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ENVIRONMENTAL SERVICES



WARDELL ARMSTRONG LLP

LAND AT SEAFIELD DEPOT, LEITH, EDINBURGH

HERITAGE IMPACT STATEMENT

October 2015

DATE ISSUED: October 2015
JOB NUMBER: CP11487
OASIS REFERENCE: wardella2-225159
REPORT NUMBER: RPT-001
GRID REFERENCE: NT 29154 75449

WARDELL ARMSTRONG LLP

LAND AT SEAFIELD DEPOT, LEITH, EDINBURGH

HERITAGE IMPACT STATEMENT

October 2015

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Wardell Armstrong LLP to prepare a Heritage Impact Statement in support of a planning application for a proposed new welfare provisions at Seafield Depot, Leith, Edinburgh (NGR NT 29154 75449). The statement consists of an assessment based on a desk based consultation of sources relating to the setting of the site and its history, followed by a site visit.

The purpose of the Heritage Impact Statement is to identify the impacts on the designated heritage assets in a 500m radius centred on the site, and to assess the potential for archaeological deposits to survive within the proposed development site.

The proposed development site has remained relatively unchanged since the medieval era, from when it was boggy farmland. In the post medieval period it was increasingly used as pasture for cattle, and, as Edinburgh grew, was populated by dairy herds. From at least the 18th century, it appeared to lie in land associated with Fillyside. By the mid-19th century the land had become one of the most extensively sewerage irrigated places in Scotland. By 1949, it had succumbed to the industrialisation of the area and growth of Leith, and become largely occupied by a '*Refuse Disposal Works*', referred to as a recycling centre some time after.

There are no known archaeological remains within the proposed development area.

The proposed development would not impact upon the setting of the two category C structures in the study area, or have an impact on the heritage significance of the six undesignated heritage assets within the study area. The impact on any on-site unknown buried archaeological assets cannot be defined.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thanks Wardell Armstrong LLP who commissioned the project. Wardell Armstrong Archaeology thank the staff at Piershill Library Local Studies Section for their assistance during the desk-based research.

The site visit and the documentary research was completed by Cat Peters.

The report was written by Cat Peters and the figures were produced by Adrian Bailey. Richard Newman managed the project and edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong Archaeology was commissioned by Wardell Armstrong LLP to prepare a Heritage Impact Statement for land at the Seafield Depot, Leith, Edinburgh, in relation to the proposed provision of new welfare.

1.1.2 The term '*site*' is used throughout the report to refer to the proposed development site. The term '*search area*' refers to a 500m radius area, centred on the proposed development site, used to give context to the proposed development site.

1.2 The purpose of the Heritage Impact Statement

1.2.1 This Heritage Impact Statement is designed to clearly show the impact on the heritage significance of the heritage assets of a specific search area effected by the proposed development.

1.2.2 The Heritage Impact statement seeks to address in detail the issues of impacts on heritage significance and to do this it seeks to understand the significance of the assets, then evaluate the impact of the development proposals upon the assets.

1.3 National Planning Policy and Legislative Framework

1.3.1 *Scottish Planning Policy* (The Scottish Government 2014) defines the historic environment as including ancient monuments, archaeological sites, landscape, parks, gardens and historic buildings as well as other features. Such historic environment elements (heritage assets) can be protected by both statutory and non-statutory designation. The policy makes clear that consideration of impact should take into account impact on setting as well as direct impacts.

1.3.2 *Scottish Planning Policy* (The Scottish Government 2014) considers that in most cases the historic environment (excluding archaeological remains) can accommodate change and retain its historic character. In order to manage this process appropriately it is necessary to establish an areas sensitivity to change.

1.3.3 *Scottish Planning Policy* (The Scottish Government 2014) refers to the Government's policy and guidance on the historic environment being set out in the *Scottish Historic Environment Policy* (Historic Scotland 2011a) and for change in Conservation Areas in Planning Advice Note 71: *Conservation Area Management*.

