architects llp has been appointed by The Highland Council to prepare a Conservation Statement that sets out to build upon current levels of knowledge, to summarise the significance of the site and to inform proposals for any redevelopment.

The report will start by setting out a methodology and will go on to provide an analysis of the early and contemporary history of the site, including a timeline of key events, an audit of the extant structures and statements of significance. It will then review risks and opportunities, concluding with a set of outline conservation policies.

It is intended that the report will be an evolving piece of guidance that can be used as a learning and research tool to inform future decisions about how best to conserve, enhance and reveal the heritage of the site.

2.0 Methodology

2.1 Purpose of Document

The Highland Council are seeking to submit a competent bid to the Heritage Lottery Fund (HLF) in the Autumn of 2018 for a major Capital Regeneration Scheme for the regeneration and re-purposing of the site at Inverness Castle.

The purpose of the document is to provide guidance on the architectural and historical significance of the elements that make up the present site, and which could have a bearing upon the development of the design and uses of which the spaces within the historic buildings would be put.

The document would support applications lodged for external funding.

2.2 Context

The context in which this statement is prepared is contained within Clause 1.10 of Historic Environment Scotland Policy Statement, June 2016, which states that the conservation of any part of Scotland's historic environment should:

- a. be based upon sound knowledge and understanding of the particular site, building, monument or landscape, and of its wider context;
- b. be founded on full awareness and consideration of its cultural significance and all phases of its development;
- c. be carried out in accordance with a conservation plan, which brings together all of the information and research necessary to guide the proposed action;
- d. ensure that what is to be conserved is properly recorded before and, if necessary, during and after work;
- e. make provision for recording where continued preservation is no longer possible or where loss is taking place through change or ongoing decay, and ensure that all records are retained in readily accessible archives;
- f. incur only the minimum degree of intervention considered appropriate by the relevant authority for the type of site, building, monument or landscape;
- g. use appropriate technical knowledge, materials, skills and methods of working;
- h. have regard to retaining, or where appropriate enhancing, the setting of the site, monument, building or landscape;
- i. ensure that, where change is proposed, it is appropriate, carefully considered, authoritatively based, properly planned and executed, and (if appropriate) reversible;
- j. include effective arrangements for monitoring the condition and safety of the historic asset and for delivery of routine maintenance and good housekeeping;
- k. take account of the rich biodiversity of many historic sites, buildings and landscapes.

Within its guidance on Listed Building Consent, the same document stresses that "knowing what is important about a building is central to an understanding of how to protect its special interest. Applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features that contribute to its special interest have been identified." (Clause 3.40)

2.3 Scope

The brief has requested a Conservation Statement and stressed that this should not have the status of a full Conservation Plan (as defined in BS 7913:2013).

LDN Architects has interpreted this as an Abridged Conservation Plan, appropriate for the early stages of a project.

The Conservation Statement format will therefore follow that of a Conservation Plan as defined in the guidance provided by the HLF.

As such, a Conservation Statement allows a greater degree of flexibility when considering future options, particularly when a building's future uses are uncertain or undefined.

As a management tool, a Conservation Statement is a living document and it is intended that this document be revisited as proposals develop.

2.4 Outcomes

The brief envisages that the Conservation Statement will build upon current levels of knowledge established by desktop study, and that further historical and archival research would be limited at this stage, and where necessary, targeted to supplement any obvious gaps.

The defined requirements within the brief are interpreted as follows:

- Establishing the existence of historic drawings showing changes to the site and obtaining copies of them for inclusion
- Reviewing historic photographs and other pictorial evidence held in the Am Baile resource and in the principal national collections and in particular collections of historic maps
- Evaluating the whole of the site, including its perimeter walls and monuments
- Assessing the likely age and species of the principal trees with the designed landscape of the Castle grounds.

The defined outcomes within the brief are the provision of an illustrated document that among its contents

- Incorporates a timeline
- Provides a set of significance plans, which set out a hierarchy of importance in relation to each of the spaces and indicate where change may be possible or desirable without detriment to the significance
- Includes three-dimensional diagrams showing where additions might be possible without adverse impact to skyline, wider townscape or overall significance
- Provide clarity on how the designed landscape developed.

2.5 Reference Sources Provided

The following information has been made available by The Highland Council:

- Inverness Castle, a preliminary historical account; Dr Aongus MacKechnie, Historic Scotland, 05 May 2015
- Inverness Castle – Outline Conservation Audit, Historic Scotland, December 2014
- Copies of floor plans of the North and South Tower provided as CAD files.
- Inverness Castle Delivery Group Option Appraisal, 16 September 2016
- Inverness Castle Embankment, Tree Survey, November 2017.

LDN are also grateful for access to the 3-D CAD model of the site built by The Highland Council:

The following initial source material from The Highland Council has been referred to:

- Inverness Old Town Conservation Area Management Plan, June 2015
- City of Inverness, Conservation Area Appraisal, Gray, Marshall & Associates, September 2004
- Inverness City Centre Development Brief, February 2018.

The following initial source material from Highlife Highland has been referred to:

- Inverness Castle, Feasibility Study and Business Case, Jura Consultants, September 2015.

This Conservation statement should be read in context of these reference documents.

2.6 Archival and Other Sources

The majority of the historic images have been found through Am baile, the digital archive of the history and culture of the Scottish Highlands, and copyright remains with it.

Historic maps have been sourced digitally through The National Library of Scotland (NLS) and remain Crown copyright.

Historic drawings have been sourced through the Royal Commission on the Ancient and Historical Monuments of Scotland (RCHAMS) and remain Crown copyright.

Highland Council have provided illustrations through Highlife Highland where noted.

Photographs are courtesy of Andrew Wright where indicated or otherwise are copyright LDN Architects.

The illustrations have been credited where appropriate.

2.7 Site Evaluation

The site survey took place between July 2017, as part of the Fabric Appraisal, and February 2018.

2.8 Author of Report

This report has been prepared by Ian Fraser, an Associate with LDN Architects. Ian holds accreditation in conservation from the RIAS at the Advanced level.

3.0 Understanding the Heritage

3.1 Physical Context

The urban block defined in the brief is a roughly triangular wedge of land that is approximately 300m long and 120m broad at its widest point. It lies roughly North – South and parallel to the River Ness. The boundary defines an area of approximately 2.2 hectares. At its highest point it rises approximately 24m above the river below.

It is currently bounded (in a clockwise direction) by Bridge Street, Castle Street, View Place and Castle Road, but this belies the importance of the site to the history of Inverness.



Map by Timothy Pont (Pont 8) drawn 1590s. Copyright NLS.

3.2 Boundaries

Inverness and the Castle in particular, have been claimed to be an early medieval royal centre. As early as the 10th century it was the seat of Government for the Province of Moray and we know that the best known Mormaer (or Lord) of Moray, Macbeth ascended to the Scottish throne in 1040 AD.

A charter granted in 1189 – 95, under William the Lion (1165 – 1214) suggests that Inverness was given the status of a Royal Burgh under David I (1124 – 53); constituted one of six main places in the Kingdom where the Kings Justiciars held court. It is therefore likely that a prominence close to the point at which the river could be crossed might provide the necessary stronghold that this role would require.

Hence a case can be presented that the settlement grew up near the base of Castlehill, and that in the way of many old Scots Burghs the seat of secular power (Castlehill) would be connected to the early Medieval religious centres (here, the Old High Kirk) in this case located close to the ford at Friar's Shott.

By the later Middle Ages Inverness's four principal streets nearly formed a cross at the base of Castlehill, a street pattern that has survived to the present day and serves to define our site boundary.

This crossroads was marked by the Mercat Cross and the streets that met at this point (later called the Exchange) were variously referred to as Kirkgate (Church Street) running North; Bridgegate (Bridge Street) which gained prominence from the 13th century with the first bridge across the Ness to the West; Eastgate (High Street) from the East and Overgate sometimes referred to as Doomsdale (due to it being the route to the gallows) that ran West between Castlehill and Barn Hill on the current line of Castle Street.

It is therefore clear that the site under discussion is defined by three of the principal streets of Inverness, all with Medieval origins, the fourth side being the river itself.

3.3 Early Historical Context

Inverness is from the Gaelic Inbhir Nis, meaning 'Ness mouth'. The river name occurs in Andamnan's 7th century life of Columba (521 – 597AD), as 'Nesa', setting it in a Celtic or pre Celtic context, but excavations undertaken in 1968 at Castle Street suggest occupation in the vicinity of our site dating back to the Neolithic.

In terms of this study, the Medieval history can best be seen in terms of two structures contiguous to our site; the castle and the bridge.

A Castle existed at Inverness from the 12th century. In the ensuing 500 years it was destroyed and rebuilt on several occasions. Shaw MacDuff, second son of the 5th Earl of Fife, was made hereditary Constable of Inverness Castle by Malcolm IV in 1163 and it is mentioned in records of William the Lion's campaign to quell rebellion in the North in 1179, following the signing of the Treaty of Falaise in 1174 in which the crown agreed to England's feudal superiority. Conflict erupted again in 1228 when Inverness was burnt.

It was given to John Baliol in 1292 but, after the outbreak of war in 1296, it was garrisoned by the English, during the period when Edward I claimed overlordship over the Scottish Crown.

It was recaptured by Andrew de Moray during the Wars of Independence, but taken again by the English until, in 1307, it was regained by Robert The Bruce who ordered its demolition.

By the end of the 14th century a new castle had been built on the site, although this was subsequently destroyed by Donald, Lord of the Isles, in 1411.

Throughout this period the assumption is that the Castle is a timber and earth structure adjoining the fosse (or ditch) that enclosed the town and it appears that it was only in 1412 that stone was used when rebuilding was begun by Alexander Stewart, Earl of Mar.

The rise of the Lords of the Isles during the 15th century brings Inverness to the fore in Scottish history and the town appears to have been burnt again in 1430 and subsequently 1455. The castle was taken at the behest of Edward IV in 1463 and recaptured by Alexander MacDonald of Lochalsh in 1491, the unrest continuing until 1493 when the Macdonald's were forced to forfeit the Lordship.

The 16th century did not bring peace. The forfeiture of the Lord of the Isles resulted in a power struggle in the Highlands in which Inverness became a focal point and it was at this time in 1508 that the Earl of Huntly was appointed by James IV to be Heritable Sheriff of Inverness and Governor of the Castle, a position the Gordons held until the abolition of the role in 1747.

With the Reformation came a revolt in the North, led by Catholic nobles. Mary, Queen of Scots led troops to the region in 1562, lodging for a period in the town while the Castle was once again under siege. Her forces eventually overpowered the defenders and Gordon was hanged.

It is at this point that we begin to get our first clear impression of Inverness as a place, with the maps of Timothy Pont (1585 – 95) and, in the version (Pont 8) reproduced on the page before this, we learn that by this point in history the castle takes the form of a high tower house and, depending on the view, there appears to be either one or two bridges across the Ness.

The Castle also played a part in the Montrose Wars and the subsequent English Occupation. It was besieged, though not taken, by the Duke of Montrose in 1643 and, four years later, captured by Royalist forces and once again badly damaged. It is following this siege that from 1653-8 Cromwell's citadel was built at the mouth of the River Ness.

We know the castle was subsequently rebuilt and latterly took the form of a five-story tower house, square in plan, and this is what can be seen in Slezer's views of Inverness from 1693. These views published in *Theatrum Scotiae* and available digitally through the National Library of Scotland, provide a wealth of detail about the town gathered at the base of Castlehill.

Also clearly visible on Slezer's view is a stone bridge of seven arches. This bridge dated from 1685 and had been built to replace a bridge of 1624 destroyed in a flood, which in turn replaced a previous bridge of 1620. There had however been a bridge on this site where important routes converged since at least 1411 when it is recorded that a bridge of oak was destroyed by Donald, Lord of the Isles on his way to the Battle of Harlaw.



'The Prospect of ye Town of Innerness' - John Slezer's Engravings of Scotland, 1693. Copyright NLS.

3.4 The Early Modern Period

From the turn of the 17th century, Inverness begins to come into focus through a series of views, maps and accounts of the Burgh.

We know that following the first Jacobite rising in 1689, when the throne was offered to William and Mary, Inverness Castle stopped being a residence for the Gordon family and was instead garrisoned by the Government as a fort; one of a pair located at either end of the Great Glen and designed to control the North.

In 1719 the Castle is reportedly roofless and the fortifications in ruins following its capture in the rising in 1715. The form of the fortification is recorded by Andrew Jelfe in 1719 and renaissance style angular fortifications are apparent in a view of Inverness produced by JH Bastide in 1725 for the Board of Ordnance (reproduced opposite).

From 1727 the Castle is massively enhanced and fortified as a pro-Union base and barracks under General Wade, as shown in relation to the town on a plan by Romer dated 1727 and in detailed sections dated 1732.



A Plan of part of the Town of Inverness, with a project for barracks on Castle Hill, Romer 1728



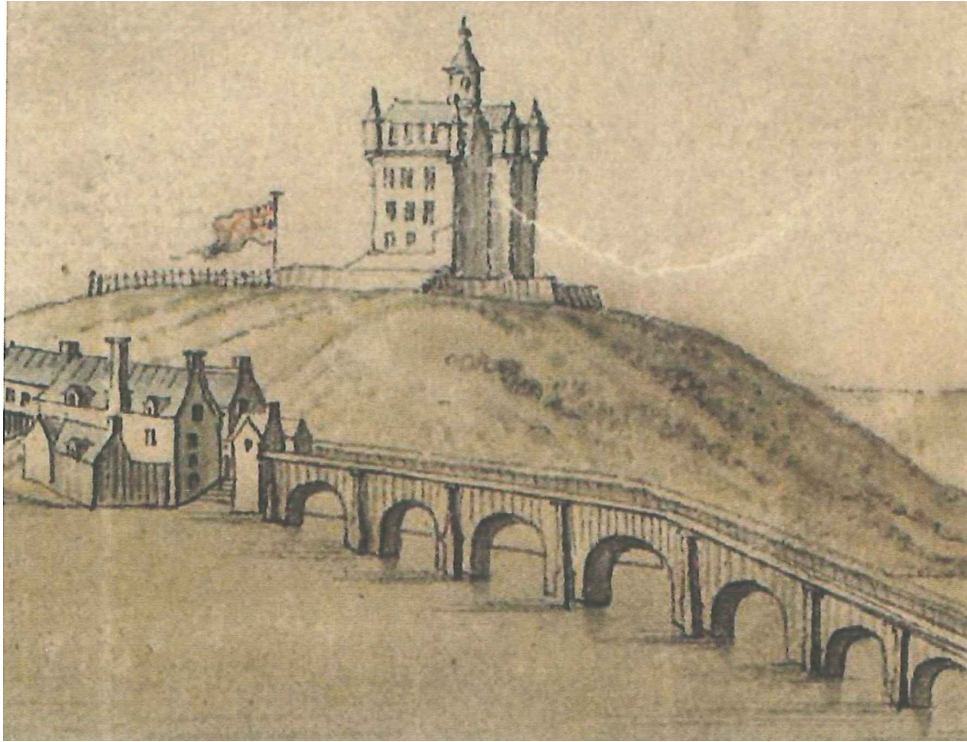
Andrew Jelfe 1719

A clear picture of the town at this period is provided by the letters of Captain Edmund Burke, an army officer stationed in Inverness in the 1730s. These were published in 1754 as 'Letters from a Gentleman in the North of Scotland to his friend'. They include a first hand account of the streets and coffee houses of Inverness and contain a plan and illustrations which give us clarity on the street pattern and urban grain at this time, including the names of the streets.

The text paints a picture of the stagnation and poverty in the town resulting from the Jacobite risings and this would continue until after the suppression following Culloden subsided towards the latter half of the 18th century.

The Castle itself was blown up in 1746 by the Jacobites as one of the final acts of the war, its condition recorded by Skinner in 1750, but by this time Castlehill had already become militarily obsolete and the garrison was rebuilt at Ardersier – the site of the present Fort George.

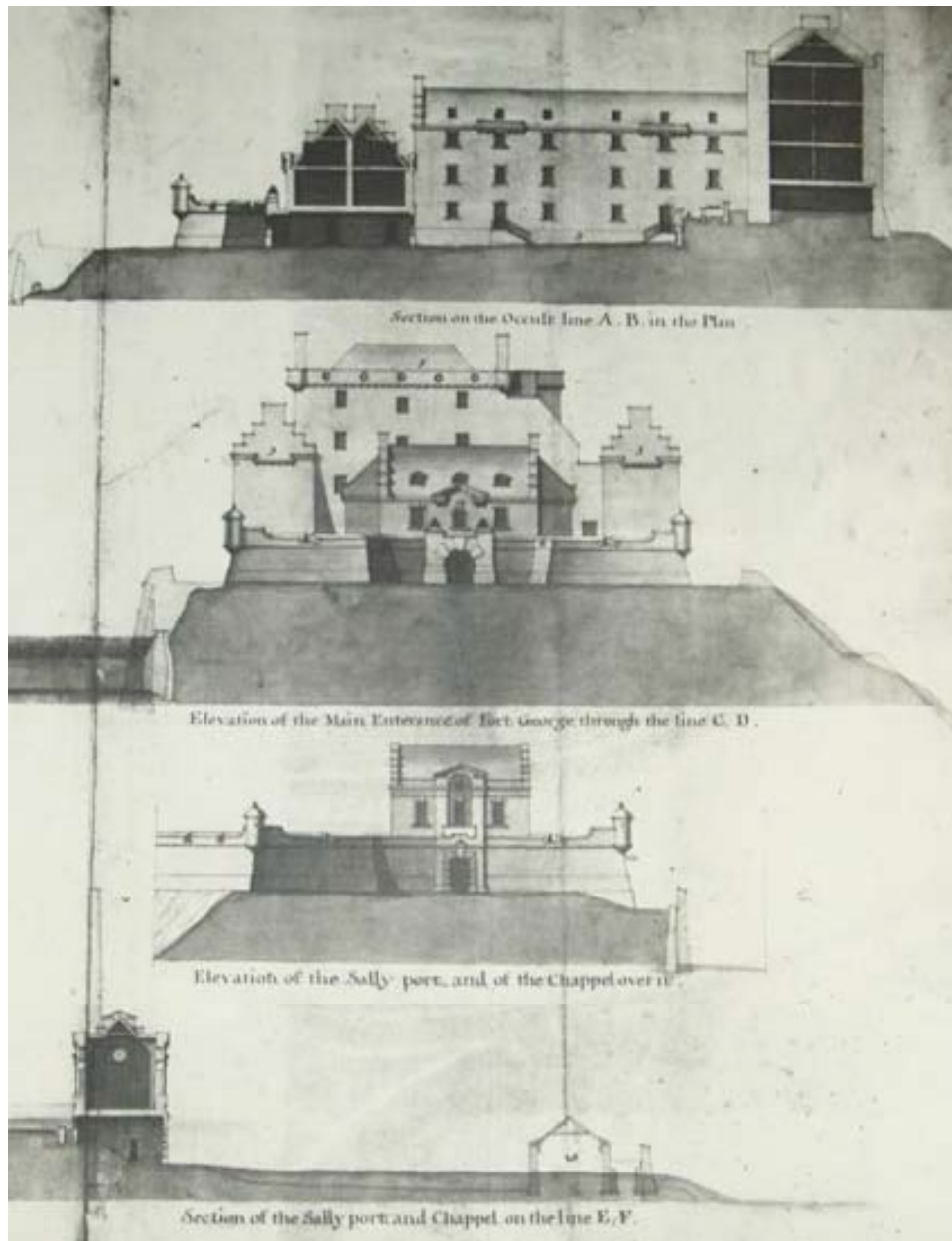
Castlehill remained an illicit free-stone quarry until the 1790s, but by that time the economic situation had completely changed and this paved the way for the site to be re-purposed and developed as the 19th century began.



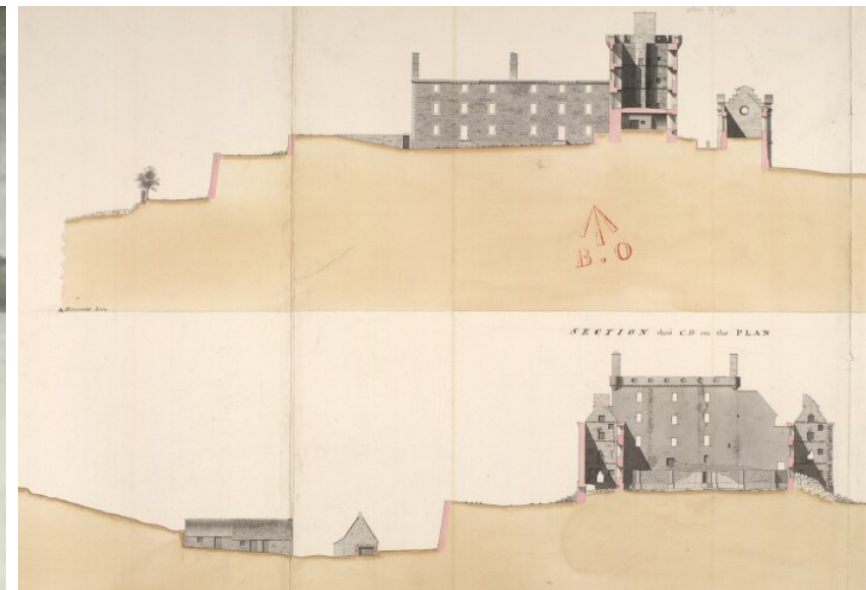
Drawing of Inverness Old Castle by Jean Henri Bastide (undated; NLS catalogue says c. 1725)



A General Survey of Inverness & the country adjacent to the foot of Loch-Ness, JH Bastide 1725. Copyright NLS.



Extract from a plan of Fort George showing proper sections, 1732. Copyright NLS.



Fort George at Inverness - Skinner 1750. Copyright NLS.



Plan of Fort George at Inverness, shewing its present condition. - Skinner 1750. Copyright NLS.

3.5 Urban Improvement

The perception that Scottish towns were in the throes of transformation by the later 18th century was a widely held belief and this Georgian 'urban renaissance', although not consistent across the country, when viewed with hindsight, appears driven by a remarkably uniform set of values and ambitions. The ideal was wide streets, classical public buildings and a townscape cleared of the disorder and nuisance, which now condemned a town and its citizens to the stigma of backwardness.

While urban improvement first became visible in provincial towns such as Perth and Dundee from the 1730s, actions taken by the Government to 'civilise' the Highlands post-1746 such as the development of roads, communications and ports appeared to be bearing fruit and we know that subscriptions were being collected in London in 1757 to fund the construction of New Street (Academy Street).

These improvements widened and intensified later in the century and can be seen in the dates at which various improvements are first seen in the town, such as public lighting (1776); the removal of ports (gates) in 1782 as a general move to widen streets and paving of the streets (1796). This was followed in 1817 by the widening of Bridge Street on the approach to the Ness crossing.

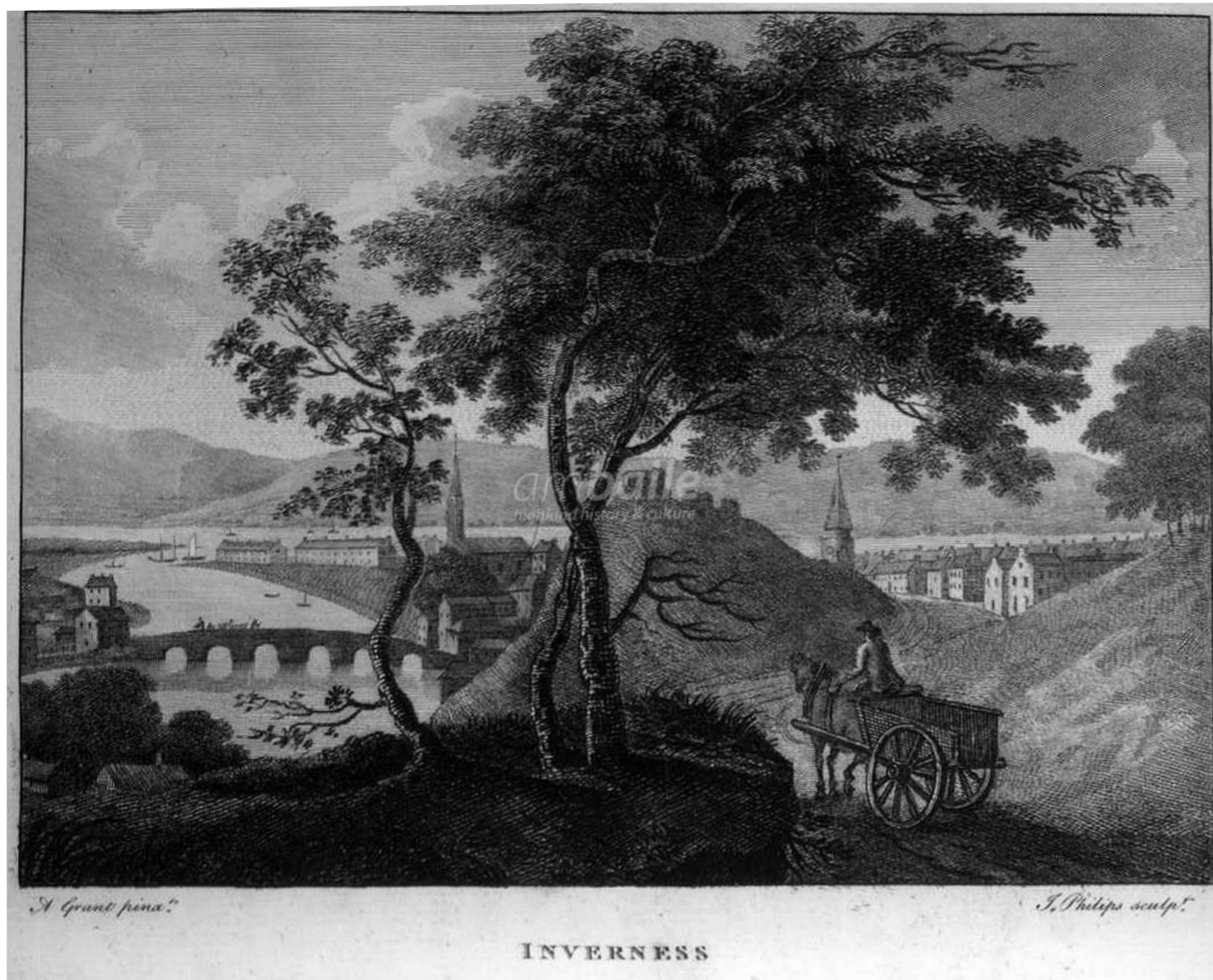
The removal of the Mercat Cross, a principal civic symbol of the early modern Burgh, was highly symbolic in this context and the Cross in Inverness was moved to the edge of the street in 1768.

These urban improvements were driven by a strong practical sense and a desire to sustain economic progress, such as the purchase of a fire engine in 1777 and this continued with the provision of gas lighting (1826) and sewers (1831).

A comparison of these dates for Inverness with other provincial Burghs, including Perth, Dundee and Stirling, suggests that Inverness was not lagging behind in many respects.



The Town Steeple, rebuilt 1791.



Prospects of and observations on a tour England and Scotland, Thomas Newte 1791. Copyright NLS.

3.6 Urban Embellishment

Urban improvement – the regularised, straightened, cleansed, paved and better lit streets of provincial Scottish towns provided the setting for urban embellishment and the range of public buildings that Burghs were responsible for providing, which forms the context for the following sections.

The primary focus of new public building in Georgian Scotland was upon the replacement of the Burgh's symbolic structures – the substitution of the Tolbooth for the Town House and the Grammar School for the Academy, which, in Inverness, took place in 1708 and 1792 respectively.

The Burgh Seat of Government had already begun to outgrow the former Tolbooth dating from 1436, on the corner of Church Street and Bridge Street by 1685 when a prison cell was incorporated into the new bridge to ease pressure in the Jail.

By 1688 the Town Council are recorded as meeting not in the Tolbooth, but instead in the town lodging of the Robertson's of Inshes, a building which projected into and effectively formed a pinch point or 'port' at the East end of the bridge.

In the first decade of the new century it acquired a property facing on to The Exchange and in 1708 built a new seven-bay Town House. This had an arcaded base (possibly intended for markets on the ground floor), a Council Chamber above this and a Guildry for the Corporation of Merchants at second floor. A contemporary report states that the ground floor included a public subscription News (paper reading) Room.

This separation of civic and judicial function allowed the Tolbooth to be rebuilt in 1789 – 92 to provide an improved Jail and Court House.

Other symbolic buildings for which Local Government was responsible were the steeple clock (located next to the Tolbooth and rebuilt in 1791) and the Parish Church (rebuilt 1769 – 72).

In addition, other cultural buildings were expected, particularly in a town that wished to be seen as the Highland capital. Hence we see the establishment of Assembly Rooms (Northern Meeting Rooms, 1790); the Literary Institution on the corner of Church Street (The Atheneum, 1815); the Museum (Northern Institute for the Promotion of Science and Literature, 1825).

The Burgh would also in part be responsible for other public buildings expected of an enlightenment Burgh. These ranged from the socially responsible (The Northern Infirmary, 1804, to replace Dunbar's Hospital funded by the Common Good) to infrastructure projects such as the Fleshmarket of 1782 or the second bridge over the Ness at Merkinch.

This is the Inverness we see in John Wood's 1821 Town Plan of Inverness, which identifies the Town House (1708) facing the Exchange; the new steeple and Court House on Bridge Street (1791), and the Atheneum at the centre of the town.

It also appears to show Castlehill cleared of structures and the introduction, since Burt's map of 1730, of steps from Castle Wynd to the river, which now defines the development between Castlehill and Bridge Street. It also shows a ribbon of development extending along the foot of the hill on Castle Street.

It is in the context of this spirit of urban improvement and the snapshot of early 19th century Inverness that John Wood's map gives us, that we now move on to discuss the specific buildings within the curtilage of our site and in particular the development of Castlehill as the location for the new Sheriff Court and the Circuit Court of Justiciary.

3.7 The Development of Castlehill

We have already seen that by Act of Parliament in 1506 the King had power to create sheriffdoms and these were generally held on a hereditary basis – in this case with the Gordon family.

In 1747 this jurisdiction was abolished and trained Advocates were placed in charge of Sheriff Courts.

These developments in the judiciary were also tied to the beginnings of Prison Reform from the 1780s. Up until this time, the concept of imprisonment as a form of punishment was virtually unknown. Jails served a purely custodial function to detain criminals pending payment of debt or punishment such as transportation or execution. Accommodation was limited, communal and generally squalid and the traditional Tolbooth began to be seen as ineffective and carrying negative connotations for a town.

This will be the context in which Inverness followed procedure from elsewhere and rebuilt its Tolbooth to provide a more appropriate Sheriff Court and Jail in 1793 as shown on Wood's map and described above.

As the 19th century advanced further, The Burgh Police (Scotland) Act of 1833 significantly altered Local Government in Scotland and marked the beginnings of democratically elected Councils. It brought forward stricter financial control on Burghs and began a process of professionalising Local Government, which would eventually see the Town House in Inverness rebuilt from 1876.

Acts of Parliament in 1819 and 1839 laid down directions for the financing of Court Houses and The Prison Act of 1835 established the requirement for prison inspection in Scotland, while The General Police Act (Scotland) of 1857 required each Scottish County and Burgh to establish a police force.

By the time we get to the third quarter of the nineteenth century and can refer to the First Ordnance Survey map of Inverness surveyed in 1868, we see the area we are interested in transformed. It does however still clearly show the underlying late medieval grain of narrow burghal plots running back from the main arteries.

In place of the original stone seven arch bridge built in 1685 that was swept away in the flood of 1849, we see the new suspension bridge that was built in 1855. We also see highlighted on this map a grouping of hotels that had developed in relation to the improved coach services, prior to the arrival of the railway in 1855 and the new Burgh Police Station on Castle Wynd.

Also highlighted is the Atheneum Literary Society facing the Exchange and the town Library and Museum, which by this time had found its current home on Castle Wynd.

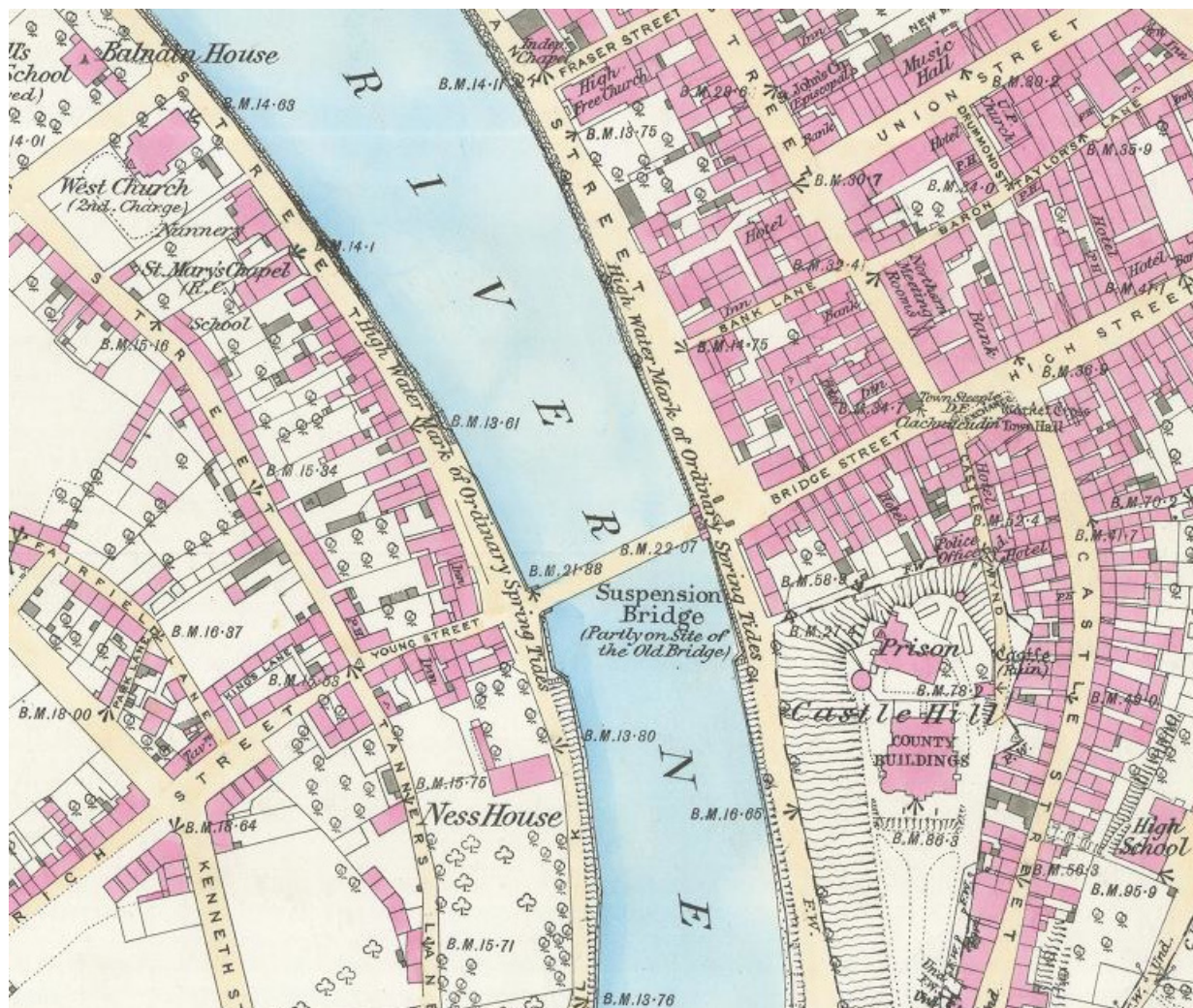
The most significant change recorded in this map of 1868 is however the relocation of the justiciary functions from their original location from the site of the Tolbooth to Castlehill.



Extract from John Wood's map of 1821. Copyright NLS.



John Wood's map of 1821. Copyright NLS.



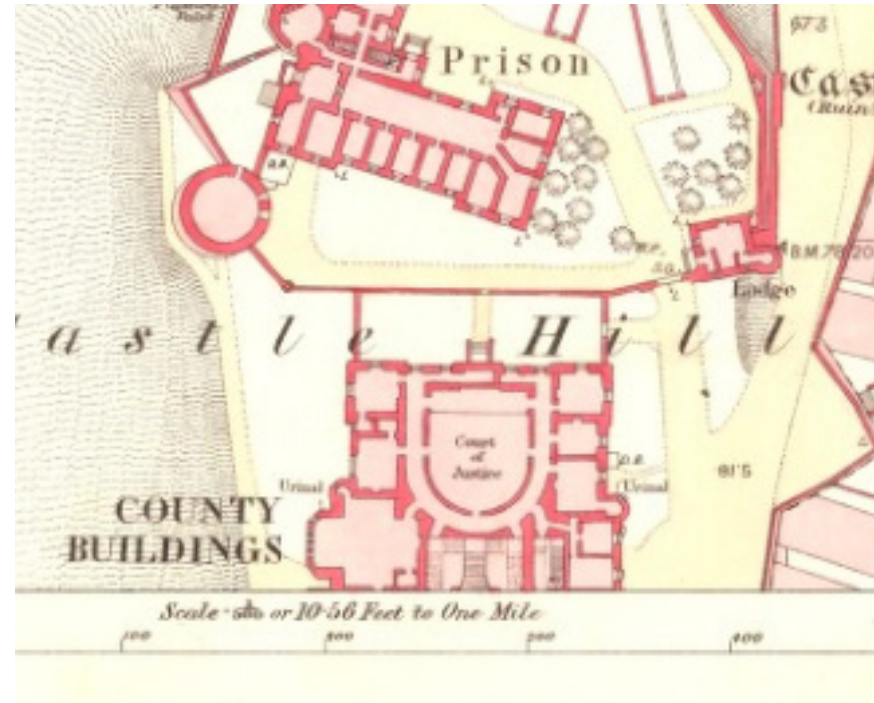
Inverness sheet XII.1 survey 1875. Copyright NLS.



The old stone bridge and castle (as it was prior to 1848) from Old Inverness by Pierre Delavault 1903

Despite the rebuilding of the Court House, Jail and steeple in 1789 – 91, it is clear that the provision for both the judges and jurors remained deficient and by 1821 moves were afoot to either extend or rebuild the Courts, but obtaining the necessary finances proved a slow process and a failure to reach agreement between the Burgh and County resulted in a decision to proceed only with the Court House when in 1831 agreement was reached with the Duke of Gordon to obtain the site.

The Commissioners of Supply, upon whose shoulders the provision of a Court House fell, were essentially the County landowners. For this reason many courts built at this time shared space with other Regional Government facilities, examples being at Perth (1819) or the County Buildings at Lanark (1834 – 36). This was also true in Inverness where the 1st Edition OS map of 1868 labels it the 'County Building' and it was originally designed to contain the County Committee Room, facing West over the River Ness.



