

**Report of Archaeological Recording
September - December 2003
1-3 Bridge Street, formerly Ashers Bakery, Nairn
NH 8856 / 5661 (centred)**

Client: Tulloch Homes Ltd

Planning Application No: 03/00037/FULNA



**By
Stuart Farrell
B.A A.I.F.A F.S.A.Scot.
December 2003**

Contents

1. Introduction
2. Acknowledgements
3. Background
4. Objectives
5. Method
6. Results
7. Conclusions
8. Recommendations
9. Archive
10. Discovery and Excavation
11. References

- Appendix 1 – Photographic Register
- 2 – County Valuation Rolls
- 3 – Census Returns

Cover – Staff outside Ashers Bakery 1919 (From Ellen, 1995, 14)

Non-Technical Summary

Stuart Farrell was commissioned by Tulloch Homes Ltd in August 2003 to undertake a project of archaeological recording at 1-3 Bridge Street, Nairn, formerly Asher's Bakery (NH 8856/5661) as part of a housing development. Highland Council Archaeology Unit produced a specification for this work.

Work revealed the existing buildings that were demolished to date from the early to mid 19th century with later additions and alterations up to the late 20th century. A monitoring of the demolition work revealed that most of the site had been heavily levelled possibly in the late 19th century and the 1950's and over recent years, therefore causing the removal of any archaeological deposits to most of the development location. Work to the east end of the site did reveal some garden soils but no dateable material earlier than the 18th century was found, though this area was again heavily disturbed by services and later buildings.

No recommendations for further work have been proposed.

1. Introduction

This report is for a project of archaeological recording conducted on behalf of Tulloch Homes Ltd by the author for a housing development at 1-3 Bridge Street, Nairn.

The fieldwork was conducted between early September 2003 and December 6th 2003.

2. Acknowledgements

I would like to thank the following for their help during the work:

- Mr. D MacLean, site Agent for Tulloch Homes Ltd;
- Ms A MacRitchie, of Bracewell Stirling Architects;
- Mr. A Barron, of Nairn for photograph of shop before hoardings were put up.
- Mr. E Grant, Highland Council Area Planning, for help with planning history;
- Staff of W Munro Demolition for onsite works;
- Staff of Highland Council Archaeology Unit;
- Staff of the RCAHMS;
- Staff of the NMRS;
- Staff of Highland Council Archives.

Stuart Farrell
39a Park Street
Nairn
Highland
IV12 4PP

Figure 1 – General Location 1: 25,000 – site circled

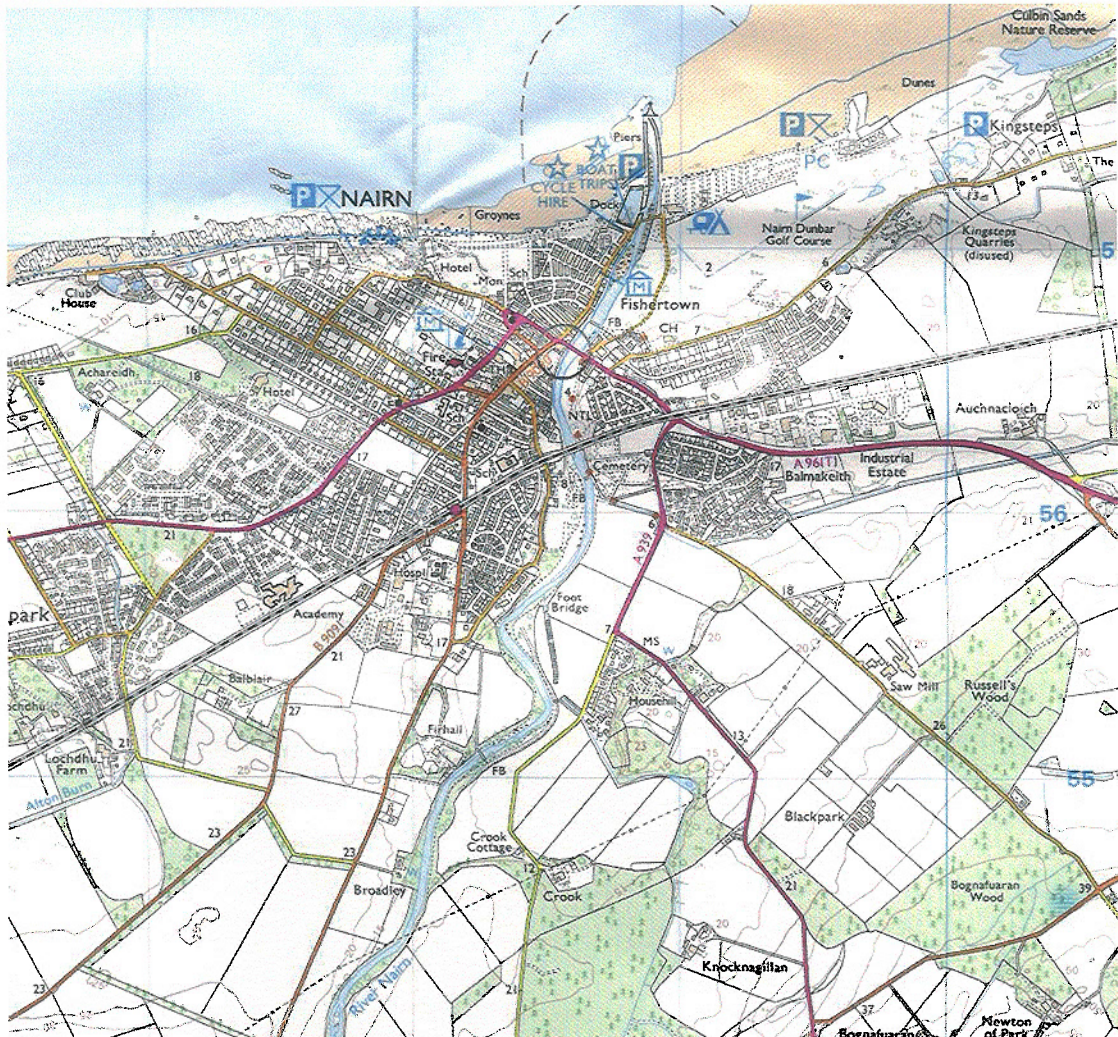


Figure 2 – Development Location 1:500

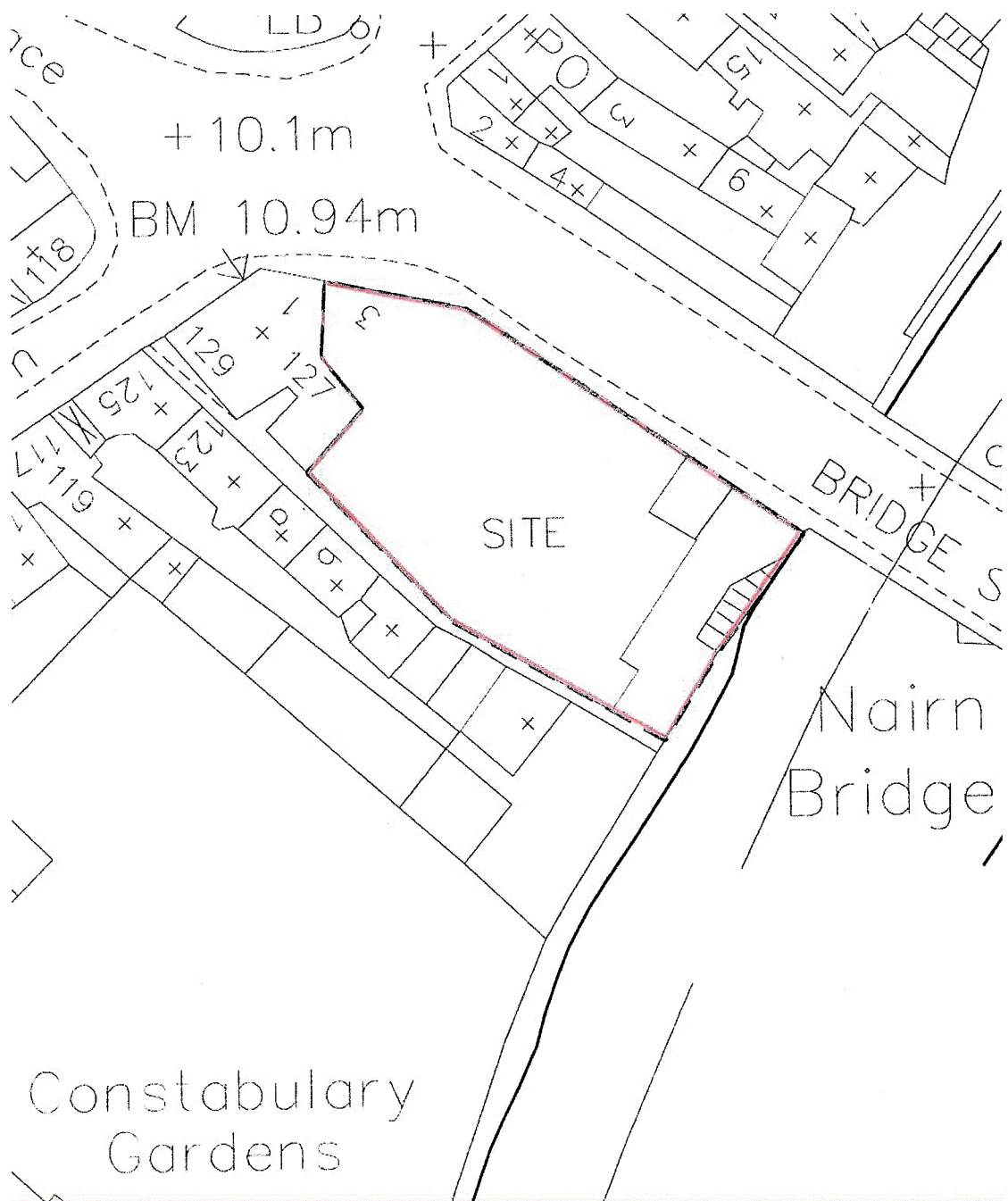


Figure 3 – John Wood's Plan of Nairn 1821

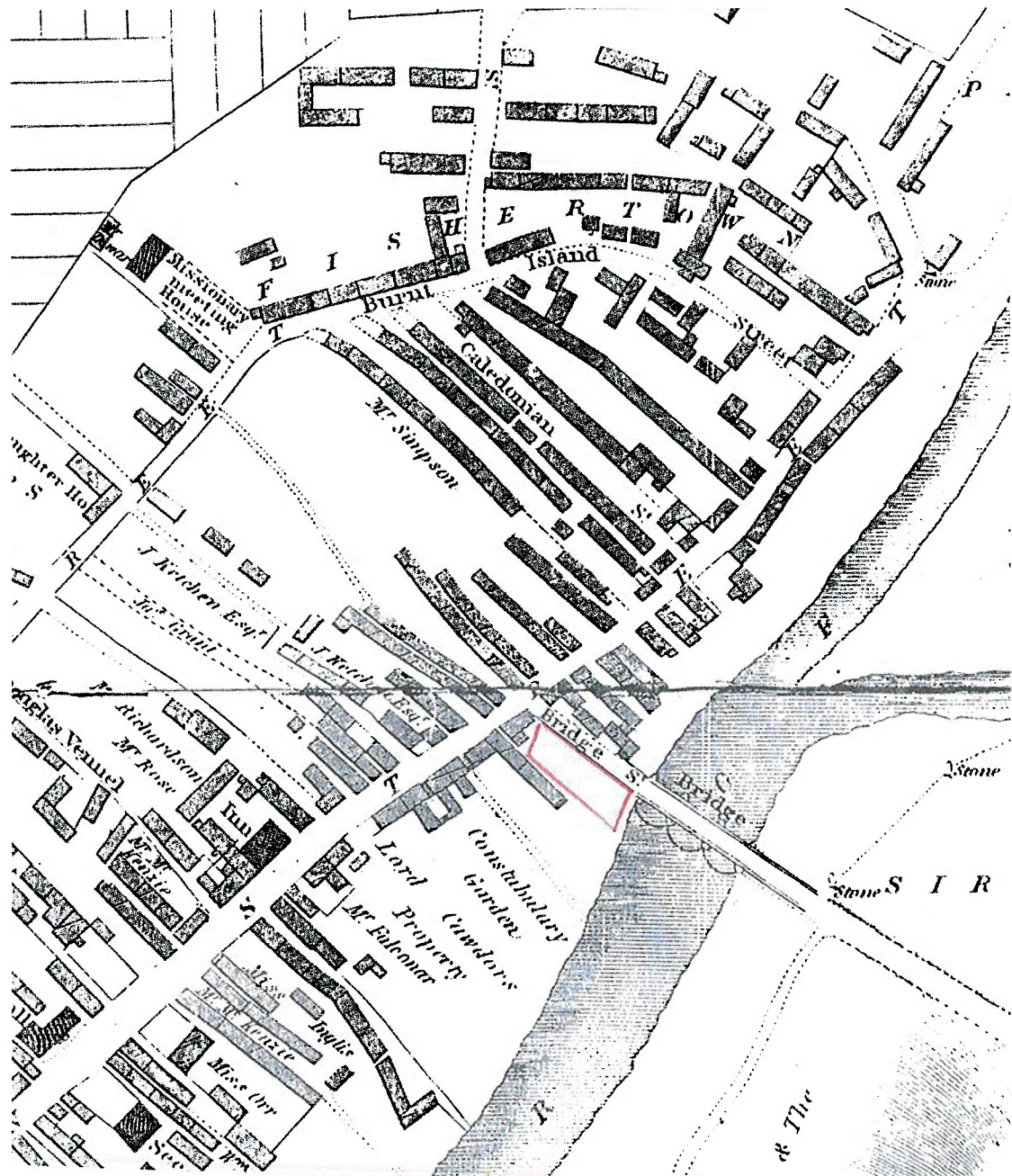


Figure 4 - Ordnance Survey Town plan of 1869 1:500



Figure 5 – 1st edition Ordnance Survey Map of 1871 (Enlarged from 1:2500)