1.3.4 The *Scottish Historic Environment Policy* is primarily concerned with designated heritage assets. These are defined as scheduled monuments, listed buildings,

conservation areas and Historic Marine Protected Areas, all of which are designated by statute. Non-statutorily designated heritage assets are defined in the *Scottish Historic Environment Policy* as heritage assets included on the 'Inventory of Gardens and Designed Landscapes' and the 'Inventory of Battlefields'.

- 1.3.5 For heritage assets contained on the inventories, but not protected through statute, protection is gained through assessing the impact of proposed development on the inventoried heritage asset as a material consideration in the determination of a planning application (Historic Scotland 2011a, 47).
- 1.3.6 The Scottish Government's response to issues of development affecting non-designated archaeological remains is contained in Planning Advice Note 2/2011: *Planning and Archaeology*. This states that developers should undertake an initial assessment of a site's potential to contain archaeological remains as part of their pre-planning application research into development potential (The Scottish Government 2011, 5). This is the purpose of the current document.
- 1.3.7 Where it is evident that a development is likely to affect archaeological remains or their setting, more detailed information may be required as part of the planning application (The Scottish Government 2011, 7).

1.4 Local Planning Policy

- 1.4.1 Edinburgh City Council's local plan, dated 2010, includes 'Policy Env 9: the Development of Sites of Archaeological Significance' (available online at: <http://edinburghcouncilmaps.info/dev/plans/eclp/contents.htm>). This states that: *"Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and 'walk-over' survey and, if requested by the Council, a field evaluation, that either:*
- no archaeological remains are likely to be affected by the development*
 - any archaeological remains will be preserved in situ and, if necessary, in an appropriate setting*
 - the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council".*

2 METHODOLOGY

2.1 Introduction

2.1.1 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

2.1.2 The data underlying the Heritage Impact Statement was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets was assessed using standardised heritage impact tables (see Appendix 2).

2.2 Documentary Sources

The primary and secondary sources used were derived from the Local Studies Centre of Piershill Library, as well as from online sources, including THE Archaeology Data Service (<http://archaeologydataservice.ac.uk/ifp/wiki.pdf>), Canmore (<http://canmore.org.uk/>) and Edinburgh Past and Present (<http://edinburghpastandpresent.com/#/craigentenny/4549459948>). The historic maps and primary sources were consulted in October 2015.

2.3 Site Visit

2.3.1 The site and its environs were visited on the 1st October 2015.

2.3.2 The study area was inspected to:

- examine the impact on the setting of heritage assets of future development;
- assess the nature of the landscape of the current site with regard to previous landscaping and levelling activities and their impact on any potential buried archaeological remains.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's Design Manual for Roads and Bridges (2007). These tables first establish the significance of the heritage asset against set criteria, secondly the magnitude of impact and taking the results of these two together allow a calculation of impact on heritage significance.

2.5 Reporting

2.5.1 A copy of the report will be deposited with the Edinburgh Council SMR where viewing will be made available on request.

2.5.2 Wardell Armstrong Archaeology supports the Online AccesS to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by WAA, as a part of this national scheme. This project has the unique identifier of **wardella2-225159**.

2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Statement are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilizing a database, which provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 BACKGROUND

3.1 Location, Topography and Geology

3.1.1 The study area is centred on NT 29154 75449, to the south-east of the centre of Leith, east of Craigentenny Golf Course and west of the main coast road, Seafield Road East (Figure 1). The site lies in an industrial area typically populated by large modern depots and shopping outlets. The proposed development site is presently occupied by a recycling centre, the entire footprint levelled and with asphalt surfacing, containing skips and cabins for various forms of recycling products.

3.1.2 The solid geology comprises sandstone of the Ballagan Formation, formed during the Courceyan Age (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.1.3 The drift geology consists of clay, silt and sand known as Lacustrine deposits, formed during the Quaternary period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.2 Archaeological and Historical Background

3.2.1 This historical and archaeological background is compiled mostly from secondary sources, from records consulted during the desk-based assessment. It is intended only as a summary of historical developments around the study area. The location of known heritage assets within the approximate 500m study area are summarised in Appendix 2.

