

Appendix 1 – Policy Context

This appendix provides information on the legislative and planning policy framework designed to protect cultural heritage resources within the area, within which the proposed development would be constructed.

National Planning Policy

Scotland's historic environment contributes to the Scottish Government's strategic objectives and to the target of improving the state of Scotland's historic buildings, monuments and environment, and is identified as a national indicator and target under the National Performance Framework. The Scottish Historic Environment Policy (SHEP 20011 sets out Scottish Ministers' policies for the historic environment, and provides policy direction for Historic Scotland and a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing Scotland's historic environment. Through the implementation of the SHEP, Scottish Ministers wish to achieve three outcomes for Scotland's historic environment:

- 1) That the historic environment is cared for, protected and enhanced for the benefit of our own and future generations;
- 2) To secure greater economic benefits from the historic environment; and
- 3) That the people of Scotland and visitors to our country value, understand and enjoy the historic environment.

Cultural heritage resources include statutory and non-statutory designations as set out in Scottish Planning Policy (SPP 2010).

Sites with statutory designations relevant in the context of the site are:

- Scheduled Ancient Monuments;
- Listed Buildings; and
- Conservation Areas.

Sites with non-statutory designations and relevant in the context of the site are:

- Other Historic Environment interests.

SPP requires that planning authorities ensure that development plans provide a framework for the protection, conservation and enhancement of the historic environment to allow the assessment of the impact of a development on the historic environment and its setting (para 112). PAN 2/2011 (2011) advises that, in determining planning applications, planning authorities should take into account the relative importance of archaeological sites (para 5). It also notes that in determining planning applications that may impact on archaeological features or their setting, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features (para 6). The desirability of preserving a monument (whether scheduled or not) is a material consideration and the objective should be to assure the protection and enhancement of monuments by

preservation in situ, in an appropriate setting. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results may be an acceptable alternative (para 14).

Sites with Statutory Designations

Scheduled Monuments

Under the Ancient Monuments and Archaeological Areas Act 1979 (1979 Act), the Scottish Ministers are required to compile and maintain a schedule of monuments considered to be of national importance. The consent of the Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. In addition, impacts of proposed developments upon the setting of a Scheduled Monument form an important consideration in the granting or refusal of planning consent to conduct development works. Further information on development control procedures relating to Scheduled Monuments is provided in the SHEP, SPP and in PAN 2/2011: Archaeology.

Listed Buildings

Under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (1997 Act), the Scottish Ministers are required to compile a list of buildings of special architectural or historic interest. Such buildings are classified into Categories A, B and C, in decreasing order of importance. Planning authorities and the Scottish Ministers are required to have special regard for the desirability of preserving Listed Buildings and their settings, and any features of special architectural or historic importance they possess.

Conservation Areas

Under the Planning (Listed Buildings and Conservation Areas) Scotland Act 1997 Act, areas of special architectural or historic interest can be designated by local authorities as Conservation Areas, the character or appearance of which it is desirable to preserve or enhance. Planning authorities are required to consider planning applications affecting the appearance, character or setting of Conservation Areas.

Sites with Non-Statutory Designations

Other Historic Environment Interests

There is a range of other non-designated archaeological sites, monuments and areas of historic interest, including other (non-designated) battlefields, historic landscapes, other (non-Inventory) gardens and designed landscapes, woodlands and routes, such as drove roads, that do not have statutory protection. Sites without statutory protection are curated by the local planning authority, and SPP and PAN 2/2011 provide national planning policy guidance and advice on the treatment of such resources.

Regional and Local Planning Policy Guidance

Aberdeen City and Shire Structure Plan (2009)

The Structure Plan aims to make sure that development improves and does not lead to the loss of, or damage to, built, natural or cultural heritage assets.

Paragraph 4.20 states that “The built, natural and cultural environment is a valuable resource, but one which needs to be protected. The way in which sites are chosen, and high quality design, will make sure that development does not lead to the decline of the North East’s built, natural and cultural assets.”

Paragraph 4.24 states that “Sites and areas valued for their contribution to the built and historic environment are just as sensitive and should be protected from the negative effects of development.”

Local development plans (and supplementary guidance) will make sure the North East’s natural environment and historic sites and buildings continue to be protected and improved.

The Structure Plan is due to be replaced with a Strategic Development Plan (SDP), in preparation for 2014. A Main Issues Report (MIR) has recently been published (Oct 2011), with further public consultation to follow.

Aberdeen Local Development Plan (20012)

Policy D4 - Aberdeen’s Granite Heritage states that: The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Within conservation areas, neither conservation area consent nor planning permission will be given for the demolition or part removal of granite buildings (excepting those buildings that make an insignificant contribution to the character of the conservation area). Consent will not be given for the demolition of granite-built garden or other boundary walls in conservation areas. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building. The City Council will seek to retain original setted streets and granite pavements in conservation areas, and elsewhere if they contribute significantly to a sense of place. Where the opportunities occur, greater use will be made of granite in resurfacing historic streets in the City Centre.

The City Council will seek to retain coach houses and other large granite-built outbuildings adjoining rear lanes in conservation areas and conversion to appropriate new uses will be encouraged.

Policy D5 - Built Heritage states that: Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.

Planning permission for development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland or in any addition to the inventory will be refused unless:

1. the objectives of designation and the overall integrity and character of the designated area will not be compromised; or

2. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefit of national importance.

In both cases mitigation and appropriate measures shall be taken to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.

Further guidance is provided in Supplementary Guidance: Archaeology and Planning (March 2012) which states that:

Approval for developments that would have an adverse effect on a scheduled monument or on any other archaeological site, including battlefields, of either national or local importance, or on their setting, would only be granted, subject to other policies, if:

- there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- there is no alternative site for the development;
- where there is doubt, the applicant has provided further information, at their expense, on the nature and location of the archaeological feature(s) involved, prior to determination of the planning application.

In any such case, the applicant must at their own expense:

- take satisfactory steps to mitigate adverse development impacts; and
- where the preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development.