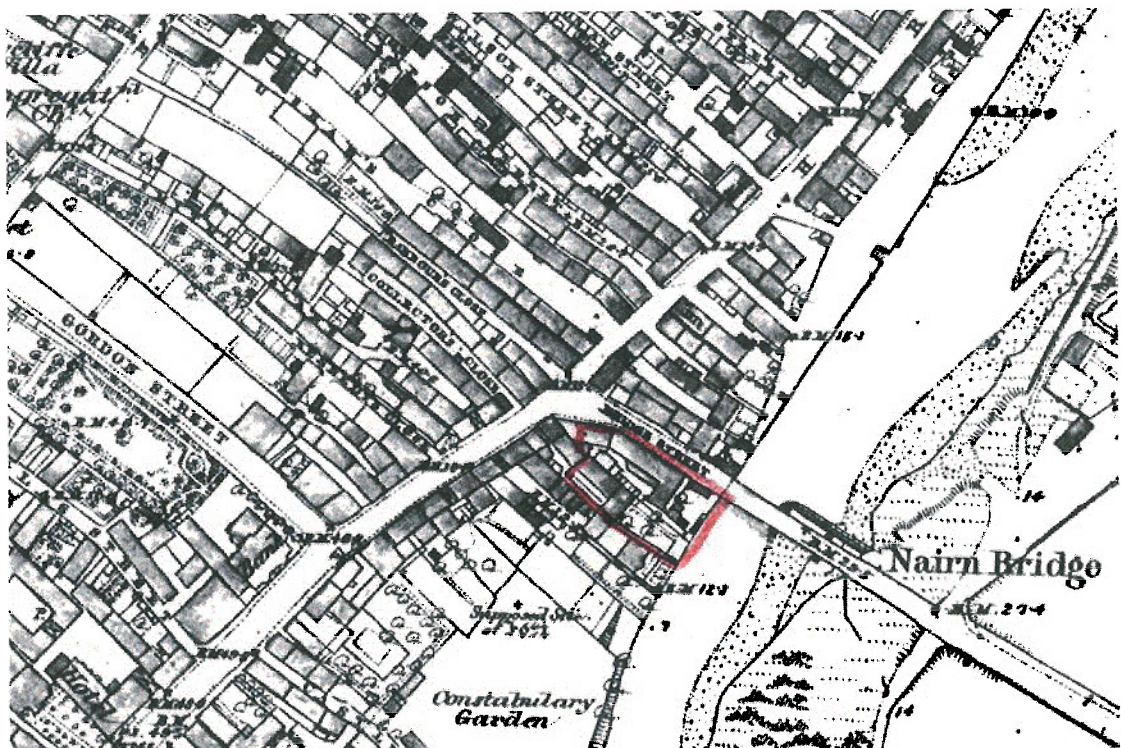


Figure 6 – Dallas' Map of Nairn no date (Enlarged from c1:2500)

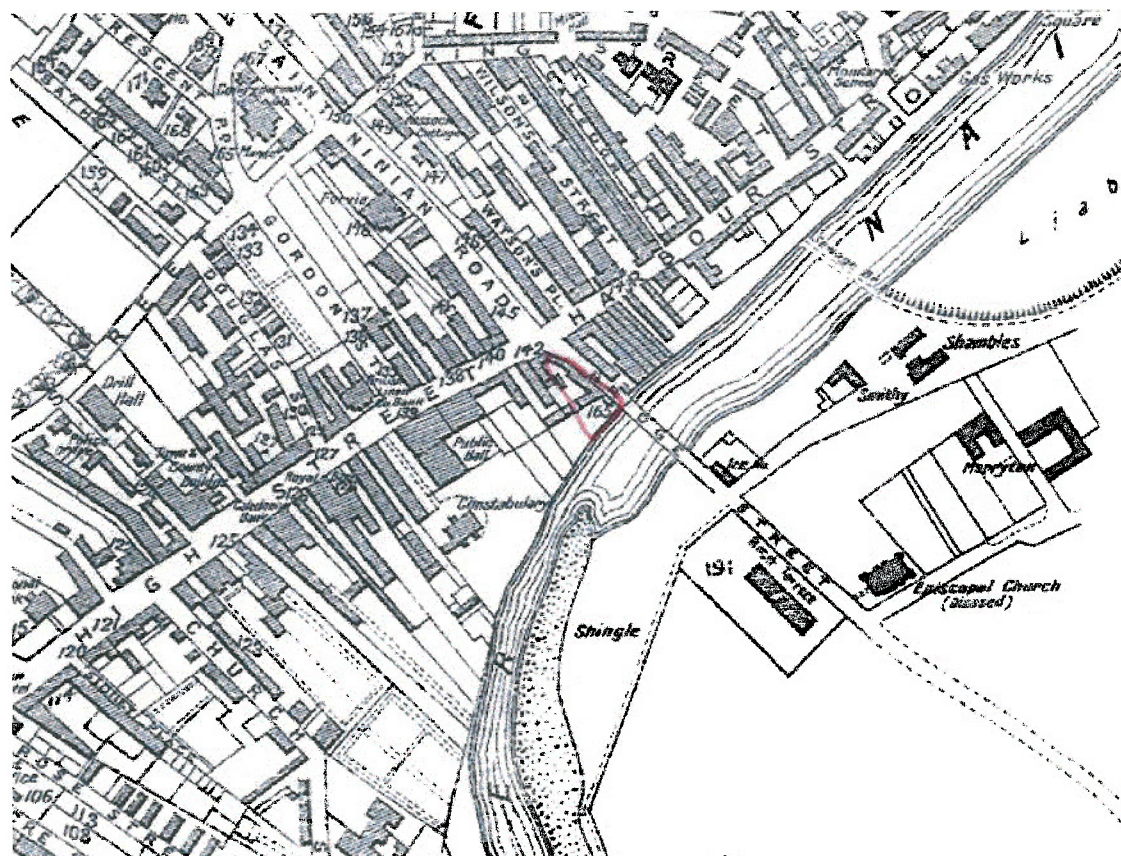


Figure 7 – Frasers' Map of Nairn no date (Enlarged from c1:2500)

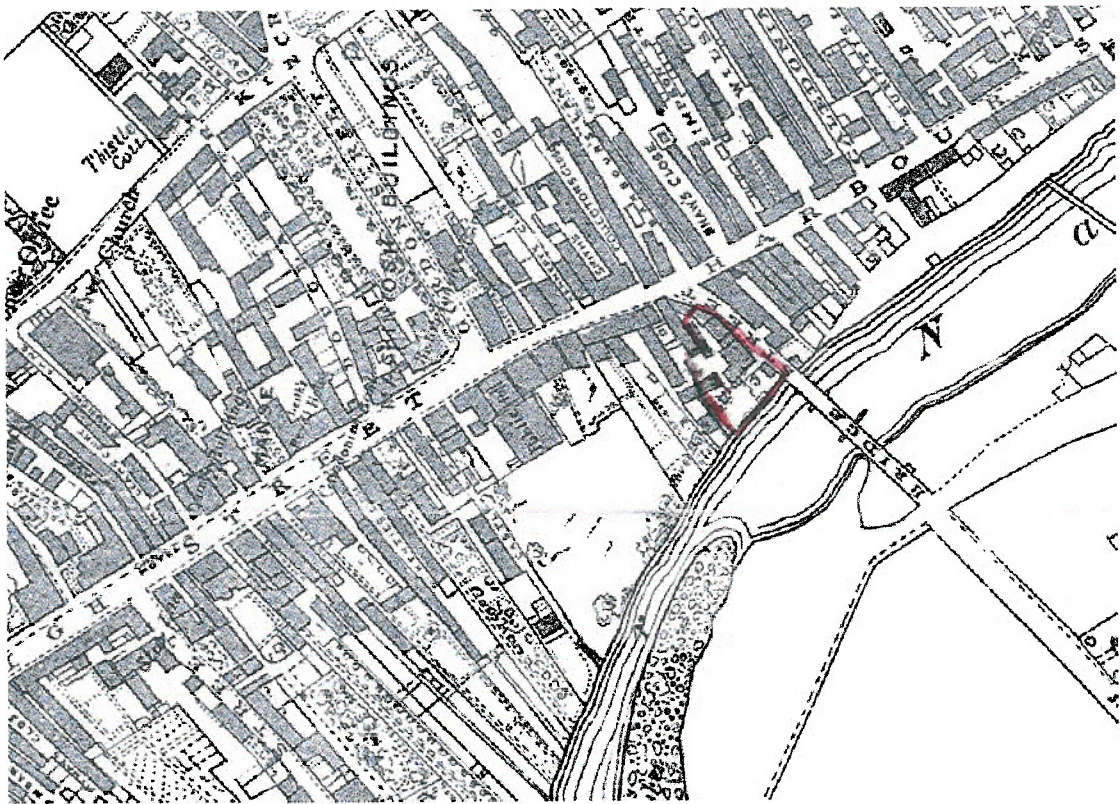
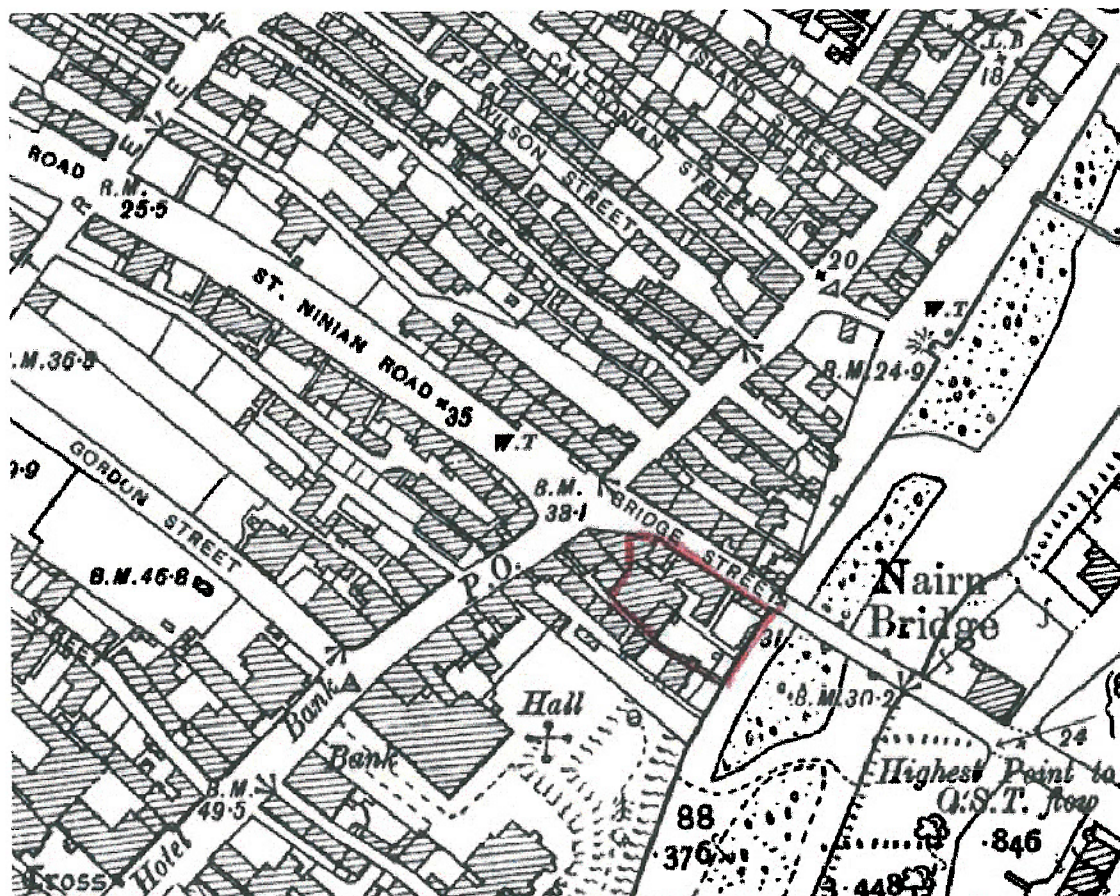
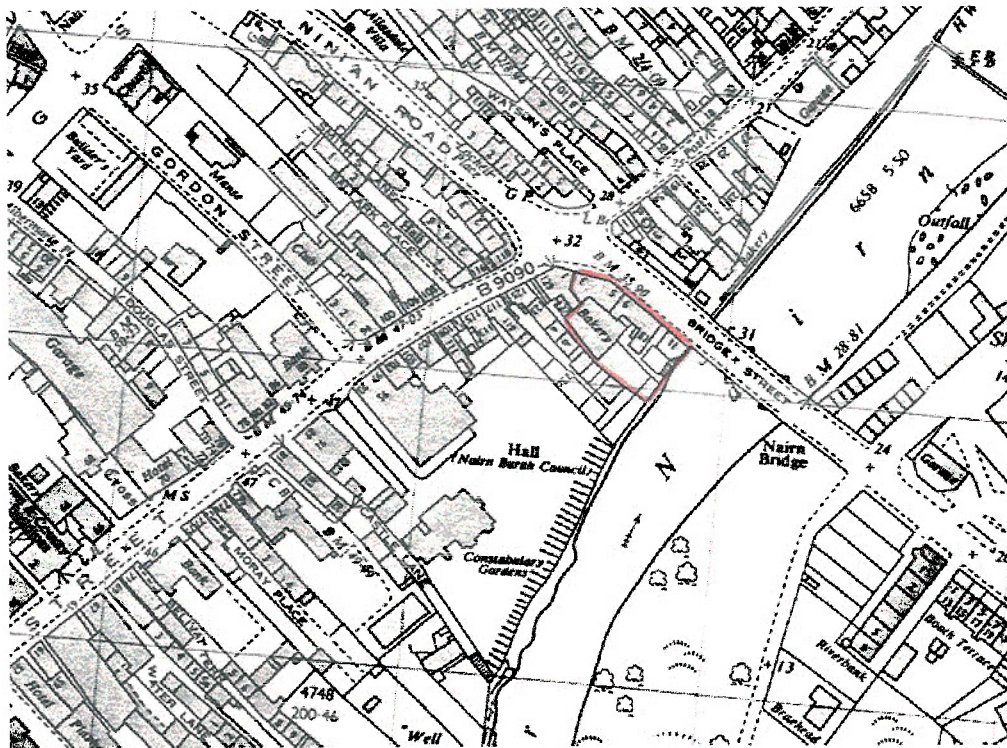


