



*Highland Archaeology Services Ltd*  
Bringing the Past and Future Together

## Bruiach Farm, Kiltarlity



## Desk-based Assessment and Building Recording

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# Bruiach Farm, Kiltarlity

## Desk-based Assessment and Building Recording

Report No.	HAS120301
Site Code	KBF12
Client	J Martin
OS Grid Ref	NH 5014 4118
HCAU / Planning Ref	06/00273/OUTIN
Date	30/03/2012
Author	L McKinney

### Summary

*A Desk-based Assessment and Level 1 Building Recording survey were carried out by Highland Archaeology Services Ltd at Bruiach Farm, Kiltarlity, Inverness-shire. This work was undertaken between 27/2/12 and 28/2/12, in response to a planning condition required for a housing development, including conversion of a farm steading to residential accommodation.*

*The farm steading itself is not recorded in the Highland Council's Historic Environment Record (HHER) and no recorded archaeological features lie within the proposed development boundary.*

*The survey revealed that the ground floor of the steading contains no architecturally or archaeological elements that would deem further study. One small first floor loft could not be accessed, and a supplementary visit should be made to record this if possible during the conversion.*

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## Acknowledgements

Fieldwork was carried out by Leonard McKinney. The report was edited by John Wood. Karen Clarke assisted with the production of figures and plates. G H Johnston Building Consultants Ltd kindly supplied plans and elevations of the building as existing which were used as the basis for the archaeological record.

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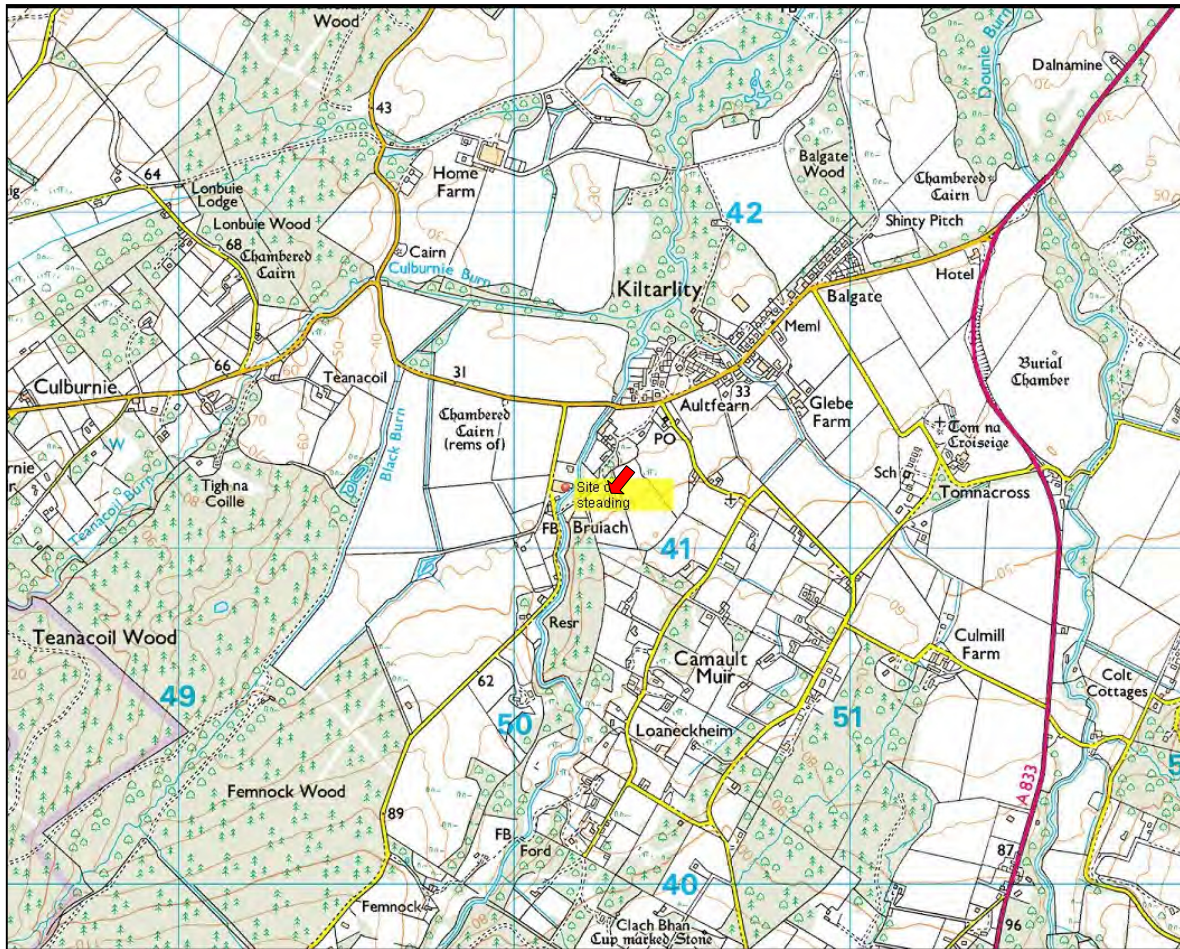


Figure 1 Site location

## Location

The building is at Bruiach, south of Kiltarlity, Inverness, alongside the Bruiach Burn at OS Grid Reference NH 5014 4118 at a height of about 38 m above sea level (see Figure 1).

## Aims and Objectives

To determine the character, history, date, form and development of the structures and of any associated features or objects of historical importance.

To record, to professional standards, any features and objects of historical importance that will be damaged, altered, destroyed or otherwise impacted by this development, while minimising any delays or disruption to the development project.

## Introduction and Planning Background

A level 1 building survey was commissioned by Mr J. Martin in response to his planning application (06/00273/OUTIN) to convert a farm steading into dwelling houses. It was requested by the Highland Council as planning authority in this case because the development will affect a farm steading of historic interest.

The policy framework includes the Highland Council's *Structure Plan*<sup>1</sup>, and Scottish Government's *Scottish Planning Policy* (SPP), issued in February 2010, which consolidates and supersedes the previous SPP and NPPG series. The fundamental principles underpinning all the above legislation and policies are set out in *Passed to the Future: Historic Scotland's Policy for the Sustainable Management of the Historic Environment* (2002)<sup>2</sup> and the *Burra Charter* (Australia ICOMOS 1999).<sup>3</sup>

The Codes of Conduct and Approved Practice and Standards of the Institute for Archaeologists<sup>4</sup> are applicable to this work.

## Methodology

Work was conducted as far as possible in accordance with the scheme of work (Wood, 2012) agreed in advance between Highland Archaeology Services, the clients and the Highland Council's Archaeology Unit. However, some areas could not be fully recorded as they were deemed unstable or unsafe by the author. These comprise a number of wooden outbuildings that have been photographed externally and described without entering them.

All work was conducted to accord with the Institute for Archaeologists' (IfA) *Standard and Guidance for an Archaeological Evaluation and Code of Conduct*<sup>5</sup>.

## Desk-based assessment

A desk-based assessment was conducted by L McKinney and J Wood to assess the buildings place in the landscape and any changes in configuration that may have occurred. All relevant locally or digitally accessible archaeological, historical records and maps were checked. This included the NMRS, HHER and online historical OS series of maps held by the National Library.

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1

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/structureplan/thehighlandstructureplan.htm>

2 [www.historic-scotland.gov.uk/pasttofuture.pdf](http://www.historic-scotland.gov.uk/pasttofuture.pdf)

3 <http://www.icomos.org/australia/burra.html>

4 <http://www.archaeologists.net/>

5 <http://www.archaeologists.net/>

The farm steading is not recorded in the HHER or NMRS. There are however several features that are recorded, all within c.500m of the proposed development. Although 3 other buildings of a similar age to the farm steading have been recorded and this has not, this steading is of similar historical interest.

None of the sites listed in Table 1 below will be affected by the proposed development as they all lie outwith the site boundary. The presence of the Ring Cairn (c.500m NW of development) does indicate that significant archaeological remains survive in close proximity to the farm steading. It seems unlikely that any such remains would survive buried in the development area given the construction techniques employed in the Victorian period.

**Table 1 Recorded archaeology within 500m of proposed development area.**

Name	NMRS ref	HHER ref	NGR	Description
Bruiach Carding Mill	N/A	MHG32505	NH 50224 41173	A carding mill is recorded on the 1 <sup>st</sup> edition OS map
Bruiach Mill Dam	N/A	MHG32506	NH 50346 41337	A mill dam is shown at this location on the first edition Ordnance Survey map of c 1870. Current mapping shows only an irregular enclosure here. The mill dam fed Bruiach Mill to the north-east.
Bruiach Mill	N/A	MHG32507	NH 50379 41337	The first edition Ordnance Survey map of c 1870 shows a corn mill called 'Bruiach Mill' at this location. A modified building annotated 'Bruiach Mill' is still present on the site.
Ring Cairn, Bruiach	NH44SE3	MHG2739	NH 49950 41430	Bruiach Ring-cairn: All that remains is the kerb and the outer circle of standing stones. Visited by AS Henshall in 1957. Further details available in the NMRS and HHER.

A series of historical OS maps was also consulted. These proved to be much more useful and have allowed a broad sequence of development to be seen over the past century.

The steading is first depicted on the 1<sup>st</sup> edition OS map c.1874, part of which is annotated as weighing machine with a smithy later incorporated into the site (Figure 2 above). The 2<sup>nd</sup> edition OS map of 1904 shows a phase of demolition and rebuilding has occurred: an east-west southern building has been replaced by a southern extension to the central north-south range. A new roofed area has appeared and new stock yards have been set out (Figure 3). A smithy has been built to the south.