Appendix 2 – Cultural Heritage Features within the Masterplan Area.

Site No.	Site Name / Type	SMR No. / RCAHMSNo.	Easting	Northing	Source(s)	Description	Importance
1	Craighaar; Cottage	NJ91SW 0137 / NJ91SW 92	390060	810990	SMR; RCAHMS database; Historic Maps; Field Survey	<p>The SMR and RCAHMS database record 'Craighaar Cottage', first shown on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) as a rectangular building with an enclosure.. A well is marked to the west of the cottage and the cottage is connected by a trackway to the road to the west. By the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) the cottage is shown as unroofed and consisting of two compartments.</p> <p>No upstanding remains of the cottage were found during the field survey, the location is now within an improved field.</p>	Local
2	Cothill; Stone	NJ91SW 0101 / NJ19SW 126	390240	811190	SMR; RCAHMS database; Historic Maps; Field Survey	<p>The SMR and RCAHMS database record the location of a 'stone' which is depicted on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile). The 'stone' is not shown on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile).</p> <p>Field survey carried out in 2002 by RCAHMS failed to locate the stone.</p> <p>There was no trace of the stone during the current field survey.</p>	Lesser
3	Cothill; Farmstead	NJ91SW 0297 / NJ91SW 68	390500	811460	SMR; RCAHMS database; Historic Maps; Field Survey	<p>The SMR and RCAHMS database record the location of 'Cothill' farmstead.</p> <p>The farmstead is shown on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) and comprises a U-shaped set of buildings with two rectangular buildings located within a garden to the west. The Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) continues to show the farmstead, but with an additional smaller rectangular building to the south of the U-</p>	Local

						<p>shaped set of buildings.</p> <p>The field survey found that the house (the western building) continues to be occupied. The U-shaped range of buildings have been adapted to form a large cattle shed with cubicles, disguising the remains of the original range of buildings.</p>	
4	Cothill; Cottages	NJ91SW 68.01	390520	811582	RCAHMS database; Historic Maps; Aerial Photography	<p>The RCAHMS database records the location of 'Cothill Cottages'. The buildings are first visible on aerial photographs dating from 1966. The 2002 Ordnance Survey map shows two cottages at this location.</p> <p>The cottages are now private residences.</p>	Local
5	Grandhome estate; Enclosure, Henge (possible)	NJ91SW 0295 / NJ91SW 81	390700	811640	SMR; RCAHMS database; Historic Maps	<p>The SMR and RCAHMS database record the location of a faint circular crop-mark which is visible on aerial photography (CPE/Scot/316 1139, flown 16 March 1948). They suggested that this crop-mark may indicate the location of a henge.</p> <p>Field survey carried out by RCAHMS in 1998 recorded a low mound measuring approximately 20m in diameter at this location. A later visit by RCAHMS in 1999 noted that the feature is situated on a gentle west-facing slope close to the centre of an improved field, with a low rise in the surface of the field corresponding with the position of the crop-mark. Following this field survey RCAHMS suggested that the feature should be reclassified as a possible enclosure.</p> <p>The current field survey confirmed the previous findings of RCAHMS.</p>	Unknown (Regional)
6	Grandhome policies; Lodges and Gate	NJ91SW 0293 / NJ91SW 65	390390	811904	Statutory List; SMR; RCAHMS database; Historic Maps; 0Field Survey	<p>Two small buildings annotated 'Lodge' are shown on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile), located on either side of a tree-lined trackway leading to Grandholm House (to the west of the study area). A third additional building is shown further to the south on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile), although this building is not shown on the 2002 Ordnance</p>	Regional

						<p>Survey map.</p> <p>The lodges are described on the Statutory List as comprising small twin lodges of 19th century date, constructed of granite, with granite piers and a flanking gate with lintels over side entrances.</p> <p>The lodges are now private residences. The avenue of trees on either side of the roadway remains in place and the trackway (of packed stone construction) is currently used as a footpath to access Clerkhill Wood.</p> <p>The buildings are Category B Listed (Index No. 15674).</p>	
7	Lower Bonnyside; Cottage	NJ91SW 0311 / NJ91SW 94	391150	812050	SMR; RCAHMS database; Historic Maps; Field Survey	<p>The SMR and the RCAHMS database record the location of a cottage which was formerly located within an enclosure in an improved field approximately 300m north-west of 'Lower Bonnyside'(20). The cottage is depicted as unroofed on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile), but is not shown on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile).</p> <p>No upstanding remains of the cottage were found during field survey, the location is now within an improved field.</p>	Local
8	Grandhome Moss; Rig and Furrow	NJ91SW 0309 / NJ91SW 28	391440	812340	SMR; RCAHMS Database; Field Survey	<p>The SMR and RCAHMS database record that a narrow strip of rig-and-furrow cultivation remains is visible on the south side of Grandhome Moss, to the immediate north of the masterplan area boundary. The rigs which average about 3m in width are aligned NNW to SSE and cover an area approximately 150m east to west by 30m north to south. The SMR and RCAHMS database suggest that the visible rig and furrow remains was once a much larger area of rig extending to the south into the masterplan area.</p> <p>Field survey confirmed that there are no visible remains of rig and furrow cultivation within the masterplan area.</p>	Lesser

