

## TECHNICAL APPENDIX 8.2: CULTURAL HERITAGE ASSETS IN THE OUTER STUDY AREA

This appendix provides details on the heritage assets recorded in the Outer Study Area<sup>1</sup> together with an assessment of their heritage sensitivity and of the potential effects of the Proposed Development on their setting.

This appendix should be read in conjunction with **Chapter 8: Cultural Heritage, Section 8.6** and **Section 8.7**. The locations, and extents, of the heritage assets are shown on **Figure 8.2: Cultural Heritage Assets within the Outer Study Area**.

Those heritage assets identified by HES as requiring detailed consideration are discussed in detail in **Chapter 8: Cultural Heritage**.

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<sup>1</sup> Outer Study Area: the study area for consideration of impacts affecting the setting of heritage assets extends 2 km from the centre line of the proposed 132kV OHL.

**Table 8.1.1: Cultural Heritage Assets in the Inner Study Area**

Designation No.	Designation name	Designation Type	Sensitivity of Asset	Setting	Distance to nearest pole (km)	Bare-Earth ZTV Number of poles visible <sup>2</sup>	Magnitude of Impact	Visualisation Ref.
SM 2455	Roths Castle	Scheduled Monument	High	Ruined curtain wall for 13th century castle atop mound overlooking Roth's townscape; views over Burn of Roth's to west screened by trees in foreground; distant views along River Spey to north-east	1.5	59	Negligible; distant visibility of proposed OHL would be screened by trees and would not disrupt prominence of setting	Figure 8.4
SM 5621	Church of Dundurcas	Scheduled Monument	High	18th century church overlying earlier religious site atop mound on river terrace; open views across arable fields to River Spey and Ben Aigan to south-east. Views arcing from west to northeast screened by vegetation	0.1	40	Low; proposed OHL would be visible in context with pre-existing transmission lines and screened by woodland from other views	Figure 8.3
LB 2324	Tollhouse, Boat O' Brig	Category A Listed Building	High	19th century tollhouse on B9103 at Boat o Brig with localised setting. Enclosed by retaining wall within woodland; views along River Spey largely screened by vegetation	0.1	31	Negligible; localised setting screened by woodland	–
LB 35623	Presbytery, Roman Catholic Church Of St Thomas, Chapel Street, Keith	Category A Listed Building	High	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	6	None	–
LB 35661	Old Bridge Of Keith, River Islay, Regent Street, Keith	Category A Listed Building	High	Scoped out - standing building in urban setting of Keith CA186, screened by built environment	1.9	0	None	–
LB 2317	Boharm House	Category B Listed Building	Medium	Former 19th century Church of Scotland manse with garden on A95; localised setting surrounded by woodland	1.3	20	Negligible; localised setting screened by woodland	–
LB 2319	Mulben Mill	Category B Listed Building	Medium	19th century mill within Mains of Mulben working farm with localised riverine setting; open views to north across arable fields	0.1	23	Negligible; localised setting screened by trees in foreground	–
LB 2321	Mulben Station	Category B Listed Building	Medium	Mid-19th century former station-master's house within village of Mulben; localised setting adjacent to railway	0.3	39	Negligible; localised village setting	–
LB 2322	Auchlunkart House	Category B Listed Building	Medium	18th century country house in rural location with localised woodland setting	1.4	17	Negligible; localised setting screened by woodland	–
LB 8700	Bridge Of Auchindachy	Category B Listed Building	Medium	Late 18th century bridge over River Isla on B9014 with localised setting over watercourse	1.8	5	Negligible; localised setting	–
LB 15827	Dundurcas Old Church Burial Ground	Category B Listed Building	Medium	Post-medieval cemetery and earlier burial ground surrounding Church of Dundurcas (SM 5621) with woodland setting; open views to south-east across River Spey to Ben Aigan	0.2	44	Low; proposed OHL would be visible in context with pre-existing transmission lines and screened by woodland from other views	–
LB 15829	Dovecot, Haugh Of Orton	Category B Listed Building	Medium	18th century dovecot within woodland lining arable fields south of Orton with secluded rural setting	1.4	17	Negligible; localised setting	–
LB 15849	Railway Bridge, Boat O' Brig	Category B Listed Building	Medium	Mid-19th century railway viaduct at Boat o Brig; screened by trees either side of crossing; enclosed views both to and from viaduct along River Spey on crossing	0.1	35	Negligible; localised setting screened by woodland	–
LB 15852	Speyburn Distillery	Category B Listed Building	Medium	Late 19th century distillery to north-west of Roth's urban area with localised setting	0.5	17	Negligible; localised setting screened by woodland	–
LB 15870	Roo Emah and Marwin, Orton	Category B Listed Building	Medium	Former 19th century railway station and station houses, now an L-plan house; localised rural setting	1.1	21	Negligible; localised setting	–

<sup>2</sup> The Zone of Theoretical Visibility (ZTV) employed indicates the number of poles theoretically visible within 2.5 km.

