

# Airthrey Kerse

*Stirling*

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## *Archaeological Survey and Assessment*

for

Graham's, the family dairy and Mactaggart & Mickel

*March 2015*



*Site of Greencarse farmstead, demolished, mid 20<sup>th</sup> century, looking east to Wallace Monument (photo 035)*



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# Airthrey Kerse

## *Stirling*

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## Archaeological Survey and Assessment

January 2015

Project AA 2008

by Jenni Morrison and Nicholas Uglow  
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### *Contents*

### *Acknowledgements*

### *Executive Summary*

- 1. Introduction**
  - i. General
  - ii. Setting
  - iii. Geology
  - iv. Note – site numbering
- 2. Desk Based Assessment**
  - i. General
  - ii. Statutory Designations
    - a. Scheduled Monuments
    - b. Listed Buildings
    - c. Conservation Areas
    - d. Designed Gardens and Landscapes
    - e. Inventory of Battlefields
- 3. The History of the development area**
  - i. General
  - ii. Prehistoric
  - iii. Medieval
  - iv. Post-medieval
  - v. The Battle of Stirling Bridge
- 4. Early Cartographic Sources**
  - i. Pre-Ordnance Survey maps of the area (pre-1861)
  - ii. Ordnance Survey maps (post-1861)
  - iii. Sites located
- 5. Aerial Photographs**
  - i. General
  - ii. Sites located
  - iii. Summary

6. ***Walk-over Survey***
  - i. *General*
  - ii. *Sites recorded*
7. ***Visual / setting impact survey - general***
8. ***Gazetteer – Baseline Survey***
  - i. *Introduction*
  - ii. *Baseline survey: Gazetteer of sites within the proposed development area*
  - iii. *Baseline survey: Gazetteer of sites outside the development area, within 2km radius*
9. ***Impact Assessment and Mitigation***
  - i. *General*
  - ii. *Tabular analysis*
10. ***Overview and Recommendations for Mitigation***
  - i. *General*
  - ii. *Archaeological mitigation in relation to direct ground impacts*
  - iii. *Mitigation of indirect visual and setting impacts*
11. ***Archiving***

## ***Abbreviations***

## ***Bibliography***

*Documents consulted*

*Websites Consulted*

***Appendix A Maps consulted***

***Appendix B Photographic Thumbnails***

***Appendix C Photographic Register***

***Appendix D Extract from Stirling Council's 'Planning and Policy Consultation Response' of 5<sup>th</sup> December 2014***

***Appendix E Historic Scotland comment letter 14<sup>th</sup> December 2014 to Stirling Council***

***Appendix F Provisional DES entry***

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Addyman Archaeology would like to thank the staff at Graham's The Family Dairy for their help during the walk-over survey and also Murray Cook of Stirling Council for discussion and advice. Dr Alasdair Ross's knowledgeable contribution to the medieval history section was very much appreciated.

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## Airthrey Kerse Stirling

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### Archaeological Survey and Assessment January 2015

#### *Executive Summary*

Addyman Archaeology was contacted by Graham's, the family dairy and Mactaggart & Mickel to undertake an archaeological survey and Desk Based Assessment (DBA) of an area of land to the south of their premises at Airthrey Kerse Dairy, Hamilton Road, Bridge of Allan. This work was commissioned to address issues raised in Stirling Council's 'Planning and Policy Consultation Response' of 5<sup>th</sup> December 2014 to the following planning application:

*14/00595/PPP – Land at Airthrey Kerse Dairy Farm, Henderson Street, Bridge Of Allan*

*Development of a public park, residential development (including affordable housing) of 600 units, commercial space (neighbourhood centre), improvements to road and drainage infrastructure and new primary school.*

Extract from this response by the Council Archaeologist, Dr. Murray Cook, is included in the appendices of this report. This work specifically addresses the concerns of the Council Archaeologist.

A programme of desk-based assessment was undertaken including analysis of historic maps, aerial photographs and secondary sources. An archaeological walk-over of the proposed development site was carried out. Visual and setting impact on sites and monuments within a c.2km radius of the site boundary was undertaken. Overall very few significant sites were identified within the proposed development. . One site may have been a former wetland area, subsequently drained. However, early aerial photographs suggest the feature may have had some structure, possibly enclosing ditches and banks, perhaps suggestive of a prehistoric site. But this is far from being confirmed and deep ploughing in the later 20<sup>th</sup> century may have considerably reduced the integrity of the feature. Several other minor features may also be of similar date.

A further site is the farmstead called Green Carse or Greencarse, a small farm steading complex located in the south-west part of the development area. This first appears for certain upon the 1861 Ordnance Survey map, but may be shown on Roy's map, c.1750. However it is possible that it is significantly older and is the remains of to the medieval settlement of Corntoun. It is not possible to identify positively the location of this settlement based on historic map analysis, and it may be that Greencarse is the remainder of the settlement. This site was successively cleared in mid and later 20<sup>th</sup> century and little is now to be seen on the ground. Overall the potential of the site area for the recovery of buried archaeological remains was concluded to be moderate to low, based upon available evidence. Nonetheless, the planning process will require some degree of precautionary archaeological evaluation of the site prior to commencement of development works.

The assessment of surrounding heritage sites for the visual impact the proposed Airthrey Green development might have upon them concluded that in most instances such impact would be limited or minimal. Nonetheless, given the overall heritage value of the wider landscape, of which the site is part, mitigation measures have been suggested, such as integration of the proposed development into existing heritage trails networks, provision of interpretation, etc.

A record of the survey has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID addyman1-205229) and with Discovery and Excavation in Scotland (DES), the annual publication of fieldwork by Archaeology Scotland.

## 1. Introduction

### i. General

Addyman Archaeology was contracted by Graham's, the family dairy and Mactaggart & Mickel to carry out an archaeological assessment of an area of open farming land to the south of their Airthrey Kerse Dairy, to the south of Bridge of Allan. The land is the subject of a planning application and this work was commissioned to address issues raised in Stirling Council's 'Planning and Policy Consultation Response' of 5<sup>th</sup> December 2014 to the following planning application:

*14/00595/PPP – Land at Airthrey Kerse Dairy Farm, Henderson Street, Bridge Of Allan*

*Development of a public park, residential development (including affordable housing) of 600 units, commercial space (neighbourhood centre), improvements to road and drainage infrastructure and new primary school.*

The project is being developed on behalf of Graham's by Ristol Ltd., contact, Mark Richardson.

This report specifically addresses the concerns of the Council Archaeologist detailed in the Consultation Response' of 5<sup>th</sup> December 2014:

- 1) *A detailed desk based review of the development area, (historic mapping; archaeological data-sets; Statistical Accounts; Victorian reviews of historical records e.g. Landmarks of Old Stirling) including a historical review of the history and development of medieval Cornton and its relationship if any to Spittal, the environs of which are located on the western fringe of the proposed development area;*
- 2) *A review of available aerial photography including Google Earth and RCAHMS images;*
- 3) *An archaeological walkover survey of the development area to locate and record any upstanding remains associated with earlier landuses (there are some reverse-S field boundaries);*
- 4) *An assessment of the visual impact of the development on the various archaeological monuments it is surrounded by;*
- 5) *Recommendations for appropriate mitigation strategies including, geophysical survey, evaluation, metal detecting, test-pitting, excavation, post-excavation analysis, publication, archiving, heritage trails, planting schemes, preservation/recreation of historic field boundaries, community engagement and education resources.*

Historic Scotland also advised the Council in correspondence dated 12<sup>th</sup> December 2014 (included in appendices of this report). The remit within which HS can comment is limited to

*scheduled monuments and their setting, category A listed buildings and their setting, gardens and designed landscapes and battlefields on their respective Inventories and world heritage sites.*

Though the letter comments that HS were not involved 'in pre-application discussions including the EIA scoping process', it makes no objection to the principal of the proposed development. The annex of the letter goes on that there was some information in the Environmental Statement which was helpful in reaching conclusions.



It concludes:

*Whilst there are some potentially significant omissions from the ES, we have been able to reach the view that whilst there will be a degree of impact, it will not be so significant for our interests at the national level that it warrants and [sic.] objection from Historic Scotland.*

The letter advised the Council seek advice from its own archaeology and conservation advisors.

The present project therefore includes a number of elements. A Desk-Based Assessment (DBA) was carried out in order to identify any known archaeological sites or other features of cultural heritage interest within, or directly adjacent to, the proposed development area. A one-day walk-over survey of the proposed development area was undertaken on the 14<sup>th</sup> of January 2015. This aimed to assess the character, extent and condition of any sites, monuments and landscape features identified by the DBA. The survey also aimed to identify any other features of cultural heritage interest not originally detected by the desk-based study.

The DBA also included identification of the most important heritage assets in the wider surrounding landscape to a radius of c.2km from the proposed development site boundary. The potential visual and setting impact of the proposed development upon these sites and monuments was assessed in a one-day site visit on 26<sup>th</sup> January 2015.

This report is prepared in accordance with standard Addyman Archaeology procedures and in line with guidelines as established by the Institute for Archaeologists (*IfA*).

## *ii. Setting of the site*

The site comprises an area of 25 ha (61.8 acres) of low-lying level ground predominantly given over to grazing. The project area is centred upon NGR NS 7996 9623. It is bounded by the main Stirling – Perth railway to the west, by Easter Cornton Road to the south, which marks the northern fringe of Stirling’s suburban spread, and by the land of the Wallace High School to the SE. To the north the site boundary follows the Forglen Burn beyond which are further fields around the Airthrey Kerse Dairy that are in turn bounded by the southern expansion of Bridge of Allan. The eastern boundary of the site is formed by the A9 (Airthrey Road) on the east side of which is the historic policies wall of the Airthrey Castle estate, now the campus of the University of Stirling.

## *iii. Geology*

The bedrock geology of the area includes the conglomerate Ochil Volcanic formation. The sedimentary bedrock formed approximately 398 to 416 million years ago in the Devonian Period. The local environment had previously been dominated by subaerial slopes. These rocks were formed by down slope movements including landslide, debris flow, solifluction, soil creep and hill wash.

The superficial deposits are Raised Tidal Flat Deposits of the Flandrian Age comprising silts and clay. These deposits formed up to two million years ago in the Quaternary Period. The local environment had previously been a shoreline environment (information from the British Geological Survey). A complete whale skeleton was discovered in the area during the 19th century within these deposits, this is discussed in more detail later in this report. Peat then formed over the clay and was the dominant feature of the landscape until the Medieval period when the peat was gradually removed.

iv *Note – site numbering*

Where sites were recorded during the *Desk-Based Assessment* (DBA), analysis of aerial photographs or map regression exercise these were allocated a letter (e.g. *site A*). Those sites noted during the walkover survey were assigned a number (e.g. *site 1*). Within the overall gazetteer of sites, *section 8* of this report, the numbering systems are combined, e.g. *site A1*.

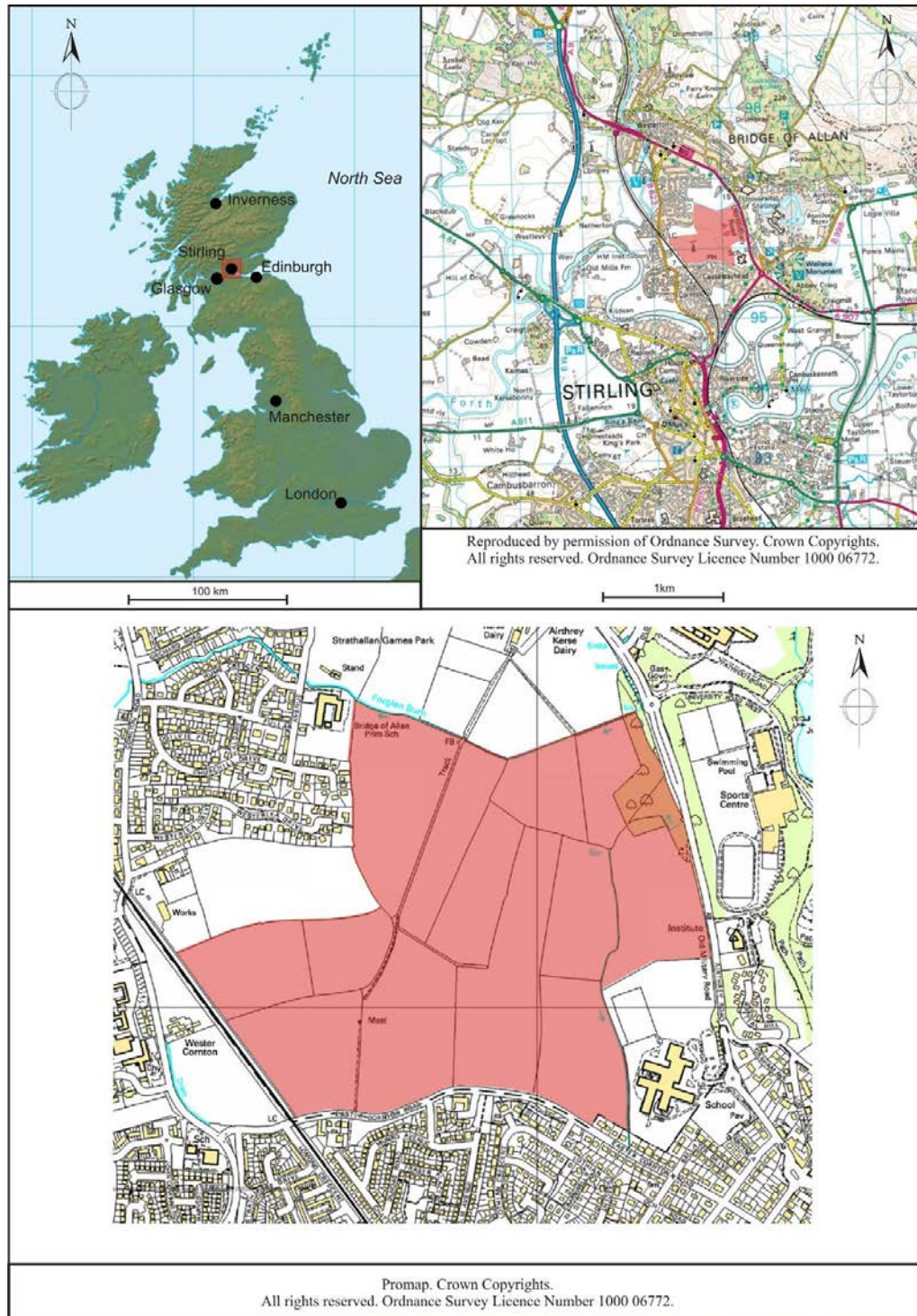


Figure 1 Site location



## 2. *Desk-Based Assessment - general*

### i. *General*

An analysis of readily available sources was undertaken to identify sites of cultural heritage significance. These included:

- The Stirling Council Sites and Monuments Record (SMR) and Conservation Areas designations
- The Royal Commission on the Ancient and Historical Monuments of Scotland, Canmore database and Stirling inventory of sites and monuments
- Historic Scotland: Scheduled Monuments
- Historic Scotland: Listed Buildings
- The Inventory of Gardens and Designed Landscapes in Scotland
- The Inventory of Historic Battlefields in Scotland
- Aerial imagery as held by the National Collection of Aerial Photography (NCAP) and online platforms
- Map resources available from the NLS including all available Ordnance Survey (OS) maps
- Old and New Statistical Accounts of Scotland

All sources consulted were the most up-to-date available. All dates used for maps refer to the survey date rather than the publication date, where known.

