



## Queensferry High School, South Queensferry: Heritage Impact Assessment Project 4765

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## Queensferry High School, South Queensferry: Heritage Impact Assessment

**On behalf of:** Morrison Construction

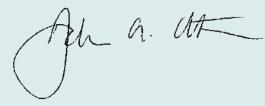
**NGR:** NT 13676 77884 (centred)

**Project Number:** 4765

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*This document has been prepared in accordance  
with GUARD Archaeology Limited standard operating procedures.*

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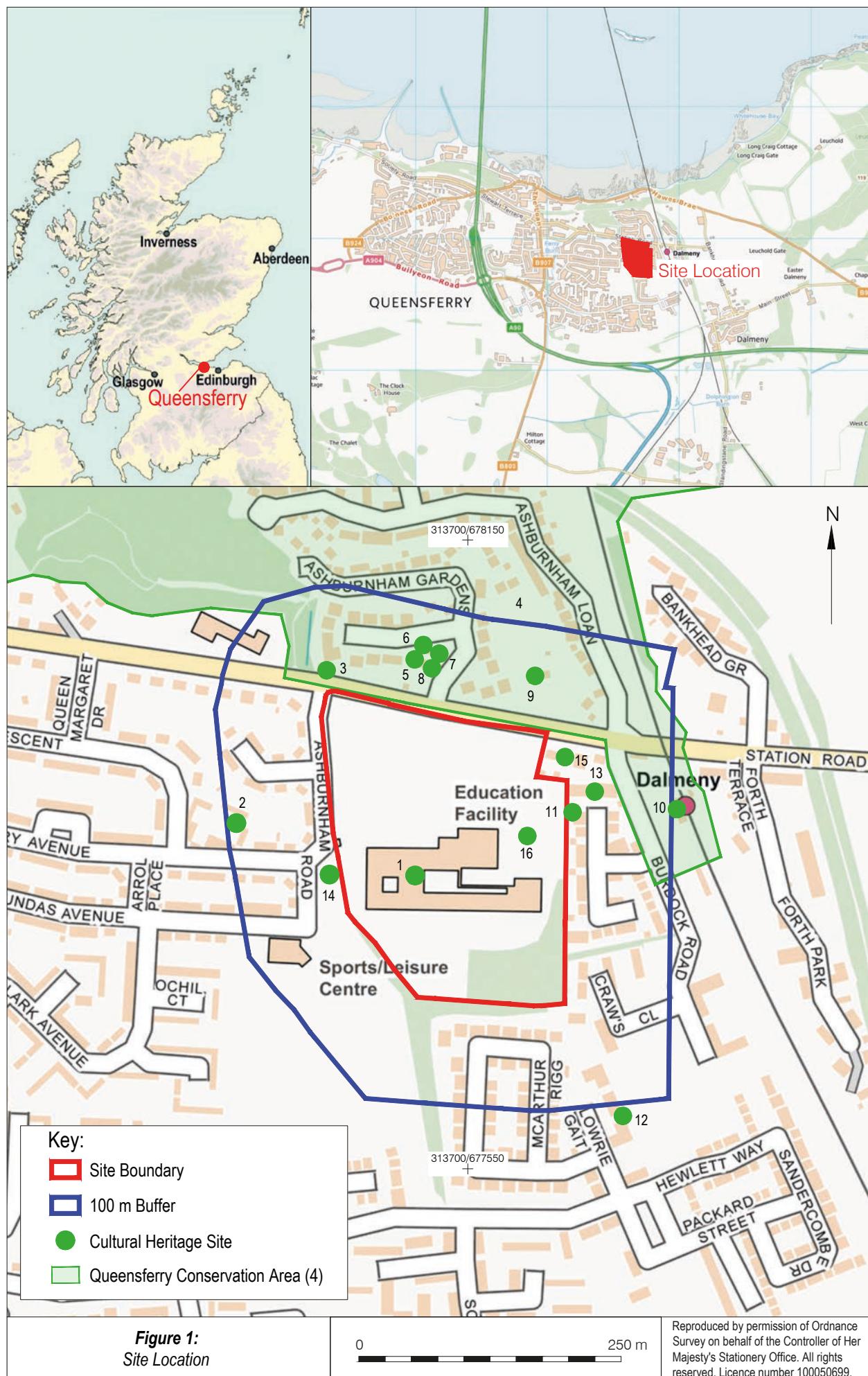
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## Executive Summary

- 1.1 In August 2017, GUARD Archaeology Limited undertook an archaeological heritage impact assessment of an area of land at Queensferry High School, South Queensferry on behalf of Morrison Construction. The aim of the assessment was to assess evidence for the past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resource.
- 1.2 The assessment found that there are two known cultural heritage sites within the proposed development area. A further fourteen features of cultural heritage interest are located within the 100 m buffer zone surrounding the Site. One of these, Queensferry Conservation Area, is of national cultural heritage significance while the rest are of local or regional cultural heritage significance. No previous archaeological investigations are known to have been carried out within the proposed development area.
- 1.3 Cartographic regression shows that the greater part of the Site has been agricultural land from at least the mid-eighteenth century until the mid-twentieth century when the High School was built. Nothing now remains of WWI and WWII military sites located west and east of the 100 m buffer zone surrounding the Site.
- 1.4 There has been little ground disturbance on the Site, apart from the construction of the High School building and associated car parks and playing fields. It is not unknown for buried cultural heritage remains and deposits to survive on disturbed sites, and there is some potential to find remains in the areas that have not been previously built on. As a result, it is possible that City of Edinburgh Council may require some archaeological works on the previously developed areas of the Site in order to establish the presence or absence of any archaeological remains.
- 1.5 While the proposed Queensferry High School, South Queensferry development site is not considered to be especially archaeologically sensitive, prehistoric and WWI/WWII activity is known within the wider area around the Site. The presence of prehistoric sites within the locale and in similar high ground settings increases the possibility that previously unrecorded sub-surface deposits, structures or artefacts from this period may survive within the Site. Accordingly, it is advised that City of Edinburgh Council Archaeology Service (CECAS hereafter) may require that a programme of archaeological works be carried out in order to establish the presence or absence of any sub-surface cultural heritage remains within any areas of the Site that will be subject to ground disturbance.

