Case information

Reference/Case ID	201505189

Scheduled Monument	Kilchoan, Old Parish Church and graveyard 250m NE of The Manse		
Index no	M7824	**Grid Ref**	NM485640 148500.0000 764000.0000

Date of Application	12 November 2015	**Application Received**	13 November 2015
Summary of proposed works	The repair of 3 arches *in situ*, and the installation of a stainless steel angle to support the door lintel, both of which are located in the south gable wall.		

1. Summary recommendation

This report recommends approval for the repair of 3 arches *in situ* and the installation of a stainless steel angle to support the door lintel. These are located within the south gable wall of the church.

2. Background

The monument comprises a former mainly 18th century parish church which incorporates part of an earlier church dating to the 12th or 13th century, and an associated graveyard with two 14/15th century grave slabs in the churchyard which is still in use for burial.

This is one of four sites identified by Archaeology Scotland requiring better management. Vegetation clearance was undertaken in the first instance, and the current proposals to repair the stone arches and lintel have been discussed with Historic Environment Scotland prior to the application being submitted. They will address two main issues in the south gable wall. at the monument.

3. Proposals

- Repair of 3 arches *in situ*
- installation of a stainless steel angle to support the door lintel, in south gable

The proposed works will address two areas of the monument which are currently failing. The first is the *in situ* consolidation repair to the 3 arches, and the second is to install a stainless steel angle to support the door lintel which has presently failed. The applicant identifies that the mortar has weathered away from the stone arches and considers that this deterioration will continue over the longer term. The proposed works will arrest the decay and preserve them over the long term.

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The door lintel has failed with two cracks visible (as illustrated in the photographs) and the applicant considers that the proposed installation of a stainless steel support will help to prevent a future collapse. The application includes a structural survey report and detailed plans of the proposed works.

4. Representations received

No representations were received.

5. Report

a) Policy considerations

The application should be viewed with the following legislative and policy considerations in mind:

3.16. Works on scheduled monuments should therefore normally be the minimum level of intervention that is consistent with conserving what is culturally significant in a monument.

3.20. Where change is proposed, it should be carefully considered, based on good authority, sensitively designed, properly planned and executed, and where appropriate in the context of an individual monument, reversible.

b) Assessment

As the proposed works will help to secure the long-term preservation of the monument, the potential impact on the historic fabric of the monument is considered to be justified. This impact is considered to be minimal because the stone arches will be repaired *in situ* by tamping and pointing with lime mortar, without the need for downtaking or pinning. The original stone door lintel will also be kept *in situ*, and supported by the stainless steel angle which will be bedded into the masonry joints using lime mortar.

c) Other material considerations, including impact of the works on Protected Species and Places

There will be no impacts on Protected Species and Places.

In addition, the proposals will help to address the current health and safety issues at the site.

d) Conclusion

The works are justified in terms of Section 3.16 of the SHEP in that are they the minimum level of intervention that is consistent with conserving what is culturally significant in the monument. The application is supported by a structural report which identifies the areas of risk at the monument and outlines the proposed interventions. As such, the proposed works are justified against Section 3.20 of the SHEP.

The proposed works will benefit the long term preservation of the site and require a minimum level of intervention. They are therefore justified against national policy. In addition, the consent is conditioned so that Historic Environment Scotland are satisfied that the lime

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mortar works to the monument will be adequately protected from the elements over the winter months.

It is not clear how much protection will be afforded to the mortar to ensure its long term survival, nor are there any provisions for monitoring or recording. These items are therefore to be conditioned.

6. Recommended decision

Subject to compliance with the schedule of conditions, the works proposed are considered acceptable in meeting the terms of national policy for scheduled monuments, and also accounting for other material considerations.

I recommend consent is **granted**, **subject to the conditions detailed below.**

7. Conditions

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1. At least two weeks before any works begin on site, the applicant shall provide a written timetable of works to Historic Environment Scotland and the local authority archaeologist. Any changes to that timetable shall also be notified to both bodies beforehand.

Reason: to provide an opportunity for a representative of Historic Environment Scotland to visit the monument and inspect the works in progress, and to inform the local authority archaeological service of the proposed works.

2. The applicant will cover the area where the lime mortar works have been undertaken with an appropriate material (e.g. hessian sacking and tarpaulin) for a minimum period of four weeks unless otherwise agreed in writing beforehand by Historic Environment Scotland.

Reason: to ensure that the lime mortar repair works are adequately protected from wind and weather over the Winter months.

3. Two weeks after completion of the works on site, the applicant will provide photographs to Historic Environment Scotland of the areas affected before, during and after the works.
Reason: To ensure that an accurate record of works to the monument is maintained.

8. Approval

Officer	**Nicola Hall**	**Date**	**23/11/2015**
Approved by	**John Raven**	**Date**	**24/11/2015**

Annex A – list of supporting documents

Existing layout (with notes) Comgan 1
Existing elevation (with notes) Comgan 2
Door and window details (Comgan 3)

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