

Roshven Farmhouse, Glenuig, PH38 4NB

Standing Building Recording

BAL 1447



Buildings Archaeology Ltd

March 2023



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0.0 Acknowledgements and Copyright

This report was undertaken by Susan Brook BA, MSc, MA, IHBC, FSA (Scot) of Buildings Archaeology Ltd on behalf of Ellen, Sophie and Adam Smith. Historic maps are courtesy of the National Library of Scotland. Drawings were adapted from existing plans supplied by Kearney Donald Partnership.

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Client	Ellen, Sophie and Adam Smith
Planning Ref	22/03052/FUL
OS Grid Ref	NM 71874 78571
Date	15 March 2023
Author	S Brook

1.0 Non-Technical Summary

Buildings Archaeology Ltd have been commissioned by Ellen, Sophie and Adam Smith (the client) and Scott Donald, of the Kearney Donald Partnership, to carry out a programme of archaeological building recording at Roshven Farm, Glenuig, PH38 4NB (NGR NM 71874 78571) (the site).

The site is a turn of the century farmhouse constructed in poured concrete, originally part of the wider Roshven Estate. The archaeological building recording was carried out in response to a condition attached to the decision notice of Planning Application 22/03052/FUL, granted by Highland Council on the 21 December 2022. The planning application was submitted for proposed works for the erection of a dwelling house, incorporating the refurbishment and extension of the existing house.

The programme of archaeological building recording was carried out in line with ClfA *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2014, updated 2020), ALGAO Scotland *Historic Building and Recording Guidance*, 2013, and Highland Council's *Standards for Archaeological Work*, 2012.

The extant farmhouse was constructed at the turn of the 20th century on behalf of the Blackburn family, as part of a series of “improvements” carried out on the Roshven Estate. The building was constructed using the mass concrete construction method and replaced an earlier stone building. This farmhouse has been subsequently adapted and extended through the 20th century, resulting in its present form.

2.0 Introduction

Buildings Archaeology Ltd was commissioned by Ellen, Sophie and Adam Smith (the client) and Scott Donald, of the Kearney Donald Partnership, to carry out a programme of archaeological building recording to ALGAO Scotland “detailed” level at Roshven Farm, Glenuig, PH38 4NB (NGR NM 71874 78571) (the site).

The works were carried out to fulfil the following planning condition which was attached to the decision notice of planning application 22/03052/FUL granted by Highland Council on the 21 December 2022 for proposed works at Roshven Farm:

No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

The programme of works was carried out in accordance with a “Written Scheme of Investigation” (WSI) prepared by Buildings Archaeology Ltd, which was submitted to and approved by Kirsty Cameron, Archaeologist at Highland Council, on the 31 January 2023.

The historic building recording was carried out in accordance with ClfA *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2014, updated 2020), ALGAO Scotland *Historic Building Recording Guidance*, 2013, and Highland Council’s *Standards for Archaeological Work*, March 2012. The archaeological survey work was undertaken by Susan Brook in February 2023 and this report has been produced by Susan Brook BA (Hons), MSc, MA, IHBC, FSA (Scot).

3.0 Site Description and Location

The site is located in the hamlet of Roshven on the southern shore of Loch Ailort and to the east of Glenuig in the parish of Arisaig and Moidart on the west coast of Scotland. The site sits adjacent to, and is accessed directly from, the A861 (see Figure 1 and 2). Historically the lands and farm were known as 'Irine', but the spelling was later changed to 'Irin' due to visitors misunderstanding the pronunciation (Bowker, K HHER note, n.d). More recently the farm has become known as Roshven Farm and until the late 20th century it formed part of the Roshven Estate.

Roshven Farm appears on the Highland Historic Environment Record, reference MHG36542 (see appendix 1), and sits within a National Scenic Area.

The farmhouse is a T-shaped plan, one and a half storey white rendered building constructed in poured concrete with a slate roof and with later flat roof additions to the sides and front of the building. The farmhouse and "sheep fold" sit below the line of the A861, which was constructed in 1968, in a low-lying agricultural landscape a short distance from the shore of Loch Ailort. The Irene burn runs adjacent to the northern elevation of the farmhouse.

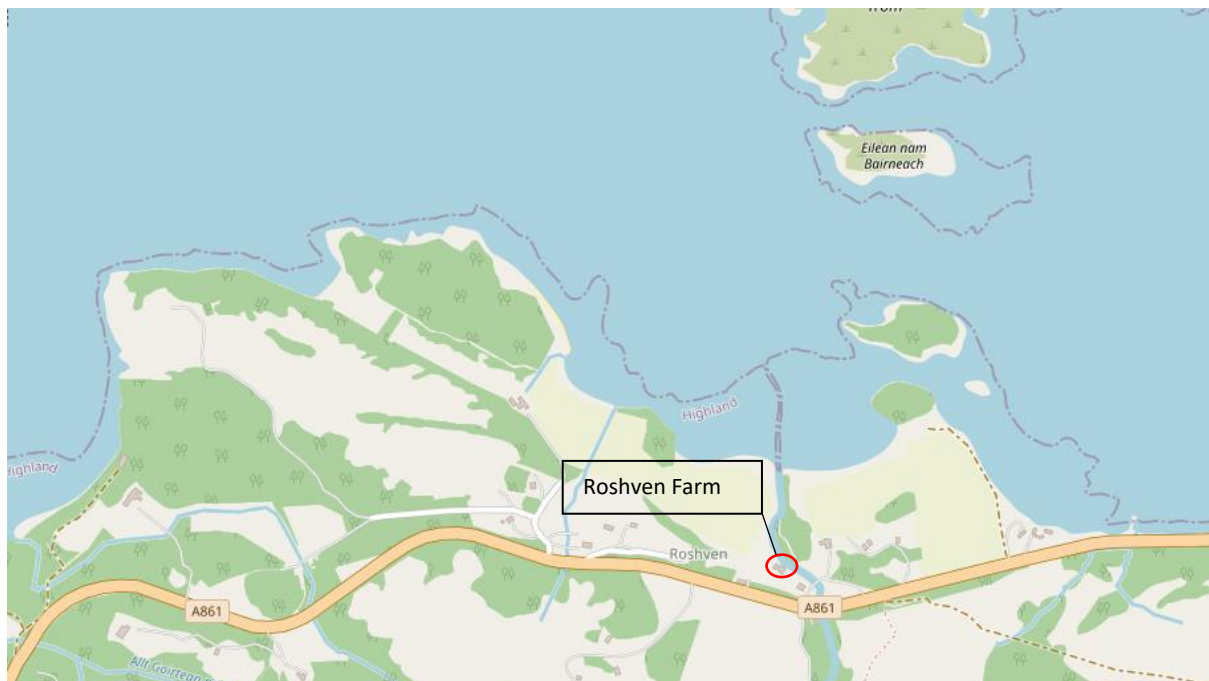


Figure 1: Location Map Roshven Farm © OpenStreetMap contributors



Figure 2: Location Map West of Scotland © OpenStreetMap contributors

4.0 Aims and Methodology

The aim of this project was to fulfil a planning condition attached to planning permission 22/03052/FUL to carry out a programme of archaeological recording of the existing building to an ALGAO Scotland “detailed” level. The aim of the archaeological investigation was to provide a record of the exterior and interior of the building prior to any demolition or alteration taking place and to produce a report on the findings. Details of the results of the programme of works are presented below.

The archaeological investigation was carried out through photographic, drawn and written survey.

Photographic Record

A full photographic record has been made using a DSLR camera with the location and direction of each photograph recorded on a floor plan and cross referenced to all images (see Appendix 2). An appropriate scale was used where possible in the photographs.

Drawn Record

A drawn record to a “detailed” level standard has been produced to an appropriate scale (see Appendix 3) utilising existing survey data and amended where necessary. Final drawings were completed in CAD.

Written Record

Documentary research using primary and secondary sources has been used to produce an historical background of the site. On-site notes were made relating to the building and its construction, materials, phasing, uses and important fixtures or fittings for use in this report.