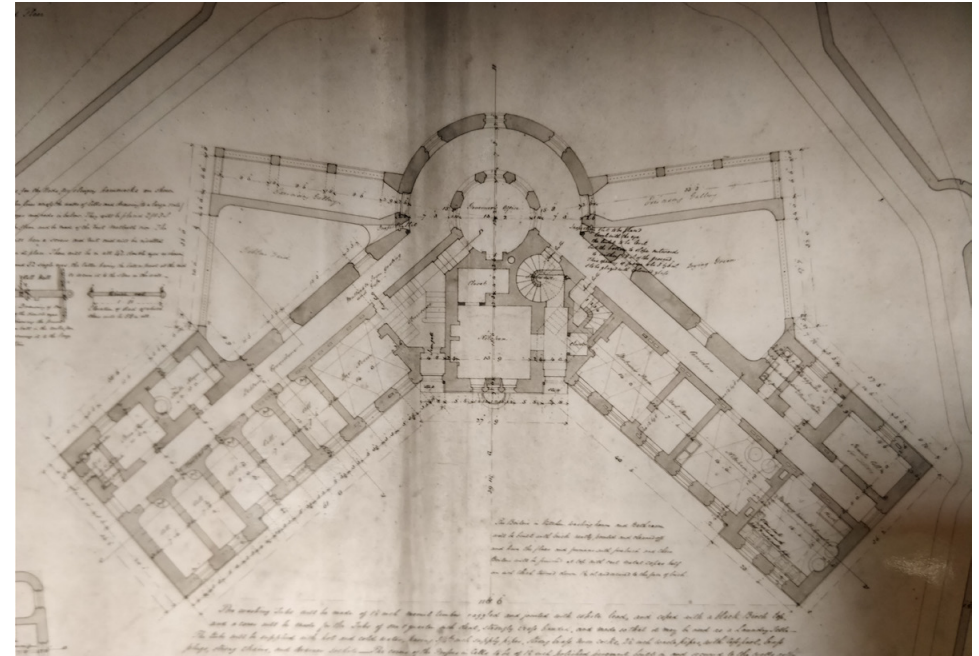
Extract from 1868 Ordnance Survey map showing County Buildings

The Court House (referred to also as the South Block) was built between 1836 – 38 to the designs of William Burn (1789 – 1870), but work to the grounds, including the enclosing walls and the landscaping seen on our map in 1868, developed over time and it was not until 1852 that the castellated Lodge at the site's southern edge was completed. All that remains of this are the gate piers.

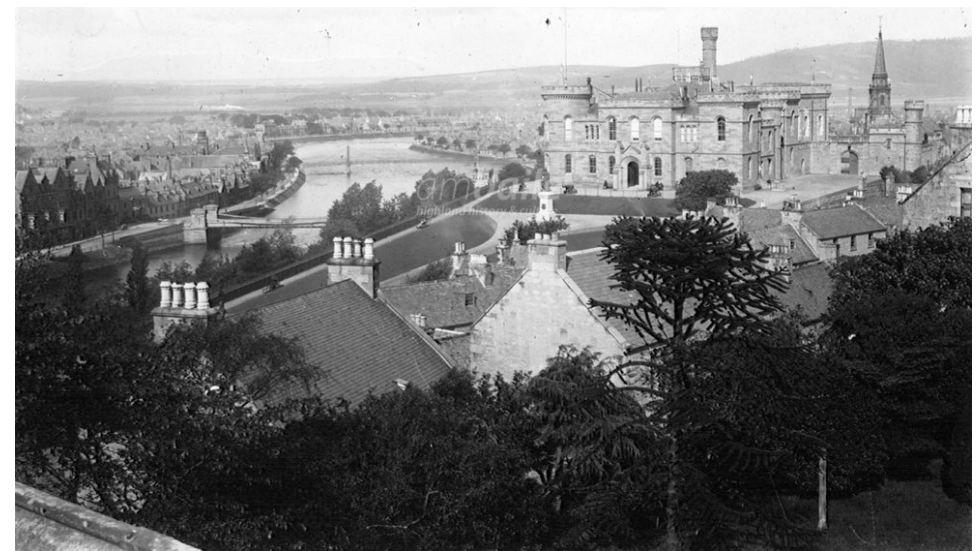
While it was Acts of Parliament in 1819 and 1839 that laid down directions for financing of Court Houses, which would have provided impetus for the Court development, it will have been the 1839 'Act to Improve Prisons and Prison Discipline in Scotland' that will have resulted in William Burn being commissioned to produce a design in 1843 for a Prison on Castlehill.

As part of the specialisation of building types it was logical to group the judicial functions of the County on a single site. In particular this removed the need to transport individuals awaiting trial or sentence to Court from Prison.

Prison reform at this time encouraged cellularly divided spaces (separation); classification (separate wings for the young, male, female and debtors) and monitoring of prisoners. Hence William Burn's initial design was splay-planned with two wings and a central turreted drum to allow the prisoners in the whole building to be observed from one axial viewpoint. The first design was based upon the Panopticon theory published by the utilitarian Philosopher Jeremy Bentham (1748 – 1832). This design was a response to the problem of prison discipline and addressed the perceived need to monitor prisoners in an economic way. William Burn would have been familiar with the design of Edinburgh Bridewell on Calton Hill designed by Robert Adam in 1791 that was based upon this theory. In reality the final design built in the late 1840s owed more to the picturesque and this will be explored in more detail the subsequent section.



William Burn's design for Inverness Prison, 1843. Copyright RCAHMS



A view of Castlehill prior to the removal of the prison walls. Copyright Am Baile.



A view towards Gordon place prior to the alteration of the fenestration of the prison that took place in 1904. Copyright Am Baile.



Detail from 1868 Ordnance Survey map showing interior of prison

In the form seen on the OS map of 1868, the Prison that was subsequently built on Castlehill was walled and approached through a Gatehouse. It was part of an extensive building programme of purpose-built Prisons to implement what was termed the 'separate' system whereby "the individual separation of prisoners by day and night, in cells of sufficient dimensions for health (was) accompanied by labour and religious and moral instruction" and these different types of accommodation can be seen in the detail on the map where the internal floor plan is made apparent.

Following The Prisons (Scotland) Act of 1877 the Prison system was nationalised across the UK and this led to centralisation and the rationalisation. After 1877, this resulted in the closure of smaller prisons at Nairn, Portree, Fort William, Tain, Wick and Dornoch in the Inverness district and this in turn resulted in the building of a new prison at Porterfield in Inverness in 1903.

Inverness-shire acquired a County Council in 1890 under Local Government (Scotland) Act 1889, although the Burgh Council retained its autonomous status, and the conversion of the old Castlehill prison (what is now called the North Block) to County Offices and the Headquarters of the County Police was carried out under the direction of the architectural practice Ross and Macbeth from 1904.

This re-purposing resulted in the enlargement of the cell windows and the insertion of a double height chamber into the North East corner of the building to serve as a County Council Chamber where there had previously been cells. This changed the outward appearance of the building and also involved a reduction in height of the enclosing walls, although both the wall and the Gatehouse that separated the Court from the Prison does not disappear from the OS mapping until 1938.

After Local Government reorganisation in 1973 this remained Local Government Offices and the chamber became a District Court House.

3.8 The Rebuilding and later development of the Town House

By the second half of the 19th century the heart of Inverness is clearly the Seat of both Regional Government and civil and criminal jurisdiction.

Inverness has expanded greatly between John Wood's map of 1821 and the Inverness seen in the 1st Edition OS map and yet Local Burgh Government is still administered from the Town House dating from 1708. Clearly by then Local Government required to be much more businesslike and this required a different type of Civic Town Hall.

This resulted in the existing Town House being pulled down in 1878 and the construction of a new building between 1878 – 82 to the design of local Architects, Matthews & Lawrie.

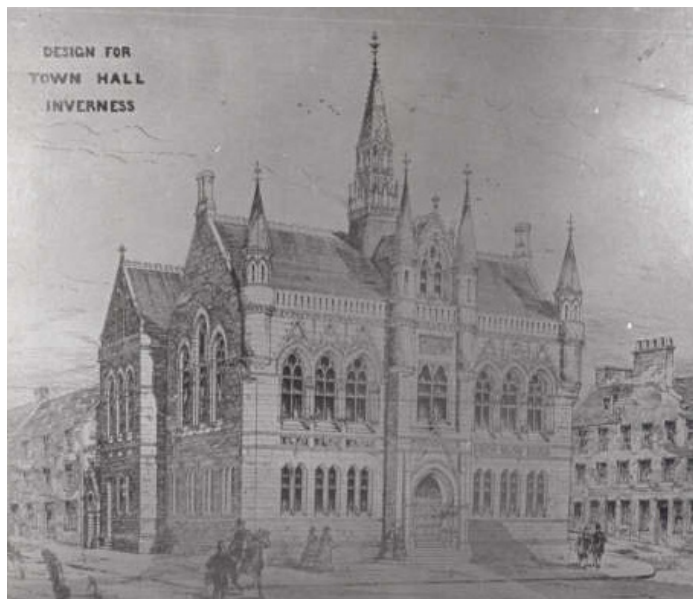
This new footprint partly extended over the public square referred to as The Exchange and this was bemoaned by many at the time.

While this building addressed the civic aspects of the Burgh and included a Council Chamber and Hall, it lacked the support areas it clearly needed and it was subsequently extended in 1904 to the design of James Robert Rhind (1853 – 1918).

It expanded again by extending into the neighbouring building at 18 – 22 Castle Street in 1967 and yet again along the frontage of Castle Wynd in 1973, by and large taking its present form at this time.



The 1st Edition Ordnance Survey clearly illustrates the Town House as built in 1708



Artist's Impression of New Town House at the time of the competition.
Copyright RCAHMS.



A contemporary photo of the Old Town House



Copyright Highlife Highland.

3.9 Bridge Street

The final component of the overall site is the urban block at the foot of Castlehill defined by Bridge Street, Castle Wynd, Castle Road and the River Ness.

In Burt's map of 1730, the South side of Bridge Street, up to the bridge itself, is built up with narrow frontages extending back uphill towards the Castle. This may have only been built up in the later Medieval times for this side of the street may have been maintained as open ground before this for defensive reasons.

In John Wood's map of 1821, Castle Wynd, which formally served as an approach to the Castle, appears to no longer do so and instead turns downhill to meet a track along the riverside which at that time is called Gordon Place.

This whole area has been completely swept away by later development in the second half of the 20th century, but before its demolition in 1963 the majority of this Bridge Street frontage was mostly late 18th century or early 19th century in date, and behind this it contained earlier work.

As highlighted before, within this block on Castlewynd stood the Burgh Police Station and the Free Library (1881) by Alexander Ross, Architect, which housed the Museum until it was rebuilt in 1966. It also contained on Bridge St the classical 'Workmen's Club (1871) by John Rhind, Architect, and an elegant tenement facing the river on Gordon Place dating from 1900.

The present development on the South side of Bridge Street is intimately tied up with the clear need to replace the river crossing in the light of increased motor traffic. This was planned pre-war and a second temporary bridge was built in 1937, upstream from Bridge Street in preparation for this.

The second war intervened and it was not until 1959 that tenders were invited for the erection of a new bridge to replace the suspension bridge erected in 1855.

While there was a general consensus in the town that this was necessary, the announcement in 1959 as part of the Council's detailed development plan for Inverness that it intended to demolish and replace the whole urban block at the base of Castlehill was greeted with shock.

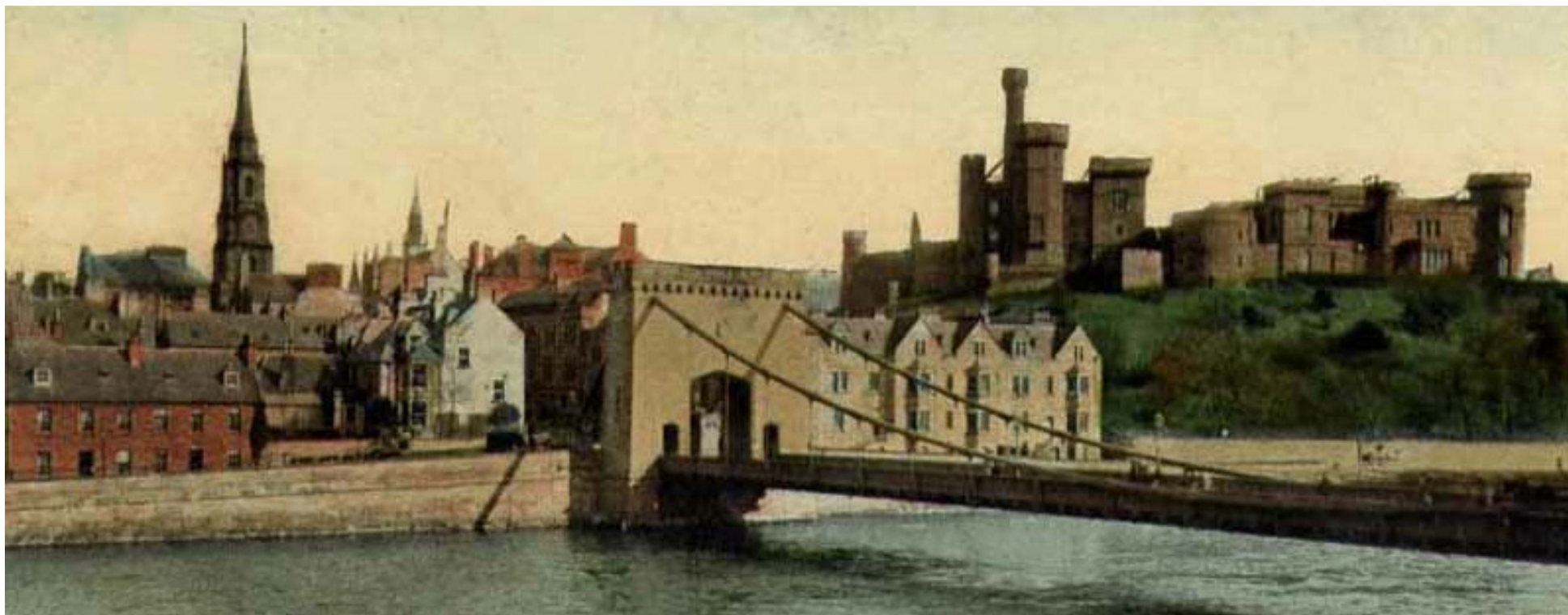
In the process, the then Town council did not cover itself in glory in the way it handled public opinion, which went to a Public Inquiry in 1961 or in how it awarded the contract to Murrayfield Real estate of Edinburgh (Chairman, Field Marshall Sir Claude Auchinleck).

The design work was by Ian Burke, Martin & Partners, 11 South Tay Street, Dundee, and it was initially to include a six-storey department store, an array of shops on two levels, a car park, offices and the new home for the Museum (displaced from Castle Wynd).

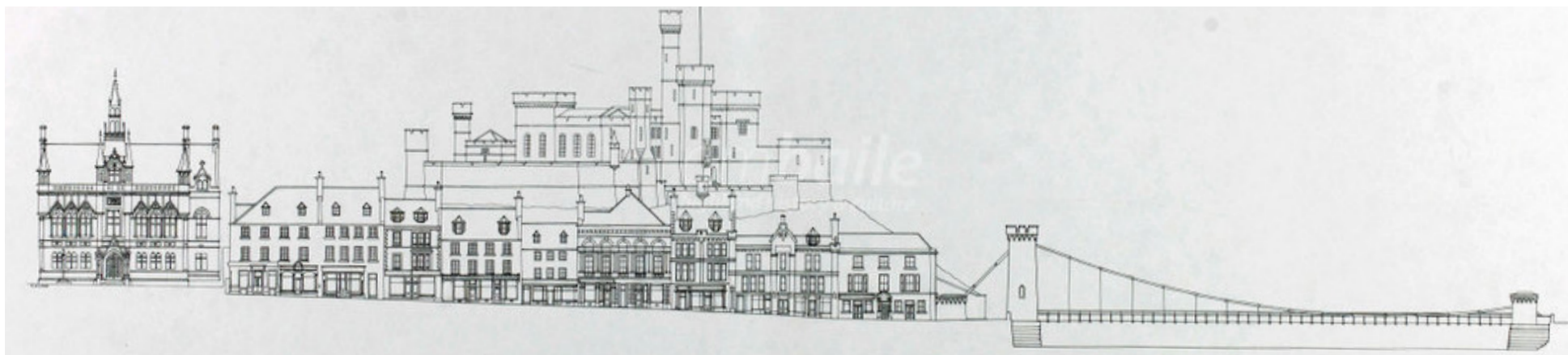
By this stage the new bridge was already open and demolition began in 1963 and the building complete by 1967, the offices eventually being taken by the Crofter's Commission. While the upper shops did not prove viable, the site has been continuously occupied by the Museum since it was completed and the building has been able to accommodate the change required of it by this organisation.

The Bridge Street we see today dates from 1969 when the North side was partly cleared to provide offices for the Highlands and Islands Development Board on the site of the house in which Mary Queen of Scots lodged in 1562.

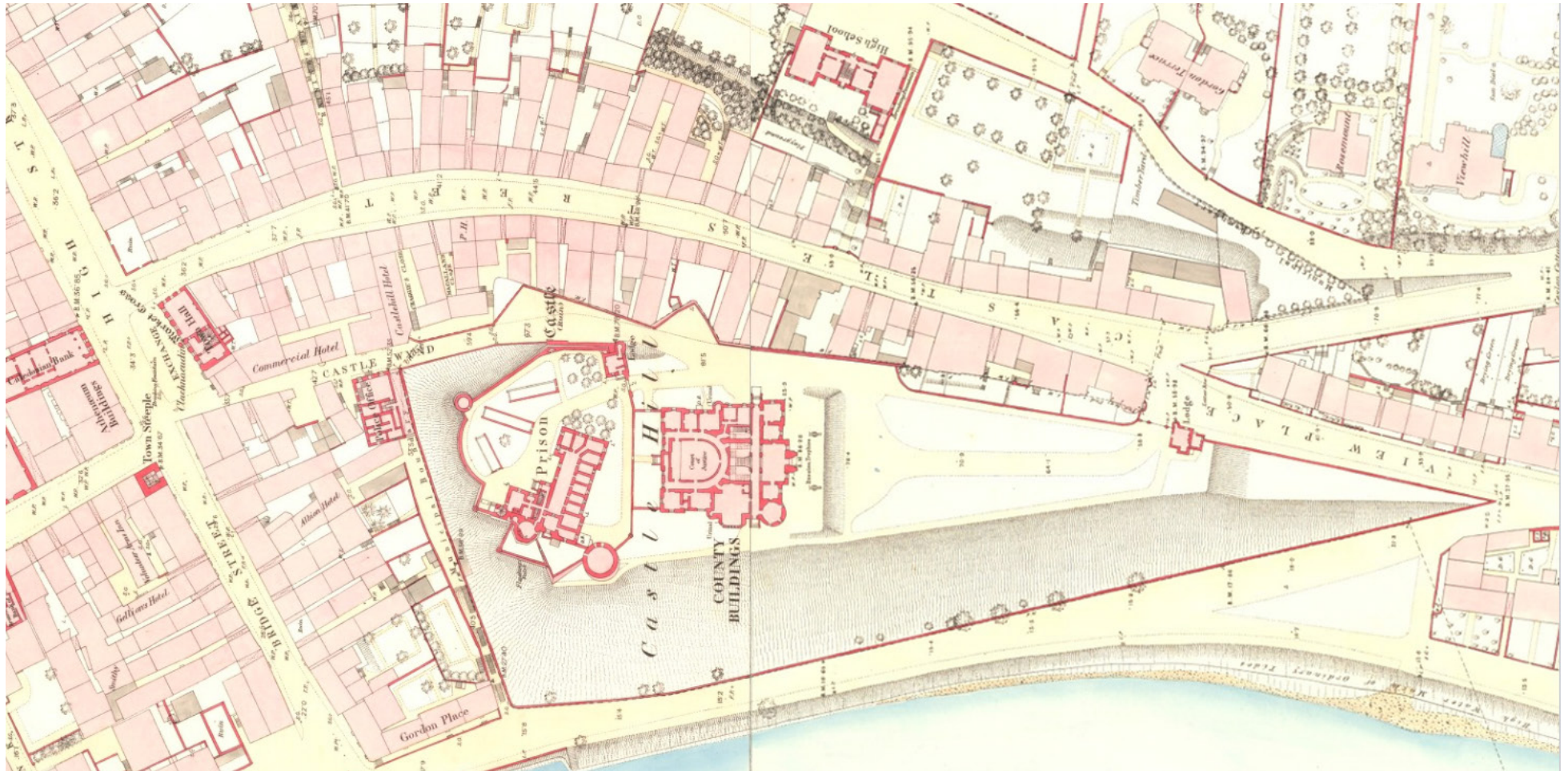




Bridge Street in the early 20th century from a postcard.



Section up Bridge Street



3.10 The Site Peripheries

In 1821 John Wood's plan shows a relatively narrow road following the water's edge between the Ness and Castlehill. This was called Gordon Place at the time, but is now called Castle Road. It is assumed that originally the 18th century military fortifications made use of the river on the West side and the implied terraces and ditches suggested on Hanoverian plans were subsequently smoothed away as part of the 19th century landscaping to the new Court House. It is also presumed that the stone, partly-retaining, boundary wall, extending the length of Castle Road and up View Place dates from this time.

The First Edition Ordnance Survey map of 1868 shows housing extending the length of Castle Street, but we know that this bank suffered a number of landslips, the most notable in 1932 when several houses were destroyed (without loss of life).

There were further landslides in 1954 and eventually the remainder of the buildings were demolished and the bank stabilised in 1967 as part of road widening works. These created what is now the Council car park on Castle Street and opened up the present view of Castlehill that would previously have not existed.



'Castleyard' in the early 20th century. Copyright Am Baile.



A view from the Courthouse looking South prior to 1932. This shows the castellated gatehouse and how the esplanade was hemmed in by buildings on the East side. Copyright Am Baile.

3.11 Timeline

For ease of reference the key dates in development of the overall site are listed on the timeline below.

1040	Macbeth, the Mormaer of Moray succeeds to the throne of Scotland
1124-53	The reign of David I, King of Scots. It was during this period that Inverness became a royal burgh
1165-71	Likely founding date of St Mary's, the parish church roughly on the site of the present High Church built in 1769-72
1228	Inverness burnt during a revolt against Alexander II (1214-49)
1308	Inverness captured by Robert the Bruce on his route to kingship
1411	The first wooden bridge destroyed by The Lord of the Isles on his way to the battle of Harlaw
1412-15	The Earl of Mar builds the first stone castle at Inverness
1436	First mention of the Tolbooth. It was again rebuilt in 1670 and 1789-92
1475	The earliest reference to the Mercat Cross
1508	The Earl of Huntly is appointed justiciar of the North by James IV. The Gordons would retain the position and castle until 1748
1560	The Reformation
1562	Mary, Queen of Scots lays siege to Inverness castle after being refused admittance by Alexander Gordon, the Earl of Gordon's Lieutenant-Governor. The castle is subsequently captured and Alexander Gordon is hanged



The building, much remodelled, in which Mary, Queen of Scots is reputed to have slept during the siege of 1562. This building stood on the North side of Bridge Street until 1969.

1585-95	Timothy Pont carries out the fieldwork for his maps that are eventually published by Blaeu in 1654. This clearly shows the castle (Pont map 8) and the bridge (Pont map 5)
1607	Union of the Crowns
1620-24	The loss of two bridges across the Ness
1638	The National Covenant
1649	The castle is besieged by Montrose during the Covenanting Wars
1651-60	Much of Scotland occupied by Cromwell
1652-7	The period over which the citadel was built by order of Oliver Cromwell
1670	The Town Council purchase a tenement, the former town residence of Lovat Fraser, on the site of the present Town House
1685	After a period of 21 years without a bridge, the first stone bridge across the Ness is built with funds raised by voluntary contributions. It takes the form of 7 arches and includes a prison cell. One of the coat of arms placed on this bridge at the time is subsequently rescued when the bridge is swept away in 1849 and placed on the gable of the present Town House when it is built in 1882
1689	The castle is garrisoned and fortified following the first Jacobite uprising
1693	Slezer's views of Inverness published in Theatrum Scotiae clearly shows the castle that was blown up in 1746
1697	The first paving of the streets takes place
1707	The Act of Union
1708	Construction of the first Town House on the site of the building purchased in 1670



The coat of arms rescued from the bridge when it was swept away in 1849

1714	Hannoverian Accession - George I
1715	Jacobite rebellion
1719	The castle is reported as in ruins following the Jacobite uprising in 1715 during which it was taken by Mackintosh of Mackintosh on behalf of James only to be recaptured by Kilravock and Lovat for the King
1725	General Wade appointed Commander-in-Chief, North Britain
1726-30	Around this date Inverness castle is extended and converted into a fortified barracks and renamed Fort George in honour of the King at a cost of £50,000
1746	The Fort George on Castlehill is blown up as one of the final acts of the conflict of 1745-6
1747	Work commences on the new Fort George at Ardersier
1750	The Town House of 1708 is enlarged in 1750
1760	The Highland Clearances begin
1768	Date the present Mercat Cross was relocated from the middle of the Exchange
1769-72	The Old High Church is rebuilt on, or close to, the medieval footprint
1776	The streets of Inverness are lit
1777	The Burgh Council purchase a fire engine.
1782	Removal of the town ports (gates)
1789-92	The Tolbooth and Steeple are rebuilt. From 1688 the Town Council have been meeting elsewhere, paving the way for the improvement of the Court and Prison on the site
1790	The Northern Meeting Rooms are founded
1790	The tower on Castlehill collapses



Inverness in North Britain - Lewis Petit 1716. Copyright NLS.

- 1792 The Inverness Academy opens
- 1796 The paving of the streets of Inverness. These were first recorded as being cleaned in 1746 by order of the Duke of Cumberland
- 1804 The Northern Infirmary is established to replace Dunbar's Hospital
- 1811 The population of Inverness reaches 10,750, more than 5 times of that in 1668
- 1815 the Literary Institution, The 'Atheneum' is founded
- 1817 Bridge Street widened to 10.3m
- 1821 John Wood's map of Inverness
- 1822 Opening of the Caledonian Canal
- 1824 Inverness Gas and Water Company founded, with gas lighting introduced from 1826 and the first sewers introduced in 1831 under Joseph Mitchell
- 1825 The first museum in Inverness is established
- 1831 Agreement is reached with the Duke of Gordon for the County Commissioners to purchase Castlehill
- 1833 Burgh Police (Scotland) Act significantly alters Local Government in Scotland and marks the beginnings of democratically elected Councils
- 1835 The Prisons Act established the requirement for prison inspection in Scotland
- 1836-38 The Court House on Castlehill is built in this period to the designs of William Burn
- 1836 Regular coach route to Perth established



The bust of William Tyler Fraser which was placed within the Courthouse, partly in recognition of his role in its establishment.

- 1848 Building of the Prison on Castlehill to the design of Thomas Brown II
- 1849 On the 25 January 1849 the stone bridge built in 1685 is destroyed in a flood. The burgh coat of arms is rescued and subsequently built into the new Town House
- 1855 The construction of the new suspension bridge.
- 1857 The General Police Act (Scotland) required each Scottish County and Burgh to establish a police force
- 1873 Duncan Grant of Bught leaves the Burgh £5,000 towards the cost of a new building. The eventual cost was £13,500. This bequest is celebrated in the family crests of Grant and Macrae being placed in the centre window of the civic hall within the new Town House
- 1875 Publication of the 1st Edition Ordnance Survey of Inverness. This map was actually surveyed in 1868
- 1876 Local practice Matthews and Lawrie win the national competition for the new Town House
- 1877 Following The Prisons (Scotland) Act of 1877 the Prison system is nationalised
- 1878 The demolition of the Old Town House dating from 1708
- 1882 The new Town House, to the design of William Lawrie, is formally opened by the Duke of Edinburgh
- 1889 Inverness-shire acquires a County Council in 1890 under Local Government (Scotland) Act 1889



A photograph from 1878 at the time of the demolition of the old Town House. Copyright Am Baile.

- 1894 The Council Chamber in the Town House is extended to a design by John Hinton Gall who inherited William Lawrie's practice
- 1898 Queen Victoria's Diamond Jubilee is commemorated by a set of new windows in the Town House designed by JH Stewart and executed by William Meikle & Sons, Glasgow
- 1900 The Mercat Cross is restored and installed in its present location
- 1904 Potentially the date for the present 18-20 Castle Street, now part of the Town House
- 1904 Ross and Macbeth convert the former Prison to County Offices and Police Station, inserting a County meeting room. This follows the building of Porterfield Prison in 1903 and the transfer of the prison function away from Castlehill
- 1905-07 Construction of the extension to the Town House designed in 1904 and won in competition by James R Rhind
- 1921 The first cabinet meeting held outside London is held in the Town House on 07 September 1921 in order to discuss the Irish crisis. Among those present are King George V, Lloyd George (PM), Austen Chamberlain, Stanley Baldwin and Winston Churchill
- 1929 King George V visits Inverness and receives the freedom the city outside the Town House
- 1932 Land slip on Castle Street destroys two properties. A further land slip takes place in 1954



The Town House bedecked for Queen Victoria's Diamond Jubilee in 1898. Copyright Am Baile.



The first British Cabinet meeting held outside London is held in Inverness Town House on 7 September 1921. Copyright Am Baile.

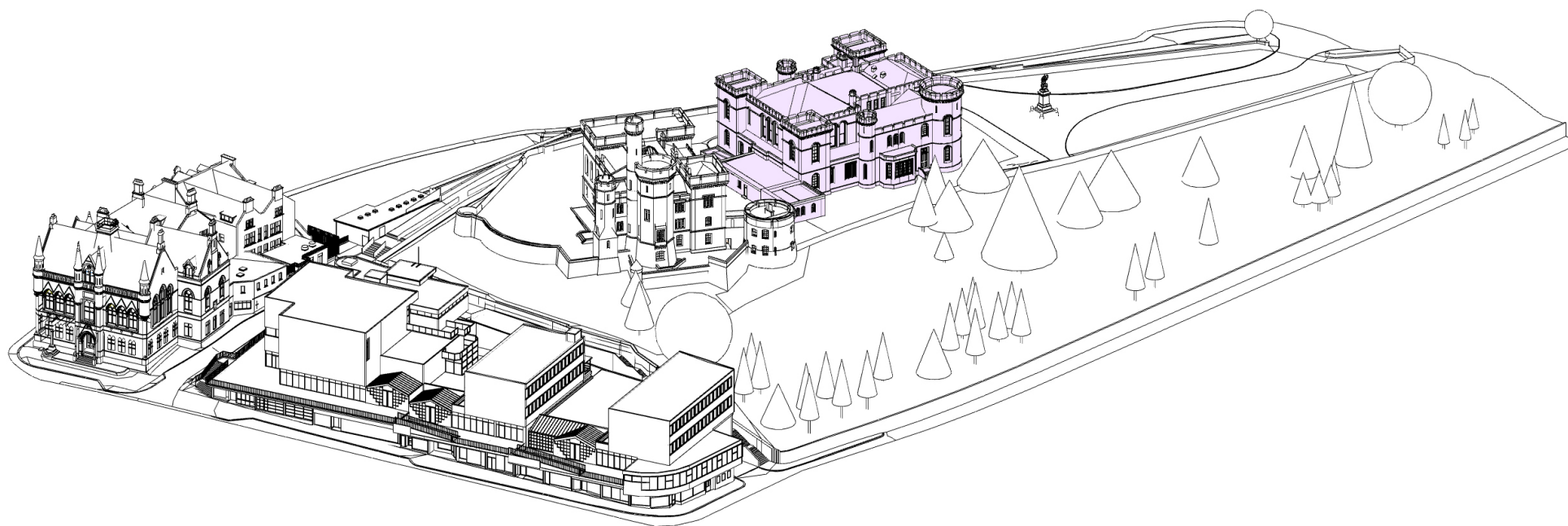
1959	The demolition of the suspension bridge built in 1855. This had been planned in 1938 but the war intervened
1961	The Town Council award the redevelopment of the south side of Bridge Street to Murrayfield Real Estate
1963-67	The demolition of the south side of Bridge Street commenced in 1963 with construction underway in 1965-67 to the design of Ian Burke, Martin & Partners
1967	Properties on Castle Street are demolished to make way for the carpark and 18-20 Castle St is absorbed into the neighbouring Town House. This follows successive land slides on this bank resulting in a decision to clear and strengthen the bank, at the same time widening Castle Street to improve traffic flow
1969	The north side of Bridge Street is demolished and rebuilt
1973	The initial extension of the Town House on Castlewynd. This was a vacant yard on the previous map dated 1956
1973	Local government reorganised
1976	A second courtroom is inserted into the entrance hall of the Couthouse
1978	Present boiler House annex to the Town House likely to be constructed at this time
1981	The Burgh Mercat Cross receives its category B listing
2015	Highlife Highland undertake an initial feasibility study into the reuse of the court buildings on Castlehill following a decision by The Scottish Courts and Tribunal Service to relocate to a new building
March 2018	Work begins on site for The Inverness Justice Centre for The Scottish Courts and Tribunal Service. The design is by Reiach and Hall architects. This will pave the way for the reuse of the court buildings vacated on Castlehill from 2019



Demolition of Castle Street 1967. Copyright Am Baile.

4.0 Conservation Audit

While the previous section explored the historical context to the development of the site as a whole, this section will describe each different type of heritage and place it in a wider heritage context.



4.1 The Court House (South Block)

The Historic Environment Scotland listing describes the Court House of 1836 – 38 as follows:

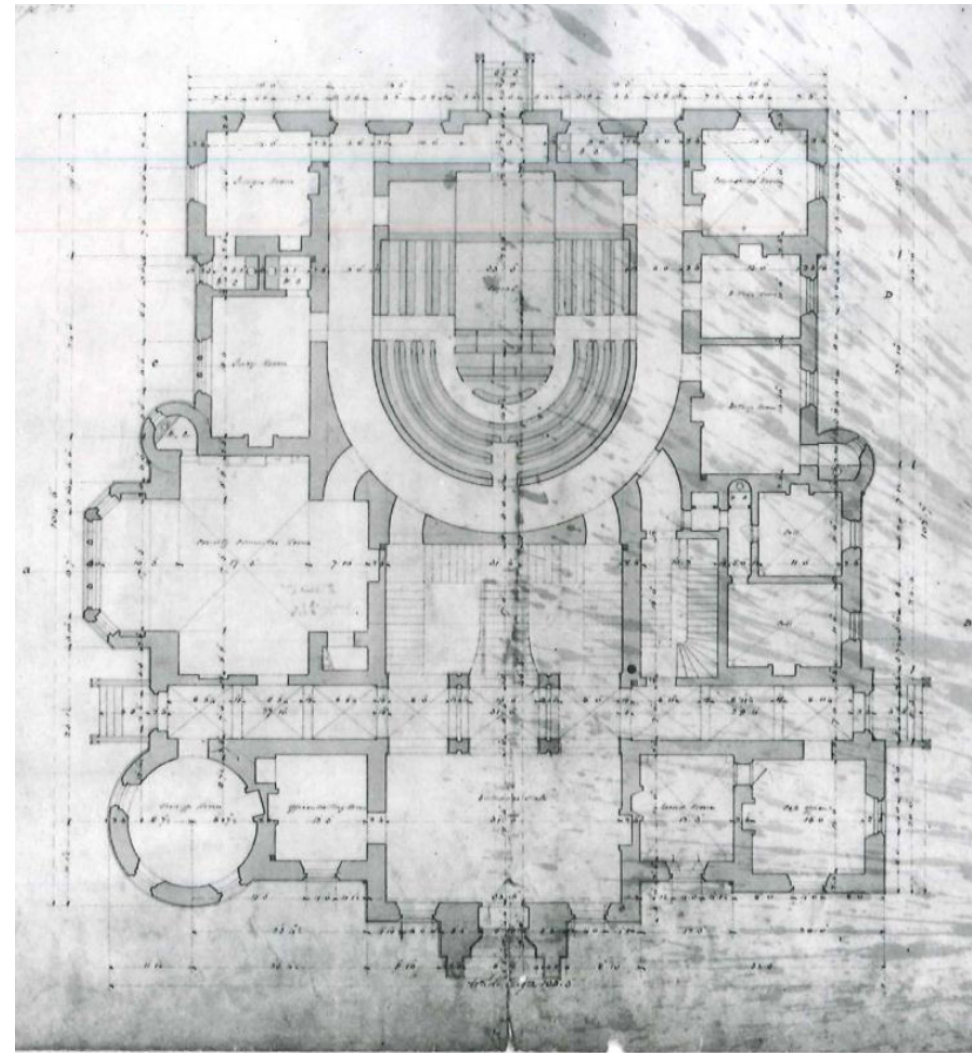
“Two storeys, with seven bay ashlar principal (South) elevation, and advanced and raised centre three bays; bay to the left (West) has a round tower; bay to the right (East) has a square plan tower. There is a centre round-arched door piece under the gablet and flanked by heavy buttresses. Predominantly round-arched windows linked by continuous hood moulding, the first floor windows at second and third bays are tri-partite. Crenellated parapet, machicolated at towers and with crosslets at towers and centre”.

The first thing to notice in this description is that it describes only the building frontage, the original axial approach from the Gatehouse, and in doing so, recognises that the building is still basically symmetrical and classical in its layout despite its castellated appearance.

The establishment of a Court House or County Building style in the early 19th century appeared to consciously distinguish them from the established civic architecture of the Tolbooth, with its vertical emphasis, and instead favoured horizontal.

Architects were also striving for a vocabulary that expressed awe and reverence for the law and civic authority. A preference for neo-classical was often used to express this and examples are the Court House at Perth (Robert Smirke, 1819) or at Ayr (Robert Wallace, 1818 – 22).

The Architect of the new Court House, William Burn (1789 – 1870) was the son of a Mason and Architect from Edinburgh, Robert Burn (1752 – 1815), who is best known for designing the Nelson Monument on Edinburgh's Calton Hill (1807 – 14). William served his apprenticeship with Sir Robert Smirke (1780 – 1867) and would go on to become one of Britain's most prestigious Architects of the period, known for his Greek revival public buildings and for developing the style known as Scottish Baronial.



William Burn, plan dated 1833

This work in Inverness however pre-dates this full blown castellated Baronial style and comes from that intermediary phase where castles were more generic in design and owed more to the work of Robert Adam (1728 – 92) where for example at Dalquharran (1790), a classical form has applied to it a castellated style without direct reference to Scottish castles. John Gifford, in the Buildings of Scotland series, is more dismissive, calling Inverness “an ashlar fronted toy fort”.

It is however, innovative in that it may be the first, and certainly is the first Scottish Court House to be built in a castellated style.

