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Appendix 13.1 Gazetteer of Cultural Heritage Assets

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Asset Number	1	Site Name	Boundary Bank, Kyle House
Designation	None	NGR	NG7427026500
Importance	Negligible	Condition	Unknown
Site Type	Earthwork	Period	Modern; 20th Century
HES Ref.	N/A	HER Ref.	MHG6756
Description			
<p>Walled hollow sectioned and dated by pottery to the 20th century. [1]</p> <p>A section was excavated through this feature as part of evaluation works conducted ahead of the Skye Road Bridge in the 1990s which confirmed a 20th century date. It was suggested at that time that it could have been constructed during the Second World War as part of a nearby barrage balloon site (MHG6757). [2]</p>			
Sources			
<p>[1] Highland Council Historic Environment Record</p> <p>[2] Atkinson, J., and Will, R., 1992, Skye Road Bridge Archaeological Assessment, 12</p>			

Asset Number	2	Site Name	Kyle House Garden
Designation	Inventory Garden and Designed Landscape	NGR	NG7443726584
Importance	Medium	Condition	Good
Site Type	Historic Landscape	Period	Post Medieval; 19th Century; 20th Century
HES Ref.	GDL00249 19870701	HER Ref.	MHG36285
Description			
<p>Most remarkable for its woodland garden with large-leaved Rhododendrons, Hoherias, shrub roses and Eucryphas, the designed landscape forms an impressive setting for Kyle House. Started in the early 19th century, most of today's planting was done by the present owners.</p> <p>Importance of Site:</p> <p><u>Work of Art</u> - (Value: Some) The present form of the garden has some value as a Work of Art.</p> <p><u>Historical</u> - (Value: Little) The garden has been largely developed since the 1950s, although the yew trees remain as evidence of an earlier garden.</p> <p><u>Horticultural, Arboricultural, Silvicultural</u> - (Value: High) The plant content of the garden is of high horticultural value on account of its location on the Island of Skye.</p> <p><u>Architectural</u> - (Value: High) The garden provides the setting for a category B listed building and has thus high Architectural value.</p> <p><u>Scenic</u> - (Value: High) Kyle House has high Scenic value by virtue of the contrast of the garden with the surrounding landscape.</p> <p><u>Nature Conservation</u> - (Value: High) Although not large, the deciduous woodland habitat provided by the garden is unusual on Skye.</p> <p>Location and Setting:</p> <p>Kyle House is situated above the village of Kyleakin on the north-eastern shore of Skye. The A850 forms the southern boundary of the site before descending into Kyleakin, whilst the boundary to the north is formed by the cliffs which overhang the Kyle of Lochalsh. The village of the same name lies approximately 1km across the sea on mainland Scotland. Kyle House has a magnificent commanding position overlooking Wester Ross, the islands of the Inner Hebrides and the Cuillins of Skye to the north and west. To the east lies Loch Duich and, beyond, the peaks of the Five Sisters of Kintail. The climate is mild and damp; prevailing winds are from the west and south-west. Soil conditions are acid and peaty with rocky outcrops. Much of the soil was imported to the garden in the 19th century.</p> <p>A look-out point in the garden is designed to frame the view to the lighthouse on the island of Eilean Bhan opposite and the mainland landscape beyond. The woodland edge of the garden is significant in the surrounding landscape, but the garden is more significant by the nature of its contribution to the largely barren landscape of Skye.</p> <p>Kyle House stands within some 2.5 acres (1ha) of garden which extends north and east to the cliff edge and south to the A850.</p>			

Documentary evidence is confined to the OS maps of 1876 & 1910. Design plans were not used in the creation of the present garden which includes some 11 acres (4ha).

Site History:

The original owners of the site were Mackinnons who built the present house in the early 19th century and began the development of the garden. In 1920, the property was rented on a 25 year lease by the Seton Watsons. The present owners, Mr & Mrs Colin Mackenzie, purchased the property in 1950. The house was occupied by the Royal Navy in World War I and the American Navy in World War II and much of the previous planting was dug up during the last war. Mr & Mrs Mackenzie carried out much of the structure planting in the garden before settling permanently on the island in 1956. The garden has been continually developed since then.