## Introduction

- 2.1 In August 2017, Morrison Construction commissioned GUARD Archaeology Limited to undertake a heritage impact assessment of an area of land at Queensferry High School, South Queensferry (NGR: centred at NT 13676 77884). The assessment was carried out as part of a pre-planning application for development of the land.
- 2.2 The proposed development is located on the south-east side of South Queensferry, west of Dalmeny station and comprises Queensferry High School and a mix of playing fields, scrub and mature trees and car parking spaces (Figure 1). The Site is about 5.5 ha in size.
- 2.3 The Site is bounded to the north by Station Road, to the west by Ashburnham Road, by housing to the east and a recreation centre and playing fields to the south.
- 2.4 The proposed development is located within a gently rolling landscape with Queensferry High School on a slightly raised platform. The Site slopes down from south to north. The bedrock over the Site consists of Hopetoun Member - Sedimentary Rock Cycles, Strathclyde Group Type. The superficial geological deposits are Devensian Till (British Geological Survey viewer accessed on 31/08/2017).

## Legislative Background

- 3.1 The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act, and The Ancient Monuments and Archaeological Areas Act 1979, both of which are modified by the Historic Environment (Amendment) (Scotland) Act (2011).
- 3.2 Cultural heritage resources consist of designated and non-designated sites, including individual monuments, related settings and the wider cultural landscape. Sites with statutory designations are defined in the Historic Environment Scotland Policy Statement 2016, and comprise:
- Scheduled Monuments;
  - Listed Buildings;
  - Conservation Areas;
  - Historic Marine Protected Areas;
  - Gardens and Designed Landscapes, and
  - Historic Battlefields.

## National Planning Legislation

- 3.3 The implications of the acts noted above with regard to local government planning policy are described within Scottish Planning Policy (SPP) (2014a), Historic Environment Scotland Policy Statement (HESPS) (2016a) and Planning Advice Note 2/2011 (2011). SPP and HESPS deal specifically with planning policy in relation to heritage.

## National Policy Guidelines

- 3.4 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local authorities have a statutory duty to identify and designate such areas.
- 3.5 One paragraphs of *Scottish Planning Policy (SPP) 2014: Valuing the Historic Environment* are pertinent to this assessment of the proposed Queensferry High School, South Queensferry development.

## Archaeology and Other Historic Environment Assets

- 3.6 SPP paragraph 150 states: ‘Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.’

## National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER)

- 3.7 Other cultural heritage and archaeological sites, not subject to other designations, are recorded within the National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER), and many such sites have not yet been identified or recorded. Such undesignated sites are frequently assigned to regional, local or lesser categories of significance. The regional or local importance of such a site is established on the basis of professional judgement, although

the criteria for identifying nationally important sites (as outlined in HESPS 2016 Annex 1) will often be referred to in making such judgements. Some sites are also, variously, classed as of lesser importance, unknown importance or other importance. Unknown or other importance usually refers to examples where insufficient information exists to assign importance.

## Local Policy Guidelines

- 3.8 Local planning policy and proposals for the development and use of land in and around Queensferry is defined in The Edinburgh Local Development Plan (2016), SESplan, The Strategic Development Plan for Edinburgh and South East Scotland (2013), SESplan, The Proposed Strategic Development Plan (2016), and in the Supplementary Planning Guidance: Listed Buildings and Conservation Areas (2016).
- 3.9 The Edinburgh Local Development Plan (2016) includes the following policies relating to cultural heritage that are pertinent to this assessment.

### Policy Env 3 Listed Buildings - Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

### Policy Env 6 Conservation Areas - Development

Development within a conservation area or affecting its setting will be permitted which:

- a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and
- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.

Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

### Policy Env 9 Development of Sites of Archaeological Significance

Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that either:

- a) no significant archaeological features are likely to be affected by the development or
- b) any significant archaeological features will be preserved in situ and, if necessary, in an appropriate setting with provision for public access and interpretation or
- c) the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council.

### SESPLAN, THE STRATEGIC DEVELOPMENT PLAN FOR EDINBURGH AND SOUTH-EAST SCOTLAND (2013)

SESplan (2013) is the Strategic Development Plan that covers Edinburgh. Detailed consideration

of the historic environment falls beyond the remit of the Strategic Development Plan. However, it clearly adheres to SPP and one of the aims of Policy 1B is to “Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes”. The plan also aims to “Conserve and enhance the natural and built environment.” (SESplan 2013, 5).

### **SESPLAN, THE PROPOSED STRATEGIC DEVELOPMENT PLAN (2016)**

One of the placemaking principles of the Proposed Strategic Development Plan is to ensure that “the contribution of the natural and historic environment to making distinctive places should be maximised.” (SESplan 2016, 16).

- 3.10** The proposed Queensferry High School, South Queensferry development area is located within the local authority area of City of Edinburgh Council, which is advised on archaeological matters by the City of Edinburgh Council Archaeology Service (CECAS hereafter).

## **Aims and Objectives**

- 4.1** The aims of this study were to assess the known or potential archaeological resource within the Site and the likely impact of any development on the archaeological resource, and to recommend a strategy for mitigating this impact upon any known or potential archaeological remains.
- 4.2** The specific objectives of the assessment were:
- to identify any previously known archaeological monuments present within the Site area through a search of the National Record of the Historic Environment and the local Historic Environment Record;
  - to identify any previously unknown archaeological sites through the examination of documentary and cartographic evidence;
  - to carry out a walkover survey of the Site;
  - to assess the potential impact of any development on the archaeological resource, taking into account its varied significance; and
  - to suggest appropriate mitigation measures for the protection of the archaeological resource or, where necessary, the investigation and recording of any sites likely to be affected by development where preservation *in situ* cannot be achieved.