Figure 8 - 2nd edition Ordnance Survey Map of 1905 (Enlarged from 1:2500)



© Crown Copyright – Licence 100041016



© Crown Copyright – Licence 100041016

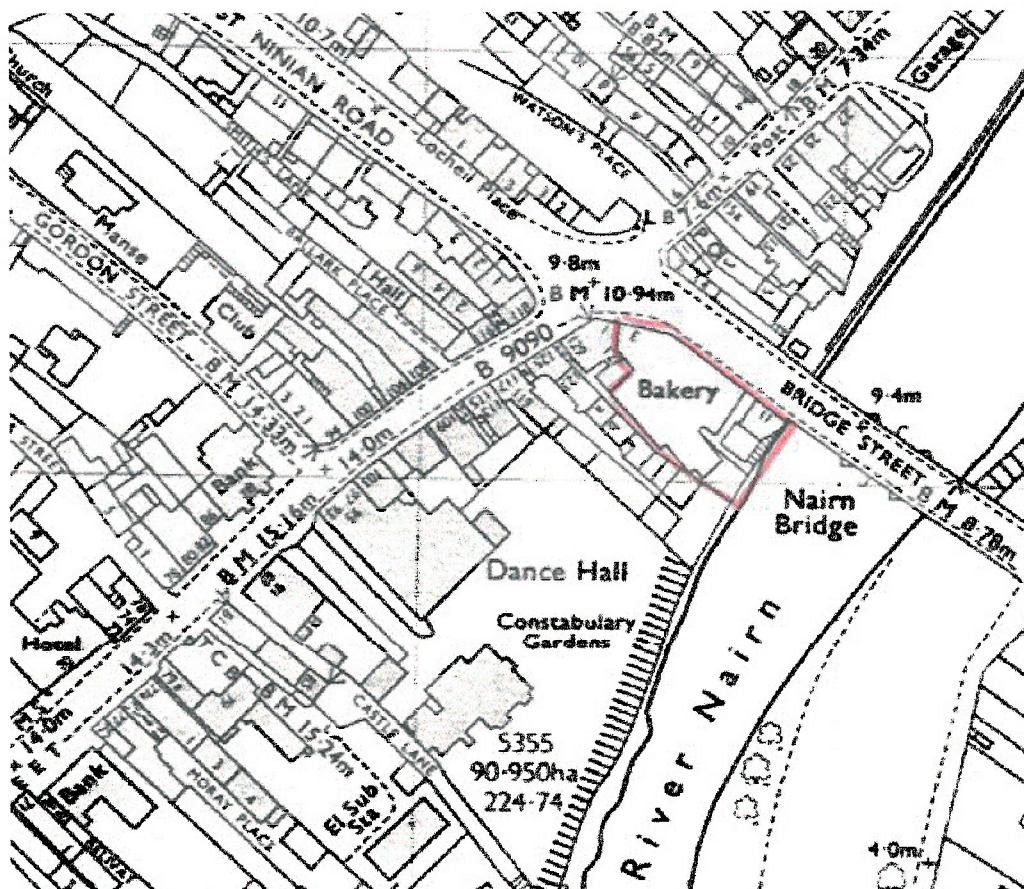


Figure 11 - View from railway Viaduct c1890. © RCAHMS



Figure 12 – View from railway Viaduct early 20th century



Figure 13 – View West from East side of River circa 1931 (From Barron, 1999, 4)



Figure 14 – Aerial photograph of Nairn Bridge Street circa 1931 (From Ellen, 1999, 9)

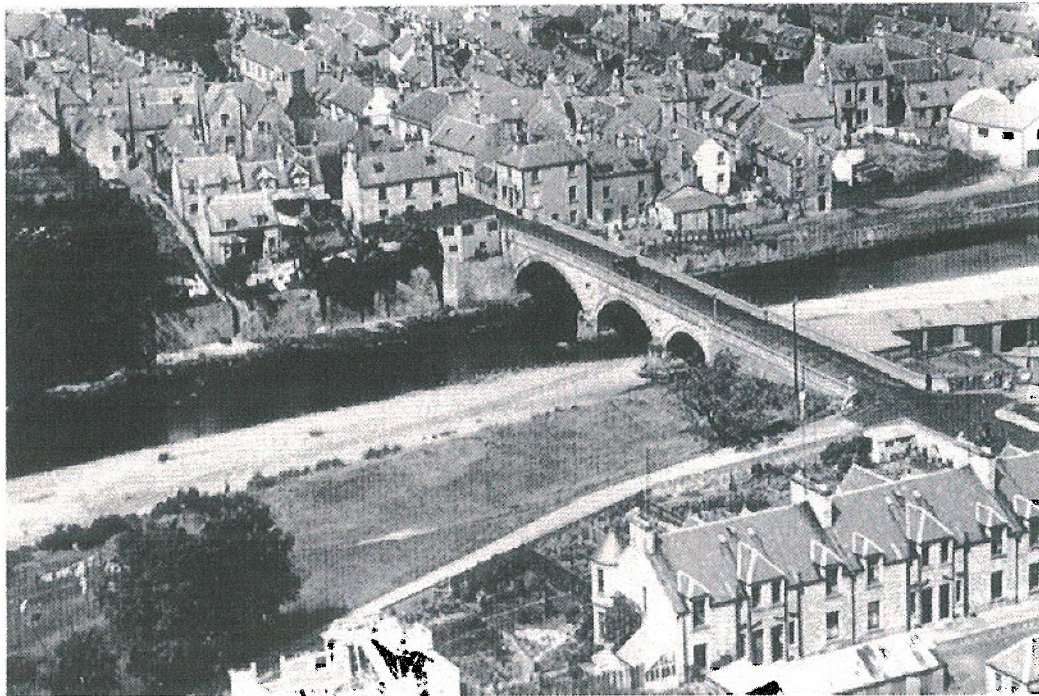


Figure 15 - View east along Bridge Street circa 1935 (From Ellen, 1999, 15)



Figure 16 - View of Nairn by William Daniell of 1821 (From Ellen, 1999, 5)



Figure 17 – Existing Ground Plan 1953 scale 1/8" - 1ft.

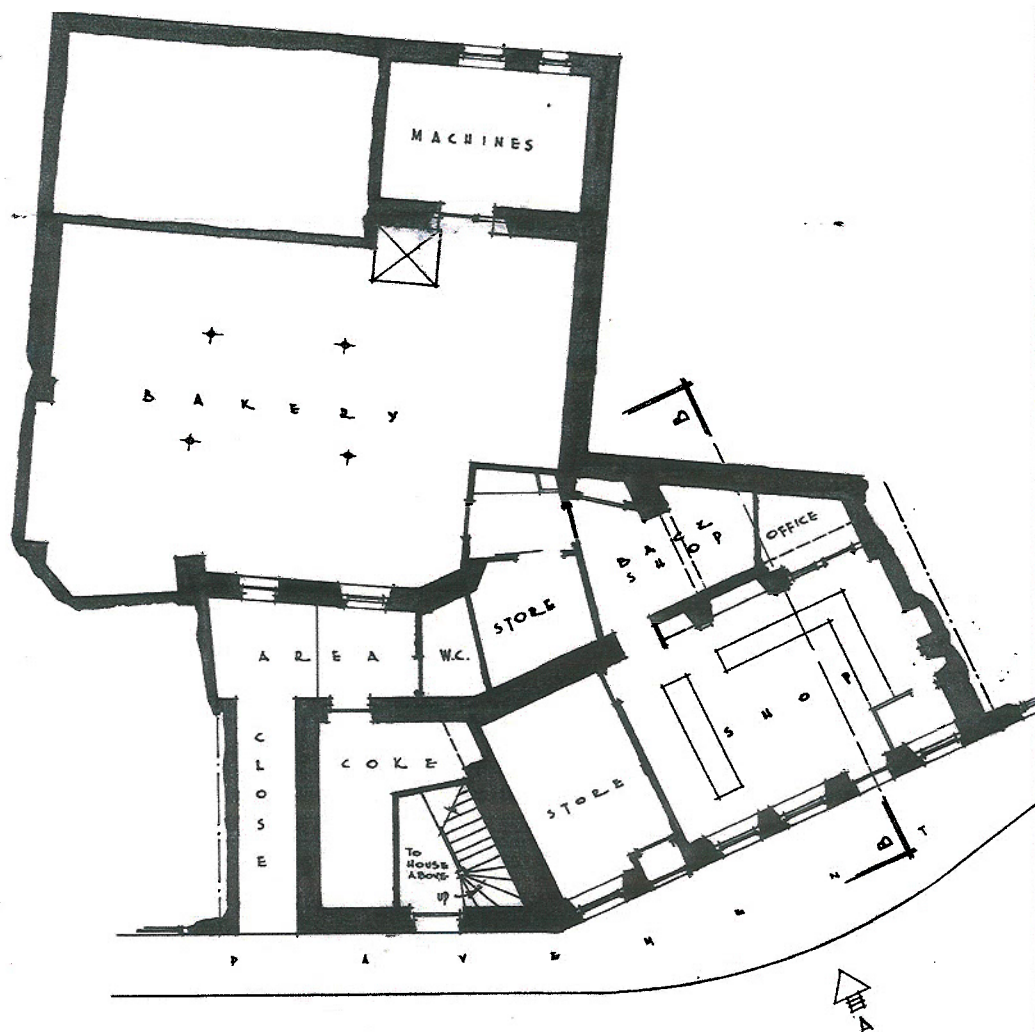
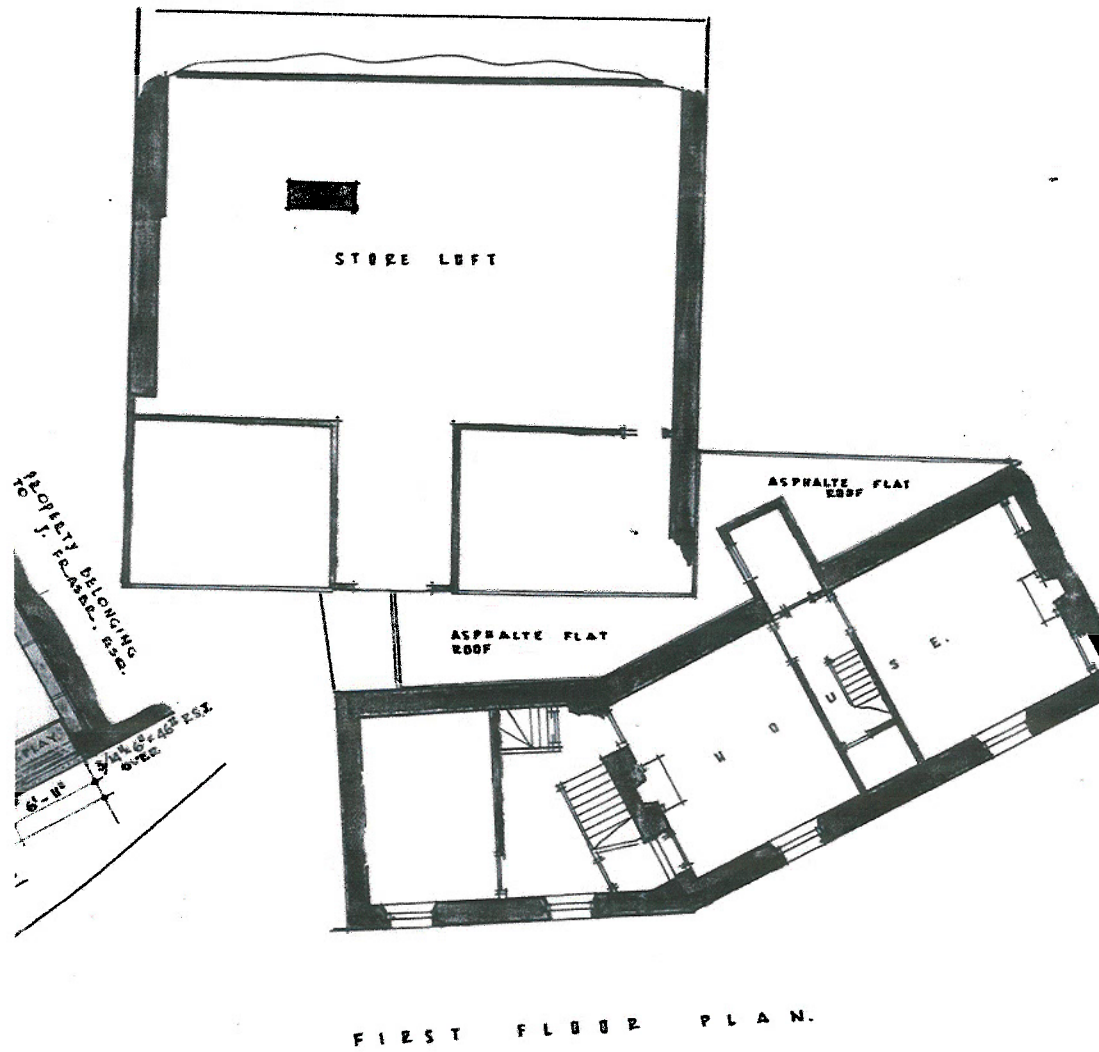