### ii. *Designated and non-designated sites, monuments and structures*

Consultation of the Stirling Council HER and Historic Scotland database regarding designated and non-designated cultural heritage assets yielded the following entries. These are within the proposed development area and directly affected by development impact or lie within a radius of 2km of the area proposed for development. The latter sites may be affected by the proposed development regarding their visual relation and setting. The 2km radius was defined in discussion with Stirling Council Archaeology Service as the area to be studied regarding visual and setting impacts.

The data is derived from a Stirling Council HER data download and Historic Scotland. See Figure 2.

#### a. *Scheduled Monuments*

A Scheduled Monument is a monument that has been categorised as of national importance and is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

There are no Scheduled Monuments recorded within the boundaries of the site. There are, however, several sites in close proximity where there may be an indirect impact of the proposed development on their views or setting.

#### b. *Listed Buildings*

Listing is the recognition through the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a building or structure is of 'special' interest whether architecturally or historically.

There are no Listed Buildings within the site. There are, however, many listed buildings and structures within the 2km assessment boundary, where there may be an indirect impact of the proposed development on their views or setting. Most of these are listed in category C and some in B.



The proposed development site is not within a conservation area, and also not directly adjacent to one. However, there are four designated conservation areas within 2km of the proposed development site boundary. These may receive an indirect impact from the proposed development on the character of the respective conservation areas.

*d. Inventory of Gardens and Designed Landscapes*

The Historic Scotland Inventory of Gardens and Designed Landscapes lists a series of sites that have been considered as of national importance in accordance with the criteria outlined in the Scottish Historic Environment Policy 2011.

There are no gardens or designed landscapes recorded by Historic Scotland in their Inventory within the site boundary. However, the Inventory landscape of Airthrey Castle lies immediately to the E of the proposed development site, and there may be an indirect impact of the proposed development on its views or setting.

*e. Inventory of Battlefields*

The Inventory of Battlefields held by Historic Scotland is a list of nationally important historic battle sites that have been selected as meeting the criteria as outlined in the Scottish Historic Environment Policy 2011. Battles selected are considered of national importance in contributing to the understanding and history of the nation as a whole. Inclusion in the Inventory means the importance of a site will be highlighted and that planning authorities will consider any potential impacts upon them.

The Battle of Stirling Bridge of 1297 is included in the Inventory of Battlefields. A small part of the south east corner of the proposed development area is protected as part of the historic battlefield of Stirling Bridge. There would be direct impact on any surviving archaeological evidence of the battle by the proposed development.

### 3. *History of the Development site and its wider setting*

#### i. *Prehistoric, Roman and Early Medieval*

There are no known prehistoric sites within the proposed development area with the exception of a find spot recorded on CANMORE (ID 47116). A group of Bronze Age axes were purchased by the National Museum of Scotland (then Society of Antiquaries of Scotland), following their discovery by workmen digging drainage ditches. These were later found to be fake. Therefore, there are no genuine known prehistoric sites within the area of the proposed development.

Although a number of cropmark features were noted during examination of the aerial photographs, when investigated on the ground, these appeared mostly likely to be related to drainage or differences in vegetation, with the possible exception of *site E (E4)*, see discussion below.

Historical documents indicate that this area of Airthrey Kerse was covered in blanket bog until the early medieval period, when the area was drained and brought under cultivation. These ground conditions would mean that it is unlikely that there was any permanent settlement prior to the drainage. While bogs and wetlands have attracted prehistoric activity in the form of hoards or burial activities, any evidence for such prehistoric depositional activity would have been lost when the peat was extensively stripped during the improvement in the 19<sup>th</sup> century. Although prehistoric settlement is increasingly identified on clay, not just on sands and gravels, and would not necessarily have been permanent, but exploiting wetland landscapes seasonally or periodically, the 19<sup>th</sup> century improvements are likely to have removed any evidence for this. This would include any evidence from the Mesolithic to early medieval period.

Nonetheless, it is not possible to determine precisely which areas were drained at this time, and there is some evidence that at least some parts of the project area may have been dry, perhaps from at least the Roman period. A whale bone was discovered in the SW corner of the proposed development area, near the existing railway level crossing. It was dated to the 1st/2nd century AD and may have been used as a tool or in a building/structure (M Cook, 2015, *pers. comm.*). It is therefore possible that the area was at least partly drained from the earlier blanket bog by the Roman period. This may suggest that some of the cropmark features are pre-historic.

The low-lying area of the Kerse sits within a wider, (pre)historically significant landscape, at the boundary between the fertile lowlands to its south and the gateway into the highlands to the north. This gateway position has already been enhanced in prehistory with the placing of hillforts in strategic locations overlooking the plain. Several of the fort sites are vitrified which may indicate attack, or at least community investment in prominent communal sites. Activity at these forts has been demonstrated for Mote Hill and Abbey Craig, with charcoal recently radiocarbon-dated to AD68-135 and AD615, respectively (M Cook, 2015, *pers. comm.*), indicating Late Roman Iron Age to early medieval activity. It is likely that the site of the present castle was also a pre-historic fort, though evidence has not been found. On Mote Hill however, recent excavations confirmed that this was also the site of a fort, vitrified in the 1st or 2nd century AD, with charcoal recently radiocarbon-dated to AD68-135 and AD58-217 (M Cook, 2015, *pers. comm.*). There is also evidence of rig and furrow cultivation, on the adjacent Gowanhill. Digney 1995 states that this is medieval, but it is likely that it was also cultivated when the fort was in occupation (DES, 16). The Roman advance c. AD80 led to the construction of a road which passed the site, possibly with a fort at the river crossing, 'in the neighbourhood of Stirling' running N (RCAHMS 1963, Gowan Hill entry, CANMORE). Tacitus describes the general wetness of the area as rendering the Stirling as an island (M Cook, *pers. comm.*)

An even older human presence in the landscape is documented by the cairns, such as the Scheduled Fairy Knowe cairn probably dating to the late Neolithic or Bronze Age (Alexander, PSAS 1868). Conspicuously sited in elevated positions, prehistoric burial cairns are understood to form part of a



wider prehistoric landscape with visual links to settlements, fields and other funerary or ceremonial monuments. The visual link between the cairn and the boggy, dynamic landscape of the Kerse, of which the proposed development site is part of, would have been integral to this meshwork of intervisibility.

## *ii. Medieval*

There are no good secondary historical sources relating to the area of the proposed development. The following information was provided by Dr Alisdair Ross Senior Lecturer on Environmental and Medieval History at the University of Stirling, based on his knowledge of the primary historical sources which refer to the Kerse of Airthrey and its surroundings.

The site both historically and presently lies within the Parish of Logie. One of the earliest documentary sources dates from the 1180's and refers to the presence of churches at Logie Airthrey. At the beginning of the 13th century between 1215 and 1225 The Earl of Fife was granting out land at Logie Airthrey. Presumably the land was part of an Estate, which due to its proximity to the Royal Lands and Stirling Castle would have been of high status. We know that lands in this area were granted to both Culross Abbey and the Nuns of North Berwick Priory, both of which were founded by The Earls of Fife. They were granted the rights to the land and the income derived from it, reference is made to the Farms of Logie.

Records from 1221-1226 on a dispute between The Monks of Dunfermline and the Nuns of North Berwick in relation to their holdings at Cornton, provide us with valuable information. General William Roy's Military Survey (see section 3) shows Cornton lies in the vicinity of the study area.

In settlement of the dispute the Nuns were granted the teens from Cornton comprising 3 chalders of oats. A chalders is the largest measure used at this time indicating the farms were productive, it also indicates there must have been a mill in the vicinity. The Monks of Dunfermline were allowed to keep the teens of fish which came from the nearby River Forth.

Other documents from the early 13th century refer to grasslands in the area. At this period particularly when the Royal Household was in residence, Stirling Castle would have been a large consumer of hay. The green areas depicted on Roy's Map between the areas of cultivation may be these grasslands surviving into the later period.

The historical records provide us with evidence of peat in the area of the site, and also of the working and removal of the peat leaving the flat wet landscape which survives today. There is a reference to the Peats of Airthrey, within which a large ditch is described as running from the Head of the Causeway by the Hospital of Spittal (to the east of the development site) towards the village of Airthrey and on up the hill, other place names referred to in this document have since been lost. It would seem likely that this large ditch was being used to drain the peat, probably into the Forth, which lies to the south of our site. There are also references to the peatery "which was accustomed to being ploughed". By the early 16<sup>th</sup> century the records show that the peat bog had retreated as far as the River Allan, there is no further mention of peat east of the Allan. Although there would have been ditches, including the substantial feature written of, together with other features related to the working of the peat and its eventual removal, any archaeological evidence for these, or indeed any early features or artefacts would have been lost when the peat was removed.

We know there was a medieval settlement at Cornton in the vicinity of the site. However, none of the historical or cartographic sources can accurately locate it. No physical remains were present on the site to suggest the location of the settlement. It is possible that the farm at Easter Cornton (now the Birds and Bees pub), to the south of the proposed development area is on or near the site of the



settlement. There is an area of slightly higher ground here forming an east west ridge. The modern settlement of Cornton lies much further to the south. See gazetteer of sites.

Overlooking the proposed development site, the castle on its rock platform was a medieval stronghold, with the earliest certain reference to the castle being in the 1100s. It was possibly the centre of royal financial administration in this period. It was 'hotly fought over' at the end of the 13th and beginning of the 14th during the Wars of Independence, and it was destroyed and re-fortified several times. Early buildings seem to have been predominantly of earth and timber (Gifford et al. 2002, p.665-6).

### iii. *The Battle of Stirling Bridge*

The Battle of Stirling bridge took place on the 11<sup>th</sup> of September 1297. It is particularly significant as it marked the high point of William Wallace's campaign as the most decisive Scottish victory in the Wars of Independence. The English Army in their march northwards were forced to cross the forth via the narrow bridge at Stirling. The Scots were waiting to the north at Abbey Craig, and after allowing some of the English troops to cross, swept down on them killing one of their commanders Hugh de Cressingham and many of the English soldiers. The English were forced to retreat though they returned the following year and defeated Wallace at the battle of Falkirk.

#### *Archaeological Evidence on the battlefield*

The majority of the area where the battle is believed to have taken place, the area now designated as part of the Inventory Battlefield, has already been developed. Although it is possible that fixtures and fittings from the soldiers' dress and weaponry may have become buried in the soil, there is no record of artefacts relating to the battle being discovered. The only physical remains are those of a bridge 60m upstream from the Old Bridge. It is thought these formed the support for the timber bridge which stood at the time of the battle.

### iv. *Post-medieval*

The use of the land during the post-medieval period is best explored through the cartographic sources. Therefore a detailed discussion is included in *section 4* below. In summary, a farm called Green Carse, existed at the SW of the site. It was depicted on the first and second edition Ordnance Surveys. The demise of the farm can be charted through the aerial photographs, the area where the farm was is now turned over to pasture with no upstanding remains surviving. Investigation during the walkover survey indicated some areas of hard standing survive beneath the topsoil.

The *Old Statistical Account* (1791-99, vol.3, 287) is very brief and makes no mention of a settlement or farm at Cornton. The *New Statistical Account* (1834-45, vol.8, 214) provides a far more detailed picture of the Parish of Logie in the second quarter of the 19<sup>th</sup> century, however there is still no specific mention of a settlement at Cornton. It may be that by this date the population had dwindled and it was considered a hamlet rather than a village and therefore was not considered worthy of an entry. Interesting information on the changes in the landscape and the course of the Forth are highlighted by the find of a complete whale skeleton in 1819 by workmen on the Airthrey Estate. An extract of the detailed description of the recovery of the bones is given below. The whale bone has been radiocarbon-dated to 1<sup>st</sup>/2<sup>nd</sup> century BC (M Cook pers. comm.).

They were imbedded in the blue silt immediately under the stiff clay. It was found, from very accurate levels taken that this skeleton lay 22 feet higher than the pitch of the present highest streamtides of the River Forth, immediately opposite.

The castle was largely rebuilt by successive Stuart monarchs from the 15th century to the Union of Crowns in 1603 and remains one of the most important medieval and early-modern castles in Scotland, with high degree of survival of buildings and structures. There were subsequent additions and alterations in the 17th and 18th centuries, largely in response to the Jacobite threat from the end of the 17<sup>th</sup> century. There was a brief Jacobite siege in 1745, and some subsequent alterations, largely associated with the garrison in the later 18th century to the present day (Gifford et al. 2002, pp.666-68).

From the evidence of the desk-based assessment, the recent history of the potential development area is relatively straightforward. From the earliest of the cartographic sources c.1600, the area has consistently appeared as grazed or cultivated land, with changes of field boundaries and the demolition of Greencarse after the 1950s.

#### *v. Victorian tourism*

With the rise in a popular Scottish national identity in the early 19th century, the rich heritage of certain sites in the vicinity of the proposed development area became popular sites for tourists. Mote Hill became popularly identified as the location for execution of Scottish patriots like the Duke of Albany in 1425, and the so-called 'Heiding stone', or beheading stone was rediscovered having been thought lost, and installed on the hill as a monument. The addition of the canons in the nineteenth century seems to be another indicator of the popularity of the site in this period (site interpretation).

The stupendous National Wallace Monument on Abbey Craig was built from c.1860, and has been described as 'the ultimate totemic of Scots Baronialism' (Gifford et al. 2002, p.623). The considerable endeavour to build this monument to an ancient Scots hero shows how strongly the cultural elite understood their national identity to be rooted in the medieval period. The monument is orientated towards the site the Battle of Stirling Bridge, and inevitably takes in the panorama of the castle and the site of the Battle of Bannockburn (1314) further to the south.

The bulk of the housing development at Bridge of Allan spa town, also dates from this period. The orientation of some of the most prestigious villas to take advantage of views towards the National Wallace Monument and the castle, reinforces this understanding of the significance of the medieval as the perceived source of a Scots cultural identity in this period.

#### 4. Early Cartographic Sources

##### i. Pre-Ordnance Survey maps of the area (pre-1861)

The earliest map to show the proposed development area at a scale where it can be recognised distinctly is Adair's map of the 1680s, Figure 3. It shows the Stirling Bridge with two roads leading away, one going NE towards 'Spittle' and the other NW towards 'Corntoun'. The two roads meet again further north at 'Allan Bridge'. These routes and villages are reasonable reference points for approximate positioning of the proposed development area on this map. With this area though there are no features marked.