All aspects of the buildings recording were carried out according to the guidelines in *CIfA Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2014, updated 2020), *ALGAO Scotland Historic Building and Recording Guidance*, 2013, and *Highland Council’s Standards for Archaeological Work*, 2012.

5.0 Archaeological and Historical Context

This section will outline the known site context prior to the construction of the extant farmhouse. No known below-ground archaeological investigation or recording has been undertaken at the site.

There are 25 records for 'Roshven' listed on the Highland Historic Environment Record mainly pertaining to Roshven house and its estate buildings and cottages. There are three entries relevant to the site – MHG36542 - Roshven Farm, MHG 27431 – Roshven Farm and MHG 55105 – Site of Farmstead, Irine, Roshven (see Appendix 1). There are 11 entries on CANMORE for 'Roshven', one of which relates to the site: Canmore ID 118434 *Roshven Farm unroofed building*; one for 'Irine Burn': Canmore ID 118443 *Shieling Huts*; and one for 'Irin': Canmore ID 312010 *fish trap at Sandy Bay*.

The dispersed settlement of Roshven, which takes its name from the nearby peak of Rois Bheinn (Gaelic - "hill of showers" www.moidart.org.uk), lies approximately three miles to the east of Glenuig and 30 miles to the west of Fort William on the southern shore of Loch Ailort. The local geology consists of metamorphic rocks and igneous intrusions (www.bgs.ac.uk/map-viewers/bgs-geology-viewer). Despite the complex terrain and poor historic accessibility to the area, evidence indicates that there has been human habitation in the local area from Prehistory through to the present day.

The first cartographic evidence for a settlement within this area comes from Roy's Military survey map (1747-1755) which shows an unenclosed farmed landscape with a settlement to the west of the site. Documents survive which indicate that the MacDonald family of Clanranald owned and were leasing out the lands of Irene from at least 1759 (National Records of Scotland GD201/1/284 and GD201/1/267). A settlement and crossing point on the Irine Burn would have been a strategic site. Despite this documentary evidence for the lands of Irine, no indication of a farm or settlement are marked on Roy's Map near the burn (see Figure 3).



Figure 3: Detail from Roy's Military Survey of Scotland 1747-1755 Courtesy of National Library of Scotland Map Collection

A document of June 1780 indicates that John McEachin of Drumnarach, Arisaig was to be leased the Farm of Irin “and as much more as will be equivalent to the rent of Ardnafuran” (National Records of Scotland GD201/5/974). Murdoch Mackenzie’s marine chart of The Sound of Mull dated 1775 may provide an early depiction of a township or building at “Uren”, at the foot of a shadowy representation of a mountain, presumably Rois Bheinn (see Figure 4). As with many historic maps spellings vary and are usually phonetic so that “Uren” may well represent a derivation of “Irine”.



Figure 4: Detail from Murdoch Mackenzie (Senior) Marine chart of The Sound of Mull 1775 Courtesy of National Library of Scotland Map Collection

Laurie and Whittle’s more detailed map of 1794 also shows a settlement marked as “Urem” (see Figure 5) presumably based on Murdoch Mackenzie’s earlier map.

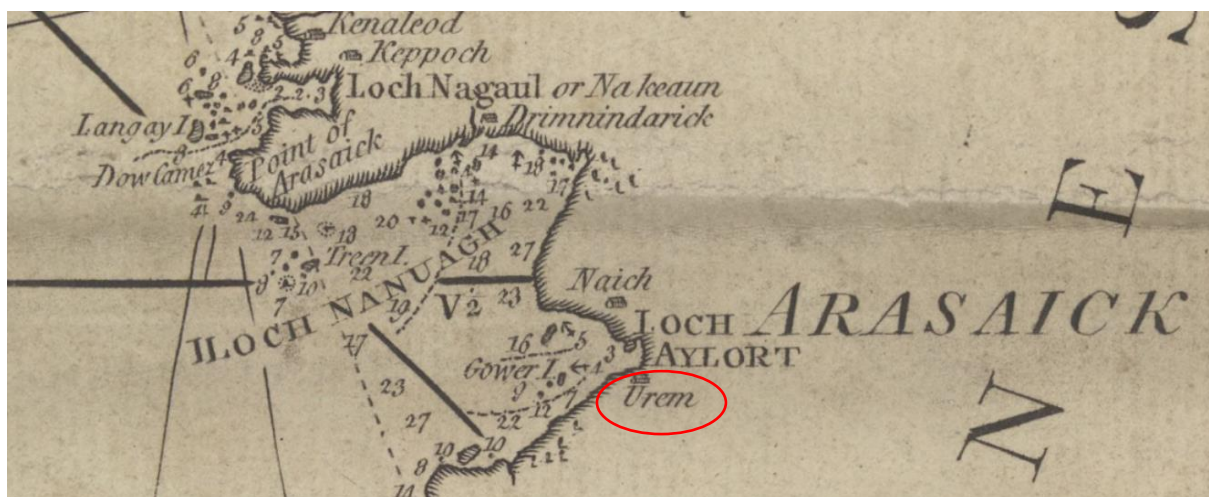


Figure 5: Detail from Laurie and Whittle’s “A New Chart of The West Coast of Scotland from the Point of Ardnamurchan to Cape Wrath” 1794 Courtesy of National Library of Scotland Map Collection

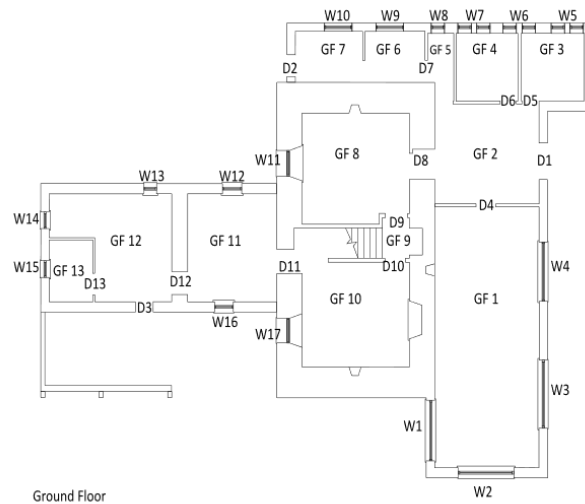
A map in John Thompson’s Atlas of Scotland, published in 1832, is the first cartographic representation showing “Irine” recognisably spelt as it appears in historic documents (see Figure 6).



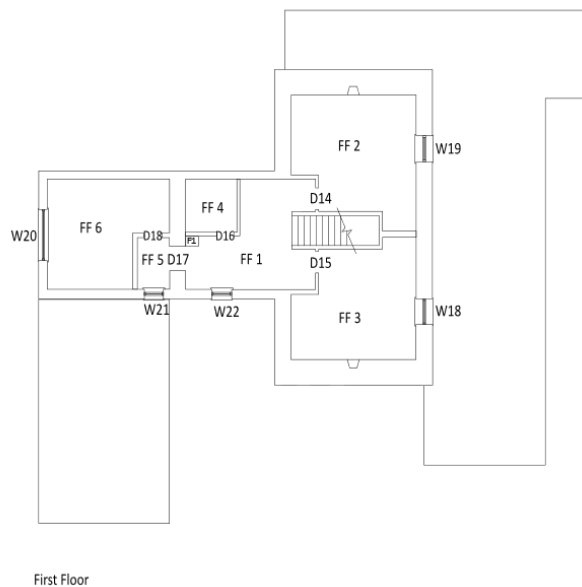
Figure 7: Detail from First Edition 6 inch Ordnance Survey Map Inverness-shire (mainland), Sheet CXXXV Surveyed 1873 and Published 1876 with Irine highlighted in red Courtesy of National Library of Scotland Map Collection

6.0 Architectural Description

Introduction



Ground Floor



First Floor



Adapted from drawings by KDP
Not to Scale

Figure 8: Roshven Farmhouse Room Plan

The farmhouse is a T-shaped plan, one and a half storey white harled building constructed in poured concrete with a slate roof and with later flat roof additions to the sides and front of the building. Although there is evidence that a farm was located on this site from at least the mid 18th century the present building is believed to date to c.1898. This section is supported by record drawings and photographic record, located in the appendices.