## **Methodology for baseline assessment**

- 5.1** The heritage impact assessment examined the Site and a radius of approximately 100 m beyond its boundary (the Buffer Zone). Study of the surrounding landscape was necessary to establish the local archaeological and historical context, in order to provide a broader understanding of the historical development of the Site and the potential for as-yet-unidentified archaeological remains within the Site.
- 5.2** The heritage impact assessment of the Site and Buffer Zone employed the following methodology:
- GIS data on Scheduled Monuments and Listed Buildings was obtained from Historic Environment Scotland (HES);
  - GIS data on cultural heritage sites was obtained from the National Record of the Historic Environment (NRHE), maintained by HES;
  - Pre-Ordnance Survey maps of the Site, held by the National Library of Scotland (NLS),

were identified and consulted on-line. Relevant maps, including manuscript maps, range in date from the sixteenth to the nineteenth centuries;

- First, second and subsequent editions of the Ordnance Survey maps of the area of interest, were identified and examined via NLS;
- Vertical aerial photographs were viewed online at The National Collection of Aerial Photograph website in order to identify any unknown sites or features of archaeological interest: Five series of vertical photographs, ranging in date from 1950 to 1993 were viewed;
- Readily accessible primary and secondary historical sources were consulted for information relating to the area's historical past, including details relating to earlier land-use;
- A walkover survey of the Site was carried out on 4th September 2017.

### Assessment methodology

- 5.3 The methodology used in the assessment, including the terminology, was agreed with the then Historic Scotland.
- 5.4 The significance of a potential effect resulting from a direct effect related to the proposed development is assessed by considering the sensitivity of the cultural heritage feature and the magnitude and nature of the effect.
- 5.5 The sensitivity of the feature is determined with reference to any statutory or non-statutory designation and, especially for non-designated archaeological remains, by professional judgement made with reference to criteria such as those set out in Annex 1 to HESPS. Other forms of non-designated cultural heritage feature can be assigned equivalent levels of importance, with reference, for example, to the criteria for designating Listed Buildings, as outlined in Annex 2 of HESPS. Table 1 represents a guide used in assigning levels of sensitivity to designated and non-designated cultural heritage features.

Table 1: Sensitivity/Importance of Cultural Heritage and Archaeology

Sensitivity	Importance	Feature Examples
High	National	Scheduled Monuments or sites of schedulable quality; A-listed buildings or buildings of equivalent quality; Inventory Gardens and Designed Landscapes; Inventory Battlefields, some Conservation Areas
Medium	Regional	B-listed buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of regional importance
Low	Local	C-listed buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of local importance
Lesser	Lesser	Archaeological remains of lesser importance
Unknown	Unknown	Archaeological remains of unknown character and importance

- 5.6 The magnitude of the effect is determined with reference to the scale and type of the potential change to the feature:

Table 2: Definitions of Magnitude of Effect

Magnitude	Definition
Substantial	Total loss of or major alteration to key elements or features of the pre-project conditions, such that the post-project character or composition of the feature would be fundamentally changed.
Moderate	Loss of or alteration to key elements or features of the pre-project conditions, such that the post-project character of the feature would be partially changed.
Slight	Minor alteration from pre-project conditions.
Negligible/ No change	No or slight change to pre-project conditions.

- 5.7 The significance of any potential effect on a feature has been assessed as major, moderate, minor, negligible or none. Judgement of the significance of an effect was made with reference to the assessment matrix in Table 3.

Table 3: Matrix for the Assessment of Significance of Effect

		Sensitivity of Feature			
		Lesser/unknown	Low	Medium	High
Magnitude of Effect	Substantial	Minor/unknown	Minor/Moderate	Moderate/Major	Major
	Moderate	Negligible/unknown	Minor	Moderate	Moderate/Major
	Slight	None/unknown	Negligible	Minor	Minor/Moderate
	Negligible/No change	None/unknown	None	None	None

- 5.8 Where the effect on a feature is classified as major or moderate, this is considered to be equivalent to likely significant effects referred to in The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

## Baseline Assessment

- 6.1 The NRHE was checked on 30<sup>th</sup> August 2017. Any additions to the record made after that date have not been included in this assessment.
- 6.2 The baseline assessment found that there are two known cultural heritage site within the proposed development area and a further fourteen features of cultural heritage interests are located within the 100 m buffer zone surrounding the Site. There has not been any previous archaeological investigation within the Site.
- 6.3 In the following assessment, the reference in parenthesis (CHS and number) refers to the cultural heritage sites noted at Appendix B and Figure 1.

### Prehistoric, Roman and early historic sites (8000 BC – AD 600)

- 6.4 There are no known prehistoric or early historic sites within the Site, or in the 100 m buffer zone surrounding it.
- 6.5 Prehistoric activity is known within the environs of the Site. Several cists with human remains were reportedly found 300 m north of the Site prior to 1855 during the construction of the railway (NRHE: NT17NW 25). Between 2010-2011 a Mesolithic occupation site was excavated at Echline Fields (NRHE: NT17NW 321), more than two kilometres west of the Site but on similar high ground setting to the development.

### Medieval sites (AD 600 - AD 1600)

- 6.6 There are no known cultural heritage sites of medieval date within the Site, or in the 100 m buffer zone surrounding it.
- 6.7 Within the wider area around the Site, Wester Dalmeny a possible Motte (NRHE NT17NW 34) associated with the 12th century Dalmeny church, was discovered in 1906 immediately west of the church, on Wester Dalmeny farm (NT 142 774). Later archaeological work in the area carried out in 2013, revealed that the area had been severely truncated and that there were no finds or features of archaeological significance.

### Post-medieval and modern sites (AD 1600 - Present)

- 6.8 There is one known cultural heritage site of post-medieval or modern date within the Site and a further fourteen are recorded within the surrounding 100 m buffer zone.

- 6.9 The seventeenth century maps consulted for this assessment only refer to South Queensferry, which is spelled as 'S. Queenes Ferry' or 'Queensferry' (Gordon 1636-52; Blaeu 1654).
- 6.10 On Roy's 1747-55 map, the proposed development area cannot be positively identified. What is evident from this map is that the Site lay within an unenclosed agricultural landscape and that the land was under cultivation in the mid-eighteenth century.
- 6.11 The Statistical Accounts of 1791 describes the ancient name of the parish, as appears from charters of the twelfth century, as Dumanie or Dumany. In others of a later date, it is written indiscriminately, Dummanyn, Dumanie, Dalmany, or as at present Dalmeny. It is understood to be of Celtic origin, and to signify Black heath, or gloomy spots, of which there is reason to believe, the greater part of the parish at one time consisted (Robertson 1791). The earliest map to mention Dalmeny is Arrowsmith's 1807 map, however the development is not clearly depicted until the 6" first edition Ordnance Survey map of 1856 (Figure 2). This map recorded Rosshill (CHS 9) as a U-shaped house, open at the north as its exists today. The house had a trough at the middle, a pump to its north and was enclosed, with a possible landscaped garden at its rear.