3.2.2 There are no records of any archaeological remains or finds from within the site.

3.2.3 **Prehistoric (up to c. AD 72):** evidence for prehistoric activity in the study area comes from a findspot of a flint polished axehead discovered at Craigentenny Avenue (Asset 1).

3.2.4 **Roman Period (AD 72 to c. 410):** there is no known evidence for Roman activity from within the study area, though a north-south Roman road is known to the west of the area.

3.2.5 **Early Medieval (c. 410 - 1066):** there is no known evidence for early medieval activity from the study area.

3.2.6 **Medieval (1066 - 1540):** North and South Leith were historically separate. North Leith was governed by the abbot and monks of Holyrood and South Leith by the Lairds of Restalrig. The proposed development site lies in the lands of the latter. Restalrig was a flourishing village and a barony of the family of de Restalrigs. Sir

- John de Restalrig was abbot of Restalrig in 1296 and his daughter appears to have married Sir Robert Logan. The Logans were the Barons of Restalrig from 1382 (<http://edinburghpastandpresent.com/#/craigentenny/4549459948>).
- 3.2.7 The village of Restalrig lay to the west of the study area, and is still shown on 18th century plans (Figures 4 and 5). By 1857, Restalrig had become what the Ordnance Gazetteer of Scotland called a *'decayed village'*, and the area was mostly farmland and dairies (<http://edinburghpastandpresent.com/#/restalrig-lochend/4548048153>).
- 3.2.8 **Post Medieval (1540-1900):** in 1604, the Logans sold Calton and Restalrig, otherwise known as Wester and Easter Restalrig to Lord Balmerino, and the lands of Craigentenny were sold to a James Nisbet, and it was James who built Craigentenny Castle in 1604 (<http://edinburghpastandpresent.com/#/craigentenny/4549459948>). Craigentenny covered an area of 652 acres, and was *"at one time the most extensive sewerage-irrigated meadows in Scotland"* (Smith 1941, 201). Roy's Military map of Scotland of 1752 (Figure 4) shows Restalrig with *'Northmains'* to the north-east and *'Southmains'* to the south-east, though a plan of Edinburgh and the country adjacent of 1786 (Figure 5) annotates the same buildings as *'Restalridge E. Mains'*, and *'W.Mains'*, which perhaps relates to the earlier names of Wester and Easter Restalrig.
- 3.2.9 The Nisbets died out by 1764 and the Craigentenny estate was sold to William Miller, a wealthy Edinburgh seedsman (Smith 1941, 204). The Millers did not buy the estate in its entirety at one time, but acquired it in portions at different times (*ibid*, 254). The earliest portion bought was a *"large section of the land which then bore the name of Philliside, now Fillyside, and which, or part of which, was afterwards tenanted and farmed by Robert Horn, who married Ann, second daughter of William Miller and Anita Allan"* (*ibid*).
- 3.2.10 An account on milk provision for Edinburgh in 1813 states that *"the cows were for some time grazed in the Marquis of Abercorn's park at Duddington; they were afterwards pastured, and occasionally soiled, at Fillyside near Edinburgh"* (Sinclair 1813, 17).
- 3.2.11 By 1817, *'Northmains'* / *'Restalrig E. Mains'* was called *'Fillyside Bank'* and appeared to have been an established farmstead (Figure 6). The land was *'the property of W.H. Miller Esq.'* and part of the *'Craigentenny Estate'*. The area to the north is labelled as *'Fillyside Bank Meadow'*, perhaps indicative of its water-logged nature. The same

buildings are depicted at the location of the earlier *'Fillyside Bank'* on the Great Reform Act plan of 1832 (Figure 7).