EXTERIOR



Figure 9: View of Roshven Farmhouse eastern elevation

Eastern Elevation

The farmhouse comprises a one and a half storey building of three bays with a white harled finish and a slate roof. At ground floor level a later 20th century “wrap around” flat roofed single storey extension, with a metal box profile roof, obscures the original elevation. The ground floor windows are modern UPVC three light casement windows, and the front door consists of glazed UPVC double doors. There are two gabled dormers with slate hung cheeks and 1-over-1 vertical sash timber windows with painted concrete lintels to the first floor. The slated gabled roof features a central cast iron roof light and two end stacks.

Southern, western and northern elevations

The remaining elevations are mainly white harled with a slated gabled roof to the two-storey rear extension. The rear wing has a mixture of two light sliding sash windows and modern casement windows to its ground floor along with two gabled dormers at first floor on the southern elevation. Dormer W21 contains a modern glazed opening with a blocked lower half, possibly the

remains of a blocked doorway or fire escape (see Figure 10). There is a stack to the centre of the roof, possibly marking the former extent of this wing.

A modern (20th century) veranda has been added to the end of the southern extension range and a flat roofed 20th century blockwork extension to the northern gable end of the farmhouse.



Figure 10: View of Roshven Farmhouse southern elevation showing what appears to be a blocked door in one of the dormer windows (W21) outlined in red.



Figure 11: Western elevation



Figure 12: Northern and Western elevation

INTERIOR

Ground floor

Room GF1

A large room which sits within the 20th century flat roofed extension to the front elevation. The walls and ceiling are plaster boarded and the room has an exposed timber floor.

Room GF2

This room forms the main hallway and is situated within the 20th century flat roofed extension. The hall gives access to the modern extensions to the northern and eastern elevations and to the historic farmhouse. The walls and ceiling are boarded and painted and there is an exposed timber floor.



Figure 13: Room GF2 looking towards GF3 to 5 with D1 to right



Figure 14: Room GF2 looking towards GF1 (to left) and into room GF8 within the historic farmhouse

Rooms GF3 to 7

These rooms, accessed from room GF2, are formed within the northern flat roofed extension. A corridor runs through rooms GF5, 6 and 7 which leads to exterior door D2.

Room GF8

This room formed part of the c.1898 farmhouse and is entered via two steps down from Room GF2. The walls and ceiling are lined out with painted 75 mm timber boards (3 inches), and the floor is covered with 152mm (6 inch) timber floorboards. There is a moulded decorative cornice and replacement moulded skirting boards throughout the room. A later 20th century stone surround fireplace is situated on the northern wall and there is a splayed timber lined window opening on the western wall (W11). A replacement 6 panel door (D9) leads through to a small hall (room GF9).



Figure 15: Room GF8 looking through doorway (D8) to room GF2

Room GF9

Hallway with the original front door opening (now blocked) to the eastern wall and doors leading to ground floor rooms GF8 and GF10. The staircase rises to the first floor and is lit by a cast iron roof light. The walls and ceiling are lined out with painted 75 mm timber boards (3 inches), and the floor is covered with 152mm (6 inch) timber floorboards. There is decorative moulded cornice. The timber staircase has moulded wall strings and a shaped wooden handrail to the south wall.



Figure 16: View from stairs looking towards room GF9 with D9 to the lefthand and D10 to the righthand side

Room GF10

This room formed part of the c.1898 farmhouse and is accessed via a vertically boarded ledged timber door (D10 see Figure 17) from hallway GF9. The walls and ceiling are lined out with painted 75 mm timber boards (3 inches), and the floor is covered in modern vinyl. There is a decorative moulded cornice and replacement moulded skirting boards to the eastern wall of the room. An open recessed shelf unit in the eastern wall has been formed within a blocked original window opening (see Figure 18), and in the western wall is another splayed window opening. Original skirting can be seen in the small recess formed below the enclosed stairwell (see Figure 19). Door opening D11 leads from this room through to the rear extension.



Figure 17: Historic door D10



Figure 18: Room GF10 with shelf built into a blocked window opening in the eastern wall



Figure 19: Recess formed below the stairwell with historic skirting board

Room GF11

This room forms part of the original rear wing and is accessed from Room GF10. The ceiling is boarded with painted 75 mm timber boards (3 inches) and the walls are covered with modern plasterboard; the timber floorboards measure 152mm (6 inch). On the western wall are the remains of a wood burning stove and a cupboard containing a water tank.

Room GF12 and GF13

This room forms part of the later rear extension and is accessed from Room GF11. It has plaster boarded walls and ceiling and a tiled floor. Room GF13 is formed within the southwestern corner of room GF12 and houses a modern bathroom.

First Floor

Room FF1

Hall formed within the rear wing leading to Rooms FF2 to 5. There is a partially underdrawn ceiling, and the walls and ceiling are lined with painted 75 mm timber boards (3 inches); the floor has been over boarded with chipboard. The eastern wall of Room FF4 bears a partial scar from a former door opening (see Figure 20).



Figure 20: Evidence of blocked door opening in wall of Room FF4

Within the floor, to the right hand side of door opening D17, are the partially obscured remains of a concrete hearth, feature F1 (see Figure 21).



Figure 21: Detail of remains of a concrete hearth which continues underneath the southern wall of FF4

Room FF2

This room formed part of the original farmhouse and is accessed via a vertically boarded ledged timber door which retains an historic rim lock and metal knob. The walls and ceiling are lined with painted 75 mm timber boards (3 inches), and the floor is covered with 152mm (6 inch) timber floorboards. There is a moulded decorative cornice. The skirting board is a more recent replacement with a moulded profile. There is a fireplace to the northern wall with a small cast iron grate, the surround is formed from cast concrete, with a scar which suggests there was a further applied surround and mantelpiece, now missing (see Figure 22).



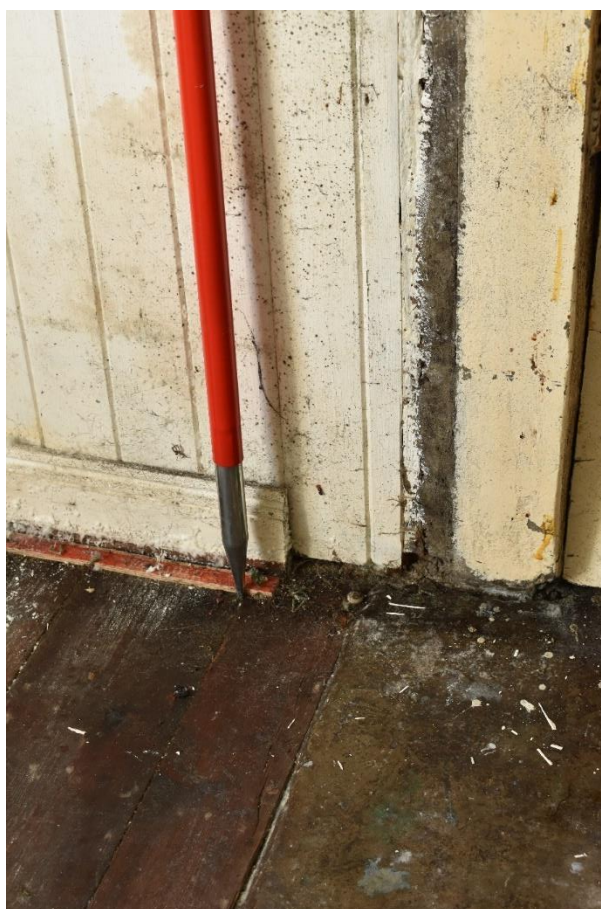
Figure 22: Room FF2 fireplace detail

Room FF3

This room formed part of the c.1898 farmhouse and is accessed via a later 20th-century 6 panel door from room FF1. The walls and ceiling are lined with painted 75 mm timber boards (3 inches), and the floor is covered with 152mm (6 inch) timber floorboards. There is decorative moulded cornice. The skirting boards, which appear to be original, feature a square profile. There is a blocked fireplace to the southern wall. The fire surround is formed from cast concrete and there is a scar which suggests there was a further applied surround and mantelpiece, now missing (see Figure 23).