9	Whitestripes; Cottage	NJ91SW 0307 / NJ91SW 71.01	391760	812050	SMR; RCAHMS database; Historic Maps; Field Survey	<p>The SMR and RCAHMS database record the location of 'Whitestripes Cottage' but provide no further details.</p> <p>The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) depicts three buildings within an enclosure, two small square buildings to the north and to the south a rectangular building aligned north-south. The Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) shows only two buildings, the more northerly appearing to incorporate two of the earlier buildings.</p> <p>Field survey found that the current buildings at this location do not correspond with those shown on the Ordnance Survey maps, and comprise a single building aligned east-west. No trace of the former buildings was evident.</p>	Lesser
10	Whitestripes; School		391800	812030	Historic Maps; Field Survey	<p>The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) depicts an L-shaped building within an enclosure at this location. The building is annotated as 'School'. The building continues to be depicted on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile), but is not longer annotated as being a school.</p> <p>The school is now a private residence.</p>	Local
11	Whitestripes; Burial Ground	NJ91SW 0031 / NJ91SW 41	391820	812010	SMR; RCAHMS database; Historic Maps; Field Survey	<p>The SMR and RCAHMS database record the location of the burial ground of the Cassie family of Whitestripes. The burial ground comprises a circular mound of stones and boulders (7.5m in diameter and 1m in height) enclosed by a dry-stone revetment wall. A single red sandstone grave-marker of 18th century date, which has broken into at least seven pieces, lies on top of the mound.</p> <p>The burial ground is depicted and annotated on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile), and is shown but not annotated on the Ordnance Survey 2nd Edition</p>	Regional

						map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile). Field survey found that the burial ground survives in good condition within an improved field and is as described by the SMR and RCAHMS database.	
12	Whitestripes; Henge (possible)	NJ91SW 0004 / NJ91SW 3	391940	812050	SMR; RCAHMS Database; Field Survey	The SMR and RCAHMS database record the location of a near-circular crop-mark which appears on RAF aerial photographs taken in January 1946 (106G/SCOT/UK 1125: 3239-40). The site measures approximately 30m in diameter internally, and appears to consist of a ditch with traces of an outer bank on the southern side of the feature. The cropmark is interpreted by RCAHMS as the possible remains of a henge. Field survey carried out in 1961 and 1996 by RCAHMS identified no visible upstanding remains of the site. No upstanding remains were visible during the current field survey. The site was previously designated as a Scheduled Monument, but was de-scheduled in 2008.	Unknown (Regiona))
13	Whitestripes; Farmstead	NJ91SW 0305 / NJ91SW 71.00	392030	811940	SMR; RCAHMS database; Historic Maps; Field Survey	The SMR and RCAHMS database record the location of 'Whitestripes' farmstead, but provide no further detail. The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) depicts a farmstead named 'East Whitestripes' which comprises a group of farm buildings enclosing a courtyard with a dwelling set within a garden to the west, and two small rectangular buildings and a well to the south. The Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) depicts a similar layout, but with two further buildings and three enclosures at the southern end of the group of previously recorded buildings'. The location of the well has also moved to the south-eastern corner of the southern enclosures.	Local

						Roy's Military Survey map (1747-55) marks a location to the east of Grannam (now Grandhome) House as 'Whitestripes', this may be the predecessor <i>fermtoun</i> or settlement to the mid-19th century farmsteads of 'East Whitestripes' (13) and 'West Whitestripes' (20). The farmstead is still occupied.	
14	Laverockbraes; Farmstead	NJ91SW 183	392180	811080	RCAHMS database; Historic Maps; Field Survey	The RCAHMS database records the location of 'Laverockbraes' farmstead but provides no further details. The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) depicts one sub-rectangular building, with a rectangular building and an L-shaped building, a well and an enclosure annotated 'Laverockbraes'. A similar layout is depicted on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile). The farmstead is now used as a nursery school.	Local
15	Grandhome; Manganese Quarries	NJ91SW 42	391680	811100	RCAHMS database; Field Survey	The RCAHMS database records the location of the Grandhome Manganese Quarry. The quarry comprises a broad water-filled trench (approximately 65m east to west, and between 18 and 20m north to south) which has been excavated into the foot of a south-facing slope. Spoil from the quarry works has been laid to the south of the quarry trench forming a broad terrace. Spoil is also evident to the north-west of the main quarry trench. Field survey identified the remains of the quarry which is as previously described in RCAHMS database.	Lesser
16	Grandhome; Axe- head (Artefact Find- spot)	NJ91SW 190	391000	811000	RCAHMS database	The RCAHMS database records that an early Bronze Age bronze flat axe-head was found in 2003 at this location.	Lesser
17	Cothill Farm; Cairn	NJ91SW 0005 / NJ91SW 4	39048	81080	SMR; RCAHMS database; Historic Maps; Field Survey	The SMR and the RCAHMS database record that the Law Cairn of the Court of the Barony of Grandhome stood on Cothill Farm, in the angle of a field to the north of Persley Quarry. It is suggested in the Annals of Newhills Parish (Cruikshank, 1934) that a former	Lesser

					<p>tenant of the farm took away the stones in order to build a road.</p> <p>A circular cairn is depicted on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile), by the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) the cairn is no longer shown although its previous location is marked by a cross and annotated 'cairn (site of)' indicating that by this date the cairn had been removed.</p> <p>A visit by Ordnance Survey surveyors in 1961 found no trace of the cairn, and a later field visit by RCAHMS in 1997 also found no visible remains of the cairn.</p> <p>No upstanding remains of the cairn were found during the current field survey, the location is now within an improved field.</p>	
18	Clerkhill; Building		390897	811669	<p>Historic Maps; Field Survey</p> <p>The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) depicts a rectangular building within a large rectangular enclosure and annotated 'Clerkhill'. A point to the west may indicate the location of a well, although it is not annotated as such. The building and enclosure are also marked on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile), but the possible well is no longer depicted. The building shares its name with a farmstead named 'Clarkhill' which is shown on Roy's Military Survey map (1747-55).</p> <p>The house is still occupied.</p>	Local
19	Bonnyside; Building	NJ91SW 0303	391326	811669	<p>SMR; Historic Maps; Field Survey</p> <p>The SMR records the location of a building but provides no further details.</p> <p>The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) depicts an L-shaped building located within an enclosure and annotated 'Bonnyside'. The Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) shows an additional square building slightly</p>	Local