3.2.12 Scotland's *"most extensive sewerage-irrigated meadows"* (Smith 1941, 201) appear to be depicted on Buchanan's Plan of the Estate of Craigentenny of 1847 (Figure 8) with irrigation channels depicted and *'Main Feeder'* to the south of *'Fillyside Bank'*, with *'irrigate'* in large letters across the area. This is also the earliest map to show the railway networks in the area, the *'present line of Leith branch railway'* to the east of the proposed development site, and the *'proposed deviation of Leith branch railway for locomotive engines'* further east along the coastline. A further branch, marked *'Leith branch junction railway'* is shown to the west of the proposed development site. This route is not shown on any other mapping, suggesting it was either proposed, and never constructed, or was relatively short-lived, not appearing on the Scottish Coastal chart map of 1860 (Figure 9). The Scottish Coastal chart map annotates the buildings with *'Fillyside'*. The more detailed First Edition Ordnance Survey map shows the same layout of the farmstead of Fillyside as Buchanan's plan of 1847 (Figure 8) but both no longer depict the north-western range, once forming an enclosed courtyard, as shown on Kirkwood's plan of 1817 (Figure 6). The area on the First Edition Ordnance Survey map is annotated with *'Craigentenny Meadows'*. By 1896, Fillyside had become *'Fillyside Dairy'* (Figure 11) with various trackways heading from it and sluices in the immediate vicinity.

3.2.13 **Modern (1900- present):** between 1896 (Figure 11) and 1914 (Figure 12), alterations had occurred at Fillyside Dairy, to the south-west of the proposed development site, though the surrounding farmland appeared much the same. To the north, building at Leith was extending southwards, and *'Leith Poorhouse'*, constructed 1908-1910 (Asset 8), is shown to the north-west. Just to the south-east of this, a *'Golf Club House'* had been constructed, and the *'Golf Course'* land (Asset 4) is shown to the west of the proposed development site on the 1914 Ordnance Survey map (Figure 12).

3.2.14 Between 1914 (Figure 12) and 1933 (Figure 13), more extensive railway tracks and sidings had been constructed to the east, south-east and north-east of the proposed development site. The main access track to the dairy was from the north rather than the south by this date, the former poorhouse (Asset 8) was *'Seafield Hospital'*, with a chapel to the east (Asset 7), and the *'Golf Course'* (Asset 4) had extended to incorporate all of the land to the immediate west of the dairy. To the north-east,

between the two railway lines, the British Oxygen gases Limited factory had been constructed (Asset 4). The proposed development site itself appears to still have been in farmland associated with '*Fillyside Dairy*' in 1933 (Figure 13).

- 3.2.15 During the 1929 strike, James Peter Purves, who normally worked with pit ponies, took his family to Fillyside dairy as a stockman, but was dismissed around 1932 after attacking the owner for animal abuse (<http://www.geni.com/people/James-Purves/6000000004399415179>). R. Sinclair appears to have been running the Fillyside dairy at this time, from at least 1927 until at least 1938 (Edinburgh and Leith Post Office Annual; Directory 1927-8, 997; Post Office Annual Directory 1930-1, 1012; Edinburgh and Leith Post Office Annual Directory 1933-4, 1122; Macdonald & Co 1937-8, 100). On all the listings except the last, its address was Seafield Road, but the 1937-8 entry lists it as at Craigentenny Avenue North.
- 3.2.16 The construction of Craigentenny Avenue at this time, was part of a wider house building boom occurring in the area during the 1920s and 1930s. The former road built over the railway lines between 1914 and 1933 from Seafield Road to the east, had been extended to form '*Fillyside Road*' and from this, by 1949, '*Craigentenny Avenue*' (Asset 2), and '*Nantwich Drive*' had been constructed, heading south and south-eastwards (Figure 14). '*Craigentenny Avenue North*' had been established to the north-west heading south from the '*Oxygen Wks*' (Asset 4).
- 3.2.17 At some time between 1938 and 1949 (Figure 14) Fillyside Dairy had been demolished, and its site had been occupied by a new '*Club House*' for the adjacent '*Golf Course*' (Asset 4). The proposed development site itself by 1949 had buildings along its western extent, and was annotated '*Refuse Disposal Works (Edinburgh Corporation)*'.
- 3.2.18 During World War II Craigentenny golf course was used for anti-aircraft battery and as an accommodation camp for soldiers (Asset 3). It was also furnished with anti-glider ditches.
- 3.2.19 At some time between 1949 and the present day, the majority of the buildings depicted on the 1949 plan (Figure 14) had been demolished, with only that in the north-western corner surviving. Industrial warehouse style buildings have also been constructed in the wider area, filling in former railway sidings and spare plots (Figure 2).