Figure 23: Fireplace and detail of concrete surround and hearth room FF3



Room FF4

This small bathroom is accessed from FF1. It has smooth boarded and painted walls. A cast iron roof light provides the only light for the room.



Figure 24: Room FF4 with cast iron roof light

Room FF5

Door D16 leads from FF1 into this small lobby area. Within the dormer window opening (W21) is a partially blocked door (see figure 25).



Figure 25: W21 Doorway inserted into the dormer window opening and then partially blocked (note threshold)

Room FF6

The walls, floor and ceiling of this room have been boarded with modern materials, there are no notable features within the room.

Roof Void

Whilst access was limited to the attic due to health and safety concerns, evidence of mass concrete construction was evident on the northern and southern gables of the C. 1898 farmhouse. The attic is a traditional common rafter roof with lapped rafters, and applied wooden sarking boards.

Wider Landscape

A former “sheep fold”, constructed in stone with a modern corrugated roof, is situated to the east of the farmhouse.



Figure 26: Former “sheep fold”

7.0 Phased Building Analysis and Documentary Research

This section presents a phased understanding of the site, based on a synthesis of the available documentary and physical evidence.

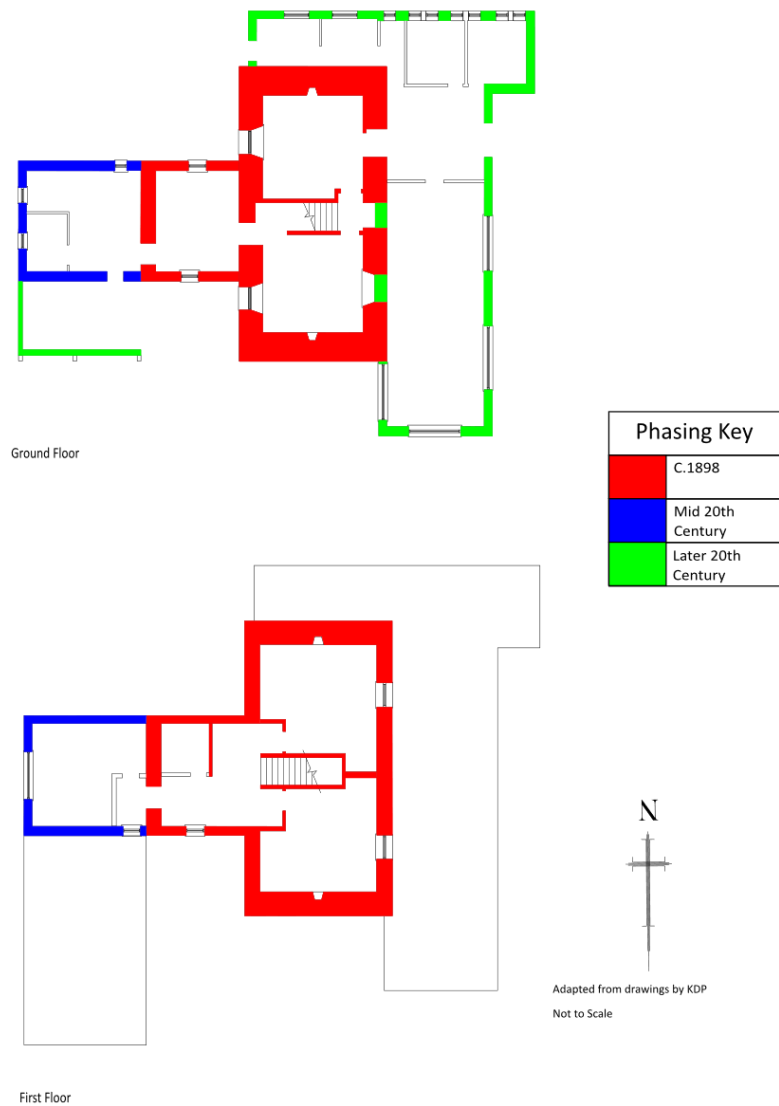


Figure 27: Phasing plan

Cartographic and documentary evidence suggests that a farm and associated buildings were in existence on the site from at least the mid-18th century. The buildings at “Irine” formed part of the wider Estate of the Clanranalds until the early 19th century, when the farm and lands came under the ownership of the Roshven Estate. The name “Irine” fell out of use in the later 20th century when the extant farmhouse became known as “Roshven Farm”. The present building is the result of three principal construction phases, as indicated in Figure 27 above, being;

Phase 0 – presumed mid 18th century farmhouse, now lost

Phase 1 - the construction of a T-plan farmhouse in c.1898 replacing the earlier building

Phase 2 - addition of a two storey rear extension

Phase 3 - addition of single storey flat roofed extensions to the northern and eastern elevations.

Phase 0

Traditional rural buildings in the Highlands during the 17th and 18th centuries, would generally have been single storey structures of turf and clay or drystone construction, often with turf or thatched roofs. It is likely that the original farmhouse at “Irine” would have followed this vernacular style. This original farmhouse is depicted on the first edition Ordnance Survey map of 1876 (see Figure 7).

By the late 18th and early 19th century changes in farming practices and agricultural “improvements” were being undertaken on many Estates in the Highlands, including Roshven. Under the ownership of the Blackburn’s Roshven House and estate underwent considerable redevelopment and improvements. During the later years of the 19th century this included the rebuilding of some of the Estate properties, including Roshven farmhouse.

Phase 1

There is a lack of documentary evidence to precisely date the demolition of the original farmhouse and construction of the present core of the site, however a date of c.1898 has been suggested locally. The second edition Ordnance Survey map of 1900 (resurveyed in 1899) indicates that the earlier simple rectangular farmhouse was still in existence at “Irine”, (see Figure 28) meaning the rebuilding may not yet have occurred by the time of the resurvey. This map shows that the associated sheepfold had been enlarged and its planform altered, but the farmhouse remains unaltered from that shown on the first edition map of 1876. Unfortunately, no later historic large scale cartographic evidence exists for this area and so an exact rebuilding date cannot be derived from the evidence available.

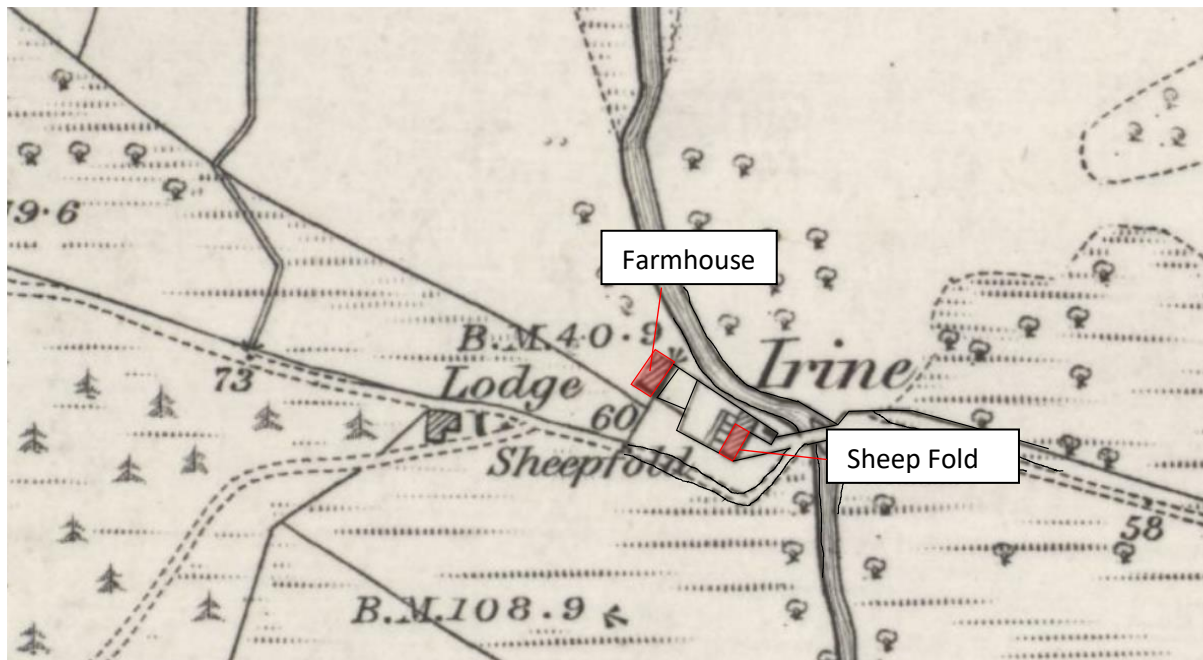


Figure 28: Second Edition Ordnance Survey map (revised 1899) annotated to show buildings at Irine from the first edition map superimposed in red. The earlier farmhouse fits directly over the farmhouse shown on this map suggesting it has not been rebuilt at this date.