Landscape Components:

Architectural Features - Kyle House, listed category B, was built in the early 19th century; it is thought that the architect may have been Gillespie Graham but there is no evidence to confirm this. It was extended in the late 19th century, and again recently with the addition of a modern sun lounge on the south side. Stone urns, stand at the top of the steps on either side of the pathway south of the house.

Woodland - Shelter woodlands have been planted on the southern and western boundaries of the site. Largely coniferous species include *Abies grandis* and *A. nobilis*, planted since 1950 as a priority before subsequent development of the garden.

Gardens - The formal garden is situated to the south of the house. It is largely lawn, within which rose beds have been laid out and flowering shrubs planted. A footpath runs through the garden from the A850 to the house. An avenue of ornamental trees lines the path to the steps, on either side of which stand two Irish yews, planted by the original owners. Rhododendron and Fuchsia clothe the bank beyond the yews.

Walled Gardens - The kitchen garden is situated to the north of the house. It is walled on three sides and divided in two by a copper beech hedge planted since 1950. The garden is well stocked with fruit, flowers and vegetables. Polythene greenhouses have been constructed on the west side of the garden. [1] [2]

Sources

[1] Historic Environment Scotland

[2] Highland Council Historic Environment Record

Asset Number	3	Site Name	Kyle House
Designation	Category B Listed Building	NGR	NG7445426561
Importance	Medium	Condition	Good
Site Type	House	Period	Post Medieval; 18th Century
HES Ref.	LB13995 99309	HER Ref.	MHG16948

Description

Early 19th century, with later additions. 2 storeys, 3 wide bays; harled, ashlar margins. Centre door with later square projecting porch, moulded cornice and side entrance. 12-pane glazing; paired panelled ridge stacks; piended slate roof. Mid / later 19th century 2 storey, 3 bay wing set back at north-east gable; end stack; piended slate roof. Modern sun room fills re-entrant angle created by wing. Wing to rear.

Statement of Special Interest

North-east wing appears on 1876 Ordnance Survey. [1] [3]

Kyle House, 1798 Georgian tacksman's house in the lush oasis of a mid-20th century woodland garden, built on Macdonald land for John Mackinnon, and very much in keeping with other Skye tacksman's houses of this date. But here, fireplaces are on the internal walls and the roof piended, in the Kintail fashion. On the first floor, above the original kitchen (now dining room), is a coved room with good plasterwork, originally the drawing room. The original dining room (now the drawing room) was on the west side of the central hall and staircase, with two chambers above. Later kitchen extension to north; adjacent late 19th century cottage linked to the north-east corner as a later wing. [2]

Sources

[1] Historic Environment Scotland

[2] Historic Environment Scotland (Canmore)

[3] Highland Council Historic Environment Record

Asset Number	4	Site Name	Kyleakin Lighthouse
Designation	Category B Listed Building	NGR	NG7450826990
Importance	Medium	Condition	Good
Site Type	Lighthouse	Period	Post Medieval; 19th Century
HES Ref.	LB6994 89185	HER Ref.	MHG16843

Description

D & T Stevenson, 1857. 70ft circular tower supporting light on rocky promontory, linked to keepers' houses by 5-span, plate-iron access bridge and concrete causeway. Single-storey pair of former keepers' houses, white harled with contrasting margins.

Statement of Special Interest

The Kyleakin Lighthouse is a fine example of its type, prominently located on the small island of Eilean Ban in the Kyle of Lochalsh. Built in 1857 by renowned Scottish lighthouse designers David and Thomas Stevenson, it was one of the first of its kind to use a fixed condensing light. It became automated in 1960 at which time it was converted to run on acetylene gas.

The lighthouse is linked by access bridge and causeway to a pair of single-storey, back-to-back, former keepers' houses. The island was bought by author and naturalist Gavin Maxwell in 1963 and the keeper's houses were more recently restored as a warden's residence and museum. The lighthouse was decommissioned in 1993. The island now acts as a support for the Skye Road Bridge, completed in 1995. [1] [3]

Small island, now overshadowed by the concrete stanchions that use it as a launching pad for the Skye Bridge.