Figure 3 Adair's map, 1680s, with proposed development area shaded. NLS

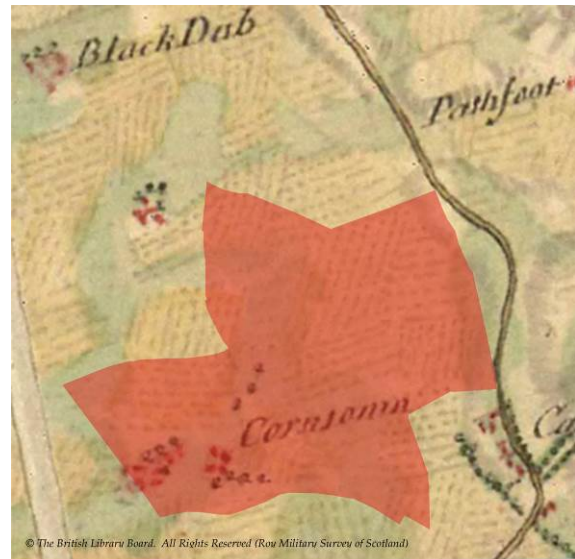


Figure 4 General Roy's map, c.1750, with proposed development area shaded. NLS

The next map at reasonable scale is General Roy's military survey c.1750, Figure 4. Like Adair's map, it shows 'Corntown' and 'Causwayhead', with the easternmost road from the bridge to Bridge of Allan. Other place names including Pathfoot and 'Blackdub', the latter shown on the first edition Ordnance Survey, help in placing and scaling the proposed development area with some degree of accuracy. There is another feature with buildings marked to the SSE of Blackdub, which appears to be the same as marked on the first edition Ordnance Survey. Roy's map seems to show the land in the proposed development area as in mixed-use, with some ploughed and some in pasture. Nonetheless, there are no features marked in the area.

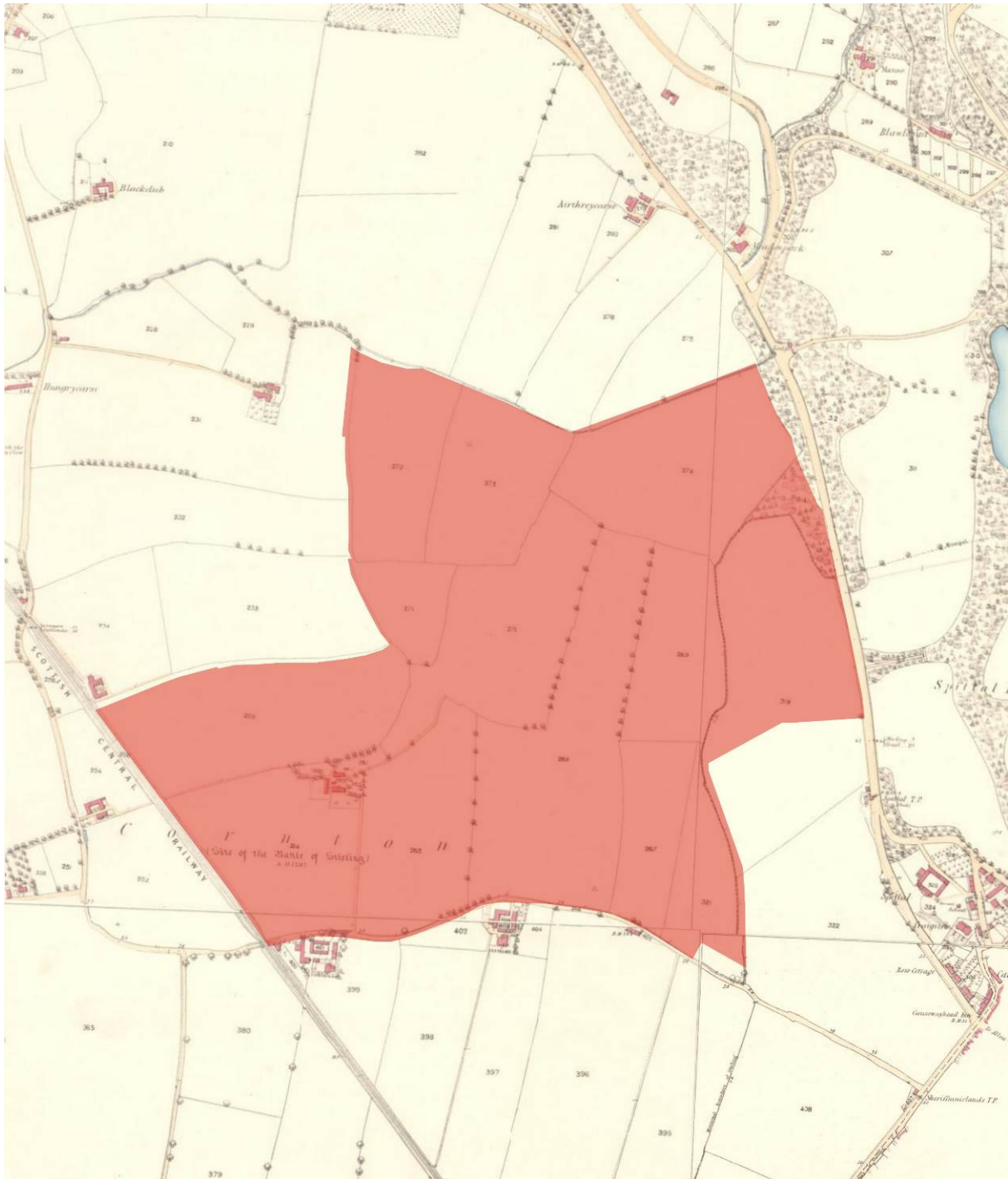
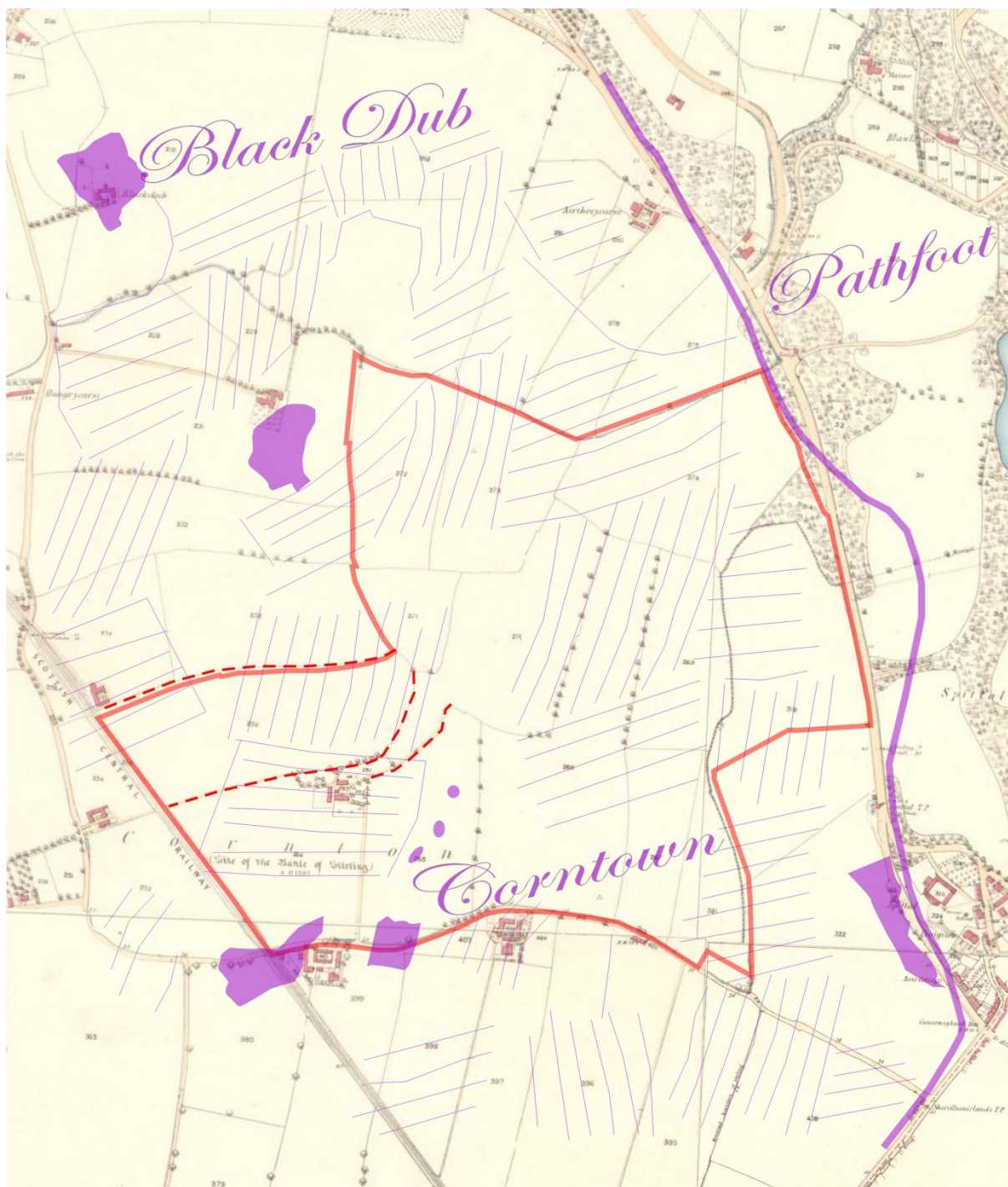


Figure 5 Ordnance Survey, 1861, with proposed development area shaded. NLS

## ii. Ordnance Survey maps (post-1861)

The next most useful map is the first edition of the Ordnance Survey at 25 inches to the mile scale, surveyed in 1861, Figure 5. The proposed development area can be located precisely on this map. The field boundaries divide the land into quite distinctive long rectangular field shapes. There are some reverse-S field boundaries in the SW area of the proposed development site, which may be derived from oxen-pulled ploughing, probably of medieval date.





### Key

- Labelling, settled areas, road, rig lines, and three trees, traced from Roy's map c.1750
- Site boundary
- Reverse-S field boundaries traced from 1861 OS

Figure 6 Ordnance Survey, 1861, with features traced from General Roy's map. NLS

It is interesting to correlate the first edition field boundaries with Roy's rig lines which in many places seem to relate (Figure 6). Roy also shows three tree features in a curve to the NW of 'Corntown',



which may match a curving field feature on the first edition OS, to the NE of Greencarse (name marked on 1896 OS). This curved feature and the location of Greencarse may relate to a long-vanished historic loop in the river. There is also a burn marked on the first edition OS, running N-S in the E part of the site and defining its SE boundary. The location of the burn on Roy's map is not shown, but its course seems to relate to the edges of the rigs in this area. Two settlements or farmsteads are located on Roy which also appear on the first edition OS; Black Dub is labelled and that to the south is labelled in the 1896 OS as North Cornton.

On the first edition OS, Greencarse is shown as different to the other steadings in the plan and layout of its buildings. Instead of being a regular U-plan, there are three rectilinear structures arranged around a yard, open to the E (Figure 7). The W range has a dotted circle adjoining it to the W, suggesting a horse gin, perhaps not-covered by a roof. In the centre of the yard is a smaller rectilinear structure – perhaps a doocot – and to the N of the northern range, there is another small rectilinear structure, marked in grey not pink. A small body of water is further to the N, and the buildings are surrounded by several small enclosures and an access route from the S.

It is interesting to note some other differences between Greencarse and the other farm steadings shown on the first edition. Greencarse is not located on a road and it is surrounded by small irrationally-planned enclosures with some trees, suggesting that it is integrated into the landscape. This analysis, combined with the medieval references to Corntoun and the uncertainty of Roy's cartography may suggest that the farm steading, later known as Greencarse, is substantially older than the first edition OS.

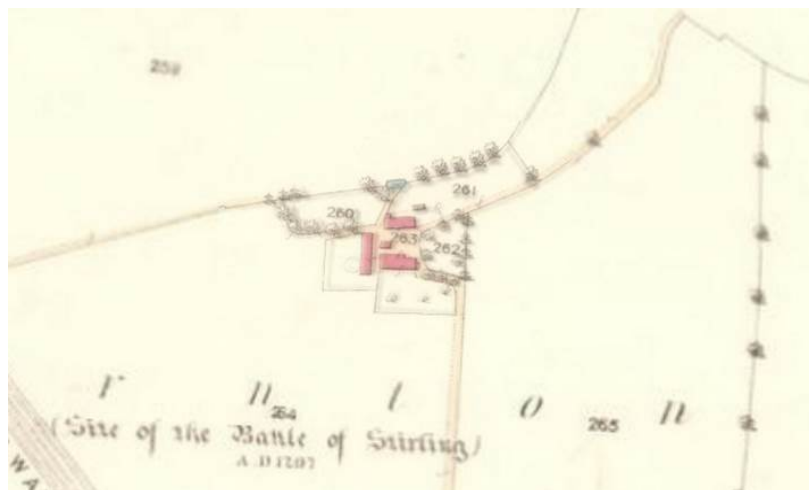


Figure 7 Ordnance Survey, 1861, showing buildings at Greencarse. NLS

Greencarse is depicted on the subsequent maps. The next map in the chronology is the OS surveyed in 1896 at 25 inches to the mile scale, Figure 8. It shows little change to the first edition, though most of the trees marked on the field boundaries in the first edition are not marked, suggesting they had been taken down. The name of Greencarse is marked for the first time. The W range horse gin is present in the same dotted outline, suggesting that the structure was not masonry, or had no roof. The range to the N seems to have been altered by this date; the small extension running N off the W end was demolished, a new N outshot built on the E end, and the angle between filled by another structure. The small building to the N was also demolished.

The next most useful map is the OS surveyed in 1942, at 25 inches to the mile scale, Figure 9. The same arrangement of buildings at Greencarse is shown as in the 1896 OS map. Within the proposed development area, three field boundaries are shown changed; in the SE corner of the proposed

development area, two fields are shown made into one with the removal of a boundary, and two other area have additional boundaries added.

The final historic map consulted in this regression is the 1956 (published date) OS at 1:25,000 scale, Figure 10. Two field boundaries are shown added to the proposed development area; one field subdivided in the NE corner, and one boundary on the S side moved to the W. No other changes are noted.

The three Cornton farm steadings, outwith the proposed development site boundary to the S and SE, have different names in the historic maps. In the first edition OS (1861), from the second quarter of the twentieth-century; the 1938 (6 inch) OS, going from E to W shows Easter Cornton and Wester Cornton. There is no name for the westernmost farm. However, in the subsequent next maps in the chronology, from the 1948 (6 inch) OS on, the middle stading becomes Cornton, and the Wester Cornton name moved to the previously un-named farm to the W. In the 1956 (1:25,000) OS, the middle stading remains as Cornton, but the westernmost has no name again.