The 1901 census referred to the farmhouse as “Saren Cottage” with Donald MacRae (shepherd) and his wife Mary living there with their 3 children and a boarder, Findlay Morrison, a teacher at the local school. Interestingly the entry prior to “Saren Cottage” is recorded as a “Bothy” with 20 entries including a building contractor, a mason, hevers, joiners and numerous labourers. Presumably this was the work force carrying out alterations on the Roshven Estate and who may well have been involved in the rebuilding the farmhouse. The fact that the shepherd Donald MacRae and his family had been living at “Irine” or “Salen” since 1895 indicates that the improvements at Roshven may have been prompted by a movement toward “improved” farming methods. This may also be the reason why entries in the census returns for the number of properties at “Irine” gradually decreased as the small township settlement was cleared to make way for a larger single tenancy farm favoured for sheep farming.

The physical evidence suggests the farmhouse constructed at this time was of a T-shaped plan of one and a half storeys, constructed with poured concrete walls and a slate roof. This construction method ties with the further remodelling and extension work being undertaken at Roshven House and included the use of mass concrete and concrete detailing (Gifford 2003). Whilst the Valuation Rolls for 1895 list Hugh Blackburn as the “Proprietor” of the Roshven Estate, his son William is listed as “tenant” indicating that he may have had an input into the running of the Estate and lands and perhaps the improvements to the estate buildings ((Valuation Rolls VR01030003-/596).

Mass concrete construction, where concrete was cast in-situ using shuttering into which a concrete mix was poured, and then a cement harl applied to the external face of the building, had been in use in Scotland from as early as the 1830's. Following an article *On Concrete as a Building Material for Farm Buildings and Cottages* in 1874 by George Hunt, the use of mass concrete construction rapidly developed throughout Scotland (Wade Martins 2002). Seen as a relatively cheap and speedy method of construction that did not require a particularly skilled workforce, the method was embraced by a number of Scottish estates undertaking agricultural improvements (Urquhart 2013). An advertisement from the "Oban Times and Argyllshire Advertiser" in September 1877 indicates that the construction method was already in use within the Fort William area.



Figure 29: Advertisement from the Oban Times and Argyllshire Advertiser 29 September 1877

During the late 19th century the use of mass concrete construction in Moidart became even more prominent when Sir Robert McAlpine used the method for structures (including the Glenfinnan Viaduct 1896-1897) on the new Fort William to Mallaig railway line. The proximity of McAlpine's railway line may well have influenced the Blackburn's decision to use this method on the Roshven Estate. Supplies for the new railway were being brought in by boat to the local pier, which may also have been where the source of cement for the Roshven Estate improvements came from.

Whilst the uniform harl, applied to the external walls of the farmhouse, obscures the buildings construction method and phasing, internally there is evidence confirming the use of mass concrete construction. For example, within the roof void the concrete construction of the southern gable wall is clearly visible, shown in Figure 30, with the short vertical "lifts" of each pour and the imprint of the smoother surface left by the shuttering.



Figure 30: Evidence of concrete construction with “lifts” and evidence for the use of shuttering can be seen in the gable wall of the southern elevation.

Evidence for mass concrete wall construction is not easily discernible at lower floor levels, however some features, including the integral cast concrete fireplaces in bedrooms FF2 and 3 (see Figure 31) and external cast concrete window cills confirm this method of construction having been used throughout this phase of the site.



Figure 31: Evidence of cast concrete fireplace in room FF2.

The ground floor walls of the central 3 bay structure are wide (approx. 700mm) compared to those at first floor level (approx. 350mm). This may indicate that a stepped wall was built to support the first floor floor joists. It may also indicate that the original stone structure had been incorporated into the concrete structure although no evidence to support this idea has been found. The walls of the rear wing are of a matching thickness (350mm), which together with the uniform roof structure (see Figure 32), confirm this rear wing is part of this phase of construction.



Figure 32: Red arrow indicates the roof structure of the rear wing was contemporary with the central core of the farmhouse.

Internally much of the first phase building was lined out with vertically boarded timber, as with many properties in the Highlands of this date, providing further evidence for the extent of this first phase building. At first floor level bedrooms FF2, FF3 and hall (FF1) formed part of the c.1898 build. Evidence suggests that there was a third bedroom, opposite the top of the stairs, in the rear wing. A scar from a blocked doorway in the eastern wall of the bathroom provides evidence for this (see Figure 33). Further evidence for the existence of a third bedroom is highlighted by the remains of a concrete hearth stone (feature F1) which has been partially obscured by the later insertion of the wall to form a bathroom (see Figure 34). It therefore seems that the third bedroom was altered at a later date to provide a small bathroom (FF4), possibly when the rear wing was extended.



Figure 33: Evidence of blocked doorway in eastern wall of FF4



Figure 34: Evidence of hearth stone (feature F1) continuing under wall of bathroom FF4

The Macrae family, who were first recorded as living at Irine in the 1895 (Valuation Rolls VR010300030-/596, Inverness County) must have witnessed the first phase of rebuilding work at the farmhouse. The family were still recorded at the farmhouse during the 1911 and 1921 census, and a Duncan Macrae was recorded as the “tenant” of Irene in the ownership of “Peter Blackburn of Roshven” in the final valuation roll of 1940.

During World War II many of the large houses and estates in the area were requisitioned by the military as the area was used as a training centre for commandos and other special forces. Many of the local inhabitants were moved out of their homes. However, the evidence from the 1940 Valuation Roll. A confidential police report of 1943, sent to the Divisional Headquarters by P.C. P. Logan of Arisaig Police Station regarding Home Guards mentions both “Dugald and Donald MacRae, Irine, Roshven, Lochailort” which indicates that perhaps the family were allowed to stay at the farm during this period (www.moidart.org.uk).

Phase 2

The construction of a road in 1968, meant access to this part of Moidart was greatly improved and brought much change to the area. The addition of a further rear extension to the farmhouse during the later 20th century is evident where blockwork can be seen at ground level below the harled walls (see Figure 35 and 36).



