Coigach and Assynt Living Landscape Partnership (CALLP)

C L A C H T O L L BROCH PROJECT

Architect's Services:

A c c e s s , P r o t e c t i o n a n d P r e s e n t a t i o n

Supporting Statement:

SCHEDULED MONUMENT CONSENT

October 2015

CG-LA
Cristina González-Longo Architect

... to avoid, as far as possible,
anything which can be considered in the nature of restoration,
to do nothing which could impair the archaeological interest
of the Monuments and to confine themselves rigorously
to such works as may be necessary to ensure their stability,
to accentuate their interest and to perpetuate their existence
in the form in which they have come down to us.

Earl Beauchamp, introduction to the 1912 Inspector's Report[1]

[1] R. Fawcett, The Conservation of Architectural Ancient Monuments in Scotland. Guidance on Principles, Historic Scotland, 2001

Introduction

This report forms part of the Coigach and Assynt Living Landscape Partnership (CALLP) application for Scheduled Monument Consent for the proposed works at An Dun broch in Clachtoll, Assynt. This report and the drawings defining the architectural proposal (Appendix) are submitted in conjunction with the archaeological and consolidation proposals submitted by AOC Archaeology. References to the full project proposals for the archaeological excavation and conservation of the Boch are included to present the proposed access structure to the Scheduled Monument in context.

We have been working in collaboration with the client and AOC Archaeology to ensure the proposed structure makes an active part in the conservation and consolidation of the monument. The design has been developed following consultations with key stakeholders (local community, Historic Scotland and Highland Council) in order to ensure that the design meets their requirements as well as the client's aspirations.

Since the new structure will be located within the South chamber, it is not possible to provide more details of the design until the archaeological excavation takes place and the existing chamber is uncovered. The details of the new structure and the interpretation of the broch will be informed by the results of the excavation, and the final design will reflect the broch as understood on the basis of the excavated results.

Contents

1. CLACHTOLL BROCH

1.1 Site and Context: People and Cultural Landscape

Although now collapsed, Clachtoll broch is one of the most spectacular Iron Age settlements in NW Scotland. It is the iconic monument of prehistoric settlement in Assynt and sits in an area of distinctive landscape, with a strong sense of open space and low population density. It offers distant views, where land, sea and a constantly changing sky blend together, giving the visitor a great sense of freedom. The project aims to inspire the visitors and to positively contribute to this unique landscape.

The broch is the flagship of the local community, showing the continuity of historic occupation in Assynt since prehistory. The presence of the monument however is not evident in the landscape, both from the landward and seaward accesses. Although it is difficult to appraise in full the historic and architectural character of the site due to the lack of archaeological excavation that may reveal the key phases and relations between them, the broch constitutes a strong cultural focus.

1.2 Architecture and Conservation of the broch

The broch, today a huge pile of rubble, may have been up to 13m high. The outer wall was constructed using stones weighing up to 100kg each. The wall of the broch was thicker along the seaward side where a large segment of the masonry has disappeared, rolling down the sloping bedrock to the sea (Fig. 1). The main entrance is on the north-east and is blocked at its inner end. Its massive triangular lintel over the outer end of the entrance is a key feature and measures 1.35m long, 1.17m high and 30cm thick (Fig. 2). The passage below can be seen through a gap in the lintels forming the floor of this chamber. The door on the right leads to a guard cell which follows the curve of the wall for 3.95m and has a partly corbelled roof. The central court should be well below the present level of the rubble.

The broch is in a ruinous and fragmentary state (Fig. 3). The sea and wind erosion are seriously affecting its stability. Coastal erosion has claimed around a quarter of the perimeter of the broch and collapse and removal of rubble has caused the entrance passage to be unstable, with several of the lintels cracked and in need of repair. A recent Historic Assynt project aimed to stabilise the entrance passage and prevent further collapse by excavating the walls and surrounding loose rubble, before repairing and supporting the lintels. Temporary props have been installed to protect the fragile fabric of the broch wall on the South side of the monument (Fig. 4).

The new archaeological excavation will reveal whether Clachtoll is a ground-galleried or a solid-based broch, contributing to its broad classification. The presence of short stretches of walling within the rubble surrounding the broch may indicate that external buildings surrounded the building. There are also a series of outer defences that still need to be further studied, in conjunction with the investigation of the historic sea levels by the University of Bristol.

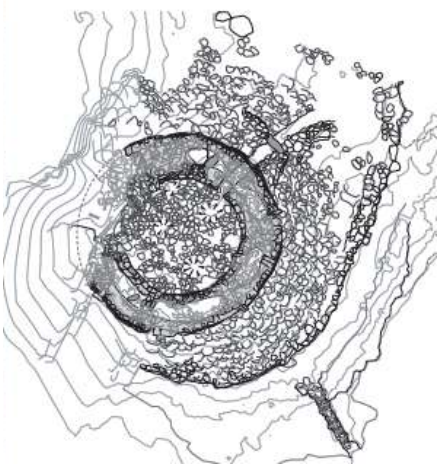


Figure 1: Plan of Clachtoll Broch

Figure 2: Entrance

Figure 3: South side of Clachtoll Broch

Figure 4: Temporary consolidation works to the South

2. ARCHITECTURAL BRIEF

2.1 Conservation and Design Strategy

The main concern is to ensure that the new design is developed in conjunction with the results of the archaeological excavation and that it enhances the landscape. It will also help to manage better the site by reducing the damage to the existing monument.

The installation of visitor access and interpretation should be designed so as to accommodate archaeological features uncovered during excavation of the broch wall and the space within. The structure within the broch will be entirely reversible and will cause no damage to the archaeological fabric of the monument. It is a requirement of the design that the structure strikes a balance between evoking the tower-like proportions of the broch at site level while simultaneously minimising the visual impact on the landscape of Clachtoll and the surrounding area.

Further investigations will be required to establish the configuration and the construction of key elements within the broch. Once ground floor levels have been cleared and dangerous areas made safe, further investigations will be carried out to proceed with the full scheme of conservation and design.

The primary design challenge of the project is to how to ensure the architectural and structural compatibility of a new addition within the scheduled monument. The new design will have a minimal impact on the views (Fig. 5). Similarly, no new loads should be applied to the ruins or undermine the archaeological ground.

Figure 5: View of the broch from the beach

2.2 Accessibility

Visitors currently arrive at the broch walking, leaving the car at approximately 400m from the east, following a curvaceous approach route that offers distant glimpses of the broch. This extended route increases the sense of anticipation and arrival, and prevents a car park dominating the site itself. This route and the presence created by the broch and the sea edge are to be maintained. As far as approach from the sea is concerned, the original route was from the west. The proposed new structure should respect and reinforce these historic routes as well as allow the visitors access to the upper parts of the monument. The existing small stone-bridge to the northeast, which provides access to the broch, will be protected. Disabled access to the broch is unfortunately not possible due to the nature of the surrounding ground.

2.3 Design Aims: People and Landscape

The broch will be the subject of detailed archaeological excavation, assessment and interpretation. The design project has taken into account the site's cultural heritage value

and significance, particularly in terms of scale, sitting, design and landscaping. It will also incorporate, as soon as they are available, the outcomes from the archaeological excavation

The broch has a strong relationship with the landscape and the local people, and this has to be maintained and enhanced. The site has a great potential for becoming a destination for locals and visitors, with a clear element of public benefit. The project will stimulate community development and cultural tourism in one of Scotland's most rural areas.

The project aims to achieve the full integration of the conservation works and the new design, offering a combined source of information on the social and cultural history for Assynt. The design philosophy for the new access structure and interpretation is to create a contemporary development in its own right but above all to respect the visual integrity and archaeological heritage of the broch site.

The new structures will be an exemplary design from the point of view of conservation, energy efficiency, ecology and sustainability. The location of the new structure within the broch should maximise the site's potential and respect and enhance the existing landscape features and views from and to the site. It should be positioned carefully to allow for future change around them and easy access for maintenance purposes.

2.4 Options Appraisal

The client requested to consider options and provide innovative concept designs for the visitor access and protection of the Clachtoll Broch. Following the analysis of the constraints and opportunities of the site, a series of options were considered, assessing their cost and benefits, their risks and the best use of existing resources. From a simple proposal to just make safe the structure, to its consolidation and protection, the addition of a new structure and a small joint interpretation centre for the broch at the Clachtoll car park.