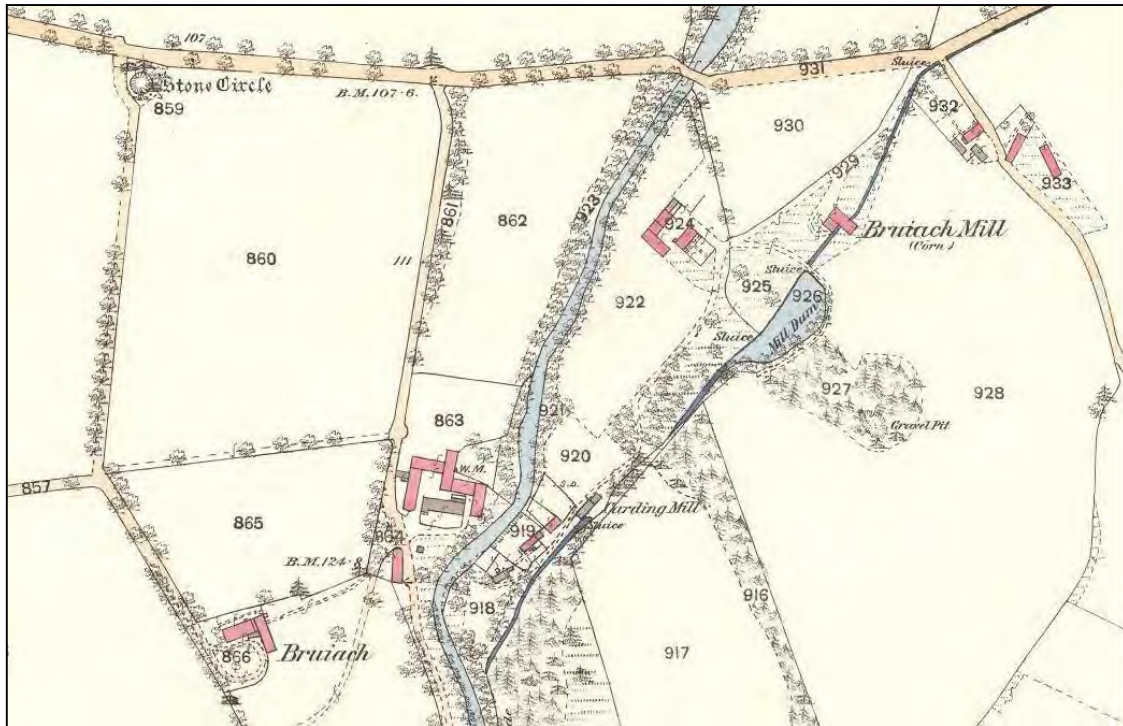


Figure 2 Extract from 1<sup>st</sup> edition OS 1:2500 map (Inverness Mainland Sheet X.15 surveyed 1872)  
Courtesy of National Library of Scotland. Not reproduced to original scale

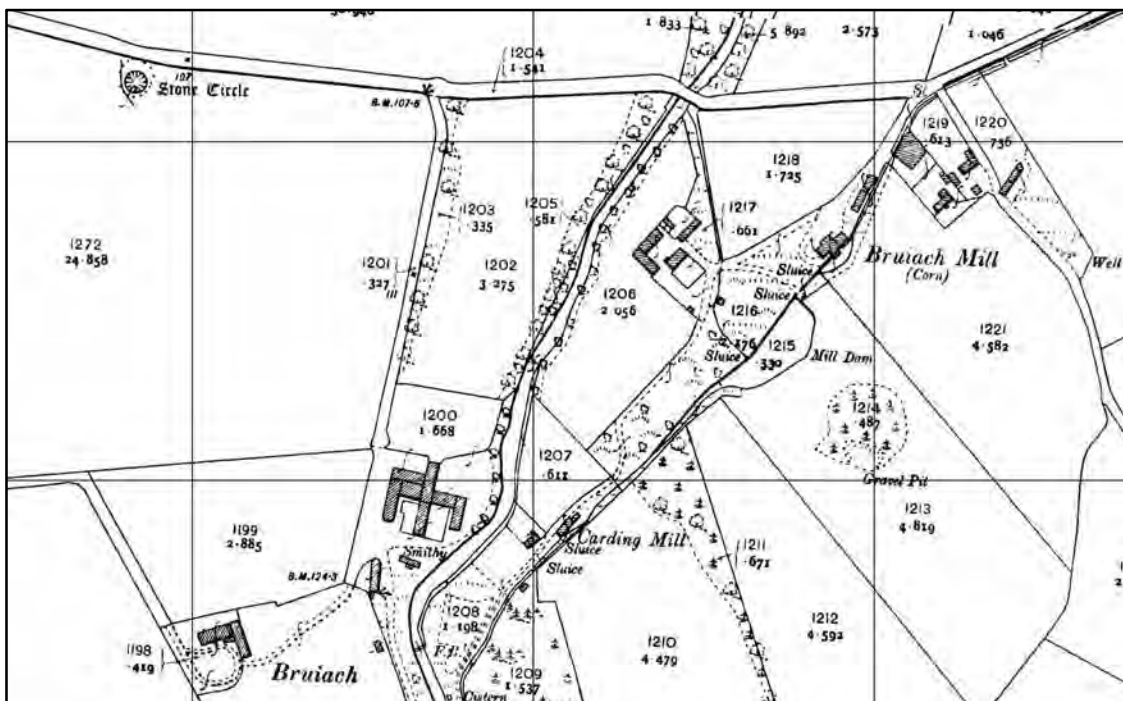
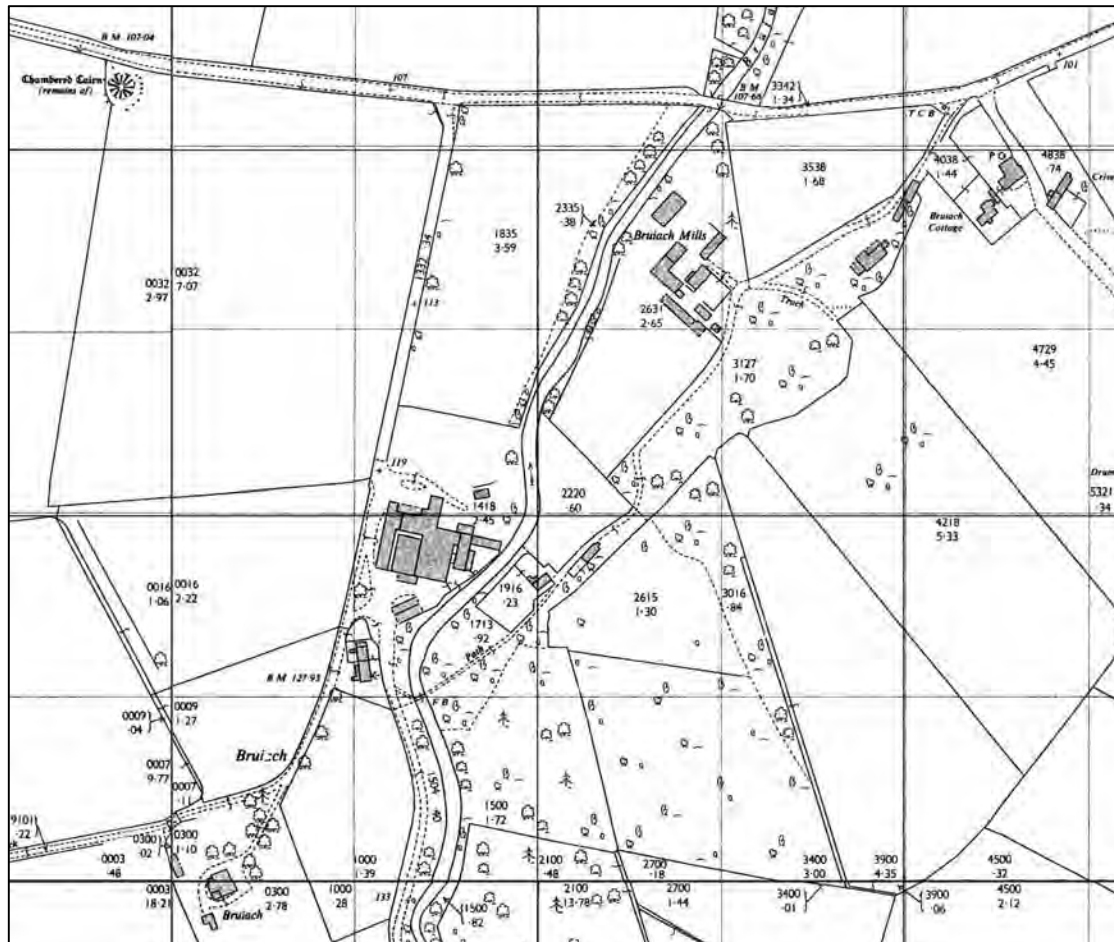


Figure 3 Extract from 2<sup>nd</sup> edition OS 1:2500 map (Inverness Mainland Sheet X.15 surveyed 1904)  
Derived from digital data supplied by Landmark Information Group. National Grid superimposed. Not reproduced to original scale

By 1970 the 1:10,000 map depicts the whole steading as roofed and in generally the same form as its current configuration, with some of the outbuildings still in existence. However the smithy and the northern part of the central north-south range have disappeared.



**Figure 4 Extract from Ordnance Survey 1:10,000 series, surveyed 1967-1970**  
 Derived from digital data supplied by Landmark Information Group. Not reproduced to original scale

In summary, a number of features have been recorded in the Highland Council’s Historic Environment Record (HER) within c.500m of the proposed development, including a ring cairn (see Table 1) located NW of the development area. These demonstrate that significant archaeological remains exist in the wider area. However, these should be unaffected, and there are no archaeological or historical features recorded within the overall proposed development area, which has been subject to considerable disturbance over the last 100 years. Direct impacts from the development on buried archaeology therefore seem unlikely.

Today, elements of the buildings depicted on the 1<sup>st</sup> and 2<sup>nd</sup> edition OS maps still survive. The current configuration of the buildings can be seen in figures 5 – 12 at the end of this report.





Plate 1 General view from N



Plate 2 General view from S

## Standing Building Survey

### **General**

The steading at Bruiach Farm comprises two opposed L shaped single storey stone built structures, identified as Houses 6 and 8,9. Parallel and between these is situated another stone built structure, House 7. These form the main structure of the steading, Two barns have been built, abutting the main components mentioned above (barn 1 and barn 2), these are modern structures with a metal frame and corrugated metal cladding and roofs (See Figures 5 – 9, at the end of this report)

There are also a number of 20<sup>th</sup> c. outbuildings including Dutch barns and a number of sheds, two of which have collapsed.

The various structures will be described starting with the outbuildings and then the steading itself.

