

SUMMARY OF THE CASE FOR ANTA ESTATES LTD

CHAPTER 2

Exposition of the Proposals

2.1 **Mr Drummond**, architect and lead consultant for the project pointed out that each conservation charter defines and uses terminology in different ways. In considering the application there was thus a need to define one set of terms to be used. The project team employed those used in the *Illustrated Burra Charter*, and has been further informed by those contained in the Stirling Charter and BS7913: 1998.

The Design Principles

2.2 *The Conservation Strategy* set down the following design principles based upon the Burra and other charters.

General Constraints:

- The overall plan and layout is based on a known primacy date, the latter part of the seventeenth century (i.e. Phase IV).
- The recording programme carried out to date would be augmented by further survey, investigation, recording and where necessary re-evaluation once complete close access is available.
- During the development of detailed proposals an ongoing design analysis and technical impact assessment would be carried out, with proposals re-evaluated where required. Detailed proposals would be reviewed, revised, and agreed with HS and HC as required in light of this further survey work.
- All works would be carried out to the highest standards, making use of craftsmen with the necessary specialist conservation skills.

Consolidation and Preservation

- Downtaking, consolidation, and rebuilding of upstanding historic fabric would be restricted to that required for the overall structural integrity of the buildings and curtain wall. Such rebuilt work would match the original in appearance, materials, mortar mixes, etc.
- Interpretative features would be retained in their appropriate positions and, where temporarily duntaken, re-inserted accurately during rebuilding works. Where the condition of a feature prevents its inclusion or the best solution for its long-term conservation is removal it would be replaced like-for-like with new material.
- Traditional materials and techniques would be used wherever possible. Any modern techniques such as grouting would be supported by evidence as to their suitability.

Reconstruction

- Reconstruction works would be restricted to those identified in section 4 of the conservation strategy, specifically the re-roofing, reinsertion of floors, and finishing of blocks 1, 3, 4, and 6. All reconstructed fabric would be based upon evidence and late 17th century (Phase IV) primacy date.
- All new material would be based on evidence and would match the original in scale, colour, texture, design, and overall appearance. All such fabric would be separated from original material by a suitable means of identification.

Adaptation

- Adaptation would be restricted to the minimum necessary for the proposed use of the structure. No new buildings or extensions to existing buildings would be permitted.
- Overall layout of principal apartments would be maintained. Secondary apartments and spaces may be subdivided where there is insufficient evidence of a historic plan or where this would not affect the interpretation of the historic structure. This would relate to the uppermost stories of blocks 1 and 3.
- Communications and access routes would be restricted to existing stairs. Block 6 openings built-up circa 1880 may be reinstated to provide access to blocks 3 and 4.
- All works would be reversible and would not damage the existing historic fabric. These would, upon close inspection, be discernible as modern.
- Servicing – power/water/telecommunications/drainage would be carried through existing openings and voids in order to minimise the disruption of the existing fabric. Servicing runs would take place within new work wherever possible. Cabling would be run within existing mortar joints.

Environmental Impact

- A further detailed environmental assessment would be commissioned as part of the proposed conservation works which would advise on any necessary mitigative measures that should be implemented to protect plant and animal life during site works.
- Unusual lichen is thought to exist in parts of the castle. As part of the environmental assessment, samples of this would be taken for identification and analysis.
- Tioram and Cùl Doirlinn generally present an excellent environment for bat colonies. Whilst surveys of the castle to date have presented no evidence of roosts, the detailed proposals would make provision for roosting and works would be implemented in a manner such as to ensure the survival of any bats.

Underwater Archaeological Resources

- The detailed proposals would include an appropriate archaeological response in areas of potential underwater archaeological deposits such as the pier and proposed septic tank outfall.

Analysis and Research

- A full programme of sampling and testing would be carried out in conjunction with the conservation of Tioram, the results to be included in the archive.
- An ongoing programme of recording, research and investigation would be carried out to provide a comprehensive archive for the future.