3.3 Designated Heritage Assets

3.3.1 There are no designated heritage assets within the site.

3.3.2 There are two category C listed buildings within the 500m study area. These are of local significance.

3.4 Undesignated Heritage Assets

3.4.1 There are five known undesignated heritage assets within the wider study area, detailed in the Historic Environment Record (HER), accessible through the CANMORE website (<http://canmore.org.uk/>; see Appendix 2), and one found by this research (Appendix 2).

3.4.2 There are no known undesignated heritage assets within the site boundary detailed within the HER accessible through the CANMORE website (<http://canmore.org.uk/>).

4 SITE VISIT

4.1 Site Conditions

- 4.1.1 At the time of the site visit, on 1st October 2015, the site consisted of a working recycling centre with the area having a black asphalt surface and containing a number of skips and recycling related structures (Plate 1).



Plate 1: View of proposed development site, facing north-west

4.2 Potential for Archaeological Features within the Site

- 4.2.1 No archaeological features were discernible from within the proposed development site.

4.3 Impact of Development on the Setting of Designated Heritage Assets within the Study Area

- 4.3.1 Neither of the two category A listed structures from within the 500m study area were visible from the proposed development site, the views being interrupted by industrial buildings.

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

5.1.1 Heritage asset significance is assessed in relation to the criteria set out in Appendix 1, Table 1.

5.1.2 There are no designated heritage asset of national significance within the study area or within the proposed development site.

5.1.3 There are two category C listed structures within the study area, of local significance.

5.1.4 There are five heritage assets within the study area of local significance and one findspot of negligible significance.

5.1.5 There are no heritage assets from within the proposed development site.

5.2 Magnitude of Impact on Heritage Assets

5.2.1 The magnitude of impact is assessed in relation to the criteria set out in Appendix 1, Table 2.

5.2.2 The magnitude of impact on the setting of the category C structures would result in no change.

5.2.3 The magnitude of impact also results in no change with regard to the six undesignated assets in the study area.

5.3 Assessment of Impact on Heritage Significance

5.3.1 Based on current knowledge the magnitude of impact of any development would result in no change in relation to the eight heritage assets within the study area. Further mitigation is unlikely to be required.

5.4 Development Risk

5.4.1 The proposed development site has remained relatively unchanged since the medieval era, from when it was boggy farmland. In the post medieval period it was increasingly used as pasture for cattle, and, as Edinburgh grew, was populated by dairy herds. From at least the 18th century, it appeared to lie in land associated with Fillyside. By the mid-19th century the land had become one of the most extensively sewerage irrigated places in Scotland. By 1949, it had succumbed to the industrialisation of the area and growth of Leith, and become largely occupied by a 'Refuse Disposal Works', referred to as a recycling centre some time after.

5.4.2 Although this research has not encountered any known archaeological features within the site, the potential for prehistoric, Roman or medieval remains cannot be completely ruled out.

5.5 Conclusion

5.5.1 In summary there are no known archaeological remains within the proposed development area.

5.5.2 The proposed development would not impact upon the setting of the two category C structures in the study area, or have an impact on the heritage significance of the six undesignated heritage assets within the study area.

5.5.3 There is no reason, based on current evidence, to consider that the proposed redevelopment on this site will have any impact on the heritage significance of the wider area.