Figure 2: Excerpt from Ordnance Survey map 1856 Linlithgowshire, Sheet 3 (includes: Aberdour; Dalgety; Dalmeny (1856)). Reproduced by permission of the Trustees of The National Library of Scotland.

- 6.12 By the second edition Ordnance Survey map of 1895-6 there are a lot of changes related to the Forth Bridge Railway. Dalmeny Station site (CHS 10) and a square building depicted east of the site (CHS 13) were recorded on this map. To the west of the Site, just on the area where Ashburnham Road curves and adjacent to the Site, a Hospital for Infectious disease (CHS 14) was noted (Figure 3). This hospital, depicted as two separate buildings, had a roughly rectangular main building with a protruding area at its south and an associated smaller square building at its south-east.

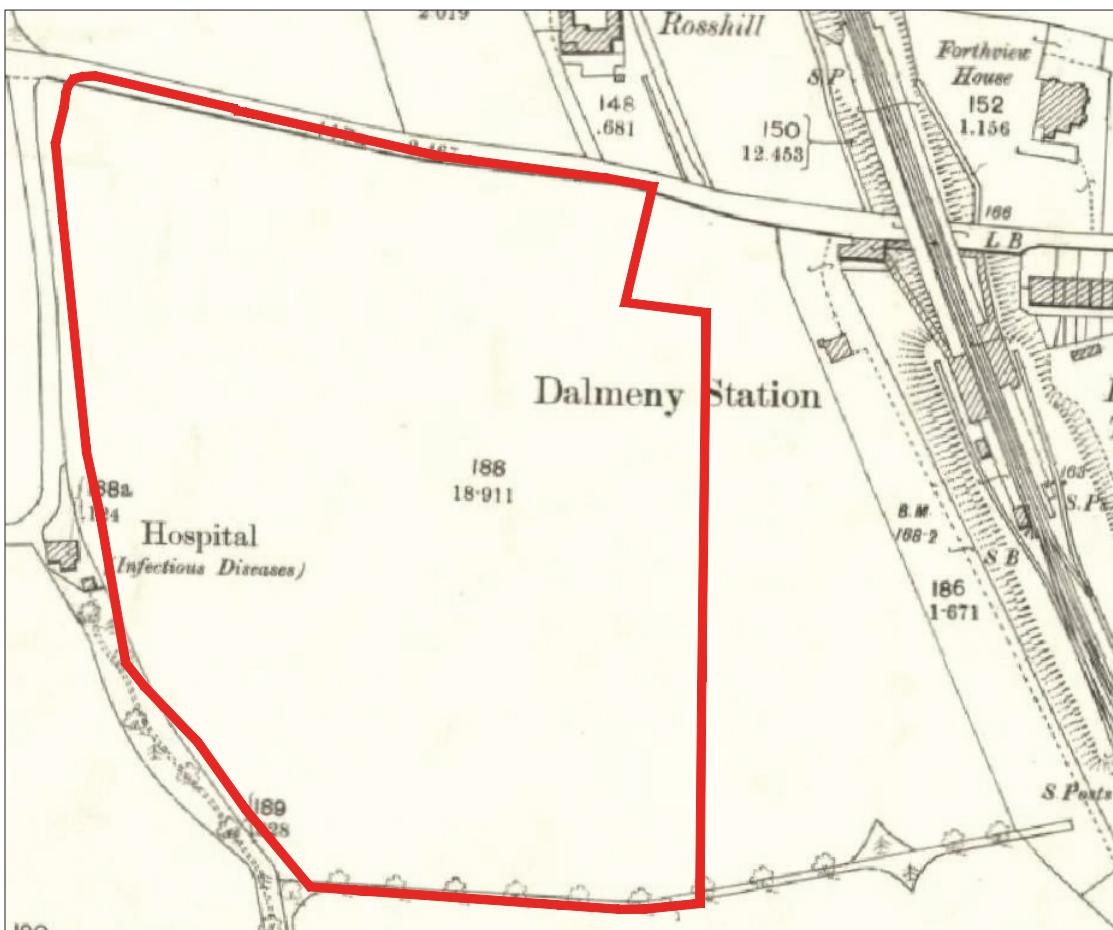


Figure 3: Excerpt from Ordnance Survey map of 1896 Linlithgowshire 003.13 (includes: Dalmeny). Reproduced by permission of the Trustees of The National Library of Scotland.

- 6.13 The first depiction of the category B listed Ashburnham House group including the coach house (CHS 6), villas (CHS 5 & 7-8) and Ashburnham lodge (CHS 3) is on the Ordnance Survey map of 1917 (Figure 4). On this same map, there is a rectangular extension added to square building on the east of the site (CHS 13). By 1951's Ordnance Survey map the Forth Defences (CHS 11) are clearly depicted. Another square building with a protruding side to its north-east and enclosed by a possible wall is also noted, south of Station Road (CHS 15) (Figure 5). At the west side of the development site, new housing starts to be built in the area where aerial photographs previously showed the Forth Aa Defences (CHS 2).

### Vertical Aerial Photographs

- 6.14 Five series of aerial photographs from the NCAP collection were examined on-line. These covered the period 1950 to 1993.
- 6.15 In 1950, Forth Defences, Inner, Dalmeny Battery, Landward Defences (CHS 11) are clearly depicted as a row of houses east of the development Site. By 1965 the area south of the development side is being stripped and developed while the development site is still in use as agricultural field, however the row of houses is still visible.
- 6.16 By 1971, the Queensferry High School is depicted and a building (CHS 15) appears to be a two-storey house while the row of houses (CHS 11) has been demolished. The school layout is complete by 1988. The house south of Station Road is still upstanding in 1993's photographs, however the walkover revealed that its area has now been developed for housing.
- 6.17 No previously unrecorded cultural heritage sites were noted on any of the images consulted.