Figure 18 – Existing 1st Floor Plan 1953 scale 1/8" - 1ft.



The ground floor plan shows a large central area labeled 'BAKERY' with four cross markers. To the top right is a room labeled 'MACHINES'. Below the bakery is a 'ST BEE' area with a note 'VENT WITH OUTLET ABOVE PLAT. EXP.' and a '4 1/2" BK' wall. To the right of the bakery is a 'SHOP SERVICE' area with a '6 1/4 x 18" EX.' opening. Further right is a 'SHOP' area with a '20' - 0"



FRONT ELEVATION FROM 'A'

Figure 20 - Front Elevation 1953 scale 1/8" - 1ft.

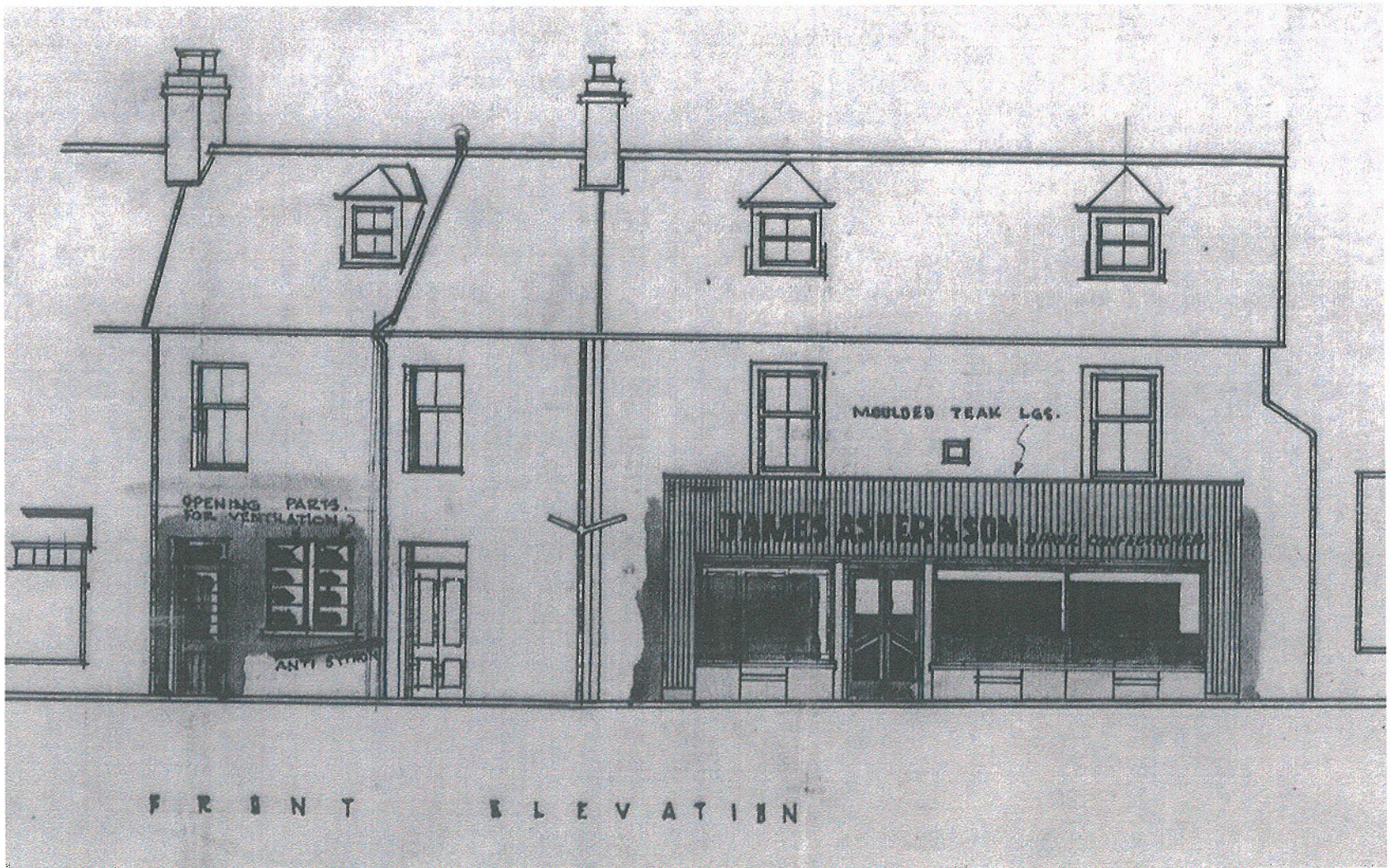


Figure 21 – New Front Elevation 1953 scale 1/8" = 1ft.

Figure 22 – Ground Plan of Bakery 1960 scale 1/8" = 1ft.

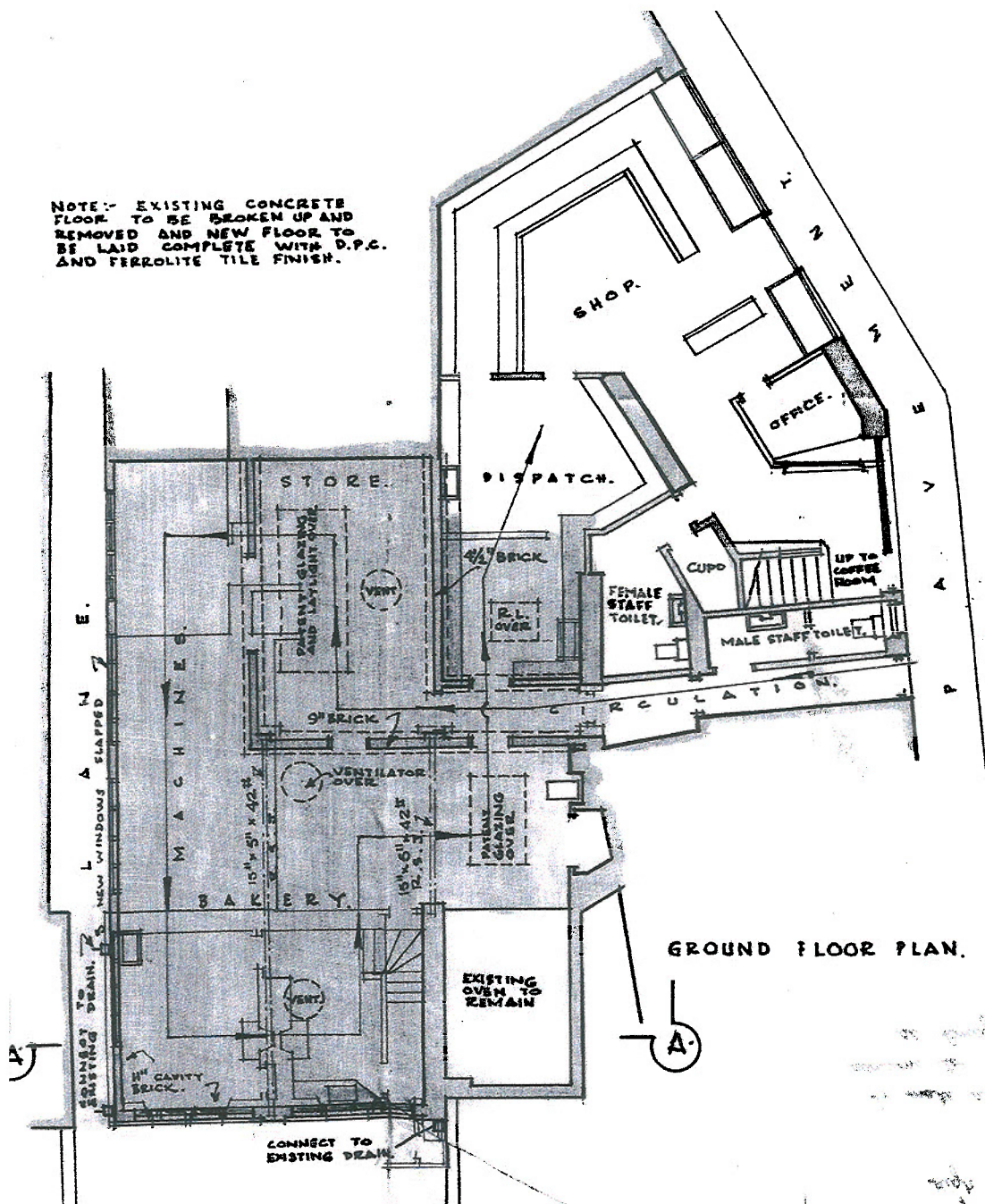
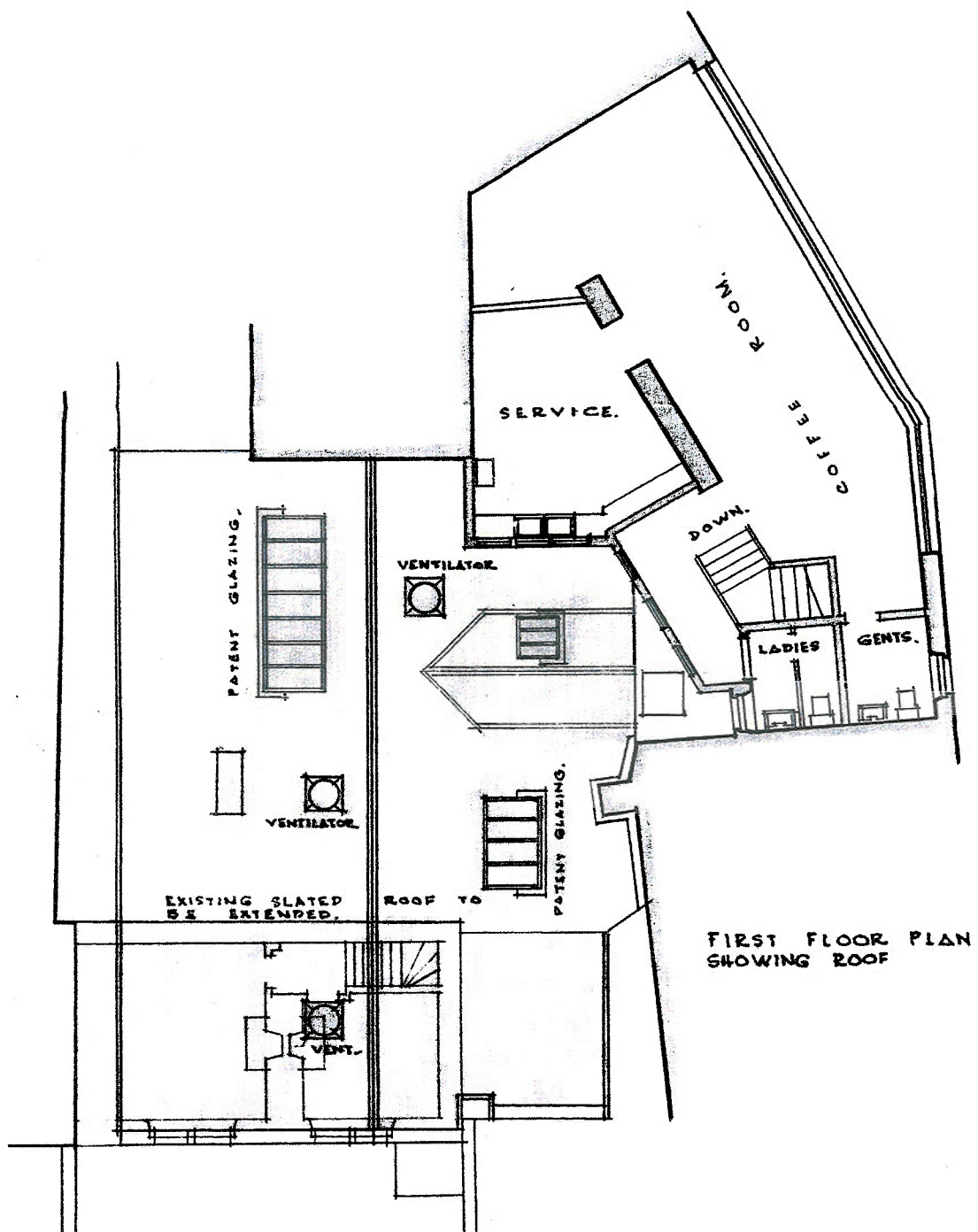