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Scottish Coastal Chart Plan, 114b: Fisherrrow to Queensferry, 1860

First Edition Ordnance Survey map, 6inch to mile scale

Second Edition Ordnance Survey map, 1896

Third Edition Ordnance Survey map, 1914

Fourth Edition Ordnance Survey map, 1933

1949 Ordnance Survey map

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB. Grade C Listed Building	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: HERITAGE ASSET GAZETTEER

Heritage Assets within the 500m search radius:

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	Canmore ID 78484	Polished Axehead	Findspot of a flint polished axehead at Craigentenny Avenue	329200,675100	Neolithic
2	Canmore ID 273419	124 Craigentenny Avenue	No information	329230,675060	Early-mid 20 th century
3	Canmore ID 114456	Anti-Aircraft features	Anti-aircraft battery, anti-glider ditches and military camp at Craigentenny Golf Course	328930,675050	20 th century
4	Canmore ID 310495	Golf Course	Craigentenny Golf Course	328842,675149	Early 20 th century
5	Canmore ID 198192	Factory	British Oxygen Gases Limited factory	328830,675630	Early 20 th century
6	LB 51657	St Christopher's Church	St Christopher's Church and Hall including boundary walls- Grade C Listed Building	329220,674760	1934-8
7	LB 44951	Chapel	Chapel for former Eastern General Hospital- Grade C Listed Building	328580,675640	c.1910
8	1914 OS map	Former Poorhouse	Site of former poorhouse, built to accommodate about 650 inmates, to replace North and South Leith poorhouses. It was the last poorhouse to be built in Scotland (http://www.workhouses.org.uk/Leith/). Then Seafeld Hospital, then Eastern General Hospital. By 2001 it was operating only as a day hospital, finally closing in 2007. Later that year, large parts of the buildings were destroyed by fire, the later demolished	328469,675463	1906-8

APPENDIX 3: FIGURES






 <p>Wardell Armstrong Archaeology 2015</p>	<p>PROJECT: Land at Seafield Depot, Leith, Edinburgh</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP11487</p> <p>CLIENT: Wardell Armstrong LLP</p> <p>DRAWN BY: AB</p> <p>DATE: October 2015</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location