2.5 Sustainability, Community Benefit and Participation

Sustainability is an integral part of the approach to this project and during the design development stages we have explored means of both reducing energy usage and minimise maintenance, also important because the site's remoteness. The improved accessibility to the broch will result in significant beneficial impacts for the community.

There is a great interest in the broch, and the local community understands the importance of this unique part of Assynt's heritage, its poor state of decay and vulnerability. Historic Assynt works already on behalf of the local community to preserve and enhance access to all aspects of Assynt's historic, cultural and natural heritage. The community is also actively researching their past, including looking for old photographs that could reveal the previous condition of the broch and the degree of damage suffered in the past years. The artefacts found in the broch are now in different locations and they could be brought together.

Before the latest September's public consultations, Historic Assynt Board agreed to put forward the previous design of a light spiral (Fig. 6) for Scheduled Monument Consent and Planning Permission. However, in view of the opposition of some of the owners of the land adjacent of the broch, which will difficult access to the monument, the Client decided not to go ahead and requested the amendments to the design of the new access structure and interpretation within the broch. In addition to the above brief requirements, and in order to incorporate the project objector's views, the new brief required keeping the visibility of new structure to the minimum and to extend its durability. It has been a major rethinking as these issues needed to be balanced with the necessity to protect the monument and make it safe for visitors after the archaeological excavation.

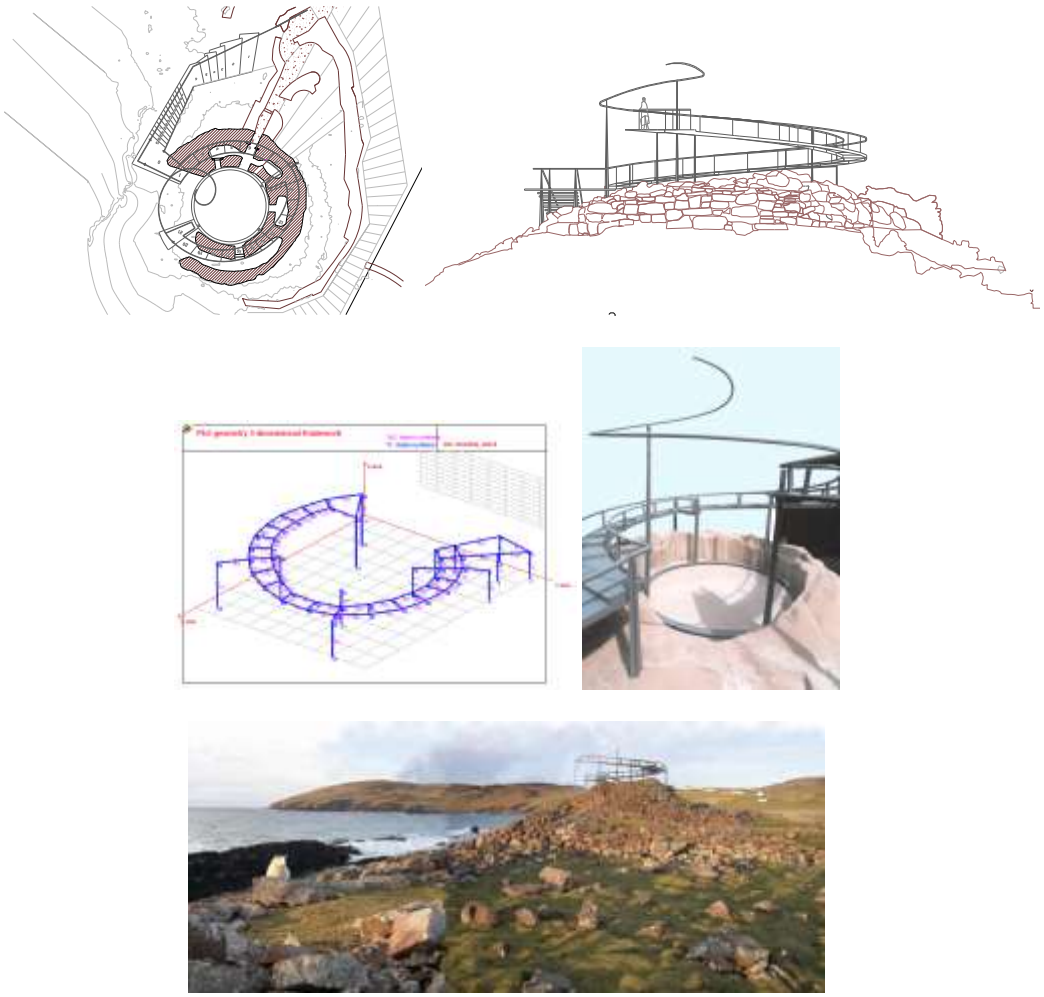


Figure 6: Previous design

3. DEVELOPMENT PROPOSALS

3.1 Design Vision

The vision for the site goes beyond conserving and securing the fabric for visitors: it wants to offer a cultural experience for locals and visitors. Clachtoll is probably the only broch in Sutherland that is relatively easily accessible by car and is located close to a town with full facilities like Lochinver.

The philosophy is to strike a balance between light, reversible protection and permanence, which will be expressed using a light steel structure. The key idea is to guide the visitor along a spiral path that reproduces access to the upper levels as an intra-mural feature. The new structure will lead visitors safely to a viewing platform, allowing the fabric to be experienced in its original proportions through the route. No envelope should obscure the interior of the fabric, as the structure aims to stitch visually the solid remains and the imaginary geometry through an experience.

The proposal will not create new enclosed space, rather an impression of how originally space was configured and used by the community who built the broch. It will perform an educational role by means of its own form and by hosting displays and even original artefacts.

The vision for the presentation of the broch is to provide visitors with a means of accessing the wall head of the structure and viewing the excavated remains of the settlement from a high vantage point. This is to be done in a medium that is light and does not visually detract from the setting of the broch, going beyond simple functional requirements to integrate aesthetically with the archaeological remains.

The intention of the project is to make the excavated broch accessible to the public through the use of an innovative structure that evokes the original form of the broch tower. This construction would constitute a unique and creative means of allowing the visitor to engage with the monument and appreciate its original stature, while simultaneously providing a vantage point from which to view the archaeological remains and their setting. In addition to access design, a sensitive interpretation and presentation of the monument will be integrated within the new structure, designed in order to provide visitors to the broch with information on the archaeology of the site.

3.2 Visitor's experience and precedents

Although now a ruin, visitors can still see the entrance and the construction of the double walls; the new structure should provide visitors to Clachtoll with a unique experience. Historic Assynt believe Clachtoll broch was built and occupied by a sophisticated maritime culture stretching up to the Northern Isles and out to the Hebrides at a time before the Roman conquest of southern Britain, and this significance should be communicated to the visitors.

There are a series of experiences in other countries, especially Germany, Italy and Spain, where new contemporary structures have been incorporated in scheduled monuments, historic buildings and archaeological sites to support its conservation and enhance the visitor's experiences. A visitor's experience of an archaeological site can be enhanced by new contemporary structures in various scales and materials, for example by re-qualification of the spaces (Great Court, British Museum), musealisation of the ruins (Columba Museum, Cologne and Roman ruins, Chur), didactic recreation (Domus Fragellae, Crypta Balbi in Rome), completion (Unstan and Skara Brae in Orkney), or improvement of accessibility to the ruins (Skarkos in Greece or Fori Imperiali in Rome).

4. CONSULTATIONS

4.1 Community Consultations

Public consultations were carried out on 9th June (Stoer), 10th June (Lochinver) & 11th June (Drumbeg), with two sessions each of these days. They were very successful. The design was presented and architectural material displayed: context, design concept, drawings showing design options (1- only consolidation of the existing wall, no new structure, 2- stair to perimeter, 3- spiral to lower level, 4- spiral to original broch level) and images of precedents. There was also a large 1:50 detailed model of option 3 (Fig. 6). From the design options presented the majority of people (26) expressed a preference for Option 3. The main concerns were visual impact of options 2, 3 or 4, stability of the structure and safety of people, wider access issues, need for additional visitor facilities, maintenance/rust, Impact on wildlife, overall increase in visitors, extra dogs through sheep land, loss of finds to distant collections and children not connecting spiral & broch. People recognised also benefits: Tourism boost, jobs, educational value, local pride and engagement as well as appreciating the values of a sculptural element within the landscape, giving more visibility to the broch.