It was not however the earliest Prison as Archibald Elliot had previously continued the defensive castellated style of Robert Adam’s Edinburgh Bridewell (built posthumously 1795) when remodelling it to form Calton Prison, in 1815.

Perhaps it was the fact that Burn’s original commission in 1821 had been for both a Prison and Court House that suggested that the castellated was appropriate or more likely a wish among the Commissioners of Supply that Inverness should once again have a Castle that resulted in this break with the norm. Whichever it was, the use of a castellated form still clearly signifies the secular authority that would be expected for a court building.

Possibly it is also the fact that William Burn’s involvement had first been discussed as far back as 1822 that the built form of 1838 was perhaps already behind the times, as by this time the transition in his architectural style from the castellated to the Scots Baronial had taken place, first at Tynninghame (1829) and then the almost contemporaneous Invergowrie (1837). Alongside these developments and the work of others like David Hamilton at Dunlop House in 1831 – 34, William Burn was also drawing on the ‘Neo-Tudor’, possibly best seen at Inverness in the interior detail.

The Historic Environment Scotland listing continues by describing the interior as follows:

“The interior to the Court House (was seen in 2014) and is arranged with the Court and Public Offices, Faculty Library and Courtroom on the ground floor, all accessed from a large centre Hall with colonnade opening into an imperial stair rising under a coffered barrel vault”.

The building has a clear plan and is basically symmetrical. At the heart of the building is an essentially unaltered staircase lit from high-level windows. This was once approached axially until a second Courtroom was inserted, but is now served by the lateral East – West corridor terminating in doors at either end.

Behind the staircase and surrounded by a horseshoe corridor is a D-shaped and galleried Courtroom lit by high-level windows and with a classical coffered ceiling. The design cleverly ensures that the Court House windows are never overlooked, despite the original intention that access would be available for the public to the roof in order to enjoy the view.

This space retains its Gothic sounding board canopy above the Judge’s bench, but the ground floor furnishings, including dock and witness box, were replaced in the 1980s, save for the consoled curvilinear bench ends. Likewise the raked gallery seating set over the horseshoe corridor has been removed and a flat floor inserted.

Although this court layout is not unique, and a similar example pre-dates it at Smirke’s Perth County Buildings (1819), the semi-circular plan is unusual.

The overall plan of the building, which is reminiscent of Burn’s country house planning, also set a precedent and a similar plan is used by Peddie & Kinnear at Greenock Sheriff Court in 1863.

While at ground floor level on the East side of the Court House, there are offices, a service stair and accommodation for the jury, the West side that enjoys views across the Ness contain a suite of offices for the Sheriff, the Judge and what became the Faculty Library from at least 1907, was originally the County Meeting Room.



Interior view of Courthouse in 2017. Copyright Andrew Wright.

The listing records that “A perambulatory timber panelled Hall links the Main Court to various rooms at ground floor, including the Faculty Room. The Faculty Room has a large bay window to the (West) and a groin-vaulted ceiling, with most furnishings largely intact, including break-front bookcases and table. All secondary rooms, offices and passages include decorative cornicing and panelled doors, and a number of fireplaces”.

The upper floors are accessed from a vaulted corridor and are generally well proportioned and essentially original. Certain rooms have stone-vaulted ceilings to provide fire resistance and although most of the first floor rooms have been modernised to some extent, particularly the Sheriff Clerk’s Office, they tend to have retained their detail such as doors and cornices.

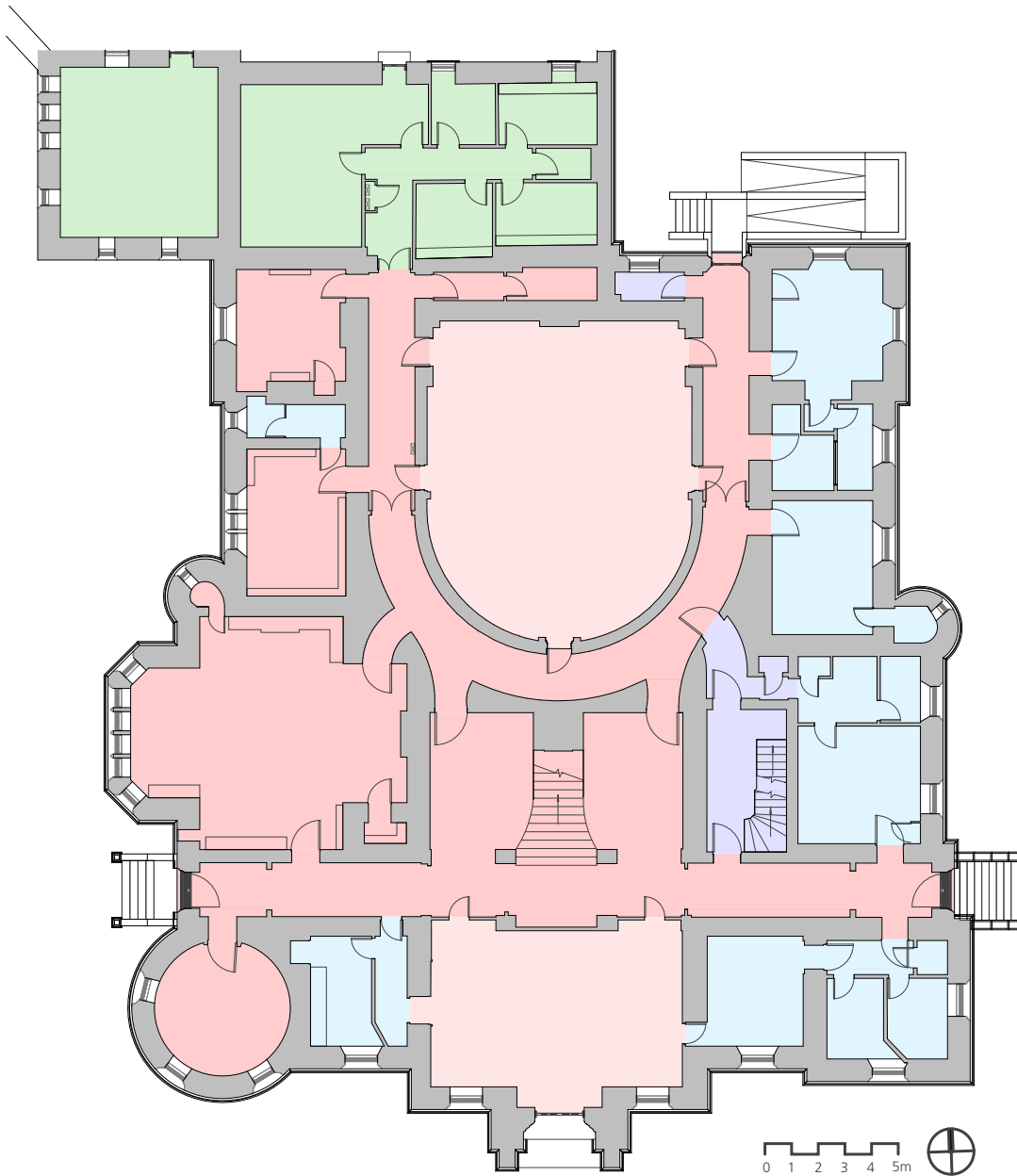
Taken in the round, when complete in 1834, the new County Building provided Inverness with, for the first time, a building suitable to host the twice-yearly Circuit Court of Justiciary, and the judges room is one of the finest spaces in the building.

The building also celebrates one of its most passionate supporters. A bust prominently displayed within the staircase is William Fraser Tytler (1777 – 1853), a Commissioner of Supply and Sheriff Depute, who as Mandatory of the Gaol and Court House Committee, was the prime mover behind the project and made the case that it would be the ‘Castle of Inverness’ and argued the project’s worth as an “ornament ... to the Capital of the Highlands”.

Both the Courts and Prison played a prominent role in the Crofter’s War of the 1870s when the people challenged the clearances which brought to prominence Sheriff William Ivory and the lawyer and Town Clerk, Kenneth MacDonald on opposing sides.

Since this time the Court House has played, and continues to play, a prominent role in the story of both Inverness and the Highlands as a whole.

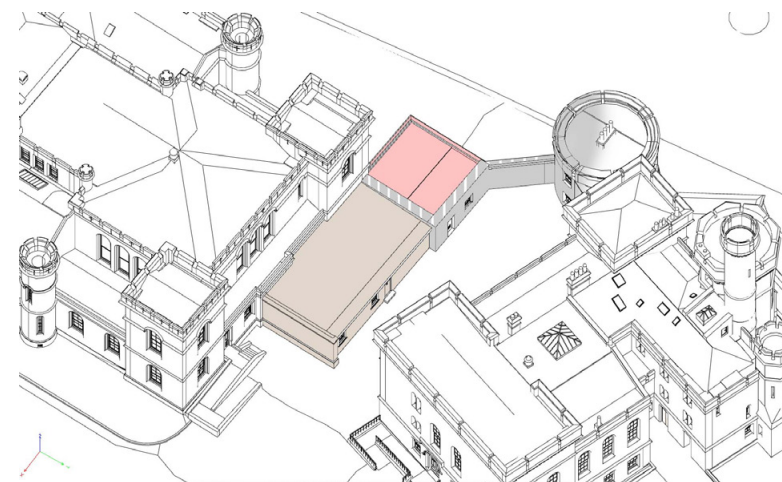
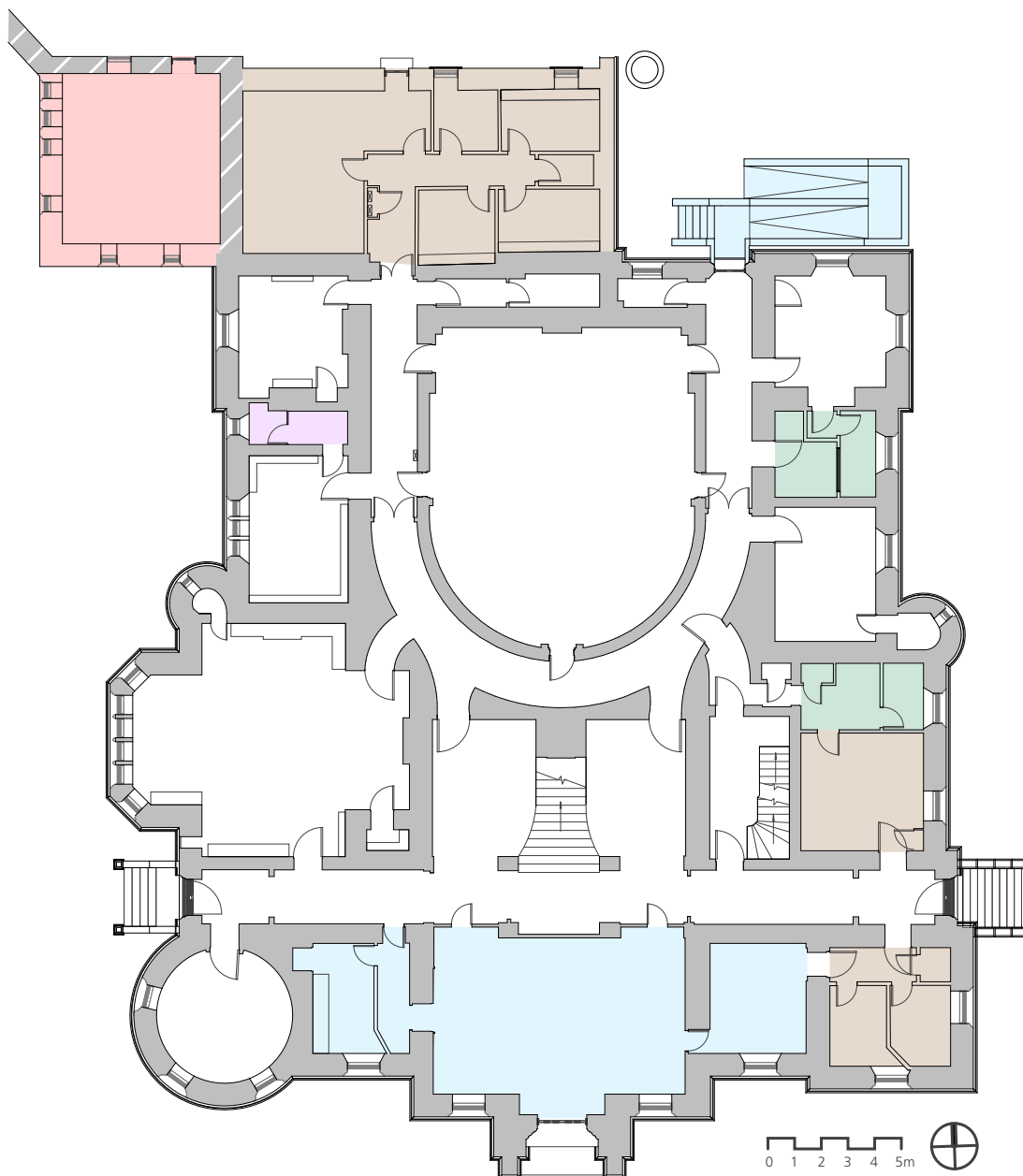
The building has seen changes since it was built in terms of the use of spaces and plans exist from 1907, 1948 and from throughout the 1970s and 80s which illustrate this change. This includes the provision of sanitary facilities and the conversion of the original Entrance Hall into a second Courtroom in 1976. If however, the level of change is taken as a whole, it is clear that the building retains many areas of high architectural value and where modern interventions have taken place these generally appear reversible. This is summarised on the accompanying plans.



SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

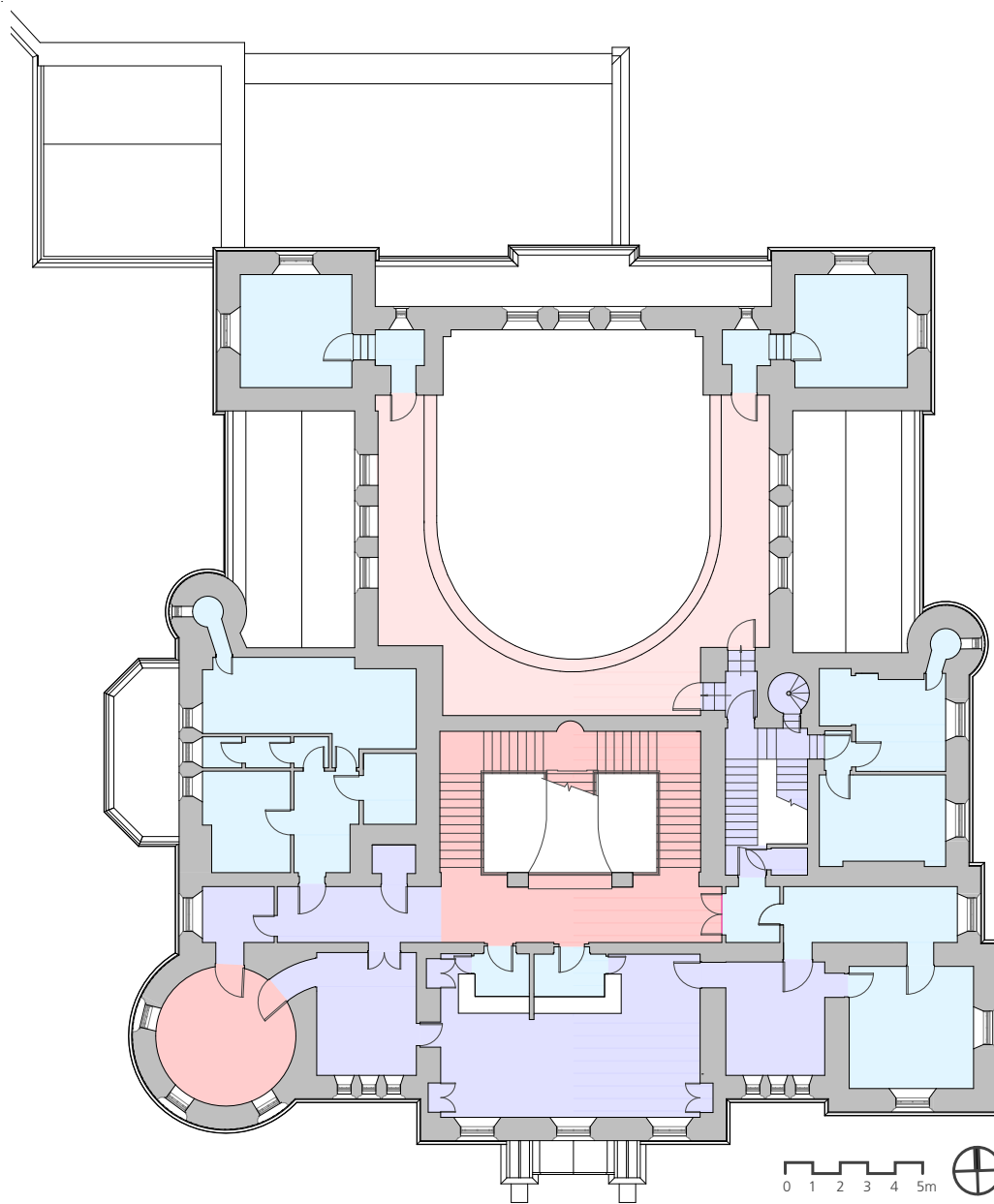
- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance

GROUND FLOOR



PLAN SHOWING APPROXIMATE DATES OF PHYSICAL ALTERATIONS TO THE PLAN LAYOUT

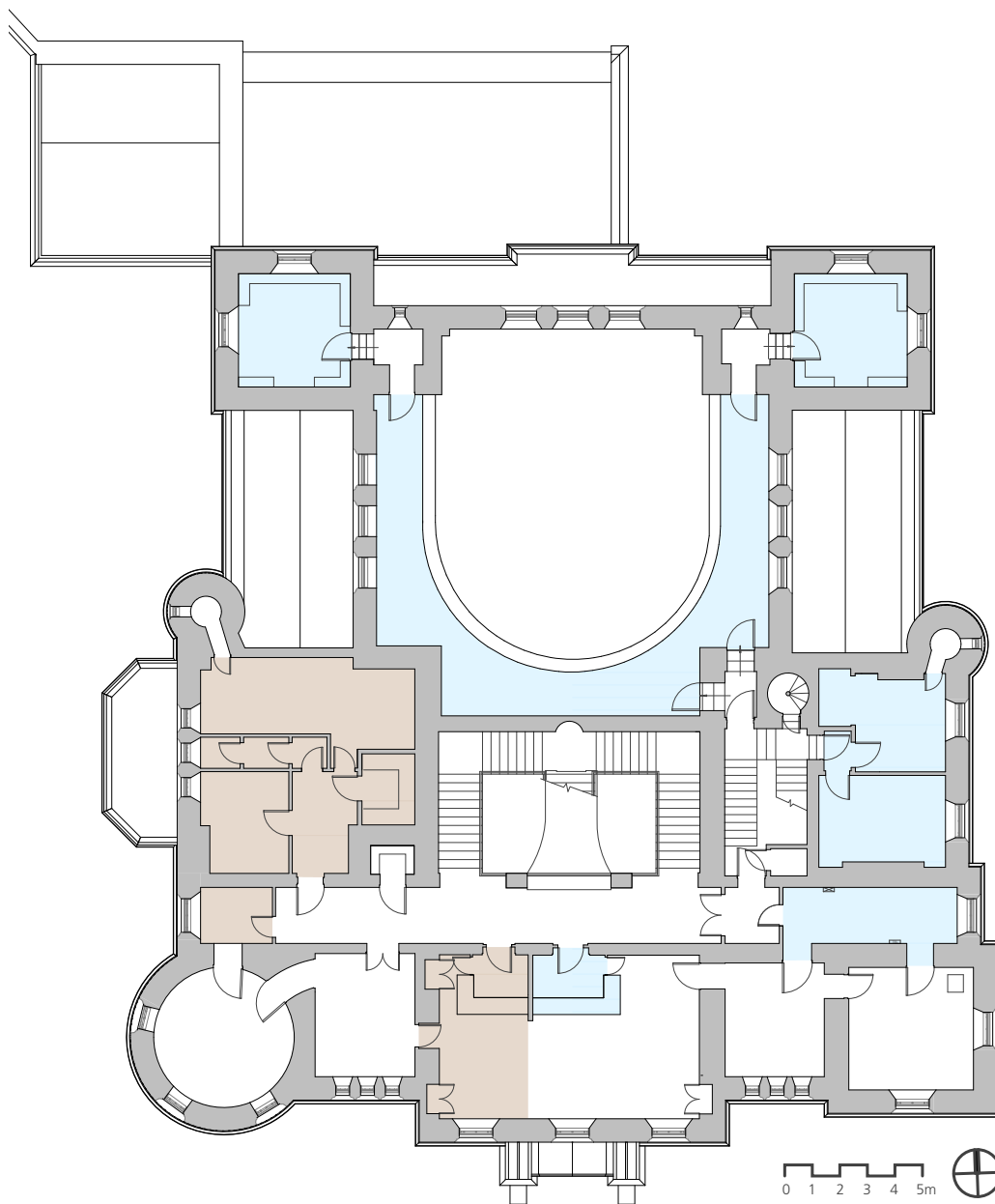
- 1976 2018 Introduction of second court room
- 1948 - 76 (changes to cells)
- 1948 introduction of sanitary facilities
- 1933 (addition)
- 1902 (sanitary facilities)
- Fabric built in 1848 as part of the former prison
- Fabric unchanged in plan form since construction in 1836-8
- Structure unchanged since construction in 1836-8



SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

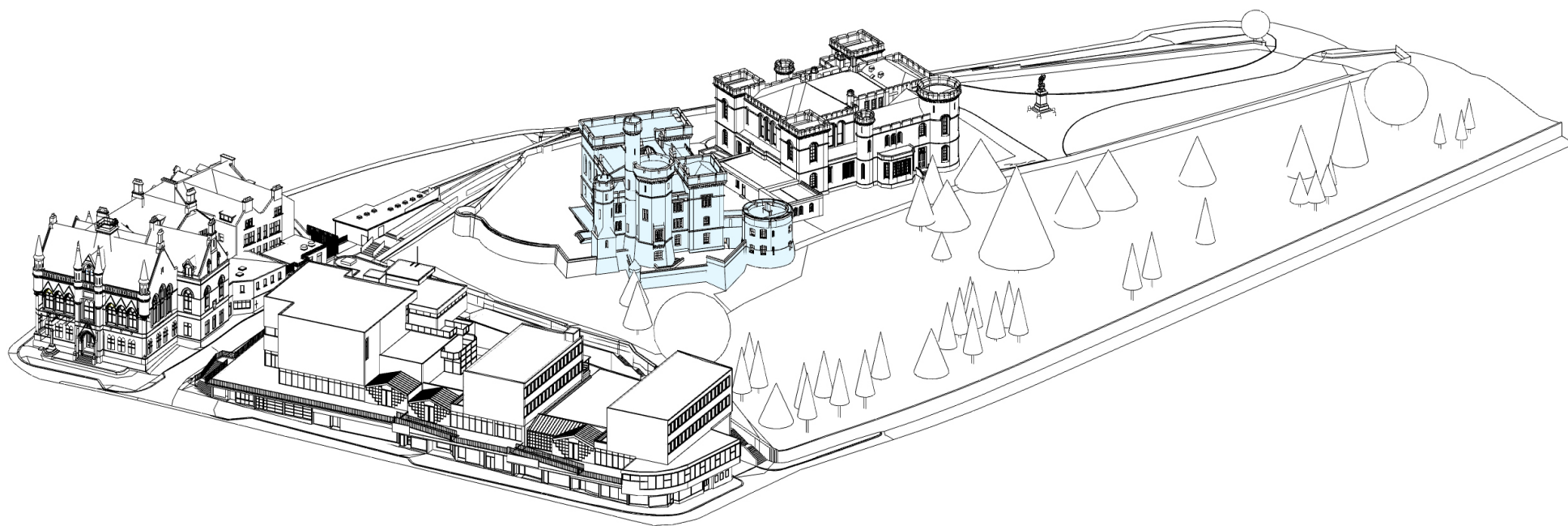
- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance

FIRST FLOOR



PLAN SHOWING WHEN PHYSICAL ALTERATIONS
THAT ALTER THE PLAN LAYOUT HAVE BEEN MADE

- 1976 2018 Introduction of second court room
- 1948 - 76 (changes to cells)
- 1948 introduction of sanitary facilities
- 1933 (addition)
- 1902 (sanitary facilities)
- Fabric built in 1848 as part of the former prison
- Fabric unchanged in plan form since construction in 1836-8
- Structure unchanged since construction in 1836-8



4.2 The Former Prison (North Block)

The Historic Environment Scotland listing describes the former Prison of 1848 as follows:

“Three storey and four bays to the principal (entrance) elevation. Snecked rubble and ashlar dressings. There is a square tower at the Southwest and an octagonal tower at the Northeast with a tall slim circular turret at one angle. Crenellated and machicolated parapet ... The Courthouse and Police Station are linked at the East by a martially bastioned enclosing wall enlivened with towers and bartizans, all by Joseph Mitchell, 1839”.

John Gifford in The Buildings of Scotland Series describes the District Court as “castellated ... but of rubble and more frivolous, the octagonal Northwest tower extravagantly machicolated with a very slim round turret rising high above its fall to the river.”

Earlier it was explained that William Burn initially discussed the provision of both a Court House and Prison design, but in 1833 it had been decided only to proceed with the Court House, and by the time the project was revived, the 1839 Act had been passed and this created a national prison system, run by a Board in Perth, with County Boards responsible for Prisons locally.

The General Board then appointed a single Architect to act on its behalf. This was Thomas Brown (1806 – 72), and according to the contemporary account by William Fraser Tytler (Sheriff Depute at the time), when the Commissioners of Supply again considered the provision of a Prison in Inverness, it had before it designs by both Thomas Brown and the ‘Panoptican’ influenced proposal from William Burn dated 1843. Both these designs placed the Prison in the centre of the site and surrounded it by high walls; very different from what was actually built.

The North block, as eventually constructed, has a much more dynamic and asymmetric silhouette than the earlier Court House and is substantially taller. Linking it to the Court House on the West is a screen wall interrupted by a drum tower and this is intended to suggest that the whole composition on Castlehill

facing the River Ness is that of one Castle that has developed over a long period; a picturesque assemblage of differing blocks, turrets and towers.

Again referring to the contemporary account by Tytler, it was a third party, seemingly not an Architect but a member of the County Board, Thomas Ogilvy, who made the suggestion that a more romantic picturesque effect could be achieved for Inverness if the accommodation could be pushed to the edge of the site, overlooking the river.

The precedent for this must be Robert Adam’s (now demolished) Edinburgh Bridewell on Calton Hill where the Governor’s house was located on the cliff edge to provide visual impact, combined with the Castellated composition of Calton Prison by Archibald Elliot (1815).

This is in contrast with Thomas Brown’s design at Stirling (1848) on an equally prominent site where the Prison is set back from the escarpment edge.

In contrast the cellular accommodation to the East, which is less visible and was previously screened behind the Prison walls, is less overtly picturesque, ornamented, and asymmetric and resembles the elevations of Brown’s prisons at Dunblane (1842) or Perth (1841).

The assumption made is that it was Thomas Brown who was left to put in place Ogilvie’s idea and thus is credited for the iconic riverside elevation which is tied into the Court House by a screen articulated with ravelins, watch towers and a Martello tower like drum fortification all suggesting the sites Hanoverian antecedents.

Thomas Brown II began his architectural career in his father’s office. He briefly worked for William Burn before his appointment to the Prison Board, at which point he set up his own office in Edinburgh in 1838, his first Prison being at Elgin (1839). The Practice’s work included Court Houses, for example at Cromarty (1844) and was responsible for 28No. Prisons as well as country houses, churches and other commissions.

The listing makes no mention of the interiors, but the alterations by Ross & Macbeth in 1904 have for the most part removed evidence of the cellular nature of the building with a few exceptions such as the barrel vaulting, although it does retain fittings such as studded doors, fireplaces and glazed bricks understood to survive below carpets in the spine corridor floor that originally allowed light to pass down through the cell block.

The basement also locally incorporates distinctly different ashlar to the generally horizontally tooled work of the 1840s and a round headed doorway that may be Hanoverian, suggesting that in part this block reuses foundations from a previous structure on this site.

The insertion, in 1904, of a double height County Meeting Room at first floor level in the North East corner resulted in the removal of a floor and the structural gymnastics visible in the Attic.

This room, now used as a District Court, has an elegant ribbed ceiling and stone fireplace. It is lit by a series of tall windows inserted at the time into the façade and evidence remains on the façade of the previous window openings that these replaced and the upper stringcourse that linked them.

This Courtroom is accessed via a handsome timber stair inserted in 1904 that cuts across the old fenestration pattern, but it is of value in the way it makes readable the changes to the building.

Little evidence can be seen of the building's role as a Police Station and in the review of 2014/15 the previous listing of 'Castle Wynd, Sheriff Court and Police Station, including boundary walls, Castlehill' was revised to 'Inverness Sheriff and Justice of the Peace Court' dropping the Police reference.

The building has served as Local government Offices for the majority of the 20th century but in 2016-17 The Highland Council inserted a visitor attraction and viewing platform with glass and steel access stair into the North West tower and in the process undertook hard landscaping works to improve the area immediately outside the building on the East.



The only remaining Prison cell window on Castlehill



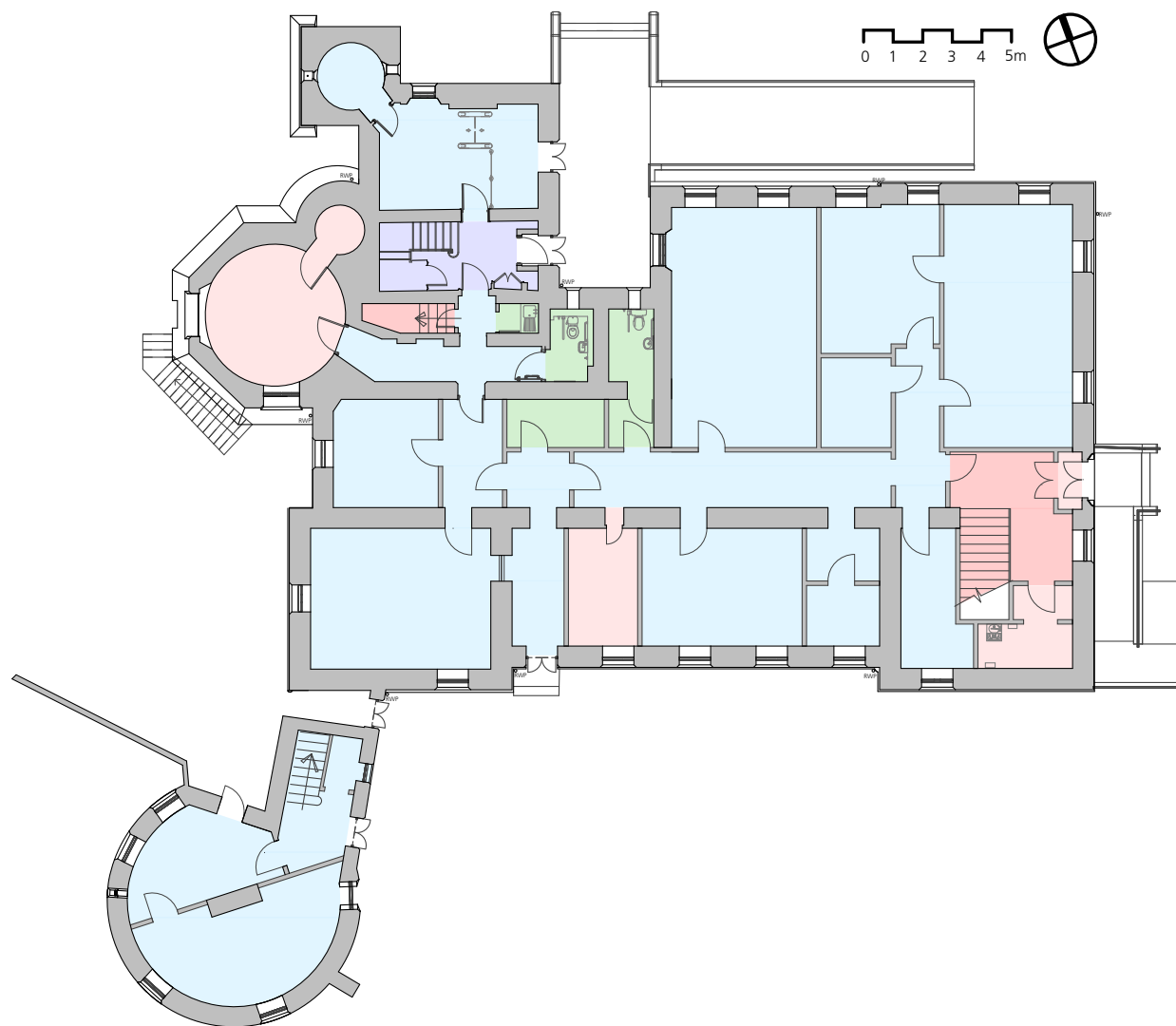
Alterations made in 1904 to accommodate the County Council meeting rooms



Surviving cell doorway

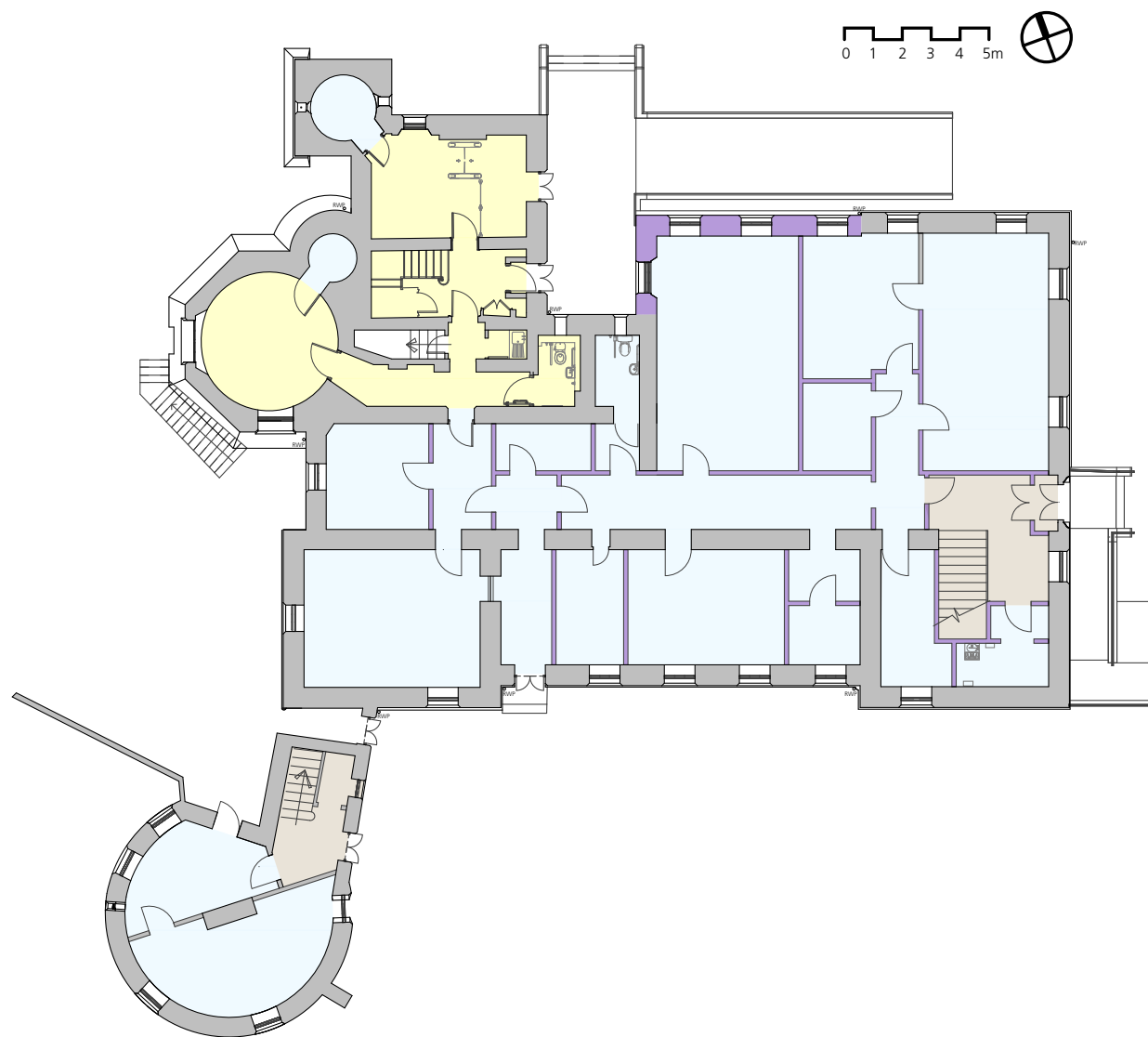


The present courthouse. Copyright Andrew Wright.