### **Outbuildings**

#### **Barns (shown in blue in Figure 11)**

##### **Barn 1**

A large Dutch barn situated between house 9 and house 7. It is formed by a metal frame which supports a corrugated iron roof. The metal frame is carried by the E elevation of house 7 and an L shaped wall that abuts the S end of house 7. This L shaped wall is a rough rubble built wall 1.2m high and 0.6m wide, that first appears on the OS 2<sup>nd</sup> edition map 1904. The top of the wall has been capped with concrete to form a stable base to carry the metal frame of the barn. Parts of the interior face of the wall have been rendered with a cement skin and a modern concrete cattle trough has been added to the E section of the wall. The flooring material cannot be seen as it is covered in straw and manure. It seems that this structure has been used for stock control in recent times. . (Plate 3)

##### **Barn 2**

A large Dutch barn situated between 7 and house 6. It is a freestanding metal framed structure clad in corrugated aluminium and roofed in the same material. Contained within the barn is a section of rubble built wall running N-S, which first appears on the OS 2<sup>nd</sup> edition map 1904. This wall is tied to the S elevation of house 6. The wall is 1.4m high and generally 0.6m wide. This wall has been repaired with a section of modern block and cement. It has also had a modern concrete cattle trough added to it as Barn 1. As with Barn 1 the flooring material is obscured by straw and cattle manure. It seems that this structure has been used for stock control in recent times. . (Plate 4)





Plate 3 Barn 1 – interior



Plate 4 barn 2 – interior





Plate 5 Barn 3 from SSW



Plate 6 Barn 4 and Shed 4 from SW

**Barn 3**

A large Dutch barn lying c.20m S of house 7. It is a freestanding metal frame structure with a corrugated aluminium roof. The metal structure is carried by concrete walls, 1.3m high and 0.3m wide. It has a poured concrete floor and is currently used for bale storage. . (Plate 5)

**Barn 4**

A large Dutch barn located c. 45m S of house 6. It is constructed completely of concrete. It has a concrete base and two concrete walls 1.3m high and 0.2m wide which support a series of concrete pillars. These pillars carry pairs of concrete trusses that are tied at their apex. The Barn is roofed in a corrugated material that could not be identified from the ground although it did resemble asbestos. . (Plate 6)



Plate 7 Shed 1 from SW

**Sheds** *(shown in green in Figure 11)***Shed 1**

Shed 1 form a small extension to Barn 1. The shed is formed by a metal frame clad and roofed in corrugated aluminium. This is supported by two L shaped sections of modern block built concrete wall either side of its entrance. The E section of modern wall abuts the rubble wall which carries Barn1. The W section of the modern wall abuts the E elevation of house 7. (Plate 7)





Plate 8 Shed 2 from S



Plate 9 Shed 3 from E

***Shed 2***

Shed 2 is a collapsed wooden structure with a corrugated iron roof. It was deemed unsafe and not entered. . (Plate 8)

***Shed 3***

Shed 3 is located c. 20m S of house 6. It is a timber built structure on a concrete floor which has been divided into 2 equal size stalls possibly for horses. It is roofed in corrugated asbestos and its N elevation has collapsed. It was deemed unsafe and not entered. . (Plate 9)

***Shed 4***

Shed 4 is situated parallel to Barn 4. It is a freestanding metal frame structure with a corrugated aluminium roof. It has a dirt floor and no evidence of footing can be seen at the surface although some form of concrete foundation is likely beneath ground. It is currently used for bale storage. It could not be entered as it was full of bales. (Plate 6 above)



**Plate 10 Lean-to 1 from NNW**





Plate 11 Lean-to 2

### **Lean-tos** (shown in orange in Figure 11)

#### ***Lean-to 1***

This is a timber frame structure, clad in corrugated and roofed in corrugated aluminium. It has a dirt floor and is located adjacent to the N entrance to house 6. It was not entered due to the unstable nature of the surrounding outbuildings. (Plate 10)

#### ***Lean-to 2***

It is a timber built shed adjacent to the W elevation of house 6. The shed has a concrete base and a corrugated iron roof. The structure is divided into 5 identical stalls, probably for stabling horses at some point. It is currently used for storage of various farming implements. (Plate 11)

### ***Steading***

The steading appears to be 19<sup>th</sup> c. in date. It is first recorded on the 1872 1<sup>st</sup> edition OS map. It has been split by the architect into 4 house blocks (houses 6- 9) under the proposed development scheme, and this division has been followed here. Elements of the original buildings still seem to exist in house 7, house 8 and house 9. Each house will be dealt with separately below.



Plate 12 House 6 (S gable)

## House 6

The building proposed for House 6 seems to have been constructed between 1872 and 1904, as it appears on the 2<sup>nd</sup> edition OS 1:2500 map but not the 1<sup>st</sup> edition.

It is an L shaped stone built structure, the walls roughly constructed out of various shaped and sized stones, with no real courses. The walls vary between 0.5m and 0.55m thick. No foundations are exposed but it is assumed that if any are present they are more than likely based on large boulders. The external elevations have patches of cement render surviving, but it is in poor condition.

This structure has a slate roof that is carried by a typical timber A frame configuration, mortared to the wall-head. The roof has likely been replaced within the last 30 years as no bowing or sagging is evident, the timbers and slates themselves are also in very good condition.

The interior has been split into two sections by the addition of a timber partition (Plate 13), one section running E-W (12.5mx 6m) the other N-S (19.3m x 6m). The N-S section has openings in each gable. The entrance in the S gable has been extensively repaired with modern block work and the lintel has been replaced with a concrete substitute. The interior junction between the E and S elevations has also been subject to repair with modern concrete block work (Plate 14). The internal render is a patchwork of original white lime render and modern cement repairs with some stonework exposed.





Plate 13 House 6: internal partition



Plate 14 House 6: modern block work repair and wash boiler

Attached to the W side of the N interior gable wall a rectangular, red brick wash boiler (Plate 14) is located (1.4m x 1.1m x 0.65m high). A red brick chimney exits this against the N gable wall and exits through the roof.

There are also two doorways, one in the W and the other the E elevation of the building. These are identical in size (1.2m wide x 1.9m high) both are stone built with rough quoins and have timber lintels.

The architect's drawings also show a window in the E elevation, but this must have been blocked at some point. Its position could not be found due to the amount of render on the upper interior of the E elevation. This section of the building has a dirt floor but some evidence of a cobbled surface remains.

The E-W section of house 6 is identical to the N-S section in terms of construction and roofing. It is a large open gable structure with a concrete floor and two doors in the S elevation. The doors are again stone built with rough quoins and timber lintels. They are identical in size (1.2m wide x 1.9m high) and lead into Barn 2. The doorways themselves are surrounded by timber runners (Plate 15) for a large sliding timber door, common in agricultural buildings.



**Plate 15 House 6: timber runners on doorway**

The W gable is completely open and the gable end of the N elevation has been repaired with modern block work and cement. As with the N-S section of the building the interior walls are a patch work of original lime render and modern cement repairs.

The interior of the N elevation also has a damaged wooden slatted cattle feeder attached to it. Over half of the slats are missing and it is currently used for storage.





Plate 16 House 8, E gable showing original wall



Plate 17 House 7, interior E elevation, showing replacement concrete pillars to carry upper wall and roof

## House 7

A much longer structure appears on the 1<sup>st</sup> and 2<sup>nd</sup> edition OS maps in the location of house 7 but elements of this structure are still standing today although heavily modified. Much of the original building has been completely demolished and is no longer visible, but a small amount of the original west elevation is still visible attached to the gable end of house 8 as a rough rubble built wall above the height of its current roof (Plate 16). This and the current structure of house 7 are the remnants of the original larger structure recorded in 1872.

What survives today is a large open gabled structure (22m x 8m) which has a series of 4 large openings (3.6m wide) in its W and E elevations. The walls are roughly built out of varying sized and shaped stone and are on average 0.6m thick. Both the exterior elevations have little render left as they form part of the interiors of barns 1 and 2 where cattle have been stored. It seems likely that much of the render has been removed by the cattle rubbing against the walls along with the natural deterioration of the material. The exterior N gable end has been covered in modern render, the S gable exterior however is bare stone work and is a mixture of large stones with the gaps being filled with mortar and smaller stones. Both gable ends have been repaired with modern block work, with the N gable entrance almost completely rebuilt out of concrete block work.

The interior of the building has also been heavily repaired. The walls that form the multiple openings in each elevation have all been replaced with the exception of the two most N in each elevation. The other 6 have been replaced with concrete pillars (0.6m x 0.6m) and concrete lintels supporting the walls above the openings (Plates 17-18).



Plate 18 House 7, internal view of W elevation, showing replacement concrete lintels over openings



Above these lintels in the E elevation cut timber joists are visible and in the W elevation sockets for the joist have been filled. This may have supported a second floor at some point, possibly a hay loft; this seems likely as each gable opening extends to the roofs eaves which would have given easy access to a second floor. (Plates 17-18)

The walls above the concrete lintels are the same in form to the original walls of the building and carry the roof which is a typical A frame timber construction tied to the wall head in a mortared socket. As with house 6 it seems likely that roof is a relatively recent replacement: both it and the timbers supporting it are in very good condition.

The floor of house 7 has a raised (2.8m wide) concrete walkway running from gable to gable occupying most of the floor space. It has aluminium railing running up its sides and is most likely used for moving cattle. The rest of the floor is covered in straw and manure.



Plate 19 House 8, internal timber partitions and floor joists above

## House 8

House 8 appears on the 1904 2<sup>nd</sup> edition OS Map adjacent to a similar sized structure that is no longer evident. However it seems likely that only the current S elevation was constructed to form this building and that existing walls of structures present during the 1<sup>st</sup> edition OS survey were reused. This is evident as the S elevation abuts and is not part of the E elevation of house 9. Therefore the majority of house 8 was built during the first phase of construction and only the S elevation was built in the second phase of construction along with house 6.

House 8 is a rectangular stone built structure (20.6m x 8.6m at its widest). The walls are roughly built out of varying sized and shaped stone and are in general 0.5m thick. Currently the building is divided into 3 rooms by the addition of two modern timber partitions (Plate 19). These take the form of two main rooms, one in the E the other the W, and a small annex to the S.

The external elevations are exposed stone, with evidence of repairs on both the N elevation and E gable. The entrance in the E gable has been repaired with modern block work, and the corner where the E gable and N elevation meets has been rebuilt with brick, as the N slope of the roof appears to have been extended. The east gable entrance wall is also most likely part of the large structure shown on the 1<sup>st</sup> edition map running N-S that is now to become house 7. The west gable has a large entrance (2.7m wide) that is apparently in original condition with no evidence of repair.