						to the north-east. The buildings are a private residence, now called 'Upper Bonnyside'.	
20	West Whitestripes; Farmstead		391394	811855	Historic Maps; Aerial Photographs; Field Survey	<p>The Ordnance Survey 1st and 2nd Edition maps (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile & 1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) depict a U-shaped building with two other buildings to the west all set within an enclosure, and annotated as 'West Whitestripes'.</p> <p>The buildings are visible on aerial photographs dating from 1946 and 1953, but on photographs from 1966 are visible as roofless ruins.</p> <p>Field survey found that there are now two new buildings at this location, a house and a garage / oil tank shelter. The garage appears to partially incorporate the ruined remains of the former farmstead. The buildings are now known as 'Lower Bonnyside'.</p> <p>Roy's Military Survey map (1747-55) marks a location to the east of Grannam (now Grandhome) House as 'Whitestripes', this may be the predecessor <i>fermtoun</i> or settlement to the mid 19th century farmsteads of East Whitestripes (13) and West Whitestripes (20).</p>	Lesser
21	Well		391320	812044	Historic Maps; Field Survey	<p>The Ordnance Survey 1st and 2nd Edition maps (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile & 1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) mark a well to the north-west of 'Lower Bonnyside' (formerly 'West Whitestripes') (20).</p> <p>No visible remains of the well survive.</p>	Lesser
22	Well		391732	811799	Historic Maps; Field Survey	<p>The Ordnance Survey 1st and 2nd Edition maps (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile & 1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) mark a well to the south-west of Whitestripes (formerly East Whitestripes) Farm (13).</p> <p>No visible remains of the well survive.</p>	Lesser
23	Building, Enclosure		391531	810537	Historic Maps;	An unnamed rectangular building is shown within an	Lesser

					Aerial Photographs; Field Survey	enclosure on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile). The building is also visible on aerial photographs from 1946, 1953 and 1966, but is unroofed. Field survey found that the building is now an occupied house, and must therefore have been renovated since 1966. The remains of the enclosure are visible as a raised turf area which is enclosed by a turf bank which is now reinforced by a barbed wire fence.	
24	School		391937	811331	Historic Maps; Field Survey	A school is depicted and annotated on the Ordnance Survey 2 nd Edition map (1901, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile), comprising of a rectangular building and two small square buildings within an enclosure. Field survey found that the buildings are now occupied as dwellings, the building having been divided into three dwellings, known as 'The Old School', 'The Willows' and 'The Old Schoolhouse'.	Local
25	Hill of Danestone; Quarry	NJ91SW 0249 / NJ91SW 69	39057	81054	SMR; RCAHMS Database; Historic Maps; Aerial Photographs; Field Survey	The SMR and RCAHMS database record the location of a quarry at Hill of Danestone. The quarry was first opened in the late-19th century, and a small excavation (at 390610 810560) is shown on the Ordnance Survey 2nd Edition map (1902, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile). In the 20th century the quarry expanded to the north-west, the larger quarry being visible on aerial photographs from 1946 and 1953. By 1966 the quarried area had begun to be reinstated (aerial photographs from 1966). Two buildings associated with the quarry are visible on the aerial photographs from 1946 & 1953, the first (25.1) is located at the northern extent of the quarry, but is shown as unroofed by the 1966 aerial photograph. The second building (25.2) is visible for the first time on the 1966 aerial photograph. Field survey found that the oldest workings, located outside the site boundary, now lie abandoned and partly infilled within an area of scrubby woodland. The	Local

						more recent quarry workings (within the site boundary) have been landscaped and reinstated as farmland and the southern edge defined by a retaining wall (3m high). The remains of building 25.1 survive in an unroofed and partially collapsed condition, overgrown with trees. The walls survive to a maximum height of 2m. The remains of building 25.2 survive (outside the site boundary) and are constructed of a combination of brick and stone, but are now overgrown with trees.	
26	Trough (former site of)	NJ91SW 0245	39018	81057	SMR; Historic Maps; Field Survey	The SMR records a trough at this location but provides no further detail. The trough is depicted on the Ordnance Survey 1 st Edition map (1869, Aberdeen, Sheet LXVI.13, 25" to 1 mile). The trough was not found during the field survey, the location is now within an improved field.	Lesser
27	Trough (former site of)	NJ91SW 0247	39019	81053	SMR; Historic Maps; Field Survey	The SMR records a trough at this location but provides no further detail. The trough is depicted on the Ordnance Survey 1 st Edition map (1869, Aberdeen, Sheet LXVI.13, 25" to 1 mile). The trough was not found during the field survey, the location is now within an improved field.	Lesser
28	Enclosure (possible)		390267	811030	Aerial Photographs	A possible small rectangular enclosure is visible on aerial photographs from 1946, but not later photographs. No upstanding remains of the enclosure were found during the field survey, the location is now within an improved field.	Lesser
29	Enclosure (possible)		391446	811442	Aerial Photographs	A possible square enclosure is visible on aerial photographs from 1946 and 1953. No upstanding remains of the enclosure were found during the field survey, the location is now within an improved field.	Lesser
30	Wind pump		390229	811202	Historic maps Field survey	The 2002 Ordnance Survey map depicts a wind pump (or wind generator) at this location. Field survey identified a small roofed building (approximately 3m x 2.5m and 2.5m high) constructed	Lesser

						from large bricks (measuring 40cm x 20cm). The internal fittings of the building remain in place and include pumping equipment and a hydraulic engine with a tap. The pump bears a plaque stating that it was made by 'John Blake Limited, Accrington, Lancs. Pumpmakers Engineers, No 1036'. The building has previously had an electric supply.	
31	Cisterns		390386 390383	811259 811251	Field survey	Field survey identified two modern underground water cisterns, whose inspection covers are visible within a improved field. The visible elements of the water cisterns comprised concrete tubes(1m in diameter) surmounted by square concrete blocks measuring 1.5m x 1.5m extending underground.	Lesser
32	Structure		390216	810963	Field survey	Field survey identified a small circular structure (3.5m in diameter externally) located within a woodland shelter belt. It is of dry-stone construction with walls approximately 1m wide and 0.4m high. It is of unknown date and purpose.	Unknown
33	Quarry		390899	811014	Field survey	Field survey identified an area of disturbed ground with some probable quarry pits (0.4 m deep max) visible. The area is assumed to have been used to quarry stone for the dry-stone wall surrounding 'Monument Wood' (34).	Lesser
34	Monument Wood; Enclosed Woodland		390798	811016	Historic Maps; Field Survey	Monument Wood' is depicted on the Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile), Field survey found that this area as depicted on the Ordnance Survey 1st Edition map is defined by a drystone wall, the eastern part of which now runs through the centre of the new (larger) extent of the woodland known as Monument Wood. The wall survives to its original height of 1,2m and is approximately 0.7 m wide.	Lesser
35	Danestone; Farmstead, Sluice		391815	810449	Historic Maps;	The Ordnance Survey 1st Edition and 2 nd Edition maps (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile & 1901, Aberdeenshire, Sheet LXVI.SW, 6" to 1 mile) depict a farmstead annotated as 'Danestone' and	Local