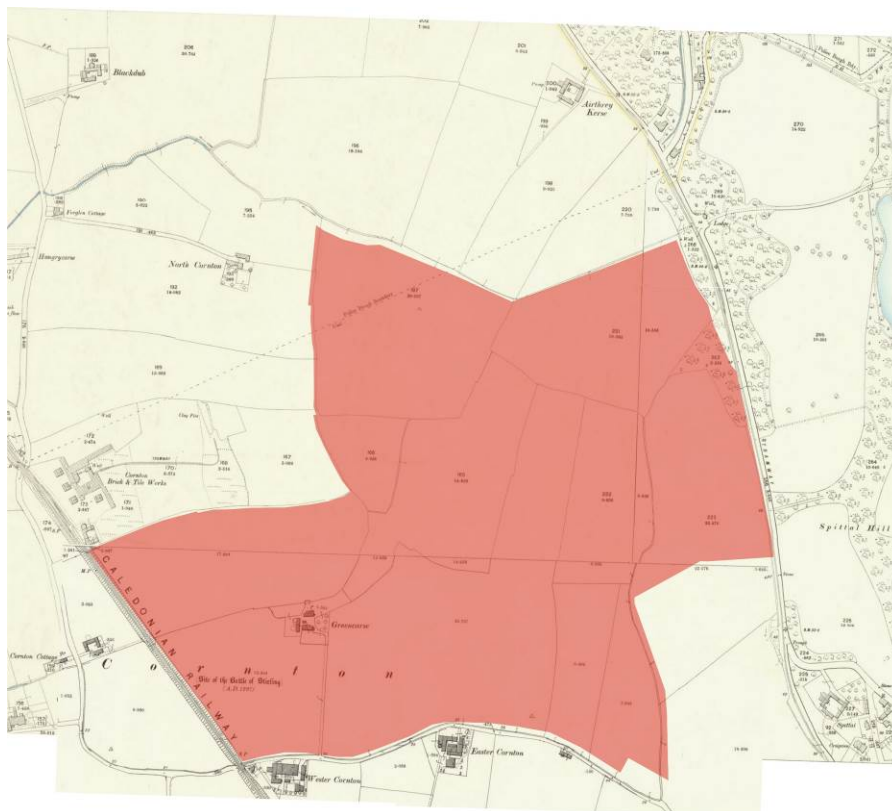


Figure 8 Ordnance Survey, 1896, with proposed development area shaded. NLS

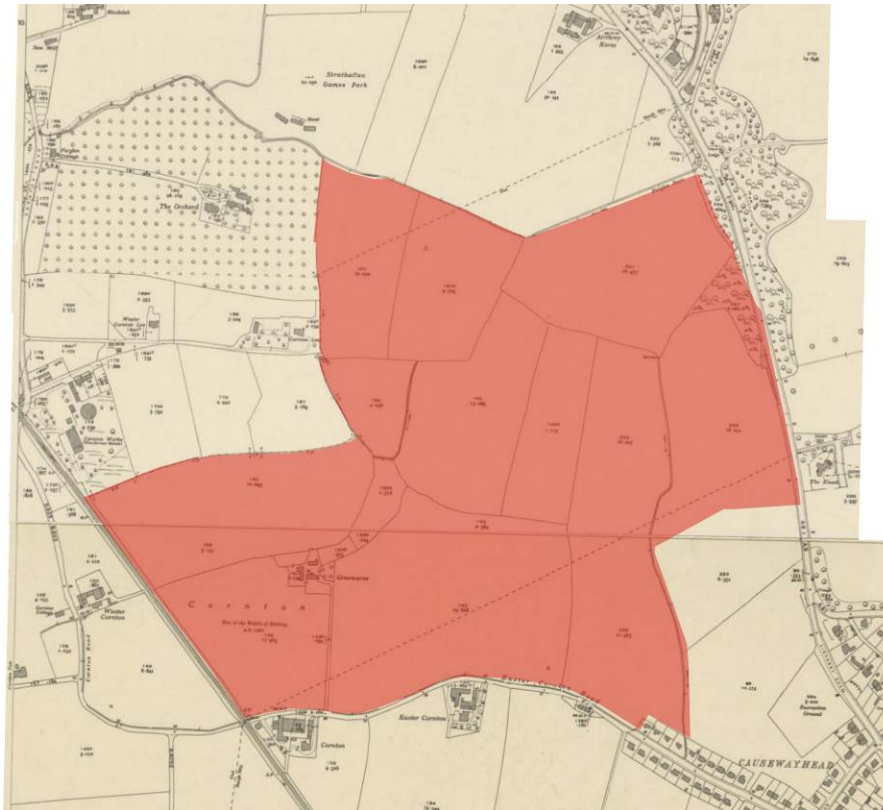


Figure 9 Ordnance Survey, 1942, with proposed development area shaded. NLS

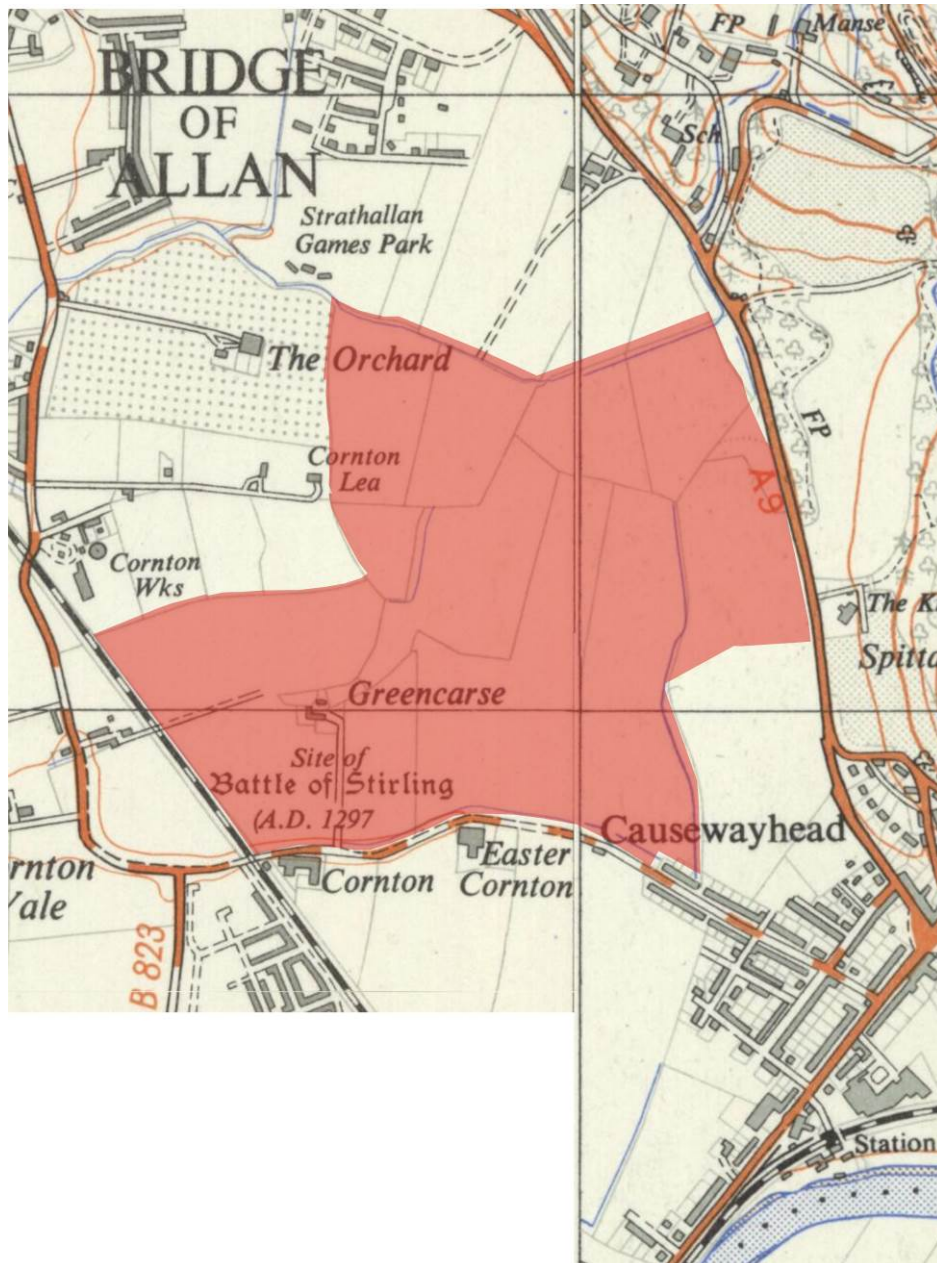


Figure 10 Ordnance Survey, 1956, with proposed development area shaded. NLS

### iii. Sites located

The map regression shows that the proposed development area has remained practically unchanged since the earliest useful-scale maps in the 1680s to the 1950s.

#### Site A (A6) – Greencarse farmstead

May be shown on General Roy's c.1750 map, but was demolished after the 1956 OS map.

## 5. *Aerial photographs*

### i. *General*

Aerial photographs of the proposed development area were consulted in order to identify any previously unrecorded archaeological sites. A large number of aerial photographs were available span a broad period of time from the mid 1940's until 1970's. The photographs were generally of good quality with little or no cloud cover obscuring the site. The majority of the photographs were taken and reproduced at a large scale, which would have allowed the identification of relatively small features, had these been present.

Throughout the period covered by the aerial photographs the site was largely under level grassy fields. This type of ground would respond particularly well to aerial photography as a means of identifying buried archaeological sites. This combined with the large number of high quality images available over a long time frame provides optimum conditions for site identification. Despite these favourable conditions, the small number of anomalies recorded from the photographs all appeared to be the result of drainage features or other natural processes.

Sortie	Date	Frames	Scale
106G/UK/93	15/05/46	4356	1:9,800
CPE/UK/0360	26/09/47	5232,5234,5208	1:9,800
540/0801	04/07/52	3236,3234	1:9,960
58/1712	13/04/55	351	1:10,000
543/0840	24/03/60	F66/0110/0111	1:10,000
58/3813	10/12/60	F44/0090	1:12,600
OS/61/51	18/09/61	005-014	1:24,000
OS/68/005	25/03/68	057-60	1:6,000
OS/69/281	12/06/69	056-57	1:6,000
OS/70/07	29/04/70	001-005	1:6,000
OS/66/97	30/05/66	295, 297, 298	1:7,500
OS/73/470	17/10/73	130-139	1:254,000
OS/74/081	26/05/74	24	1:75,00

*Table 1 Aerial photographic images consulted. From the National Collection of Aerial Photography (NCAP) held by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS)*

In addition, readily available aerial views online were also analysed from both [www.bing.com](http://www.bing.com), and Google Satellite.

### ii. *Sites located*

Examination of the aerial photographs showed that the site had undergone very little change since the earliest photographs were taken in 1946. There were no features identified which were clearly archaeological. However, a total of six anomalies were recorded which it was felt required investigation on the ground. These all took the form of slight linear features, with the exception of site C (note - site letters repeat from the map regression section).

#### *Site A (A6)*

A complex of farm buildings was identified at this location during the map based research, labelled as Greencarse farmstead. The aerial photographs show its decline, by 1968 on photograph OS/68/005, frames 57-60, only some walls remain upstanding. Photographs from 2004 viewed on Google Earth



show the buildings and associated debris has been completely removed. A number of large trees which sat around the buildings are visible on all the aerial photographs and remain upstanding today.

*Site B (B1)*

Two linear parch marks were visible in the small field to the south of the Forglen Burn. They ran at right angles to each other and were not visible in adjacent fields. The site was most clearly visible on photograph 58/1712 0351 from 1955.

*Site C (C2)*

Identified from photograph CPE/UK/0306 5232. It lies at the eastern edge of the site. When the photograph was taken in 1947, it was an open field, but now lies within an area of scrubby woodland. What appeared to be a few small upstanding walls or buildings could be seen. Later photographs from the 1960's show no sign of the structures.

*Site D (D3)*

Located directly south of site C, this consisted of an upstanding bank and ditch features within the woodland, these did not extend into the adjacent fields. These features were visible from OS flight 70/73 photographs 1-5 taken in 1970.

*Site E (E4)*

A very clear dark linear feature can be seen leading towards a large sub-oval feature. The photograph was taken in May 1947, and shows the surrounding areas are very dry. The features may indicate some form of archaeological settlement. However, due to the general wetness of the area, it would seem more likely that they indicated variation in the ground conditions resulting in differential drying, or deliberate drainage of a low-lying wet area. These features were identified from photos taken in two consecutive years - 106G/UK/93 frame 4356 from 1946 and CPE/UK/0306 frames 5232, 5234 and 5208. One image in particular, *plate 1*, perhaps suggests the feature to have had some structure, possibly a bank and ditch with a fainter suggestion of a less substantial outer ditch. The putative ditch/bank arrangement might suggest a henge-like (?) structure. However, this amounts to little more than speculation without ground-testing.

*Site F (F5)*

At the south end of the field containing *site E (E4)* a linear feature running towards the south west corner was visible. It appeared very similar to the features described above, and was identified from the same photographs.

*iii. Summary*

Although there were a number of anomalies visible on the aerial photographs they did not have the appearance of substantial or significant archaeological remains with the possible exception of site E (E4). As would be expected in a wet low-lying area such as this the majority of features appear to be related to land drainage or natural variations in the ground conditions. All of the features described above were further investigated as part of the walk-over survey though for the most part little or no trace was visible on the ground.



Plate 1 Site E (E4) ringed in red, from an aerial photograph of 1947. Note copyright symbols repeat across the image (Copyright Stirling Council)

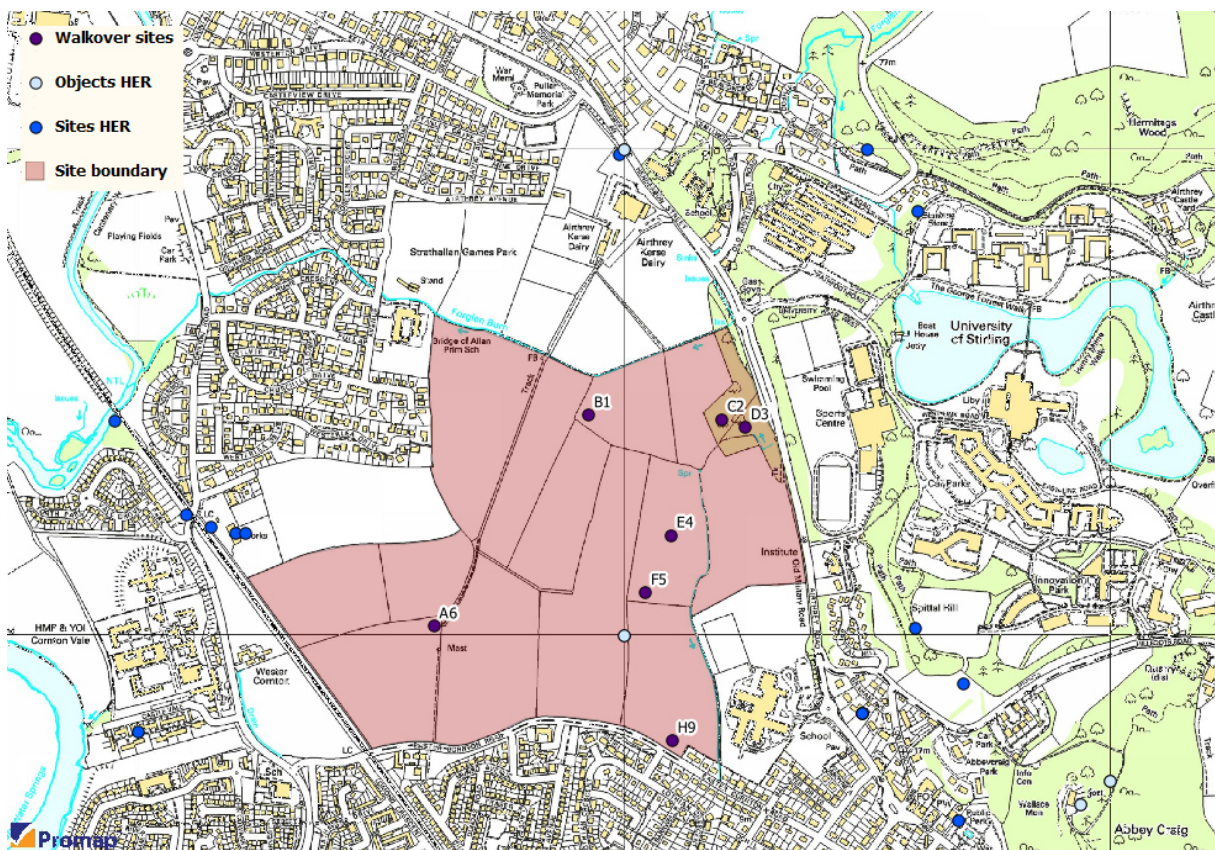


Figure 10 Sites of heritage interest within and in the immediate surrounds of the project area, as identified during the walkover survey.

