

TECHNICAL APPENDIX 10.2: CULTURAL HERITAGE ASSESSMENT

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1.1 Assessment of Likely Effects

1.1.1 The following section provides detailed assessments of impacts from the operational phase of the Proposed Development on heritage assets within the cultural heritage baseline where effects of Slight Adverse or below are expected prior to mitigation. Construction phase impacts and effects are detailed within the Volume 2, Chapter 10: Cultural Heritage. Effects of Slight Adverse or below are not considered to be significant and thus have not been included within the EIA Chapter.

1.1.2 The following heritage assets have been identified as having no archaeological or historical interest, as all evidence shows they have been destroyed or removed from the identified locations:

- HA1 Cairngall Croft;
- HA5 Cairngall Croft;
- HA9 Cairngall Quarry;
- HA11 Cairngall Farmstead;
- HA12 Hillhead Croft;
- HA13 Faichfield House;
- HA14 Mill of Faichfield, Longside Golf Club;
- HA16 Longleys Farmstead;
- HA25 Inverveddie Farmstead;
- HA26 Netherton Cottage;
- HA28 Netherton Cottage; and
- HA29 West Toddlehills Quarry.

1.1.3 As such, the magnitude of impact during operation has been assessed as No Change on heritage assets of Negligible value, resulting in a Neutral significance of effect.

1.1.4 The heritage assets consisting of cropmarks (HA7, HA15, HA21, HA24, HA27, HA31) are undated and their context within the landscape is unknown. It is assumed for the purposes of this assessment that setting is not an important aspect and as such the magnitude of impact through changes within their setting will be No Change to heritage assets of Low value, resulting in a Neutral significance of effect.

Cairngall House and Walls (LB9420; HA2)

1.1.5 The Category C Listed Building Cairngall House and Garden Walls is an 18th century house, which was reconstructed in the early 19th century, with a walled garden. The house lies near the 'Manor of Cairngall' which belonged to Alexander Arbuthnott, who was from a family of known Jacobites, in the early 18th century. The estate includes a walled garden which was far more extensive in the 19th century, containing greenhouses within the northern edge and buildings attached to the outer east wall. The significance of the heritage asset relates to its historical associations and architectural styling. The immediate rural setting is also an important element in its significance.

1.1.6 The heritage asset is located to the east of the village of Longside and is in a semi-rural location as part of a large farm complex called Auchlee Farms. The heritage asset is set directly adjacent to a small farm lane with several large barns on the eastern side opposite the house. To the front of the house is a large, paved area used as a driveway and a garden to rear of the house. There is mature planting on the south, west, and north sides of the house, and to the west of the house are two separate dwellings and a bowling green, and the village of Longside beyond this. The remaining rural landscape to the south and east of the house make a positive contribution to the significance of the heritage asset as this would have formed a part of the historic setting and still forms an important element of the current setting.

1.1.7 The Proposed Development would be located 680 m to the southeast of the house, and it is unlikely that the Proposed Development would be visible from the house due to the screening from the barns to the east and the mature planting to the south of the house. There may be intervisibility between the house and Proposed Development during winter months due to the mature planting losing their leaves, with the Proposed Development introducing a modern industrial element into the rural agricultural setting.

1.1.8 The magnitude of impact during operation has been assessed as Negligible Adverse due to very minor changes within the setting of an asset of High value, resulting in a Slight Adverse (not significant) significance of effect.

Churchyard Gateway/Lych Gate (LB9412; HA3)

- 1.1.9 The Category A Listed Building Churchyard Gateway/Lych Gate is a 17th century churchyard gateway which serves as the entrance to the churchyard of the Old Parish Church of Longside (HA4). The gateway was built in 1620 and consists of a moulded semi-circular arch with recesses within and curved wing walls leading to the churchyard walls. The top cornice was originally gabled or pedimented with a sundial and finial dated to 1705 above.
- 1.1.10 The gateway is set back from Inn Brae Road within the south-east of the village of Longside in a rural residential setting. The asset still serves as the primary entrance into the Category C listed Churchyard of Longside Parish and joins with the low stone wall that encloses the churchyard and the two churches within. Despite the modern housing developments to the north, south and west, and construction of the Category B listed Parish Church of Longside in 1835-6 within the churchyard, the gateway still retains its link to the Old Parish Church of Longside. The setting makes a positive contribution to the significance of the heritage asset, but only in relation to its association with the churchyard.
- 1.1.11 The Proposed Development would be located approximately 1.1 km to the southeast of the gateway. There will be no intervisibility between the Proposed Development and the gateway, and no impact on the significance of the heritage asset.
- 1.1.12 The magnitude of impact during operation has been assessed as No Change on a heritage asset of high value, resulting in a Neutral significance of effect.