Figure 23 – Roof Plan of Bakery 1960 scale 1/8" = 1ft.



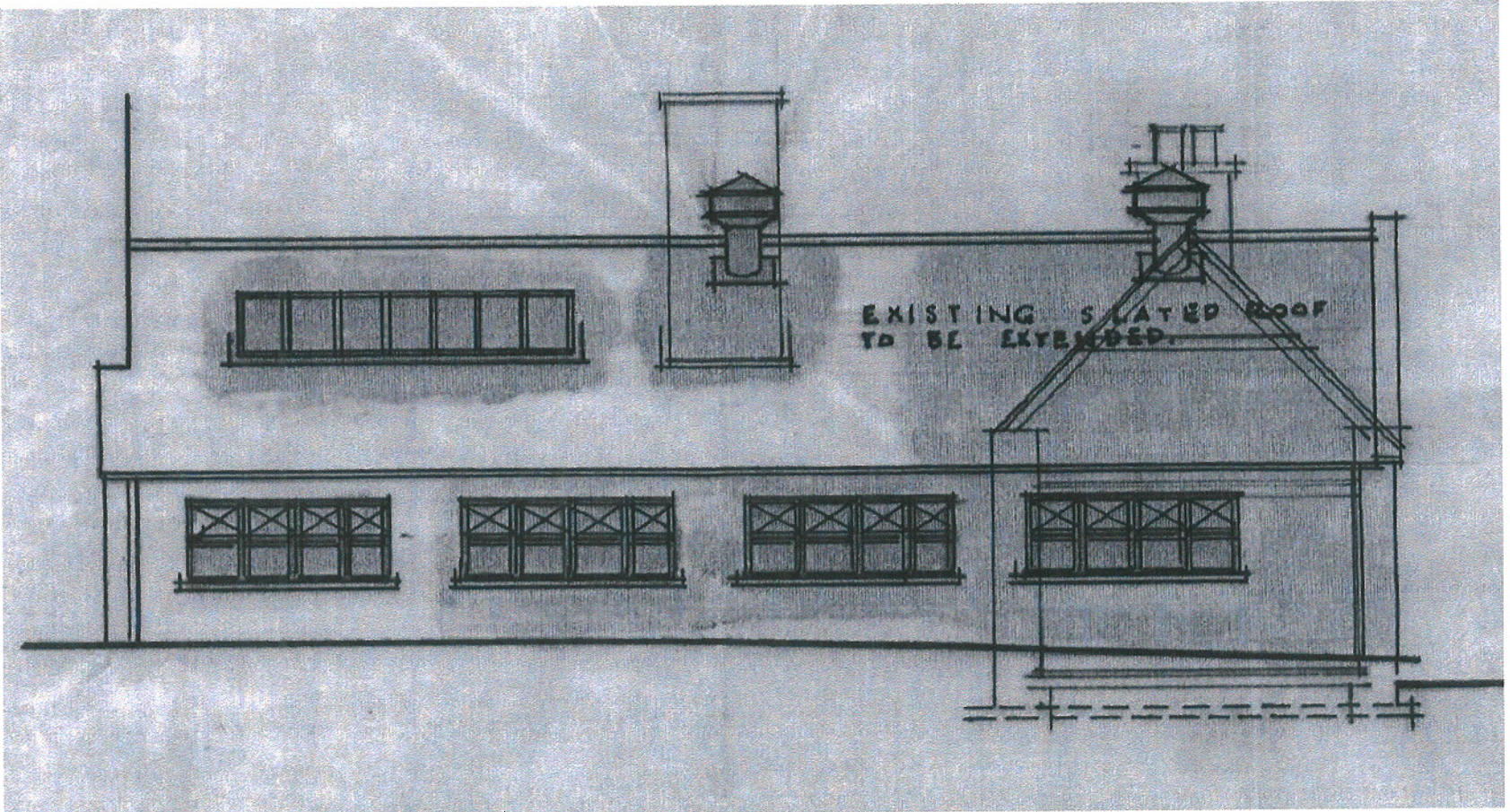


Figure 24 – South Elevation of Bakery 1960 scale 1/8" = 1ft.

SKETCH PLAN OF BUILDING
PRIOR TO DEMOLITION
ORIGINAL BUILDING OUTLINE IN RED
 NOT TO SCALE

BAKERY

STORE

DOOR

STAIRS

TOILET

STAIRS

ICE COLUMNA

SHOP

GROUND FLOOR

BRIDGE STREET

FINE ESCAPE

DOOR

STAIRS TO GROUND

STAIRS TO ATTIC

1ST FLOOR

ROOM

ROOM

ATTIC

PRIOR TO DEMOLITION

ORIGINAL BUILDING OUTLINES IN RED

NOT TO SCALE

BAKERY

STOLE

Done

SAT 1120

10.20

2

BRIDGE STREET

SHOP

GROUND FLOOR

LATEST
TENSION
1 STONEY
FLAT ROOF

fine
example

1ST FLOOR

STAIRS TO ATTIC

STAIRS TO GARAGE

1120 - ~~1120~~ FPO

FP

16

②

RODM



ΑΠΙΣ

Figure 26 – Plan of Site 1: 500

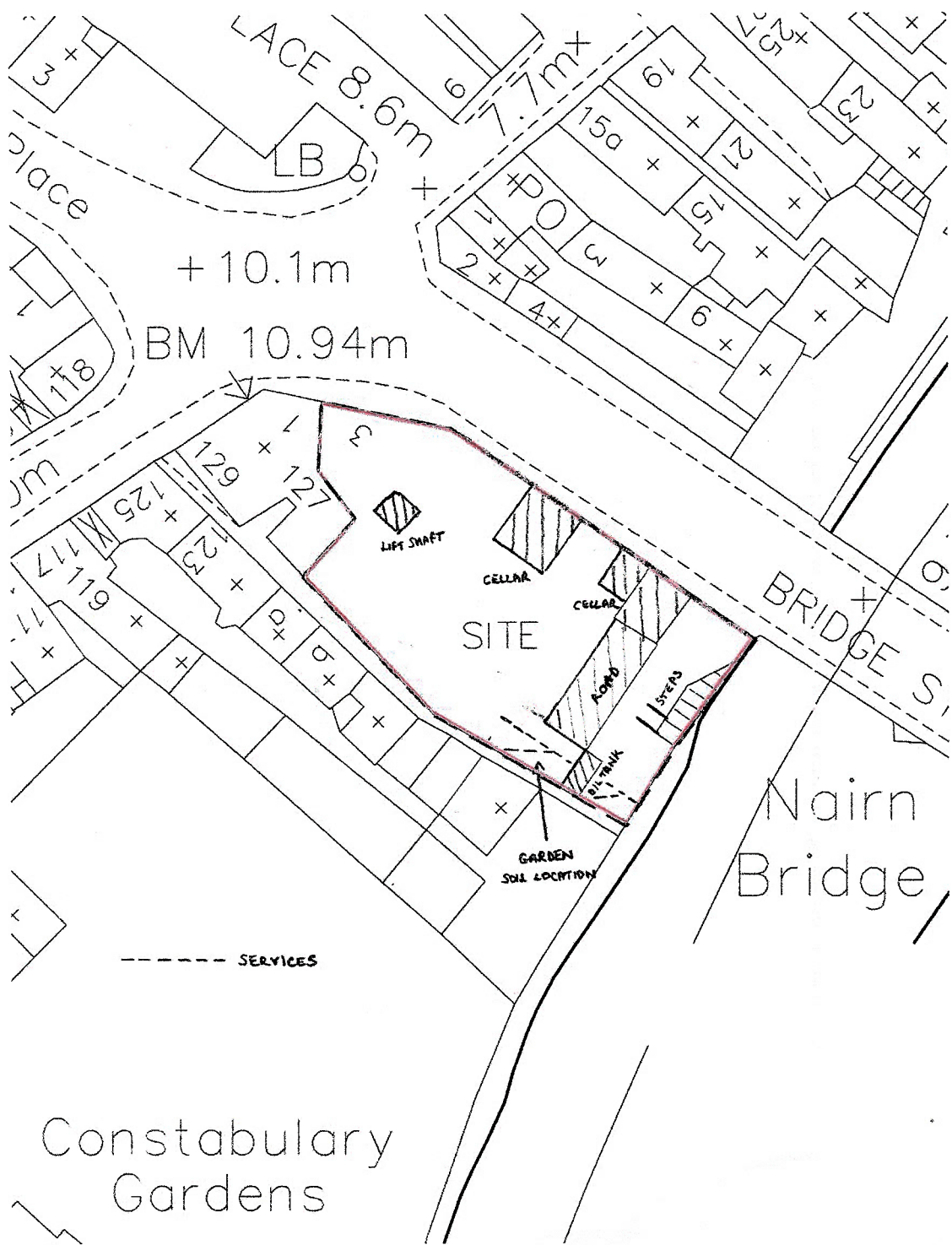


Photo 1 – Top - View of shop © A Barron September 2003.
Photo 2 – Middle - View of shop facing S.
Photo 3 – Bottom - View of shop facing southwest.



Photo 4 – View of east range of buildings facing W.

Photo 5 – View of steps down to river.

Photo 6 – View of oven in Bakery.



Photo 7 – View of oven in Bakery.

Photo 8 – Detail of cast-iron banisters.

Photo 9 – View of removed fireplace 1st floor – scale 1m.



Photo 10 – Detail of stairs to 1st floor.

Photo 11 – View of 1st floor above shop facing E.

Photo 12 – Detail of graffiti on wall.