Lighthouse, D. & T. Stevenson, in operation 1857-1960, linked by causeway to keepers' houses, a pair of single-storey, back-to-back ranges, stylishly converted in 1968 by Gavin Maxwell as his last home. Recently restored from dereliction by Eilean Ban Wildlife Trust as a warden's residence and small museum. [2]

The 70 foot tall lighthouse, designed by David (1815-81) and Thomas (1818-87) Stevenson, was built in 1857. Thomas Stevenson was the father of the author Robert Louis Stevenson (1850-94).

When first built the light itself was fuelled by sperm whale oil, and displayed a central white beam flanked by a red and a green beam.

It was not until 1898 that the lamp was converted to a paraffin vapour system, with Eilean Bàn holding the storage tanks for the paraffin. These tanks were refuelled by a tripod housing a fuel valve, on the shore. A large mooring hook is still present beyond the tripod and can be seen from the path going along the north side of the island. A similar arrangement is present on the coast facing Kyleakin. The refuelling points were placed on the north and south sides of the island as a greater depth of water on those sides allowed the larger boats to berth.

Acetylene gas was a much cleaner fuel and did not require constant pressurisation. In 1960 the lamp was converted to Acetylene gas so the lighthouse no longer needed to be manned all the time. With the departure of the full-time keepers, the island cottages were then put up for sale by the owners, the Northern Lighthouse board.

The lighthouse was finally decommissioned in 1993. The channel into Loch Alsh was then marked by the large red and green buoys that can be seen running east and west from the lighthouse. After decommissioning the lighthouse was denoted as a day mark, which means that it remains a landmark that it is used for navigation during the day, and must therefore continue to be kept in good condition. [4]

Sources

[1] Historic Environment Scotland

[2] Historic Environment Scotland (Canmore)

[3] Highland Council Historic Environment Record

[4] <http://www.eileanban.org/the-lighthouse.html>

Asset Number	5	Site Name	Kyleakin Lighthouse Keepers' Houses
Designation	Category B Listed Building	NGR	NG7463227040
Importance	Medium	Condition	Good
Site Type	House	Period	Post Medieval; 19th Century
HES Ref.	LB6994 89194	HER Ref.	MHG17576
Description			
<p>D & T Stevenson, 1857. 70ft circular tower supporting light on rocky promontory, linked to keepers' houses by 5-span, plate-iron access bridge and concrete causeway. Single-storey pair of former keepers' houses, white harled with contrasting margins.</p> <p>Statement of Special Interest</p> <p>The Kyleakin Lighthouse is a fine example of its type, prominent located on the small island of Eilean Ban in the Kyle of Lochalsh. Built in 1857 by renowned Scottish lighthouse designers David and Thomas Stevenson, it was one of the first of its kind to use a fixed condensing light. It became automated in 1960 at which time it was converted to run on acetylene gas.</p> <p>The lighthouse is linked by access bridge and causeway to a pair of single-storey, back-to-back, former keepers' houses. The island was bought by author and naturalist Gavin Maxwell in 1963 and the keeper's houses were more recently restored as a warden's residence and museum. The lighthouse was decommissioned in 1993. The island now acts as a support for the Skye Road Bridge, completed in 1995. [1] [3]</p> <p>Small island, now overshadowed by the concrete stanchions that use it as a launching pad for the Skye Bridge.</p> <p>Lighthouse, D. & T. Stevenson, in operation 1857-1960, linked by causeway to keepers' houses, a pair of single-storey, back-to-back ranges, stylishly converted in 1968 by Gavin Maxwell as his last home. Recently restored from dereliction by Eilean Ban Wildlife Trust as a warden's residence and small museum. [2]</p>			
Sources			
<p>[1] Historic Environment Scotland</p> <p>[2] Historic Environment Scotland (Canmore)</p> <p>[3] Highland Council Historic Environment Record</p>			