## 6. *Walk-over survey*

### i. *General*

A walk-over survey was carried on Wednesday 14<sup>th</sup> of January 2015. The purpose of the survey was to investigate anomalies and potential sites identified during the programme of desk-based research, including the study of maps, aerial photographs and written historical sources. The entire site area was also systematically walked over and thoroughly checked for the presence of other archaeological remains not previously identified but perhaps visible on the ground.

All potential sites were recorded by digital photography and a written description. Their location was plotted using a hand-held GPS. The majority of the walkover survey was carried out in dry, bright weather and good visibility. Initial snow showers cleared leaving a slight dusting of snow that was particularly advantageous for the detection of slight earthworks. With the exception of a small area of scrubby woodland along the north-eastern boundary of the site, the land is given over to pasture. The fields are very flat and were wet underfoot. A detailed record of each site and additional images can be viewed as part of the Gazetteer, *section 8* within this report.

In summary no new archaeological features were identifiable on the ground; therefore all the sites recorded had been identified through the study of aerial photographs or maps. Two modern features were recorded and photographed. One was a long low bank which ran parallel to the boundary of the new school in the south east corner of the site, the second was a very recently excavated sump or test pit with associated spoil heap, noted at the south boundary of the site.

### ii. *Sites recorded*

*Site 1 (B1)* was a cropmark feature identified from aerial photographs. The area was completely flat pasture with not physical evidence of earthworks.

*Site 2 (C2)* was located in the area of scrubby woodland at the eastern boundary of the site. It was identified from aerial photographs at which time the features lay out-with the woodland in an area of pasture. The photograph showed what appeared to be upstanding structures. There was no evidence of buildings or rubble surviving. Running parallel to the site boundary the remains of an old field boundary as depicted on the early Ordnance Survey maps was visible by a line of mature trees.

*Site 3 (D3)* was located within an area that appears to have been wooded on all the sources consulted. It is still within the area of scrubby woodland along the eastern boundary of the site. No features of archaeological interest were present, however, there were a large number of substantial drainage ditches and associated banks. If they had been recently dug at the time the aerial photograph was taken they may have been visible as such.

*Sites 4 (E4) and 5 (F5)* were recorded on aerial photographs as described above. However, on the ground there were no traces of the features, but the vegetation which varied according to the wetness of the ground followed the lines recorded from the aerial photographs. The sub-oval feature was most likely a low lying area prone to wetness, which was drained into the stream which runs along the field boundary to the east.

*Site 6 (A6)* was the former farm / steading of Green Carse, visible on Ordnance Survey maps, and in its ruinous later stage on the aerial photographs. All that remains on the ground are some large trees which formerly surrounded the farm yard. All the rubble has been either buried or removed. Probing of the ground suggested some hard-standing may remain.



*Site 7 (H9)* is the small area of the site that forms part of the designated battlefield of The Battle of Stirling Bridge. The area is now under pasture. A more detailed description of the battle and the potential for archaeological remains to be present has been discussed previously in this report.

*Site 8 (Z7)* has been included in the walkover assessment as it was the only CANMORE-listed site (i.e. recorded in the National Monument Record held by RCAHMS) within the proposed development site area. However, the hoard of axes that were found at this location were fake, and therefore of no significance.

The sites of potential archaeological interest are noted in the gazetteer section below.



*Plate 2 Modern bank (photo 013)*



*Plate 4 Line of field boundary – site 2 (C2) (photo 009)*



*Plate 3 Modern sump or test pit (photo 022)*

## 7. *Visual / setting impact survey - general*

Visual/setting assessment was carried out on Monday 26<sup>th</sup> January 2015. The day was selected to show the proposed development site in reasonable climatic conditions within the project timescale. The sites within an approximate 2km radius of the site boundary were identified for assessment in consultation with the County Archaeologist. They are described in the gazetteer section that follows and analysed in the impact assessment section.

The views and setting of heritage assets are among the most important resources in the context of this application. The *Scottish Planning Policy* defines setting as follows,

*more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of [sic.] townscape, the view from it or how it is seen from areas round about that are important to the protection of the place, site or building. (Scottish Planning Policy 2014, p.75)*

The methodology for the visual / setting assessment follows best-practice guidance set out by Historic Scotland in *Managing Change in the Historic Environment – setting* (Historic Scotland 2010), and incorporates some elements from the detailed guidance provided by English Heritage (*Seeing History in the View*, 2008).

Interpretation of views and settings of archaeological sites depends heavily on modern-day understanding of the sites. This understanding changes as more research becomes available. Views across the kerse landscape considered in this report have been influenced by possible changes in the natural environment, in the vegetation cover and the course of the river. While the interpretation of medieval and later monuments can be guided by historic documents regarding their function, setting and views, it is much more difficult to assess these factors for prehistoric sites and monuments. Any assessment of these sites and in this document can therefore only be preliminary and indicative.

The results of the visual/setting assessment are included in *section 8.iii* and *section 9* below.



## 8. Gazetteer – Baseline Survey

### i. Introduction

The following table provides an overview of the cultural heritage sites identified in the various exercises as part of the desk based assessment and the walkover survey. It also assesses the cultural heritage significance of each of these sites and their possible sensitivity to development impacts together with an assessment of the type of the proposed impact. The magnitude of impact is assessed in the impact assessment section that follows it.

The categories of assessing the cultural significance of each site are:

<b>Importance</b>	<b>Sites of archaeological or cultural value</b>	<b>Designation</b>
<b>National</b>	Scheduled Ancient Monuments Category A listed buildings Inventory of Gardens and Designed Landscape Other Historic Environment Interests of national importance; generally sites included in the National Monument Record.	Statutory Statutory Non-Statutory Non-Statutory
<b>Regional</b>	Archaeological sites of distinctive regional importance Category B-listed buildings Other Historic Environment Interests of regional importance	Non-Statutory Statutory Non-Statutory
<b>Local</b>	Conservation Areas Category C (S) listed buildings Other Historic Environment Interests of local importance	Statutory Statutory Non-Statutory

The significance criteria are identified as follows:

	<b>High</b>	<b>Medium</b>	<b>Low</b>
<b>Description</b>	Sites of international and national importance; archaeological sites of distinctive importance	Sites of regional importance; archaeological sites of distinctive regional importance	Sites of local importance or sites which have no or only little archaeological significance or where remains have been lost or were destroyed.

Where the significance could not be assessed due to lack of information, this was identified as:

- Unknown (in combination with the most likely assessment)

### ii. Baseline survey: Gazetteer of sites within the proposed development area

#### Site B1 – unknown

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 7992696 453	Cropmark	N/A	279926	69453	Low	Direct: Proposed housing

Noted from aerial photos. Two linear parch marks were visible in the small field to the south of the Forglen Burn. They ran at right angles to each other and were not visible in adjacent fields. Nothing was visible on the ground, may have been an earlier field boundary.

*Site C2 - unknown*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80200 96444	Structure	N/A	280200	696444	Low	Direct: Proposed housing

Noted from aerial photos. It lies at the eastern edge of the site. When the photograph was taken in 1947, it was an open field, but now lies within an area of scrubby woodland. What appeared to be a few small upstanding walls or buildings could be seen. Later photographs from the 1960s show no sign of the structures. Nothing was visible on the ground.

*Site D3 - unknown*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80250 96428	Earthworks	N/A	280250	696428	Low	Direct: Proposed housing

Noted from aerial photos. This possible site consisted upstanding bank and ditch features within the woodland, these did not extend into the adjacent fields. A number of modern banks and ditches relating to drainage were recorded on site.

*Site E4 - unknown*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80097 696205	Cropmark	NA	280097	696205	High	Direct: Proposed housing

*Site 4* was recorded on aerial photographs as described above. However, on the ground there were no traces of the features, but the vegetation which varied according to the wetness of the ground followed the lines recorded from the aerial photographs. The sub-oval feature was most likely in a low-lying area prone to wetness, which was drained into the stream which runs along the field boundary to the east. Whether it proves to be a natural feature or an archaeological monument such as a ditched enclosure remains to be seen.

*Site F5 – unknown*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80044 96087	Cropmark	NA	280044	696087	Low	Direct: Proposed housing

Noted from aerial photos. At the south end of the field containing *site 4 (E4)* a linear feature running towards the south-west corner was visible. It appeared very similar to the features described above, and was identified from the same photographs. Nothing was visible on site, therefore the features are most likely modern drainage features, however, this interpretation should be seen in relation to site description of site E4.

*Site A6 – Greencarse farmstead*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79608 96018	Site of buildings		279608	696018	High	Direct: Proposed housing

Noted from map regression. A complex of farm buildings was identified at this location during the map based research. It appears under the name Greencarse on the first and second edition OS map. There are also buildings in this area on Roy but associated with the name Cornton. The aerial photographs show its decline, by 1968 on photograph only some walls remain upstanding. Photographs from 2004 viewed on Google Earth show the buildings and associated debris have been completely removed. A number of large trees which sat around the buildings are visible on all the aerial photographs and remain upstanding today.

*Site Z7 – Find Spot*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80 96	Find spot	Canmore ID 47113, site number NS89NW 13	280000	696000	None	Direct: Proposed housing

Noted as find spot on HER, listed on Canmore. Three bronze flanged axes, apparently all from the same mould, allegedly found when making a drain on the road between Stirling and Bridge of Allan, which were purchased for the National Museum of Antiquities of Scotland (NMAS) in 1885 (Accession nos: DQ 120-2) are fakes (R B K Stevenson, NMAS, RCAHMS 1963; *Proc Soc Antiq Scot* 1886). The objects were later identified as fakes. It is the only site on the Canmore database

within the proposed development area. As the hoard was fake it is therefore of no significance in development terms.

*Site H9 – Stirling Bridge battlefield*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80099 95783	Battlefield	26	280099	695783	High	Direct: development

Site of major battle between English and Scottish troops in 1297. The areas adjacent to the bridge and to the SE are thought to be the most likely areas for the major fighting (HS Inventory). The designation area extends into the extreme south-east part of the present site area.

*iii. Baseline survey: Gazetteer of sites outside the development area, within 2km radius*

*Site G8 – Airthrey Castle designed landscape*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80973 96564	Inventory Garden & Designed Landscape	GD 100010	280973	696564	High	Indirect: Visual

An important 18th and 19th-century designed landscape, including parkland and lake; the university campus with important modernist buildings was integrated into the historic parkland in the 1960s, and provides a tertiary and important layer to the cultural significance of this asset (HS list description).

Views of the heritage asset from the SW, S and SE are of the large number of trees and some open space with large buildings nestled between.

*Site H9 – Stirling Bridge battlefield (ctd.)*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80099 94969	Battlefield	26	280099	694969	High	Indirect: setting

Site of major battle between English and Scottish troops in 1297. The areas adjacent to the bridge and to the SE are thought to be the most likely areas for the major fighting (HS Inventory).

There are views of this heritage asset from the higher ground surrounding it in most directions. Views are especially important from the castle, Wallace Monument and Mote Hill. Though the designated



area of the battlefield is visible, it is not possible to appreciate many of the heritage values in these views apart from topographical relationships to other heritage assets.

*Site I10 - Beheading Stone Gowanhill*

OS NGR	Classification/site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79338 94477	C-listed structure	HBNUM : 41125 (Entity: 387221)	279338	694477	Medium	Visual

Stone on concrete base with dated plaque 1887 (HS list description). The interpretation panel states that the stone was ‘thought lost’ but was rediscovered in the nineteenth century; its provenance and authenticity are therefore uncertain. Nonetheless, it is significant as a tangible response to perceptions of national and local identity in the 1880s.

The experience of this heritage asset is primarily not concerned with views; it is an object intended to be seen relatively close up, or in silhouette. The asset is on Mote Hill, also known as Heiding Hill, reputedly the location of town executions until the Renaissance, including that of the Duke of Albany in 1425. The site would have been significant as it overlooks the battlefields of Stirling Bridge and Bannockburn.

*Site J11 – Stirling Castle (grouped asset)*

Site Name	OS NGR	Classification/ Site Type	Dataset ID	Easting	Northing
Stirling Castle	NS 78992 94068	Scheduled Monument	7273	278992	694068
Stirling Castle Kitchen Range And Grand Battery	NS 79049 94068	A-Listed Building	HBNUM: 41142 (Entity: 387237)	279049	694068
Stirling Castle The Mint (14th Century)	NS 79030 94095	A-Listed Building	HBNUM: 41141 (Entity: 387236)	279030	694095
Stirling Castle (Comprising): Outer Defences The Counter Guard(1708-14)	NS 79068 94007	A-Listed Building	HBNUM: 41136 (Entity: 387231)	279068	694007
Stirling Castle Chapel Royal (1594)	NS 78984 94096	A-Listed Building	HBNUM: 41140 (Entity: 387235)	278984	694096
Stirling Castle Sundial	NS 78954 94116	A-Listed Building	HBNUM: 41144 (Entity: 387239)	278954	694116
Stirling Castle Great Hall (1503)	NS 79017 94077	A-Listed Building	HBNUM: 41139 (Entity: 387234)	279017	694077
Stirling Castle Palace (1539-42)	NS 78996 94035	A-Listed Building	HBNUM: 41138 (Entity: 387233)	278996	694035

Stirling Castle The King's Old Building	NS 78961 94073	A-Listed Building	HBNUM: 41143 (Entity: 387238)	278961	694073
Stirling Castle Forework (1500-1510)	NS 79044 94025	A-Listed Building	HBNUM: 41137 (Entity: 387232)	279044	694025
Stirling Castle Regimental Headquarters	NS 79064 94043	A-Listed Building	HBNUM: 41145 (Entity: 387240)	279064	694043
Potential impact type			Cultural Heritage significance of collective asset		
Indirect: Visual & setting			High		

One of the most important medieval and early-modern castles in Scotland, with high degree of survival of buildings and structures (Gifford et al. 2002, p.664). Fortified site from at least the 12th century (HS schedule description). Though earlier occupation as defensive site is assumed, successive archaeological investigations have failed to confirm this with evidence (Gifford et al. 2002, p.665).