Further consultations were carried out on 15th September (Stoer), with two sessions. The purpose was to clarify the proposed design (Option 3) in accordance to the comments given in the previous consultation and to present an additional option of a flat platform (Option 5). The design was presented, including further details on visual impact and durability. The architectural material displayed was: context, design concept, drawings showing design options (1- no new structure, 2- stair to perimeter, 3- spiral to lower level, 4- spiral to original broch level, 5- horizontal round platform), images of precedents, 1:50 detailed model of option 3, photomontages of the proposed structure within the landscape and samples of proposed materials. Only very few people attended and in their majority they were opponents to the proposals. In particular, the expressed concerns about the materials and visual impact. Due to the subsequent opposition of the owners of the land adjacent to the broch, which could difficult the access, the Client decided not to progress with the proposed design (Option 3).

Final consultations were carried out on 9th September (Stoer) with two sessions. The purpose was to present two further options addressing the results of previous consultations. The new structure was located within the existing South chamber of the broch, with two different design options: 6- stair to South chamber with balcony and spiral to the top and 7- stair to South chamber with balcony, which is now the proposed design. As well as some overall supporters of earlier proposals and some of the objectors, a good number of key crofters who had not been to any previous consultations but had major concerns were present. Almost all were supportive of option 7 (90% on the feedback). The client instructed thereafter to proceed with design option 7.

4.2 Statutory Consent: Scheduled Monument

An initial meeting was held with Historic Scotland, covering the content of the document and the five key principles of the project: excavation, conservation, presentation, participation and associated economic uplift. Historic Scotland indicated that the project was a very interesting one, and that in principle they would be supportive of its further development. They confirmed that the project was closely aligned with HS's three policy areas: Investigate & Record, Care & Protect and Share & Celebrate, and Historic Assynt has secured funding from them for emergency woks, which have been carried out (Fig. 4).

From HS's viewpoint, access to the structure for visitors made the proposal much more appealing, since a simple visualisation of the original structure could be achieved in other ways. While content for a conservation project that includes the new structure, there were a number of points which have now been incorporated into the final proposals. Details on methods of construction and materials will be submitted to Historic Scotland as soon as available after the archaeological excavation takes place.

We presented to HS in August 2014 the initially proposed design (Option 3), including the 1:50 model and they provided useful comments, indicating also issues to be addressed in going forward for the SMC application. There have been subsequent meetings and correspondence, and they are content with the development of the project and with the proposals in principle. They welcomed the measures we are undertaking in helping to conserve the monument and "that our vision for Clachtoll broch goes beyond just conserving the historic fabric, providing better access to the broch, and highlighting it as a focal point and cultural experience for local people and visitors to the area". They also recognised that the proposals are "innovative and without parallel in Scotland", but they have expressed that option 3 raised some issues for their interests, and these have been addressed in the proposed design.

4.3 Statutory Consent: Planning Permission

We met on 12 June 2014 Bob Robertson, principle planner and Roddy Dowell, graduate planner, at the Highland Council in the Drummuie (Golspie) office. We have shown them the 1:50 model of the proposed Option 3 and the information provided at the June 2014 consultations. They were very positive about the proposal and advised to get in touch with Highland Council's Building Standards Department about building regulations and the accessibility issues. They also stated that if Historic Scotland and Highland Council's Building Standards Department are content with the design, there should not be problems from their side. Highland Council would look to process the application as quickly as possible. They were supportive of the previous proposal, subject to the fine detail being agreed. The new design has been sent to them and we are awaiting their response.

4.4 Statutory Consent: Building Standards

We contacted Gary Ballantyne, Building Standards Surveyor at Highland Council and sent the initially proposed design (Option 3). He confirmed in an email dated 31st July 2014 that a formal application for building warrant approval is not required in this instance. He also commented that due to the orientation of the existing land and access to the site, it would not be reasonable practical to provide compliant ramped and level access for accessible purposes for disabled persons in terms of the Building Standards Regulations. He suggested that it may be prudent to provide suitable protective barriers to the raised platform to reduce the possibility of risk of falling from the elevated height. The same advice applies to the new proposals.

5. DESIGN

5.1 Concept Design

To achieve the project ambition, an independent and light metal structure is proposed (Figs. 7, 8). It incorporates a stair built within the South Chamber, running between the double walls of the broch (Fig. 9) and leading to a viewing platform (Fig. 10). The new stair evokes the form and scale of the original one, whilst also creating a contemporary statement for the present and future. The new structure will also provide a panoramic platform for viewing and experiencing the monument and surroundings of outstanding natural beauty. The new structure would visually stitch the solid remains and the imaginary geometry through an experience.

The key idea is to guide the visitor along a spiral path that replicates access to the upper levels of a broch tower, leading safely to a small viewing platform, allowing the site to be experienced in its original proportions through the route. The new structure takes also in account its high exposure and the issues of wind and changing sea levels.