**Plate 20** House 8, internal partition extended to roof, forming first floor loft

Internally it is much the same as house 6, with the wall being rendered in a mixture of flaking white lime render and modern cement repairs. As with the W section of house 6 it is floored with concrete throughout. A doorway is present in the S elevation which is identical in form to those in house 6 (1.2m wide x 1.9m high), having rough quoins and a timber lintel.

The roof is slate carried by a typical A frame timber construction. The trusses tie into the wall head in what appear to be modern slots knocked out of the wall and then filled with cement. This along with the generally good condition of the roof indicates that it has been replaced recently. These trusses are only visible in the E section of house 8. The W section of the building has timber floor joists tied to the walls and a timber partition wall is visible forming a first floor room or loft (Plate 20). These first floor

joists continue into the N room of house 9. The only access seems to be via a dormer type door in the west elevation of house 9. (Plate 21)



Plate 21 House 9, W elevation showing dormer doorway to upper floor loft

## House 9

House 9 appears on the 1<sup>st</sup> edition OS map and as such is part of the earliest surviving phase. It takes a rectangular form (25.3m x 6.3m) and is constructed in the same way as the other steading buildings. The walls consist of stone of varying shapes and sizes and being on average 0.5m thick. The south and west external elevations are of bare stonework with patches of cement render whilst the external east elevation is covered in white lime render. The external west elevation also has an opening to the second storey, much like a dormer window with a hipped roof (Plate 21). There is no visible interior access to this space in the current layout of the building, so its interior could not be recorded.

Internally the structure has been split into a north and south section by the addition of a half-height wooden partition (Plate 22). The northern room is the smaller of the two, being roughly square (5.2m x 5m) and the southern room being rectangular (19m x 5.2m).





Plate 22 House 9, internal timber partition



Plate 23 House 9, N room floor joists and upper timber partition forming 1<sup>st</sup> floor room

Internally the northern room is cement rendered to a height of 1.1m, with the rest of the wall covered in lime render. It has a door in its east elevation which is identical to the other doors in the steading (1.2m wide x 1.9m high) with quoins visible on the external wall and a timber lintel. Its W elevation has window which is set 1.3m above floor level; the opening is 0.8m wide and 0.5m high. It seems to be part of the original build. There are floor joists tied into each elevation wall, which stop in line with S edge of the window, but continue in House 8. These joists have a perpendicular stud wall attached to them which can be seen from below (Plate 23) and form a first floor room that could be accessed by the dormer like doorway in the external W elevation of the building.

The wooden partition wall has a timber slatted stock feeder attached to it. The floor of the room is cobbled.

The S room of the building interior is again covered in white lime render which is better condition higher on the walls. It has two doors in its E elevation which are identical to the doorway in the N room. It has a window set in the S elevation, 1.1m above floor level. The window is tapered from the exterior to the interior of the wall being 0.9m wide on the exterior and 1.2m wide on the interior.

There is also a large entrance in the W elevation (2.4m wide) which has either been completely rebuilt or added at a later date as it is constructed of modern block work with a concrete lintel.

The roof is covered with slate and is carried by a standard timber A frame tied to the wallhead in sockets with mortar. The flooring material of the room is most likely cobbles but only a small surface can be seen as the rest is obscured with layers of straw and manure.

## Discussion

3 broad phases of construction have been identified (see Fig.12 below).

The first phase of construction occurs prior to 1872 when the steading is first recorded of the 1<sup>st</sup> edition OS map. A number of buildings and a weighing machine shown on this map have since been demolished and no evidence is now visible. However, elements of the buildings recorded in 1872 survive today in house 9, house 7, and the north and east elevations of house 8.

A second phase of construction occurs between 1872 and 1904, when a number of changes are recorded on the 2<sup>nd</sup> edition OS map. During this phase, house 6 is built and a wall is added between the east elevation of house 9 and the west elevation of house 7 to form house 8 as seen today. A U shaped enclosure is also added, with the wall running from the west elevation of house 7 to the south elevation of house 6. Elements of this enclosure survive as an L shaped wall that now carries the structure of Barn 1. An element of this wall is also found within Barn 2 as a freestanding portion of wall running N-S. A smithy is also constructed, which has been demolished and its location is occupied by Barn 3.

The third phase of construction covers the construction of the modern structures such as the barns and sheds in the mid 20<sup>th</sup> c. That left the steading broadly in its current configuration, although the northern part of the central north-south range seems to have been demolished since the 1967-70 1:10,000 map was published.

## Conclusions and Recommendations

The Level 1 building survey has been completed and all accessible areas of the building have been recorded fully. The ground floor of the steading contains no architecturally or archaeologically significant elements requiring further study.

The small first floor loft above parts of house 8 and 9 could not be accessed. It may be part of the earliest surviving phase since the access is through what would seem to be an original door in the west elevation of house 9, and we would recommend a supplementary visit at an appropriate stage to photograph the interior if possible.

## References

*Highland Historic Environment Record* accessed at <http://her.highland.gov.uk/>

*The Scottish Government 2010. Scottish Planning Policy.* Accessed at <http://www.scotland.gov.uk/Resource/Doc/300760/0093908.pdf>

Wood, J., 2012 *Bruiach Farm Kiltarlity, Proposed Building Recording: Written Scheme of Investigation.* Cromarty: Highland Archaeological Services. Report Number HAS120205

Ordnance Survey maps are from digital data courtesy of Landmark Group, apart from 1<sup>st</sup> edition 1:2500 which is courtesy of the National Library of Scotland

Ordnance Survey 1<sup>st</sup> edition 1:2500 *Inverness Mainland Sheet X.15*, surveyed 1872  
Ordnance Survey 2<sup>nd</sup> edition 1:2500 *Inverness Mainland Sheet X.15*, surveyed 1904  
Ordnance Survey 1:10,000 *Map*, surveyed 1967-70

Ordnance Survey mapping at 1 inch to 1 mile scale was also checked for intervening periods, using the National Library of Scotland (NLS) online digital mapping.  
Earlier maps including John Thomson's *Atlas of Scotland* (1832) and William Roy's *Military Survey* (1747-55) were also consulted through the NLS online system but showed no buildings at this location.



## Appendix 1: Index of Photographs

All photographs were taken by Leonard McKinney.

Photo	Description	Direction (facing)	Location	Date
DSC001	Shed 3 general shot	NNE	CP1	27/02/2012
DSC002	Shed 3 general shot	NNE	CP1	27/02/2012
DSC003	Shed 3 general shot	N	CP2	27/02/2012
DSC004	Shed 3 general shot	N	CP2	27/02/2012
DSC005	Shed 3 general shot	S	CP3	27/02/2012
DSC006	Shed 3 general shot	S	CP3	27/02/2012
DSC007	Shed 4 general shot	W	CP4	27/02/2012
DSC008	Shed 4 general shot	W	CP4	27/02/2012
DSC009	Barn 4 general shot	W	CP5	27/02/2012
DSC010	Barn 4 general shot	W	CP5	27/02/2012
DSC011	Barn 4 general shot	SW	CP6	27/02/2012
DSC012	Barn 4 general shot	SW	CP6	27/02/2012
DSC013	Shed 4 and barn 4 general shot	NE	CP7	27/02/2012
DSC014	Shed 4 and barn 4 general shot	NE	CP7	27/02/2012
DSC015	Lean-to 1 general shot	SSE	CP8	27/02/2012
DSC016	Lean-to 1 general shot	SSE	CP8	27/02/2012
DSC017	Lean-to 1 general shot	SW	CP9	27/02/2012
DSC018	Lean-to 1 general shot	SW	CP9	27/02/2012
DSC019	Shed 2 general shot	S	CP10	27/02/2012
DSC020	Shed 2 general shot	S	CP10	27/02/2012
DSC021	Lean-to 2 general shot	SW	CP11	27/02/2012
DSC022	Lean-to 2 general shot	SW	CP11	27/02/2012
DSC023	Shed 2 general shot	N	CP12	27/02/2012
DSC024	Shed 2 general shot	N	CP12	27/02/2012
DSC025	Lean-to general shot	N	CP13	27/02/2012
DSC026	Lean-to general shot	N	CP13	27/02/2012
DSC027	Barn 2 E elevation	W	CP13	27/02/2012
DSC028	Barn 2 E elevation	W	CP13	27/02/2012
DSC029	Barn 3 S elevation	N	CP14	27/02/2012
DSC030	Barn 3 S elevation	N	CP14	27/02/2012
DSC031	Shed 1 general shot	NNW	CP14	27/02/2012
DSC032	Shed 1 general shot	NNW	CP14	27/02/2012
DSC033	Shed 1 general shot	NE	CP15	27/02/2012
DSC034	Shed 1 general shot	NE	CP15	27/02/2012
DSC035	Barn 1 interior general shot	NNW	CP16	27/02/2012
DSC036	Barn 1 interior general shot	NNW	CP16	27/02/2012
DSC037	Barn 1 interior general shot	N	CP16	27/02/2012
DSC038	Barn 1 interior general shot	N	CP16	27/02/2012
DSC039	Barn 1 interior general shot and W elevation of House 7	NNE	CP16	27/02/2012
DSC040	Barn 1 interior general shot and W elevation of House 7	NNE	CP16	27/02/2012
DSC041	Barn 1 interior and Shed 1 Interior	SW	CP17	27/02/2012
DSC042	Barn 1 interior and Shed 1 Interior	SW	CP17	27/02/2012
DSC043	Barn 1 interior and Shed 1 Interior	S	CP17	27/02/2012