Old Parish Church of Longside (LB9410; HA4)

- 1.1.13 The Category A listed Old Parish Church of Longside is a 17th century church built in 1620. It is a rectangular, narrow, and long church built from rubble with irregular fenestration and is currently roofless. The west gable has a bird-cage bellcote and a round arched doorway, which is likely to be original. The heritage asset is significant for its historical and architectural detail as a good example of a surviving 17th century church that stands as a remnant of the formation of the parish of Longside in 1620 from the parishes of Peterhead and Crimond.
- 1.1.14 The church is located within the southeast of the village of Longside in a rural residential setting. It is set back from the Inn Brae Road within the Category C listed Churchyard of Longside Parish, with a low stone wall surrounding the churchyard creating a clear boundary. The churchyard contains numerous graves including Commonwealth war graves. The Category A Listed Churchyard Gateway forms the original entrance to the churchyard and church. Approximately 15 m to the north of the Old Parish Church of Longside is the 19th century Category B listed Parish Church of Longside. The churchyard is surrounded by residential houses, and the enclosed setting is an important element in its significance, enhanced by the presence of the boundary wall around the churchyard. Other important elements of its setting are the relationship between the old church and the new, as well as views towards the church on immediate approaches from the main road past the church to the north and south. There is no visibility of the church bellcote in long distance views from the roads outside of the village.
- 1.1.15 Due to the construction of modern houses to the southeast of the church there are no unobstructed views from ground level towards the Proposed Development, that would be located 1.1 km to the southeast (Plate 1 and 2). There is potential for visibility from the bellcote, with the Proposed Development introducing a modern industrial element into the distant, rural landscape, although the structures forming the Proposed Development are designed to blend with the large agricultural buildings that are present elsewhere in the landscape (Plate 3). The setting of the church and churchyard is dominated by the surrounding houses, and long-distance views between the modern houses is not an important element in the significance of the church and churchyard.
- 1.1.16 The magnitude of impact during operation has been assessed as Negligible Adverse on an asset of High value due to very minor changes within the setting of the church. Therefore, the significance of effect has been assessed as Slight Adverse (not significant).



Plate 1– General view from the churchyard from the path leading out from the church towards the Proposed Development, highlighting the dominance of the surrounding modern houses, and the peripheral views of the wider landscape.



Plate 2 – General view from the edge of the churchyard looking over the modern garages and gardens towards the Proposed Development, replicating the 3D render views.