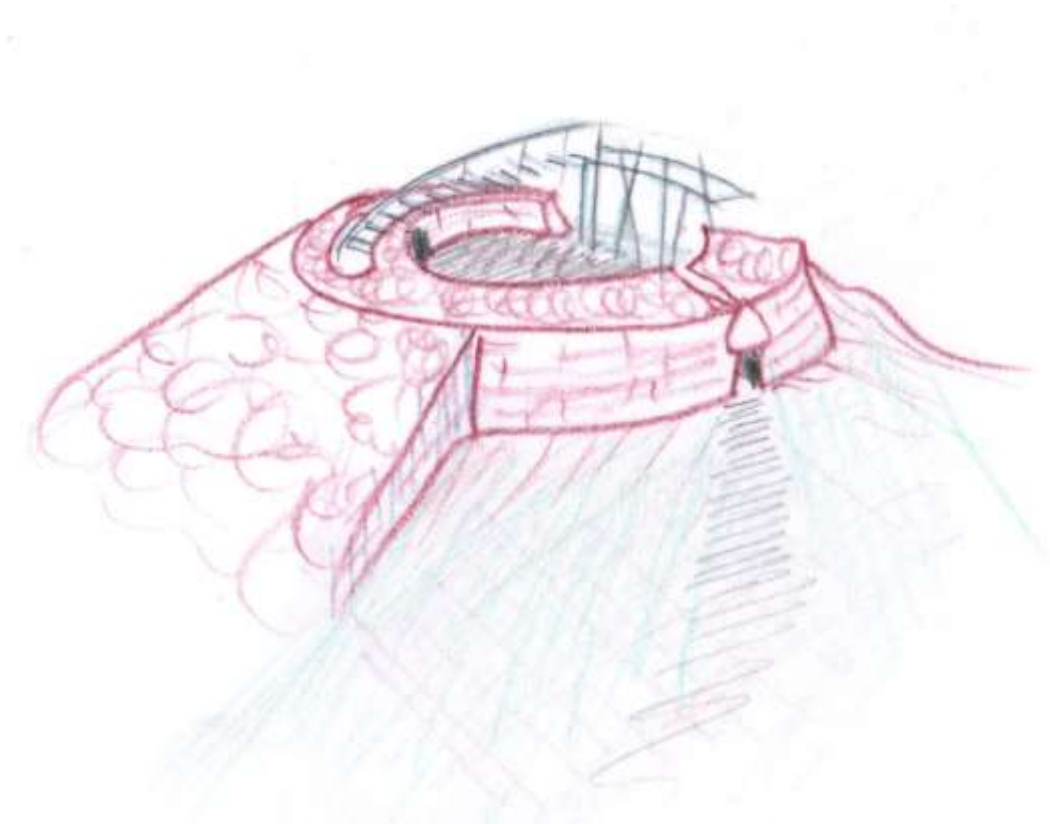


Figure 7: Concept Design

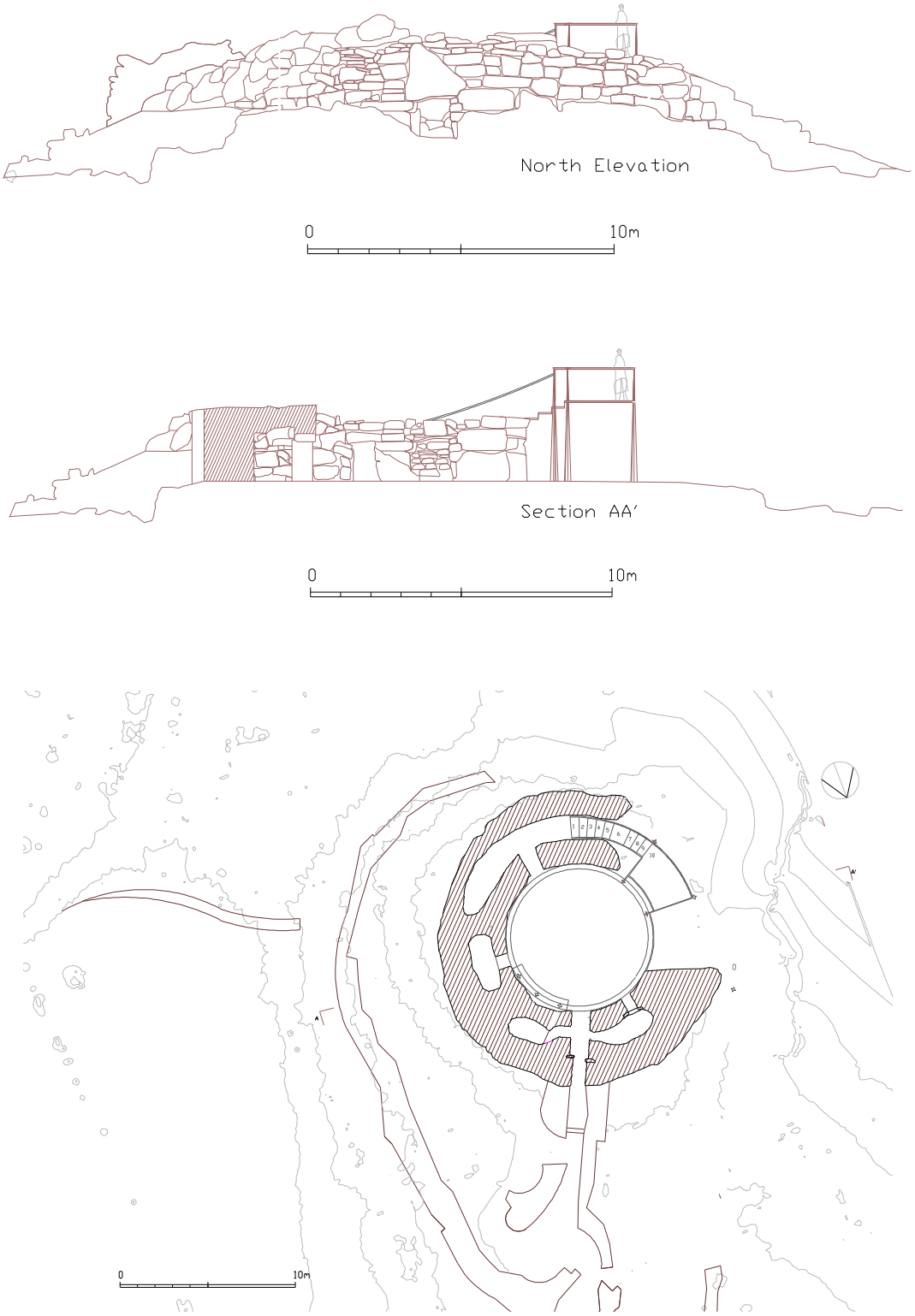


Figure 8: Plan and elevations of the proposed design

Figure 9: Model of excavated chamber and proposed design

Figure 10: Model of the proposed new structure

5.2 Access and interpretation structure in the broch

We have been developing the design to suit the Client Brief and the outcomes from the community consultations. The design addresses the following issues raised during the consultation with Historic Scotland:

1. Materials: Stainless Steel, ensuring durability and easy maintenance.
2. Physical impact: The new structure will be fixed to the rock, not to the existing monument. The provision of a balcony at the top of the stair will also potentially lessen the physical impact on the monument because visitors will no longer need to clamber over the walls to see the broch from above.
3. Visual impact: The new structure is now almost invisible from outside and its materiality is minimised by the use of stainless steel and meshed handrails.
4. Setting: The new structure will enhance the understanding, experience and appreciation of the monument as set out in our Managing Change in the Historic Environment: Setting Guidance (2010).
5. Vision of linking the monument with its landscape: The structure is not just a viewing platform which will enable visitors to appreciate the broch at close hand, but it will also allow them to appreciate the wider landscape setting in which is sits.
6. Health and Safety: Presently visitors find it difficult and dangerous to access the site. The new structure enables access and it will have meshed handrails for protection of the visitors**.**

At lower ground level the new stair will be entered from the existing and only opening of the broch; this level will accommodate also the main interpretive display and the new structure will be used as support for it as well. A bench will be located in the perimeter of the main space for visitors to rest and enjoy the experience of inhabiting the broch. There will be a small platform at the higher lever, so that both the access at higher level is controlled and that the visitor can maximise the personal experience (Figs. 8- 10). The new stair will help to control the visitors' impact, avoiding that they walk on the existing stone walls, as it has happened so far.

The change in the design, incorporating the new metal stair within the south chamber of the broch, going up to a balcony above the collapsed area of the monument towards the sea, means that it is not possible to detail the structure at this stage, as it will have to be customised to the size and conditions of the chamber once it is excavated. The design can

only be completed after the archaeological excavation will reveal the ground level, the chamber configuration and other significant features in situ. The detailed and technical design will be prepared as soon as the space is uncovered, liaising with the archaeological and conservation teams to incorporate their outcomes in the design and informing and discussing with Historic Scotland and Highlands Council of any change. The design should be able to accommodate archaeological features uncovered during the excavation of the broch, providing visitors with information on the archaeology, conservation and architecture of the site.

Any new addition will be entirely reversible and will cause no damage to the archaeological fabric of the monument. Together with the design of the new structure a maintenance strategy will be established. This is expected to be minimum as the structure will be made mainly of stainless steel.

5.3 Structural aspects

The design has been developed in collaboration with the Structural Engineering and Conservation adviser for the project, Dr Dimitris Theodossopoulos, Specialist in Architectural Conservation, Lecturer in Architectural Technology and Conservation at the University of Edinburgh and author of the book "Structural Design in Building Conservation" (Routledge, 2012).

The location of the new structure within the South chamber and its high exposure is an important aspect to take in account, as previously mentioned. The archaeological excavation will reveal the exact extent and condition of the South chamber, the ground level and any significant features that will be left in situ. The new structure will be detailed once a clearer picture of the location of these structural features is revealed. The client has highlighted that there was a particularly bad storm in the area in early 2005, when most of the static caravans at Clachtoll were destroyed. The winds recorded touched 125mph and most houses and other structures on the peninsula were damaged in one or more ways, mainly tile loss and fallen chimneys. That wind was the worst in living memory and unlike the more frequent NW gales was from SW predominantly, though it changed direction over the worst 5 or 6 hours.

The erosion problems facing the south side of the broch are so pressing that an emergency conservation project was carried out. The temporary consolidation works to the south seem to be performing well (Fig. 4). A tranche of blocks to the right of the entrance (north) in the interior is already fractured, even after the repairs two years ago, which reveals that the pure consolidation of the monument is not sufficient and a new structure is necessary to persuade visitors not to walk on the existing dry stone walls.

Concerning sea levels, the client has advised that Bristol University has been working on Assynt's historic sea levels, compiling data from around the area and a picture is emerging

which suggests that sea level two thousand years or so ago may have been slightly higher than it is now, but still broadly within the current 5m tidal range. Perhaps more high tides at the highest levels now reached and a few perhaps running up to a third of a meter higher still. They are awaiting radio carbon dates from some of the cores which will clarify whether that pattern actually fits with the probable period for Assynt's Iron Age coastal structures or whether that pattern was a little earlier or later. The client has also referred to the publication 'Land of Mountain and Flood' (Scottish Natural Heritage, 2007), which suggests that by the end of this century sea levels in this part of Scotland might increase by up to a third of a metre. If the Bristol University's theories are correct within about 80 years sea levels could be back to where they were when the broch was built and/or destroyed.