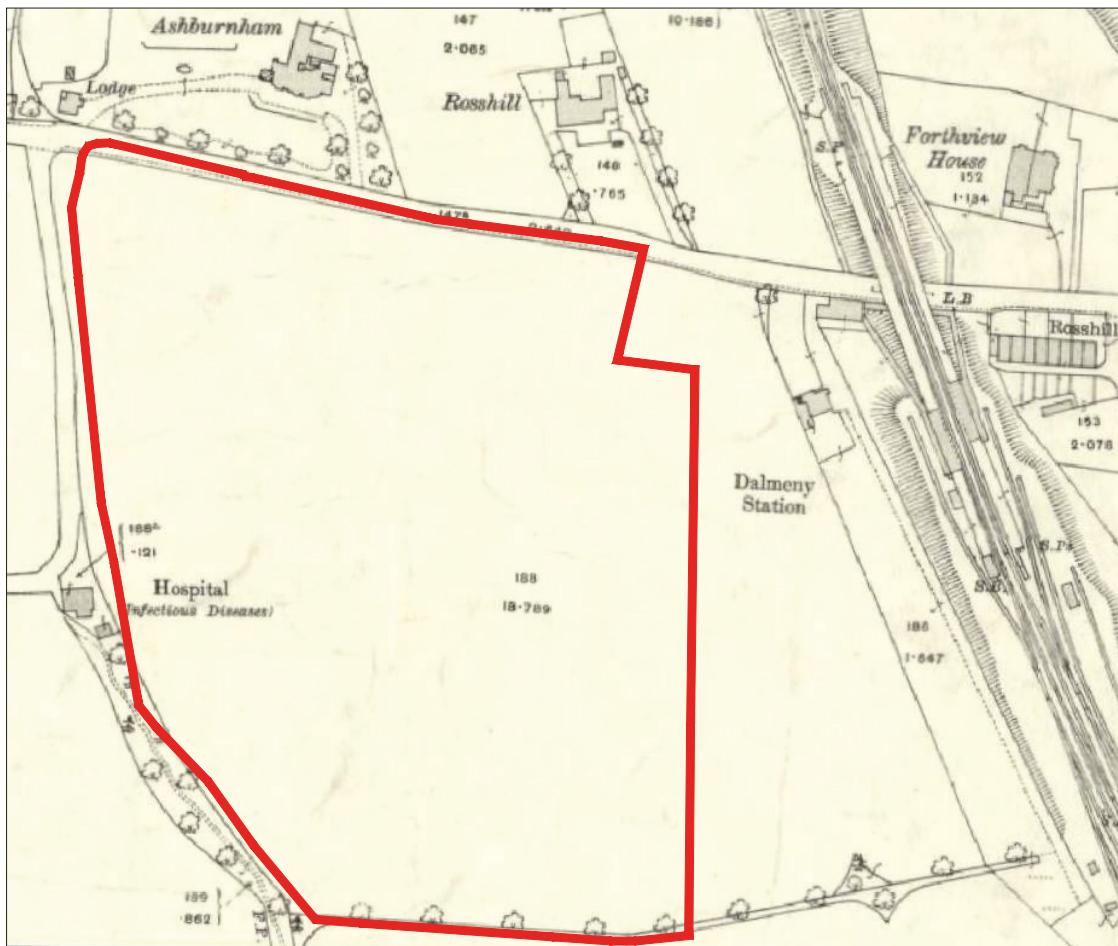


Figure 4: Excerpt from Ordnance Survey map Linlithgowshire n005.05 (includes: Dalmeny) (1917). Reproduced by permission of the Trustees of The National Library of Scotland.