Photo	Description	Direction (facing)	Location	Date
DSC044	Barn 1 interior and Shed 1 Interior	S	CP17	27/02/2012
DSC045	Shed 1 interior and W elevation of House 7	SE	CP17	27/02/2012
DSC046	Shed 1 interior and W elevation of House 7	SE	CP17	27/02/2012
DSC047	Barn 1 E elevation	NE	CP18	27/02/2012
DSC048	Barn 1 E elevation	NE	CP18	27/02/2012
DSC049	Barn 1 N elevation	SE	CP19	27/02/2012
DSC050	Barn 1 N elevation	SE	CP19	27/02/2012
DSC051	Barn 2 interior general	NE	CP20	27/02/2012
DSC052	Barn 2 interior general	NE	CP20	27/02/2012
DSC053	House 6 S elevation	N	CP20	27/02/2012
DSC054	House 6 S elevation	N	CP20	27/02/2012
DSC055	House 8 E elevation	NW	CP20	27/02/2012
DSC056	House 8 E elevation	NW	CP20	27/02/2012
DSC057	Barn 2 interior general shot	SE	CP21	27/02/2012
DSC058	Barn 2 interior general shot	SE	CP21	27/02/2012
DSC059	Barn 1 Entrance	S	CP21	27/02/2012
DSC060	Barn 1 Entrance	S	CP21	27/02/2012
DSC061	House 8 E elevation	SW	CP21	27/02/2012
DSC062	House 8 E elevation	SW	CP21	27/02/2012
DSC063	Barn 3 general shot	SW	CP20	27/02/2012
DSC064	Barn 3 general shot	SW	CP20	27/02/2012
DSC065	Barn 3 general shot	S	CP16	27/02/2012
DSC066	Barn 3 general shot	S	CP16	27/02/2012
DSC067	Barn 3 general shot	NNE	CP22	27/02/2012
DSC068	Barn 3 general shot	NNE	CP22	27/02/2012
DSC069	House 9 S elevation	N	CP23	28/02/2012
DSC070	House 9 S elevation	N	CP23	28/02/2012
DSC071	House 7 S elevation	N	CP24	28/02/2012
DSC072	House 7 S elevation	N	CP24	28/02/2012
DSC073	House 6 S elevation	N	CP25	28/02/2012
DSC074	House 6 S elevation	N	CP25	28/02/2012
DSC075	House 6 W elevation	E	CP26	28/02/2012
DSC076	House 6 W elevation	E	CP26	28/02/2012
DSC077	House 7 N elevation	S	CP27	28/02/2012
DSC078	House 7 N elevation	S	CP27	28/02/2012
DSC079	House 8 W elevation	E	CP28	28/02/2012
DSC080	House 8 W elevation	E	CP28	28/02/2012
DSC081	House 8 N elevation	S	CP29	28/02/2012
DSC082	House 8 N elevation	S	CP29	28/02/2012
DSC083	House 6 N elevation	S	CP30	28/02/2012
DSC084	House 6 N elevation	S	CP30	28/02/2012
DSC085	Houses 8 and 9 W elevation	SE	CP31	28/02/2012
DSC086	Houses 8 and 9 W elevation	SE	CP31	28/02/2012
DSC087	Houses 9 and 8 W elevation	NE	CP32	28/02/2012
DSC088	Houses 9 and 8 W elevation	NE	CP32	28/02/2012
DSC089	House 8 W elevation	E	CP33	28/02/2012
DSC090	House 8 W elevation	E	CP33	28/02/2012
DSC091	House 9 W elevation, 1 of 2	E	CP34	28/02/2012

Photo	Description	Direction (facing)	Location	Date
DSC092	House 9 W elevation, 1 of 2	E	CP34	28/02/2012
DSC093	House 9 W elevation, 2 of 2	E	CP35	28/02/2012
DSC094	House 9 W elevation, 2 of 2	E	CP35	28/02/2012
DSC095	House 8 S elevation	NW	CP36	28/02/2012
DSC096	House 8 S elevation	NW	CP36	28/02/2012
DSC097	House 8 S elevation	NE	CP37	28/02/2012
DSC098	House 8 S elevation	NE	CP37	28/02/2012
DSC099	House 9 E elevation	SW	CP38	28/02/2012
DSC100	House 9 E elevation	SW	CP38	28/02/2012
DSC101	House 9 E elevation	NW	CP39	28/02/2012
DSC102	House 9 E elevation	NW	CP39	28/02/2012
DSC103	House 9 interior, S room of building	S	CP40	28/02/2012
DSC104	House 9 interior, S room of building	S	CP40	28/02/2012
DSC105	House 9 interior, S room of building	SSW	CP41	28/02/2012
DSC106	House 9 interior, S room of building	SSW	CP41	28/02/2012
DSC107	House 9 interior, S room of building	NNE	CP42	28/02/2012
DSC108	House 9 interior, S room of building	NNE	CP42	28/02/2012
DSC109	House 9 interior, S room of building	N	CP43	28/02/2012
DSC110	House 9 interior, S room of building	N	CP43	28/02/2012
DSC111	House 9 N room, interior W elevation	W	CP43	28/02/2012
DSC112	House 9 N room, interior W elevation	W	CP43	28/02/2012
DSC113	House 9 N room, wooden partition	S	CP44	28/02/2012
DSC114	House 9 N room, wooden partition	S	CP44	28/02/2012
DSC115	House 9 N room, wooden partition	S	CP44	28/02/2012
DSC116	House 9 N room, wooden partition	S	CP44	28/02/2012
DSC117	House 9 N room, interior E elevation	SSE	CP44	28/02/2012
DSC118	House 9 N room, interior E elevation	SSE	CP44	28/02/2012
DSC119	House 9 N room, interior W elevation	NNW	CP46	28/02/2012
DSC120	House 9 N room, interior W elevation	NNW	CP46	28/02/2012
DSC121	House 9 N room, interior dividing wall between house 9 and 8	NW	CP46	28/02/2012
DSC122	House 9 N room, interior dividing wall between house 9 and 8	NW	CP46	28/02/2012
DSC123	House 9 N room, interior E elevation	NE	CP45	28/02/2012
DSC124	House 9 N room, interior E elevation	NE	CP45	28/02/2012
DSC125	House 8 interior N elevation	NNW	CP47	28/02/2012
DSC126	House 8 interior N elevation	NNW	CP47	28/02/2012
DSC127	House 8 interior dividing wall and wooden partition	W	CP26	28/02/2012
DSC128	House 8 interior dividing wall and wooden partition	W	CP26	28/02/2012
DSC129	House 8 interior S elevation	SW	CP48	28/02/2012
DSC130	House 8 interior S elevation	SW	CP48	28/02/2012
DSC131	House 8 Interior S elevation	SSE	CP49	28/02/2012
DSC132	House 8 Interior S elevation	SSE	CP49	28/02/2012
DSC133	House 8 interior E elevation	E	CP51	28/02/2012
DSC134	House 8 interior E elevation	E	CP51	28/02/2012
DSC135	House 8 Interior N elevation	NE	CP50	28/02/2012
DSC136	House 8 Interior N elevation	NE	CP50	28/02/2012
DSC137	House interior W elevation	W	CP51	28/02/2012
DSC138	House interior W elevation	W	CP51	28/02/2012
DSC139	House 8 interior N elevation	N	CP52	28/02/2012

Photo	Description	Direction (facing)	Location	Date
DSC140	House 8 interior N elevation	N	CP52	28/02/2012
DSC141	House 8 interior dividing wall between houses 8 and 9	SW	CP53	28/02/2012
DSC142	House 8 interior dividing wall between houses 8 and 9	SW	CP53	28/02/2012
DSC143	House 8 interior dividing wall between houses 8 and 9	SE	CP54	28/02/2012
DSC144	House 8 interior dividing wall between houses 8 and 9	SE	CP54	28/02/2012
DSC145	House 8 interior N elevation	NE	CP55	28/02/2012
DSC146	House 8 interior N elevation	NE	CP55	28/02/2012
DSC147	House 8 interior dividing wall and wooden partition	E	CP55	28/02/2012
DSC148	House 8 interior dividing wall and wooden partition	E	CP55	28/02/2012
DSC149	House 8 annex interior S elevation	SE	CP57	28/02/2012
DSC150	House 8 annex interior S elevation	SE	CP57	28/02/2012
DSC151	House 8 annex, interior wall dividing house 8 and N end house 9	NW	CP58	28/02/2012
DSC152	House 8 annex, interior N wooden wall	E	CP59	28/02/2012
DSC153	House 8 annex, interior dividing wooden wall	NE	CP56	28/02/2012
DSC154	House 6 interior E elevation, 1 of 2	NE	CP60	28/02/2012
DSC155	House 6 interior E elevation, 2 of 2	NNE	CP60	28/02/2012
DSC156	House 6 interior W elevation, 1 of 2	NW	CP61	28/02/2012
DSC157	House 6 interior W elevation, 2 of 2	NNW	CP61	28/02/2012
DSC158	House 6 interior wooden partition, corner of W and S elevation	SW	CP62	28/02/2012
DSC159	House 6 interior W elevation	SSW	CP62	28/02/2012
DSC160	House 6 interior E elevation, 1 of 2	SE	CP63	28/02/2012
DSC161	House 6 interior E elevation, 2 of 2	SSE	CP63	28/02/2012
DSC162	House 6 interior S elevation	S	CP64	28/02/2012
DSC163	House 6 interior N elevation	N	CP65	28/02/2012
DSC164	House 6 interior S elevation	SE	CP66	28/02/2012
DSC165	House 6 interior N elevation, 1 of 2	NNW	CP67	28/02/2012
DSC166	House 6 interior N elevation, 2 of 2	NNW	CP67	28/02/2012
DSC167	House 6 interior N elevation, 1 of 1	NNE	CP68	28/02/2012
DSC168	House 6 interior N elevation, 2 of 2	NE	CP68	28/02/2012
DSC169	House 6 interior S elevation, 1 of 2	SSE	CP69	28/02/2012
DSC170	House 6 interior S elevation, 2 of 2	SE	CP69	28/02/2012
DSC171	House 6 wooden partition	E	CP28	28/02/2012
DSC172	House 7 interior E elevation, 1 of 2	SE	CP70	28/02/2012
DSC173	House 7 interior E elevation, 2 of 2	SSE	CP70	28/02/2012
DSC174	House 7 interior S elevation	S	CP70	28/02/2012
DSC175	House 7 interior W elevation, 1 of 2	SSW	CP70	28/02/2012
DSC176	House 7 interior W elevation, 2 of 2	SW	CP70	28/02/2012
DSC177	House 7 interior W elevation, 1 of 2	NW	CP71	28/02/2012
DSC178	House 7 interior W elevation, 2 of 3	NNW	CP71	28/02/2012
DSC179	House 7 interior N elevation	N	CP71	28/02/2012
DSC180	House 7 interior E elevation, 1 of 2	NNE	CP71	28/02/2012
DSC181	House 7 interior E elevation, 2 of 2	NE	CP71	28/02/2012
DSC182	Steading general shot	S	c.120m N of house 8	28/02/2012
DSC183	Steading general shot	S	c.120m N of house 8	28/02/2012