This heritage asset can be seen from many places at a great distance. The only exception is views from the SE, which are limited by the town below. The potential development site is visible in views from this heritage asset to the NNE, from the carpark, lower and upper ramparts, and probably some windows of the buildings themselves (interiors not visited). The proposed development site is part of the setting of the castle, as the castle was sited to take advantage of the best dominating views in the area, as well as being a suitably defensible site.

#### *Site K12 – Wallace Monument, Abbey Craig*

OS NGR	Classification/site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80923 95667	A-listed building	HBNUM : 41118 (Entity: 387214)	280923	695667	High	Indirect: Visual & setting

The monument was built from c.1860, and is ‘the ultimate totemic of Scots Baronialism’ (Gifford et al. 2002, p.623).

The views towards this heritage asset are one of the most important reasons for its existence, and are inescapable from almost all directions. The proposed development site would be in views of the heritage asset seen from the castle, and from limited and nearer views from the NW (the road and housing to the NW of the proposed development site). It takes full advantage of the topography, and is one of the boldest-sited monuments in Scotland.

Views from the heritage asset viewing platform are panoramic. Views from the base of the monument are limited to views from SW to NW, in which the proposed development site can be seen in the foreground. The whole landscape could be argued to be part of the setting of the monument, but the battlefield site is the primary setting.

*Site L13 – Stirling University Campus, Pathfoot Building*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80397 96841	A-listed building	HBNUM : 51327 (Entity: 400209)	280397	696841	High	Indirect: Visual

Outstanding post-war Modernist architecture, purpose-built 1966-67, with some later additions (HS list description).

The views of this heritage asset are only experienced from relative close up, within the Inventory landscape, because of its position away from the shoulder of the landform which drops to the A9, and because it is terraced into the hillside. The proposed development site is not in these views. It is visible from similarly elevated positions like the castle and Abbey Craig and the Wallace Monument. The proposed development site would be seen in these views.

Views from the heritage asset are limited by the trees in the Inventory landscape, and especially on its W boundary. There are views out from the upper parts of the building, but are orientated high, towards the castle, Wallace Monument and hills. The shoulder of the landform, and the trees prevents any view of the proposed development site.

*Site M14 – Stirling University Campus, 1 Airthrey Castle Yard, Principal's House*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 81137 96808	A-listed building	HBNUM : 51322 (Entity: 400201)	281137	696808	High	Indirect: Visual

Outstanding post-war Modernist architecture 1966-67 purpose-built modernist house with extensive surviving interiors (HS list description).

There are no views to or from this heritage asset which would be affected by the proposed development site. Views of the asset are from close up, and views out towards the proposed development site are blocked by buildings and trees within the Inventory boundary.

*Site N15 – Abbey Craig, Fort*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 80936 95664	Scheduled Monument	1395	280936	695664	High	Indirect: Setting

Prehistoric fort, within which the Wallace Monument was built; visible remains are the turf bank (Canmore). There was a public archaeology evaluation in 2011; charcoal found at the base of the collapsed and vitrified ramparts was radiocarbon-dated as follows (M. Cook 2015, pers. comm.):

*ABBEY CRAIG GU-9767 charcoal*  
*Burnt wood at base of collapsed rampart*  
*Primary 1370 ± 45*  
*AD 615-695 AD 590 -730 \**

*ABBEY CRAIG GU-8766 charcoal*  
*Burnt wood at base of collapsed rampart*  
*Primary 1400 ± 40*  
*AD 615-670 AD 560 -700 \**

*ABBEY CRAIG SUERC-46245 charcoal associated with use of outer rampart*  
*secondary 1221 ± 27*  
*AD 772-869 AD 765-886 -26.5*

Views of this Scheduled Monument are very limited as it survives only as a low earthwork on the promontory and views towards it from all angles are entirely dominated by the Wallace Monument. Only from within approx. 50m are there views in which the fort can be distinguished, and in these views, the proposed development site is not visible. Views from this monument, are, however, important. The fact that it overlooks the dynamic landscape of the boggy floodplain, suggest that the proposed development area could be considered as part of the setting of the heritage asset.

*Site P16 – Logie Old Church, Bridge of Allan*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 81521 96976	Scheduled Monument	1399	281521	696976	High	None

Fragmentary ruin of church building and manse dating from 1684; a church is noted as on this site around 1178, and there are two hogback tombstones in the burial ground, one of which is a Scheduled Monument (Canmore ID 47164).

There is no view or setting impact on this monument by the proposed development area.

*Site Q17 – Logie Old Church, tombstone*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 81540 96969	Scheduled Monument	1400	281540	696969	Medium	None



Hogback tombstone in burial ground of the ruined church (Canmore ID 47165). There is no view or setting impact on this monument by the proposed development area.

*Site R18 – Stirling, remains of former bridge to N of Stirling Old Bridge*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79719 94623	Scheduled Monument	3830	279719	694623	Medium	None

Underwater remains of wooden bridge with stone piers and probably site of battle of Stirling Bridge in 1297 (HS schedule description).

There are no views of this monument as there is no evidence visible to the naked eye. The proposed development area could be argued to be part of the setting of this asset.

*Site S19 – Stirling Old Bridge*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79709 94569	Scheduled Monument	4435	279709	694569	High	None
NS 79712 94568	A-listed building	HBNUM: 41129 (Entity: 387225)	279712	694568		

Late 15th/early 16th century with 18th century pyramid finials and rebuilt SW arch (HS list description).

There are views of this asset from elevated positions including the castle, Mote Hill, and Abbey Craig. The proposed development area is in some of these views. There are no views of the proposed development area from the bridge because of previous development. It is also not possible to argue that the proposed development area is part of the setting of this asset.

*Site T20 – Fairy Knowe, cairn, Hill of Airthrey*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79618 98189	Scheduled Monument	3155	279618	698189	High	Indirect: Visual & setting

Cairn late Neolithic or Bronze Age. Excavated in 1868, and central cist discovered; cairn remains 18m diameter and 2m high (Alexander, PSAS 1868).

Distant views of this Scheduled Monument from the S are limited as it appears from the S as part of the hilltop. In closer views of the monument from the N, the proposed development site is partly visible.

The proposed development area could be considered as part of the setting of the heritage asset; current understanding of cairns is that they were conspicuously sited in the landscape, to be visually connected to other funerary or ceremonial sites, productive and wetland landscapes in a meshwork of visual relationships. The proposed development site is understood to have been in such a dynamic, boggy landscape, likely to have been significant for Bronze Age depositional practices.

*Site U21 – Airthrey Castle, Standing Stone 280m SE of*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 81356 96518	Scheduled Monument	5868	281356	696518	Medium	None

Standing Stone in a 30m diameter Scheduled area, understood as a prehistoric ceremonial site (see HS schedule description). A further site is approx 900m to the WNW, under the same Schedule.

Views to and from this asset are limited by the Inventory Landscape that surrounds it, previously noted; though the views of the asset from close up are important, the stones are not visible from the proposed development area. Vice versa, the development area is not visible from the Standing Stone.

*Site V22 – Stirling Town*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79244 93876	Conservation area	208	279244	693876	High	Indirect: Visual/setting

This heritage asset includes the historic core of the present city. It was designated to protect the characteristics listed in the Conservation Character Area Appraisal (August 2014, pp.7-8). The principal views towards the Conservation Area do not include the proposed development area, except in those from the A9 to the NNE. In views from the Conservation Area, particularly from Gowanhill and Mote Hill the proposed development area is visible. It could also be considered as part of the setting of the Conservation Area.

*Site W23 – Bruce Street*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79573 94247	Conservation area	209	279573	694247	Medium	Indirect: Views

The proposed development site will not dominate the very limited views towards the asset from the N and NE. The proposed development site is not visible from this heritage asset.

*Site X24 – Bridge Of Allan*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79515 97452	Conservation area	605	279515	697452	Medium	Indirect: Visual/ setting

This heritage asset covers a large proportion of the present town, largely dating from the nineteenth century. It was designated to protect the characteristics listed in the Conservation Character Area Appraisal (August 2014, pp.8-11).

This heritage asset includes the historic core of the present city. It was designated to protect the characteristics listed in the Conservation Character Area Appraisal (August 2014, pp.7-8). Primary views towards the heritage asset are from the S, from various roads and viewpoints. Views out from the heritage asset are limited; the principal character of the area is inward-facing streets of villas and other buildings, with glimpsed views to the S. The only location within the conservation area where the proposed development site is conspicuous is from the south east tip.

*Site Y25 – Bridgehaugh*

OS NGR	Classification/ site type	Dataset ID	Easting	Northing	Cultural Heritage significance of asset	Potential impact type
NS 79752 94516	Conservation area	606	279752	694516	Medium	None

The proposed development site will not dominate the very limited views towards the asset, the most important from the higher ground of Stirling Town Conservation Area, because it is already enveloped by other development. The proposed development site is not visible from this heritage asset and could not be considered as part of its setting.

## 9. *Impact Assessment and Mitigation*

### i. *General*

This section expands the baseline data analysis of the designated and non-designated historic assets assessed as potentially being impacted upon in setting or visual terms by the proposed development. Tabular analysis of site attributes was produced by Addyman Archaeology, based on data derived from Stirling Council HER and Pastmap, following discussions with the council archaeological officer.

The categories of assessing the magnitude of the proposed impact are shown in Table 2. These are plotted in a matrix (Table 3) against the cultural significance criteria (as assessed in the previous section), resulting in a cumulative impact assessment.

<b><i>Magnitude of impact</i></b>	<b><i>Guideline criteria used to assess monument</i></b>
<b><i>High</i></b>	Substantial visual impact. The development affects a change in most or all key elements of setting. The development affects substantial landscape elements relevant to the site's setting. The relationship between the site and setting is compromised.
<b><i>Moderate</i></b>	Some visual impact. Visual impact to a number of key components of setting. The development makes a notable change to the landscape elements relevant to the setting of the site, but these can still be viewed and appreciated.
<b><i>Low</i></b>	Slight change in visual impact on site. Changes to one, or a small number of key factors relating to setting. The development makes a slight change on the landscape elements of the site in relation to setting, but this does not detract from the interpretation of the site or appreciation of its place in the landscape.
<b><i>Negligible</i></b>	Minimal or no change in the visual impact on site. The development either has a very minimal affect on the setting of a site, or none at all. Any affects do not detract from the understanding and appreciation of the site.

Table 2 *Magnitude of impact definitions table.*



		Magnitude of Impact			
		High	Moderate	Low	Negligible
Significance	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3 Cumulative impact matrix.

ii. *Tabular analysis*

The magnitude of development impacts on cultural heritage sites identified in the previous sections of this report has been assessed according to their degree of sensitivity as outlined below.

*Table 4 Table of sites, impacts and mitigation*

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site B1	Low	Unlikely to be impacted by proposed development work	Negligible	Negligible	N/A	Negligible
Site C2	Low	Unlikely to be impacted by proposed development work	Negligible	Negligible	N/A	Negligible
Site D3	Low	Unlikely to be impacted by proposed development work	Negligible	Negligible	N/A	None
Site E4	High	Likely to be heavily impacted by proposed development work.	High	Major	Evaluation; further mitigation if necessary	Negligible
Site F5	Low	Likely to be heavily impacted by proposed development work.	High	Moderate	Evaluation	Negligible
Site A6 – Greencarse	High	Likely to be heavily impacted by proposed development work.	High	Major	Evaluation; further mitigation if necessary	Negligible
Site Z7 - findspot	None	N/A	None	None	N/A	None

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site G8 - Airthrey Castle designed landscape	High	Views of the heritage asset from the SW, S and SE are of the large number of trees and some open space with large buildings nestled between them. The asset has largely inward-facing views especially in its lower reaches. Because of the trees, particularly those just within the edges of the Inventory area, the views out of the site towards the proposed development area are limited. In the lower W parts, the views are very limited because the trees block the view, even in winter. From the upper reaches in the NW part, at a higher elevation, the view of the proposed development site is blocked by the trees and buildings in the Inventory area. The impact of the proposed development is negligible.	Negligible	Negligible	Design: landscaping should include trees	Negligible
Site H9 – Stirling Bridge Battlefield	High	<p>The part of the area thought to be the most likely place for the major actions of the battle are in the S, away from the proposed development site. However it is possible that there are archaeological artefacts associated with the battle that might be found in the course of development.</p> <p>There are views of this heritage asset from the higher ground surrounding it in most directions. Views are especially important from the castle, Wallace Monument and Mote Hill. However, much of the designated area is already developed.</p> <p>The low-rise of the existing housing developments means that the flood-plain nature of the topography means that the essential characteristic of the battlefield site can still be read.</p>	Low	Moderate	Archaeological process before and during any works to the site – to be included in the archaeological evaluation area	Negligible

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site I10 - Beheading Stone Gowanhill	Medium	<p>The experience of this heritage asset is primarily not concerned with views; it is an object intended to be seen relatively close up, or in silhouette. There is significance in the asset being on Mote Hill/Heiding Hill, as it overlooks the battlefields of Stirling Bridge and Bannockburn. The proposed development site could be argued to be part of the setting of the asset.</p> <p>However, development will not dominate views because, as previously mentioned, it is already largely built over, and the essential historic characteristics of the flat floodplain remain legible.</p>	Negligible	Negligible	Interpretation could be included at the development site in relation to this heritage asset (its position indicated on a panorama?)	None
Site J11 – Stirling Castle (grouped asset)	High	<p>This heritage asset can be seen from many places at a great distance. In views from the NE, the proposed development site would be in the view. However, it is low in the line of sight because the eye is drawn up to castle, which forms the skyline. The impact is therefore low. The proposed development would enable more views of the heritage asset.</p> <p>The proposed development site is visible in views from this heritage asset to the NNE, from the carpark, lower and upper ramparts, and probably some windows of the buildings themselves (interiors not visited). The proposed development site is also considered part of the historical setting of the castle. Nonetheless, the extent of existing development and its low-rise nature means that the impact of the proposed development will negligibly affect the significance of these views.</p>	Low	Moderate	On-site interpretation could be included in relation to this heritage asset as part of proposed development (e.g. interpretation board / annotated panorama?)	Low



Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site K12 - Wallace Monument, Abbey Craig	High	<p>The proposed development site would be in views seen of the heritage asset from the castle, and from limited and near views from the NW, including the road and housing to the NW of the proposed development site. In the views from the castle the proposed development would not be dominant in views, as the extreme height of the monument draws the eye towards it, away from the kerseland.</p> <p>Though the proposed development site could be argued to be part of the setting of the monument, there has already been development over much of the historic battlefield site and the core of the site is likely to be further to the S than the proposed development site.</p> <p>Views from the heritage asset viewing platform are panoramic and at high elevation. Views are focussed away from the low-lying areas towards the horizon and distant views. The impact on these views would be low. Views from the base of the monument are limited to views from SW to NW, in which the proposed development site is visible in the foreground. However, there has already been development over much of the historic battlefield site, and the addition of the proposed development area will have only low impact.</p>	Low	Moderate	On-site interpretation could be included in relation to this heritage asset as part of proposed development (e.g. interpretation board / annotated panorama?)	Low