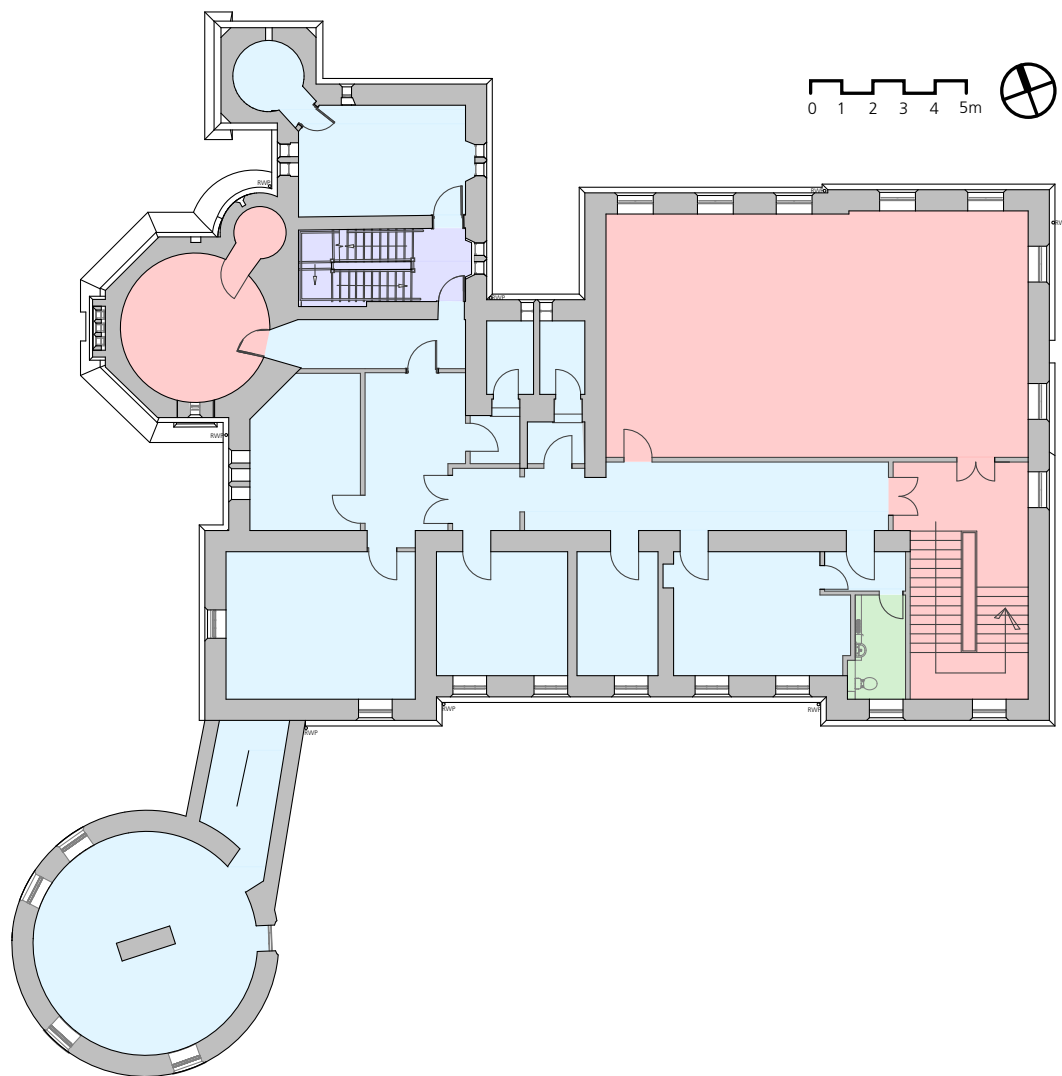
SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance



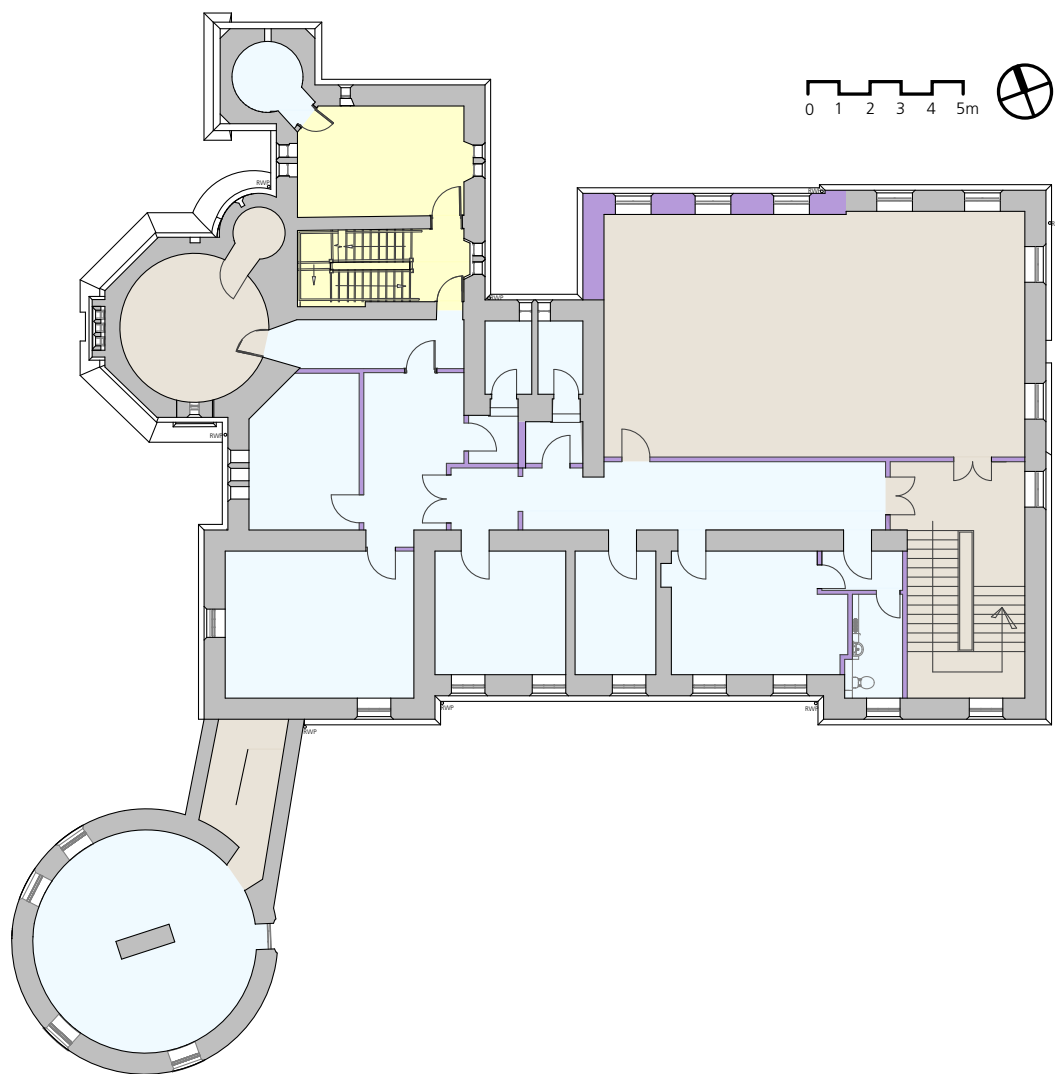
PLAN SHOWING APPROXIMATE DATES
OF PHYSICAL ALTERATIONS TO THE PLAN
LAYOUT

- 2017 alterations
- 1904 - 2017 alterations
- Structural alterations from 1905 - 07 onwards.
- 1904 alterations
- Original Structure from 1848
- Fabric potentially unaltered since 1848



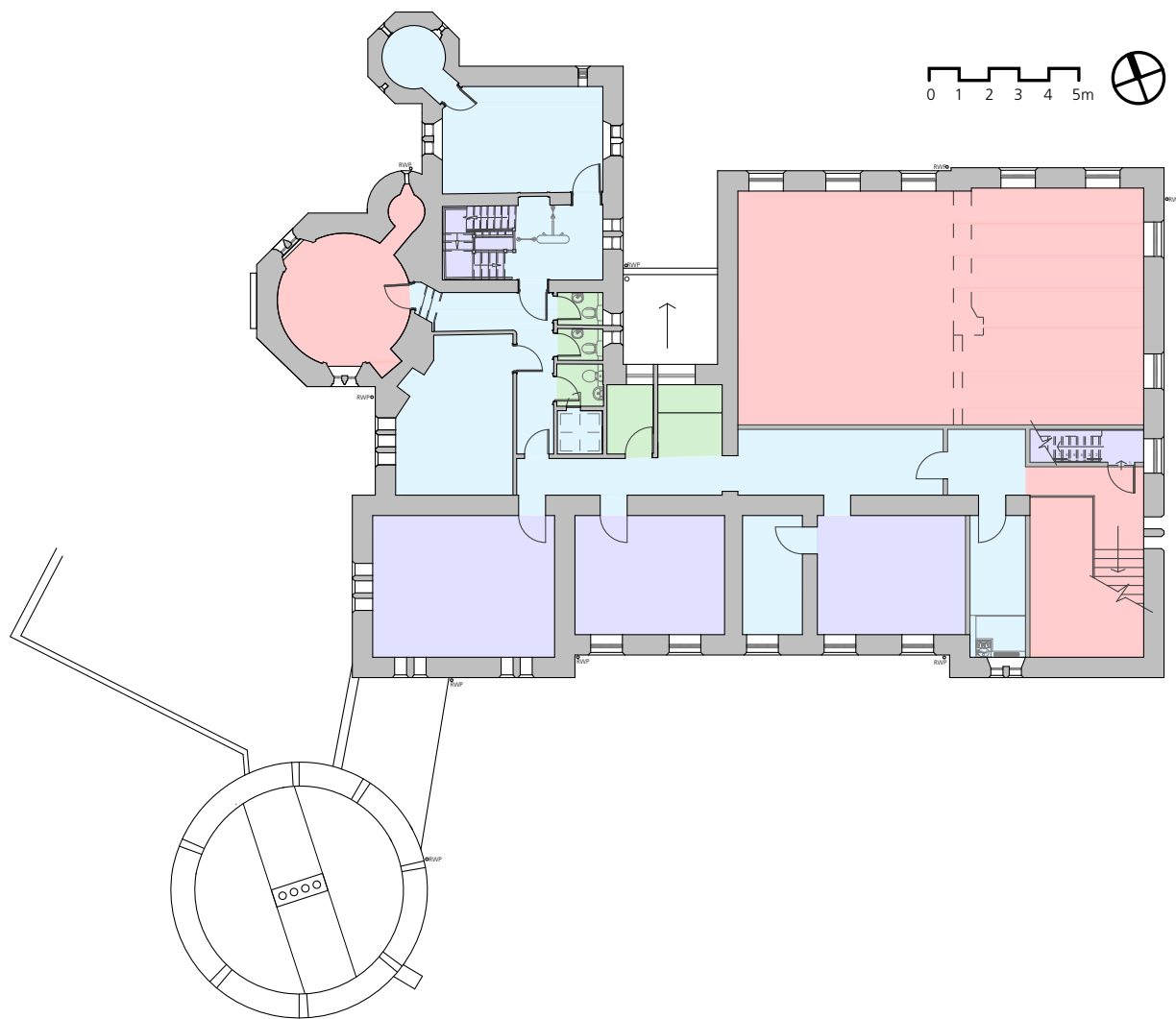
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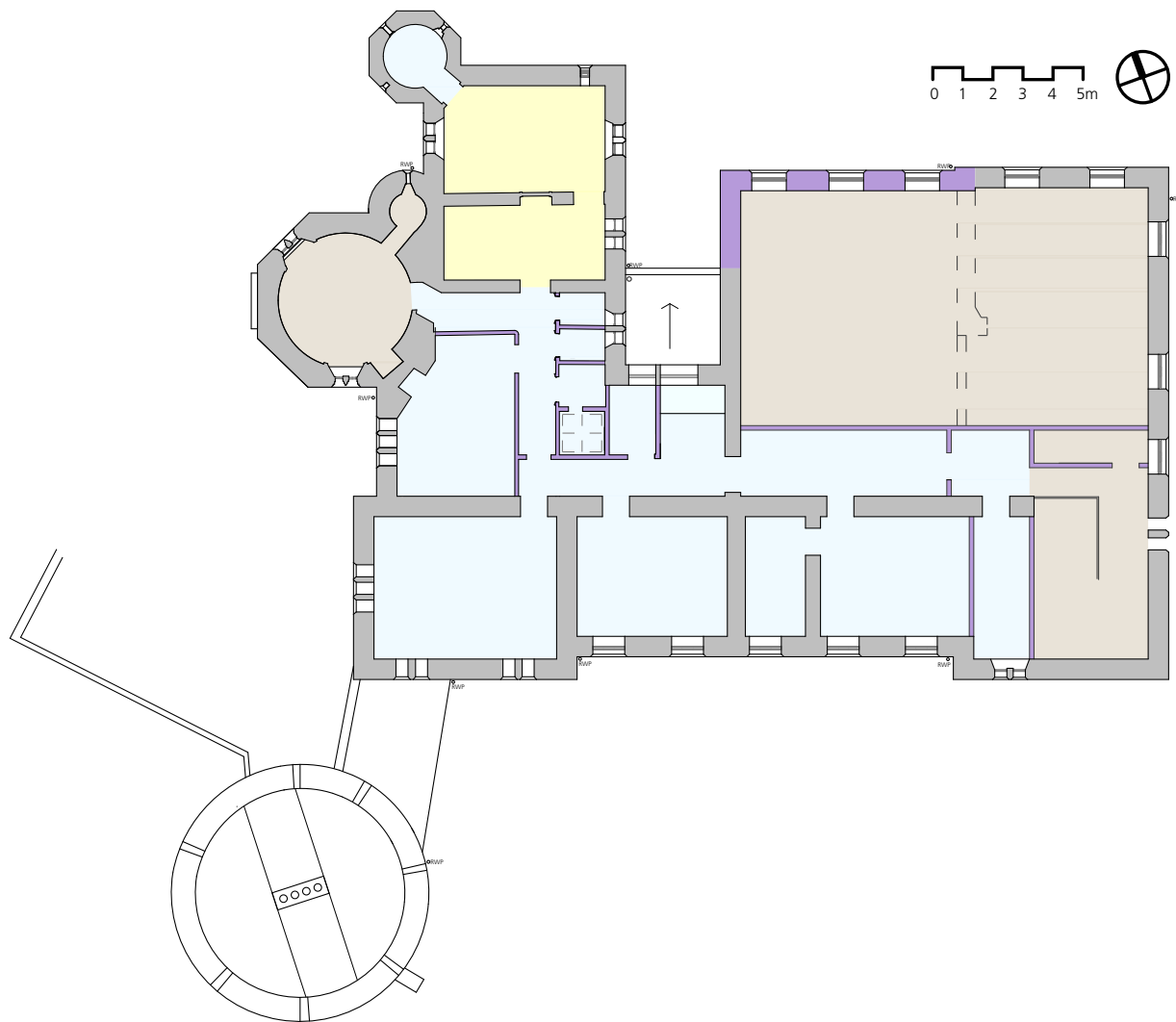
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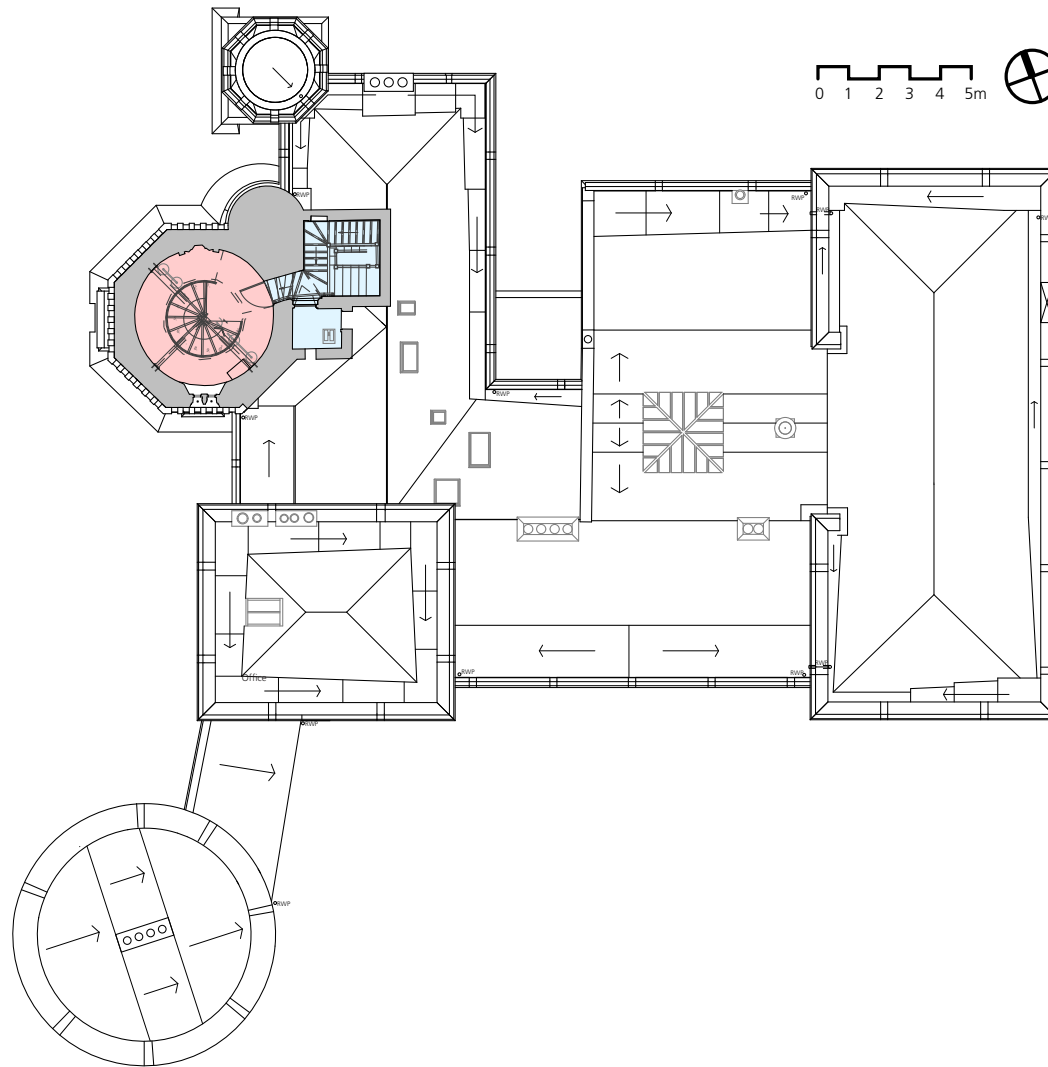
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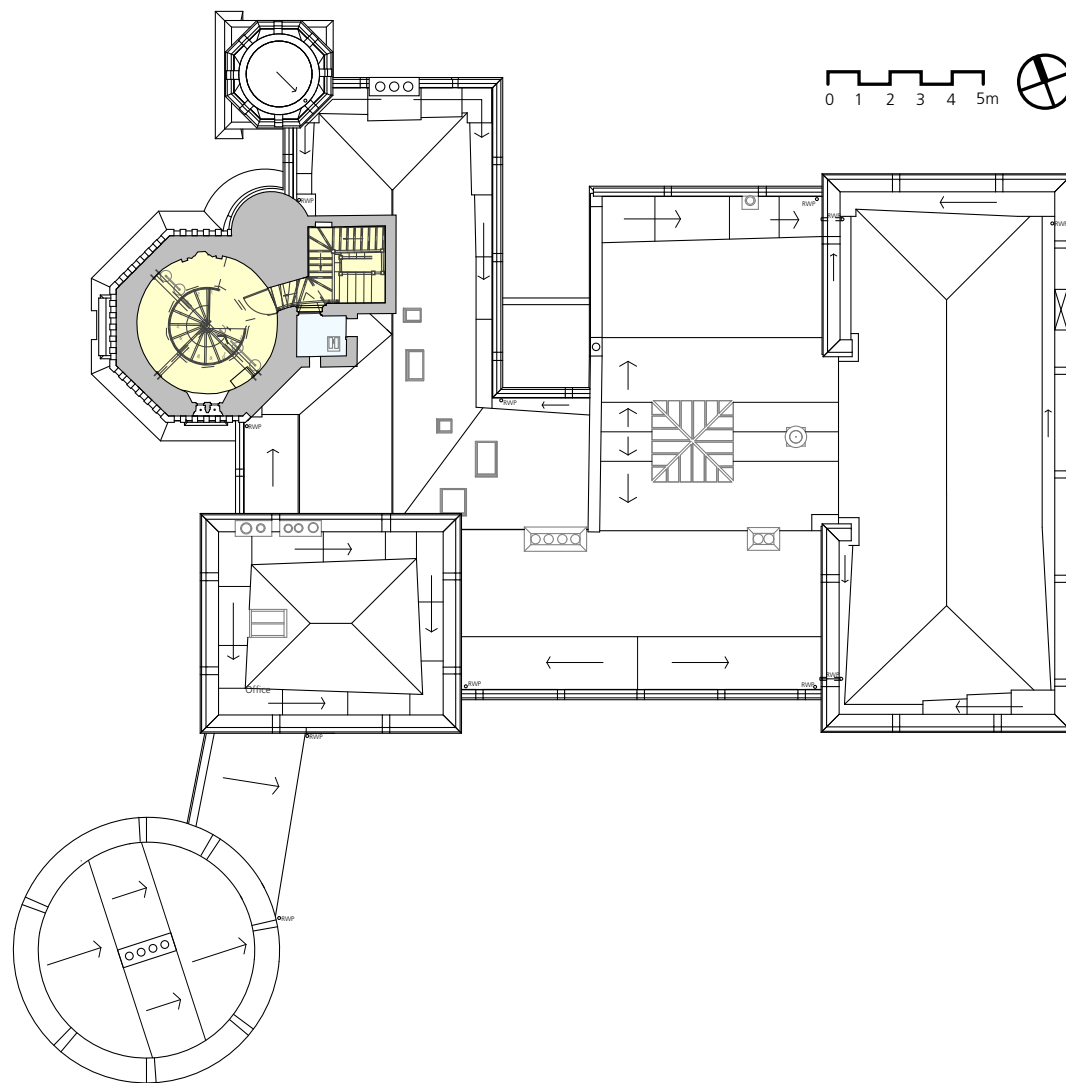
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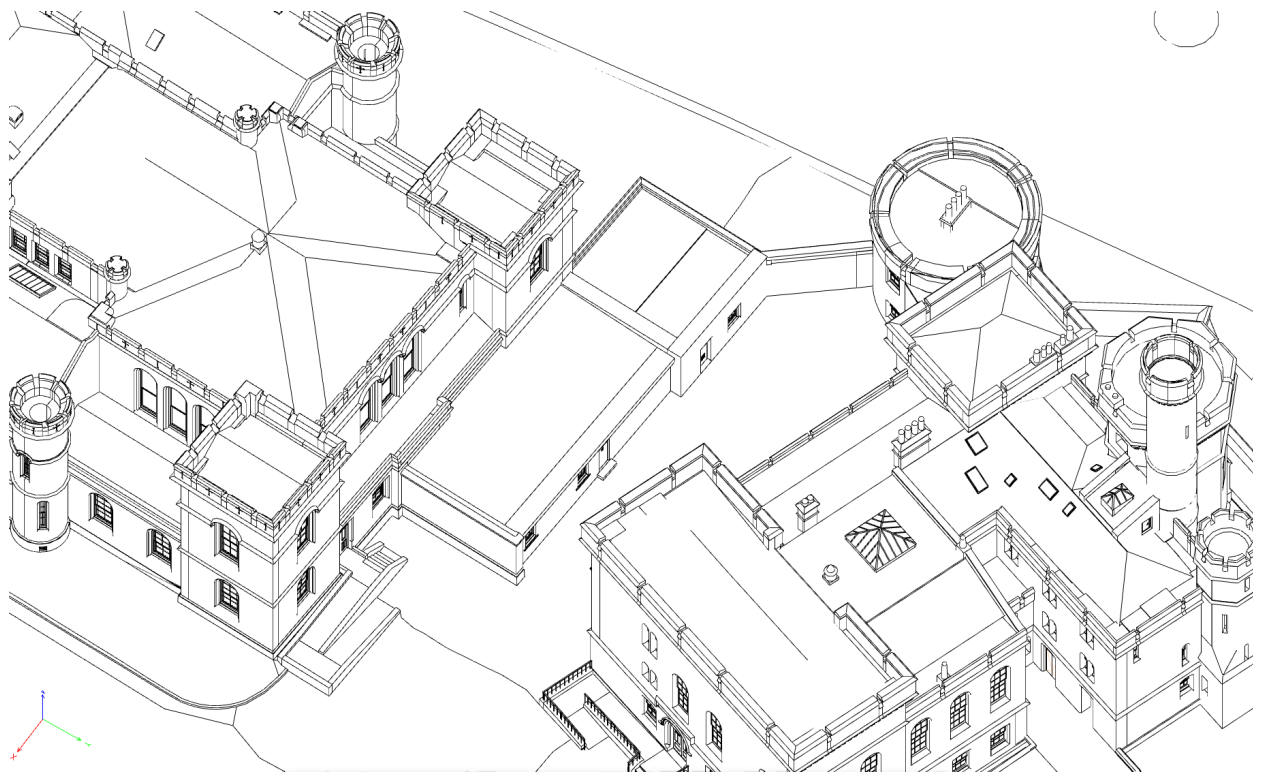
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LAYOUT

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- 1904 alterations
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4.3 The Development between the North and South Blocks

In the First Edition Ordnance Survey map of 1868, the enclosing wall to the Prison runs roughly equidistant between the two blocks and parallel to the Court House and defines a backyard between it and the Prison to which it is connected by a doorway. A set of steps on the Ordnance Survey map potentially suggests prisoners once reached the dock by this route.

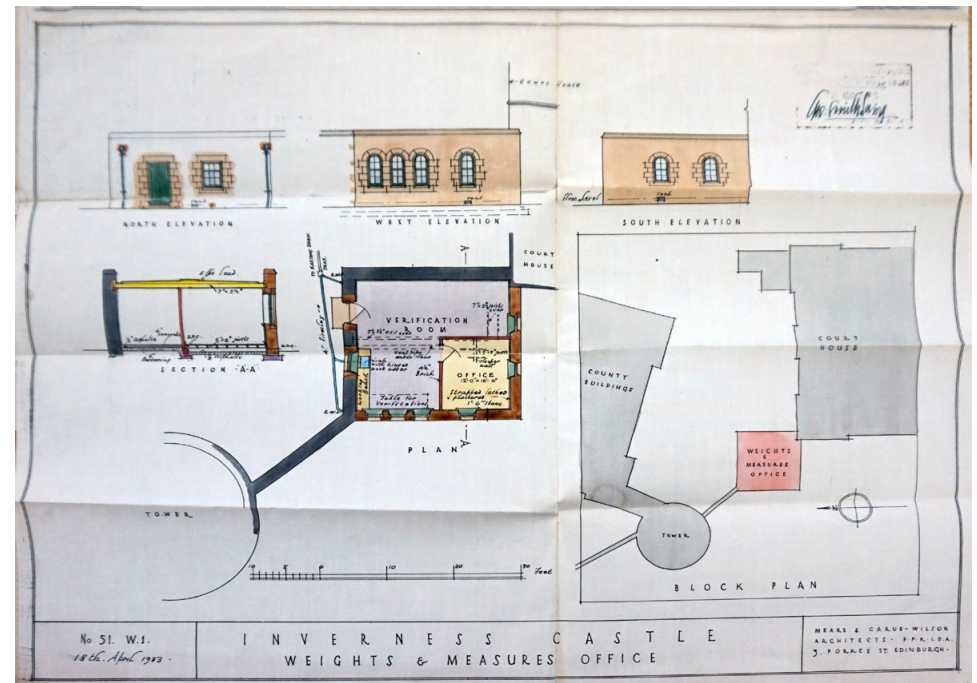
This wall appears on the Second Edition map of 1903 and that of 1929, only disappearing from the OS map in 1938, by which time a single storey flat roofed building has been built behind this screen wall. This was originally a weights and measures office when it was built in 1933, the Architects being 'Mears & Carrs Wilson Architects, 3 Forres Street, Edinburgh'. This makes sense as the verification of local weights and measures has always been a function of Local Government.

In a HMO Ministry of Works Plan that is presumed to date from after the landslip of 1932 the Prison wall and gatehouse can be seen. This plan also shows that the esplanade was extended east by approximately 3.0m when this landslip was stabilised.

A further HMO plan of 1935 shows that by this date the Prison wall and gatehouse have been removed and the rear of the Courthouse formalised. This shows a single garage against the rear of the Courthouse.

At some time after this, the garages are extended against this rear elevation of the Court House, to serve the Police who occupy part of the North Block in the post-war period. They remain labelled as 'Garages' in plans of the Court House produced by the PSA in 1973 and it is unclear when they were converted to their present purpose but they now form part of the Court's holding cells.

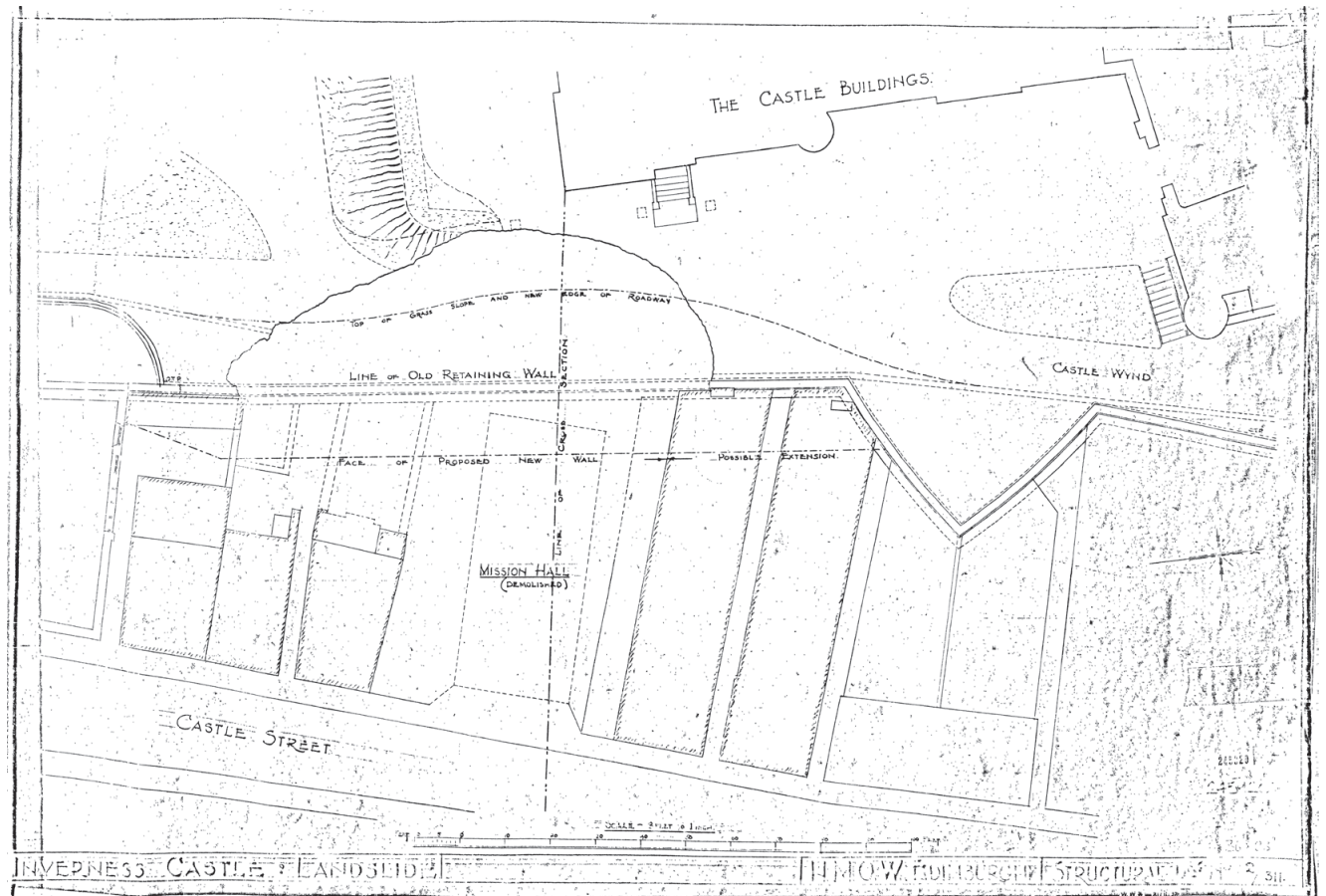
At the corner of this low lean-to block that junctions awkwardly to the rear of the Court sits an ashlar wellhead, which belonged either to the Hanoverian Fort, the Castle or both. This was rediscovered in 1909 and when the wellhead was constructed and labelled as such, it was capped with an iron yett.



Plans of the weights and measures office held by the Dean of Guilds. Copyright Highlife Highlands.



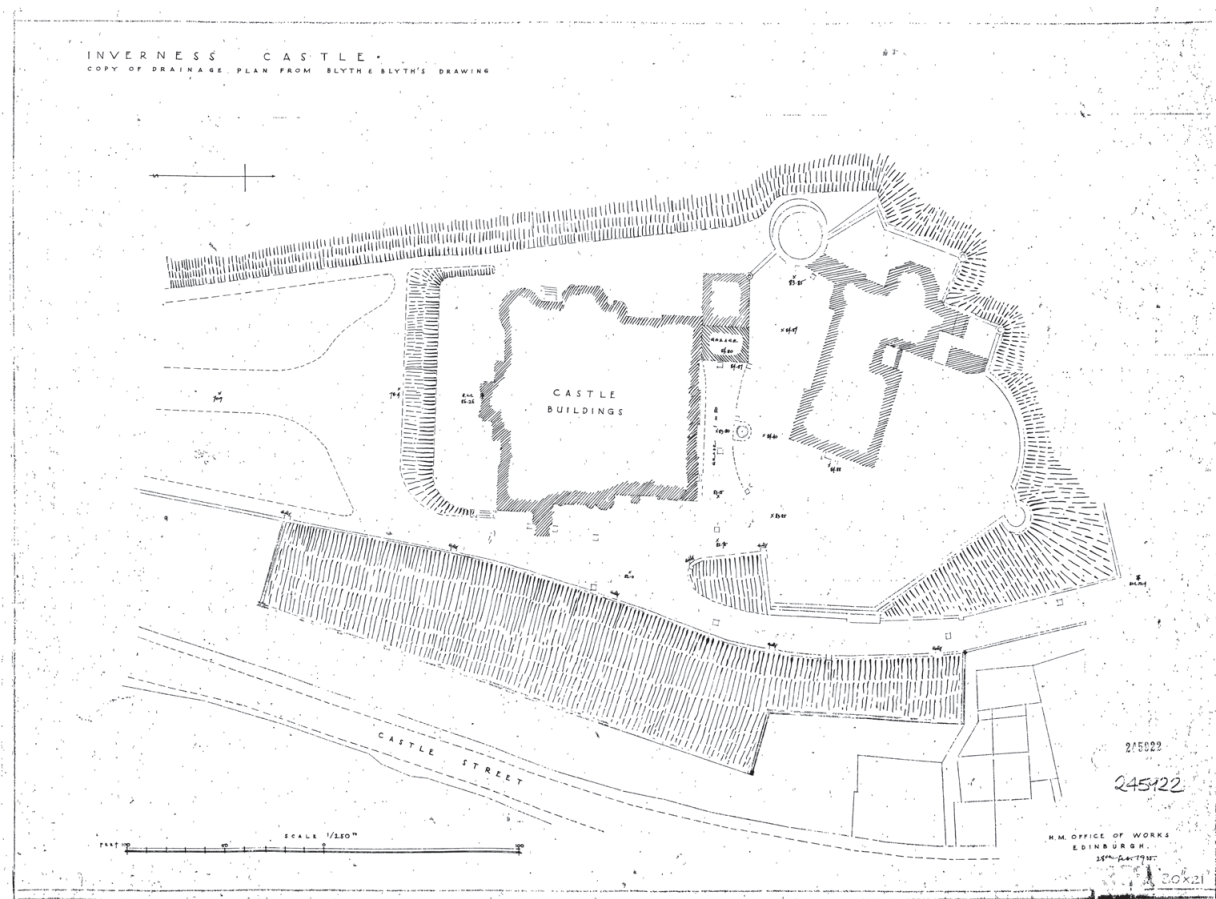
Copyright Highlife Highland.



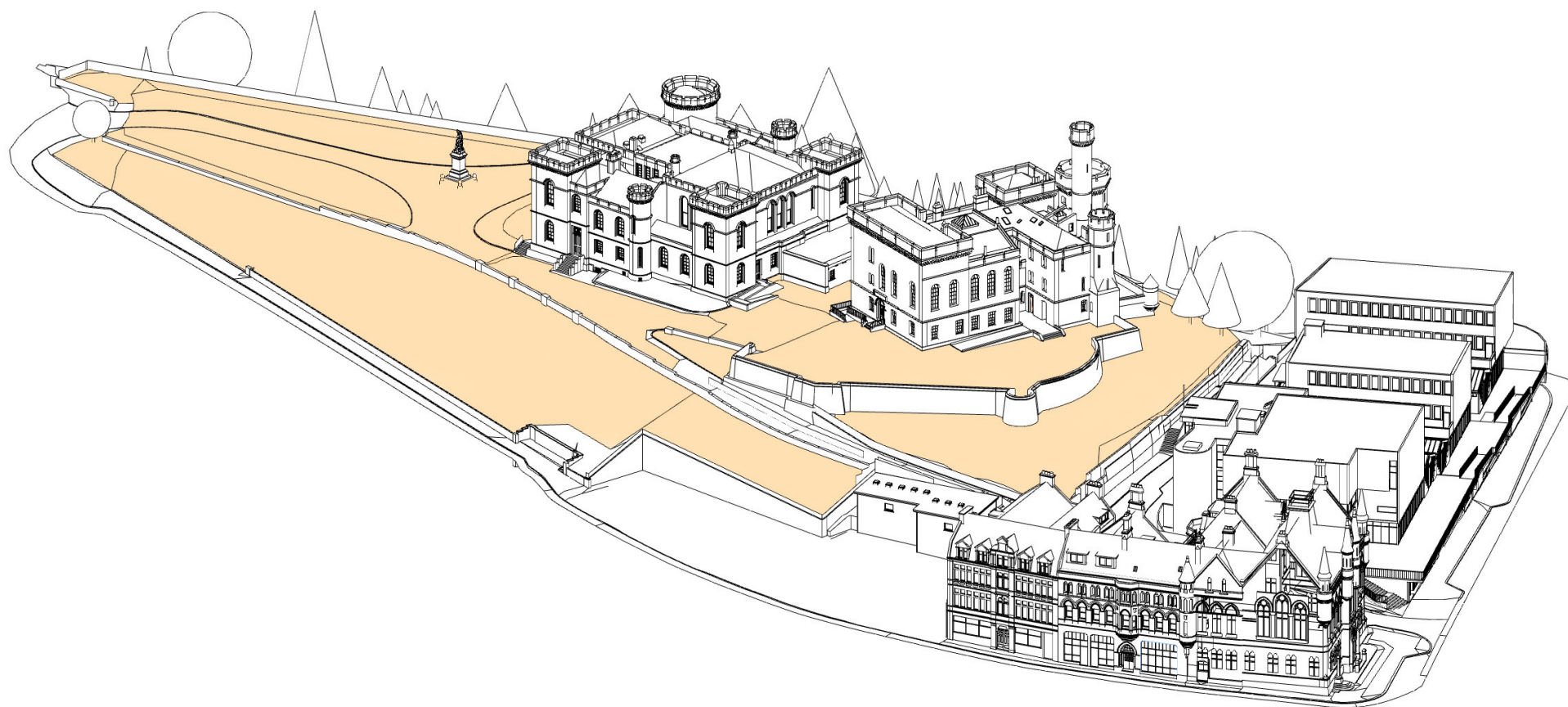
A plan produced following the landslide in 1932. It shows the prison walls in place along with contemporary photographs. They show the Prison walls still in place at this date. Copyright Scottish Court Service.



The remains of the well is stranded in a car park



A plan dated 1935 showing hard landscaping in the space between the two buildings in place of the prison walls. The Weights and Measures Office is shown, as is a garage attached to the courthouse. Copyright Scottish Court Service.