Photo	Description	Direction (facing)	Location	Date
DSC184	Steading general shot	N	CP23	28/02/2012
DSC185	Steading general shot	N	CP23	28/02/2012
DSC186	Steading general shot	NE	CP23	28/02/2012
DSC187	Steading general shot	NE	CP23	28/02/2012
DSC188	Steading general shot	NNE	CP23	28/02/2012
DSC189	Steading general shot	NNE	CP23	28/02/2012

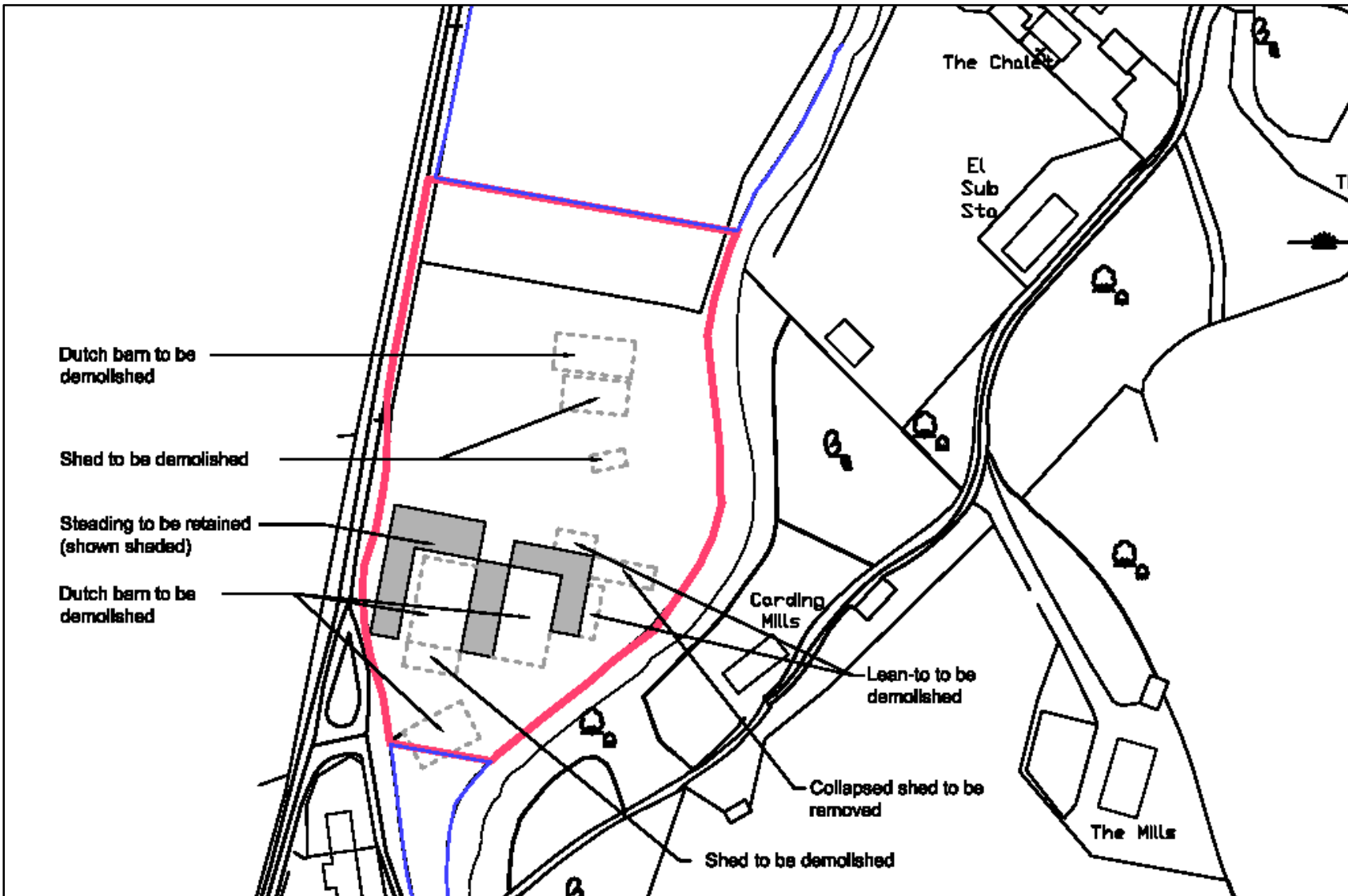


Figure 5 Proposed alterations

*Not reproduced to scale; courtesy of G H Johnston Building Consultants Ltd*

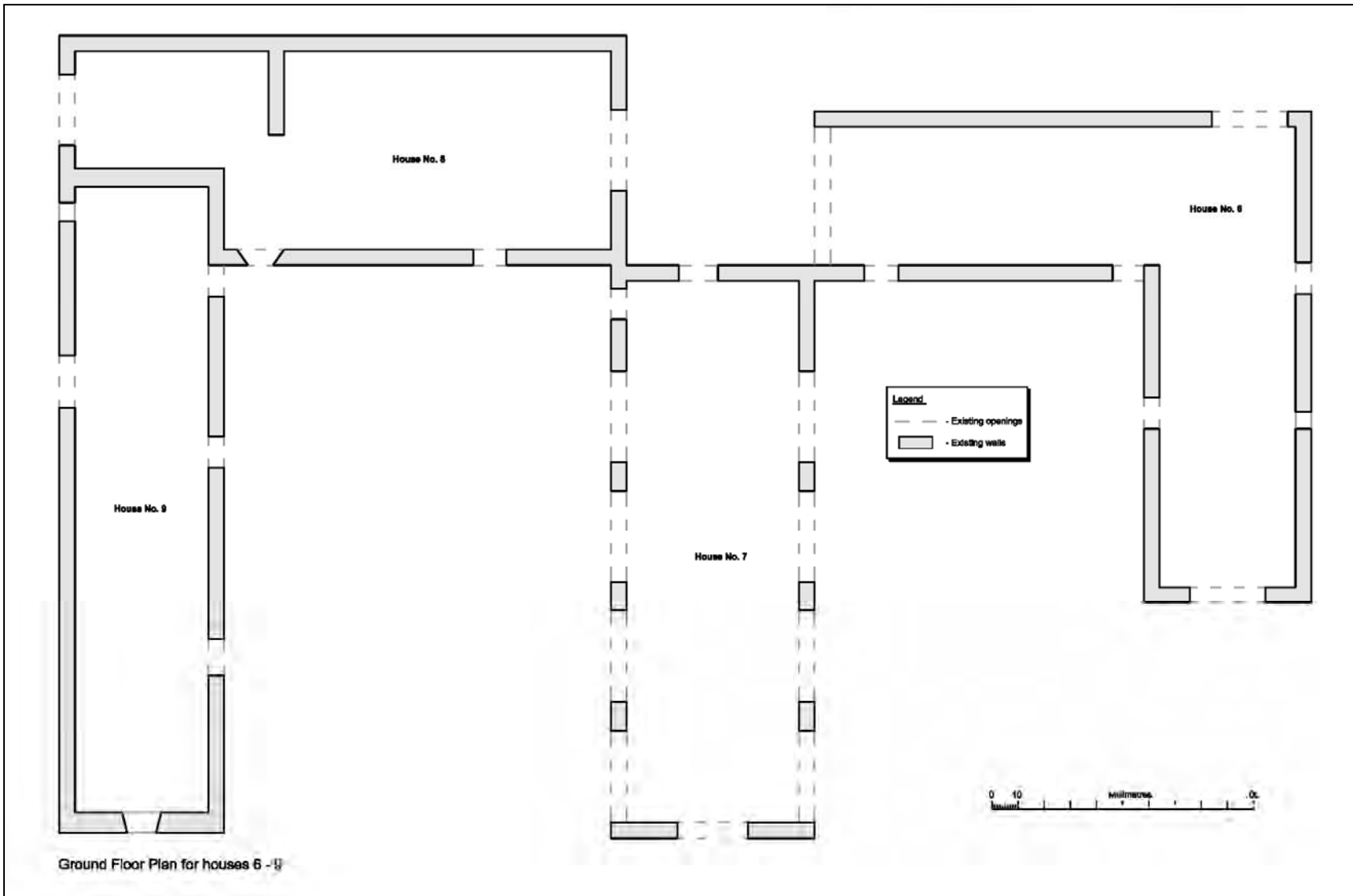
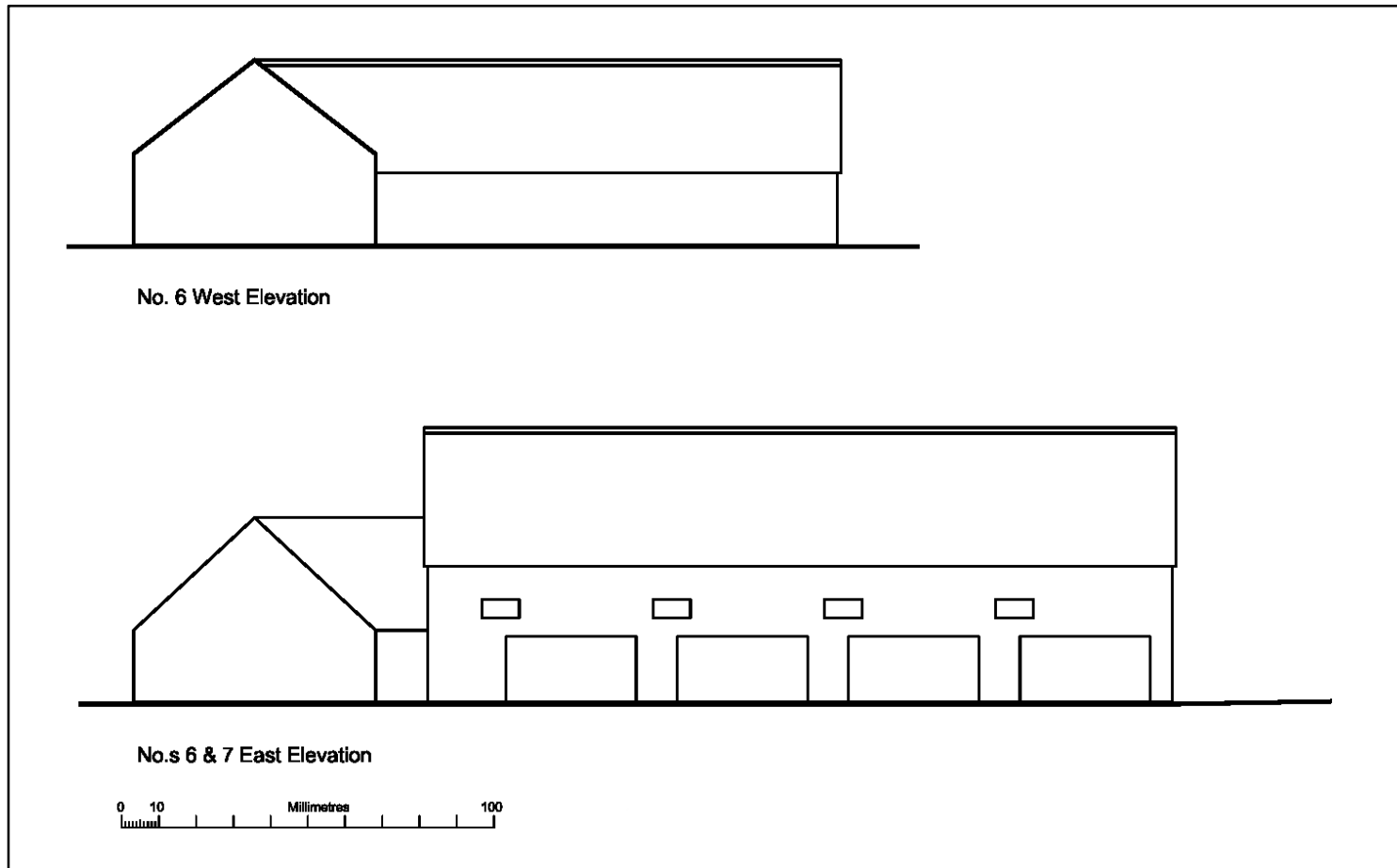