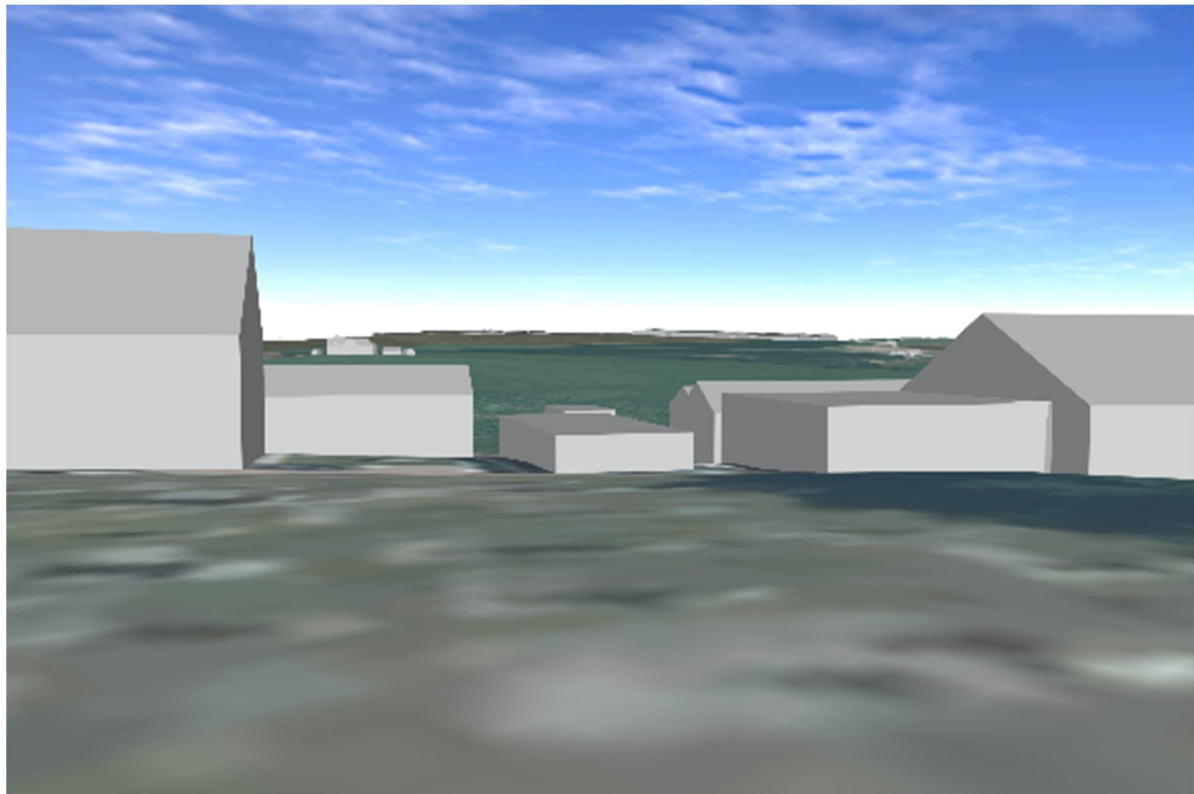


Plate 3 – 3D render (without vegetation) showing the Proposed Development in distant views to the southeast between the modern houses.

St John's Episcopal Church (LB9419; HA6)

- 1.1.17 The Category B Listed Building St John's Episcopal Church is a 19th century church built in 1853 by William Hay. It is built from squared granite rubble in an early pointed style with some individual detail. The church is significant for its historical and architectural detail as a good example of an ecclesiastical building designed by William Hay.
- 1.1.18 The setting of St John's Episcopal Church is predominantly rural in nature, with enclosed agricultural fields located to the north, east, and south. The church is slightly set back from the A950 Longside Road and is partially screened from the road by mature trees. There is a small grassy churchyard on the east side of the church, which is separated from the road by a low stone wall and some mature trees. A large rectangular building is situated directly to the north of the church, and there are two large houses directly to the south. Mature trees surround all these buildings, providing partial screening from the village of Longside and modern developments to the north. The setting to the west of the church is dominated by the village of Longside, which is approximately 160 m to the west and adds an urban element to the setting. A small watercourse named the Burn of Cairngall runs north south between the church and Longside. Approximately 235 m to the northwest is the Category C Listed Building Cairngall House and Garden Walls, which has a modern range of associated farm buildings to the east and a modern bowling green, tennis courts, and vehicle repair shop directly to the west. To the south of this, and approximately 140 m to the northwest of the church, is a small house. These features are also screened by mature trees which slightly encloses the northern area of the setting of the church. The setting to the east and south-east of the church affords views over agricultural land. The land to the east of the church rises and undulates and the agricultural landscape to the south and south-east of the church has changed very little since its initial construction, with the setting making a positive contribution to the value of the asset.
- 1.1.19 The Proposed Development would be visible to the southeast from the church and will introduce a modern industrial element into the otherwise well-preserved 19th century agricultural landscape. However, due to the undulating landscape to the east and southeast of the church it is expected that only minimal elements of the Proposed Development would be visible such as the tops of certain structures.
- 1.1.20 The magnitude of impact during operation has been assessed as Minor Adverse on a heritage asset of high value due to slight changes within the setting of the church. The resulting significance of effect has been assessed as Slight Adverse (not significant) rather than Moderate Adverse due to the distances involved, the limited visibility of the Proposed Development, and the current setting already containing numerous modern structures of a similar style.