						<p>comprising two ranges of buildings enclosing a square courtyard, and a further building to the east. A sluice is depicted to the north-west of the farmstead.</p> <p>The farmstead is still occupied. The sluice as recorded on the Ordnance Survey maps now lies beneath the modern A90 road.</p>	
36	Trackway(s)				Historic Maps; Field Survey	<p>The Ordnance Survey 1st Edition map (1869, Aberdeenshire, Sheet LXVI, 6" to 1 mile) marks a number of former trackways or 'green lanes' connecting the various farmsteads and settlements.</p> <p>Field survey found that some of these (as depicted on Figure 1) survive as Holloways which are enclosed on either side by stone banks or stone walls.</p>	Lesser
37	Clearance cairn(s)					<p>A number of clearance cairns were identified across the masterplan site. These comprise of very large stones suggesting that modern machinery was needed to clear the stone from the fields and indicate that the clearance cairns are likely to be modern in date. , Nevertheless, the potential for earlier clearance material or other features to survive under these cairns cannot be entirely discounted.</p>	Local / Lesser
38	Areas of Stone Clearance				Field Survey	<p>Two areas of unimproved land which contain much cleared material were also identified, and it is possible that some of this cleared material disguises other pre-improvement archaeological remains. These areas are therefore highlighted as being of archaeological potential.</p>	Unknown

Appendix 3 – Cultural Heritage Features within 2km of the Masterplan Area

Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
3282	Bishops' Manor, manor house and chapel	Scheduled Monument	391168	814284	National	Survives as turf covered remains of three buildings. Originally occupied an island in Bishop's Loch, but due to falling water levels the island has been a peninsula since the 1970s. The area to the north is now in use as a large quarry. Topography would partially screen views of the proposed development, which would appear as an extension to the urban area of Aberdeen.	Low	Minor
3283	Dubford, standing stone 400m N of	Scheduled Monument	394005	813098	National	A single stone which is believed to be the only remaining stone from a stone circle. The stone fell in 1993 and has been re-erected. It now lies within an area of improved pasture. The proposed development would primarily be visible beyond the existing urban area of Aberdeen.	Imperceptible	Minor
8434	Aberdeenshire Canal, milestone 5 1/2, off Stoneywood Terrace, Dyce	Scheduled Monument	389350	811142	National	Localised setting in relation to former course of the Aberdeenshire Canal	N/A	N/A
8435	Aberdeenshire Canal, milestone 4 1/2, at 15 Mugiemooss Road, Bucksburn	Scheduled Monument	389726	809924	National	Localised setting in relation to former course of the Aberdeenshire Canal	N/A	N/A
8438	Aberdeenshire Canal, milestone 9 at Dyce Parish Church	Scheduled Monument	388705	813027	National	Localised setting in relation to former course of the Aberdeenshire Canal	N/A	N/A
10378	Bucksburn, canal bridge, 60m SSE of St Machar's Church	Scheduled Monument	389787	809714	National	An early nineteenth century canal bridge of which only the eastern face is now visible. The bridge now carries a minor road. The bridge has a localised setting in relation to	N/A	N/A

Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
						the Bucksburn and to the former course of the Aberdeenshire Canal.		
10424	Aberdeenshire Canal, remains of, Station Road, Woodside, Aberdeen	Scheduled Monument	392249	809025	National	A section of the Aberdeenshire Canal visible as an earthwork, and an upstanding bridge. The site is enclosed on either side by built up areas. The canal bridge and the earthwork remains have a localised setting in relation to the former course of the Aberdeenshire Canal the alignment of which is followed by Canal Street to the east.	N/A	N/A
12452	Foucausie, hut circle 250m SSE of	Scheduled Monument	390778	811903	National	Remains of hut circle which is visible as a low stony bank, are located within Clerkhill Wood, an area of deciduous woodland. The hut circle is located in relation to two other undesignated hut circles. The woodland surrounding the monument would screen views of the proposed development.	Imperceptible	Minor
18985	Grandholm Works, Old Spinning Mill, Wing Mill, Engine and Turbine Houses	Category A Listed Building	392570	809602	National	Located within a recent housing development. Proposed development would be visible only beyond existing urbanised area.	Low	Minor
20299	Don Street, (N.W. Side) "The Chapter House" "Cruickshanks Lodgings"	Category A Listed Building	394021	809633	National	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
2233	Skene Burial Enclosure, Mains Of Dyce	Category B Listed Building	389217	813598	Regional	Set in relation to the River Don. Proposed development will would appear as an extension to the built up area of Aberdeen.	Low	Minor
15662	March Stone No.43 on the south side of Kepplehills Road at Wagley.	Category B Listed Building	388751	809323	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
15671	Balgownie Lodge	Category B Listed Building	393418	809683	Regional	Surrounded by mature trees. Proposed development will would be visible only beyond existing urban area of Aberdeen.	Imperceptible	Negligible
15673	Grandhome House	Category B	389849	811747	Regional	Localised setting within own grounds.	N/A	N/A