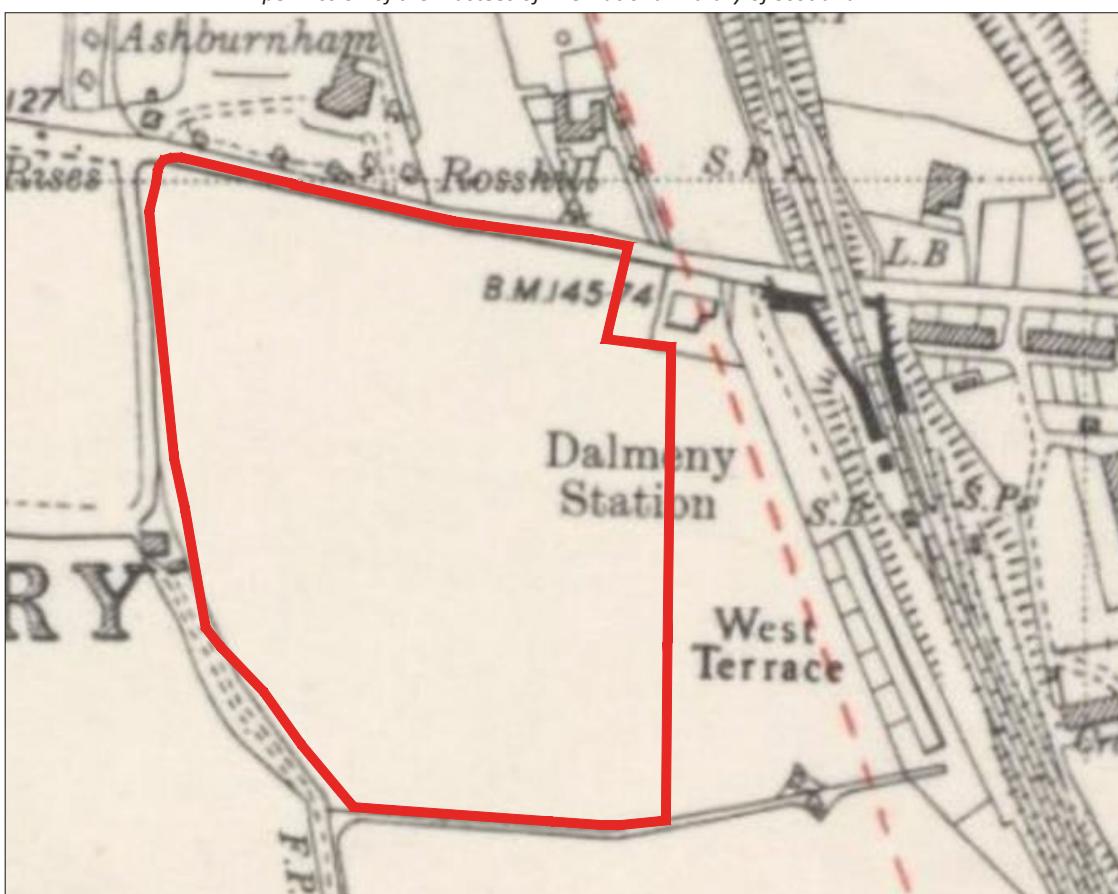


Figure 5: Excerpt from Ordnance Survey map Linlithgowshire Sheet nV.NW (includes: Dalmeny) (1951). Reproduced by permission of the Trustees of The National Library of Scotland.

## Previous Archaeological Investigations

- 6.18 As far as can be ascertained, no previous archaeological work has been carried out within the proposed development area.

### Walkover Survey

- 6.19 A walkover survey of the proposed development area was carried out on 4th September 2017 in overcast and rainy weather conditions.
- 6.20 The survey entailed systematically walking the Site in parallel traverses spaced, where possible, about 20 m apart. The survey found that the area north of the site, adjacent to Station Road, was limited by a line of mature trees, while the south side of the High School had extensive scrub and mature tree coverage (Plate 1).
- 6.21 At the east of the Site, just adjacent to the car park, one previously unrecorded cultural heritage site (CHS 16) was identified. It was composed of two large depressions each measuring around eight metres long by four to five metres wide and a small bank measuring a maximum of 0.3 m in height marking their perimeter. It seemed to be modern in date, maybe related to the construction of the school or the car park, as both looked like quarried pits.



Plate 1: General view of the Site showing High school and vegetation from the east.



Plate 2: Unrecorded feature (CHS 16) viewed from the south-west.

## Potential direct effects of development

- 7.1 Potential adverse direct effects on known cultural heritage features can occur within the boundary of the proposed development area, where avoidance of such features is not possible. There is also the potential for direct effects on as-yet-undiscovered archaeological remains, which may occur where, for example, sub-surface remains are present but have not yet been identified because they have no visible, above-ground elements.
- 7.2 Direct effects on known or as-yet-unidentified cultural heritage features may result from:
- 7.3 Ground-breaking and demolition works related to the construction of the proposed development;
- 7.4 Movement of machines over or near to sensitive areas, resulting in the disturbance of elements of a feature, including through the rutting and/or compaction of archaeological deposits.
- 7.5 Potential direct effects on the archaeological resource are typically adverse, permanent and irreversible.
- 7.6 The baseline studies identified three sites that could potentially be directly adversely impacted by the proposed development. The following direct impact assessment is based on the methodology outlined in Tables 1 - 3.

Table 4: Direct Impact Assessment without mitigation

Site #	Site Name	Site Sensitivity	Magnitude of Effect	Significance of Effect
1	Queensferry High School	Lesser	Substantial	Minor
16	Quarried scoops	Lesser	Substantial	Minor

- 7.7 The known cultural heritage remains within the Site consist of the remains of a modern secondary High School and previously unrecorded feature of possible modern date. The proposed development would potentially have an adverse direct effect on both features.
- 7.8 Queensferry High School or South Queensferry Secondary School was built between 1965- 1971 as the aerial photographs suggested. It was further extended to its present layout by 1988 (Plate 2).
- 7.9 The unrecorded feature identified east of the north-east corner of the car park was recorded during the walkover survey. Described as two large quarried scoops (CHS 16), their location and appearance imply that they are most likely modern in date and related to the High School and/or car park construction.

### Mitigation of Direct Effects

- 7.10 Where possible any cultural heritage remains should be preserved in-situ through avoidance of direct effects. Where this is not possible, preservation through record, using some or all of the following methods; archaeological survey, building recording, evaluation, excavation, post-excavation analyses and publication, should be achieved following consultation with City of Edinburgh Council, in accordance with SPP, PAN 2/2011 and local planning policies.
- 7.11 Both of the known cultural heritage sites within the Site will be subject to a direct impact of Minor significance.
- 7.12 The Minor direct effect on the Queensferry High School within the Site (CHS 1) could be offset by preserving the High School by record. This could be achieved through undertaking a photographic survey of the building. Preservation by record is in keeping with SSP Paragraph 150 and LDP Policy 14. This strategy could mitigate the direct effect on the High School, and would require the agreement of City of Edinburgh Council Archaeology Service.
- 7.13 The significance and character of the quarry scoops (CHS 16) could be established through trial trench evaluation that would target its location. Any such remains uncovered would be preserved by record through recording to a standard agreed with City of Edinburgh Council Archaeology Service.
- 7.14 Although the remainder of the proposed development area is not considered especially archaeologically sensitive, ground-breaking works may have a potential direct impact upon unrecorded archaeological remains that may lie buried beneath the undisturbed parts of the proposed development area.

Table 5: Potential Direct Impact Assessment following mitigation

Site #	Site Name	Site Sensitivity	Mitigation	Residual Effect
1	Queensferry High School	Lesser	Preserved by Record	None
16	Quarried scoops	Lesser	Preserved by Record	None

- 7.15 Following the implementation of mitigation, no residual direct effects on the cultural heritage resource within the proposed development are anticipated.

### Conclusions

- 8.1 The cultural heritage assessment at Queensferry High School, South Queensferry has found

that there are two cultural heritage sites within the proposed development area. Both of these, Queensferry High School (CHS 1) and quarried scoops (CHS 16), date from the modern period.