Figure 35: Block work footings of later rear extension indicated in red

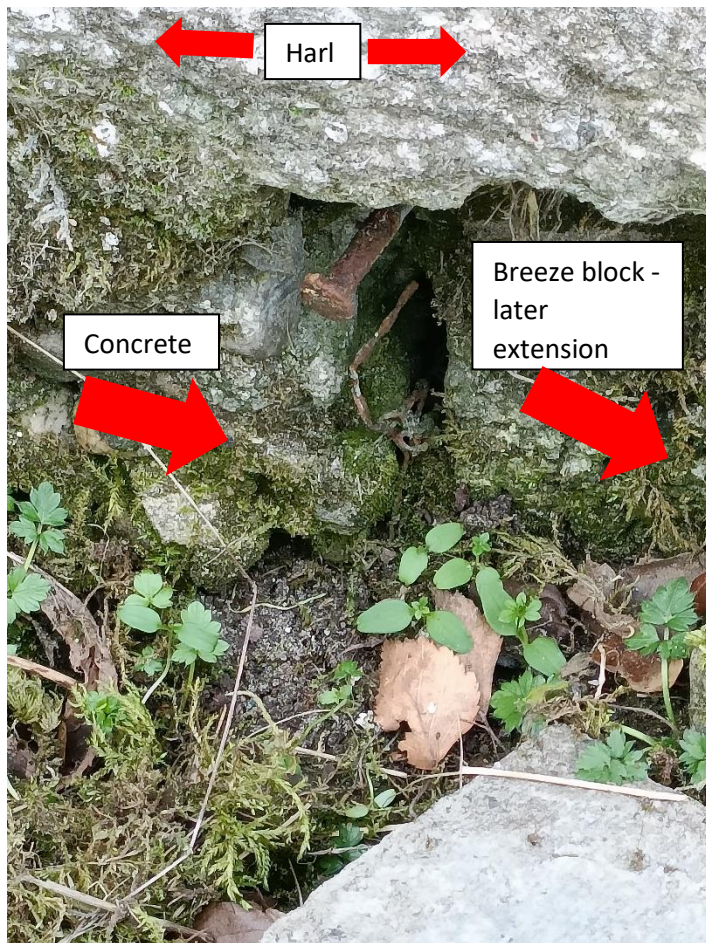


Figure 36: Evidence of concrete wall construction at junction between original rear extension and later extension on northern elevation

Block work like this and the size and style of the window openings suggest a later 20th century date for this extension, although no records were found to confirm this.

Phase 3

Later flat roofed extensions were added to the farmhouse in a piecemeal fashion, including a large flat roofed extension added in the 1970's when the building operated as a tearoom (Kearney Donald Partnership 2022). A blocked doorway, which is now acting as a window (W21) appears to indicate that the later rear extension may have had a fire escape in this location prior to the addition of the veranda.

8.0 Conclusions

The documentary evidence, map regression and building survey suggest that the extant building has gone through a number of changes since its original construction.

The original farmhouse at “Irine” can be dated to the mid 18th century and once formed part of a historic land holding belonging to the Clanranald family. With the sale of the Roshven estate in the early 1850’s to Dr Hugh and Jemima Blackburn, “Irine” saw a change in farming practices which ultimately led to its rebuilding at the turn of the 20th century. Whilst the decision to rebuild the farmhouse can confidently be attributed to the Blackburn family, the lack of cartographic or documentary evidence means that the exact date of construction cannot easily be confirmed. It appears that the extant farmhouse was constructed using the mass concrete method as a single phase construction possibly on the footprint of the earlier building. Structural evidence provides a broad outline of phasing, but a more refined phasing is difficult to establish due to the use of a uniform white harl.

The original build was followed by additions in 20th century and as the farm fell out of use the addition of a number of late 20th century flat roofed additions were added in response to changes in use including a café and residential requirements.

9.0 Bibliography

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10.0 Appendices

Appendix 1: Details from the Highland Historic Environment Record

Highland Historic Environment Record
Clàr Àrainneachd Eachdraidheil na Gàidhealtachd

[Home](#) [Featured Sites](#) [Explore](#) [Search](#) [Projects](#) [Map](#) [Contact](#)

MHG36542 - Roshven Farm

Summary

Farmhouse built c.1896 of poured concrete.

Type and Period (2)

FARMHOUSE (19th Century - 1896 AD to 1896 AD)
STEADING (19th Century - 1801 AD? to 1900 AD?)


Protected Status

None recorded

Images (0)

Documents (1)

☐ Show captions



Full Description

NM77NW 9.05 centred 7189 7854

Roshven Farm [NAT]
OS 1:10,000 map, 1973.

Ken Bowker notes that the predecessor to this building is depicted on the 1st edition map as "Irene Farm". The name was changed to "Irin" in later years because visitors used to mis-pronounce it. The current building is of poured concrete and was built c.1896. <1>

Sources/Archives (1)

<1> [Text/Manuscript: Bowker, K. 2011. Notes and corrections for various sites at Roshven. Yes. Digital.](#)

Highland Historic Environment Record
Clàr Àrainneachd Eachdraidheil na Gàidhealtachd

[Home](#) [Featured Sites](#) [Explore](#) [Search](#) [Projects](#) [Map](#) [Contact](#)

MHG55105 - Site of farmstead, Irine, Roshven

Summary

The site of a farmstead depicted on the 1st edition Ordnance Survey map c.1873.

Type and Period (2)

FARMSTEAD (Built, 19th Century - 1801 AD? to 1873 AD? (at some time))
SHEEP FOLD (Built, 19th Century - 1801 AD? to 1873 AD? (at some time))


Protected Status

None recorded

Images (0)

Documents (1)

☐ Show captions



Full Description

A farmstead and sheepfold is depicted on the 1st edition map and labelled "Irine". The name was changed to "Irin" in later years because visitors used to mis-pronounce it. The building has now been replaced by the house known as Roshven Farm. <1>

Sources/Archives (1)

<1> [Text/Manuscript: Bowker, K. 2011. Notes and corrections for various sites at Roshven. Yes. Digital.](#)

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Roshven Farmhouse, Glenuig, PH38 4NB

Buildings Archaeology Ltd

MHG27431 - Roshven Farm

Summary

No summary available.

Type and Period (1)

BUILDING (Undated)

Protected Status

None recorded

Images (0)

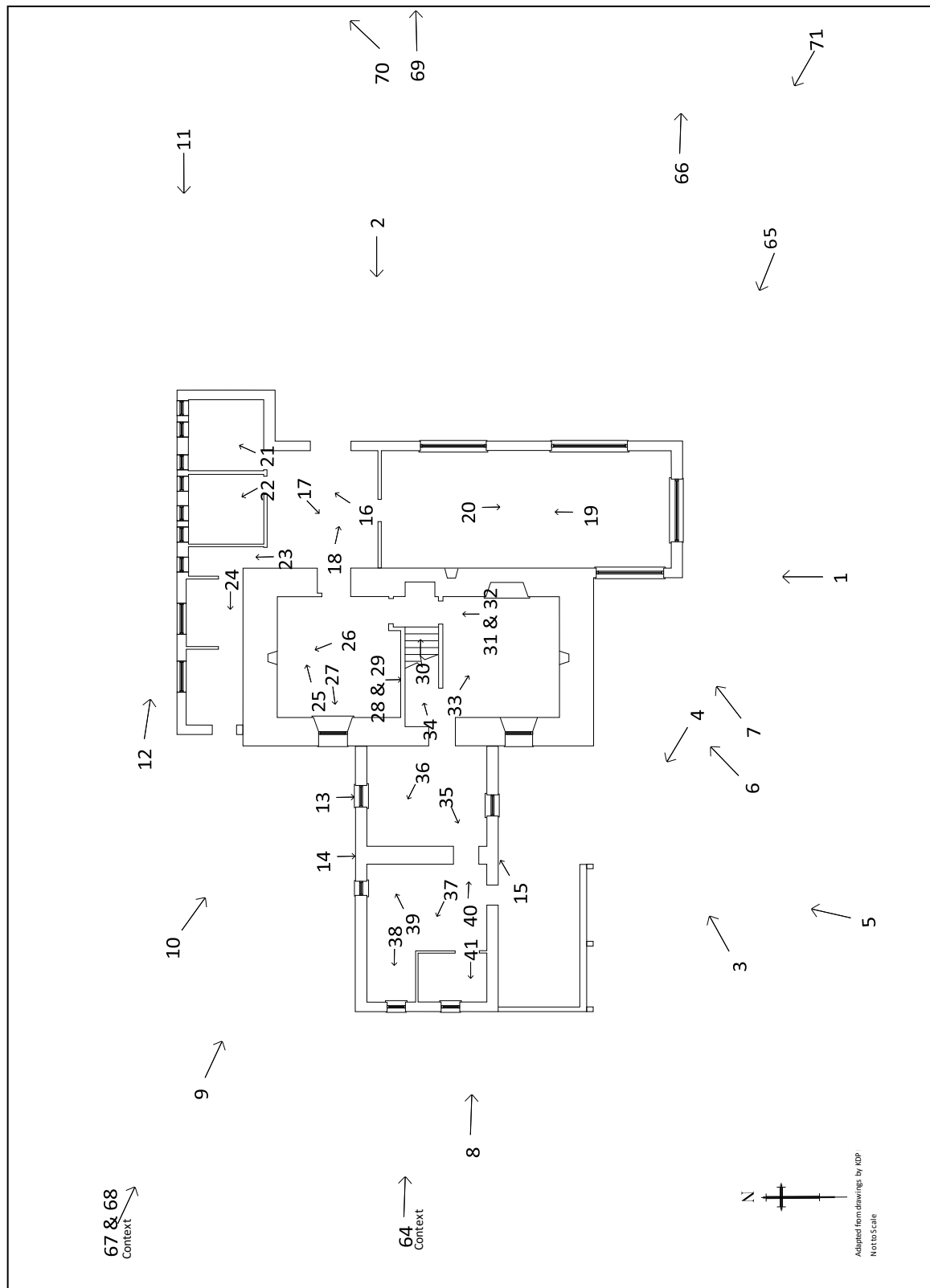
Documents (0)