Publication, archiving, and dissemination of information

- Upon completion of conservation works a comprehensive drawn, written, and photographic record comprising details of the original fabric, work undertaken, research, and analysis would be lodged with recognised national and local archival bodies.
- Summaries of the conservation works and associated research would be prepared for publication in appropriate journals and proceedings and submitted not later than twelve months following completion of the project.

2.3 Mr Drummond stated that the primary aim of the design for the castle was to re-occupy it in a manner as close as possible to that when it was last used as a dwelling and

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the seat of Clanranald in the second half of the 17th century, i.e. to appear as it did at the end of Phase IV of building. The extensive research and analysis of the historic fabric and relatively intact condition of the 17th century fabric had allowed the proposals to be framed with a considerable degree of certainty. Where there are minor areas of doubt, for example the upper wallheads, Mr Drummond expected that further evidence would become available as the project progresses and close inspection of previously inaccessible areas becomes possible. The final detail of windows, doors, dormers, and chimneys would be based upon such evidence and comparable examples, and would be agreed with HS and HC.

2.4 Internal buildings would be harled to match the surviving samples, and the blocks re-roofed in slate to match samples recovered from the site and seabed surrounding the island.

2.5 In all of the principal apartments it was intended to finish the rooms as closely as possible to their design during Phase IV, in the latter part of the 17th century. Evidence indicated that the rooms were (for example) plastered on the hard. One can draw upon other historic buildings for details of finishes, furnishings, and the like.

2.6 Secondary apartments were stated to be far less important in terms of both historical or cultural significance, and it was in these areas that any alterations necessary to accommodate modern living requirements would be accommodated.

2.7 Two options were stated to exist for the treatment of the curtain wall, either of which would be acceptable to the applicant:

- the consolidation of the battlements to their existing profile, with some missing stones; or
- the rebuilding of the crenellations to their 17th century pattern.

Wallwalks would be saddle and trough pattern stone slabs. Courtyard surfacing would be based on archaeological evidence and was presently shown as stone slabs. The existing dilapidated retaining/terrace wall within the courtyard would be consolidated and the existing steps to the upper level would be regularised to provide safe access through building-up. During periods of public access it was anticipated that a temporary safety rail would be provided.

The Proposed Disposition and Use of Apartments

2.8 Mr Drummond described the proposed disposition of apartments which generally sought to 'reinstate' them broadly to their original uses - Block 1, the early tower and original lordly accommodation becoming a clan room and dedicated public display areas with sleeping accommodation on the upper floors; Block 2, the 17th century kitchen, again forming the kitchen, consolidated as found as a double height space, with a roof to a near flat pattern over; and Blocks 3, 4 and 6, the 17th century lordly accommodation, being reconstructed to as close as possible their 17th century appearance, with only discreet minor alterations for modern services such as power and lighting. In using these apartments as the principal public spaces in a reconstructed building, the core areas of the Phase IV castle, and thus its cultural significance, would be maintained. Rather than the bare gaunt stonework of the derelict castle, visitors would be able to see the design as intended, unified by a limewashed harl, with windows to match the historical pattern. The main space would be the 17th century grand hall in Block 3, the principal public room of the castle, with a new

fireplace within an existing robbed opening, with painted plaster walls and decorated beamed and boarded ceiling. The adjacent withdrawing room or inner hall on the first floor of Block 4 would perform a parallel function in the restored building, albeit with the Victorian “repaired” window opening to the north retained. The upper floors of the blocks were sleeping accommodation and would again be used for that purpose. In these less important spaces, limited changes could be accommodated without having any significant impact on the historic fabric or the integrity of the plan. A bathroom is located, occupying the position of one of the bedchambers. The top storey of Block 4 comprised a viewing platform with no evidence of any garret apartments and it is hoped to allow the public access to this area.