- 8.2 The Site has largely been agricultural land since at least the mid-eighteenth century. As such, it has not been intensively occupied and, consequently, there is some potential for the survival of sub-surface archaeological remains. Given this potential, and that there are known prehistoric and military remains related to the WWI and WWII within South Queensferry and south, west and east of the Site, it is advised that City of Edinburgh Council may require that a programme of archaeological works be carried out in order to establish the presence or absence of any sub-surface cultural heritage remains within those areas of the Site that would be subject to ground disturbance.
- 8.3 The proposed development would have no indirect effect on the settings of the category B listed Ashburnham group (CHS 5-8) or on the category B Listed Dalmeny Station (CHS 10). It could, however, have an indirect effect on the settings of the category B Listed 37 Station Road (CHS 3) and 41 Station Road (CHS 9) as well as on the Queensferry Conservation Area (CHS 4).

## Technical Information

- 9.1 The paper and digital archive for the desk-based assessment will be lodged with the National Record of the Historic Environment. The list of archive material can be found at Appendix C.
- 9.2 There are no existing heritage or archaeological site management plans in operation in the vicinity of the proposed development.
- 9.3 All elements of the assessment have been undertaken in line with the following policies and guidelines of the Chartered Institute for Archaeologists of which GUARD Archaeology Ltd is a Registered Organisation.
  - *Code of Conduct (2014);*
  - *Standards and Guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (2014), and*
  - *Standard and Guidance for historic environment desk-based assessment (2017).*
- 9.4 The Chartered Institute for Archaeologists requires that information pertaining to archaeological assessments is made publicly available via the OASIS project. The project aims to provide an on-line index to otherwise inaccessible archaeological grey literature, such as this heritage impact assessment. The online OASIS form for this project (OASIS Reference: guardarc1- 294871) has been completed. Once the Planning Application has been determined by City of Edinburgh Council, and with the consent of Morrison Construction, the heritage impact assessment will be uploaded to OASIS. City of Edinburgh Council Archaeology Service will then validate the OASIS form thus placing the information into the public domain. OASIS can be accessed at <http://ads.ahds.ac.uk/project/oasis/>

**Queensferry High School, South Queensferry:  
Heritage Impact Assessment**

**Section 2: Appendices**



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## Appendices

### Appendix A: References

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Scott, J 1845 'Parish of Dalmeny' in The New Statistical Account of Scotland, Vol. II, 90 -108. Accessed 01/9/17. Available at [http://stataccscot.edina.ac.uk/static/statacc/dist/viewer/nsa-vol2-Parish\\_record\\_for\\_Dalmeny\\_in\\_the\\_county\\_of\\_Linlithgow\\_in\\_volume\\_2\\_of\\_account\\_2](http://stataccscot.edina.ac.uk/static/statacc/dist/viewer/nsa-vol2-Parish_record_for_Dalmeny_in_the_county_of_Linlithgow_in_volume_2_of_account_2)

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Roy, W 1474-55 *Military Survey of Scotland*.

Ordnance Survey 1856 *Linlithgowshire, Sheet 3 (includes: Aberdour; Dalgety; Dalmeny)*. 6-inch 1st edition, Scotland, 1843-1882.

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Ordnance Survey 1895 *Linlithgowshire Sheet III.SW (includes: Dalmeny)*. 6 inch 2nd edition 1892-1960.

Ordnance Survey 1896 *Linlithgowshire 003.13 (includes: Dalmeny)*. 25 inch 2nd and later editions, Scotland, 1892-1949.

Ordnance Survey 1917 *Linlithgowshire n005.05 (includes: Dalmeny)*. 25 inch 2nd and later editions, Scotland, 1892-1949.

Ordnance Survey 1922 *Linlithgowshire Sheet nV.NW (includes: Dalmeny)*. Six-inch 2nd and later editions, Scotland, 1892-1960.

Ordnance Survey 1951 *Linlithgowshire Sheet nV.NW (includes: Dalmeny)*. Six-inch 2nd and later editions, Scotland, 1892-1960.

Ordnance Survey 1955 NT17. 1:25,000 maps of Great Britain - 1937-1961.

Vertical aerial photographs consulted

Sortie	Date	Frame(s)
540/A/0453	17/03/1950	SFFO_0121
OS/65/0121	29/06/1965	0036
MER/112/71	10/7/1971	0016
ASS/51988	7/6/1988	0114
AF/93/0064	29/4/1993	3564

**Appendix B: Gazetteer of Cultural Heritage Sites**

Site No:	1
Name:	Ashburnham Road, Queensferry High School, South Queensferry
NGR:	NT 1365 7783
NRHE No:	NT17NW 227
HER No:	-
Significance:	Lesser
Description:	This is a High School. It is alternatively known as South Queensferry Secondary School.
CHS No:	2
Name:	Forth Aa Defences; Rosebury Avenue, South Queensferry
NGR:	NT 1348 7788
NRHE No:	NT17NW 229
HER No:	
Significance:	Local
Description:	A barrage balloon mooring site has been identified from an oblique air photograph (No.1 CAM, x954, 20 October 1941) situated in what is now an area of new housing to the north of Rosebury Avenue. One hut associated with the mooring site, is situated about 80m to the east.
CHS No:	3
Name:	37 Station Road, Ashburnham lodge
NGR:	NT 13566 78026
NRHE No:	NT17NW 243.01
HER No:	-
Significance:	Regional: Category B Listed Building LB40415
Description:	This is a B-Group with Ashburnham House. This was formerly the lodge house for Ashburnham House. During the First World War it was one of the blockhouses barring entry into Queensferry. These blockhouses were constructed from sandbags with loopholes and roofed over for the comfort of the sentries. There were two other blockhouses in Queensferry, one at McIvors Brae and the other at Bankhead Cottages.
CHS No:	4
Name:	Queensferry Conservation Area