Full Description

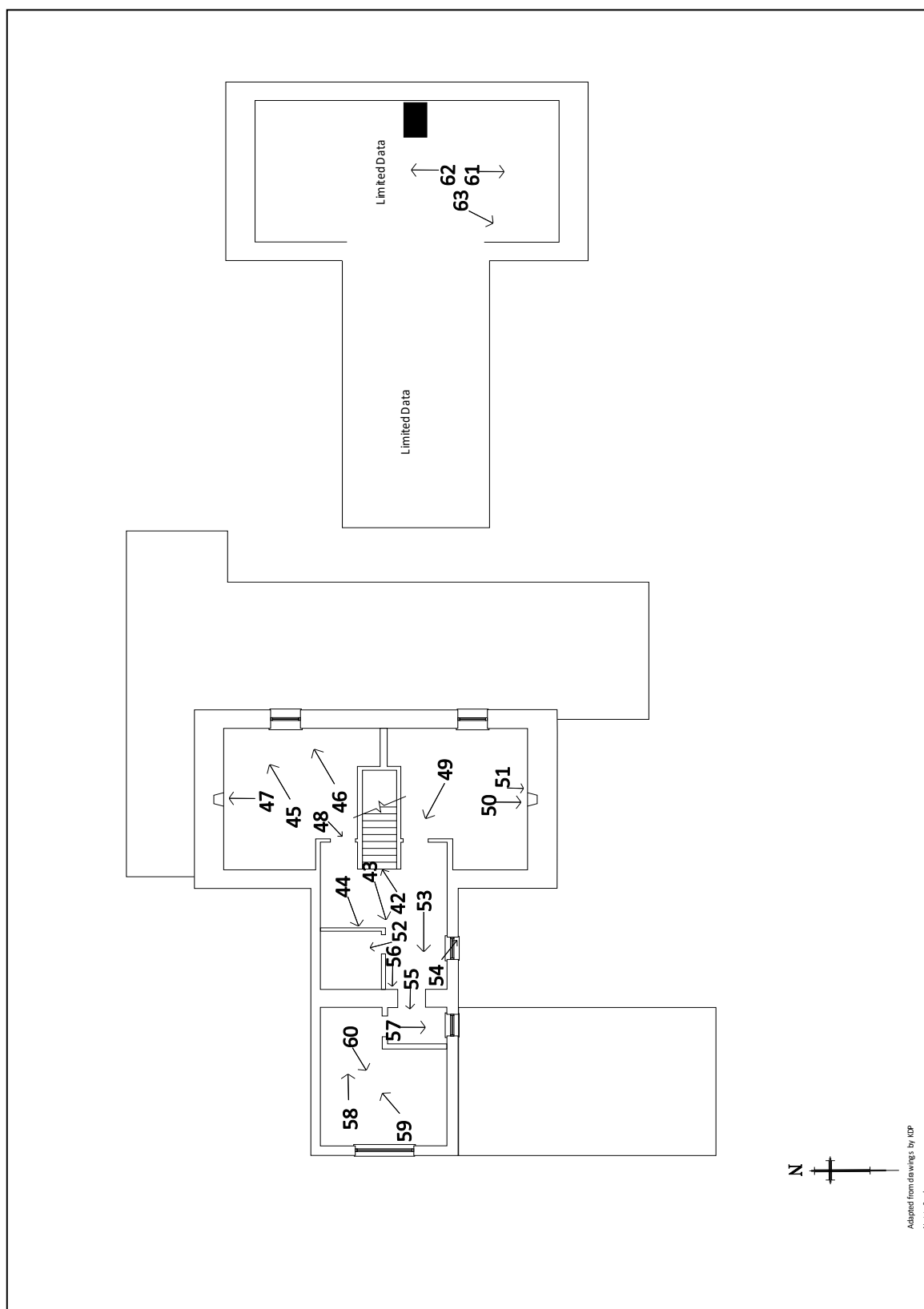
NM77NW 2 7218 7887

An unroofed building is shown on the 1st edition of the OS 6-inch map (Inverness-shire 1876, sheet cxxxv) and on the current edition of the OS 1:10000 map (1973).
Information from RCAHMS (SAH) 20 August 1996

Appendix 2: Photographic Survey



Photograph Location Plan: Ground Floor



Photograph Location Plan: First Floor and Roof Void

Table of Photographs

Photograph No	Description	Facing	Scale
01	Southern gable	North	1x2m
02	Eastern elevation (front)	West	
03	Southern elevation	North East	1x2m
04	Rear extension and veranda	West	1x2m
05	Southern Elevation	North	1x2m
06	Southern gable chimney	North East	
07	Looking towards junction between single storey extension and southern gable	North East	1x2m
08	Western gable of rear extension	East	1x2m
09	Northern and western elevations	South East	
10	Northern elevation of Phase 1 building	South East	1x2m
11	Eastern elevation of single storey extension	West	
12	Northern elevation of single storey extension	East	
13	Detail of cast concrete window cill	South	1x20cms
14	Detail of junction between rear wing and 20 th century extension northern elevation	South	
15	Detail of junction between rear wing and 20 th century extension southern elevation	North East	
16	Room GF2 looking towards GF3 to 5	North	1x2m
17	Room GF2 looking towards rooms GF1 and GF8	South West	1x2m
18	Room GF2 looking towards D1	East	1x2m
19	Room GF1	North	1x2m
20	Room GF1	South	1x2m
21	Room GF3	North	1x2m
22	Room GF4	North	1x2m
23	Room GF5	North	1x2m
24	Room GF6 and GF7	West	1x2m
25	Room GF8	East	1x2m
26	Room GF8 Fireplace	North	1x2m
27	Room GF8 W11	West	1x1m
28	Room GF8 detail of cornice	South	
29	Room GF8 Detail of boarding	South	1x20cms
30	View from stairs looking towards hall G9	East	
31	Room GF10 and door D10	North	1x2m
32	Room GF10 and door D10	North	1x2m
33	Room GF10	South East	
34	Looking towards room GF10 and area below stairs from D11	East	
35	Room GF11	South West	1x2m
36	Room GF11	North West	1x2m

Photograph No	Description	Facing	Scale
37	Room GF12	North West	1x2m
38	Room GF12	West	1x2m
39	Room GF12	North East	1x2m
40	Room GF12 looking towards door D12 and through to GF11	East	1x2m
41	Room GF13	West	1x2m
42	Room FF1 looking towards stairs	North East	1x1m and 1x2m
43	Room FF1 looking towards FF4 and blocked door	West	1x2m
44	Room FF1 detail of blocked door and boarding	West	
45	Room FF2	North East	1x1m
46	Room FF2 and window W19	East	
47	Room FF2 concrete fireplace	North	1x1m
48	Room FF2 door D14 detail	South West	
49	Room FF3	West	1x2m
50	Room FF3 blocked concrete fireplace	South	1x1m
51	Room FF3 Fireplace detail	South	1x1m (part)
52	Room FF4	North	1x1m
53	Room FF1 looking towards door D17, FF5 and feature F1	West	1x2m
54	Detail of concrete window surround W22	South East	
55	Door D17 looking towards FF5	West	1x2m and 1x1m
56	Partially obscured hearth (F1)	North West	1x2m
57	Dormer window W21 with later blocked door	South	1x2m
58	Room FF6	East	1x1m
59	Room FF6	North East	1x1m
60	Room FF6	West	1x2m
61	Roof void from above FF3 looking towards southern gable	South	
62	Roof void from above FF3 looking towards northern gable	North	
63	Roof void – sarking	South West	
64	Context - Western elevation	East	
65	Context - View from driveway towards eastern elevation	West	
66	Context – looking towards former sheep fold	East	
67	Context – northern and western elevations	South East	
68	Context – northern and western elevations	South East	
69	Former sheep fold	East	
70	Former sheep fold	North East	
71	Context – Looking towards farm from A861	West	