Consolidation and Construction Operations

2.9 Mr Drummond described the preliminary construction operations as involving the protection of footpaths, the formation of access routes, the construction of the pier, the scaffolding of the entire structure in order to restrain the fabric, support unsound areas of masonry, and thereafter providing access for further detailed recording and investigation. Then stabilisation of rock faces around and below the castle would begin. He anticipated that this would include the removal of archaeological deposits as required for access and inspection, and the insertion of a suitable non-ferrous rock anchoring system to a considerable depth.

2.10 Mr Drummond stated that re-roofing and new works would take place on a block-by-block basis. Missing masonry wallhead elements would be reinstated, including skews and chimneys, based on archaeological and documentary evidence new work being differentiated from the original fabric. Other missing or damaged masonry features, for example fireplaces and staircases, would be reinstated to patterns agreed with HS and HC. Whilst nothing of the original roof structure survives at Tioram and archaeological investigation had yet to provide any evidence, a considerable number of historical precedents survive elsewhere in Scotland and it was considered reasonable to suggest a simple beamed collar and outer truss pattern. This would be slated, with both the slate colour and fixings (nail or peg) based on archaeological evidence.

2.11 Solid floors would be formed and slabbed following archaeological excavation. Upper floor beams would be inserted, avoiding unnecessary disturbance of otherwise sound original masonry at existing pockets. Flooring would be timber boards, with concealed underfloor heating and other services.

2.12 Windows would be fitted, with the pattern to match the evidence provided by the surviving original openings on the upper floors. The application drawings showed sash and case, however until this close inspection was carried out the windows could easily be casements, or part-shuttered fixed leaded lights. Close boarded timber doors of the general type traditionally used in the 17th century would be hung at external openings, in order to ensure a wind and water-tight enclosure. Wall surfaces would be harled (externally) and plastered (internally) using lime mixes matched to the original samples.

2.13 The limited number of internal stud partitions and framing-out would be formed, with lath and plaster finishing to match that which could reasonably be expected to have been used in the 17th century.

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2.14 Mr Drummond stated that servicing would be capable of being accommodated within the existing structure with minimum disturbance. The majority would be contained within the modern floor structure, with vertical stacks located in Blocks 1 and 3. Any disturbance of masonry between blocks was therefore likely to be minimal, and could be accommodated within very limited spaces as practiced at a number of historic sites.

2.15 Outwith the castle electricity, water, and telephone connections were to be routed underground across Cul Doirlinn before following the line of the stream/ditch, which is to be the subject of archaeological excavation in order to improve land drainage. Thereafter they would be run under the public footpaths and into the castle at a suitable location. In doing so there will be little or no additional archaeological excavation required.

2.16 A concealed septic tank would be located at the cliffs north of the castle. This would be connected to the internal drainage system by means of a concealed pipe.

2.17 Final layouts and routes would be agreed on-site with HS and HC following scaffolding.

Archaeological Disturbance

2.18 Mr Drummond asserted that disturbance of midden material would be required in order to allow anchoring of the rock faces and to provide a suitable load-bearing surface for scaffolding. The bases of walls would require clearance internally in order to ascertain the extent of any problem and implement appropriate remedial work. The retaining wall in the courtyard was in poor condition and would have to be substantially rebuilt, exposing potentially important sealed archaeological deposits.

2.19 These issues could be dealt with by “keyhole” archaeology, which would be acceptable to the applicant. The extent of these would be quite. The proposals therefore make the case for an integrated programme of archaeological investigation in order to enhance the understanding of the historic site to the highest standards at no cost to the public purse. The applicant was willing to provide sufficient funds as part of the overall proposals to carry out a comprehensive excavation only rarely possible in Scotland.

2.20 The most appropriate approach would be to incorporate the interventions undertaken to prevent damage to sub-surface resources into a larger programme of internal research-based excavation. Specifically this programme would include:

- Excavation of the entire interior of the castle would help to resolve issues relating to the sequence of building, and the function of some of the low features in the courtyard.
- Excavate the entire apron outside the main entrance and the approach up the slope. This an area is particularly vulnerable to foot traffic erosion and should also be “sterilised” before irrevocably damaged.
- Excavation of midden deposits on the cliff faces where necessary to allow the erection of scaffolding and consolidation of wall footings.
- Underwater investigation and, if required, excavation on the lines of the septic tank outfall and the rebuilt pier. Although outwith the scheduled area, it was proposed to carry out a full programme of mitigation in these locations.