NGR:	NT 13148 78193 (centred)
NRHE No:	-
HER No:	-
Significance:	National: Conservation Area
Description:	The Queensferry Conservation Area Character Appraisal emphasises the importance of the medieval core, the settlement pattern of stone built houses with their lang riggs, and the strong Scots vernacular character of the architecture.
CHS No:	5
Name:	Dalmeny, Ashburnham
NGR:	NT 13649 78036
NRHE No:	NT17NW 243
HER No:	-
Significance:	Regional: Category B Listed Building LB40414
Description:	This is a 19 <sup>th</sup> century villa. It is alternatively known as Ashburnham House; Station Road; 1 Ashburnham Gardens, 1, 3, 5 and 7 (coach house). B-Group with Ashburnham Lodge. A fine example of the Arts and Crafts style and the only example of the genre in Queensferry. Fortunately, the surrounding estate has picked up the white and red colouring thus complementing the villa. The house was split into 4 properties during the later 20th century. As part of the renovation the coach house (No 7) was detached from the main house.
CHS No:	6
Name:	Dalmeny, 7 Ashburnham Gardens, Coach House
NGR:	NT 13658 78046
NRHE No:	NT17NW 246
HER No:	-
Significance:	Regional: Category B Listed Building LB40414
Description:	This is a coach house alternatively known as Ashburnham House. B-Group with Ashburnham Lodge. A fine example of the Arts and Crafts style and the only example of the genre in Queensferry. Fortunately, the surrounding estate has picked up the white and red colouring thus complementing the villa. The house was split into 4 properties during the later 20th century. As part of the renovation the coach house (No 7) was detached from the main house.
CHS No:	7
Name:	Dalmeny, 5 Ashburnham Gardens
NGR:	NT 13669 78041
NRHE No:	NT17NW 245
HER No:	-
Significance:	Regional: Category B Listed Building LB40414
Description:	This is a 19 <sup>th</sup> century villa alternatively known as Ashburnham House. B-Group with Ashburnham Lodge. A fine example of the Arts and Crafts style and the only example of

the genre in Queensferry. Fortunately, the surrounding estate has picked up the white and red colouring thus complementing the villa. The house was split into 4 properties during the later 20th century. As part of the renovation the coach house (No 7) was detached from the main house.

CHS No:	8
Name:	Dalmeny, 3 Ashburnham Gardens
NGR:	NT 13667 78029
NRHE No:	NT17NW 244
HER No:	-
Significance:	Regional: Category B Listed Building LB40414
Description:	This is a 19th century villa alternatively known as Ashburnham House. B-Group with Ashburnham Lodge. A fine example of the Arts and Crafts style and the only example of the genre in Queensferry. Fortunately, the surrounding estate has picked up the white and red colouring thus complementing the villa. The house was split into 4 properties during the later 20th century. As part of the renovation the coach house (No 7) was detached from the main house.
CHS No:	9
Name:	41 Station Road, Rosshill including boundary walls
NGR:	NT 13765 78019
NRHE No:	NT17NW 114
HER No:	-
Significance:	Regional: Category B Listed Building LB40401
Description:	Rosshill appears on the original Ordnance Survey Map as a small estate isolated from the small centre of Queensferry; by the time of the 2nd Edition O S Map of 1896 the SW extension had been added. Subsequent property development in the suburbs drew this charming house into the town's boundaries.
CHS No:	10
Name:	Dalmeny station, including booking office, waiting rooms, canopy, platforms and fencing
NGR:	NT 13900 77892
NRHE No:	NT17NW 50.01
HER No:	-
Significance:	Regional: Category B Listed Building LB5511
Description:	Opened in 1890, travellers heading in the direction of the Forth Bridge Company's most famous structure were treated to the more decorative northbound waiting rooms, whilst those heading south were housed more modestly. The pedestrian footbridge does not form part of this list entry.
CHS No:	11
Name:	Forth Defences, Inner, Dalmeny Battery, Landward Defences
NGR:	Centred on NT 13800 77889

NRHE No:	NT17NW 177.03
HER No:	-
Significance:	Local
Description:	Record maps of land defences in Scotland in 1915 (The National Archives WO 78/4396) show what appear to be nine blockhouses linked by a barbed wire entanglement protecting both the Dalmeny Battery and the southern approach to the Forth Bridge. The plan shows that most of the blockhouses were linked to the battery telephone exchange. The blockhouses are not individually labelled, unlike the blockhouses around the Hound Point Battery, whose defences are shown on the same map, but an inset shows the cross-section of a "Typical blockhouse at Dalmeny & Hound Point" and the maps marking symbols are similar.
CHS No:	12
Name:	Dalmeny Junction, South Queensferry
NGR:	centred on NT 1385 7760
NRHE No:	-
HER No:	-
Significance:	Local
Description:	A heavy anti-aircraft battery has been identified from an oblique aerial photograph (RAF CAM oblique x954, flown 1941, Crown Copyright) immediately south-west of Dalmeny Station (NT17NW 50).
CHS No:	13
Name:	Building
NGR:	NT 13821 77913 (approximate)
NRHE No:	-
HER No:	-
Significance:	Lesser
Description:	A square building depicted on the second edition Ordnance Survey map of 1895-6, located to the east of the site. By 1917 a rectangular extension was added to it.
CHS No:	14
Name:	Hospital, Rosslin Cottage
NGR:	NT 13568 77833
NRHE No:	-
HER No:	-
Significance:	Lesser
Description:	A Hospital for infectious diseases it is first depicted as two separate buildings on the second edition Ordnance Survey map of 1895-6. It had a roughly rectangular main building with a protruding area at its south and an associated smaller square building at its south-east. Walk over revealed that the building is called Rosslin Cottage.
CHS No:	15

Name:	Building
NGR:	NT 13792 77943 (approximate)
NRHE No:	-
HER No:	-
Significance:	Lesser
Description:	On 1951's Ordnance Survey map this square building with a protruding side to its north-east and enclosed by a possible wall is noted, south of Station Road. It is identified as a two-storey house from a vertical aerial photograph taken in 1971.
CHS No:	16
Name:	Quarried scoops
NGR:	centre on NT 13756 77866
NRHE No:	-
HER No:	-
Significance:	Lesser
Description:	This feature is made of two large depressions, each measuring around eight metres long by four to five metres wide and a small bank measuring a maximum of 0.3 m in height marking their perimeter. It seemed to be modern in date, maybe related to the construction of the school or the car park, as both looked like quarried pits.

### Appendix C: Archive material

	Description	Format	Number
Paper archive	Photographic record	A4	1
Digital archive	Digital photographs	JPEG	9
	Report	PDF	1
	CAD files	.dwg	5

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