4.4 The Open Spaces on and around Castlehill

The original Sheriff Court was orientated facing South, with an extended esplanade facing towards, and visible from, what was originally one of the main approaches to the town – The Edinburgh Road, but it was also intended to be seen from across the River Ness, and indeed to provide views from its roof terrace in all directions.

Originally the esplanade was approached via a castellated Gatehouse or Lodge. On at least one occasion it was used for mass assembly at the time of the Chartist Rally in August 1839 and as described above, it has played a role in the Crofters' War and in civic celebration when after the Crimean War captured Russian cannon were placed facing down the esplanade and the iron cleats removed from the flagstaff of the tower at Malakoff taken during the Siege of Sebastopol were mounted on the flagpole. In 1899 a more than life size statue of Flora MacDonald by Andrew Davidson (1841 – 1925) was placed in front of the Court House, it now being deemed safe to celebrate the Highlands' Jacobite past.

This bronze statue of Flora and her collie dog looks out South towards the Great Glen. It was paid for by the generosity of Captain J Henderson MacDonald of Caskeiben, and of the 78th Highlanders.

As well as an inscription of her name in the granite pedestal, a bronze plaque with a quotation in Gaelic and English records Boswell's record of a meeting between Dr Johnson and Flora MacDonald on Skye in 1773 during his tour of the Highlands. As recorded in the image on page 89, the unveiling was a cause for local celebration.

Andrew Davidson was a native of Inverness and, with his brother, founded a stonemason business in the town. At some point Andrew concentrates on a career as a Sculptor. He travels and studies in Rome, returning to work in Inverness and across the North.

D & A Davidson are responsible not only for the statue of Flora MacDonald (1896 – 9), but also the Statue of the Three Graces that graced the skyline opposite the Town House until the 1950s and is now relocated close to Ness Bank Church; Inverness War Memorial, Cavill Gardens; and more relevant to this document a bust



The 1899 statue of Flora MacDonald

of William Mackintosh, Provost (1880) located in the Town House and the unicorn and armorial shield that tops the present Mercat Cross, again located at the Town House.

This Mercat Cross is in itself Category B Listed. In the description it is noted as “carved finial representing unicorn supporting the Burgh Arms, Sculptor, Andrew Davidson, Rome”.

Another cannon, captured at Loos in 1915, once graced the esplanade. The majority were melted down in 1941 for the war effort. One remains abandoned in the North West corner of the site.

The current extent of the esplanade took form post-war when the Prison walls and Gatehouse were removed and these walls shortened allowing more extensive views, but the County Building Commissioners always recognised the value of this place and money was allocated to ‘levelling and improving the grounds’ in 1836 and additional sums were granted in 1838 for the plans of Mr Burn in regard of enclosures, gates and parapets.

In March 1852 the Inverness Advertiser records that the Castle Commissioners resolved to take the required steps ‘for carrying out the much needed improvement to the Castle grounds ... The present bare and unsightly aspect of the hill renders it a grievous eyesore’.

It explains that the whole area would be “laid off in walks and parterres and be rendered a place of “verdant sculpture”.

This appears not to have happened and the whole esplanade has, according to the maps and photos, remained under grass either side of the access road since this date, with the perimeter path along the edge of the slope looking out towards the West already present on the first Edition Ordnance Survey map. This open aspect, which affords elevated views, appears to have been reinforced recently with high quality hard landscaping finishes to these perimeter paths.

The Esplanade is shown to originally have extended to the tip of the site on View Place, but this final section is now overgrown.

Further North the Esplanade is open to, and gradually slopes down, towards Castle Street. This grassy embankment gives space and a setting to the Court House, which is clearly seen from the street below. At this point a low semi-retaining wall separates the bank from the esplanade, but it is not clear if this follows the old boundary and it is assumed it was rebuilt following the landslides in the 20th century that saw the buildings at the foot of Castlehill removed.

Further up Castle Street the grassy bank gives way to a car park and retaining wall structure dating from 1967.

This gives both a poor setting to Castlehill and exposes the rear of the Town House; a view that was never intended to be seen and one that gives a very poor impression. Similarly the view from the esplanade outside the North Block that overlooks the low ancillary buildings behind the Town House presents a poor outlook across the centre of the town.



Copyright Am Baile.

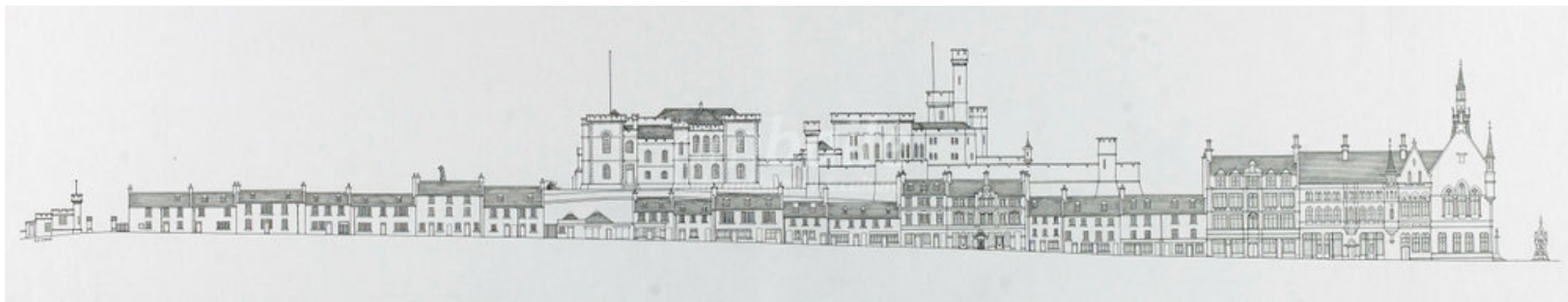


Image courtesy of Highlife Highland.

The view of Castlehill from the river is probably one of the most important in Inverness. Early views such as those of Slezer show this slope as bare. Military maps and 18th century views tend to accentuate the rugged and romantic.

The First Edition Ordnance Survey map indicates a line of trees along the top of the retaining wall to Gordon Place (Castle Road) and this is visible in a photograph from 1890, although no evidence of this planting remains on site now. These trees do not however affect the view of the Castle at this time as they are set low on the slope.

From the 1950s onwards photographs show the hill becoming increasingly planted and this has begun to block the views in and out in a significant way.

Today this planting consists of semi-mature evergreen trees and shrubs. It has grown up to obscure much of the Castle. It appears to be planted as individual plants or in small groups. It includes ornamental species. Certain trees are growing close to walls and railings, both at the top and bottom of the bank, and will increasingly result in damage to both.

An Arboricultural Survey was commissioned in 2017. This concluded that of 104 trees or shrubs only five are between 100 - 120 years old (ie circa 1900 and only one is between 120 – 160 years old (1860 – 1900); a Corsican pine. This pine dominates the bank below the Court House and it is assumed that it is contemporary with the original landscaping work.

The older species are generally specimen trees; Douglas fir, yew, plum, holly. The majority of the younger trees appear self seeded birch, ash and hazel.

This aspect of Arboricultural report will require detailed input from, and discussion with the Council's Forestry Officer to assess the contribution made by each tree to the castle's setting before any decisions are made.

The report by Scottish Arboricultural Services categorises the trees by retention category to BS 5837.

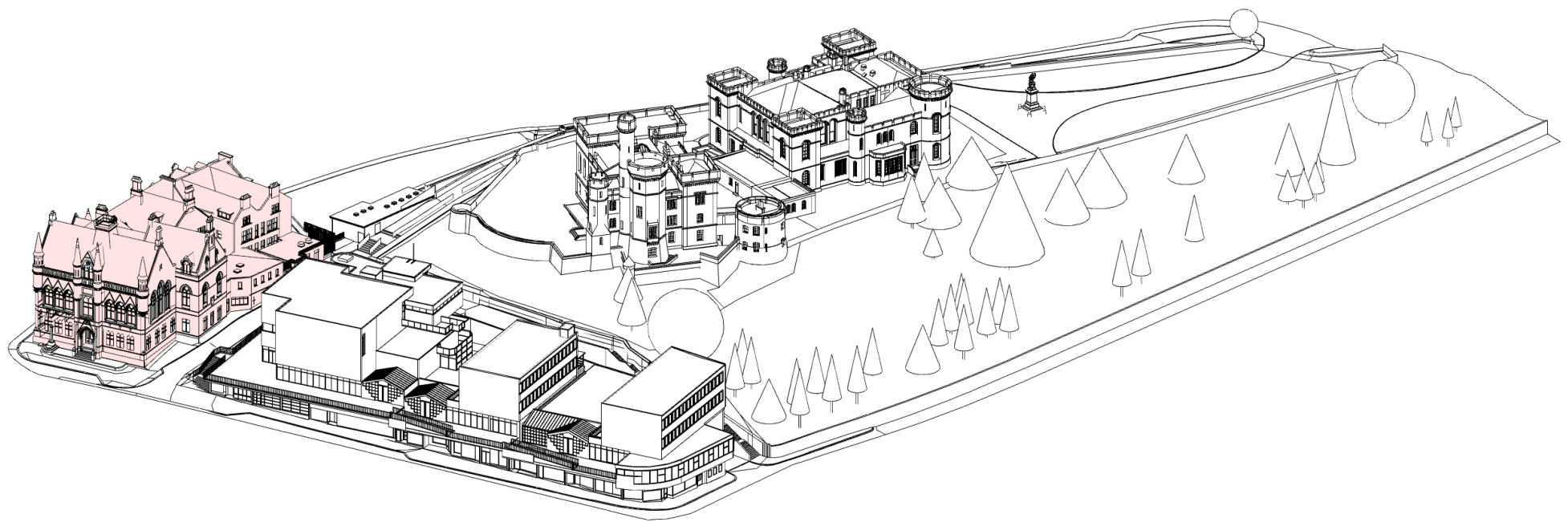
- | | |
|---|--|
| A | Trees of high quality and value ... able to make a substantial contribution for a minimum of 40 years. |
| | These number 32, but include many young self seeded trees. |
| B | Trees where retention is desirable. |
| | These number a further 34, including some older specimens. |

In the City of Inverness, Conservation Area Appraisal, September 2004, Landscape Architects Derek Carter Associates conclude that it is undesirable that the view to and from the esplanade is obscured.



Copyright Am Baile





4.5 Inverness Town House

It has already been explained that the Burgh Town House was located on this site from 1708 and this stood until 1878 when it made way for the present Town House. This was won under competition and reflected a proliferation of competitions for Town Halls across the country in the 19th century, of which Inverness is just one. The competition followed a bequest in 1873, and attracted national interest. It was won by local architects, Matthews & Lawrie. This Practice grew out of MacKenzie & Matthews, the Aberdeen Practice of Thomas MacKenzie who established an Inverness office in 1854, with William Lawrie as resident assistant, and then partner from 1864. From 1877 Matthews ran the Practice as two separate partnerships – running the Aberdeen office with Alexander Marshall MacKenzie, while the Inverness office was managed by Lawrie and It is Lawrie who is credited with the design. By this time they had become one of the leading Highland practices alongside A & W Reid of Elgin and A Maitland of Tain.

However the choice of a competition was not normal in Inverness and the only other recorded example was the Poorhouse of 1859. Similarly, it was unusual for Matthews & Lawrie to enter competitions and their previous competition win was in 1859 (Invergordon Church).

The competition was judged by no less an architect than David Bryce, the Master of the Scottish Baronial country house and now at the end of his career.

John Gifford, writing in 1992 in the Buildings of Scotland Series, describes Lawrie's winning scheme as "a large version of G(iles) Gilbert Scott's Albert Institute in Dundee" (McManus Gallery) 1864. His summary is "Two storey Flemish Baronial with tourelles at the corners and flanking the centre gablet; fleche now truncated." Clearly he regards the building to not be in the forefront of architecture and implies that instead it sits in the late Victorian eclecticism, where by this point, every previous age and style had been plundered for Town Halls. It may well be the spire like fleche that brought Dundee to mind.

The HES Listing is as follows:

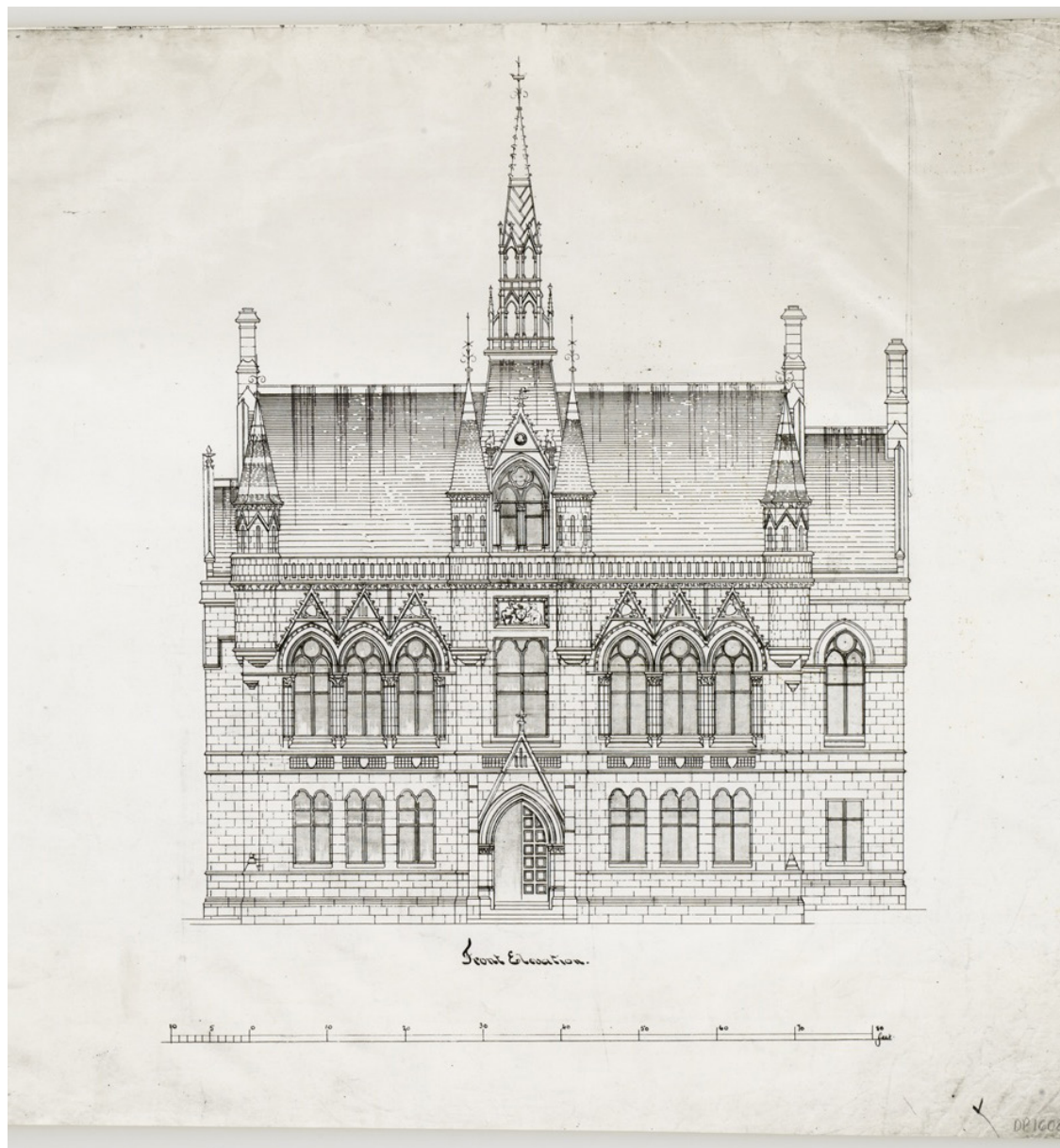
Matthews & Lawrie, 1878-82. Flemish-Baronial, Overwood sandstone ashlar. 2 tall storeys and attic. 7-bay front. Centre advanced, at ground floor arched entrance in gabled porch, at 1st floor bipartite mullioned and transomed window with trefoil heads to lights set in square-headed recess and surmounted by carved arms of Burgh of Inverness, at attic, gablet containing bipartite window with arched lights, set between angle finials surmounted by heraldic beasts and flanked by circular angle turrets with tall conical fishscale slated roofs. Outer windows, bipartite mullioned and transomed with trefoil-headed lights at ground floor, bipartite mullioned and transomed with arched lights set in continuous arched hoodmoulds at 1st floor. Circular angle bartizans with octagonal caphouses with tall octagonal fishscale slated roofs. Pierced parapet. Spirelet in centre, now truncated. In W gable, panel containing burgh arms of 1686, in E gable, panel containing arms of Charles II, both removed from Old Bridge of Inverness. Ornate cast-iron lamp standards flanking entrance.

Notable interior; groin-vaulted vestibule leading to staircase lit by stained glass windows (by Adam & Small, Glasgow); public hall with panelled and painted ceiling and stained glass windows.

The trade magazine, *The Builder*, reflecting a functional approach, made the following disparaging comment:

"The effect does not appear to us a successful one. The square corbelled angle-turrets are forced, and the gablets which flank the tower are apparently useless pieces of constructed decoration, which do not help the composition, merely introduced as tit-bits which the designer would not part with".

These comments however belie the quality of the fine detail and the unity of the composition inside and out. It also appears that the people of Inverness took the building to their hearts. The glass in the main hall includes the clan crests of the district's important families and major donors; the emblematic devices of the Incorporated Trades of the burgh, as well as panels showing Ossian and Sir Walter Scott, all by Adam and Small.



William Lawrie's original design 1876. Copyright RCAHMS.



Stephen Adam was born near Edinburgh in 1847. In 1862 was apprenticed to James Ballantine of Edinburgh, at that time the dominant firm working in stained glass in Scotland. He then co-founded Adam & Small in c1870. The company produced possibly the most significant examples of Scottish stained glass for the next four decades, until Adam's death in 1910. He is recognised as an internationally important artist in the field of stained glass design and production. In the 1870s and 1880s Adam and Small made some of Scotland's finest windows, with a strongly neo-classicist or Aesthetic style and a distinctive range of colours. Adam was influenced by the works of Burne-Jones and Holman Hunt. He was also inspired by Japanese art, which began to be imported into Europe in the 1870s. Charles J Connick in his "Adventures in Light and Colour" comments that Adam was the pioneer of modern stained glass in Scotland.

The reference to the burgh coat of Arms of 1686 in the listing refers to that removed from the bridge built in 1685 that was replaced in 1855 and is now built into the South west gable set furthest up Castlewynd; the north west gable instead containing the initials and date of the sitting Provost when the building was topped out in 1880. The reference to the panel in the east gable containing arms of Charles II has not been the case since 1959 as this gable stonework was refaced around this time, although although one would have assumed it would have been checked around 1971 when the listing was formalised. In the recent repairwork in 2017 the remains of this plaque were discovered below a skin of masonry and it was removed and set aside for the client. In its place is now a plaque recording the conservation work undertaken in 2017.

While the 1876 design, which includes a Musician's Rest Room, addresses the more civic side of a Town Hall and gives part of its ground floor up to a shop, by 1894 it was already recognised that the Council Chamber was too small and so the first substantive change to the building was an extension to the Council Chamber described in the listing as follows: "Council Chamber enlarged, John Hinton Gall, 1894, with panelled ceiling; stained glass commemorative of Diamond Jubilee, designed by J H Stewart, executed by William Meikle & Son, Glasgow; 1898." John

Hinton Gall (1848-1929) had inherited Lawrie's practice on his death in 1887 and so would be the obvious candidate to undertake this work, having been his chief assistant since 1872. The glass by Meikle celebrating the Prime ministers that served under Queen Victoria is of fine quality and by one of the oldest established Scottish glassmakers.

This first building completed in 1882 retains much its original quality. The spaces considered to be of architectural value include the formal civic entrance, entrance hall with mosaic flooring; the formal staircase lit by three stained glass windows by Adam and Small and civic offices facing on to the High Street at ground floor level each retaining good quality glass, fireplaces and cornicing.

The burgh coats of arms figure prominently in the building, both externally set above the front entrance and in the stained glass on these stairs. The building also contains two heraldic panels dating from 1620 and originally from the former Tolbooth. These are prominently displayed on this staircase. One shows the Royal Arms of Scotland associated with The Stuarts and the other the burgh coat of arms featuring the dromedary and the elephant.

Above this are the main civic spaces. The Council Chamber, which other than the ceiling, remains largely original and retains its furnishings and includes fine chandeliers. This space is remembered as the venue for the first British cabinet Meeting convened outside London when in 1921 Lloyd George's government met to discuss the political troubles in Ireland and it was 'The Inverness Formula' that formed the basis of discussion at the conference where the treaty creating the Irish Free State was agreed.

The adjoining Civic Hall is finely panelled and includes a barrel vaulted painted timber ceiling enlivened by painted armorial shields, below which hang chandeliers that once hung in the Northern Meeting Room. It included a musician's gallery; below which are the Burgh's war memorials. The Provost's Room adjoins this and is suitably enlivened with delicately painted glass by Adam and Small. All these spaces have undergone restoration in the last few years including the glass.

It is this first building that contains the majority of the furnishings and artefacts that give the Town House its significance. This includes a large collection of portraits and sculpted busts of personages important to the burgh including Provosts dating back to 1625. This collection includes a number of notable portraits by Alan Ramsay and Sir Henry Raeburn and the City also owns a mid-16th century painting entitled 'The Holy Family with infant St. John'. There is also collection of standards and colours of regiments associated with the city; two swords dating back to the Jacobite period wielded at Sheriffmuir and Culloden; two marble slabs of honour commemorating the Great War and a wooden beam taken from the foundations of Cromwell's fort, among other items.

Gall was also responsible for renovating the Mercat Cross, category B listed in its own right, despite being placed against and attached to the façade of the Town House. The listing reads " Shaft, probably late 16th century. Restoration and reconstruction, John Hinton Gall, 1900, moulded base and sub-base of blue and red granite raised on 3 steps; Clachnacuddin stone inbedded in base; carved finial representing the Scottish unicorn supporting the burgh arms, sculptor, Andrew Davidson Rome. " The restoration was paid for by Viscount Finlay (1842-1929) who was MP for Inverness and was appointed Attorney General that year.

The Clachnacuddin is the iconic symbol of the town and is meant to have stood in the middle of the High Street until 1796 at which point it is placed at the base of the Mercat Cross.

By 1904 it appears clear that the functional weaknesses of the building had to be addressed and additional provision made for Local Government.



A late 19th century view of the Town House. Copyright Am Baile.

While the design of 1878 addressed the shortfalls of the accommodation in the older Town House and includes on the ground floor, a suite of offices for the Chamberlain and Clerk; on the first a Council Chamber, Provost's Room and Hall and at second floor a Musician's Gallery and Caretaker's flat, it still appears to lack the necessary facilities and it is these that the 1904 design for an extension provides, in particular toilets, and a larger walk-in safe.

Whether the limitations of the 1878 scheme was the purchase of the land or the availability of funds is unclear, but when they did come to build again, the 1904 design, again won in competition, represents a substantial extension. However, although the Inverness Courier describes James R Rhind's extension design of 1904 to be 'in strict harmony with the architectural character of the present Hall', it is clear to see that the detail is much coarser, a conclusion agreed upon by John Gifford in his description.

The HES listing makes little of this extension limiting its comment to " Extension to south, James R Rhind, 1904, following style of original. Front to Castle Street, 3 storeys, 7 bays with shops at ground floor; change of building line at join of extension to old work masked by turret corbelled out from wall. Slated roofs."

One can see from the plan form of the 1878 building that it was hemmed in by the adjacent buildings and that its rear elevations were never meant to be seen, except across a tight back court. This explains the change from ashlar and leaded windows to the use of a local coursed rubble and sash and case windows at the rear.

This extension facing Castle Street also had to address a constrained site footprint; although the size of the windows to the rear suggest that by this point there was an outlook. As part of this process the bay containing the Provost's Office, which originally projected into Castle Street, was taken down and rebuilt in the salvaged stone, presumably in recognition of the increasing traffic.

James Robert Rhind (1853 – 1918) who is credited with the design of this extension has by 1904 been in practice since 1868, first working for his father, a local architect, then in Glasgow, London and Montreal. From 1895 he was in partnership with his brother in Inverness and Glasgow, building a practice around the design of Carnegie libraries generally executed in a French Beaux-Arts style.

We know that the design was overseen by William Wardlaw Sclanders (1872 – 1945), Master of Works to the Town Council; then in his early thirties. He left to work in China shortly after its completion.

This block appears to have been designed to have shops at street level and civic functions above. A mid twentieth century OS map suggests that it contained a Post Office at the time. These areas have now been incorporated into the Town House, providing offices. Since 2004 this part of the building has gained prominence as it now forms that main entrance and reception and incorporates a lift. This means that the formed entrance on High Street now serves as a formal ceremonial entrance.

The palette from the first building has also been applied to the extension, but with simpler sash and case windows in arch headed surrounds with decorative medallions above at first floor, and the trefoil head detail from ground floor level on the High Street applied at second floor instead. Rhind's building shows decorative flourishes, such as at the corners of the surviving leaded upper panes of the sashes, picked up in the detailing of the ground floor screens, and continues the stringcourses of the original, the level of carved detail is much reduced and there seems to be a certain awkwardness to the Castle Street elevation, probably due to the proportion of masonry above the ground floor shop front voids, and not helped by the flat quality of the stone surface.

While the external detail is perhaps less ornate, the overall internal decorative scheme is impressive and the interior retains much of its fittings, finishes and characteristic wall tiling. No mention is made of this interior in the listing description but the quality of the finishes is appropriate for its civic role.

The present façade of 18 – 22 Castle Street into which the Town House eventually was to expand in the latter half of the 20th century appears to have already been in place by 1907 when its chimneys required to be altered to suit the roof pitch of the extension by Rhind, dating from 1904 and completed that year. Built in Dumfriesshire red sandstone with classical detailing, it is a late Victorian commercial frontage, to what may be an older building, as suggested by the way the supporting walls are at right angles to the front façade and spaced to reflect the old plot boundaries shown on the 1875 Ordnance Survey map. This history may become clearer if the harl is removed. This property was attached to its neighbour further South on Castle Street, meaning that the current elevation to the present



The carved finial by Andrew Davidson atop the Mercat Cross

carpark was originally a party wall, only latterly altered in 1967 to introduce windows and external escape stairs when it was absorbed into the neighbouring Town House. The elevation received major restoration last in 1976.

To the rear of this is a brick built flat roofed annex dating from the late 1970s. Once a garage but now a boiler house, it incorporates the vaulted cellars of an older building. The boiler was in the basement until the 1980s

According to the 1st Edition OS map, further down Castlewynd there stood a hotel; one of a number that clustered around The Exchange, as this was where coaches departed from. This initially hemmed in the first Town House and constrained the footprint of the building constructed in 1876-82 but it seems likely that by 1894 this site had become available and remained open in 1904 when the first extension to the Town House was planned. Plans held by Highland Council dating from 1973 show its conversion into offices by the removal of a pitched roof from the single storey red sandstone base, which probably predates 1875 and the construction of an additional floor of offices with a flat roof above this.

The Town House is a working environment and has been changed many times over the years. The fact that it has grown in a piecemeal manner is acknowledged as far from ideal and at least once in 1988 the Council has considered partial demolition and the extension of the building over the present car park to provide additional much needed accommodation. These accumulative alterations, many relatively unplanned in terms of the overall effect they might have on the building fabric have, over time, eroded both the setting and the significance of the original building. Never the less the building is of high conservation significance and its category A listing acknowledges this. It has also been at the centre of most if not all of the major events in Inverness in the last 140 years including royal visits and serves an important role in annual commemorations, season events and civic occasions.



SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

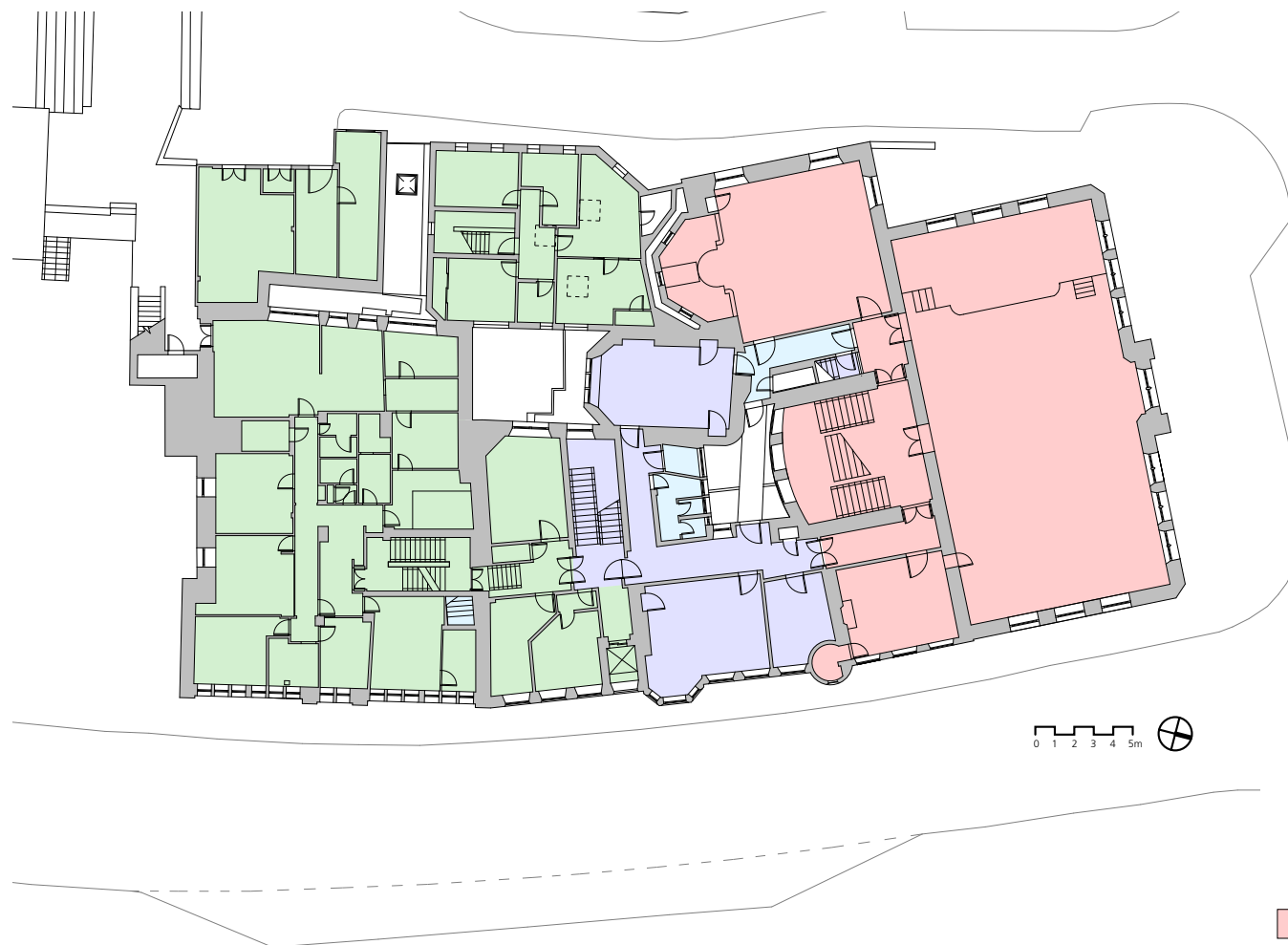
- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance

GROUND FLOOR



PLAN SHOWING APPROXIMATE DATES OF PHYSICAL ALTERATIONS TO THE PLAN LAYOUT

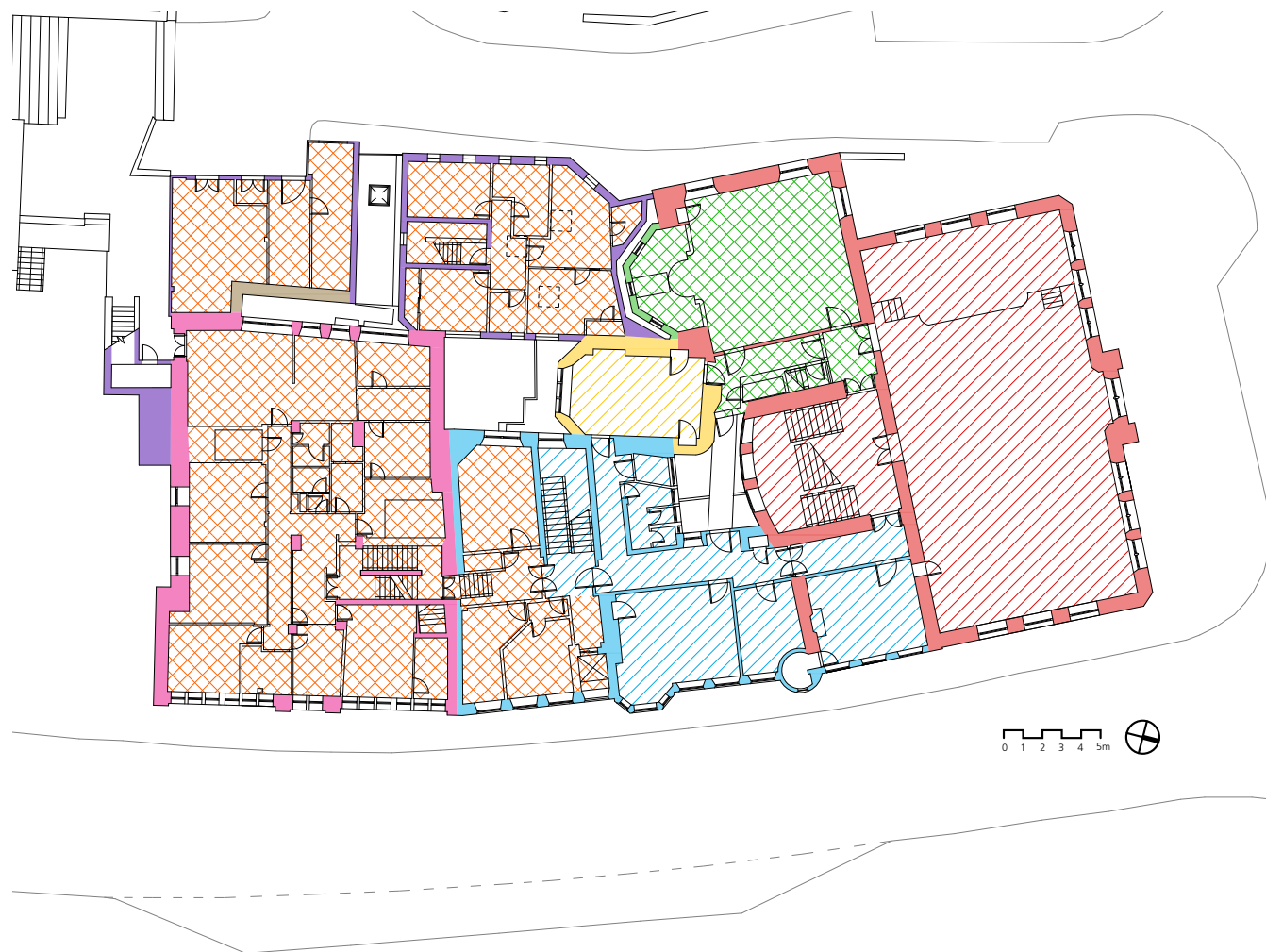
- 1967 onwards
- Late 19th century
- Mid 19th century
- 1920s
- 1905-07
- 1894
- 1876 - 78
- Altered since 2000
- Altered in late 20th century
- Unaltered since 1878
- Unaltered since 1907
- Unaltered since 1920s



SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

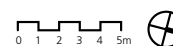
- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance

FIRST FLOOR



PLAN SHOWING APPROXIMATE DATES OF PHYSICAL ALTERATIONS TO THE PLAN LAYOUT

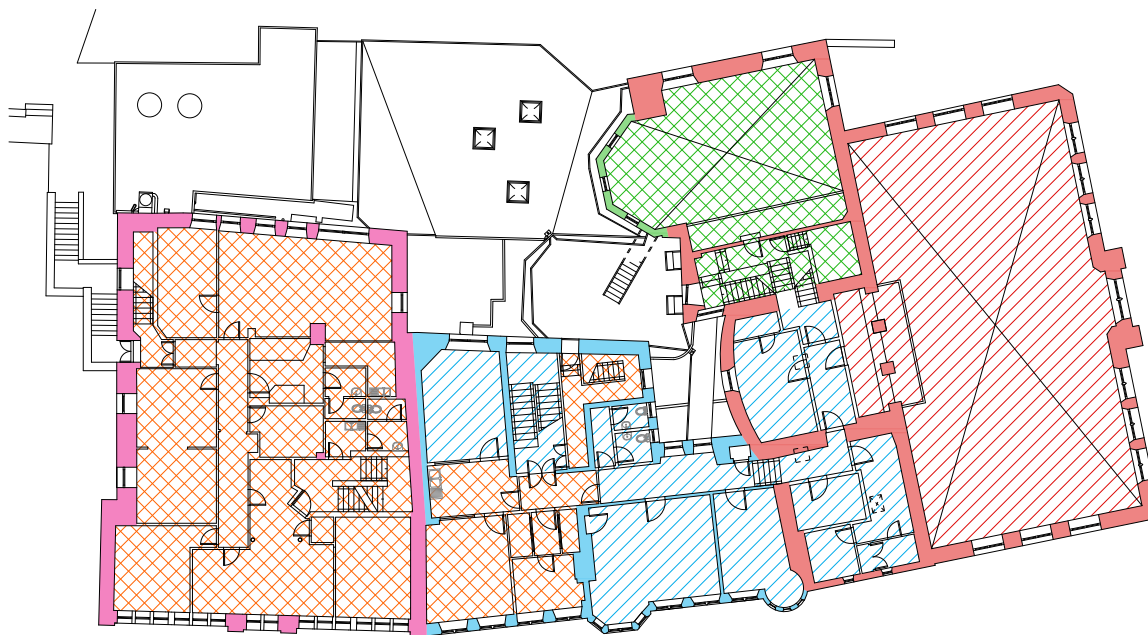
- 1967 onwards
- Late 19th century
- Mid 19th century
- 1920s
- 1905-07
- 1894
- 1876 - 78
- Altered since 2000
- Altered in late 20th century
- Unaltered since 1878
- Unaltered since 1907
- Unaltered since 1920s



SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

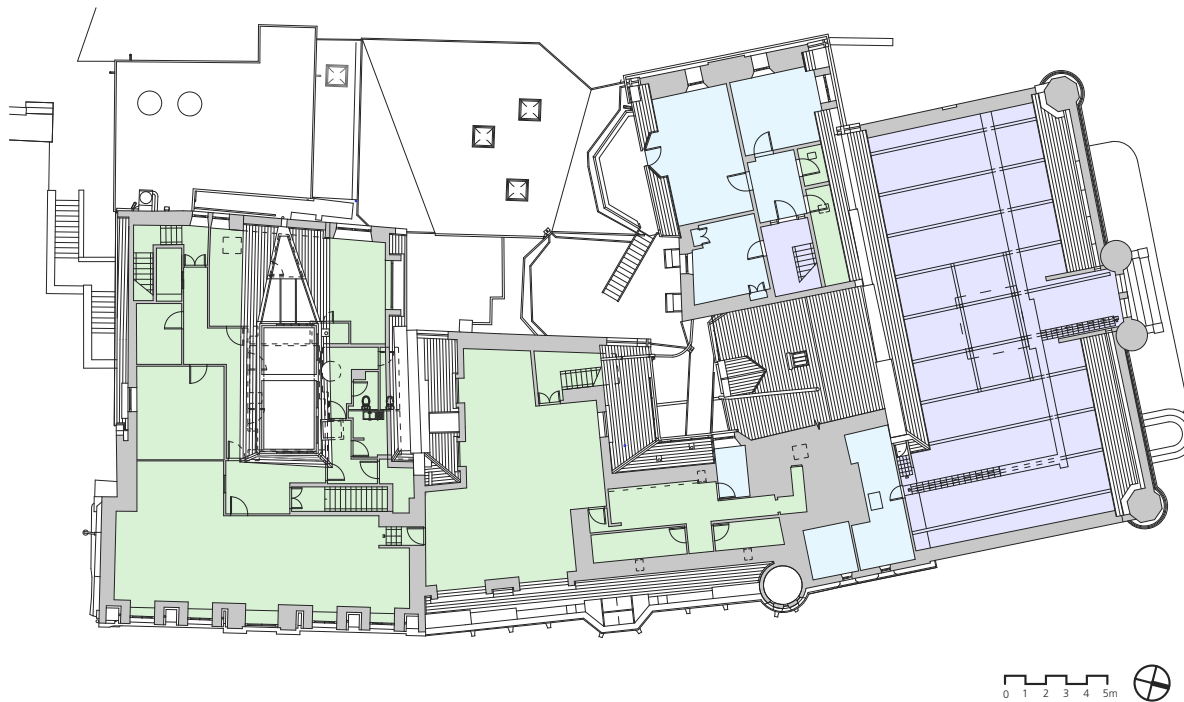
- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance

SECOND FLOOR



PLAN SHOWING APPROXIMATE DATES
OF PHYSICAL ALTERATIONS TO THE
PLAN LAYOUT

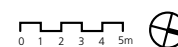
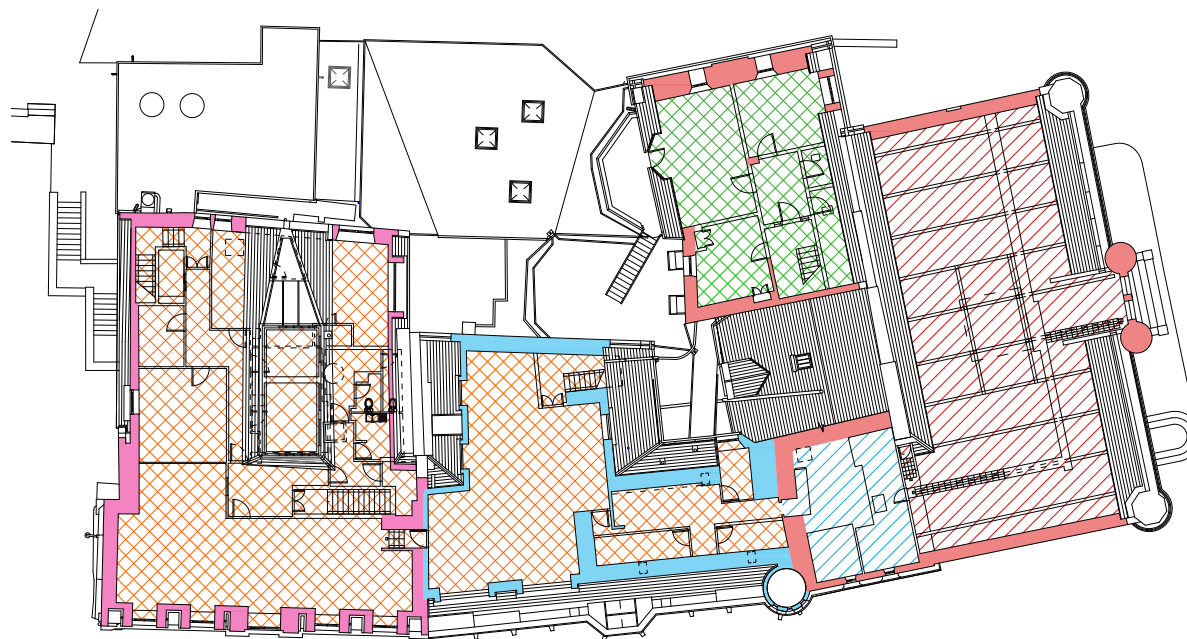
- Late 19th century
- 1905-07
- 1894
- 1876 - 78
- Altered since 2000
- Altered in late 20th century
- Unaltered since 1878
- Unaltered since 1907



SIGNIFICANCE PLAN SHOWING
HIERARCHY OF IMPORTANCE IN RELATION
TO EACH SPACE

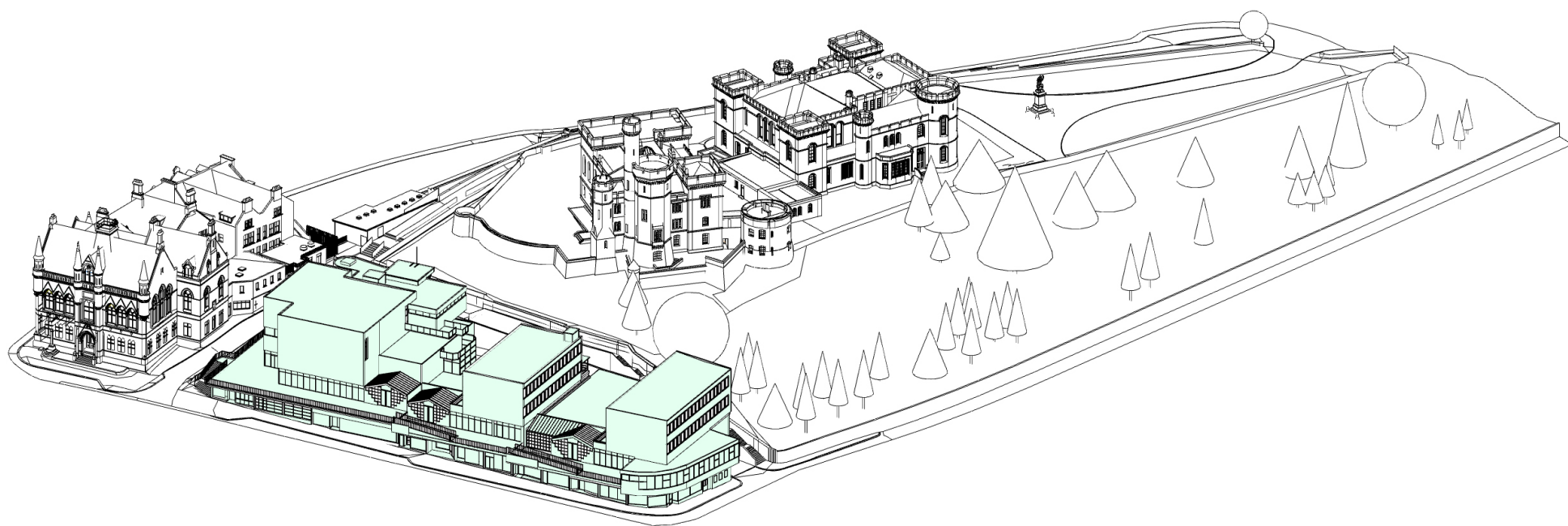
- Areas of considerable architectural value and significance
- Areas of considerable architectural value where modern interventions could be removed
- Areas of moderate architectural value and significance
- Areas of moderate architectural value where modern interventions could be removed
- Areas of limited architectural significance or elements that detract from the overall significance

THIRD FLOOR



PLAN SHOWING APPROXIMATE DATES
OF PHYSICAL ALTERATIONS TO THE
PLAN LAYOUT

- Late 19th century
- 1905-07
- 1876 - 78
- Altered since 2000
- Altered in late 20th century
- Unaltered since 1878
- Unaltered since 1907



4.6 Bridge Street

In the Buildings of Scotland series, John Gifford describes the building that replaced the South side of Bridge street as 'a development by Ian Burke, Martin and Partners, 1963 – 65; continuous podium of shops carrying three-aggregate-faced blocks placed at right angles to the street.

It appears that at no time did this development attract praise or the general approval of the citizens of Inverness.

In a letter to the Town Council in January 1960 and prior to the development commencing, the Inverness Architectural Association pleaded for the Council to reconsider.

"It should surely be realised that the Bridge Street site, as viewed from the new bridge by visitors and citizens alike will convey the character and dignity of the whole town of Inverness and it is imperative that the whole project be developed in such a way as to ensure this end".

This fear was fulfilled on completion in 1965 in terms of the scale and urban grain of the development, which ignores the historic plot pattern of the site. In the use of a podium with a first floor walkway, it instead reflects contemporary ideas which perhaps are best seen in the 1967 plans for the redevelopment of Princes Street in Edinburgh

A critique of this Bridge St development must be quite damning. It destroys the street edge by setting back the upper storeys and fails to frame the views in either direction. It contributes little to the steps between Castle Wynd and Castle Road making these unpleasant and potentially dangerous to use.

It does however need to be recognised that the proposal in terms of its modernist planning is clever and makes full use of the contours of the site, its position and outlook. It will have looked crisp and 'modern' when completed and at a time of change and post-war optimism, the sweeping away of the old will have been welcomed by some.

As such, it has all the hallmarks of modernism; the asymmetry, the use of cubic shapes; flat roofs, reinforced concrete, metal and glass infill panels, an absence of ornament.

It was designed to give street presence with its large blank elevation emblazoned with the City Crest facing Bridge Street.

Ian Burke, Martin & Partners, was established in 1958 and the Partnership ended in 1969. Over this period it worked on a series of large-scale commercial urban projects, including the Overgate Dundee (1961); University of Dundee Union (1962); St James Centre, Edinburgh (1964, but completed by Hugh Martin & Partners after 1969); Netherkirkgate, Leith (1965), forestry Commission HQ, Edinburgh (1968).

As such it probably worked on some of the most prominent developments in Scotland at the time but were regarded as a commercial architect's practice without particular merit.

In hindsight, this commercial development has failed in the most obvious terms in that it is unable to retain its commercial tenants. At present half of the offices sit unoccupied and the upper tier of shops were never a commercial success.

The Museum has however been in continuous occupation. Designed initially as a Library, Museum and Gallery, the Library has moved elsewhere and the loose fit interior of the original proposal has allowed the Museum and Gallery function to develop and adapt over the years and this part of the building must therefore be judged a success in terms of providing a suitable black box environment for Highlife Highland.

In terms of conservation audit, it should be recorded here that this site gains significance from the collection held by the Museum and Gallery.

The strengths of this collection are:

- Old photographs, including those of Joseph Cook (1880 – 1973) and David Whyte (1841 – 1905)
- Highland silver
- Pictish stones and artefacts
- Scottish coinage
- Highland weaponry
- Natural history and geology.

It also has a print collection and owns a watercolour by JMW Turner.



4.7 Archaeological Heritage

Although the site in question sits across the Medieval and earlier settlements of Inverness, the Scottish Burgh Survey of 1977 undertaken by the University of Glasgow appears to suggest that little archaeological potential remains where more recent developments have taken place; namely the site of the Town House where a substantial building includes basements; the redevelopment work at Bridge Street in the middle years of the 20th century and the area affected by the road widening along Castle Street at the base of Castlehill.

It concludes that all that remains of the Old Castle itself is the well, rediscovered in 1909, what could be older construction in the basement (lower ground) level of the North tower and potentially part of the rampart walls.

A painting in the current Museum shows its former home on Castle Wynd 'around 1960' as this area began to change and this shows the tops of a series of exposed

vaults to the East side of Castle Wynd. These still remain below part of the Town House fronting Castle Wynd and are also understood to be seen embedded in the base of the public toilet block on the castle approach.

Canmore records the site of St John's Chapel below Castlehill on the riverside and references as its source 'Invernessiana' by Charles Fraser-MacKintosh (1875), a Lawyer, Burgh Councillor and scholar of Old Inverness, but states that no trace could be found of this in 1960.

Canmore also record an archaeological watching brief that took place recently when a marker was installed as part of the Great Glen route, but goes on to state that no archaeological features were revealed.

There must nevertheless be high archaeological potential across Castlehill, out with the built footprint, in the light of future proposals to develop this site.



Highlife Highland

5.0 Outline Statements of Significance

5.1 Background and Methodology

A thorough understanding of the significance of any historic site or ensemble is important prior to reconciling proposed changes with the existing built fabric and archaeology.

Understanding the contribution of a particular element to the wider historic environment allows significance to be taken into account when making decisions.

Research into the heritage value and significance of the site ensures that decisions resulting in change are informed by a thorough understanding.

Heritage has cultural, social, economic and environmental values. These combine to define the significance of place and more importantly specific parts of a place, which in turn allows an informed appraisal of how and where change is acceptable.

This cultural significance therefore refers to the collection of values associated with a place, which together identify why it is important.

The concept was first defined in the ICOMOS Burra Charter in 1979, which suggests that cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

These heritage values can be assessed in many ways, but tend to fall into the following groups:

- a) Associative values: derived from the meaning of a place for people who relate to it in different ways.
- b) Historic value: derived from the ability of a place to demonstrate or illustrate an aspect of the past or an association with historic figure or event.
- c) Aesthetic value: derived from the ways which people draw sensory or intellectual stimulation from a place.
- d) Evidential value: derived from the potential of a place to yield evidence about the past.

In the case of Castlehill we are dealing not just with individual buildings, or groups of buildings, but also on a townscape scale.

As these values are diverse and difficult to measure, and any process involving their assessment necessarily represents a subjective and reductionist approach to considering complex issues, it is important to base any assessment on a defined range of values and a hierarchy of levels of value.

These levels will be:

- | | |
|---------------|---|
| Exceptional: | Cultural significance of rare or outstanding quality. |
| Considerable: | High degree of cultural significance. |
| Moderate: | Elements of some importance that contribute to the cultural significance. |
| Limited: | Elements that do not detract from the cultural significance. |
| Intrusive: | Elements that damage or detract from the overall cultural significance of the area. |

When addressing individual buildings or groups of buildings the categorisation of cultural significance will be based on the following:

- Authenticity: Describes the relative integrity of the building in relation to its original creation. This will relate principally to the retention of original fabric, but does not preclude consideration of the valid contribution of different periods.
- The authenticity of both interiors and exteriors is considered. The completeness of the property is also a factor.
- Rarity: Implies noteworthy scarcity; the quality of being singular or having innovative qualities in terms of the use of building or design that was influential.
- Townscape value: The contribution that the building makes to the visual coherence of the immediate urban environment. This will include a measure of how the building relates to its neighbour.
- Associative: Describes the meaning of a place for individuals or groups of people.
- Period value: Contributions from earlier periods are generally recognised to be of merit. This conforms to Scottish Historic Environment policy where the older a building is and the fewer of its type that survive, the more likely it is to be of interest.
- Evidential value: Describes the potential of a place to yield evidence about the past.
- Aesthetic value: Describes how people draw stimulation from it.
- Artist value: Places subjective value on the work of particular Architects or Artists.

Historic value: Derives from the ability of a place to demonstrate or illustrate an aspect of the past or association with a historic figure or event.

In addition, the individual buildings will be assessed in relation to:

Condition: The general state of repair of the fabric based upon a five-point scale. Excellent / Good / Moderate / Fair / Poor.

The same criteria can be used to then judge the site as a whole and the contribution it makes as an ensemble.

2.0 Elements



*The unveiling of the statue of Flora MacDonald in 1899; an example of Historic Value.
The statue also confers aesthetic and artistic value to the site. Copyright Am Baile.*

5.2.1 Court House (South Block)

Category 'A' Listed

Build 1836–38, Court House and former County Buildings, designed by architect William Burn (1789–1870)



Two storeys, with seven bay principal elevation, facing South across an esplanade. Axial approach to asymmetric façade with corner towers in the castellated style. Formally planned interior with staircase facing entrance and lateral corridor. Court House is curve-ended:

Authenticity:	Little altered, particularly externally. Where adapted internally, work is reversible.
Rarity:	First example of a Court House in the castellated style. Influential in its design on Court Houses that followed.
Townscape value:	Skilfully unified with its neighbour, the former Prison to give the impression that it is but one part of a Castle that might have Medieval origins. See overall assessment.
Associated value:	As the main Court House for the Highlands, this building will have associations of various types for many people. It clearly plays a major social and civic role in the city and wider area. For others it is a place of work.
Period value:	1836 – 38.
Evidential value:	Unlikely to yield further evidence of the past.
Aesthetic value:	Elegant and well-proportioned building intended to convey the majesty of the law, particularly in the language of its interior, with its imperial staircase and coffered ceilings.
Artistic value:	William Burn is internationally recognised as a major figure in British architecture, particularly for his pioneering role in developing the Scotch Baronial style. This building is clearly part of the development of this style and is also elegantly planned, rather in the way of a county house; something Burn is recognised for.
Historic value:	Associated with event from history, particularly the Clearances and the Crofters' War in the latter half of the 19 th century. Associated with both the famous and the infamous; Kenneth MacDonald and Sheriff William Ivory and therefore still linked in peoples minds with the fight for social justice. The building also memorialises those behind the project to build it; in particular William Fraser Tytler.
Condition:	The building has been generally well maintained by the Court Service and although the original choice of stone from the Beaulieu Firth area, this has been addressed by major stone replacement contracts over the last 40 years.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Considerable	Exceptional	Considerable	Considerable	Moderate	Limited	Moderate	Considerable	Considerable	Good

5.2.2 Former Prison (North Block)

Including structures linking it to the South Block

Category 'A' Listed.

Build 1848; Former Prison converted to County Building and Police Station. Presently District Court and Local Government Offices.



Original design by Thomas brown (1806 – 72), presenting a romantic picturesque aspect falling West to the river and a more utilitarian face to the interior of the site which would originally have been screened by an enclosing wall.

Authenticity: Much altered around 1904 when the Prison function transferred elsewhere, but the contribution at this time includes a fine staircase and Meeting Room (now a Courtroom) by Ross & Macbeth.

Rarity: Thomas Brown has taken the precedent of Archibald Elliot's Calton Prison and Adam's Edinburgh Bridewell to create a romantic composition, but this precedent appears not to be followed further.

It is however a rare example of where the utilitarian nature of the Prison brief has been trumped by townscape considerations.

Townscape value:	<p>The resulting composition is of huge townscape value. It is the iconic image of Inverness and a hugely skilful composition in its picturesque nature that lends Inverness the romantic connotation of Capital of the Highlands.</p> <p>This castellated romantic form and picturesque skyline, when combined with the martial forms of the walls that link the North Block to the South, have also had a considerable bearing on the development of the city in that it influenced the design of the former bridge that, in its castellated draw bridge form, gave the city a Medieval walled appearance when approached from the West for almost a century. It also set the tone for the Scots Baronial style development of Ness Walk that placed the Castle on the opposite side of the river.</p>
Associated value:	<p>The castellated form makes clear reference to and will be appreciated as a memory of the Castle that once stood on this site.</p> <p>While folk memory of the Prison will have receded, its continuing function as a Court House will have associations for many.</p> <p>The building's recent partial conversion to provide a visitor attraction and viewing platform will now link it with the memories of many visitors to the city.</p> <p>For others it is a place of work.</p>
Period value:	1848, but likely to contain older elements of probably Hanoverian age.
Evidential value:	Retains potential to yield further evidence of its past in that it appears to include pre-existing fabric at basement level.
Aesthetic value:	<p>Picturesque and romantic composition, slightly let down by later additions and alterations.</p> <p>Imposing appearance, appropriate to its former and present uses.</p> <p>The new visitor attraction and platform will allow a new audience panoramic views and visual and intellectual stimulation.</p>
Artistic value:	Thomas Brown is regarded as a significant 19 th century Architect who created the austere and imposing Prison aesthetic that is only now being dispelled as the 19 th century Prisons are being replaced by possibly more humane architecture.
Historic value:	Surviving interiors, including unaltered cells at basement level, allow a physical connection with the building's past as a Prison.
Condition:	The building has recently undergone work to reflect its importance to the city, but elements of its exterior remain in a relatively poor condition and the interiors are in places poor.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Moderate	Moderate	Exceptional	Moderate	Moderate	Moderate	Considerable	Considerable	Moderate	Moderate

5.2.3 The Perimeter Walls and Bastions

Category 'A' Listed.

Built 1848 – 52 onwards and take the form of military engineering, including triangular pointed ravelins and pepper pot watchtowers.



Presumed to be part of Thomas Brown's Prison design, but also associated with Joseph Mitchell (1803 – 83) who had previously overseen work on the Caledonian Canal under Thomas Telford and from 1827 – 67 held the post of Inspector of Highland Roads and Bridges.

Authenticity:	Substantially altered as previously formed the walls of the Prison and have subsequently been lowered or altered where the Gatehouse was removed. What survives appears authentic. Potential for parts of these walls to pre-date the period and be of Hanoverian origin.
Rarity:	Potential for elements to survive from the 18 th century, but finer examples exist.
Townscape value:	Form the linking element between the North and South Blocks that help it read a single unified composition.
Associated value:	Retains a folk memory, however misleading, of the Hanoverian Fort that came before.
Period value:	Potentially partly 18 th century.
Evidential value:	As such, it has potential to reveal more about the past.
Aesthetic value:	Picturesque in a martial way and impressively romantic, particularly when seen from below; the walls provide the setting to the buildings.
Artistic value:	Associated with Thomas Brown and Joseph Mitchell
Historic value:	Little specific historic value.
Condition:	Masonry in varying condition – walls appear disregarded and yet are read from the town with the buildings above.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Moderate	Moderate	Considerable	Moderate	Moderate	Moderate	Moderate	Moderate	Limited	Fair

5.2.4 The Esplanade, Designed Landscape and Setting Associated with the Court House

Unrecognised as a designed landscape on the National Register.



Planned and built from 1838, but more likely developed after 1852. Includes the bank to the River Ness, including a retaining wall to Castle Road (Gordon Place); the axial approach to the Court House across a space referred to as an Esplanade (in the spirit of Edinburgh or Stirling Castles), which once extended the length of View Place

Authenticity:	While the axial approach has been maintained the removal of the castellated Gatehouse and piers has altered this approach, as has the removal of the building's backing onto Castle Street that enclosed the esplanade to the East.
Rarity:	Rare in that this elevated position provides imposing views over the city.
Townscape value:	<p>The city's sense of identity derives from the relationship between the land and the river.</p> <p>The esplanade provides an elevated viewpoint that is valuable to the city. This landform feature occurs at the point the river's appearance changes from an urban to a more suburban setting in no small part due to the extent of the vegetation on the slope to Castlehill.</p> <p>However this uncontrolled proliferation limits views in and almost precludes views out from the esplanade that was originally designed with a western facing perimeter path from which to take the view.</p> <p>Designed to be visually prominent from what was originally a major route into Inverness from the South, the esplanade is intended to be seen as part of an axial composition with the Court House.</p> <p>The opening up of the esplanade to Castle Street, post-war, now makes Castlehill visually dominant on this approach.</p>
Associated value:	While the esplanade was once a place of assembly, it is now more likely to be associated with a tourism visit or as the starting point or the finishing location for the Great Glen Way or the North Coast 500.
Period value:	From 1839.
Evidential value:	The whole site has great architectural potential.
Aesthetic value:	Formal designed landscape.
Artistic value:	Known for the Statue of Flora MacDonald by Andrew Davidson.
Historic value:	Castlehill intimately connected with the history of Inverness. Later history as a place of assembly and for national celebration.
Condition:	The esplanade itself has had a recent facelift, but this has not extended to the fences, walls or planting/trees.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Moderate	Considerable	Considerable	Moderate	Moderate	Considerable	Moderate	Moderate	Considerable	Fair

5.2.5 The Setting Associated with the North Block

Uncategorised.

Describes the space once inside the former Prison walls at the North end of the site and hence within the listed perimeter walls (see Section 5.2.3). Also includes the slopes down to Castle Street.



Authenticity:	Ignoring the walls, little evidence of authenticity.
Rarity:	Not appropriate.
Townscape value:	Provides an outlook to the North and West over the old centre of Inverness, but immediate view is the low quality rear annex of the Town House or the 1960s Bridge Street development. The main tourist approach from the city centre is passed a public convenience. When the buildings on Castle Street were removed to make way for a public car park, this made visible the rear face of the Town House, which was never intended to be seen. It also creates a poor approach and devalues the setting for Castlehill.
Associated value:	For tourist visitors.
Period value:	Unclear.
Evidential value:	The whole site has great architectural potential.
Aesthetic value:	Part Municipal car park, part undistinguished lawn, but recent high quality paving and interpretation installed.
Artistic value:	Not applicable.
Historic value:	Surviving well from previous fortification or Castle.
Condition:	Reasonable.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Limited	Limited	Intrusive	Limited	Limited	Considerable	Limited	Limited	Moderate	Moderate

5.2.6 Bridge Street Development Dating from the 1960s

Unlisted.

Built in 1963 – 65; comprising podium above shops on Bridge Street, with three slab blocks set at 90 degrees to the road.



Authenticity:	Altered to differing degrees across the development, particularly in the 1980s.
Rarity:	Not applicable.
Townscape value:	Although it works with the site contours and maintains an open aspect to Castlehill, it fails to contribute to the setting.
Associated value:	The association for residents must be poorer quality or tourist shops. Some will remember Bridge Street pre 1963. The main association will be with the Museum and Art Gallery.
Period value:	1960s in contrast with surroundings.
Evidential value:	The site will have been sterilised in terms of archaeology.
Aesthetic value:	Limited or poor aesthetic value applies to the actual buildings. This judgement is based upon the value of the museum and gallery collection being portable and therefore not contributing to the value of the site itself.
Artistic value:	Well-known commercial Architects of the period.
Historic value:	The rear of the site to Castlehill is bounded by the former boundary wall of Castlehill, which is certainly mid 19 th century, but may be much older.
Condition:	Poor. Partly redundant.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Limited	Limited	Intrusive	Moderate	Intrusive	Intrusive	Poor	Limited	Limited	Poor

5.2.7 The Town House of 1878 – 82 and the Extension on Castlehill Street of 1905 – 07

Category 'A' Listed.

Flemish, Baronial Cloth Hall placed in the centre of Inverness with later more utilitarian extension on Castle Street.



Authenticity:	Little altered in civic spaces and where adapted internally work is reversible.
Rarity:	Relatively typical late Victorian civic building.
Townscape value:	Formal composition set back from pavement. Skyline enlivened by turrets creates a marker on the skyline seen across the city.
Associated value:	Seen as the Seat of Local Government by the citizens of Inverness. The building plays an important civic role and is the venue for commemorative, seasonal and populist celebrations. Associated with the Mercat Cross and Clachnacuddin. Understood to stand at the centre of Inverness.
Period value:	Late Victorian.
Evidential value:	Unlikely to be able to yield further evidence of the past through archaeology.
Aesthetic value:	Highly decorative frontage and incorporating carved detail. The building as a whole gains significance from the quality of its interiors and the cities collection of sculptures, paintings and other memorabilia. The building contains a collection of high quality painted glass by leading Scottish Artists.
Artistic value:	The building is associated with William Lawrie, one of the leading Architects of the period, and James Rhind. The collections are associated with some of Scotland's leading Artists, among other, Raeburn and Ramsay.
Historic value:	The building has been at the forefront of civic life in the city for nearly 140 years and has hosted Royalty and some of the leading figures of each generation. The building contains artefacts and images associated with the Provosts and leaders of the Burgh stretching back 400 years.
Condition:	Moderate overall at present, but with programmed work due on the exterior this will improve.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Considerable	Moderate	Considerable	Considerable	Moderate	Limited	Considerable	Considerable	Considerable	Moderate (Good)

5.2.8 18/20 Castle Street

(Castle Street Annex to Town House)

Category 'A' Listed (by association).

Former late Victorian commercial property taken over by the Burgh Council in 1967.



Authenticity: Limited original fabric retained internally.

Rarity: Not relevant.

Townscape value: Frontage contributes little to the street.
Car park elevation with external stairs is detrimental to the streetscape.

Associated value: Since 2016, contains the public face of The Highland Council for the citizens of Inverness.
Significant to those who have worked there.

Period value: Late Victorian.

Evidential value: Unlikely to yield archaeological evidence.

Aesthetic value: Building in poor external condition, but well proportioned.

Artistic value: Architect unknown.

Historic value: No evidence of past history has come to light.

Condition: Poor.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Intrusive	Limited	Intrusive	Moderate	Moderate	Limited	Limited	Limited	Limited	Poor

5.2.9 Castle Wynd Annex to Town House

Category 'A' Listed (by association).

Present buildings date from the late 20th century, but incorporate older fabric.



Authenticity: Much altered.

Rarity: Not applicable.

Townscape value: Presents a poor appearance when viewed from Castlehill.
Fails to properly frame the view towards Castlehill from Bridge Street.

Associated value: Little evidence.

Period value: 1970s.

Evidential value: Vaulted cellars of indeterminate date partly ??? property.

Aesthetic value: Poor in its present form.

Artistic value: Unknown.

Historic value: Retains older fabric.

Condition: Fair.

Authenticity	Rarity	Townscape	Associative	Period	Evidential	Aesthetic	Artistic	Historic	Condition
Intrusive	Limited	Intrusive	Limited	Limited	Moderate	Intrusive	Limited	Moderate	Fair

6.0 Risks and Opportunities

6.1 Introduction

The long term threats to the heritage on the site in question, as described above, vary from those that typically confront city centre sites elsewhere in Inverness, namely:

- A lack of investment in property
- Vacant upper floors
- A poor street level environment
- Pressure from traffic volumes
- Conflict between vehicles and pedestrians

This site is and will increasingly be, by its nature, outlook and location, a visitor attraction and this brings a different set of problems, risks and opportunities that it is less easy to address, but still revolve around facilitating a thriving business environment in a high quality setting that allows commercial success and increasing investment.

The heritage of the city centre is one of its assets and must be understood and nurtured – if the city is to be an attractive place to live and work, as well as visit.

6.2 Risks

The immediate and largest risk facing the site is the relocation of the judicial facilities from Castlehill to a new purpose built location on the edge of the city centre.

The Courts bring a surprising amount of foot and vehicular traffic to the area and its loss will be felt by local businesses.

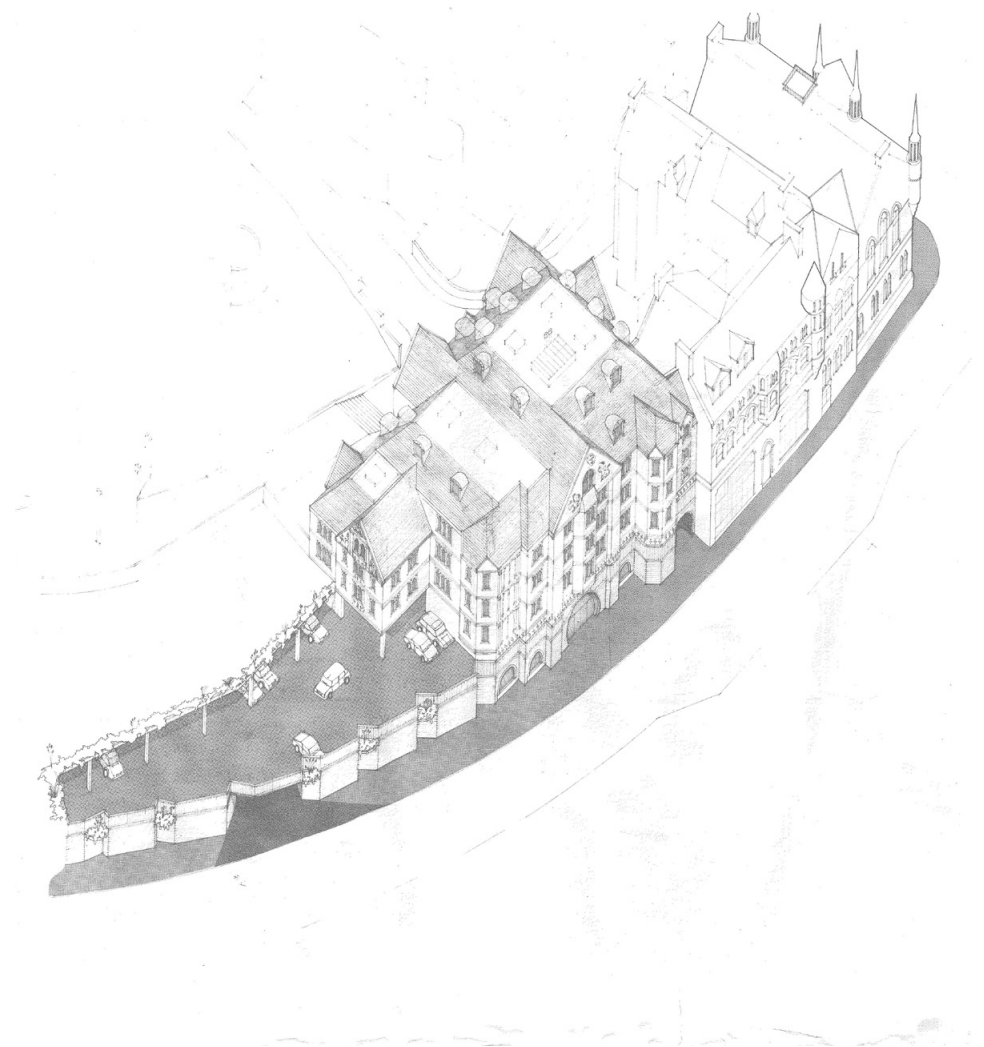
However, this site as a whole, shares many of the threats seen elsewhere in the city, including:

- Vacant premises
- Poor quality buildings with a form or massing that jars with its neighbours and / or constructed with materials that have not aged well
- Neglected spaces
- Fragile edges when the grain of the town has broken down.

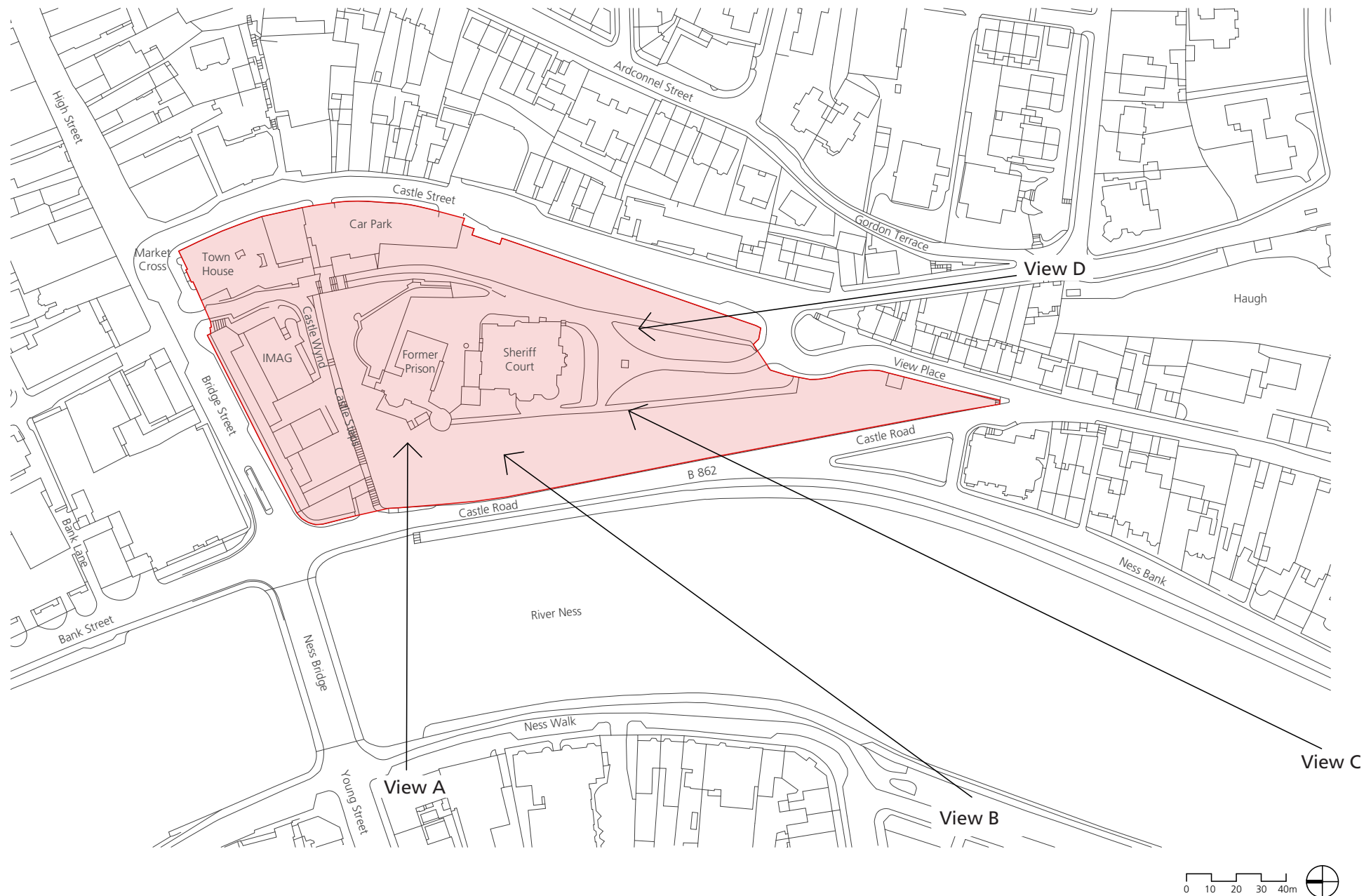
Equally, it is clear that undertaking significant change comes with risk to heritage assets of the site and this change requires to be looked at holistically if this risk is to be minimised.


By building upon the Conservation Audit and the statements of significance it is therefore possible to define those visible elements of the site which make the largest contribution and on this basis require to be protected if the heritage of the site is not to be put at risk.


Equally it is possible to define those elements that contribute the least or are detrimental to the setting as a whole and may help to define where change could take place. This is set out in the following diagrams.



Previous scheme by Inverness District Council for the partial demolition of the Town House and extension on the present car park site.