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46



Photograph 47



Photograph 48



Photograph 49



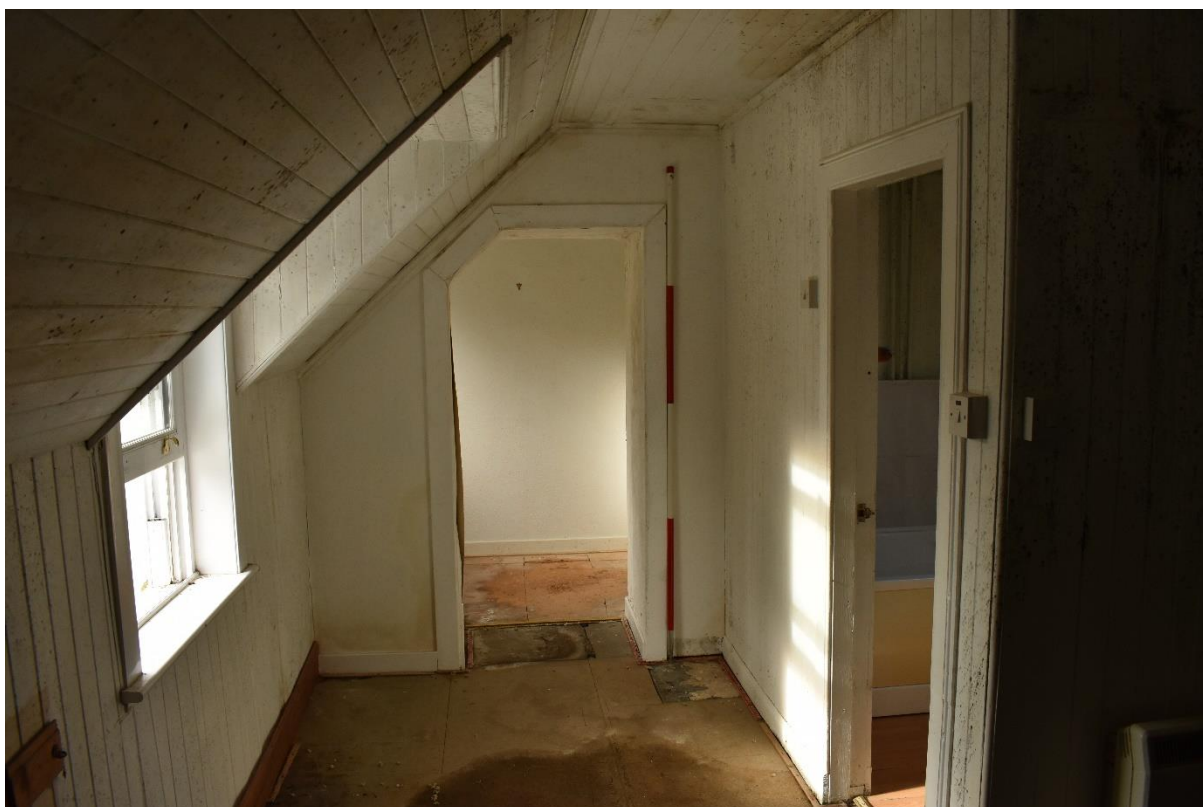
Photograph 50



Photograph 51



Photograph 52



Photograph 53



Photograph 54



Photograph 55



Photograph 56



Photograph 57



Photograph 58



Photograph 59



Photograph 60



Photograph 61



Photograph 62



Photograph 63



Photograph 64



Photograph 65



Photograph 66



Photograph 67



Photograph 68



Photograph 69

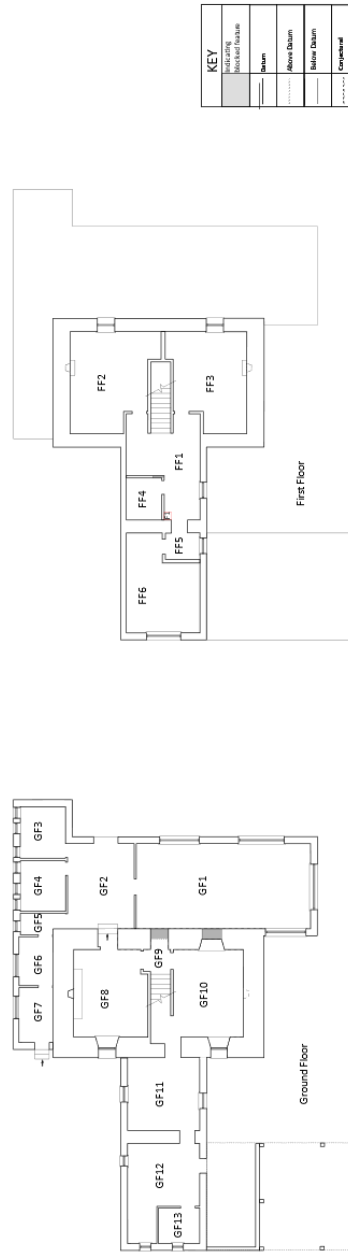
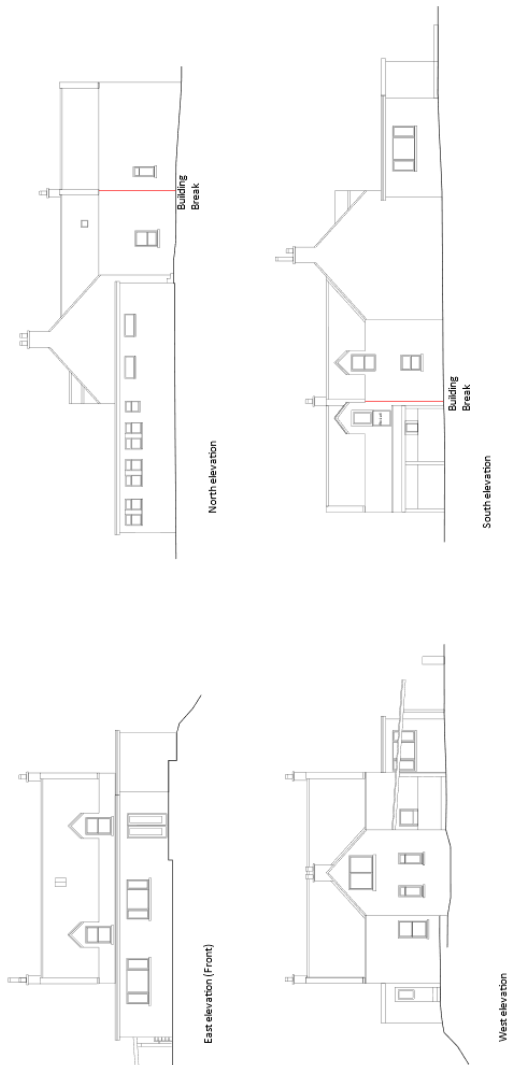


Photograph 70



Photograph 71

Appendix 3: Elevations and Floor Plans



BUILDINGS ARCHAEOLOGY LTD www.buildingsarchaeology.co.uk	Grid Reference: NM 71874 78571
Roshven Farmhouse Glenug PH38 4NB	Client: Roshven Farmhouse
Drawn By: Susan Black	Scale: 1:100 at A1
Check: 13 March 2020	Date: 13 March 2020
Adapted from plans by KCDP	Down By: Susan Black