Monyrui Farmstead (HA8)

- 1.1.21 Monyrui Farmstead is a non-designated heritage asset located approximately 270 m to the north of the Proposed Development within the Inner Study Area. The farmstead is labelled on the OS six-inch map of 1867 and is shown as a single structure with gardens facing towards the southeast. The structure and gardens remain intact, but numerous modern farm buildings have been built directly to the northwest of the asset. The house is three storeys high and is built from squared stone. It is of architectural significance as a good surviving example of a post-medieval farmstead.
- 1.1.22 The farmstead is set back from the farm road to the southeast and is separated from the road by a large garden. Agricultural land surrounds the farmstead on all sides, allowing the house to retain much of its historic setting. This agricultural setting contributes to the significance of the farmstead, allowing it to be understood within a rural landscape.
- 1.1.23 The farmstead would have limited intervisibility with the Proposed Development due to the height of some of the elements, it is mostly screened by mature planting but there are areas where the planting is thinner, allowing for slightly restricted views over the farmland to the south.
- 1.1.24 The magnitude of impact during operation has been assessed as Minor Adverse on a heritage asset of low value due to slight changes within the setting of the farmstead. Therefore, the significance of effect has been assessed as Slight Adverse (not significant).

Hillhead Farmstead (HA10)

- 1.1.25 Hillhead Farmstead is a non-designated asset located approximately 150 m to the north of the Proposed Development within the Inner Study Area. The asset is first noted on the Roy Highlands Map of 1747-52 and later the 1867 OS six-inch map where it is depicted as a single L-shaped building with a rear extension aligned to the southeast. The farmstead is still extant although the plan has been altered with new additions. It is of architectural significance as a good surviving example of a post-medieval farmstead.
- 1.1.26 The house is surrounded by mature planting on all sides, with open agricultural land extending from all sides beyond this. Approximately 130 m to the south of the house is a wooded area of tall mature trees which screens it from the A950 Longside Road. This wooded area will be able to provide partial screening from the Proposed Development, although certain elements may still be visible above the trees, which would introduce a modern industrial element into an otherwise rural agricultural setting. The agricultural setting of the asset contributes to its significance because it allows it to be understood within a rural landscape.
- 1.1.27 The magnitude of impact during operation has been assessed as Minor Adverse on a heritage asset of low value, due to slight changes within the setting of the house. Therefore, the significance of effect has been assessed as Slight Adverse (not significant).

Mill of Tiffery (HA17)

- 1.1.28 Mill of Tiffery is a non-designated heritage asset located approximately 240 m to the west of the Proposed Development. The heritage asset is a post-medieval farmstead first depicted on the Roy Highlands Map of 1747-52 and later the 1888 OS six-inch map, where it is depicted as a range of three buildings with an outbuilding to the southwest. One of the three buildings has since been demolished.
- 1.1.29 The farmstead is set slightly back from a small road, east of the Burn of Cairngall watercourse, and is surrounded by open agricultural land on all sides and other small farmsteads. The buildings are enclosed on all sides by a row of mature evergreen trees, which partially screen views away from the heritage asset to the east. The screening from the evergreen trees does not completely obscure all views to the east meaning that the Proposed Development will at least be partially visible. The agricultural setting surrounding the asset makes a positive contribution to the heritage value of the asset as it allows the asset to be understood within the rural landscape.
- 1.1.30 The magnitude of impact during operation has been assessed as Minor Adverse on an asset of Low value, due to slight changes within the setting of the farmstead. Therefore, the significance of effect has been assessed as Slight Adverse (not significant).

Faichfield Croft (HA18)

- 1.1.31 Faichfield Croft is a non-designated heritage asset located approximately 560m to the east of the Proposed Development. The croft is depicted on the OS six-inch map of 1867 as a range of three buildings. The original farmhouse has since been demolished and replaced with a modern farm building, and the southernmost building has been altered and has a modern extension.