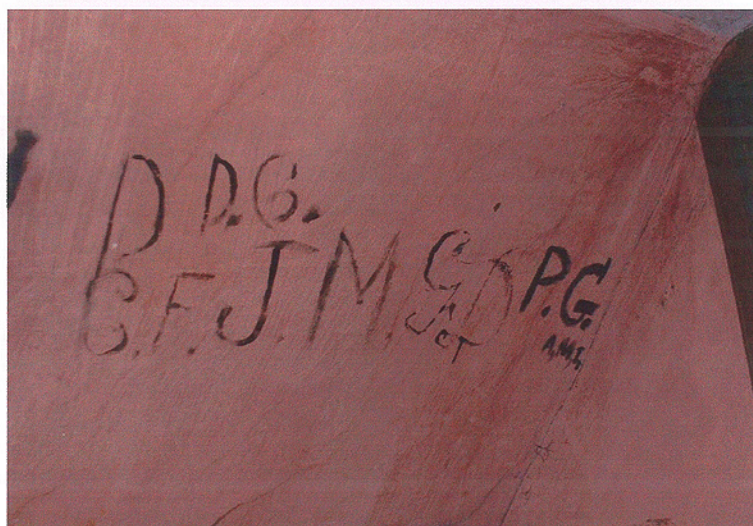


Photo 13 – View of attic room 1st floor.
Photo 14 – Detail of graffiti on door.
Photo 15 – View of east range facing N.



Photo 16 – Detail of fireplace revealed 1st floor – scale 1m.

Photo 17 – View of demolition in progress – removal of concrete facing east.

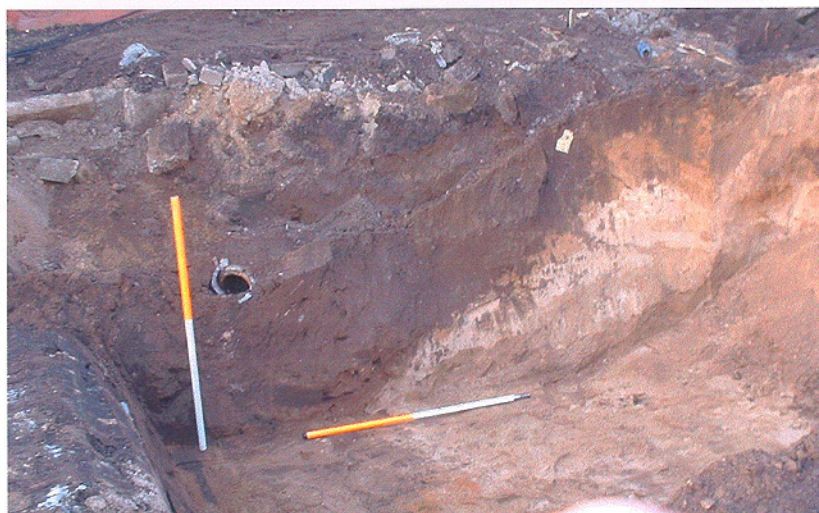
Photo 18 – View of site facing west upon site clearance.



Photo 19 – View of garden soils to south side of site.

Photo 20 – View of natural ground to NE corner of site facing north.

Photo 21 – Detail of trench to south showing garden soils on natural – scales 1m.



3. Historical Background

The Royal burgh of Nairn (originally named Invernairn) was established possibly in the late 12th century though the town as known today may be a later 13th/14th century layout as the original site of the town may lie in the Moray Firth. The Castle of Nairn dates to William the Lion (1165-1214) though was burnt down during the Wars of Independence (1306-29) though recorded to still be in a ruined existence in the 16th century.

The Castle probably stood at Constabulary Gardens to the south with two fords across the river: one at the north end of the High Street below the bridge, the 2nd by the church. There is a reference possibly of a bridge in the 13th century (Dennison & Coleman, 1999, 18) of a burgess named 'Adam of the bridge' though this could be a reference to a drawbridge at the castle.

Nairn's status of a Royal Burgh was confirmed by charter of James VI in October 1589 and ratified by parliament in 1661. No mention of ports into the town, though they may have been located at each end of the High Street (Dennison & Coleman, 1999, 20). A bridge across the River Nairn is recorded to have been built in 1631 and repaired in 1707, 1719 and 1770 and swept away by floods in 1782. A new bridge was built in 1803-4, repaired extensively in 1829 when flooding again removed stone bulwarks on the town side of the bridge and caused extensive flooding in the town (Bain, 1903, 558) and being widened in 1936-7.

Cartographic History

The earliest town plan of Nairn is John Wood's plan of 1821 (see figure 3) where nothing is depicted to the development location (not even the nearby ford crossing). By the Ordnance Survey town plan of 1869 (see figure 4) a L-shaped building fronting Bridge Street with a number of smaller structures to the rear and E of the building is depicted. To the south is marked a rectangular building named as 'Bristol Cottage' with a set of steps to the river edge. The 1st edition of 1874 (see figure 5) shows the same features at a smaller scale.

Two maps of the town to the late 19th century include Dallas's (see figure 6) show the L shaped range but not Bristol Cottage, although numbered 165 a key is not available. Fraser's map of Nairn (see figure 7) shows the L-shaped range to possibly be of 4 buildings with Bristol Cottage to the south with a number of small structures east by the river.

By the 2nd edition Ordnance Survey of 1905 (see figure 8) an addition has been made to the rear of the L shaped building, a new building fronts Bridge Street. By the Ordnance Survey of 1964 (see figure 9) the site is comprised of 4 buildings marked 3-13 with bakery to rear, and building to E by bridge numbered 11 with open ground to the SE corner. By the latest Ordnance Survey plan of 1972 (see figure 10) the site is depicted as one building marked bakery with 11 Bridge Street to E.

Photographs & Prints

Photographs of this area of the town of Nairn are both lacking locally and nationally, with only a few existing views.

Of two views of the river, one from circa 1880 (see figure 11) shows open ground to the east that by the early 20th century (see figure 12) a flat roofed building is visible by the river edge. This building is more clearly visible on photograph of circa 1931 (see figure 13) and on an aerial photograph of the same period (see figure 14). Views of the front of the shop are very scarce with one view from 1935 (see figure 15) of the shop front that was unchanged until the 1950's; this view of

the building from a group photograph of 1919 (see front cover) seems also to have been unchanged.

Prior to this view's of the river of Nairn are very rare, William Daniels' print of 1821 shows trees to the area of the bakery and shows an access to the river (possibly for a ford) to the south of the development area. (This path is also visible on the aerial photograph of 1931 and still visible today)

Planning History

Unfortunately records of planning history to the site are lacking. Though some details are held in the Nairn Area Planning Office of Highland Council; plans are often missing or lost.

A list in the Dean of Guild Register notes that James Asher made alterations to the shop in 1910 of a new shop front but no details or plans are available. (No records are available before this date).

Drawings are available for major alterations conducted in 1953 (see figures 17-21) when the existing house above the bakery shop was converted into a coffee shop and the frontage of the shop was altered to an open shop front with large plate glass windows. Internally the building was altered to the removal of stores and the creation of toilets and office space. It is interesting to note that the shop front seems to have been unchanged from the photograph of 1919 (see cover) and that the new frontage remained the same until the shop closed (compare with photograph 1).

Recorded in 1957 that permission was given to alter and extend the building of no's 3 & 5 Bridge Street but no drawings are available.

Drawings are again available for alterations made to the bakery roof in 1960 (see figures 22-24) where the roofline was raised and new concrete floors constructed noting the removal of the existing floors.

Recorded in 1976 that permission was given to change dwelling to store (this is probably the building to the east formerly Cumming's shop or 9 Bridge Street forming the NE corner of the L shaped building) but again no drawings are available.

Recorded in 1978 that permission was given for a single storey extension to the east side of the building with the removal of no.11 Bridge Street, but again no drawings are available.

There are no planning records for 9 or 11 Bridge Street. (See OS map of 1964 – figure 9).

Building History

Site is not listed in either the Highland Sites and Monuments Record or the National Monuments Record of Scotland, Edinburgh. Site not noted by Gifford (1992) or by Bain (1903). A study of the County Valuation Rolls (see appendix 2) and Census returns (see appendix 3) proved difficult since some houses were renumbered and that the early Valuation Rolls are listed alphabetically by occupier rather than by address and with early census returns having no house numbers.

What can be noted is that the bakery premises were under the tenancy of an Ann McGlashan in 1860 until 1866 when Donald Grant had a bakery business at Bridge Street and they became James Asher's in 1879. He bought the adjoining properties of no's 5 & 7 Bridge Street within the next few years. These were formerly a saddler's and a flesher's.

Prior to this there is no house numbers in the Census Returns for 1841 and 1851 and only 3 houses are recorded to Bridge Street none of which is a bakery.

Summary

The buildings to the development area have seen vast changes, particularly in use and physically in additions and alterations many of which details are not available either in plan or documental evidence. The site by lying close to the bridge of Nairn has also possible seen extensive flooding. Surviving archaeological deposits may therefore be limited.

4. Objectives

To conduct a recording project prior to and during the development to record those features revealed by excavation work. A copy of the specification provided by Highland Council Archaeology Unit is enclosed.

5. Methodology

The following work was undertaken as part of the project:

- Desk based assessment
- Photographic survey of building prior to demolition
- Watching brief maintained during demolition
- Trial Trenching
- Monitoring of ground works.

6. Results

The archaeological recording was carried out in accordance with accepted professional archaeological standards as published by the Institute of Field Archaeologists (IFA 1999). Over the construction period a suitably qualified archaeologist was on site to carry out observations and assessment of the area affected by the development works.

Site Location

The sites on the west side of the River Nairn and to the north of the High Street.

Existing Building

The existing north facing building is 2-storey (see photographs 1-3) slated with double glazed smoked windows to ground and 1st floor with shop entrance on ground floor. With attic window to NE corner, with cast-iron guttering and down pipes. Moulded cornicing above former window frontage along Bridge Street. The east elevation also of 2-storey with 2 attic rooms (see photographs 4 and 15) with later flat roof extension with sash and case windows. To the east by the riverside is a set of disused steps (see photograph 5).

Internally the ground plan of the bakery is almost unchanged since 1960 (see figures 22 and 25) with the bakery to the rear of the building. Area marked as store on figure 22 is a walk-in refrigeration unit; ovens still insitu with 1 in same position as marked on figure 22 (see photograph 6 for 2nd see photograph 7) with entrance along corridor to Bridge Street. Shop on ground floor extended with removal of office to form coffee shop, with modern lift shaft in area of dispatch (this was because 1st floor changed recently to form bakery preparation area). Toilets in same place as depicted on plans. Former shop to NE (see figure 25) used as storage and delivery area. Shop to NE corner has cast-iron columns and panelled staircase to 1st floor. A rear stair (see photograph 8) also led to the 1st floor and attic rooms.

On the 1st floor above shop, former coffee shop (see figure 23) was changed to form preparation area with the installation of plastic melamine walling (see photograph 11) though the staircase from the refurbishment in the 1950's was

still extent (see photograph 10). Rooms on 1st floor to NE being used as offices and changing rooms, with mixture of both modern and old fittings including modern chip-board counters and modern light fittings. One fireplace was removed prior to photographic survey taking place (see photograph 9). Loft area to the rear of the bakery (as depicted on figure 18) used as store for packaging materials and disused equipment. Attic spaces above NE corner are former bedrooms (with mixture of wallpapers, cupboard by door - in NE room - and blocked up fireplace in room to NE corner (see photograph 13). Some graffiti of initials found in attic room to south (see photographs 12 and 14). All rooms recently used for storage of disused bakery equipment and crockery from former coffee shop.

Overall little original features of interest were visible in the building possibly due to the number of modern alterations taking place.

Demolition Results

Visits made during initial demolition work especially in the removal of walls and internal fittings revealed not much on the ground floor, with most of the walls around the shop front heavily rebuilt with concrete blocks. To the 1st floor above the shop (see figure 25) was revealed a former living room with a moulded wrought-iron fireplace, though the surround had been removed previously (see photograph 16) with doorway on south side of a former recessed cupboard. Walls decorated with flowered lily wallpaper over lathe and plaster walls. In the west gable of the former coffee shop was revealed a blocked up fireplace (in-filled with concrete block), with the walls around the modern lift shaft all rebuilt in modern concrete brick.

Work upon the removal of the bakery to the rear, revealed a former rear doorway and chimney block of brick with modern cement pointing (where recess is marked on figure 22) in area of oven no.2. The rear of the original building had seen a number of alterations with guttering replaced with plastic pipes and additions of flat-asphalted roofs. Bakery to south side of site as depicted on figure 24 with metal-framed skylights and windows.

Removal of the concrete floor to an average depth of 110mm, though in certain areas especially along the south wall this deepened to 160mm (see photograph 17) revealed natural yellow-brown sand below over most of the site, especially to the bakery and shop areas. Work also revealed 2 cellars (see figure 26) the largest of these was 2.3m deep the other 1.4m deep. Work to the east end of the buildings (in the area of flat roofed single storey extension) revealed a reinforced concrete foundation situated above a former access road of tarmac and an oil storage tank (see figure 26). This later reinforced concrete was raised almost 0.7m so that floor level was same as existing street level. In some areas of the site, especially under the ovens and the refrigeration unit, there was polystyrene insulation under the concrete atop the natural sand. (Noted on drawing of 1960 – see figure 22 – that existing concrete floors were to be lifted and replaced). Removal of the sandstone at the shop front revealed that it was modern in date with concrete under the sandstone with no indication of any earlier frontage.