Figure 6 Plan of steading as existing

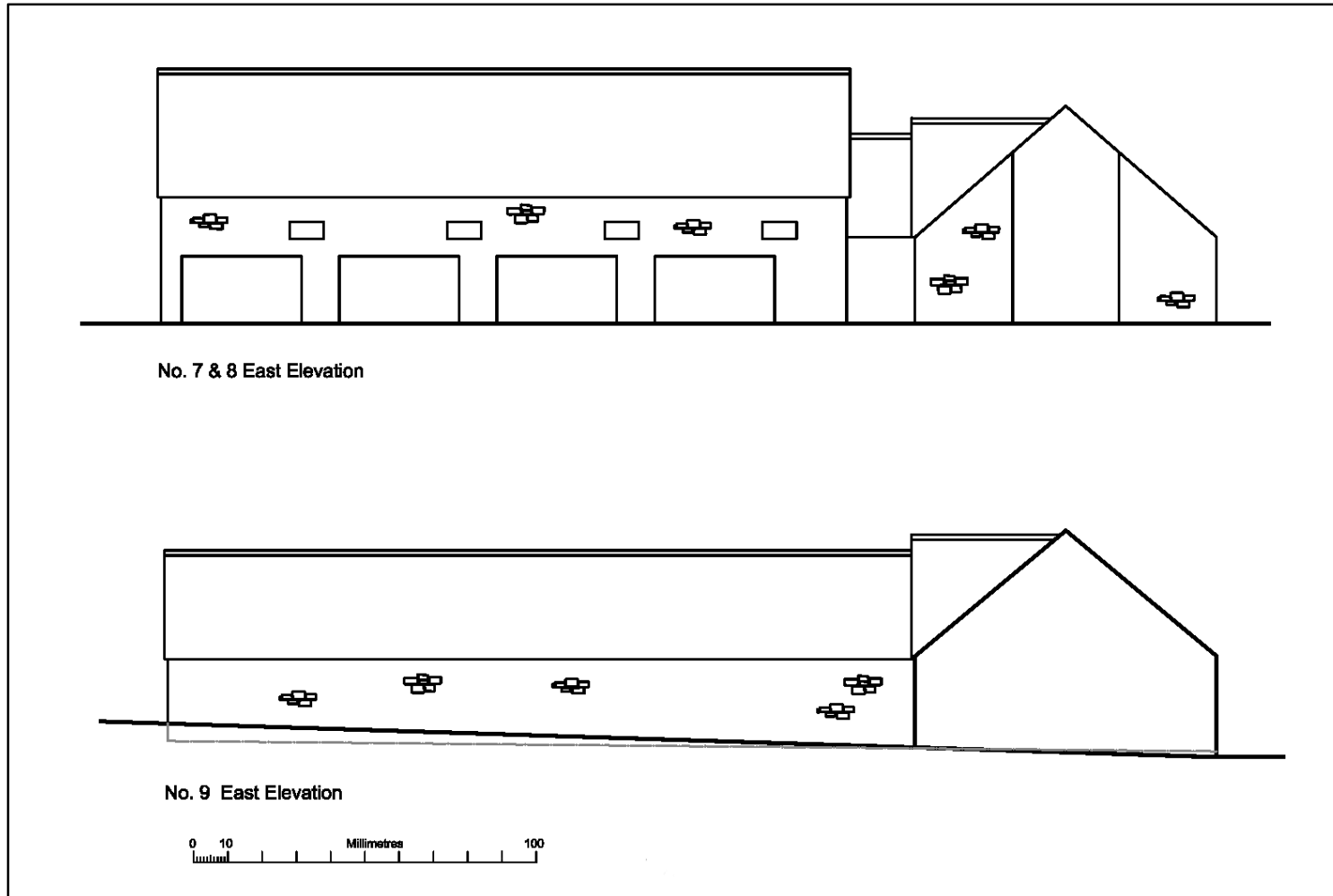
Not reproduced to original scale; courtesy of G H Johnston Building Consultants Ltd



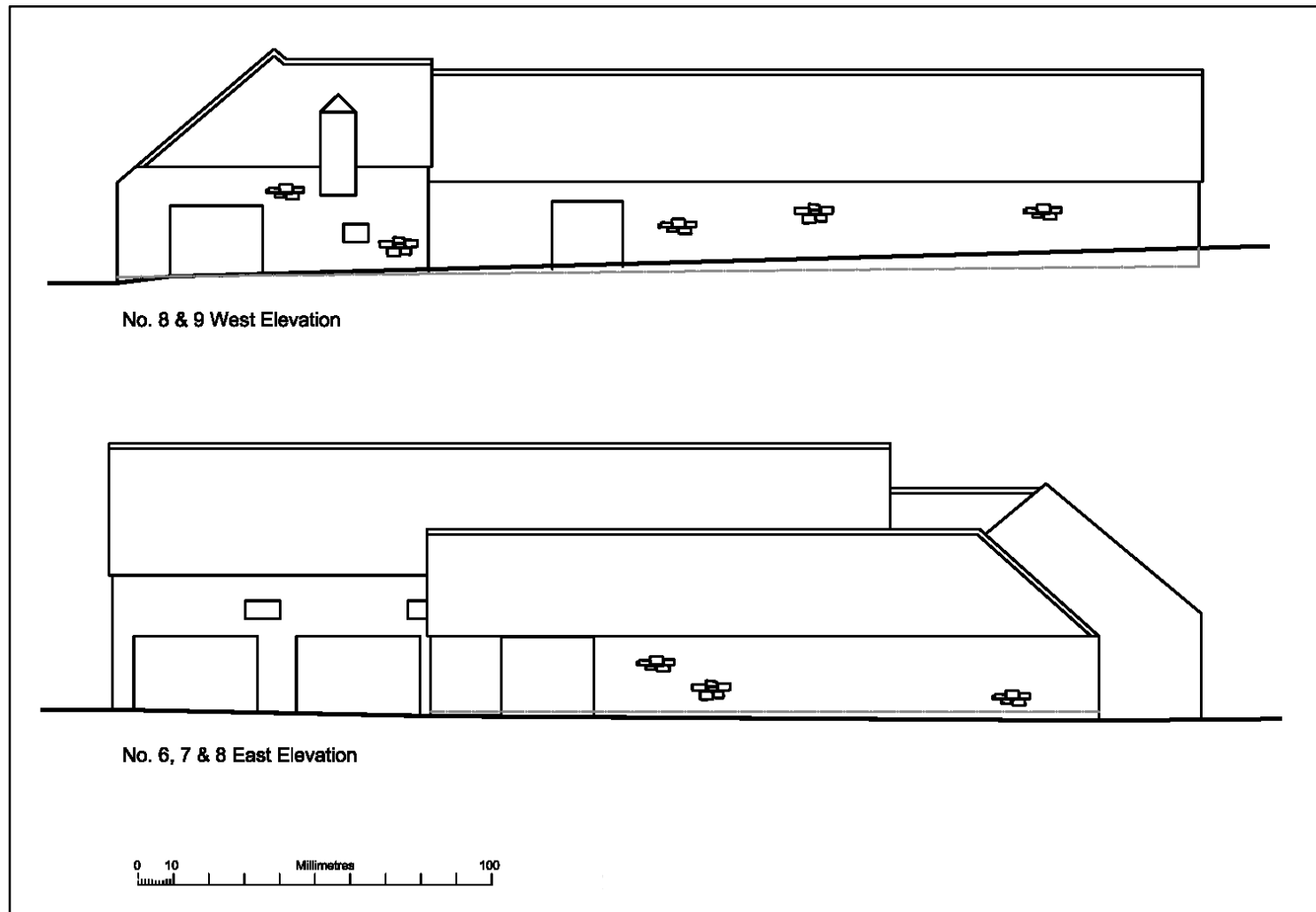
**Figure 7 House nos. 6 and 7: West and East Elevations**