The new structure will take all these conditions in account and it will be fabricated off-site, minimising the construction time and mobilisation as well as improving the quality of the detailing. The detailing will be such that the structure will require the minimum maintenance possible and allowing for a future removal if needed.

Before the new structure could be installed, the existing walls and edges have to be consolidated by the conservation team. The area of the South chamber may require extensive reconstruction; this operation has however to be balanced with the need to keep in situ architectural features, avoiding the alteration caused if reconstructed, as it will be impossible to do that faithfully.

The design of the new structure has also to be coordinated with any requirement for anchorage to consolidate the existing walls. Lintel and damaged elements could be stitched back with stainless steel clamp, discreetly located at the bottom face but allowing the crack to be visible. A close collaboration between the consolidation and design teams will be fundamental to avoid damage to the monument and to achieve the best integration and contribution of the new structure to the conservation of the monument.

5.4 Outline specification

A deliberate decision was taken to use materials for the new structure that complement the existing broch and setting whilst making clear that the structure is new and modern. The main materials should be lightweight, durable (due to low maintenance and continuous sea-water sprays) and visually non-intrusive, while the structure should be reversible, easy to assemble in dry on site; its supports locations should be determined more precisely after the excavation. Considering all these issues and the new location of the structure within the broch South chamber, it was established that stainless steel is the most appropriate material to use; an amount of galvanised steel could be used in less critical areas.

Foundations will be reduced to the strictly minimum, and their most suitable location will be identified during the archaeological excavation. Concrete pad foundations can be casted in

situ and laid in a way that they can be removed in the future if required. All the mechanical fixings will be to the rock and not to the monument, so that the new structure is structurally independent from the existing fabric and it could be removed in the future if needed without damaging the monument.

For a project of this nature it will be fundamental to work closely with an experienced fabricator. We have discussed build-ability issues in the early designs with specialist metal fabricators P. Johnson & Company at Ratho Byres Forge and we will continue once the conditions of the South chamber are unveiled.

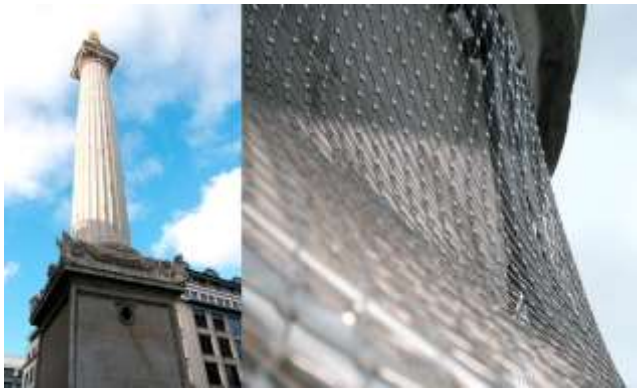


Figure 11: Secured viewing platform, The Monument, London.

5.5 Health and Safety

The design should provide visitors access to the site in a safe manner, and the issues of health and safety are central to the design and construction. Invisible safety protection to the balcony could be achieved by a metal webnet as a discreet passive safety system. It has been used in a Historic city wall (Münsterplattform, Bern, CH), The Monument (Fig. 11) and the Eiffel Tower in Paris.

Recent changes to the Construction (Design and Management) Regulations 2015 have to be taken in account, but as this is a small project which will not involve more than one contractor, it is not expected any impact to the cost and programme. Pre-construction information will be compiled and reviewed once the chamber is excavated and the design is finalised in accordance, highlighting any significant health and safety issues. The fact that the broch is in a remote location with difficult access has already allowed for consideration of relevant issues such as the lifting of materials. Again, a close collaboration with the contractor/fabricator will be fundamental for health a safety issues.

5.6 Risk Register

Site hazards will have to be discussed in detail once the archaeological excavation is completed, as it is very different the current condition of the site from what it is going to be once excavated (Fig. 12). The main risk the project had was the opposition to the design by the owners of the adjacent land, which has been mitigated by the change of the design taking on board their comments. These land ownership issues which could restrict access should be further considered, for both construction stage and future public access. Access from Stoer is the shortest but the most difficult one. That route does not allow carrying material of more than 20kg heavy or any heavy equipment like cabins or cranes. By establishing access from south/ caravan park, the flow of the finds and occasional educational events will be the best publicity for the project. Alternatively, access could be sought directly through a croft, hiring a trike to transfer the heavy material and limit our traffic to specific times of the day. Extreme weather conditions need also to be taken in account. As the client has highlighted, there was a particularly bad storm in the area in early 2005, and the design and construction will take account of it.

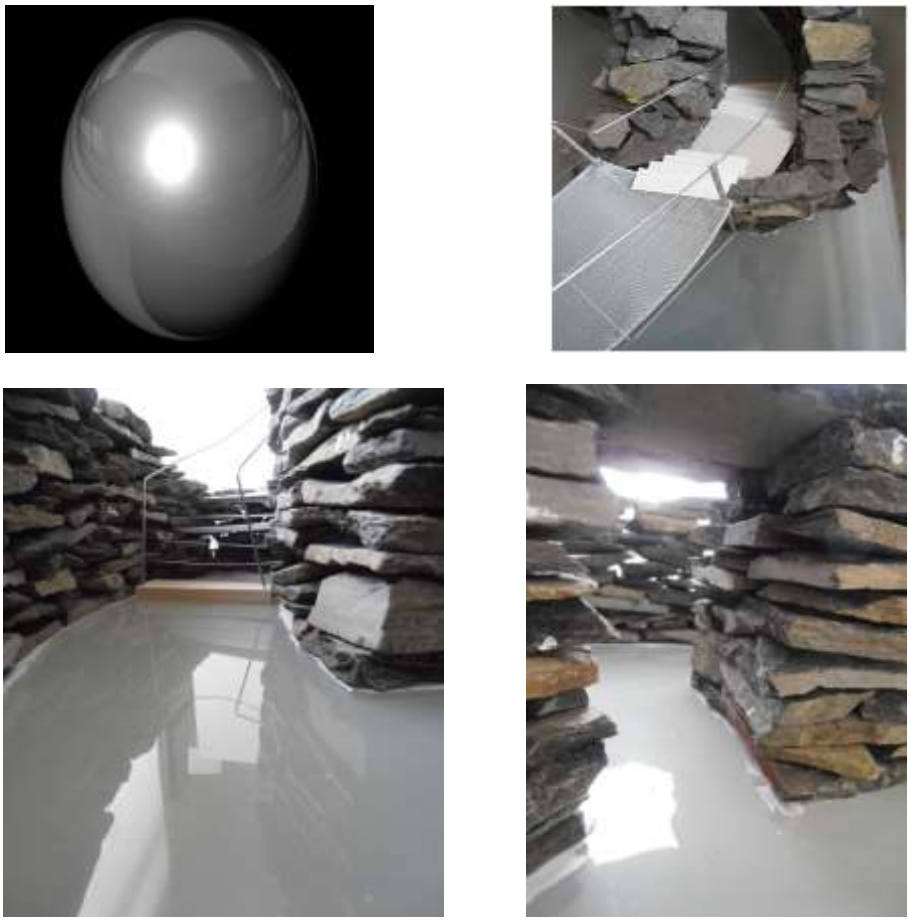
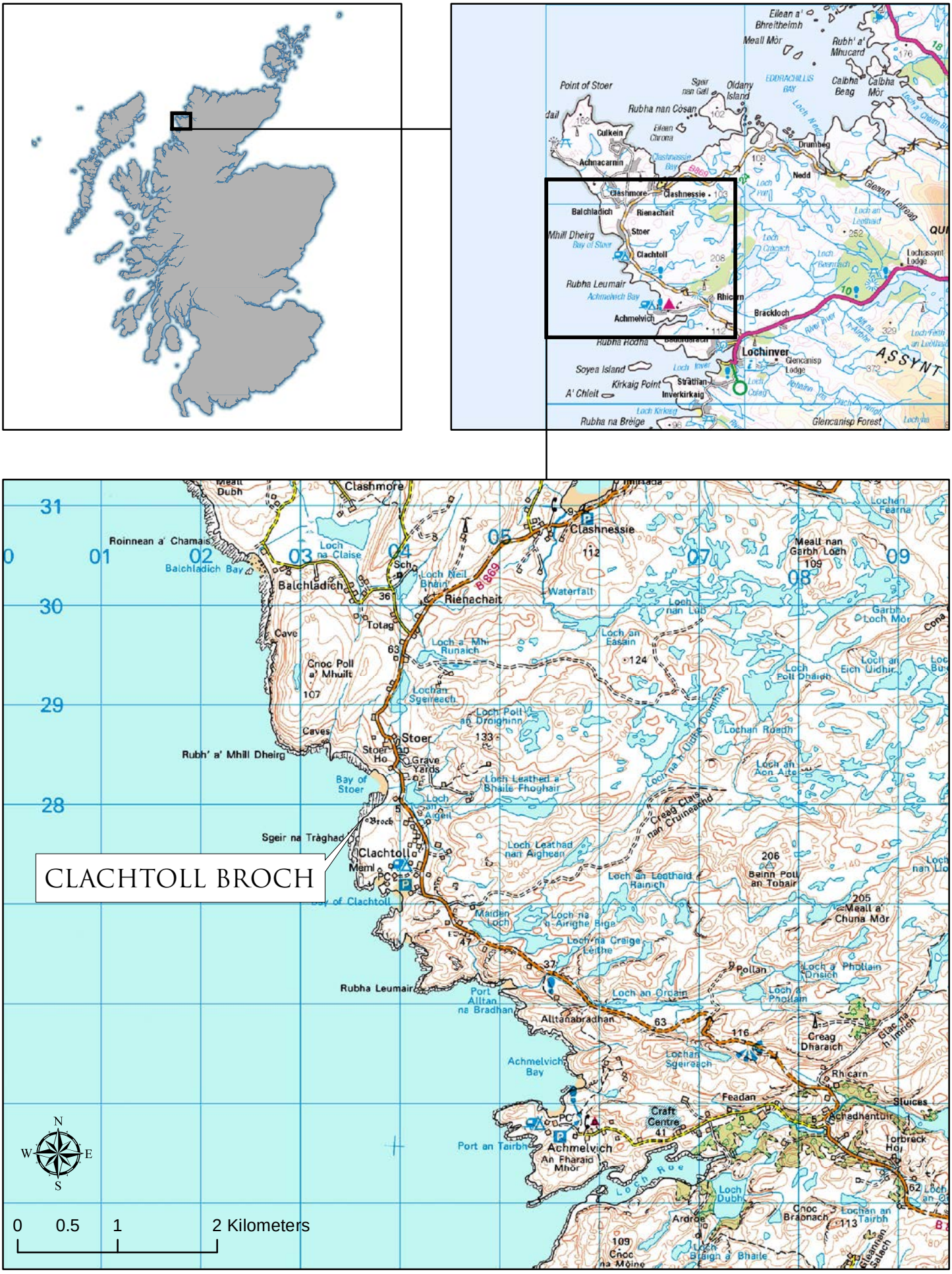