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site L13 - Stirling University Campus, Pathfoot Building	High	<p>The views of this heritage asset are only experienced from relative close up and the proposed development site is not in these views.</p> <p>The proposed development site would be seen in distance views of the heritage asset, but these are considered of minor importance and the existing development of Causewayhead renders this impact negligible.</p> <p>Views from the heritage asset are limited by the trees in the Inventory landscape, and especially on its W boundary. The shoulder of the landform, and the trees prevents any view of the proposed development site.</p> <p>The proposed development site could not be considered part of the setting of this asset.</p>	Negligible	Negligible	N/A	Negligible
Site M14 - Stirling University Campus, 1 Airthrey Castle Yard, Principal's House	High	There are no views to or from this heritage asset which would be affected by the proposed development site. Views of the asset are from close up, and views out towards the proposed development site are blocked by buildings and trees within the Inventory boundary.	None	None	N/A	None

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site N15 - Abbey Craig, fort	High	There is negligible impact on views either to or from this heritage asset by the proposed development as views are not the primary way the asset is experienced and it is dominated by the Wallace Monument. Though the proposed development area could be considered as part of the setting of the heritage asset, this could apply to the entire flood-plain area and it has already been developed. The proposed development will be a negligible impact on setting.	Negligible	Negligible	N/A	Negligible
Site P16 - Logie Old Church	High	None	None	None	N/A	None
Site Q17 - Logie Old Church, tombstone	Medium	None	None	None	N/A	None
Site R18 - Stirling, remains of former bridge to N of Stirling Old Bridge	Medium	The proposed development area could be argued to be part of the setting of this asset as it is associated with the Battle of Stirling Bridge. However, much of the area has been previously developed.	None	None	N/A	None
Site S19 - Stirling Old Bridge	High	The proposed development area is in some of the views of this asset from elevated positions. However, the areas immediately surrounding the asset are already developed and the proposed development area will make a negligible impact on the asset.	Negligible	Negligible	N/A	Negligible

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
T20 - Fairy Knowe, cairn, Hill of Airthrey	High	<p>In closer views from the N, the proposed development site is partly visible in the background. However it is just under 2km distant and the considerable elevation of the site means that it is partly obscured, and there is existing development in the view.</p> <p>The proposed development area could be considered as part of the setting of the heritage asset, thus interlinking views may be of some importance to be maintained.</p>	Low	Moderate	On-site interpretation could be included in relation to this heritage asset as part of proposed development (e.g. interpretation board / annotated panorama?)	Minor
Site U21 - Airthrey Castle, standing stone 280m SE of	Medium	There are no views of these Scheduled areas in which the proposed development area is visible. However the proposed development area could be considered part of the setting of the asset, as the location of possible prehistoric depositions which might be associated with this asset.	Low	Minor	N/A	Negligible

Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site V22 - Stirling Town	High	<p>In the view of the Conservation Area from the A9 to the NNE, the proposed development area is visible in the middle ground. However, the characteristics of the conservation area appreciable in the view would not be impacted because there is already the development in Causewayhead.</p> <p>In views from the Conservation Area, particularly from Gowanhill and Mote Hill the proposed development area is visible. However, views tend towards appreciating the skyline, including the Wallace Monument, and the wider landscape, from the NE to the SE. There is previously-existing development in much of the view, and the proposed development area would represent a low impact on views.</p> <p>It is important to be able to appreciate that the setting of the Conservation Area includes the flat floodplain of the river. This includes the proposed development area, and it should continue to be possible to read this topography.</p> <p>The proposed development will create new views of the Conservation Area.</p>	Low	Moderate	<p>On-site interpretation could be included in relation to this heritage asset as part of proposed development (e.g. interpretation board / annotated panorama?)</p> <p>Design: building should not be taller than existing buildings in adjacent areas.</p>	Minor
Site W23 - Bruce Street	Medium	None	None	None	N/A	None



Site	Cultural Heritage significance of asset	Impacts discussion	Magnitude of Impact	Cumulative impact	Mitigation to achieve minor or negligible adverse effect	Residual impact after mitigation
Site X24 - Bridge of Allan	Medium	<p>Primary views towards this Conservation Area are from the S, from various roads and viewpoints. In these views, it is possible to appreciate the high-quality Victorian villas terraced into Sunnyside, set in with many trees and green areas. The proposed development site is in some of these views, but as it is low-lying ground, it is not dominant in views. This would continue to be the case if proposed development proceeded, provided that buildings are low-rise.</p> <p>Views out from the heritage asset are limited; the principal character of the area is inward-facing streets of villas and other buildings, with glimpsed views to the S. In these views, the proposed development site is largely obscured by the existing edge of the conservation area, with its trees. This is the case even from the roads terraced into the hill, where the height from which views are gained is such that the proposed development site is largely obscured.</p> <p>The only location within the conservation area where the proposed development site is conspicuous is from the south east tip. However views are dominated by the castle, Wallace Monument and topography of the distant skyline.</p> <p>It could be argued that there would be a setting impact on characteristic of the conservation area as being distinct from Stirling Town; it could be argued that proposed development erodes this separation. Nonetheless, this could be mitigated by screening the proposed development from the Conservation Area by planting.</p>	Moderate	Moderate	Design: building should not be taller than existing buildings in adjacent areas. Tree planting on the north boundary of the proposed development site should screen views from the conservation area.	Low
Site Y25 – Bridgehaugh	Medium	None	None	None	N/A	None

## 10. Overview and Recommendations for Mitigation

### i. General

The proposed development site lies in an area that witnessed many great events of Scottish history. Because of the natural topography, a combination of the low-lying ground, a natural crossing point on the River Forth, and the high surrounding defensible promontories, the floodplain has long been of strategic importance and has been the scene of recorded conflict from the medieval period through to the eighteenth century.

Several prehistoric burials and hillforts on the promontories surrounding the proposed development area suggest the importance of the river crossing at an even earlier period. That this was the most favoured land route to the north of Scotland is also indicated by the Roman road laid in the first-century AD. The Picts, Anglians and Scots fought over the area for control of the route before 960 AD, and the name Stirling seems to be derived from Anglian term for place of strife, *Striveling* (Smith 2001, p.856). Medieval conflicts include the battles of Stirling Bridge (1297), Bannockburn (1314) to the south east – an internationally-recognised battle – and Sauchieburn (1488).

This strategic location and the depth of its historical significance is reflected to some extent in the multiple heritage designations within the immediate area around the proposed development site, such as Scheduled Monuments including several prehistoric hillforts, several areas of designated historic battlefields on the Inventory kept by Historic Scotland, and, most obviously, Stirling Castle itself.

In the period of consolidating Scottish national identity in the nineteenth century, various responses in the study area highlight its significance, including the public use of the Royal Park and areas around the castle including Gowanhill and Mote Hill with viewpoints into the landscape and the building of the Wallace Monument, the former designated as a Conservation Area and the latter an A-listed building.

It should be noted that Historic Scotland's advice to the Council in correspondence dated 12<sup>th</sup> December 2014 concluded

*that whilst there will be a degree of impact [on heritage features within their remit], it will not be so significant for our interests at the national level that it warrants and [sic.] objection from Historic Scotland.*

### ii. Archaeological mitigation in relation to direct ground impacts

The site area itself was notable for the comparative absence for obvious evidence of archaeological remains or other indications of past human activity. One exception is a crop-mark appearing on historic aerial photographs (*site E4*) that may be natural wetland or possibly an enclosure, perhaps of prehistoric date. Even if a wetland, long since drained but revealed upon aerial photographs, it may have been a focus for past human activity.

The east side of the project area is bounded by the long-established route-way, the Airthrey Road (A9), this sited upon the first rising ground that had bounded the carse in that direction. Both the route-way itself and the presence of the first well-drained ground would provide a favourable locus for settlement and other past human activity. Nonetheless the assessment of aerial photography and the walk-over survey did not identify any obvious remains in that area though some parts were wooded.

A farm steading, Greencarse, existed within the south-west part of the site area; this is well evidenced by historic maps and survived to the mid-20<sup>th</sup> century though there is now almost nothing to be seen on the ground and the site appears to be mostly ploughed out. It is possible that this steading is the location of the medieval settlement of Corntoun.

The area associated with the battle of Stirling Bridge (1297) straddles the south-western corner of the development site. However, the real extent and spread of artefacts and stray finds associated with the battle may be much larger than the area identified in the Battlefield Inventory.

In relation to development-related works that will have a physical impact upon the lands of Airthrey Green archaeological mitigation measures would fall within the usual Planning process for such work and would be subject to a Written Scheme of Investigation (WSI) to be agreed with Stirling Council's archaeologist at each stage of conditioned work. This process is informed by the present Desk-Based Assessment which suggests relatively little indication of intense use of the land in past periods and little evidence of major or significant archaeological features.

The principal exceptions are, as discussed above, the farm steading of Greencarse (*site A6*), the crop-mark *site E4*, possibly an early enclosure, and the proximity of the battle of Stirling Bridge. In the light of on-going consultation with Stirling Council's Archaeology Service an appropriate approach to archaeological assessment of the Airthrey Green site can be suggested. In general terms the site would ideally see an evaluation at a level of 5% of the overall site area, carried out by means of mechanically excavated trenches. The trenches would be positioned so as to give a good general and representative sample of below-ground deposits across the site area, but at the same time some trenches would be targeted at the features identified in the DBA, an obvious priority being *site E4*. Targeted evaluation trenches in order to fully explore and record the nature of surviving archaeological remains and to inform an archaeological mitigation strategy in the light of the findings should be excavated across the area of the S-shaped field boundaries, potential midden areas in the vicinity of the medieval farmsteads (Corntown/Greencarse), and explicitly target all cropmark features identified.

Any ground-breaking works should be preceded by a metal-detecting survey in order to geo-reference and retrieve and map the distribution of archaeological significant artefacts, most likely those associated with the historic battlefield of Stirling Bridge; this in order to mitigate against the development impact that is likely to disturb the current distribution pattern.

The evaluation and metal-detecting survey would be subject to the approval by Stirling Council Archaeology Service of a Written Scheme of Investigation for the work.

If significant archaeological remains are identified as a result of the evaluation process then further mitigation measures may be recommended, again according to agreement with Stirling Council Archaeology Service.

### *iii. Mitigation of indirect visual and setting impacts*

Because the proposed development site is at the heart of a more significant historical landscape and contributes to the setting of many of these other designated and non-designated heritage assets, assessing the indirect impact of the development on these heritage assets is therefore a principal concern of this report.

By means of mitigation of visual impact the proposed scheme has embedded many measures in terms of its internal landscape design and response to its surrounding landscape context. In addition to this it is envisioned that the site be integrated into a system of heritage trails within the Stirling area, in

part existing and in part to be newly established. This would coordinate with new routeways / path networks that are intended to run through the site area as an integral element of the new development.

It is also envisioned that these networks would also be provided with suitable heritage interpretation, this to link in and to be coordinated with the existing and/or planned-for wider system of heritage trails. It is clear that considerable coordination would be required in this respect with Stirling Council's Conservation Officers and Archaeology Service.

## 11. Archiving

Both a hard copy and a digital copy of this report in its final draft form will be submitted to the NMRS as held by the RCAHMS. This will be accompanied by the project archive including select email correspondence, site records and digital copies of all site photographs.

A copy of the report will also be submitted to Stirling Council for inclusion on their SMR.

An entry has been created on the online OASIS platform to ensure public access to the research and an entry will be submitted to *Discovery and Excavation in Scotland*, the annual journal produced by Archaeology Scotland charting fieldwork completed across Scotland.

### Abbreviations

ALGAO	Association of Local Government Archaeology Officers
DBA	Desk based assessment
DES	Discovery and Excavation Scotland
EIA	Environmental Impact Assessments
GUARD	Glasgow University Archaeological Research Division
HER	Historic Environment Record
HS	Historic Scotland
LB	Listed Buildings
NAS	National Archive of Scotland
NMRS	National Monuments Record Scotland
OASIS	Online Access to the Index of Archaeological Investigations
OS	Ordnance Survey
RCAHMS	Royal Commission on the Ancient and Historical Monuments of Scotland
SM	Scheduled Monument



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## ***Appendix A    Historic maps consulted***

ca. 1583-1601 - Timothy Pont - Detail of Stirling from Pont 32

Development area shown but without features (not included in map regression illustrations)

c.1636-52 MS map of Sterlinshyr & Lennox etc. (Robert & James Gordon)

Development area not shown

1654 Blaeu Atlas of Scotland, 1654 (Pont)

Development area not shown

1680s *Map of the countries about Stirling* (Adair)

Development area shown at small scale but without features. Included in map regression illustrations

[ca.1708-1725] - Board of Ordnance plans - on Military Maps of Scotland website

Development area not shown on any of the plans or maps

1732 *The Shires of Stirling and Clackmannan &c.* (Moll)

Development area shown at small scale but without features (not included in map regression illustrations)

1746 *Description of the River Forth above Stirling* (Edgar)

Development area shown at small scale but without features (not included in map regression illustrations)

c.1750 *Military Survey of Scotland*, General Roy

Development area shown with features. Included in map regression illustrations

1776 G Taylor and A Skinner's *Survey and maps of the roads of North Britain or Scotland*

Plate 18: *The road from Stirling by Crieff to Fort Augustus and Bernero.*

Development area shown at small scale but without features (not included in map regression illustrations)

1820 - Inset on: *John Thomson - Stirlingshire.*

Development area shown at small scale but without features (not included in map regression illustrations)

1820 - John Wood - *Plan of the Town of Stirling.*

Development area not shown on map

1820 - John Wood - *Plan of the Town of Stirling from actual survey.*

Development area not shown on map

1821 John Ainslie

Development area not shown on map

1832 *John Thomson's Atlas of Scotland*, 1832

Development area shown at small scale but without features (not included in map regression illustrations)

1832 - *Great Reform Act - Stirling*

Development area not shown on map

1858 - Ordnance Survey - 25 inch 1st edition

Development area not shown on map

1858 - Ordnance Survey - Large Scale Town Plan

Development area not shown on map

1861 - Ordnance Survey - 25 inch to mile scale

Development area shown at large scale with features. Included in map regression illustrations

1861 - Ordnance Survey - 6 inch to mile scale

Development area shown with features (not included in map regression illustrations)

1896 - Ordnance Survey - 25 inch to mile scale

Development area shown at large scale with features. Included in map regression illustrations

1899 - Ordnance Survey - 6 inch to mile scale

Development area shown with features (not included in map regression illustrations)

1912 - Bartholomew - Plan of Stirling, from the Survey Atlas of Scotland

Development area not shown on map

1938 - Ordnance Survey - 6 inch to mile scale

Development area shown with features (not included in map regression illustrations)

1942 - Ordnance Survey - 25 inch to mile scale

Development area shown at large scale with features. Included in map regression illustrations

1948 - Ordnance Survey - 6 inch to mile scale

Development area shown with features (not included in map regression illustrations)

1956 (date published) - Ordnance Survey – 1:25,000 scale

Development area shown at large scale with features. Included in map regression illustrations