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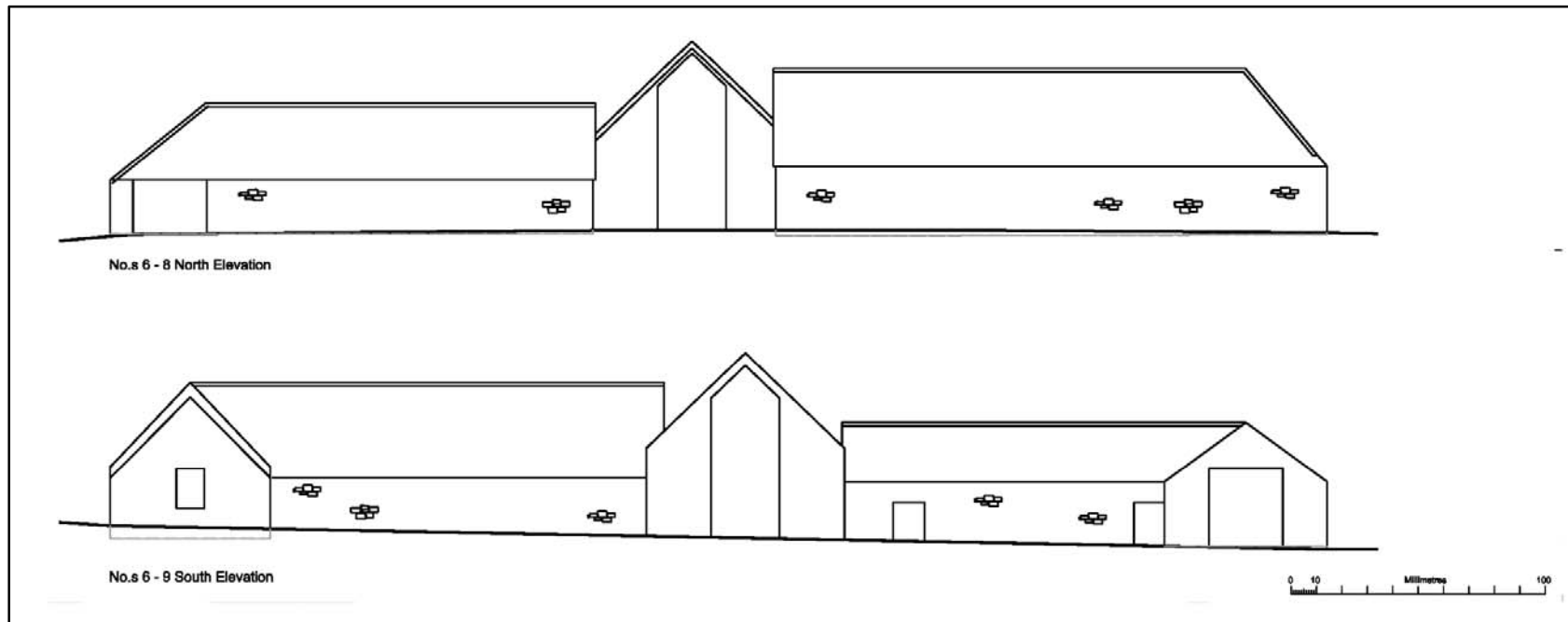




**Figure 8 House nos. 7, 8 9: East Elevations**  
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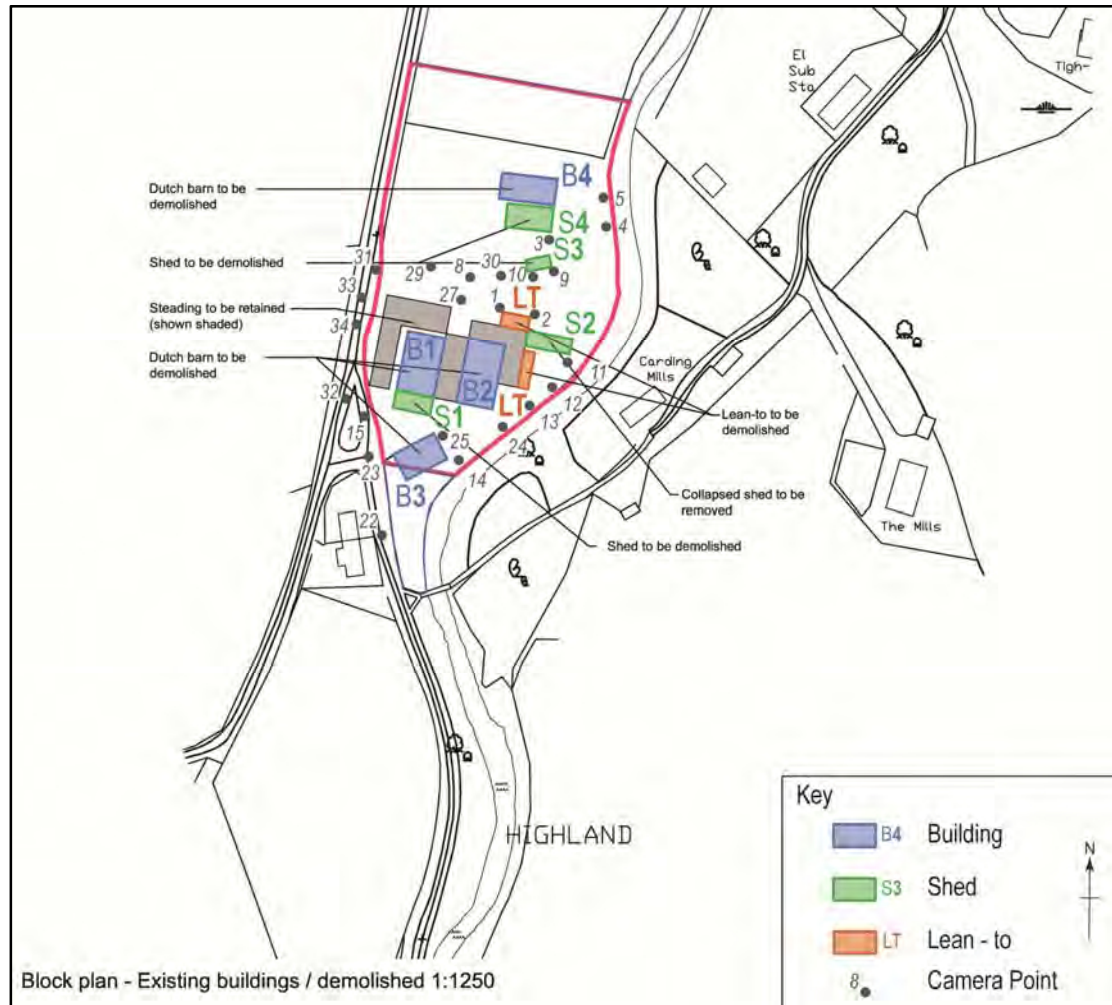


**Figure 9 House nos. 8-9: West Elevation; Nos 6-8 East Elevation**  
*Not reproduced to original scale; courtesy of G H Johnston Building Consultants Ltd*



**Figure 10 Nos. 6-9 North and South Elevations**

*Not reproduced to original scale; courtesy of G H Johnston Building Consultants Ltd*



**Figure 11 Details of buildings and camera points (L McKinney / K Clarke)**  
 Not to scale; based on plan by G H Johnston Building Consultants Ltd

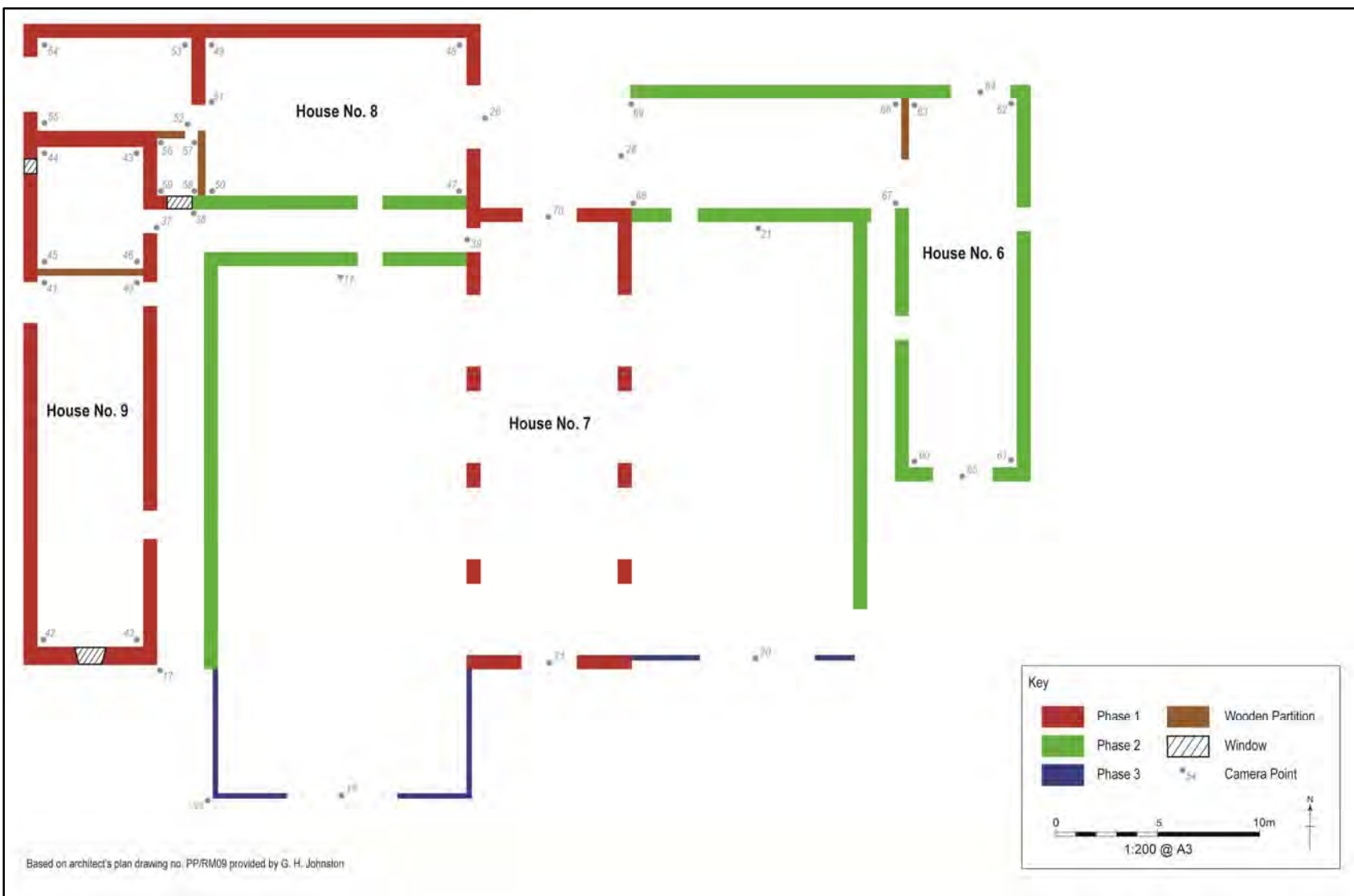


Figure 12 Phase Plan of farm buildings, with Camera Points (L McKinney / K Clarke)