Discussions with Highland Council Archaeology Unit (Telephone call of 27-11-03) involved that trial trenching would not be viable as per the required of the specification of work due to the amount of the site that had been already cleared by previous development with the majority of the site being only natural sand (see photograph 18). Work to continue as a watching brief.

Watching brief Results

Removal of the reinforced concrete and tarmac to the east end of the site revealed a small deposit of garden soil to the south edge of the site with finds of bone, shell (oyster and mussel) and post-medieval/modern glass and some white glazed pottery. This possible early garden soil was light brown in colour to a depth of an average of 300mm and underlay black topsoil. Removal of part of the retaining wall to the south edge of site revealed that these dark soils were up to 0.8m higher than the natural sand. To the north edge of the site under the tarmac (see photograph 20) natural sand was revealed to run in a slope towards the south on a gradual decline.

A single trench 1.2m wide and 8m in length (though this was divided by a concrete foundation for the road) was made through this garden soil (see photograph 21) in the area of proposed foundation trench along the southern edge of the site. This revealed that the garden soil was heavily cut with services (see figure 26) and was on a steep slope eastwards towards the river (see section in photograph 21). There was no indication of any cut features into the natural sand underlying this deposit.

Work along the riverside revealed a dump of mixed soils, likely from the building of the latest extensions since finds were made of plastic and concrete. Work to the SE corner of the site revealed the area to be heavily disturbed by services (see figure 26) from the nearby houses and modern oil storage tank foundations of reinforced concrete. Work also revealed the top of the steps to the river aligned to the west but were not investigated as ground levels were to be raised in this area and further excavation was not required. A monitoring of piling works along the riverside edge revealed mixed modern deposits and traces of the garden soil noted to the southern edge of the site to a depth of 0.6m over natural sand continuing on a steep slope towards the river edge.

7. Conclusions

Overall little or no archaeological remains of interest were revealed by the development work. No trace was made of the building named 'Bristol Cottage' to the south side of the site of the bakery as depicted on the 1st edition OS (see figure 4) though its outline is visible on the gable to the south.

It is possible that the redevelopment of the bakery especially in the removal and replacement of concrete floors has caused the removal of any archaeological deposits. It may also be possible due to the angle that the garden soil runs eastward to the river that any deposits of interest were situated at the west end of the site and therefore so much higher and were removed when the bakery was extended to the south in the late 19th century. It should be noted that the north wall line of nearby Constabulary Gardens to the south is considerably higher than to the development area.

That no earlier deposits than the early 19th century building or garden soils of a possible 18th/19th century were revealed may relate to the fact that it is recorded that the previous bridge of Nairn was washed away due to flooding and this area has seen subsequent flooding which may have caused quite an amount of erosion of ground prior to the retaining wall along the riverside being built.

8. Recommendations

No recommendations with regard any further fieldwork for this project is to be proposed due to no features of interest being revealed, and no further work is required.

9. Archive

The following is to be deposited in the National Monuments Record in Edinburgh:

- Notebook of results
- Black and white photographs & negatives
- Copy of this report

A set of black & white photographs of the building prior to demolition and a set of colour slides showing the progress of the work has been deposited with Highland Council Sites and Monuments Record. Digital images used in this report have been deposited with HSMR on disc as well as a copy of this report as a PDF file.

10. Discovery & Excavation in Scotland

A short summary of the results of this project will be submitted to the Council for Scottish Archaeology's publication *Discovery & Excavation in Scotland*.

11. References

Bain, G (1903) History of Nairnshire. Telegraph Office. Nairn.

Barron, A (1999) Old Nairn. Stenlake Publishing. Ochiltree.

Census Returns for Nairn Parish 1841 – 1851.

County Valuation Rolls for the Burgh of Nairn 1867 – 1890.

Dennison, E P & Coleman, R (1999) Historic Nairn: the archaeological implications of development. Scottish Burgh Survey. Historic Scotland. Edinburgh.

Ellen, D M (1995) Nairn: Faces and Places. European Library. Holland.

Gifford, J (1992) The Buildings of Scotland: Highlands and Islands. Penguin. Edinburgh.

IFA (1999) By-laws, Standards and Policy Statements of the Institute of Field Archaeologists. Reading.

Maps Consulted

Ordnance Survey 1st edition 1:500 sheet 1.12.23 Nairn-shire of 1869.

Ordnance Survey 1st edition 1:2500 sheet 1.12 Nairn-shire of 1871 surveyed 1868.

Ordnance Survey 2nd edition 1:2500 sheet 1.12 Nairn-shire of 1905 revised 1904.

Ordnance Survey edition 1:2500 NH 8856 of 1964 revised 1963.

Ordnance Survey edition 1:2500 NH 8856 of 1972 revised 1963.

John Woods Plan of Nairn 1821.

Dallas' plan of Nairn nd.

Fraser's' plan of Nairn nd.

Appendix 1 – Photographic Register

Black & White Photographs

- 1 – View of frontage of building facing SE.
- 2 – View of frontage of building.
- 3 – View of frontage of building with former entrance.
- 4 – View of frontage of building facing SW.
- 5 – View of buildings from Bridge facing W.
- 6 – View of steps down to river.
- 7 – View of stairs from preparation area to 1st floor.
- 8 – View of oven.
- 9 – View of 2nd oven.
- 10 – View of bakery facing W.
- 11 – View of refrigeration unit.
- 12 – View of preparation room facing W.
- 13 – Detail of iron column – scale 1m.
- 14 – Detail of wrought iron banisters for rear stairs – scale 1m.
- 15 – View of demolition in progress at east end of building.
- 16 – View of former sitting room 1st floor.
- 17 – Detail of removed fireplace.
- 18 – View of mid stairs from 1st floor to ground floor.
- 19 – View of 1st floor above shop facing W.
- 20 – View of 1st floor above shop facing E.
- 21 – Detail of stairs above shop.
- 22 – View of stairs down to shop.
- 23 – View of rear stairs from 1st floor.
- 24 – Detail of skylight.
- 25 – View of 1st floor storage area facing W.
- 26 – View of 1st floor storage area facing E.
- 27 – Detail of roof vent.
- 28 – View of alleyway to S of buildings facing W.
- 29 – View of east range of building facing NW.
- 30 – View of storage area and vent facing W.
- 31 – View of rear of buildings facing N.
- 32 – View of roof lines and vents facing W.
- 33 – Detail of graffiti in attic.
- 34 – Detail of graffiti in attic.
- 35 – Detail of graffiti in attic.
- 36 – Detail of graffiti in attic.
- 37 – View of sign in attic storage space facing S.
- 38 – View of attic storage space facing W.

Colour Slide – Film 1

- 1 – View of frontage of building facing SE.
- 2 – View of frontage of building.
- 3 – View of frontage of building with former entrance.
- 4 – View of frontage of building facing SW.
- 5 – View of buildings from Bridge facing W.
- 6 – View of steps down to river.
- 7 – View of oven.
- 8 – View of 2nd oven.
- 9 – View of bakery facing W.
- 10 – View of refrigeration unit – scale 2m.
- 11 – View of preparation room facing W.
- 12 – Detail of iron column.
- 13 – View of stairs from preparation area to 1st floor.
- 14 – Detail of wrought iron banisters for rear stairs – scale 1m.
- 15 – View of demolition in progress at east end of building.
- 16 – View of former sitting room 1st floor.
- 17 – Detail of removed fireplace.

- 18 – View of mid stairs from 1st floor to ground floor.
- 19 – View of 1st floor above shop facing W.
- 20 – View of 1st floor above shop facing E.
- 21 – Detail of stairs above shop.
- 22 – View of stairs down to shop.
- 23 – View of 1st floor storage area facing E.
- 24 – View of 1st floor storage area facing W.
- 25 – Detail of skylight.
- 26 – View of rear stairs from 1st floor.
- 27 – View of attic storage space facing W.
- 28 – View of sign in attic storage space facing S.
- 29 – Detail of graffiti in attic.
- 30 – Detail of graffiti in attic.
- 31 – Detail of graffiti in attic.
- 32 – Detail of graffiti in attic.
- 33 – View of roof lines and vents facing W.
- 34 – View of rear of buildings facing N.
- 35 – View of roof lines and vents facing W.
- 36 – View of east range of building facing NW.

Colour Slide – Film 2

- 1 – View of alleyway to S of buildings facing W.
- 2 – Detail of roof vent.
- 3 – View of east side of building during demolition works.
- 4 – View of building supports in bakery.
- 5 – View of shop fittings.
- 6 – Ibid.
- 7 – View of front of shop showing alterations facing NE.
- 8 – View of shop during demolition facing E.
- 9 – View of imitation stone cladding in shop.
- 10 – View of 1st floor above shop facing W upon removal of plasterwork.
- 11 – Detail of fireplace west wall 1st floor.
- 12 – View of fireplace 1st floor central room facing NW.
- 13 – ibid with recessed cupboard to NW.
- 14 – Detail of fireplace 1st floor central room facing NW – scale 1m.
- 15 – ibid with recessed cupboard to NW.
- 16 – Detail of fireplace 1st floor central room facing W – scale 1m.
- 17 – Detail of removed fireplace 1st floor – scale 1m.
- 18 – Gable end of east range.
- 19 – View of demolition in progress at east end.
- 20 – View of demolition in progress at east end.
- 21 – View of demolition in progress at north west corner.
- 22 – View of demolition in progress at north west corner.
- 23 – View of demolition in progress at east end.
- 24 – View of demolition in progress at northwest corner showing roof trusses.
- 25 – View of demolition in progress at rear of buildings facing west.
- 26 – View of rear of building facing north.
- 27 – Detail of rear entrance at south side of bakery.
- 28 – View of shop area during demolition facing W.
- 29 – View of bakery range during demolition facing SW.
- 30 – View of chimney to rear of building facing NW.
- 31 – View of rear of building during demolition facing NE.
- 32 – Detail of rear of building.
- 33 – View of demolition in progress facing NW.
- 34 – View of site facing west during demolition.
- 35 – View of rear of north buildings during demolition.
- 36 – View of demolition in progress at east end.

Colour Slide – Film 3

- 1 – View of site upon demolition facing W.
- 2 – View of site upon demolition facing W.
- 3 – View of site upon demolition facing E.
- 4 – View of site of cellar upon demolition facing NE.
- 5 – View of site upon demolition facing E.
- 6 – View of removal of concrete floor facing E.
- 7 – View of removal of polystyrene under refrigeration unit facing W.
- 8 – View of site upon demolition facing W.
- 9 – View of south side of site upon demolition facing W.
- 10 – Ibid.
- 11 – View of SE corner upon demolition facing SE.
- 12 – View of SE corner upon demolition facing NE.
- 13 – View of east side of site upon demolition facing S.
- 14 – Ibid but facing N.
- 15 – Detail of path to southern edge of site facing S.
- 16 – Detail of path to southern edge of site facing S – scale 1m.
- 17 – View of site upon cleaning facing NW.
- 18 – View of east end site upon removal of topsoil facing N.
- 19 – View of east end site upon removal of topsoil facing S.
- 20 – Detail of natural to N edge at east end of site.
- 21 – View of site upon cleaning facing W.
- 22 – View of small test pit in garden soil facing S.
- 23 – Detail of small test pit in garden soil facing S.
- 24 – Detail of gable end to house to S showing ridge line of former building.
- 25 – View of test pit for percolation.
- 26 – Detail of section of trench through garden soil facing W – scales 1m.
- 27 – Ibid.
- 28 – Detail of section of trench through garden soil facing SW – scales 1m.
- 29 – Detail of section of trench through garden soil facing S – scales 1m.
- 30 – Ibid.
- 31 – Ibid.
- 32 – Detail of section of trench through garden soil facing N – scale 1m.
- 33 – View of trench facing NE – scales 1m.
- 34 – View of trench facing NW – scales 1m.
- 35 – Ibid
- 36 – View of trench facing W – scales 1m.

Colour Slide – Film 4

- 1 – View of trench facing W – scales 1m.
- 2 – Detail of section of trench through garden soil facing S.
- 3 – View of site upon completion facing W.
- 4 – View of natural ground to east end of site facing NW.
- 5 – View of natural ground to east end of site facing N.
- 6 – View of natural ground to east end of site facing W.