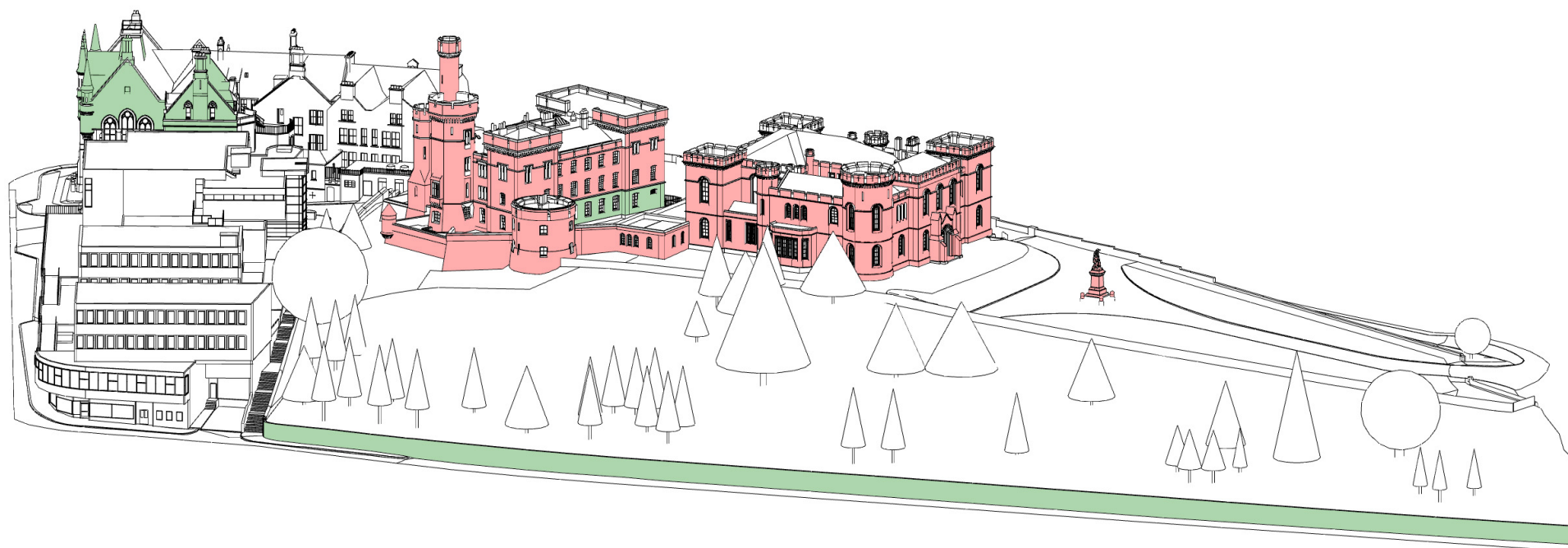



 Fabric of exceptional significance that should be protected in terms of townscape value.
Key views: axial view along esplanade


 Fabric of considerable significance that should be protected in terms of townscape value.



View B

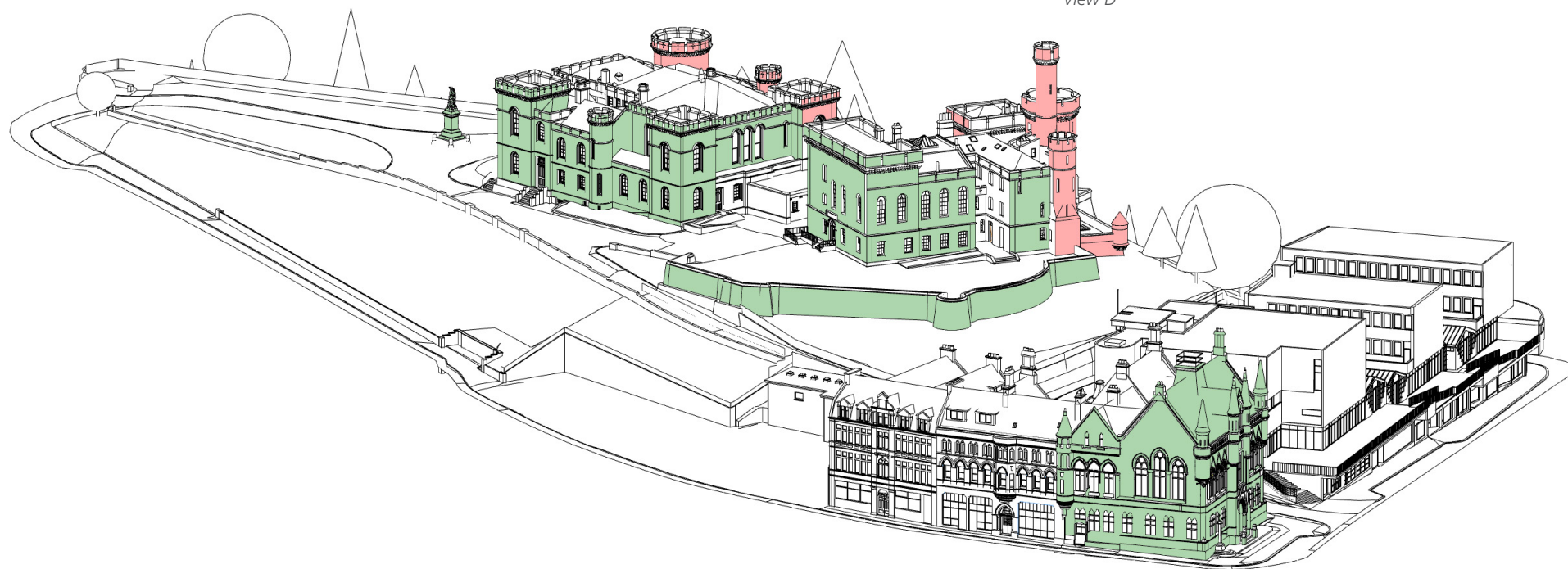


 Fabric of exceptional significance that should be protected in terms of townscape value.
Key views: axial view along esplanade

 Fabric of considerable significance that should be protected in terms of townscape value.



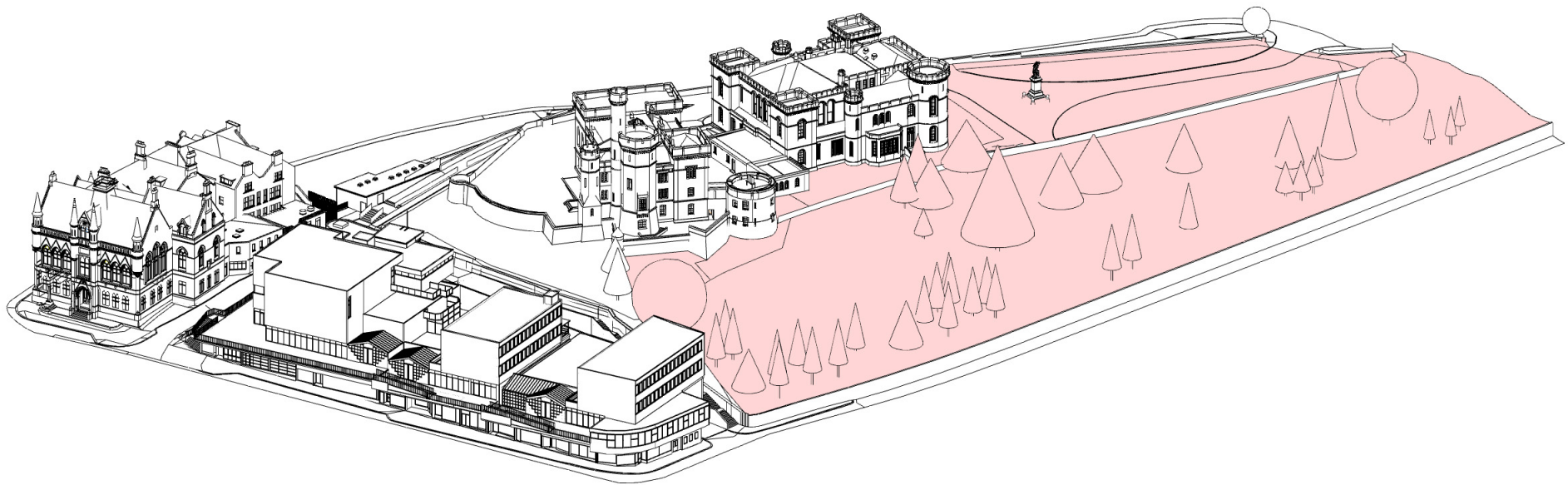
View D



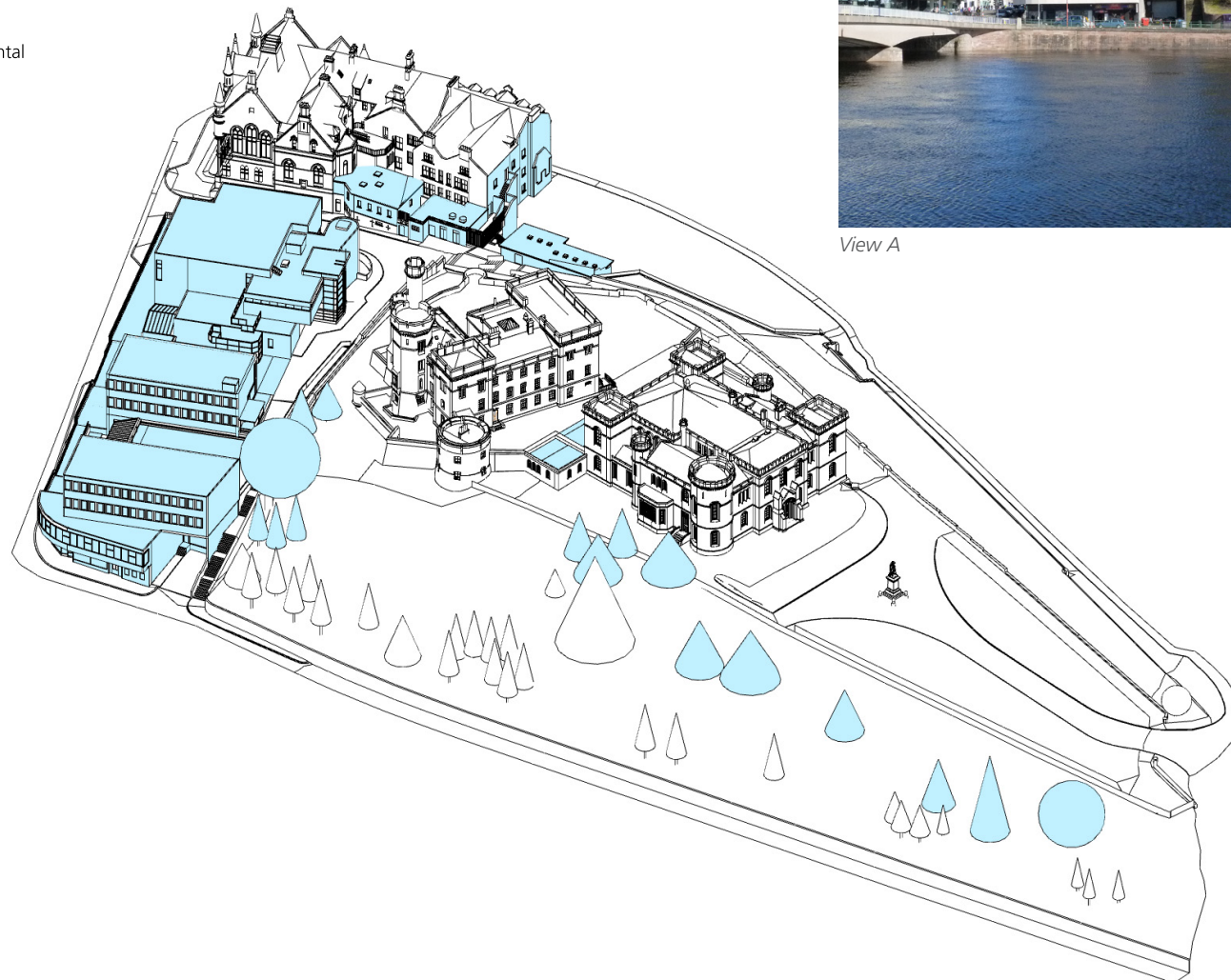
Fabric of exceptional significance that should be protected in terms of townscape value.
Key views: axial view along esplanade



View C

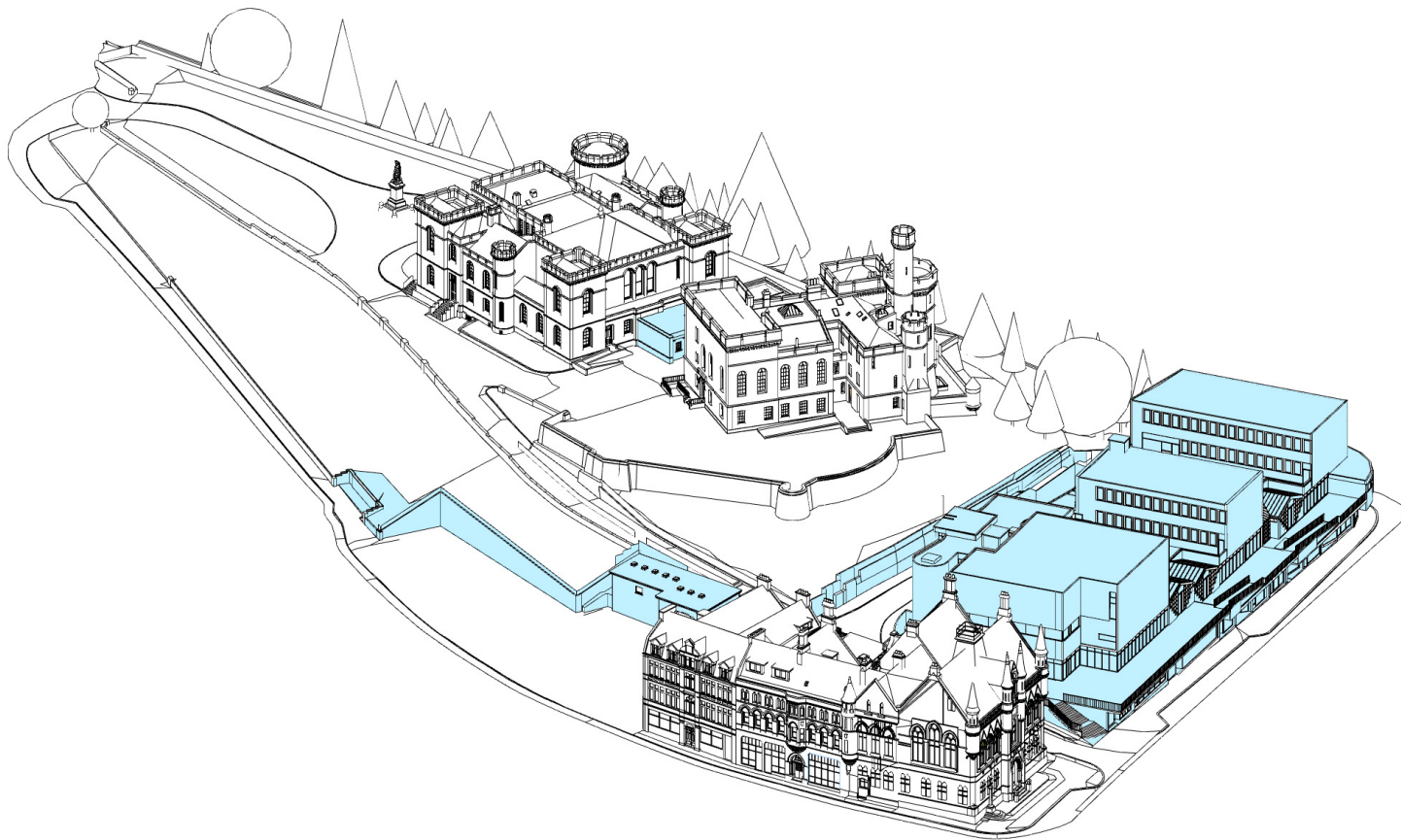


Fabric regarded as little value or detrimental



View A

Fabric regarded as little value or detrimental

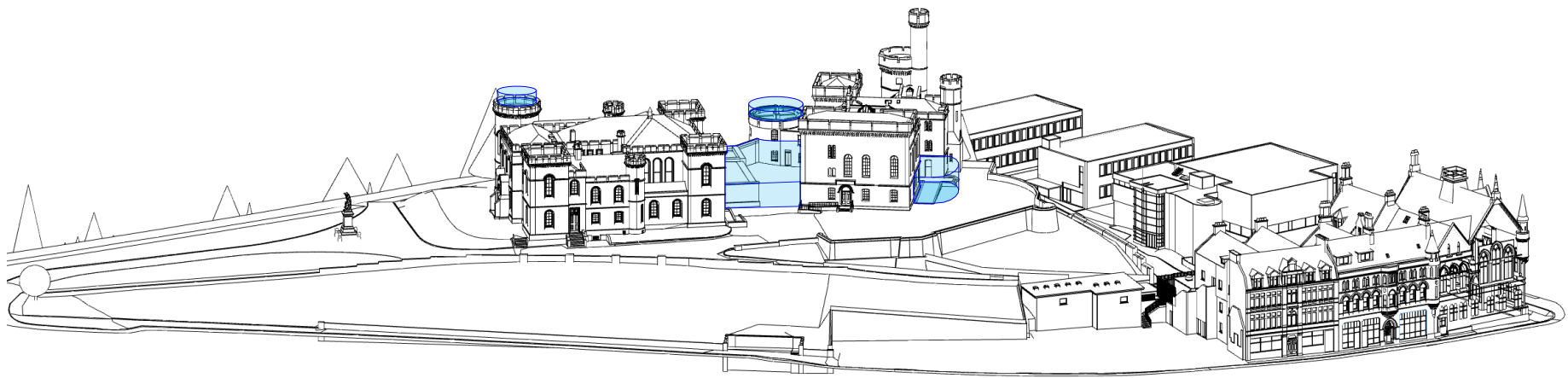


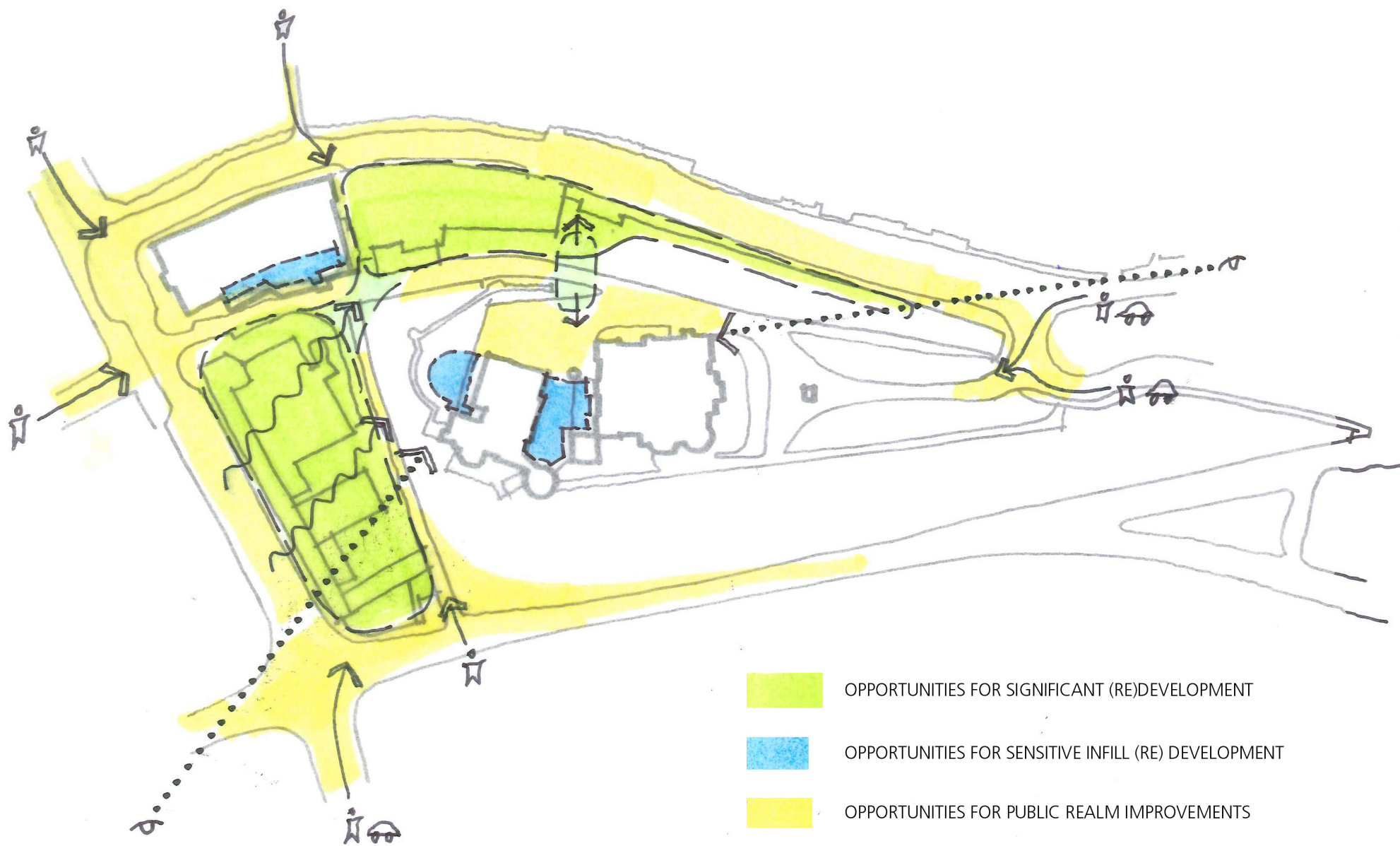
6.3 Opportunities




By establishing first the significance of each building and heritage asset on the site and then through a set of significance plans, setting out a hierarchy of importance in relation to each of the principal spaces, it has been possible to indicate where change may be possible or desirable without detriment to the significance of the buildings analysed.

In this way it is possible to identify opportunities – places where additions to the buildings might be possible without detriment to the overall significance of the site or wider townscape.

Places where additions to the building might be possible without detriment to the overall significance of the site or wider townscape





-  OPPORTUNITIES FOR SIGNIFICANT (RE)DEVELOPMENT
-  OPPORTUNITIES FOR SENSITIVE INFILL (RE) DEVELOPMENT
-  OPPORTUNITIES FOR PUBLIC REALM IMPROVEMENTS

7.0 Conservation Policies

The following conservation policies are deemed appropriate for the Castlehill area of Inverness. In order to form an appropriate setting to the Listed Buildings on this site.

Setting:

- Avoid detracting from the overall significance of the site or setting
- As the river is central to the identity of the city and to its visual character, any proposal should take this into account and seek to strengthen this connection and avoid detracting from the views to / or from the river
- Recognise that the Castle is an important backdrop to the river and the point at which the nature of the city changes and the hard urban grain gives way to greenery. The contribution made by the slope of Castlehill should be respected
- Improve views to Castlehill from the South and West by the removal of the non-specimen self-seeded vegetation and trees, and by doing so, improve the panoramic views from the esplanade. At the same time, protect the iconic silhouette when viewed from downriver beyond the present crossing and from the opposite bank by avoiding development on this side of the site
- Avoid an adverse impact on the skyline and wider townscape and in particular the key buildings of the Inverness skyline, the High Church, steeple and Castle
- Respect the existing and original axial approach to the Court House and presume this view from the elevated streets to the South of the site
- Improve the setting of Castlehill from the East by addressing the damaged edge to the grain of the town in the vicinity of the present car park on Castle Street
- Seek to improve the outlook from Castlehill, North and East, across the old town by selective repair of the urban fabric, particularly to the rear of the Town House
- Seek to retain the important view from the Castle site down river.
- Seek to reinforce the views from the south of the site along Culduthel road and give consideration to approaches to the site from this direction including Culduthel Road, View Place and Castle Road.
- Target key sites/eyesores for quality design initiatives and when proposing to replace buildings deemed inappropriate, recognise the traditional urban grain consisting of narrow street frontages, buildings on pavement line, appropriate heights and the permeability of the traditional urban block
- Seek to reinforce and revitalise the traditional route from the Haugh Brae down Raining Stairs to Castle Wynd and from there to the river as part of a general implementation of public realm improvement
- Improve the approach to Castlehill from Bridge Street / Church Street and seek to reinforce and frame the view to, and from, Castlehill down Castle Wynd to Church Street
- Respect the street-line on Bridge Street in order to help to strengthen the view to the river from the High Street and vice versa

- To this end seek to improve the overall setting for the existing iconic Category 'A' Listed Buildings by:
 - Commissioning a Conservation Focused Landscape Management Plan for Castlehill
 - Prepare Conservation Management guidance for Castlehill to set parameters for its development
 - Insist on the provision of thorough Design Statements to accompany any design proposals for the site
- Conservation:
- Choose high quality context sensitive design
 - Recognise best conservation practice
 - Prior to any major alterations commencing, record the existing historic fabric and underlying archaeology
 - In order to meet local plan objectives, safeguard and enhance the historic environment by helping develop cultural awareness and appreciation of sense of place.



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8.0 Adoption and Review

The purpose of this Conservation Statement is to allow the significance it defines to be used as a framework for managing the site at a strategic level.

Where management planning involves change, the potential impact of that change on its significance should be identified, quantified and justified, and the British Standard BS 7913:2013 sets out a methodology for this evaluation.

It is therefore clear that this document, if it is to be used correctly, should be a dynamic tool. While it should be adopted at the outset, there is still clearly much to be learnt about the site in general and the major buildings in particular and this document should be reviewed and developed at every stage in the design process as more knowledge is acquired.

In particular a much closer understanding of the historic fabric within the Court Building and the former Prison is required but this can only happen through familiarity and improved access.

References:

Sources consulted above and beyond those provided by the client which are listed in section 2.5 on page 6

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Maps

- NLS on line mapping resource including access to maps by Timothy Pont; Blaeu; Roy; Slezer; Board of Ordnance; John Wood
- Ordnance survey mapping 1868-70; 1875; 1929; 1950

Drawings

- The competition winning drawings for the Town House by Matthews and Lawrie, held by RCAHMS
- Dean of Guild drawings held by the Highland Archive

Appendices

A	HES Statutory Listings	127
B	Maps from Highland Council Planning and Development Services	135
	<i>B1 Inverness Riverside Conservation Area Map</i>	136
	<i>B2 Listed Buildings in relation to Conservation Area – Centre</i>	138
C	Maps from National Library of Scotland consulted but not included in text	141
	<i>C1 Taylor and Skinner 1775</i>	142
	<i>C2 Great Reform Act Plan 1832</i>	144
	<i>C3 Ordnance Survey 2nd Edition 1903</i>	146
	<i>C4 Ordnance Survey 3rd Edition 1929</i>	148
	<i>C5 Ordnance Survey 4th Edition 1938</i>	150
D	Tree Survey commissioned by Highlife Highland 2017	153
	<i>D1 Scottish Arboricultural Services including annotated plan</i>	154

Appendix A

HES Statutory Listings

**INVERNESS SHERIFF COURT AND JUSTICE OF THE PEACE COURT,
INCLUDING POLICE STATION AND BOUNDARY WALL, CASTLE
WYND, CASTLE HILL, INVERNESS LB35166**

Status: Designated

Documents: There are no additional online documents for this record.

Summary

Information

- ☐ Category: A
- ☐ Date Added: 21/05/1971
- ☐ Last Date Amended: 10/09/2015

Location

- ☐ Local Authority: Highland
- ☐ Planning Authority: Highland
- ☐ Burgh: Inverness

National Grid Reference

- ☐ NGR: NH 66647 45073
- ☐ Coordinates: 266647, 845073

Description

Castellated court house and prison complex built primarily in 2 phases: William Burn, 1833-6, court house; Thomas Brown II, 1846-8, police station and district court (former prison). Alterations to connect prison to county offices by Ross and Macbeth, 1904; and further alterations, R J Macbeth, 1911. Between the two buildings are the remains of the medieval castle well, restored in 1909.

Court House: 2 storeys, with 7-bay ashlar principal elevation, and advanced and raised centre 3 bays; bay to the left (west) has a round tower; bay to the right (east) has a square plan tower. There is a centre round-arched doorpiece under a gablet and flanked by heavy buttresses. Predominantly round-arched windows linked by continuous hoodmoulding, the first floor windows at 2nd and 6th bays are tripartite. Crenellated parapet, machicolated at towers and with crosslets at towers and centre.

The interior to the court house was seen in 2014 and is arranged with the court and public offices, faculty library and main courtroom at the ground floor, all accessed from a large central hall with colonnade opening onto an imperial stair rising under a coffered barrel vault. To the north of the stair at the ground level is the principal courtroom, with coffered ceiling, and a semi-circular gallery to the south accessed from the first floor. The courtroom is lit by large round-arched tripartite windows and has timber pew seating arranged in a semi-circle around the timber bench which has a Tudor Gothic sounding board canopy above. The well furniture, dock and witness box were been replaced in the 1980s in a period style. Colonnades at ground and first floor groin and barrel-vaulted, springing from heavy pilasters. A perambulatory timber panelled hall links the main courtroom to various rooms at ground floor, including the faculty room.

The faculty library has a large bay window to the east and a groin vaulted ceiling, with most furnishings largely intact including the break-front bookcase and library table. All secondary rooms, offices and passages include decorative cornicing and panelled doors, and a number of fireplaces.

Police Station and District Court (Former Prison): 3 storeys and 4 bays to the principal (entrance) elevation. Snecked rubble with ashlar dressings. There is a square tower at southwest and an octagonal tower at northwest with a tall slim circular turret at one angle. Crenellated and machicolated parapet. The interior of the police station was not seen in 2014.

The court house and police station are linked at the east by a martially bastioned enclosing wall enlivened with towers and bartizans, all by Joseph Mitchell, 1839.

Coped, squared and coursed rubble boundary walls enclosing site to the west, north and east.

Statement of Special Interest

Inverness Sheriff Court, including its police station (former prison), is an important early example of burgh court building constructed unusually in the castellated style. It is an outstanding example of civic architecture, displaying some fine architectural features and designed by renowned architect William Burn and extended in a similar style by prison architect, Thomas Brown II. The interior retains much of its 1830s decoration and plan form, and the main courtroom is one of two surviving in Scotland that has semi-circular public seating.

The present group of buildings is the result of 2 main phases of construction with two substantial castellated blocks linked by a series of bastions and perimeter walls. The sheriff court at Inverness dates from 1833 and was designed by prominent architect, William Burn. The new court building was planned from 1812, but sufficient funds for its construction were only made available from 1831, when Burn's plans were drawn up. The building was constructed on the prominent historic site of the medieval castle of Inverness which had been demolished after it was attacked by the Jacobite army in 1745. Sheriff Depute William Fraser Tytler, with clear Jacobean lineage, was instrumental in promoting a new court house and aspired to building a significant monument for the capital of the Highlands.

While Burn put forward plans for the prison, the work eventually went to Thomas Brown II (official architect to the Prison Board from 1837). The prison was constructed as a second phase over ten years later, from 1846-8, due to the need for economy.

The 1833 entrance to the south was blocked up in the 20th century to respond to the need for increasing court space, and this area is now a second courtroom.

The police station (prison) was altered extensively in circa 1904, and this work is attributed to Ross and Macbeth. Most cells, except those at basement level, were altered to accommodate new functions, with many of the cell windows enlarged.

The perimeter walls, mainly to the police station, were reduced in height after the Second World War and the associated gate lodge demolished.

William Burn (1789-1870), one of Scotland's foremost 19th century architects, was one of the country's chief proponents of the picturesque castellated style in his domestic commissions, the designs for which relied on English medieval models, and often also included Tudor-revival elements.

Burn was involved in prominent public commissions for court buildings and in 1829 had designed alterations for Edinburgh's Court of Session. In the same year he was engaged at Inverness, he designed Haddington Sherriff Court, which is in the Tudor-Gothic style.

Thomas Brown II began his architectural career in his father's firm, and probably worked in the office of William Burn prior to being appointed as architect to the Prison Board of Scotland in 1837 and setting up his own independent office in Edinburgh. As architect to the Prison Board of Scotland, Brown II had extensive experience in designing county court houses and prisons (the design work of which his partner Thomas Wardrop gradually took over), such as at Dingwall (1842) and which later included the court houses of Wigtown (1862), Alloa (1863), Forfar (1869) and Stirling (designed 1866, built 1874) (see separate listings). The practice were also successful at remodelling and designing country houses, with their work accomplished examples of the French Baronial style and later pioneering examples of neo-Georgian.

The development of the court house as a building type in Scotland follows the history of the Scottish legal system and wider government reforms. The majority of purpose-built court houses were constructed in the 19th century as by this time there was an increase in the separation of civic, administrative and penal functions into separate civic and institutional buildings, and the resultant surge of public building was promoted by new institutional bodies. The introduction of the Sheriff Court Houses (Scotland) Act of 1860 gave a major impetus to the increase and improvement of court accommodation and the provision of central funding was followed by the most active period of sheriff court house construction in the history of the Scottish legal system, and many new court houses were built or reworked after this date. The design of court houses in the early 19th century tended towards neoclassical or Renaissance styles to convey their status as important public buildings.

Statutory address and listed building record revised as part of the Scottish Courts Listing Review 2014-15. Previously listed as 'Castle Wynd, Sheriff Court and Police Station, Including Boundary Walls, Castle Hill'.

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Further information courtesy of Buildings of Scotland Research Unit (1971) and Scottish Courts Service (2014).

Canmore

□ <http://canmore.org.uk/site/98264/>

CASTLE WYND STATUE OF FLORA MACDONALD, CASTLE HILLLB35167

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Information

- ☐ Category: C
- ☐ Date Added: 15/06/1981

Location

- ☐ Local Authority: Highland
- ☐ Planning Authority: Highland
- ☐ Burgh: Inverness

National Grid Reference

- ☐ NGR: NH 66645 45032
- ☐ Coordinates: 266645, 845032

Description

Andrew Davidson, 1896. Bronze statue of Flora MacDonald shading her eyes as she gazes into the distance; beside her a Highland collie looks anxiously at her face. Granite pedestal.

Statement of Special Interest

References

Bibliography

Alexander Mackenzie GUIDE TO INVERNESS (1903) 33; and
information courtesy of Buildings of Scotland Research Unit.

HIGH STREET MARKET CROSS LB35261

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Information

- Category: B
- Date Added: 15/06/1981

Location

- Local Authority: Highland
- Planning Authority: Highland
- Burgh: Inverness

National Grid Reference

- NGR: NH 66686 45210
- Coordinates: 266686, 845210

Description

Shaft, probably late 16th century. Restoration and reconstruction, John Hinton Gall, 1900, moulded base and sub-base of blue and red granite raised on 3 steps;

Clachnacuddin stone inbedded in base; carved finial representing the Scottish unicorn supporting the burgh arms, sculptor, Andrew Davidson Rome.

Statement of Special Interest

References

Bibliography

Information, Courtesy of The Buildings of Scotland Research Unit.

HIGH STREET, TOWN HOUSE LB35260

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Information

- Category: A
- Date Added: 21/05/1971

Location

- Local Authority: Highland
- Planning Authority: Highland
- Burgh: Inverness

National Grid Reference

- NGR: NH 66680 45186
- Coordinates: 266680, 845186

Description

Matthews & Lawrie, 1878-82. Flemish-Baronial, Overwood sandstone ashlar. 2 tall storeys and attic. 7-bay front. Centre advanced, at ground floor arched entrance in gabled porch, at 1st floor bipartite mullioned and transomed window with trefoil heads to lights set in squareheaded recess and surmounted by carved arms of Burgh of Inverness, at attic, gablet containing bipartite window with arched lights, set between angle finials surmounted by heraldic beasts and flanked by circular angle turrets with tall conical fishscale slated roofs. Outer windows, bipartite mullioned and transomed with trefoil-headed lights at ground floor, bipartite mullioned and transomed with arched lights set in continuous

arched hoodmoulds at 1st floor. Circular angle bartizans with octagonal caphouses with tall octagonal fishscale slated roofs. Pierced parapet. Spirelet in centre, now truncated.

In W gable, panel containing burgh arms of 1686, in E gable, panel containing arms of Charles II, both removed from Old Bridge of Inverness. Notable interior; groin-vaulted vestibule leading to staircase lit by stained glass windows (by Adam & Small, Glasgow); public hall with panelled and painted ceiling and stained glass windows; Council Chamber enlarged, John Hinton Gall, 1894, with panelled ceiling; stained glass commemorative of Diamond Jubilee, designed by J H Stewart, executed by William Meikle & Son, Glasgow; 1898. Extension to south, James R Rhind,

1904, following style of original. Front to Castle Street, 3 storeys, 7 bays with shops at ground floor; change of building line at join of extension to old work masked by turret corbelled out from wall. Slated roofs. Ornate cast-iron lamp standards flanking entrance.

Statement of Special Interest

The replacement of the previous Town House of 1708 on the same site originated in a bequest of \$6,000 for a public hall from Mr Grant of Bught. The architects were appointed in 1876 after competition. The Commission for the extension of 1904 was awarded after competition.