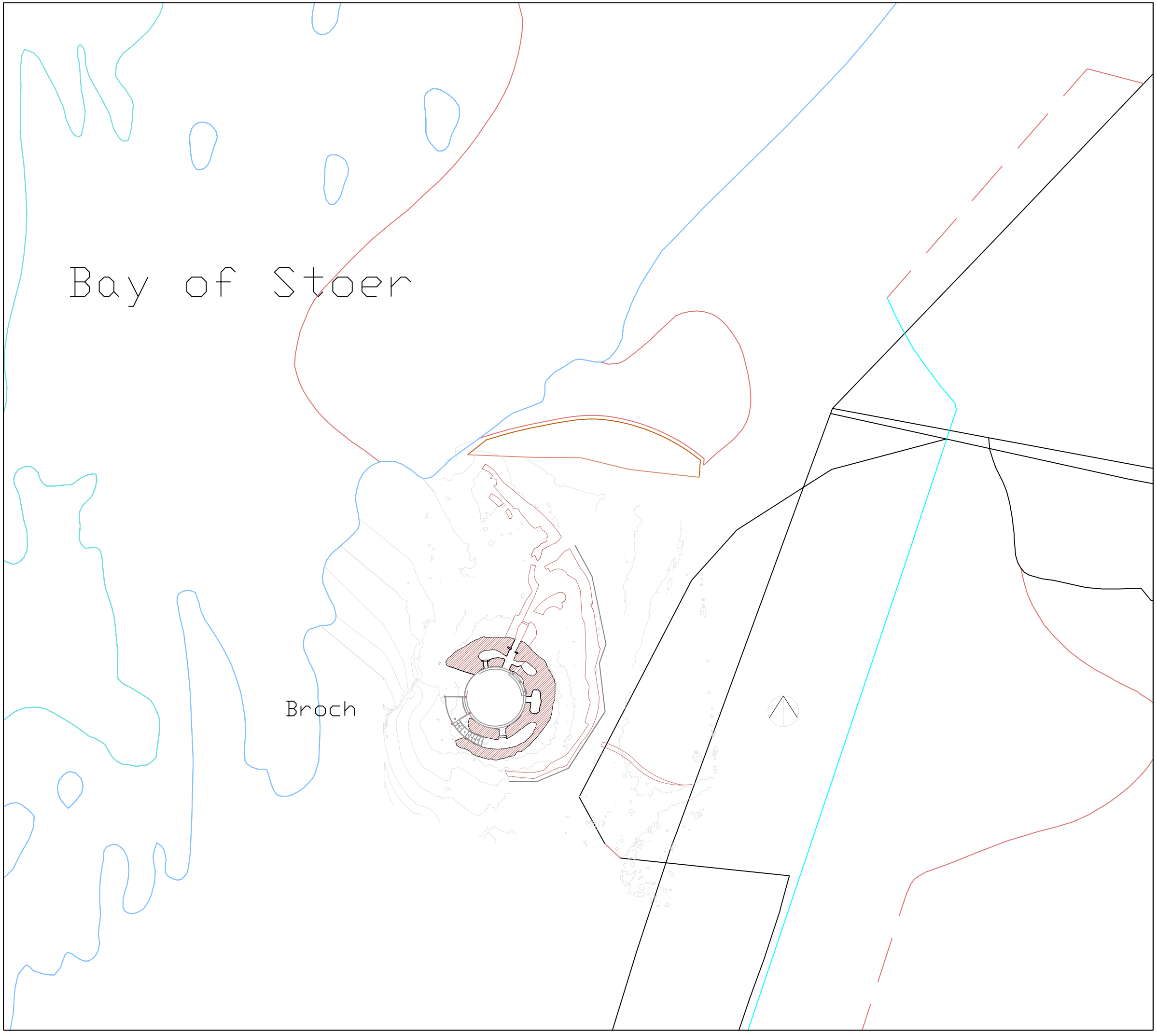
Figure 12: Stone and steel model of the design proposa

Appendix:

DRAWINGS



Location of Clachtoll Broch



DISTRIBUTION, NOTES AND REVISIONS

Rev. A– 26/08/2015– Change of design as result of community consultations

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CG-LA

[redacted]

Project:

CLACHTOLL BROCH

Client:

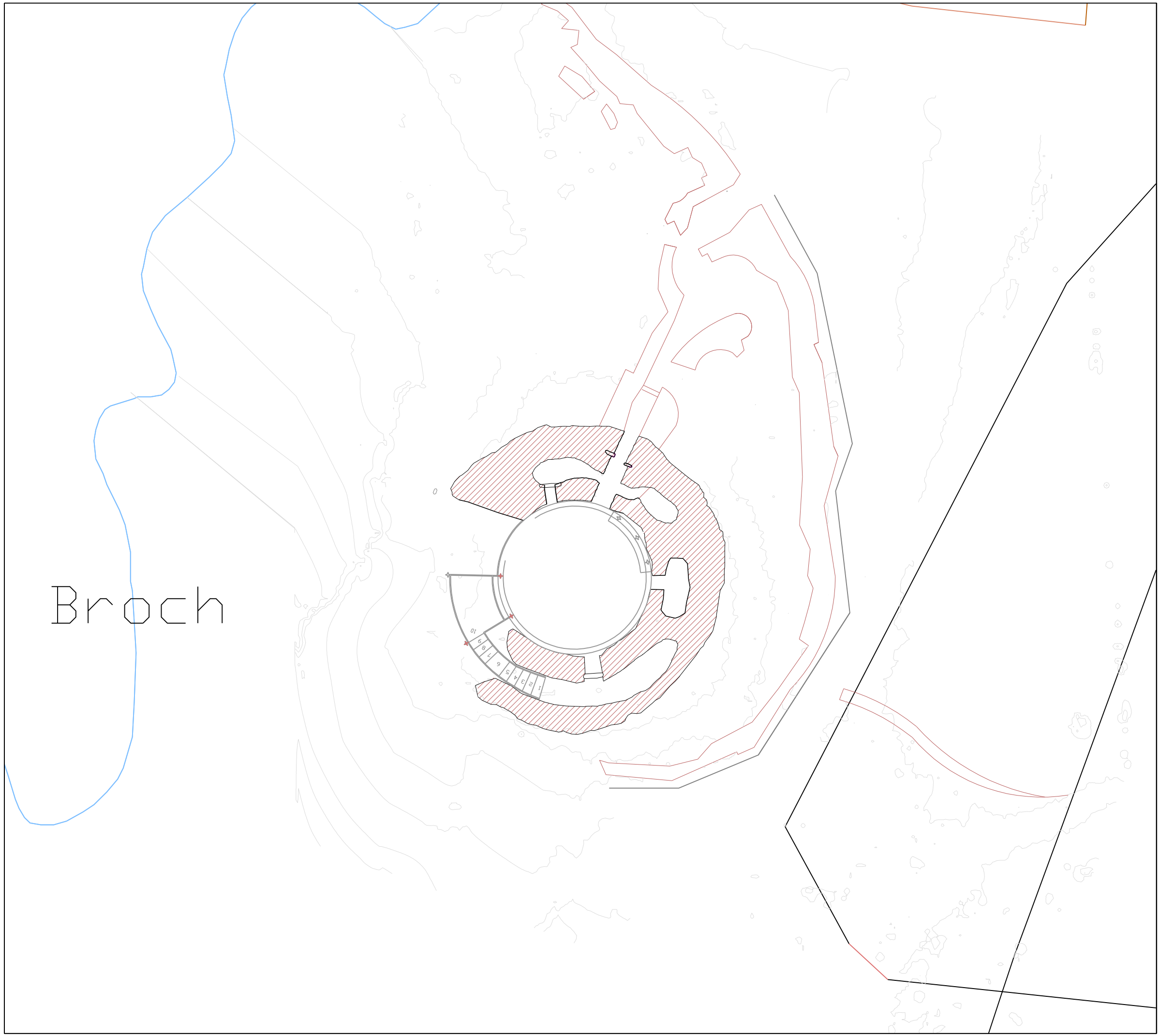
Historic Assynt on behalf of
Coigach and Assynt Living Landscape Part (CALLP)

Drawing Title:

PROPOSED SITE PLAN

Date	Scale	Siz
25/05/2014	1:500	A3

Project	Drawing no.	Re
CALLP_CB	CB(20)AP001	A



DISTRIBUTION, NOTES AND REVISIONS

Rev. A– 26/08/2015– Change of design as result of community consultations

Cristina González-Longo Architect
RIBA SCA RIAS AFHEA FRSA

CG-LA

[redacted]

Project:

CLACHTOLL BROCH

Client:

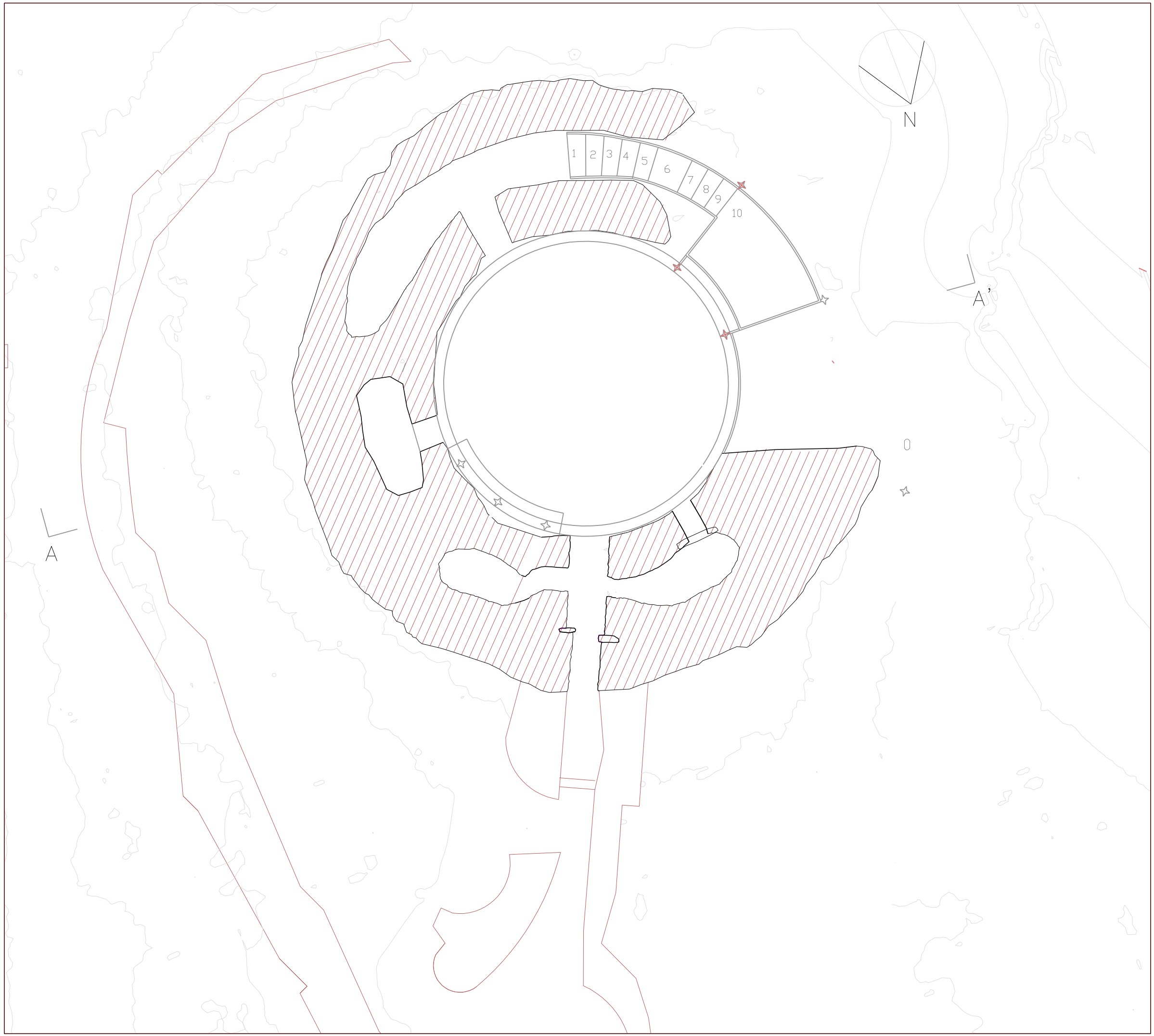
Historic Assynt on behalf of
Coigach and Assynt Living Landscape Partnership (CALLP)

Drawing Title:

PROPOSED PLAN
BROCH AND LANDSCAPE

Date	Scale	Size
25/05/2014	1:200	A3

Project	Drawing no.	Rev
CALLP_CB	CB(20)AP002	A



DISTRIBUTION, NOTES AND REVISIONS

Rev. A– 26/08/2015– Change of design as result of community consultations

Cristina Gonzalez-Longo Architect
RIBA SCA RIAS AFHEA FRSA

CG-LA

[redacted]

Project:

CLACHTOLL BROCH

Client:

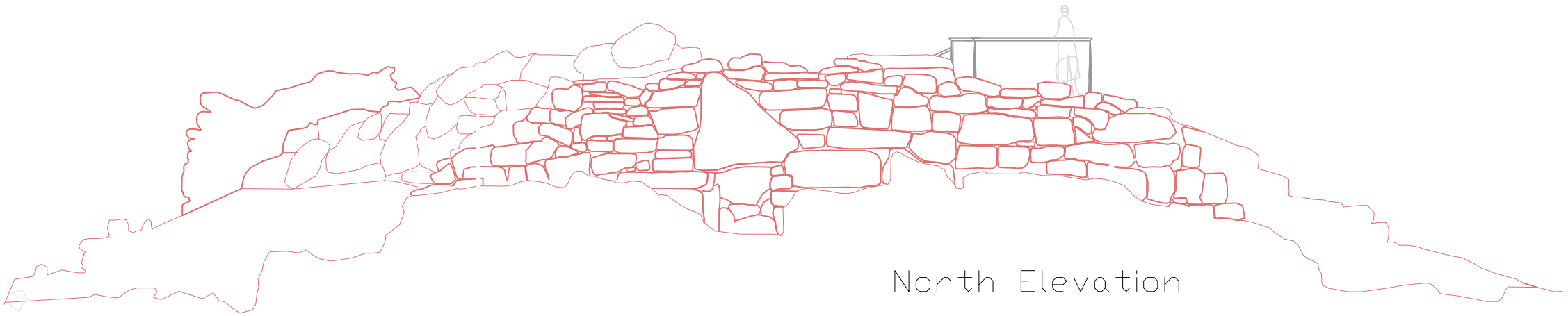
Historic Assynt on behalf of
Coigach and Assynt Living Landscape Partnership (CALLP)

Drawing Title:

PROPOSED PLAN

Date	Scale	Size
25/05/2014	1:100	A3

Project	Drawing no.	Rev
CALLP_CB	CB(20)AP003	A



North Elevation

0 10m

Do not scale. Work to figured dimensions only.
Check dimensions on site.
Clarify discrepancies and ambiguities with the arch prior to construction of the works.
Drawings to be read in conjunction with all relevant specifications and schedules.

DISTRIBUTION, NOTES AND REVISIONS

Rev. A– 26/08/2015– Change of desi
as result of community consultatic

Cristina González-Longo Architec
RIBA SCA RIAS AFHEA FRSA

CG-LA

[redacted]

Project:

CLACHTOLL BROCH

Client:

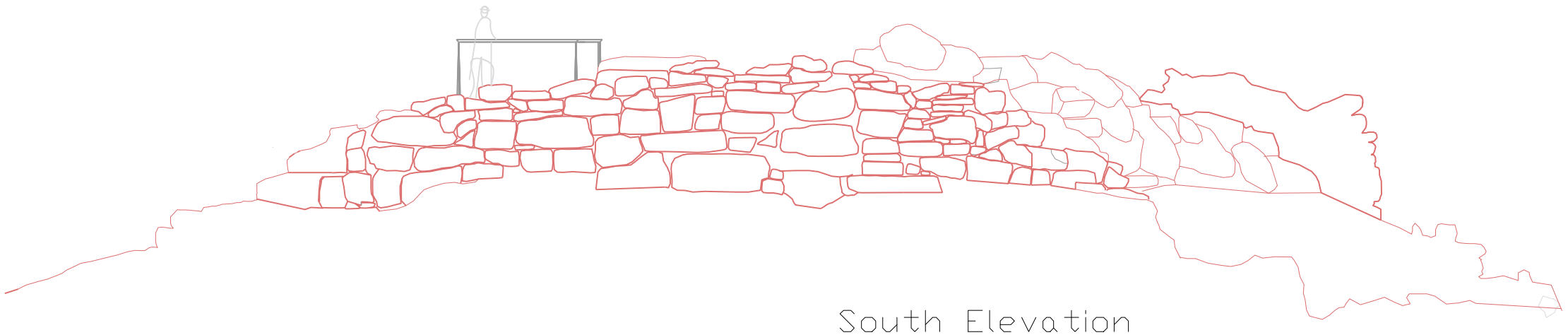
Historic Assynt on behalf of
Coigach and Assynt Living Landscape Partn (CALLP)

Drawing Title:

PROPOSED NORTH ELEVATI

Date	Scale	Size
25/05/2014	1:100	A3

Project	Drawing no.	Rev
CALLP_CB	CB(20)AL001	A



South Elevation

0 10m

Do not scale. Work to figured dimensions only.
Check dimensions on site.
Clarify discrepancies and ambiguities with the arcl
prior to construction of the works.
Drawings to be read in conjunction with all
relevant specifications and schedules.

DISTRIBUTION, NOTES AND REVISIONS

Rev. A– 26/08/2015– Change of design
as result of community consultation:

Cristina González-Longo Architec
RIBA SCA RIAS AFHEA FRSA

CG-LA

[redacted]

Project:

CLACHTOLL BROCH

Client:

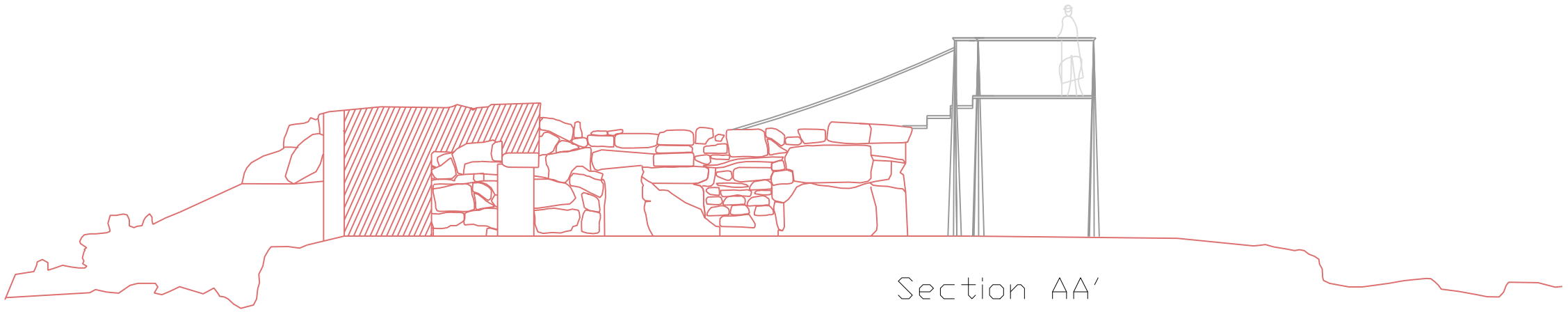
Historic Assynt on behalf of
Coigach and Assynt Living Landscape Part
(CALLP)

Drawing Title:

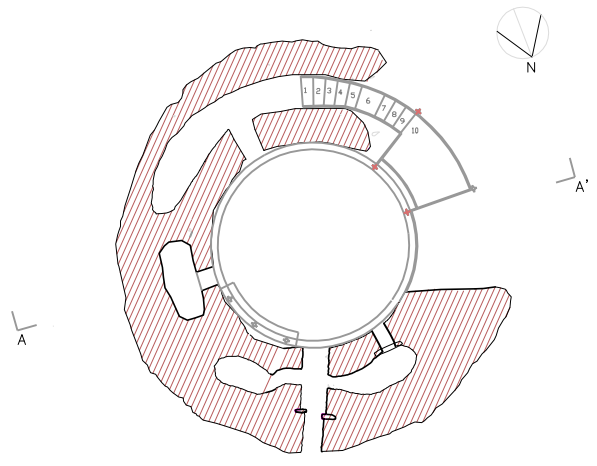
PROPOSED SOUTH ELEVAT

Date	Scale	Siz
25/05/2014	1:100	A3

Project	Drawing no.	Re
CALLP_CB	CB(20)AL002	A



Section AA'



DISTRIBUTION, NOTES AND REVISIONS

Rev. A– 26/08/2015– Change of design
as result of community consultations

Cristina González-Longo Architec
RIBA SCA RIAS AFHEA FRSA

CG-LA

[redacted]

Project:

CLACHTOLL BROCH

Client:

Historic Assynt on behalf of
Coigach and Assynt Living Landscape Partr
(CALLP)

Drawing Title:

PROPOSED SECTION A–

Date	Scale	Siz
25/05/2014	1:100	A3

Project	Drawing no.	Rev
CALLP_CB	CB(20)AS001	A