Digital Images

- 1 – View of NE corner showing shop.
- 2 – View of shop facing SW.
- 3 – View of E range prior to demolition facing W.
- 4 – View of steps to river.
- 5 – Details of oven 1.
- 6 – View of oven 2.
- 7 – Detail of cast-iron banisters to rear of ground floor.
- 8 – View of remove fireplace 1st floor – scale 1m.
- 9 – Detail of banisters to coffee shop 1st floor c1950's.
- 10 – View of coffee shop/late bakery 1st floor facing E.

- 11 – View of attic bedroom facing W.
- 12 – Detail of graffiti on attic wall.
- 13 – Detail of graffiti on attic door.
- 14 – View of E range facing N.
- 15 – Detail of excavation for foundations facing S – scales 1m.
- 16 – Detail of fireplace on 1st floor facing W – scale 1m.
- 17 – View of site upon clearance facing W.
- 18 – View of garden soil to south side of site.
- 19 – View of access point upon excavation facing N.
- 20 – View of removal of concrete floors during demolition facing E.

Appendix 2 – County Valuation Rolls 1855-1890

A periodic search of the Burgh County Valuation Rolls revealed the following:

1855-56

3 Bridge Street	House	Owner - Late David Falconer	
5 Bridge Street	House & Shop	Owner – Late Arthur Cant of Lodgehill	
		Tenant – Alexander McGillivray	

1860-63

1-4 Bridge Street	Shop & Bakehouse	Ann McGlashan	Rent £14
5 Bridge Street	House & Shop	Tenant - Alexander McGillivray	Rent £11

1864-65

1-4 Bridge Street	Shop & Bakehouse	Ann McGlashan	Rent £14
5 Bridge Street	House & Shop	Tenant – G Mackintosh	Rent £11

1866-67

1-3 Bridge Street	Shop & Bakehouse	Donald Grant	Rent £14
5 Bridge Street	House & Shop	Cameron Brothers, Fleshers	Rent £18

1868-1879

1-3 Bridge Street	Shop & Bakehouse	Donald Grant	Rent £14
Rent rising to £17 in 1872 and noted with store from 1874.			
5 Bridge Street	Shop & House	Cameron Brothers	
	House	James Henderson, shoemaker	
From 1872 2 nd house of J McKenzie, grocer.			

1879-1890

1-3 Bridge Street	Shop & Bakehouse	James Asher	Rent £14
Rent rising to £30 in 1880 also acquired 7 Bridge Street in 1880.			
Noted also in 1881 as having 5 Bridge Street.			

1890

1 Bridge Street	Shop	Tenant G McKenzie, grocer	Rent £25
(Owned by J Asher)			
3 & 5 Bridge Street	Shop & Stores	Owner – J Asher	Rent £20
	Bakehouse & Store	Owner – J Asher	Rent £8
No 7 Bridge Street not recorded.			

Appendix 3 – Census Returns 1841-1851

1841

Bridge Street – No house numbers given.

- 1 - Alexander Falconer 95
Robert Falconer 45 cooper
- 1 - Catherine Falconer 55
John Cuthbert 40 slater
- 1- Elizabeth Falconer 55 Innkeeper
Jane Falconer 20
Elizabeth McTrail 20 Servant

1851

Copy not very clear.

- 1 Bridge Street?
 - Robert Falconer 60 Master cooper
 - Katherine Falconer 45 Housekeeper
 - Alexr Simpson 29 Blacksmith journeyman
 - Katherine Simpson 28
 - Alister Simpson 8m
- 3 Bridge Street?
 - Elizabeth Falconer 65 Innkeeper
- 5 Bridge Street
 - Alexr McGillivray 50 Saddler employing 4
 - Margt McGillivray 44 Wife
 - John McGillivray 14 Saddler apprentice
 - Jane McGillivray 13 Daughter
 - Hugh McGillivray 10 Son – Scholar
 - Farquhar McGillivray 8 Son – Scholar
 - Anne McGillivray 8m Daughter
 - Alexr Mackintosh 19 Saddler – journeyman
 - Andrew McKenzie 16 Saddler – apprentice
 - Margt Cumming 19 Servant

Brief for archaeological recording at:

**Erection of Flats etc, 3 Bridge St, Nairn
(Planning App 03/00037/FULNA)**

**HIGHLAND COUNCIL
PLANNING AND DEVELOPMENT SERVICE**

Archaeology Unit

1) Background

The application area (3 Bridge street, Nairn) lies to the east of the High Street, the main thoroughfare/centre of the medieval burgh of Invernairn. Bridge Street stretches from the High Street itself and onto the approaches to the bridge, built in 1631 crossing the River Nairn. This bridge was built on the northern of two fording points of the River used throughout the life of the medieval burgh and possibly earlier. There are various hypotheses as to the date of the establishment of the planned burgh, it is possible that settlement was originally centred slightly farther to the north and then shifted to accommodate the altering coast line. The application area (should significant deposits survive) could be critical to the understanding of the early development of the burgh and the associated royal castle. Evidence of earlier occupation in the area could also be revealed here.

Archaeological recording is needed at this site because there is a potential for finds, features or deposits of archaeological interest to be discovered and damaged during site works. The programme of archaeological works should aim to identify any such features at the earliest possible stage so that they can be preserved, or if necessary recorded before destruction. This approach is intended to ensure that any archaeological deposits on site are identified and recorded with minimum delay or disruption to the development.

The work will be conducted in phases in advance and during the development. The details of such a programme will be specified within the written submission of archaeological work agreed in advance with the Planning Authority and the Highland Council Archaeology Unit.

The work should consist of four specific elements:

- A desk based assessment of the site (to be undertaken before development starts). This should fully integrate information from the Historic Scotland burgh survey
- Recording and analysis of the buildings and associated structures that will be altered/demolished
- Evaluation of the survival of below ground archaeological deposits
- Full excavation of any significant archaeological deposits identified (see above)
- Monitoring of any other new below ground works (service/utility trenches etc) and the recording of any archaeological deposits revealed.

This brief specifies what is considered to be the minimum acceptable standard of work; proposals that present a higher standard may be offered and accepted. It may be used to obtain estimates from archaeologists. We will assume that this will form the basis of an agreed approach unless changes are agreed with us in writing before the start of any site works.

2) Terms of Reference

This brief has been produced for the applicant, who will be responsible for the work, including all tendering and contractual arrangements. It has been produced in response to Planning Application no 03/00037/FULNA, and is valid until December 4th 2003. If any of these details do not apply when site works start, a new specification will be needed.

The work should be carried out by, or under the immediate direction of, a member of the Institute of Field Archaeologists (the Archaeological Contractor) to ensure that work is carried out to professional standards.

Before site works start, the proposed arrangements, including a timetable for the work must be agreed with the Highland Council Senior Archaeologist in writing.

Highland Council's Archaeology Unit may refuse to accept work from, or otherwise take action against, archaeological contractors who fail to carry out work to these standards. Where this brief has been produced in response to a planning condition, and

archaeological work fails to meet the standards set out here, the applicant will also be in breach of the planning condition until matters are rectified.

3) Objectives

To meet the archaeological requirements of planning permissions issued for this site development.

To record the buildings on this site that will be demolished as part of the development.

To identify the location, nature and extent of any features or objects of archaeological significance that would be damaged or destroyed by this development.

To assess the extent and significance of natural/built heritage deposits adjacent to the river in this area.

To propose arrangements for the safeguarding, where possible, and recording where necessary, of any archaeological features or finds identified.

To ensure that the need for archaeological conservation and recording are met, without causing any unnecessary delay or disturbance to the development project.

4) Method

The desk-based assessment will be carried out in line with Institute of Field Archaeologist Guidelines.

The appropriate local and national information sources will be used and specified in the report.

Building recording to include a full photographic record of external and internal views and details of all significant features, fixtures and fittings (Highland Council Archaeology Unit's standard photographic recording should be used as a standard).

An archaeologist must be present during the removal of ground surfaces. They will then undertake a fieldwork evaluation of the presence/survival across the full development site.

The archaeologist will fully record all significant deposits revealed, during both the initial process and any subsequent surface disturbance (for example services).

All fieldwork should be undertaken to Institute of Field Archaeologist Guidelines and to the archaeological programme agreed in advance by the Planning Authority and the Archaeology Unit.

5) Monitoring

The Archaeological Contractor appointed is responsible for agreeing arrangements for monitoring with Archaeology Unit staff, who will monitor projects as necessary to ensure that minimum standards are met. This may be by unannounced site visit - alternative or additional monitoring arrangements may be made in individual cases.

Prior notice of fieldwork starting dates, with contact names and local addresses, telephone numbers and directions and other arrangements for access must be given to the Senior Archaeologist by the Archaeological Contractor.

Any unexpectedly significant or complex discoveries or occurrences which might significantly affect the archaeological work and /or the development must be notified by the Archaeological Contractor immediately to the applicant and the

Senior Archaeologist. The finds or features must be left until arrangements have been agreed for safeguarding or recording them. In the meantime work may continue on other areas of the site.

Any human remains discovered should be left in situ and Highland Council Archaeology Unit and the local police informed.

6) Reporting

a) Project report

The Archaeological Contractor appointed is responsible for producing a report on the work, and for making sure copies have been received by the recipients listed below.

At least **six** copies of the project report must be produced. These must be submitted to all of the following **within 6 weeks** of the completion of the field work.

- One paper copy for the applicant.
- One paper copy for the Council's Area Planning and Building Control Manager, Nairn
- One paper copy to be deposited with the Council's Senior Librarian Information Co-ordinator, Libraries Support Unit, 31a Harbour Road, Inverness IV1 1UA. This will be available for public consultation through the public library service.
- One paper copy to be deposited with the Council's Assistant Curator (Archaeology), Museum & Art Gallery, Castle Wynd, Inverness IV2 3EB.
- Two copies for the Archaeology Unit, Planning and Development Service, Council Offices, Glenurquhart Road, Inverness IV3 5NX :
 - One paper copy
 - One copy of the complete report in Adobe Acrobat format (ie a pdf file). This can be supplied by email or on a computer disc. Please ensure that all drawings and photographs are included.

The report must include, as a minimum,

- Location plan showing the project area and archaeological sites and features affected. Grid references must be included.
- Circumstances and objectives of this work, including a copy of this specification.
- Weather and other conditions affecting fieldwork.
- Scale plans, and photographs of all archaeological features noted.
- A full index to any records or other material generated by the project including its location.
- An analysis of the project results drawing in comparative data as appropriate, and a statement of the significance of the results for future research
- Details of sampling and retention policies and their justification.
- General comments and proposals for future archaeological projects arising from the carrying out of this project.
- A set of colour slides illustrating the project progress from start to completion.
- A list of finds, set out in the required format for Treasure Trove reporting. Copies of the necessary forms are obtainable if required from the Council's Assistant Curator (Archaeology), Museum & Art Gallery, Castle Wynd, Inverness IV2 3EB.

b) Presentation

Where significant archaeology has been found, this specification includes arranging a presentation of the project results, to the local community within a year of the completion of the fieldwork. This is the responsibility of the archaeologist appointed who should allow for any costs when estimating for the work. Arrangements must be agreed with the Senior Archaeologist.

c) DES

A summary of the results must be sent to the Council for Scottish Archaeology for inclusion in Discovery and Excavation in Scotland. This is also the responsibility of the archaeologist appointed who should allow for any costs when estimating for the work.

d) Copyright

The Council will assume author's copyright unless advised otherwise. However, the Archaeology Unit reserves the right to make the report available for reference and research purposes, either on paper, or electronically. The completed report will be made available for immediate public consultation for research purposes at the Highland Council Sites and Monuments Record, and through the public library service. The Archaeology Unit will acknowledge copyright in all cases.

7) Finds

Archaeological Contractors should be aware that advice and facilities for emergency conservation and temporary storage can be offered by Inverness Museum on consultation with the Conservation Officer and Assistant Curator (Archaeology). A list of services and table of costs are available from the museum.

The Archaeological Contractor should notify the Council's Assistant Curator (Archaeology) at Inverness Museum, before the start of site works. The Assistant Curator will in turn notify local museums of the fact that there is archaeological work ongoing in the area.

A finds list, in the required format for Treasure Trove reporting, must be attached to and submitted with the report.

The Archaeological Contractor should arrange for all finds to be notified for Treasure Trove before the report is submitted.

8) General

The Archaeological Contractor agrees by undertaking this work to the terms of this brief, including the following:

He/she must:

- carry out the work according to the Code of Conduct, standards and guidelines of the Institute of Field Archaeologists
- agree a timetable for the work with the client and the Senior Archaeologist
- take all necessary measures to conform with the Health and Safety at Work Acts and be covered by all necessary insurance
- not comment to the press or other media without prior approval from the Archaeology Unit and the client
- fully allow for prevailing weather conditions in northern Scotland

This brief has been produced for the Council's Senior Archaeologist, to whom any enquiries should be addressed. No one else has authority to vary its terms.

John Wood

Senior Archaeologist

Wednesday, 4 June 2003