**Appendix B**     *Photographic thumbnails – walk-over survey*



2008 01.JPG

2008 02.JPG

2008 03.JPG

2008 04.JPG



2008 05.JPG

2008 06.JPG

2008 07.JPG

2008 08.JPG



2008 09.JPG



2008 10.JPG



2008 11.JPG



2008 12.JPG



2008 13.JPG



2008 14.JPG



2008 15.JPG



2008 16.JPG



2008 17.JPG



2008 18.JPG



2008 19.JPG



2008 20.JPG





2008 21.JPG



2008 22.JPG



2008 23.JPG



2008 24.JPG



2008 25.JPG



2008 26.JPG



2008 27.JPG



2008 28.JPG



2008 29.JPG



2008 30.JPG



2008 31.JPG



2008 32.JPG



2008 33.JPG



2008 34.JPG



2008 35.JPG



2008 36.JPG



2008 37.JPG



2008 38.JPG



2008 39.JPG



2008 40.JPG





2008 41.JPG

2008 42.JPG

*Appendix C Photographic register – walk-over survey*

<b>Image</b>	<b>Facing</b>	<b>Date</b>	<b>Description</b>	<b>Taken By</b>
001	SW	14/01/2015	Site, General area shot from Forglen Burn	JMM
002	S	14/01/2015	North part of area including site 1	JMM
003	E	14/01/2015	Site, General area shot towards woodland	JMM
004	S	14/01/2015	Looking south from north boundary	JMM
005	S	14/01/2015	North east corner of area	JMM
006	SE	14/01/2015	North east corner looking towards woodland	JMM
007	S	14/01/2015	General shot looking south towards castle	JMM
008	S	14/01/2015	General shot within woods	JMM
009	N	14/01/2015	Old field boundary visible as a line of trees	JMM
010	W	14/01/2015	Site 2, within woods	JMM
011	E	14/01/2015	Site 3, within woods	JMM
012	SE	14/01/2015	General shot looking over south east part of area	JMM
013	SE	14/01/2015	Bank feature associated with school construction	JMM
014	W	14/01/2015	View a long bank feature associated with school construction	JMM
015	S	14/01/2015	View towards site 4 and 5	JMM
016	S	14/01/2015	General view towards castle	JMM
017	E	14/01/2015	General view towards Wallace Monument	JMM
018	W	14/01/2015	View along site 4	JMM
019	W	14/01/2015	Location of site 4	JMM
020	SE	14/01/2015	View towards battlefield site, site 7	JMM
021	N	14/01/2015	View from site 7 to north	JMM
022	NW	14/01/2015	Modern drainage pit and spoil heap	JMM
023	NW	14/01/2015	Modern drainage pit and spoil heap	JMM
024	N	14/01/2015	General shot from south boundary	JMM
025	S	14/01/2015	View of surviving farm building to south of site	JMM
026	S	14/01/2015	General shot of south central part of site	JMM
027	S	14/01/2015	View of castle	JMM
028	S	14/01/2015	Looking over site 8	JMM
029	SE	14/01/2015	Looking toward battlefield site 7	JMM
030	SE	14/01/2015	View of surviving farm building to south of site	JMM
031	SE	14/01/2015	View of surviving farm building to south of site	JMM
032	NE	14/01/2015	View towards site of farm, site 6	JMM
033	E	14/01/2015	View of site 6, demolished farm	JMM
034	E	14/01/2015	View of site 6, demolished farm	JMM
035	N	14/01/2015	View of site 6, demolished farm	JMM
036	NE	14/01/2015	North western part of site	JMM
037	W	14/01/2015	North western part of site	JMM
038	NE	14/01/2015	General view looking north east	JMM
039	N	14/01/2015	View along western boundary	JMM
040	NE	14/01/2015	View over fields to dairy	JMM
041	NW	14/01/2015	North west corner of area	JMM

*Appendix D    Extract from Stirling Council's 'Planning and Policy Consultation Response' of 5<sup>th</sup> December 2014*

## **Stirling Council: Planning and Policy Consultation Response, 5 December 2014**

To: Iain Jeffrey, Senior Planning Officer

From: Claire Milne, Principal Planning Officer  
Dorothy Irvine, Planning Officer – Urban Design  
Murray Cook, Planning Officer – Archaeology

**Application:** 14/00595/PPP – Land at Airthrey Kerse Dairy Farm, Henderson Street, Bridge Of Allan

Development of a public park, residential development (including affordable housing) of 600 units, commercial space (neighbourhood centre), improvements to road and drainage infrastructure and new primary school.

The applicant has submitted a variety of documents to support the planning application. The following are referred to in the planning and policy response: -

- Planning Statement
- Development Framework Strategy
- Housing Land Supply Assessment
- Landscape Impact Assessment
- Economic Impact Assessment

...

### **Other Policy Issues**

...

### **Archaeology**

It is understood that archaeology was 'scoped out' at the EIA scoping stage which would explain why there has been no consideration or assessment undertaken by the applicant as part of their submission. However, it is worth noting that the proposed development has a number of potential impacts on archaeological remains and their associated settings which the applicants should be asked to address.

A cursory examination of the available data sets indicates that the proposed development impacts directly on at least three known archaeological monuments: the north-western fringe of the Stirling Bridge Battlefield as designated by Historic Scotland; the original medieval village of Cornton and a potential prehistoric defended settlement (located at NS80053 96204 on a 1940/50s aerial photograph of the development area).

The presence of both medieval and putative prehistoric settlement implies that there is a good likelihood of previously unrecorded prehistoric remains within the development area

and Google Earth images appear to indicate an unenclosed prehistoric settlement.

In addition, there is a potential visual impact on the setting of Stirling Castle, the Stirling Bridge Battlefield, Stirling Bridge, a Scheduled hillfort on Abbey Craig, the undesignated remains of the Royal Park (Gowan Hill), an unscheduled hillfort and associated remains on Mote Hill (the North tip of Gowan Hill). This cluster of designated and undesignated monuments, focussed around the main north-south crossing point from Southern Scotland to Northern Scotland and used by every military force from the Romans to the Bonnie Prince Charlie, represents one of the most significant historic landscapes in Scotland.

Within the LDP, the following policies are relevant to Archaeology: -

- Primary Policy 7: Historic Environment.
- Policy 7.1: Archaeology & Historic Building Recording (designated & undesignated buildings/sites).
- Policy 7.8: Development affecting Battlefields, Gardens and Designed Landscapes.

In the absence of any assessment of the archaeological potential of the development area no recommendation should therefore be made until an assessment has been prepared and considered. The assessment should comprise the following items: -

- 1) A detailed desk based review of the development area, (historic mapping; archaeological data-sets; Statistical Accounts; Victorian reviews of historical records e.g. Landmarks of Old Stirling) including a historical review of the history and development of medieval Cornton and its relationship if any to Spittal, the environs of which are located on the western fringe of the proposed development area;
- 2) A review of available aerial photography including Google Earth and RCAHMS images;
- 3) An archaeological walkover survey of the development area to locate and record any upstanding remains associated with earlier landuses (there are some reverse-S field boundaries);
- 4) An assessment of the visual impact of the development on the various archaeological monuments it is surrounded by;
- 5) Recommendations for appropriate mitigation strategies including, geophysical survey, evaluation, metal detecting, test-pitting, excavation, post-excavation analysis, publication, archiving, heritage trails, planting schemes, preservation/recreation of historic field boundaries, community engagement and education resources.

**Appendix E Historic Scotland comment letter 14<sup>th</sup> December 2014 to Stirling Council**



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Salisbury Place  
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EH9 1SH

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Adele.Shaw@scotland.gsi.gov.uk

Our ref: AMN/16/CC  
Our Case ID: 201405393  
Your ref: 14/00595/PPP  
12 December 2014

Mr Iain Jeffrey  
Planning and Development  
Stirling Council  
Municipal Buildings  
8-10 Corn Exchange Road  
STIRLING  
FK8 2HU

Dear Mr Jeffrey

**The Town And Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011  
Airthrey Green Mixed Use Development**

Thank you for your consultation which we received on 21 November 2014. This letter sets out our comments on both the information contained in the Environmental Statement (ES) for our role as a consultee through the Scottish Ministers under the terms of the above regulations and for our historic environment remit as set out under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. That is scheduled monuments and their setting, category A listed buildings and their setting, gardens and designed landscapes and battlefields on their respective Inventories and world heritage sites.

**Historic Scotland's position**

Historic Scotland does not object to the principle of the development.

**Historic Scotland's comments**

However, there are some potentially significant omissions in the ES for the historic environment. This could have been resolved by the Council involving Historic Scotland in pre-application discussions including the EIA scoping process. This is particularly the case given the range of nationally important heritage assets in the vicinity of the proposed development site. More detailed comments can be found in the attached annex.

Yours sincerely

**Adele Shaw**  
Heritage Management Team Leader (EIA)



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### Background

I understand that the application for planning permission in principle is for a mixed use development consisting of a public park, residential development, commercial space, a new primary school and associated improvement works.

I note that neither the Council or the developer engaged with Historic Scotland prior to the submission of the application. This is particularly surprising given the range of nationally important heritage assets in the vicinity of the proposed development site.

### Historic Scotland's interest

The proposed development has the potential to impact on following nationally important sites

#### *Potential direct impacts*

- The boundary of the proposed development lies within the **Stirling Bridge Inventory** historic battlefield

#### *Potential impacts on setting*

- **Wallace Monument** – A listed building
- **Stirling Castle** – scheduled monument and Property in Care of the Scottish Ministers
- **Airthrey Castle** – Inventory garden and designed landscape

### The Environmental Statement

The historic environment was not included within the scope of the Environmental Impact Assessment (EIA). Paragraph 1.9 of the ES states that the scope of the EIA was to be limited to three topics – traffic, hydrology and landscape and visual. The ES also states that pre-application consultation was carried out with statutory consultees, although Historic Scotland was not included in this process. The rationale behind this decision is not clear given the range of nationally important heritage assets in the vicinity of the proposed development site.

On this basis, the ES can be seen to be lacking in relevant information for our interests, given the range of assets potentially impacted by the proposed development and the potential magnitude of change we would have expected impacts on the historic environment to have been addressed in the assessment. In particular, an assessment of impact on the Inventory battlefield and on the setting of those assets identified above would have been helpful.

However, although impacts on the Inventory battlefield are not covered, the ES provides information on effects on the Wallace Monument, Stirling Castle and the Airthrey Castle GDL which we have found helpful in understanding impacts on these sites. Although this has been provided as part of a landscape and visual assessment, the photomontages and viewpoint assessments provided have assisted us in reaching a view on these matters in relation to the likely significance of any impacts.

### Historic Scotland's assessment

#### **Battle of Stirling Bridge**

Although the Environmental Statement does not address the impact on the inventory battlefield of Stirling Bridge, we have been able to come to a view on the likely significance of impacts.

The battlefield of Stirling Bridge has been heavily developed on with the urban expansion of Stirling through Causewayhead towards Bridge of Allan. The Scottish position before the battle is believed to have been on the higher ground close to Abbey Craig, with the forces moving

down the Causewayhead Road toward the bridge. These positions are now covered with housing with the development area, one of the few open spaces in this area where the previous open landscape of the Carse can be understood. However, the development area which falls within the Inventory boundary is in an location which would have been probably been tangential to the original Scottish positions. As a consequence, the impact on the Inventory battlefield is unlikely to raise issues of national importance although appropriate archaeological mitigation should be put in place.

#### **Stirling Castle**

We generally agree with assessment within the ES regarding the degree impact on the setting of the castle. The important aspect of the castle's setting in this direction are views toward Gowan Hill, The Wallace Monument, the Carse and the Ochills beyond. These views will generally be unaffected and as the ES states, the proposed development will be seen as part of the general urban context of Stirling. We therefore do not consider that the degree of change and consequential impact will be significant. I note that SNH has recommended a full re-assessment of the Landscape and Visual Impact from the esplanade, but I do not see the setting of the castle as being a major issue.

#### **Wallace Monument and Abbey Craig fort**

The setting of the A-listed Wallace Monument will be impacted upon as the proposal will see urban encroachment and coalescence in the undeveloped area between Stirling and Bridge of Allan, which is located in a significant view along the Carse of Forth to Ben Lomond and Ben Ledi beyond. The Wallace Monument is a very prominent landmark which does have panoramic views from its elevated position, with the views toward Stirling Bridge and the castle of particular significance. Views to the monument are probably of equal, if not greater, importance than views from it. While there will be a degree of change in the view toward the Trossachs, the development again would be seen in the context of considerable pre-existing urban development. Significant views toward the Wallace Monument (e.g from Stirling Castle, Stirling Bridge, major routes into Stirling and the M9) would not change dramatically, neither would significant views from the monument over to Stirling Bridge, the site of the battle and the castle. As a consequence, we do not consider the impact on the setting of the Monument and fort to be so substantial to raise issues of national significance. However, if the development proceeds careful consideration should be given to the heights of buildings to ensure that aspects of the development do not have a greater degree of impact than is anticipated at this stage.

#### Historic Scotland's conclusions

Whilst there are some potentially significant omissions from the ES, we have been able to reach the view that whilst there will be a degree of impact, it will not be so significant for our interests at the national level that it warrants and objection from Historic Scotland. You should seek information and advice from your Council's archaeology and conservation advisors on matters including impacts on unscheduled archaeology and B and C listed buildings and conservation areas.

**Historic Scotland  
12 December 2014**

**Appendix F Provisional Discovery and Excavation Scotland (DES) entry**

<b>LOCAL AUTHORITY:</b>	Stirling Council
<b>PROJECT TITLE/SITE NAME:</b>	Airthrey Kerse – Archaeological Survey and Assessment
<b>PROJECT CODE:</b>	AA 2008
<b>PARISH:</b>	Logie
<b>NAME OF CONTRIBUTOR:</b>	Jenni Morrison and Nicholas Uglow
<b>NAME OF ORGANISATION:</b>	Addyman Archaeology
<b>TYPE(S) OF PROJECT:</b>	Archaeological Desk Based Assessment and walkover survey
<b>NMRS NO(S):</b>	
<b>SITE/MONUMENT TYPE(S):</b>	
<b>SIGNIFICANT FINDS:</b>	None
<b>NGR (2 letters, 8 or 10 figures)</b>	
<b>START DATE (this season)</b>	14/01/15
<b>END DATE (this season)</b>	14/01/15
<b>PREVIOUS WORK (incl. DES ref.)</b>	
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	<p>Addyman Archaeology was contacted by Graham's the family dairy to undertake an archaeological survey and Desk Based Assessment (DBA) of an area of land to the south of their premises at Airthrey Kerse Dairy, Hamilton Road, Bridge of Allan.</p> <p>A programme of desk base assessment was undertaken including analysis of historic maps, aerial photographs and secondary sources. An archaeological walk over of the proposed development site was carried out. Visual and setting impact on sites and monuments within a c.2km radius of the site boundary was carried out in desk-based research and site visits.</p> <p>No new sites of archaeological significance were found during the desk based assessment or walk-over survey</p>
<b>PROPOSED FUTURE WORK:</b>	
<b>CAPTION(S) FOR ILLUSTRS:</b>	-
<b>SPONSOR OR FUNDING BODY:</b>	Graham's the family dairy
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	St. Ninian's Manse, Quayside Street, Edinburgh, EH6 6EJ
<b>EMAIL ADDRESS:</b>	admin@addyman-archaeology.co.uk
<b>ARCHIVE LOCATION (intended/deposited)</b>	Archive and report to be deposited with RCAHMS and Scottish Borders HER.