References

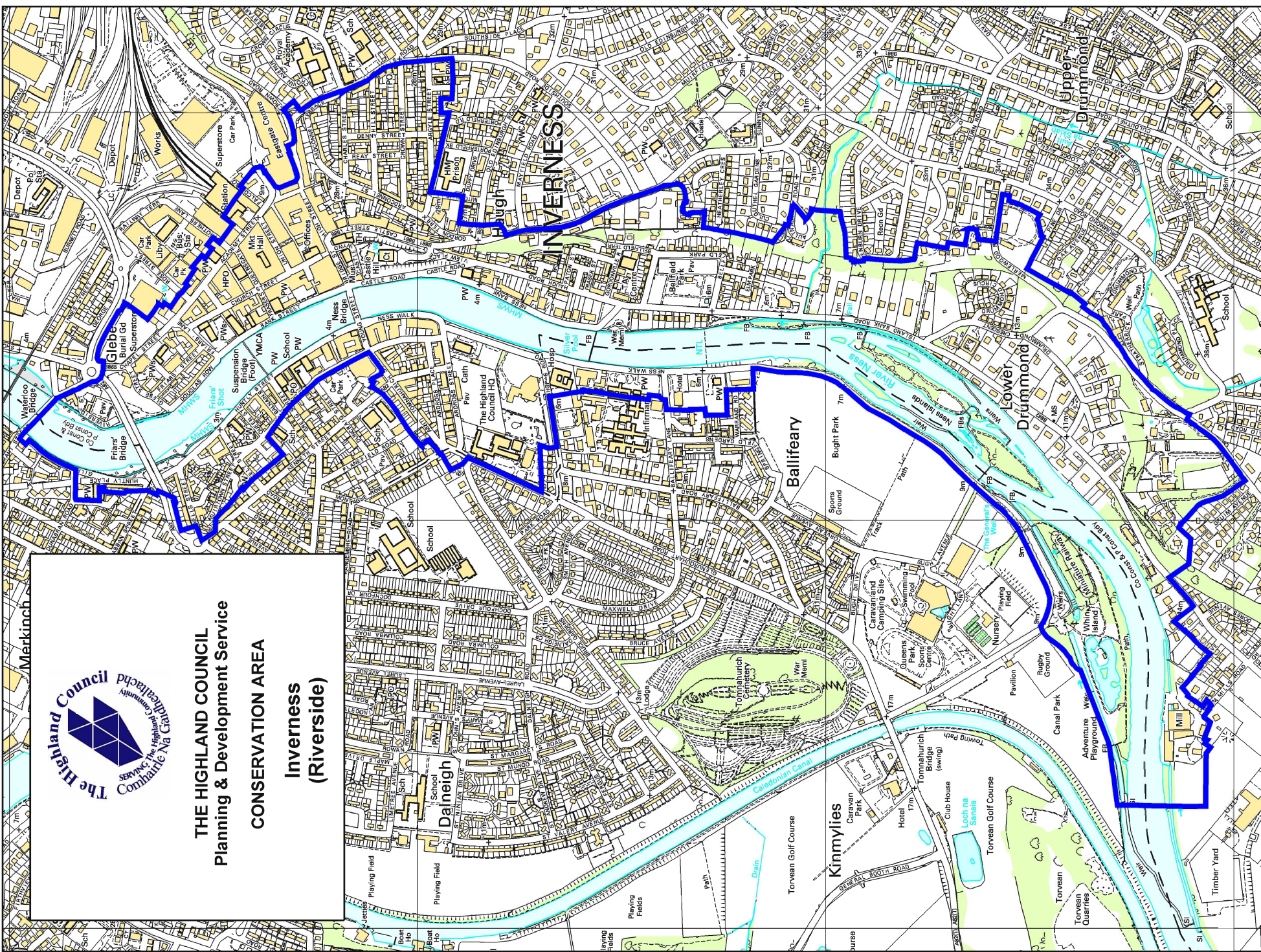
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Appendix B

Maps from Highland Council Planning and Development Services

B1 Inverness Riverside Conservation Area Map





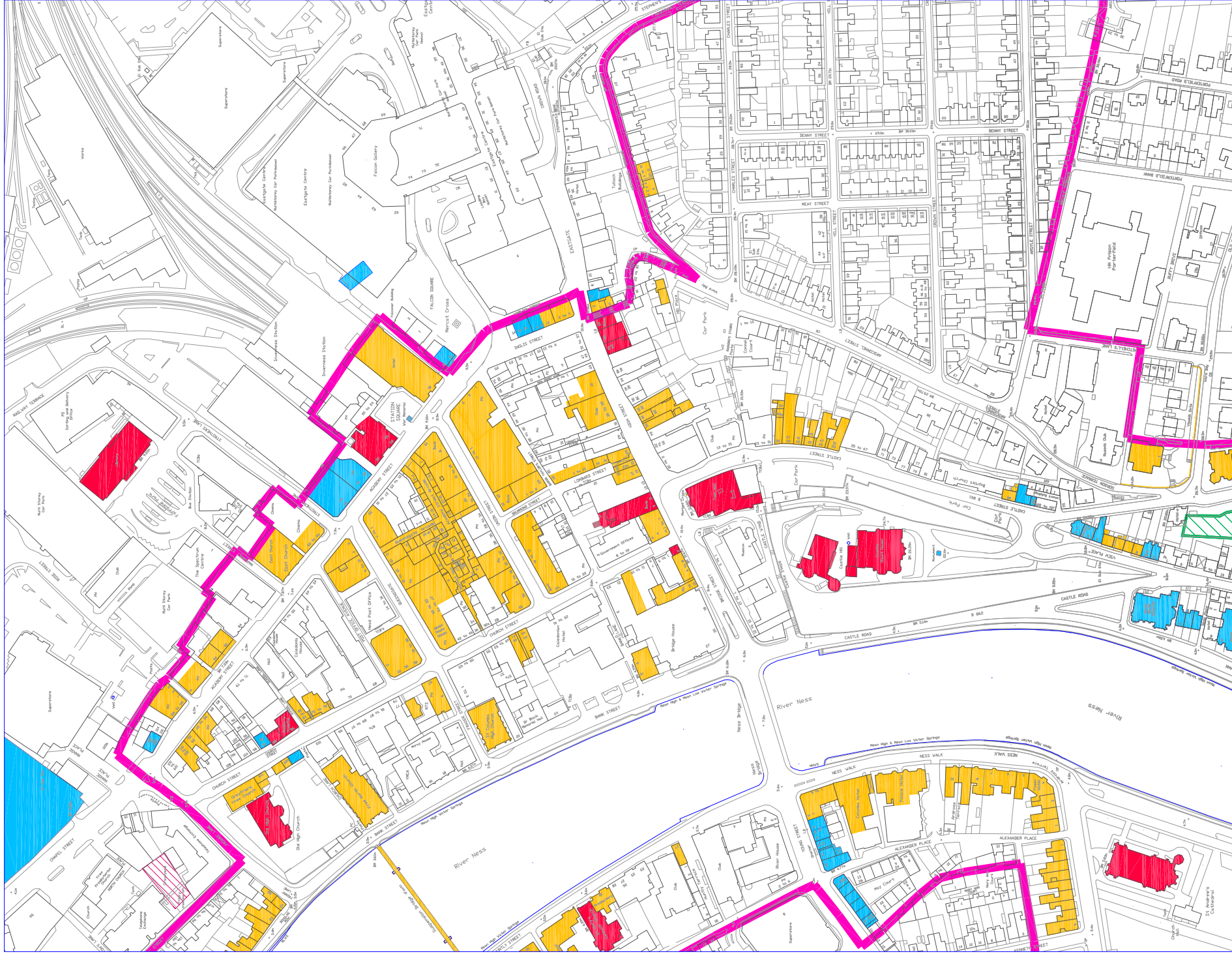
THE HIGHLAND COUNCIL
Planning & Development Service

CONSERVATION AREA

**Inverness
(Riverside)**

B2 Listed Buildings in relation to Conservation Area – Centre

Extract from Highland Council document



- Key**
- Conservation Area Boundary
 - 'A' Listed building
 - 'B' Listed building
 - 'C' Listed building
 - TPO - Group
 - TPO - Individual
 - Scheduled Monument

The Highland Council
Comhairle na Gàidhealtachd

Inverness Conservation Area

Listed Buildings in relation to Conservation Area - Centre

Gray, Marshall & Associates
23 Salford Street, Edinburgh EH3 7PU

Derek Carter Associates
119 Edinburgh Road, Dundee, Dundee DD2 7XJ

Drawing No. BJA/2 14
Scale 1:1250@A1
January 2004

Appendix C

Maps from National Library of Scotland consulted but not included in text

C1 Extract from Taylor and Skinner 1775

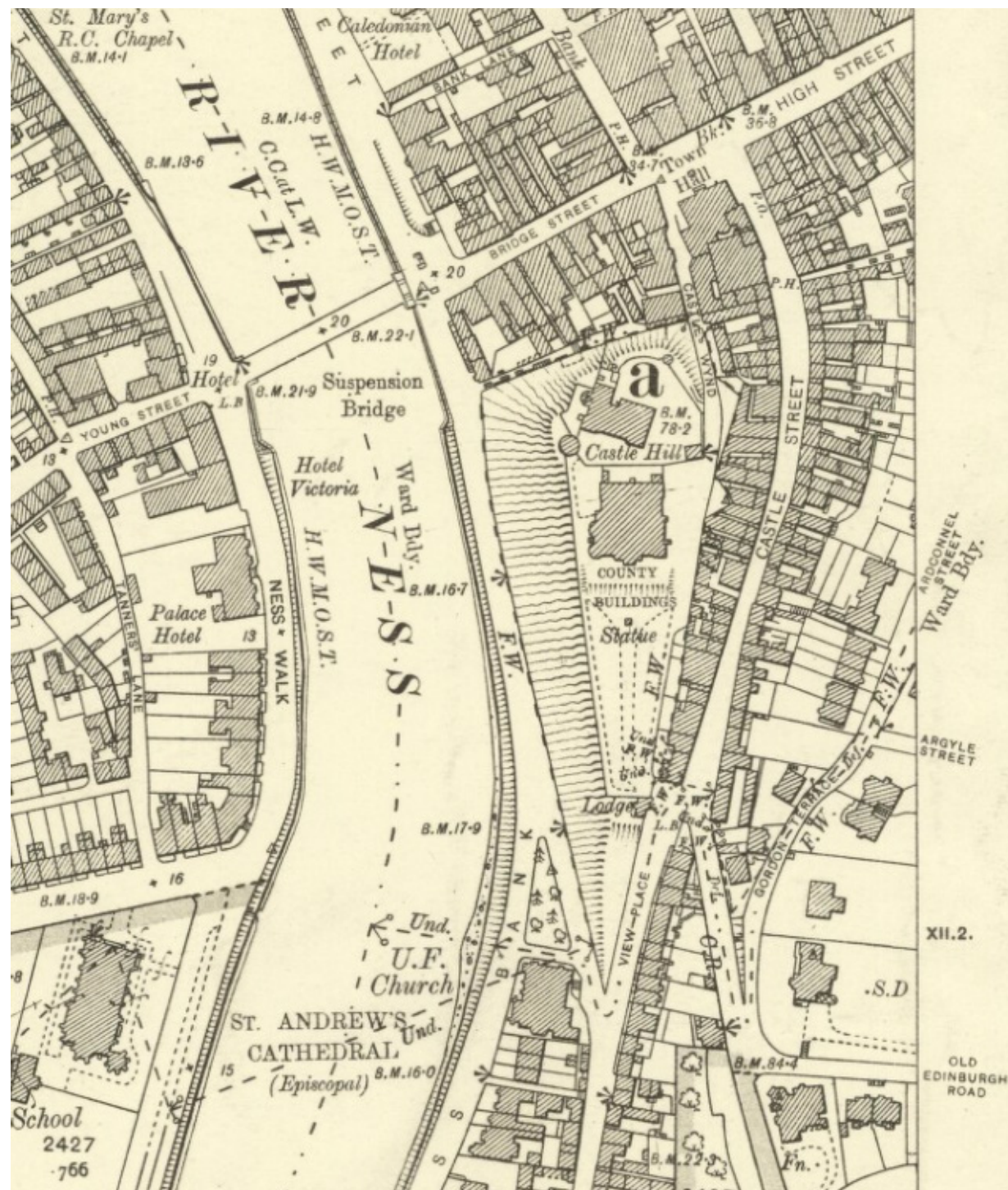


Published According to Act of Parliam

C2 Great Reform Act Plan 1832



C3 Ordnance Survey 2nd Edition 1903



C4 Ordnance Survey 3rd Edition 1929



C5 Ordnance Survey 4th Edition 1938



Appendix D

Tree Survey commissioned by Highlife Highland 2017

D1 Scottish Arboricultural Services including annotated plan

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
1	elder	Sambucus nigra	6	20 to 40	5	0.20; 0.20; 0.19; 0.18; 0.10	6	2	4N 4E 4S 3W	Fair	Fair	Multi-stemmed tree with natural lean weighted south east. Branches overhang pavement.	Maintain 2.25m height clearance over pavement.	4	5	C2
2	holly	Ilex aquifolium	8	20 to 40	5	0.17; 0.14; 0.13; 0.09; 0.08	8	1.8	2.5N 2.5E 2.5S 2.5W	Fair	Fair	Multi-stemmed tree. Lower branches broken. Crossed and rubbing branches present.	Crown lift to 1.8m and remove crossed and rubbing branches.	4	5	B2
3	elder	Sambucus nigra	6	20 to 40	2	0.23; 0.15	6	2	2N 3E 3S 2W	Fair	Fair	Multiple-stemmed tree. Old basal wound with good callus growth.		6	5	C2
4	birch	Betula pendula	5	10 to 20	1	0.11	5	1	2N 1E 1S 2W	Fair	Poor	Multiple stemmed tree of poor form.	Remove and plant replacement.	4	5	U
5	hawthorn	Crataegus monogyna	8	50 to 70	5	0.24; 0.11; 0.18; 0.37; 0.19	8	2	4N 4E 5S 4W	Good	Fair	Multiple-stemmed tree with crossed and rubbing branches. Stem nearest footpath has been vandalised (Scars from 0.6 - 1.2m height). Branches overhang pavement.	Remove crossed and rubbing branches and maintain 2.25m minimum height clearance over pavement.	4	5	B2
6	hazel	Corylus avellana	7	20 to 40	MS	0.45	7	2	3N 3E 4S 4W	Good	Good	Multiple-stemmed hazel. Some deadwood present.	Remove deadwood	4	5	B2
7	Sitka spruce	Picea sitchensis	19	50 to 70	1	0.49	19	5	1N 2E 4S 5W	Fair	Fair	Surface roots exposed up to 4m from stem.	-	6	5	B2
8	Douglas-fir	Pseudotsuga menziesii	21	50 to 70	1	0.47	21	6	4N 4E 2S 8W	Fair	Fair	Minor deadwood (some hanging) in lower crown.	Remove deadwood	3	5	B2
9	Douglas-fir	Pseudotsuga menziesii	18	50 to 70	1	0.51	18	7	4N 6E 2S 1W	Fair	Poor	Heavily swept stem with natural lean weighted east. Top has broken out of tree in the past.	Monitor	6	4	C2
10	holly Variegated	Ilex aquifolium Variegated	8	20 to 40	1	0.27	8	2	3N 2.5E 2S 3W	Poor	Fair	Variegated holly. Large basal wound evident. Dieback in upper crown.	Remove and plant replacement.	4	6	U
11	hawthorn	Crataegus monogyna	7	10 to 30	1	0.19	7	2	2N 2E 3S 2W	Good	Fair	No significant defects visible	-	6	5	B2

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
12	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	50 to 70	1	0.54	25	6	3N 4E 2S 2W	Fair	Fair	No significant defects visible	-	6	5	B2
13	sycamore	<i>Acer pseudoplatanus</i>	16	80 to 100	5	0.60; 0.62; 0.60; 0.52; 0.43	16	3	11N 7E 9S 10W	Fair	Fair	Multiple-stemmed tree with broad spreading crown. Minor deadwood present	-	6	5	B2
14	elder	<i>Sambucus nigra</i>	2	10 to 20	8	0.14	2	1	2N 1E 0.5S 1W	Fair	Fair	Coppice growth	-	6	5	C2
15	yew	<i>Taxus baccata</i>	7	100 to 120	7	0.45	7	1	4N 4E 4S 5W	Good	Fair	No significant defects visible	-	6	5	A2
16	birch	<i>Betula pendula</i>	8	10 to 20	1	0.10	8	2	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	Crown raise to 2m.	4	5	A2
17	birch	<i>Betula pendula</i>	8	10 to 20	1	0.11	8	2	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	Crown raise to 2m	4	5	A2
18	birch	<i>Betula pendula</i>	8	10 to 20	1	0.12	8	2	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	Crown raise to 2m	4	5	A2
19	birch	<i>Betula pendula</i>	8	10 to 20	1	0.10	8	2	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	Crown raise to 2m	4	5	A2
20	yew	<i>Taxus baccata</i>	9	90 to 110	7	0.91	9	1	7N 6E 6S 5W	Fair	Fair	No significant defects visible	-	6	5	A2
21	mountain ash	<i>Sorbus aucuparia</i>	4	10 to 20	1	0.06	4	1	1N 0.5E 0.5S 1.5W	Fair	Poor	Large basal wound evident	Remove and plant replacement.	4	5	U
22	birch	<i>Betula pendula</i>	4	10 to 20	1	0.03	4	1	1N 0.5E 0.5S 1W	Poor	Poor	Basal wound evident. Poor form.	Remove and plant replacement.	4	5	U
23	birch	<i>Betula pendula</i>	5	10 to 20	1	0.07	5	1	1N 0.5E 1S 1W	Fair	Fair	No significant defects visible	-	6	5	B2
24	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	15	60 to 80	1	0.56	15	1	4N 4E 4S 4W	Good	Good	No significant defects visible	-	6	5	A2
25	yew	<i>Taxus baccata</i>	5	90 to 110	MS	0.40	5	1	3N 3E 3S 3W	Fair	Fair	Group of hazel elder and yew of coppiced form	-	6	5	B2
26	mountain ash	<i>Sorbus aucuparia</i>	5	10 to 20	1	0.07	5	1	1N 1E 1S 1W	Poor	Poor	Significant basal damage.	Remove and plant replacement.	4	5	U

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
27	mountain ash	<i>Sorbus aucuparia</i>	4	10 to 20	3	0.08	4	1	1.5N 1E 1S 2W	Poor	Poor	Significant basal damage	Remove and plant replacement.	4	5	U
28	purple leaved plum.	<i>Prunus cerasifera</i> 'PISARDII'	6	70 to 90	6	0.68	6	1	4N 4E 2.5S 3.5W	Fair	Fair	Crossed and rubbing branches typical of species.	-	6	5	C2
29	birch	<i>Betula pendula</i>	8	10 to 20	1	0.12	8	2	2N 2E 2S 2W	Good	Good	No significant defects visible	-	6	5	A2
30	birch	<i>Betula pendula</i>	6	10 to 20	1	0.09	6	2	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	-	6	5	A2
31	birch	<i>Ilex aqu.</i> 'Pyramidalis Aureomarginata'	8	30 to 50	2	0.26; 0.23	8	1	3N 3E 3S 4W	Poor	Fair	Significant dieback evident in upper crown.	Remove and plant replacement.	4	5	U
32	birch	<i>Betula pendula</i>	6	10 to 20	1	0.09	6	2	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	-	6	5	A2
33	birch	<i>Betula pendula</i>	7	10 to 20	1	0.13	7	1	2N 2E 2S 3W	Good	Fair	No significant defects visible	Crown raise to 2m	4	5	A2
34	hawthorn	<i>Crataegus monogyna</i>	6	30 to 50	4	0.28	6	2	2N 1E 2S 2W	Fair	Fair	No significant defects visible	-	6	5	B2
35	hawthorn	<i>Crataegus monogyna</i>	4	20 to 40	1	0.18	4	1	1N 4E 3.5S 1W	Fair	Poor	Heavy natural lean weighted south east	-	6	5	C2
36	birch	<i>Betula pendula</i>	8	10 to 20	1	0.11	8	2	1.5N 3E 1.5S 2W	Fair	Fair	No significant defects visible	-	6	5	A2
37	holly Variegated	<i>Ilex aquifolium</i> Variegated	7	30 to 50	1	0.31	7	0.3	3N 3E 2S 3W	Poor	Fair	Variegated holly. Significant dieback in upper crown.	Remove and plant replacement.	4	5	U
38	hawthorn	<i>Crataegus monogyna</i>	3	30 to 50	7	0.32	3	2	2N 2E 2S 4W	Fair	Fair	Minor deadwood present	-	6	5	B2
39	birch	<i>Betula pendula</i>	7	10 to 20	1	0.14	7	1	1.5N 1E 1.5S 2W	Good	Fair	No significant defects visible	Crown raise to 2m.	4	5	A2
40	birch	<i>Betula pendula</i>	8	10 to 20	1	0.15	8	1	2N 1.5E 1.5S 2W	Good	Good	No significant defects visible	-	6	5	A2
41	birch	<i>Betula pendula</i>	5	10 to 20	1	0.11	5	1	2N 1.5E 1S 2W	Good	Fair	Bifurcated at 2m.	-	6	5	B2

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
42	mountain ash	Sorbus aucuparia	4	10 to 20	1	0.08	4	1	1N 1E 1S 0.5W	Fair	Fair	Significant basal damage caused by rabbits.	Removal and plant replacement. Control rabbits/protect lower stems of trees.	4	5	U
43	holly	Ilex aquifolium	10	50 to 70	9	0.55	10	1.5	4N 3E 3S 3W	Fair	Fair	Rabbit damage to base of stems and surface roots. Rabbits burrowing in immediate vicinity.	Control rabbits	4	5	B2
44	birch	Betula pendula	3	10 to 20	1	0.07	3	1	1N 1E 1S 1W	Fair	Fair	No significant defects visible	Remove stake and tie.	4	5	B2
45	birch	Betula pendula	8	10 to 20	1	0.14	8	1	2N 1.5E 2S 2W	Good	Good	No significant defects visible	Crown raise to 2m.	4	5	A2
46	birch	Betula pendula	4	10 to 20	1	0.07	4	1	1N 1E 1S 1W	Good	Fair	Tight fork at 0.3m	Remove branch at 0.3m	4	5	B2
47	birch	Betula pendula	6	10 to 20	1	0.10	6	1.5	1.5N 1.5E 1.5S 1.5W	Fair	Fair	No significant defects visible	-	6	5	B2
48	birch	Betula pendula	8	10 to 20	1	0.13	8	2	3N 1E 1.5S 2W	Good	Good	No significant defects visible	Crown raise to 2m.	4	5	A2
49	holly	Ilex aquifolium	9	40 to 60	9	0.41	9	1.5	5N 4E 4S 5W	Fair	Fair	Rabbit damage to base of stem. Rabbits burrowing in immediate vicinity.	Control rabbits.	4	5	B2
50	Swedish whitebeam	Sorbus intermedia	9	70 to 90	1	0.65	9	2	5N 5E 5S 5W	Fair	Fair	No significant defects visible	-	6	5	B2
51	birch	Betula pendula	3	10 to 20	1	0.07	3	1	2N 1E 1S 1W	Good	Fair	No significant defects visible	-	6	5	B2
52	Corsican pine	Pinus nigra maritima	20	120 to 160	6	1.31	20	4	5.5N 6.5E 8S 7W	Good	Fair	Some deadwood and rubbing branches present in lower crown.	-	6	5	A2
53	birch	Betula pendula	5	10 to 20	1	0.07	5	1	1N 1E 1S 1W	Good	Fair	Swept bole	Carry out formative pruning	3	5	B2
54	birch	Betula pendula	5	10 to 20	1	0.06	5	1.5	1N 1E 1S 1W	Good	Good	No significant defects visible	-	6	5	A2
55	birch	Betula pendula	7	10 to 20	1	0.11	7	1	2N 1.5E 1S 2W	Good	Good	No significant defects visible	-	6	5	A2

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
56	birch	Betula pendula	5	10 to 20	1	0.07	5	2	2N 1E 1S 1W	Good	Fair	No significant defects visible	-	6	5	A2
57	mountain ash	Sorbus aucuparia	4	10 to 20	1	0.07	4	1	1.5N 1.5E 1.5S 1.5W	Poor	Poor	Significant basal damage caused by rabbits. Tree dying.	Remove and plant replacement. Control rabbits.	4	5	U
58	hawthorn	Crataegus monogyna	7	30 to 50	4	0.29	7	2	4N 4E 3S 3W	Good	Fair	No significant defects visible	-	6	5	B2
59	mountain ash	Sorbus aucuparia	3	10 to 20	3	0.09	3	1	1N 1E 0.5S 0.5W	Poor	Poor	Significant basal damage caused by rabbits. Tree dying.	Remove and plant replacement. Control rabbits.	4	5	U
60	holly Variegated	Ilex aquifolium Variegated	8	40 to 60	1	0.40	8	1.5	3N 4E 4S 4W	Poor	Fair	Significant basal damage caused by rabbits. Dieback evident in upper crown.	Remove and plant replacement. Control rabbits.	4	5	U
61	birch	Betula pendula	7	10 to 20	1	0.11	7	1	2N 1E 1S 1W	Good	Good	No significant defects visible	Crown raise to 2m	4	5	A2
62	birch	Betula pendula	9	10 to 20	1	0.11	9	1	1.5N 1.5E 1.5S 1.5W	Good	Good	No significant defects visible	-	6	5	A2
63	birch	Betula pendula	8	10 to 20	1	0.20	8	2	2N 1E 1S 2W	Good	Good	No significant defects visible	-	6	5	A2
64	hawthorn	Crataegus monogyna	7	40 to 60	3	0.35	7	2	4N 4E 2S 4W	Fair	Fair	Crossed and rubbing branches present	-	6	5	B2
65	birch	Betula pendula	7	10 to 20	1	0.08	7	1	1N 1E 1S 1W	Good	Good	No significant defects visible	-	6	5	A2
66	mountain ash	Sorbus aucuparia	4	10 to 20	1	0.05	4	1	1.5N 0.5E 1S 1.5W	Poor	Poor	Significant basal damage caused by rabbits.	Remove and plant replacement. Control rabbits.	4	5	U
67	birch	Betula pendula	7	10 to 20	1	0.11	7	1	1.5N 2E 1S 1.5W	Good	Good	No significant defects visible	-	6	5	A2
68	birch	Betula pendula	5	10 to 20	1	0.05	5	1.5	1N 0.5E 0.5S 1W	Poor	Fair	Suppressed	Remove and plant replacement. Control rabbits.	4	5	C2
69	birch	Betula pendula	6	10 to 20	1	0.07	6	2	1.5N 1E 1S 1.5W	Fair	Fair	No significant defects visible	-	6	5	B2
70	mountain ash	Sorbus aucuparia	4	10 to 20	1	0.05	4	2	1N 0.5E 1S 1W	Poor	Fair	Significant basal damage caused by rabbits.	Remove and plant replacement. Control rabbits.	4	5	U

Tree Survey

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71	birch	Betula pendula	7	10 to 20	1	0.09	7	1	1.5N 2E 1S 1W	Good	Good	No significant defects visible	-	6	5	A2
72	birch	Betula pendula	5	10 to 20	1	0.06	5	2	2N 1E 1S 1W	Fair	Fair	No significant defects visible	-	6	5	B2
73	mountain ash	Sorbus aucuparia	5	10 to 20	1	0.05	5	2	1N 1E 1S 1W	Poor	Poor	Significant basal damage caused by rabbits	Remove and plant replacement. Control rabbits.	4	5	U
74	birch	Betula pendula	7	10 to 20	1	0.12	7	2	1.5N 1.5E 1S 1.5W	Good	Good	No significant defects visible	-	6	5	A2
75	birch	Betula pendula	6	10 to 20	1	0.08	6	2	0.5N 2E 2S 0.5W	Fair	Fair	No significant defects visible	-	6	5	B2
76	birch	Betula pendula	6	10 to 20	1	0.11	6	1	2.5N 2E 1.5S 2W	Good	Fair	Swept upper stem	-	6	5	B2
77	sycamore	Acer pseudoplatanus	5	10 to 20	1	0.14	5	1	2N 2E 2S 2W	Fair	Fair	Basal epicormic growth present	Remove basal epicormic growth and crown raise to 2m.	4	5	B2
78	birch	Betula pendula	8	10 to 20	1	0.12	8	1	2N 2E 2S 2W	Good	Good	No significant defects visible	Crown raise to 2m	4	5	A2
79	birch	Betula pendula	7	10 to 20	1	0.09	7	2	1.5N 1.5E 1.5S 1.5W	Good	Fair	No significant defects visible	-	6	5	A2
80	birch	Betula pendula	7	10 to 20	1	0.08	7	2	1N 1E 1S 1W	Good	Good	No significant defects visible	-	6	5	A2
81	birch	Betula pendula	5	10 to 20	1	0.05	5	2	1N 0.5E 0.5S 1W	Fair	Good	No significant defects visible	-	6	5	B2
82	birch	Betula pendula	8	10 to 20	1	0.13	8	2	1.5N 1.5E 1.5S 2W	Good	Good	No significant defects visible	-	6	5	A2
83	birch	Betula pendula	6	10 to 20	1	0.09	6	2	2N 1E 1S 2W	Fair	Fair	No significant defects visible	-	6	5	B2
84	birch	Betula pendula	8	10 to 20	1	0.16	8	1	1N 2E 1S 2W	Good	Good	No significant defects visible	-	6	5	A2
85	birch	Betula pendula	7	10 to 20	1	0.11	7	2	2N 2E 1.5S 2.5W	Good	Fair	Bifurcated at 3m	-	6	5	B2
86	birch	Betula pendula	5	10 to 20	1	0.06	5	2	1.5N 0.2E 0.3S 2W	Poor	Fair	Becoming suppressed	Remove and plant replacement	4	5	C2

Tree Survey

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87	birch	Betula pendula	4	10 to 20	1	0.04	4	3	0.4N 0.3E 0.3S 0.4W	Poor	Fair	Suppressed tree	Remove and plant replacement. Control rabbits.	4	5	U
88	birch	Betula pendula	8	10 to 20	1	0.08	8	3	1N 1E 1S 1W	Fair	Good	No significant defects visible	-	6	5	A2
89	birch	Betula pendula	6	10 to 20	1	0.10	6	2	2N 2E 1S 2W	Fair	Fair	No significant defects visible	-	6	5	B2
90	birch	Betula pendula	7	10 to 20	1	0.10	7	1	2N 2E 1.5S 1.5W	Good	Fair	Swept stem	-	6	5	B2
91	birch	Betula pendula	5	10 to 20	1	0.05	5	3	1N 1E 1S 1W	Poor	Poor	Dying	Remove and plant replacement. Control rabbits.	4	5	U
92	birch	Betula pendula	7	10 to 20	1	0.10	7	2	1.5N 1.5E 1S 2W	Good	Fair	Basal wound evident.	-	6	5	B2
93	birch	Betula pendula	2	10 to 20	1	0.03	2	1	0.2N 0.5E 1S 0.5W	Fair	Fair	No significant defects visible	-	6	5	B2
94	birch	Betula pendula	6	10 to 20	1	0.09	6	1	2N 1E 1S 2W	Good	Fair	Basal wound evident	-	6	5	B2
95	birch	Betula pendula	3	10 to 20	1	0.03	3	1.5	1N 1E 1S 0.5W	Good	Good	No significant defects visible	-	6	5	A2
96	hawthorn	Crataegus monogyna	4	20 to 40	4	0.30	4	1	4N 2E 3S 3W	Fair	Fair	No significant defects visible	-	6	5	B2
97	hawthorn	Crataegus monogyna	6	20 to 40	1	0.26	6	2.5	4N 2E 3S 4W	Fair	Fair	No significant defects visible	-	6	5	B2
98	hawthorn	Crataegus monogyna	7	20 to 40	1	0.28	7	2	3N 3E 3S 3W	Fair	Poor	No significant defects visible	-	6	5	B2
99	elder	Sambucus nigra	4	20 to 40	2	0.24	4	2	2N 2E 2S 1W	Fair	Fair	Self seeded tree	Remove	4	5	U
100	holly	Ilex aquifolium	5	20 to 40	3	0.26	5	1	2N 2E 1S 1W	Poor	Poor	Significant dieback evident	Remove and plant replacement	4	5	U
101	sycamore	Acer pseudoplatanus	14	20 to 40	1	0.22	14	4	8N 10E 7S 7W	Fair	Fair	Heavily covered with ivy high into crown (can mask defects)	Remove ivy to facilitate thorough inspection.	4	5	B2
102	hazel	Corylus avellana	5	30 to 50	MS	0.36	5	0.5	3N 3E 3S 3W	Fair	Fair	Hazel with dense coverage of ivy.	Remove ivy treat cut stumps with systemic herbicide. Coppice hazel to promote new growth.	4	5	B2

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
103	hazel	Corylus avellana	5	30 to 50	MS	0.40	5	2	5N 5E 1S 1W	Fair	Fair	Multiple-stemmed hazel with dense ivy	Coppice and remove ivy and adjacent elder	4	5	C2
104	sycamore	Acer pseudoplatanus	7	30 to 50	4	0.36	7	2	3N 3E 1S 2.5W	Fair	Poor	Tree of poor form	Remove and plant replacement.	4	5	C2

Surveyed Tree Group

Tag	Species		Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	LE	Comments	Recommendations			CAT
G1	Mixed group											Mixed group of shrubs Rosa and Ribes spp.	-	6	5	B2
G2	Mixed group											Mixed group comprising Cotoneaster, Ribes, Forsythia spp. up to 2m height.	-	6	5	C2
G3	Mixed group											Shrub group comprising Cotoneaster, Sambucus, Taxus, Syringia spp. up to 3m height.	Clear out dead material	4	5	C2
G4	Mixed group											4 ht 2cs 0.3 dia. Cotoneaster and elder growing intimately. Cotoneaster is becoming leggy.	Remove elder and treat stumps. Coppice Cotoneaster and manage new growth.	4	5	C2
G5	Mixed group											Mixed shrubs Sambucus and Rosa spp. up to 2m height.	Remove elder and grub out or treat stumps to prevent regrowth.	4	5	C2
G6	Mixed group											Spiraea prunifolia 2.5m height.	-	6	5	B2
G7	Mixed group											Advanced epicormic growth of sycamore arising from old stump and self-seeded elder. Up to 6m height	Thin to favour best stems	4	5	C2
G8	Mixed group											Dense patch of ivy with some hawthorn up to 2m height.	-	6	5	C2

Tree Survey

Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
G9	Mixed group											Advanced epicormic growth arising from old elm stump and self-seeded elder to 4m height	Manage by periodic coppicing.	4	5	C2
G10	Mixed group											Hawthorn Cotoneaster and elder up to 6m height.	Remove elder	4	5	B2

Definition of Terms:

Tag: Tag number: Each tree surveyed has been allocated an arbitrary number for cross referencing between the schedule and the plan.

Stems: Number of stems (where trees are multi-stemmed below 1.5m).

Dia: Tree diameter in metres at 1.5m from ground level (where more than one stem is present a basal diameter has been recorded/calculated).

Height: Height estimated using a Suunto® clinometer and rounded to the nearest metre.

C Ht.: Crown height - height of crown above ground level.

Crown spread: Measured (to bark at 1.5m) to the four cardinals - North, East, South, and West.

PC: Physiological condition.

SC: Structural Condition.

Comments: General comments associated with the condition of each tree surveyed.

Cat: BS5837 Retention Category

A = Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years

B = Trees where retention is desirable – moderate category

C = Trees of low quality and value currently in adequate condition to remain until new planting could be established and expected to remain for a minimum of 10 years, or young trees with a stem diameter less than 150mm measured at 1.5 meters above ground level.

U = Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

Subcategory

1 = Mainly arboricultural qualities

2 = Mainly landscape qualities

3 = Mainly cultural values including conservation qualities

Tree Survey

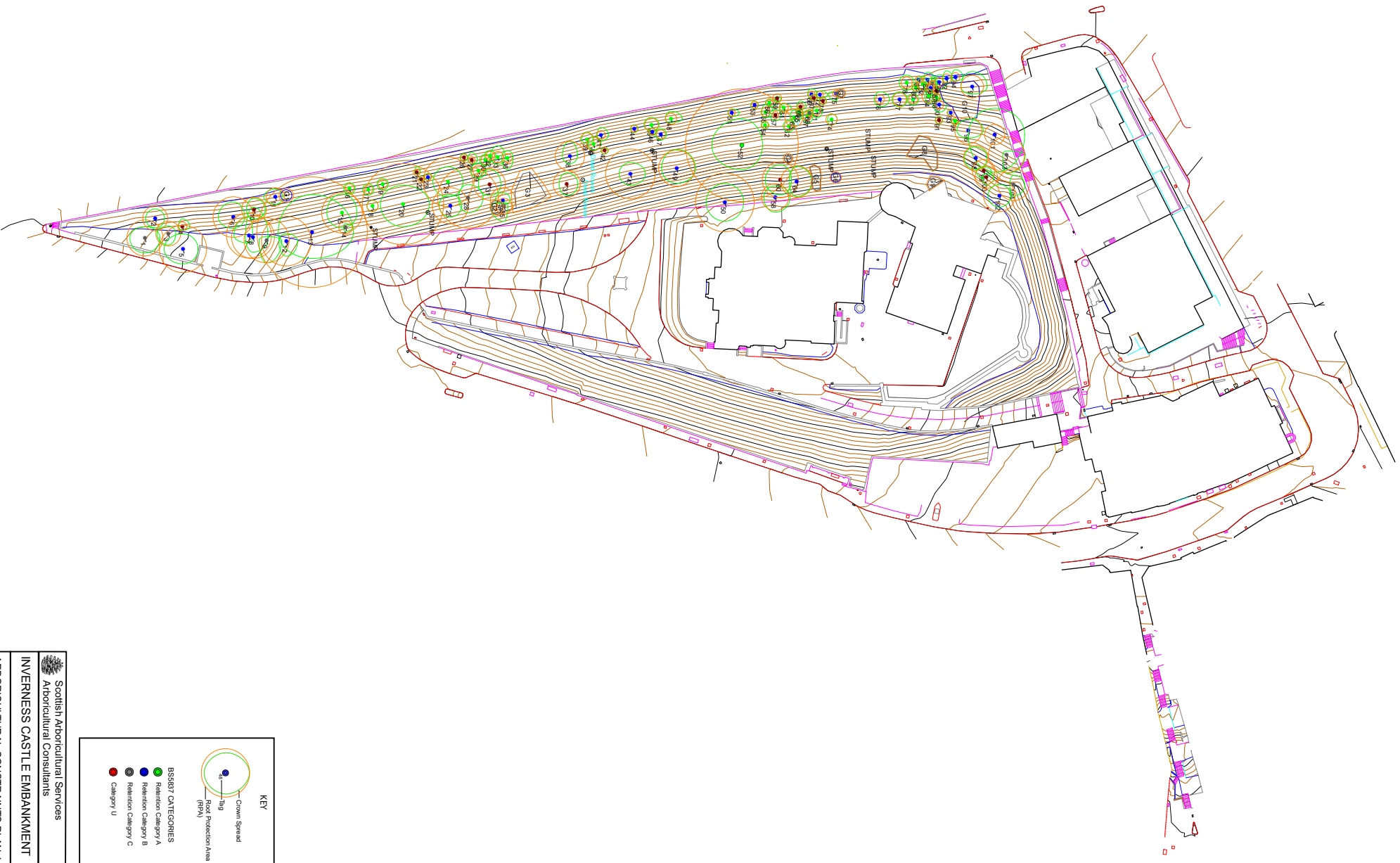
Tag	Species	Latin	Ht.	Estimated Age (years)	Stem #	Dia	Ht	C.Ht.	Crown Spread	PC	SC	Comments	Recommendations	Work Priority	Insp. Freq.	CAT
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WORK URGENCY

1	Urgent	Works required immediately to make safe
2	Very high	Works required within 30 days
3	High	Works required within 90 days
4	Moderate	Works required as part of scheduled annual maintenance
5	Low	Works required are of the lowest priority and may be done if budget allows
6	None	No works required or no target exists or is excluded

INSPECTION FREQUENCY

1	Urgent	Carry out a detailed inspection of the aerial parts and/or with the use of decay detection equipment as soon as can be arranged.
2	Very high	6 months inspection
3	High	12 months inspection
4	Moderate	18 months inspection
5	Low	3 year inspection
6	Very low	5 year inspection
7	None	no target exists or is excluded



KEY

Crown Spread
A
B
C
U

Retention Category A
Retention Category B
Retention Category C
Category U