1.1.32 The croft is set slightly back from a small road south of the A590 and to the west of the Burn of Faichfield watercourse. It is surrounded by open agricultural land on all sides with other residential properties located to the north and north-east. The three buildings are set within a small yard separated from the road by a wall and fence. The principal elevations of the surviving historic elements of the croft do not face towards the Proposed Development and were likely built as barns/storage areas and not for long-distance views. The Proposed Development will be visible from the modern farmhouse. The agricultural setting that surrounds the asset makes a positive contribution to the heritage value of the asset as it allows the asset to be understood within the rural landscape.

1.1.33 The magnitude of impact during operation has been assessed as no change on a heritage asset of low value, resulting in a Neutral (not significant) significance of effect.

Parkhill Farmstead (HA19)

1.1.34 Parkhill Farmstead is a non-designated heritage asset located approximately 180 m to the east of the Proposed Development. The farmstead is depicted on the OS six-inch map of 1867 as a large structure with a small building with a well just to the south. The farmstead remains intact with a modern barn to the west. It is of architectural significance as a good surviving example of a post-medieval farmstead.

1.1.35 The farmstead is set within the centre of a large farmyard with a small building directly adjacent to the east, a second house directly to the south, and a modern barn on the west edge of the yard. Beyond the farmyard is open agricultural land with clear views in all directions. There is a small patch of trees on the south edge of the farmyard. Aside from the addition of a modern barn the setting of the farmstead has not changed greatly. It is likely that the Proposed Development will be clearly visible to the west of the farmstead during operation, which will interrupt long range views to the west, although these are not an important element in the heritage asset's significance, with the immediate rural landscape of greater importance.

1.1.36 The magnitude of impact during operation has been assessed as Negligible Adverse on a heritage asset of Low value, resulting in a Slight Adverse (not significant) significance of effect.

Parkhill Farmstead (HA23)

1.1.37 Parkhill Farmstead is a non-designated heritage asset located approximately 290 m to the east of the Proposed Development. The farmstead is depicted on the OS six-inch map of 1867 with a well to the west. The OS six-inch map of 1888 depicts a range of three buildings with the well remaining. The northernmost building is U-shaped and is the largest depicted, with a smaller rectangular building to its front. Both buildings have since been demolished and replaced with a large modern barn and farmyard. The farmhouse is depicted on both OS six-inch maps and is the only building that is still extant. The farmhouse is two storeys high with a slate roof, chimneys at both ends of the roof, and some modern alterations.

1.1.38 The farmhouse is set back from a road and has a long garden to its front. A long rectangular shed is located directly to the east of the farmhouse, and the main barn and farmyard are located directly to the north, at the rear of the farmhouse. The farmhouse is surrounded by agricultural farmland on all sides, with main views away from the house facing south. The Proposed Development will likely be visible from the farmhouse but there are no main views from the house facing towards the west where the Proposed Development will be located.

1.1.39 The magnitude of impact during operation and construction has been assessed as no change on a heritage asset of Low value, resulting in a Neutral (not significant) significance of effect.

North Linshart Farmstead (HA30)

1.1.40 North Linshart Farmstead is a non-designated heritage asset located approximately 450 m to the west of the Proposed Development. The farmstead is depicted on the OS six-inch map of 1867 as a range of four buildings, the largest two of which are L-shaped with a large rectangular building, and a small rectangular building. Historic mapping shows the farmstead as having a long garden to the east of the farm buildings with a well at the far end. Three of the farm buildings remain, including the two L-shaped buildings and the small rectangular building. A modern house has been built directly to the north-west of the main range of buildings. The main L-shaped farm building is two storeys high, built from rectangular stone blocks, and has a slate roof.

1.1.41 The farmstead is set back from a small farm road within an enclosed area of related farm buildings. The main farmhouse has a garden on the south and west sides and a row of mature trees and a tall hedge on the east, west, and south sides. It is surrounded by undulating agricultural land on all sides. The principal elevation of the farmhouse faces towards the west, away from the Proposed Development, and it will be mostly screened from the Proposed Development due to the hedges and mature planting around it and the undulating land.

1.1.42 The magnitude of impact during operation has been assessed as no change on a heritage asset of low value, resulting in a Neutral (not significant) significance of effect.