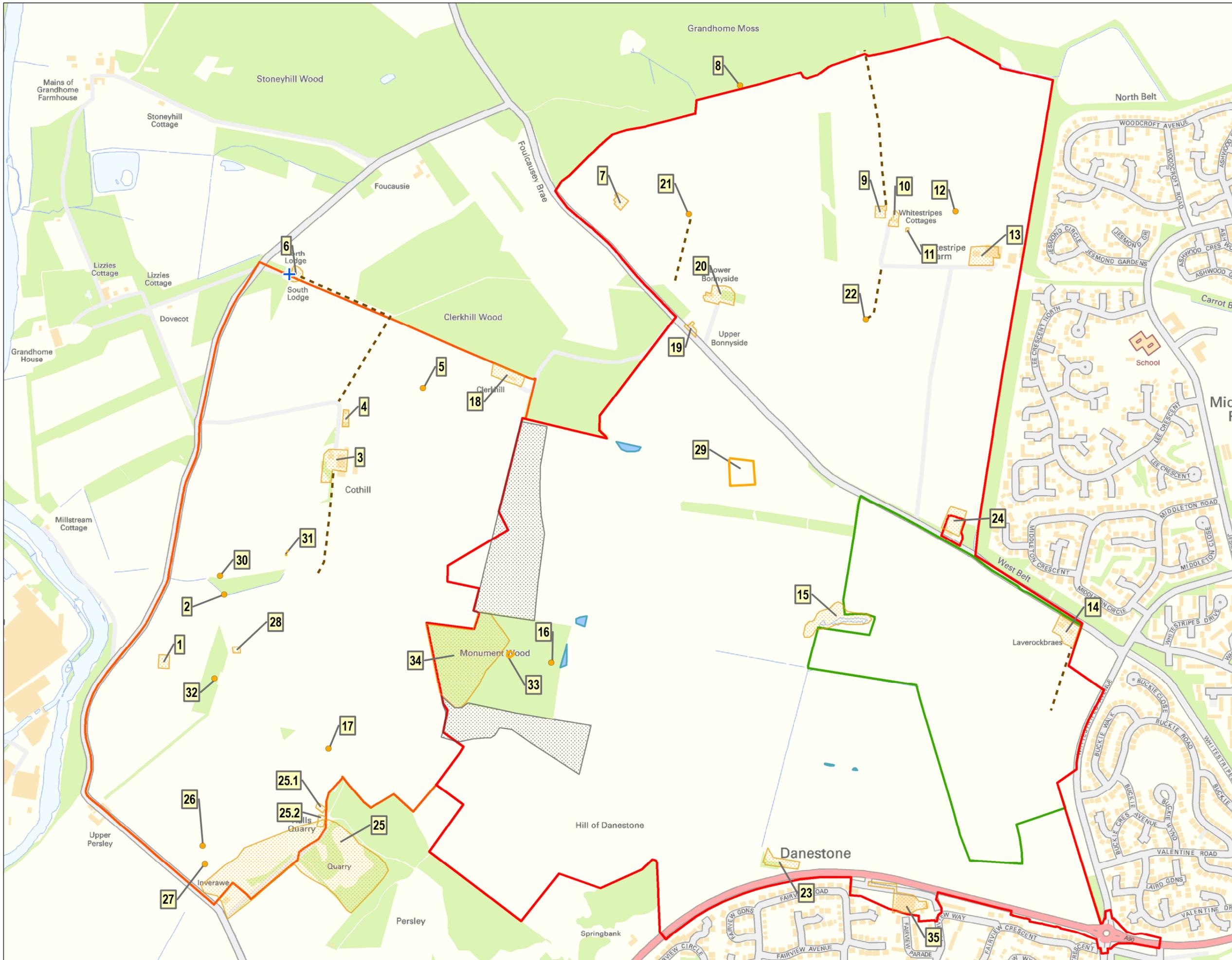
Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
		Listed Building						
15674	Lodges and Gate, Grandhome Policies	Category B Listed Building	390390	811904	Regional	Set Stands at end of tree-lined avenue and in relation to Grandhome House. This alignment will be unaffected by the proposed development.	Low	Minor
15675	Grandhome Dovecot Grandhome Policies	Category B Listed Building	390056	811794	Regional	Localised setting within grounds of Grandhome House.	N/A	N/A
15688	St. Machar's Episcopal Church, Old Meldrum Road Bucksburn.	Category B Listed Building	389784	809777	Regional	Localised setting within churchyard.	N/A	N/A
15696	Persley Bridge over River Don	Category B Listed Building	390898	809484	Regional	Localised setting in relation to River Don.	N/A	N/A
15697	Stoneywood House	Category B Listed Building	389528	811396	Regional	Main elevation of house looks to the south-west, and away from the proposed development. Other main view is to the north-east, overlooking the River Don. Proposed development will would be 0.5km away.	Low	Minor
15706	Waterton House	Category B Listed Building	389462	810753	Regional	Set within own grounds. Views of the proposed development will be screened by mature trees.	Imperceptible	Negligible
15708	March Stone No, 44 Bucksburn	Category B Listed Building	389207	809168	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
19108	Danestone House	Category B Listed Building	392354	809838	Regional	Located within recent housing development. Proposed development will would be visible only beyond existing urban area of Aberdeen.	Imperceptible	Negligible
19109	Danestone House, Walled Garden and Summerhouse	Category B Listed Building	392392	809964	Regional	Mature trees will would screen views of the proposed development.	Imperceptible	Negligible
19111	Danestone House, Icehouse to south-west of View Cottage, Persleyden	Category B Listed Building	392245	809765	Regional	Located within recent housing development. Proposed development will would be visible only beyond existing urban area of Aberdeen.	Imperceptible	Negligible
19935	All Saints' (Episcopal) Church, Smithfield Road, Hilton.	Category B Listed Building	392274	808758	Regional	Located within built up area of Aberdeen. Proposed development will would be visible beyond other built up areas.	Imperceptible	Negligible

Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
19975	Clifton Manor 352 Clifton Road Woodside.	Category B Listed Building	392353	808825	Regional	Set within urban area of Aberdeen.	Imperceptible	Negligible
19976	Woodside Parish Church, (Former Woodside South Church) (C. of S.) Church Street and King Street, Woodside	Category B Listed Building	392434	808821	Regional	Located within built up area of Aberdeen. Proposed development will would be visible beyond other built up areas.	Imperceptible	Negligible
20025	March Stone No. 45 on the farm of Newton Of Auchmill west of, and at the bend of the road leading to, the steading.	Category B Listed Building	389501	809118	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20026	March Stone No. 46 on the farm of Westerton Of Auchmill on the west side of the road about 50 Yards south-east of the farm	Category B Listed Building	389904	808920	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20027	March Stone No. 47 on north side of the road leading to farm of Westerton of Auchmill and at the bend north of Marchburn Infant School.	Category B Listed Building	390020	808870	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20028	March Stone No. 48 on north side of Marchburn Drive at its junction with Oldtown Place.	Category B Listed Building	390516	808716	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20029	March Stone No. 49, on the west side of the Scatter Burn where it joins The Done near Persley Bridge	Category B Listed Building	390942	809452	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20030	March Stone No. 50, in corner of Don Terrace, at foot of Deer Road above Grandholm Bridge and near Woodside Railway	Category B Listed Building	392364	809146	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A

Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
	Station							
20031	March Stone No. 51 at top of Deer Road and West Corner of Clifton Road opposite Woodside School.	Category B Listed Building	392239	808899	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20032	March Stone No. 52, in Smithfield Road at the South-East Corner of Woodside School Boundary Wall.	Category B Listed Building	392259	808799	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20033	March Stone No. 53, at Junction of Hilton Road and Hilton Drive.	Category B Listed Building	392231	808459	Regional	Localised setting at the boundary of the 'Freedom Lands' of Aberdeen.	N/A	N/A
20063	Seaton Park, Park Wall to Tillydrone Road.	Category B Listed Building	393527	808832	Regional	Located within built up area of Aberdeen. Proposed development will would be visible beyond other built up areas.	Imperceptible	Negligible
20107	Old Aberdeen, Tillydrone Road, Wallace's Tower (Benholm's Lodgings)	Category B Listed Building	393556	808924	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20110	Woodside House off Mugiemooss Road.	Category B Listed Building	391454	809617	Regional	Set within own grounds. Views of the proposed development will be screened by mature trees. The development will would be visible only beyond the built-up area of Danestone.	Low	Minor
20111	Woodside House, Mugiemooss Road.	Category B Listed Building	391171	809663	Regional	Localised setting in own grounds and in relation to River Don.	N/A	N/A
20300	Don Street (N.W. Side) 1 Rocky Bank	Category B Listed Building	394036	809628	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20301	Don Street (N.W. Side) 2 Rocky Bank	Category B Listed Building	394042	809635	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20302	Don Street, (N.W. Side) Balgownie Hall Mission (46 Aberdeen Scout Troop)	Category B Listed Building	394045	809646	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20303	Don Street, (N.W. Side)	Category B	394055	809650	Regional	Localised setting within Old Aberdeen /	N/A	N/A

Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
	Braeside Cottage and Ivy Cottage	Listed Building				Balgownie Conservation Area.		
20304	Don Street, (N.W. Side) Raeholm	Category B Listed Building	394071	809655	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20305	Don Street (N.W. Side) Brig End	Category B Listed Building	394084	809653	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20306	Don Street (S.E. Side) Rose Cottage	Category B Listed Building	394015	809605	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20307	Don Street (S.E. Side) Brig House	Category B Listed Building	394061	809625	Regional	Localised setting within Old Aberdeen / Balgownie Conservation Area.	N/A	N/A
20451	The Colwyn 820 Great Northern Road	Category B Listed Building	391305	809188	Regional	This building has been demolished.	N/A	N/A
48925	Balgownie Road, Glenseaton Lodge	Category B Listed Building	393617	809162	Regional	Set within own grounds on a meander in the River Don. Proposed development will would be visible beyond existing built up area of Aberdeen.	Imperceptible	Negligible
49191	Don Cottage, Tillydrone, Aberdeen	Category B Listed Building	393193	809496	Regional	Set within own grounds on a meander in the River Don. Proposed development will would be visible beyond existing built up area of Aberdeen.	Imperceptible	Negligible
49996	79 Balgownie Road, Glover House (Formerly known as Braehead), including Boundary Walls	Category B Listed Building	393816	809759	Regional	Located within built up area of Aberdeen	Imperceptible	Negligible
2234	Dyce War Memorial Gordon Terrace, Dyce	Category C Listed Building	388796	812813	Local	Localised setting within Dyce.	N/A	N/A
15672	Balgownie Lodge Gatehouse.	Category C Listed Building	393606	809755	Local	Localised setting at entrance to Balgownie Lodge.	N/A	N/A
15676	Walled Garden and Sundial, Grandhome Policies	Category C Listed Building	389876	811986	Local	Localised setting within grounds of Grandhome House.	N/A	N/A
15677	Mains Of Scotstown Farmhouse and Steading	Category C Listed Building	392701	811860	Local	Building now demolished.	N/A	N/A
15687	Bucksburn Church of Scotland Old Meldrum Road	Category C Listed Building	389764	809636	Local	Set within own grounds within the built up area.	Imperceptible	Negligible