Designation No.	Designation name	Designation Type	Sensitivity of Asset	Setting	Distance to nearest pole (km)	Bare-Earth ZTV Number of poles visible <sup>2</sup>	Magnitude of Impact	Visualisation Ref.
LB 35625	Cuthill House, 11 Chapel Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	0	None; scoped out urban setting	–
LB 35636	54 Land Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	0	None; scoped out urban setting	–
LB 35637	Cuthill Lea, 86 Land Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35640	134-136 Land Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 35643	166 Land Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	2.0	0	None; scoped out urban setting	–
LB 35645	49 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35646	105, 107, 109 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.8	0	None; scoped out urban setting	–
LB 35647	115-117 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 35650	20-21 Reidhaven Square, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35651	Seafield Arms Hotel, 84, 86 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.8	0	None; scoped out urban setting	–
LB 35653	104, 106, 108 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.8	0	None; scoped out urban setting	–
LB 35654	The Post Office, 130-132 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 35655	The Institute, 138-140 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 35657	43 Moss Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35658	45 Moss Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35659	2 Nelson Terrace, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.9	5	None; scoped out urban setting	–
LB 35660	Old Parish Church And Burial Ground, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.8	4	None; scoped out urban setting	–
LB 35662	2 Regent Square, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA186, screened by built environment	1.9	5	None; scoped out urban setting	–
LB 35665	St Ronans, 13 Regent Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA186, screened by built environment	2.0	6	None; scoped out urban setting	–

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LB 35666	Appin House, 15 Regent Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA186, screened by built environment	2.0	6	None; scoped out urban setting	–
LB 35670	1-10 Regent House, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA186, screened by built environment	2.0	4	None; scoped out urban setting	–
LB 35672	Fife Arms Hotel, 28-30 Regent Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA186, screened by built environment	2.0	5	None; scoped out urban setting	–
LB 35674	2 Reidhaven Square, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35675	50, 52, 54 Mid Street, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35676	17 Reidhaven Square, Keith	Category B Listed Building	Medium	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 40439	Glebe House And Garden Walls, Rothes	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	2.0	18	None; scoped out urban setting	–
LB 40440	Rothes Kirk, Rothes	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.3	36	None; scoped out urban setting	–
LB 40441	Land Farm Store, Kirk Place, Rothes	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.3	37	None; scoped out urban setting	–
LB 40442	6 High Street, Rothes	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.3	37	None; scoped out urban setting	–
LB 40443	10, 12 High Street, Rothes	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.3	37	None; scoped out urban setting	–
LB 40444	67 New Street, Rothes	Category B Listed Building	Medium	Scoped out - standing building in urban setting, screened by built environment	1.0	27	None; scoped out urban setting	–
LB 2320	Miller's Cottage, Mulben Mill	Category C Listed Building	Low	19th century house within Mains of Mulben working farm with localised setting by watercourse; open views to north over arable fields	0.1	34	Negligible; localised setting screened by trees in foreground	–
LB 2323	West Lodge, Auchlunkart House	Category C Listed Building	Low	19th century gate lodge for Auchlunkart House in rural location with localised setting	1.9	0	No impact; no predicted visibility of the Proposed Development.	–
LB 2326	Boharm Old Parish Church	Category C Listed Building	Low	Late 18th century parish church south-west of Mulben; no longer in use with secluded woodland setting	1.0	23	Negligible; localised setting	–
LB 15848	Auchinroath Bridge	Category C Listed Building	Low	19th century bridge over Millstoneford Burn, east of A941 with localised woodland setting	0.6	5	Negligible; localised setting	–
LB 35624	Den Mar And Crimond, 7-9, Chapel Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	0	None; scoped out urban setting	–
LB 35626	13-15 Chapel Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	0	None; scoped out urban setting	–
LB 35627	12 Chapel Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	0	None; scoped out urban setting	–

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LB 35628	14 Chapel Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.6	0	None; scoped out urban setting	–
LB 35630	46 Duff Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	1.8	2	None; scoped out urban setting	–
LB 35632	109 Land Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 35633	143 Land Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	2.0	0	None; scoped out urban setting	–
LB 35635	42 Land Street And Steading To Rear, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	1.5	0	None; scoped out urban setting	–
LB 35638	Chapel House, 88, 90, 92, Land Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	1.7	0	None; scoped out urban setting	–
LB 35639	Moorfield, 124 Land Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	1.8	0	None; scoped out urban setting	–
LB 35641	140 Land Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 35642	162 Land Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting, screened by built environment	2.0	0	None; scoped out urban setting	–
LB 35648	Bank, 161, 163 Mid Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	2.0	0	None; scoped out urban setting	–
LB 35652	96-98 Mid Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.8	0	None; scoped out urban setting	–
LB 35663	1-3 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	2.0	3	None; scoped out urban setting	–
LB 35664	5 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	2.0	5	None; scoped out urban setting	–
LB 35667	29 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	2.0	5	None; scoped out urban setting	–
LB 35668	33-35 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	2.0	5	None; scoped out urban setting	–
LB 35669	37-39 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	2.0	5	None; scoped out urban setting	–
LB 35671	18 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	1.9	5	None; scoped out urban setting	–
LB 35673	Grampian Hotel, 36 Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	2.0	3	None; scoped out urban setting	–
LB 35677	Public House, 22-23 Reidhaven Square, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 185, screened by built environment	1.7	0	None; scoped out urban setting	–

Designation No.	Designation name	Designation Type	Sensitivity of Asset	Setting	Distance to nearest pole (km)	Bare-Earth ZTV Number of poles visible <sup>2</sup>	Magnitude of Impact	Visualisation Ref.
LB 35682	Union Bridge, River Isla, Regent Street, Keith	Category C Listed Building	Low	Scoped out - standing building in urban setting of Keith CA 186, screened by built environment	1.9	0	None; scoped out urban setting	–
LB 40438	The Grange, Manse Brae, Rothes	Category C Listed Building	Low	Former 19th century Church of Scotland manse on southern outskirts of Rothes with localised woodland setting	1.2	54	Negligible; localised setting screened by trees in foreground	–
CA 185	Keith Mid Street	Conservation Area (CA)	Medium	Urban conservation area encompassing historic planned village of New Keith – scoped out; localised urban setting	1.5	7	None; scoped out urban setting	–
CA 186	Keith Fife Keith	Conservation Area (CA)	Medium	Urban conservation area encompassing historic core of Fife Keith – scoped out; localised urban setting	1.8	7	None; scoped out urban setting	–