Public Access

2.21 The access proposals were the subject of considerable consultation and, as part of the planning process, were reviewed fully with the Castle Tioram Local Liaison Group set up by HC specifically to ensure that the views of the local community were reflected in the planning consent.

2.22 There were no proposals to restrict access to Eilean Tirim for members of the public. However it is essential that appropriate measures be taken to ensure that the archaeological resources are not further damaged, including the reinstatement of damaged ground surfaces and informal footpaths, improved drainage in order to minimise damage through churning. The principal aspect of the strategy would be the construction of a limited, low-impact pathway network which would guide visitors away from archaeologically sensitive areas.

2.23 Public access to Castle Tioram would be 49 days per year, comprising 24 days pre-arranged and pre-publicised days for tourists, the remainder being for the local community (defined as the entire of Moidart and Ardnamurchan). Twenty-four days would be programmed for periods of low peak activity on the shoulders of the main tourist season. The proposals included a comprehensive, non-intrusive interpretative scheme within and outwith the castle.

Construction - Access and Labour

2.24 Mr Drummond stated that, for the purposes of construction, heavy materials and bulk deliveries would be transported by sea directly to Eilean Tioram, whilst day-by-day materials and labour would be marshalled at a local compound and shuttled to Tioram outwith peak periods.

2.25 *The Conservation Strategy* involved a predisposition in favour of local firms and suppliers, and a training scheme for stonemasons and joiners. It was stated that both could be implemented under the terms and conditions of normal construction contracts. Certain trades were very highly skilled and unlikely to be found in sufficient numbers for a contract of this size within the immediate or wider Lochaber area. Other trades and unskilled labourers were likely to be well represented and there would be opportunities to place work accordingly. The applicant wished to support the local economy and skill base in the longer term through the creation of training opportunities and it was envisaged that up to 8 placements (stonemasons and joiners) can be created.

Publication, Archiving and Dissemination of Information

2.26 It was stated that upon completion of conservation works, a comprehensive drawn, written, and photographic record comprising details of the original fabric, work undertaken, research, and analysis would be lodged with recognised archival bodies including the Royal Commission on the Ancient and Historic Monuments of Scotland/NMRS, Scottish Record Office, National Library of Scotland, West Highland Museum, and University of Glasgow Library. Summaries of the conservation works and associated research would be prepared for publication.

The Project Programme

2.27 Mr Drummond stated that the project programme anticipated that, subject to the securing of statutory consents, operations in year one (2002) would largely be limited to preliminary archaeological works during the summer and autumn, focusing on areas where the risk of structural collapse could be adequately addressed; the protection of footpaths and works routes; and the construction of the access pier, scaffolding and additional bracing and the re-survey of previously inaccessible areas.

2.28 Full implementation of site operations would commence during year two (2003), essential rock anchoring and consolidation taking place on the cliff faces below the north-west and north-east elevations of the castle. Masonry consolidation and conservation would commence with basic stonemasonry works (excluding pointing) to Blocks 1 and 2 being completed by late autumn allowing construction of the roof and internal works such as stairs and floors. There would be an ongoing archaeological monitoring and recording programme.

2.29 Year three (2004) would see the completion of masonry consolidation works to all the interior accommodation blocks and the creation of weather-tight envelopes following the insertion of roofs, windows, and doors. During the winter, work would begin on the floors and internal partitions. Public access to Eilean Tioram may become available during year three or four.

2.30 During year four (2005) masonry works would move onto the curtain wall and courtyard, with the application of wall finishes and traditional lime harling to the accommodation blocks, linings, fitting out, services, and ultimately decoration. Interpretative signage and displays would be erected, and Tioram re-opened to the public.

2.31 The design would continue to develop with ongoing consultation with HS, HC and the local community.