Site No.	Site Name/Type	Status	Easting	Northing	Importance of receptor	Setting	Magnitude of Impact	Significance of Effect
15698	Stoneywood House Lodge	Category C Listed Building	389519	811141	Local	Localised setting at entrance to Stoneywood House grounds.	N/A	N/A
15702	Grampian Rc Outdoor Centre (Formerly Old Schools) 101, Stoneywood Road Bankhead	Category C Listed Building	389180	810753	Local	Localised setting within Stoneywood.	N/A	N/A
19110	Persleyden, View Cottage	Category C Listed Building	392267	809796	Local	Set within own grounds. Proposed development will would be visible only beyond the existing built-up area.	Imperceptible	Negligible
20454	Queen Street, 17 Woodside.	Category C Listed Building	392377	808846	Local	Set within own grounds. Proposed development will would be visible only beyond the existing built-up area.	Imperceptible	Negligible
50052	85 Western Road, St Machar Woodside Hall including Boundary Walls, Gatepiers and Gates	Category C Listed Building	392465	808745	Local	Set within own grounds. Proposed development will would be visible only beyond the existing built-up area.	Imperceptible	Negligible
N/A	Old Aberdeen / Balgownie	Conservation Area	394022	808810	Regional	The Old Aberdeen / Balgownie Conservation Area is centred on the medieval route from Aberdeen via Gallowgate, north to Brig O' Balgownie. The proposed development would not be visible in this north-south axis, and would only be visible beyond existing built-up areas.	Imperceptible	Negligible



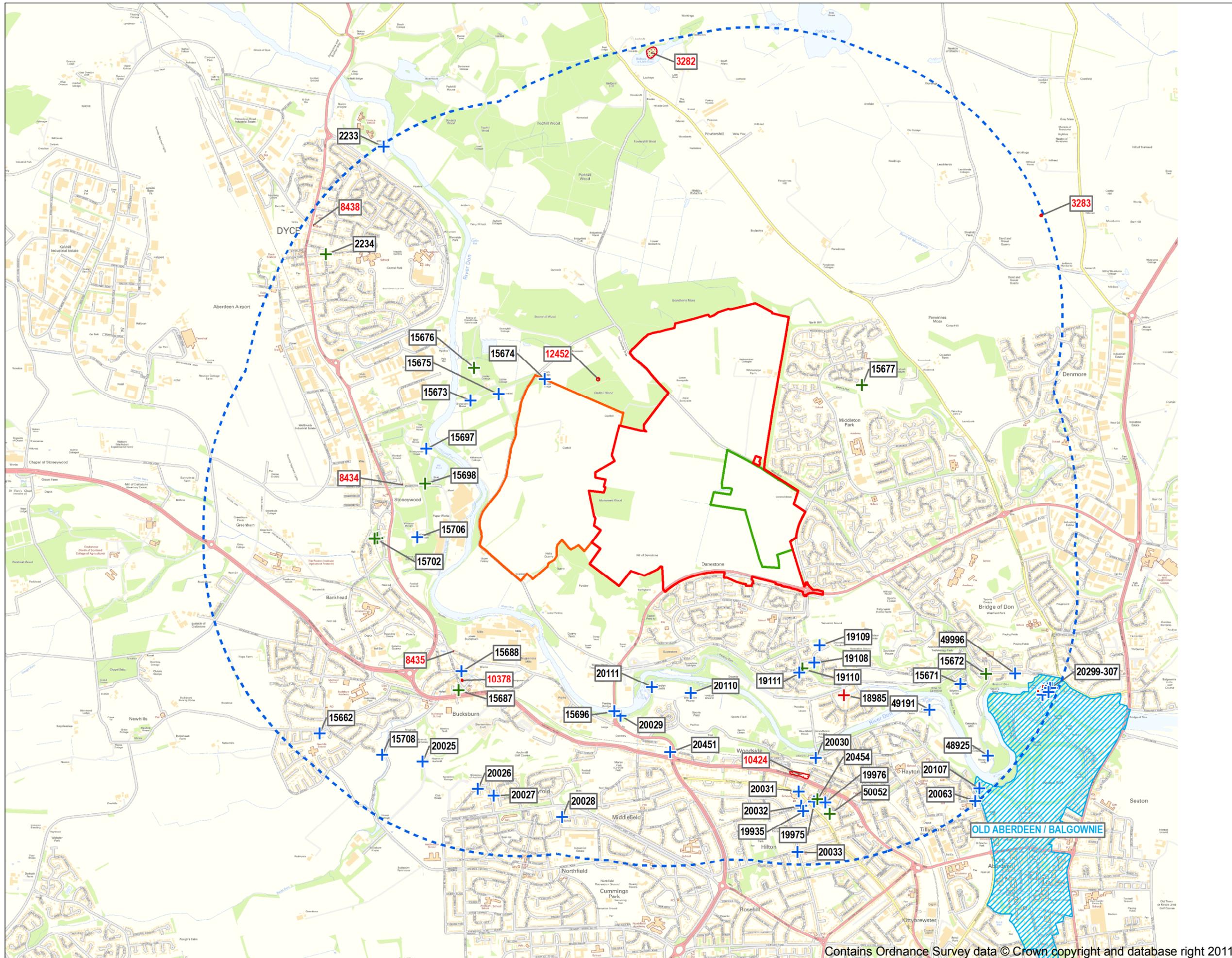
- Key**
- Post 2023 Indicative Masterplan (Phases 6-7)
 - Planning in Principle Application (Phase 1-5)
 - Phase 1 Boundary
 - + Listed Building Category B
 - Cultural Heritage Site (point)
 - Cultural Heritage Site (linear)
 - Trackways shown on Ordnance Survey 1st Edition which remain visible as holloways
 - Cultural Heritage Site (area)
 - Clearance Cairn (Site 37)
 - Area of Stone Clearance (Site 38)

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Fig. No	1	Revision	
Title	Cultural Heritage: Constraints		
Project	Proposed Development at Grandhome, Aberdeen		
Scale at A3	1:8,000		
Client	Turnberry Consulting Ltd		



- Key:**
- Post 2023 Indicative Masterplan (Phase 6-7)
 - Planning in Principle Application (Phase 1-5)
 - Phase 1 Boundary
 - 2km Buffer
 - Scheduled Monument
 - + Listed Building Category A
 - + Listed Building Category B
 - + Listed Building Category C
 - Conservation Area



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Fig. No: **3** Revision:

Title:
Cultural Heritage: External Receptors

Project:
Proposed Development at Grandhome, Aberdeen

Scale at A3:
1:25,000

Client:
Turnberry Consulting Ltd

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