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2015


PROJECT:
Land at Seafield Depot,
Leith, Edinburgh

CLIENT:
Wardell Armstrong LLP

SCALE: 1:4,000 at A4

DRAWN BY: AB

DATE: October 2015

KEY:
 Site location

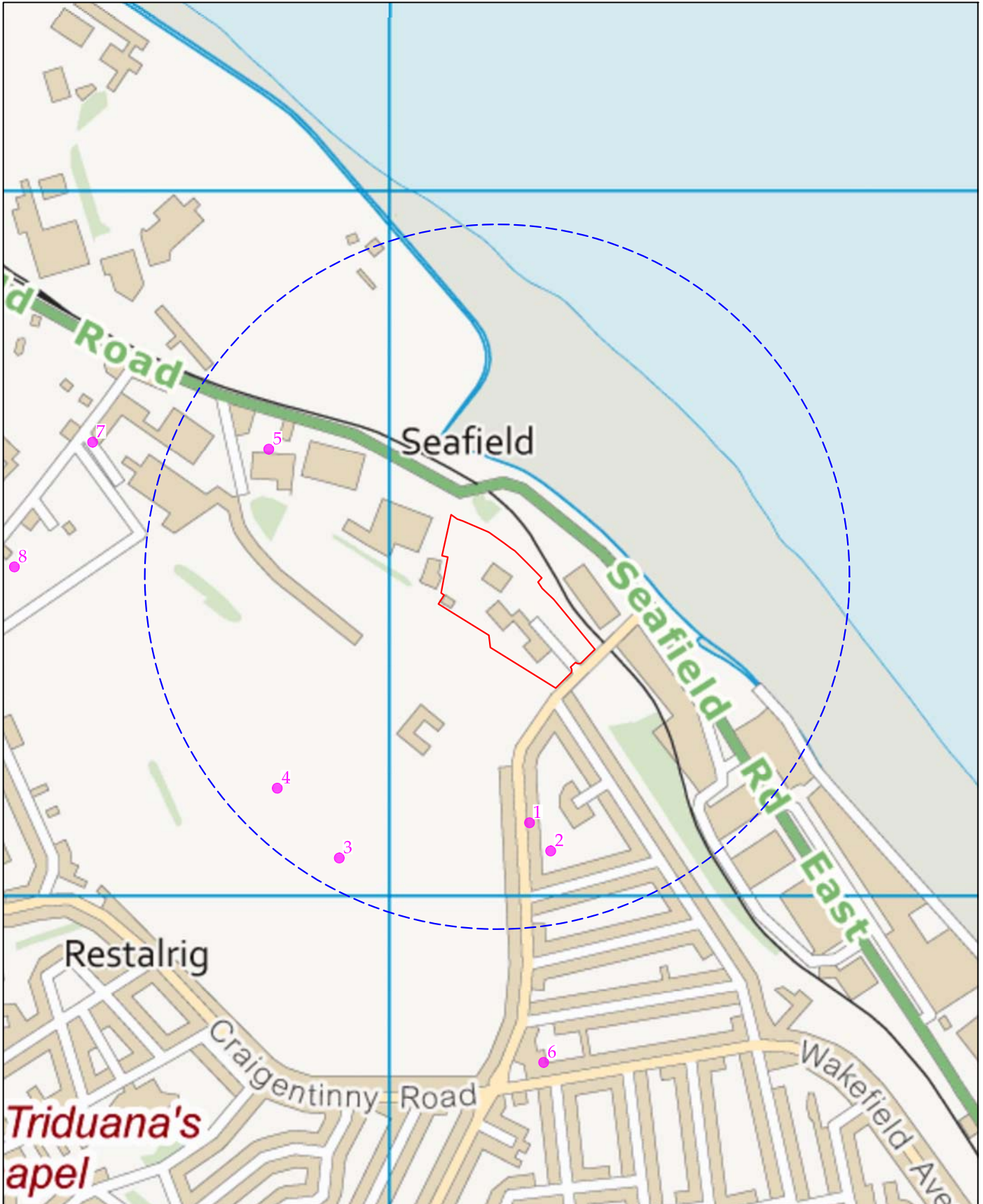


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FIGURE:
2

Figure 2: Detailed site location.








 <p>Wardell Armstrong Archaeology 2015</p>	<p>PROJECT: Land at Seafield Depot, Leith, Edinburgh</p> <p>SCALE: 1:7,500 at A4</p> <p>REPORT No: CP11487</p> <p>CLIENT: Wardell Armstrong LLP</p> <p>DRAWN BY: AB</p> <p>DATE: October 2015</p> <p>FIGURE: 3</p>	<p>KEY:</p> <ul style="list-style-type: none">  Site location  500m radius  Heritage assets 	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 3: Location of heritage assets within a 500m radius of the site.




PROJECT:
Land at Seafield Depot, Leith,
Edinburgh

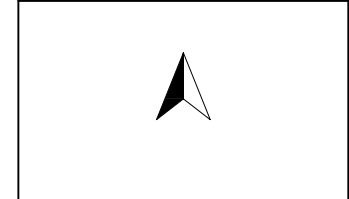
CLIENT:
Wardell Armstrong LLP

SCALE: Not to scale

DRAWN BY: AB

DATE: October 2015

KEY:
 Site location



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CP11487

FIGURE:
4

Figure 4: Extract from Roy's Military Map of Scotland, 1752.

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Land at Seafield Depot, Leith,
Edinburgh

CLIENT:

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SCALE: Not to scale

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FIGURE:

5



Figure 5: Extract from A Plan of Edinburgh and the County Adjacent, 1786.



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FIGURE:

6

Figure 6: Extract from Kirkwood's Plan of the City of Edinburgh and Environs, 1817.



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FIGURE:	7

Figure 7: Extract from the Great Reform Act Plan, Edinburgh and Leith, 1832.



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Land at Seafeld Depot, Leith,
Edinburgh

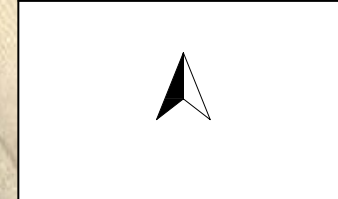
CLIENT:
Wardell Armstrong LLP

SCALE: 1:5,000 at A4

DRAWN BY: AB

DATE: October 2015

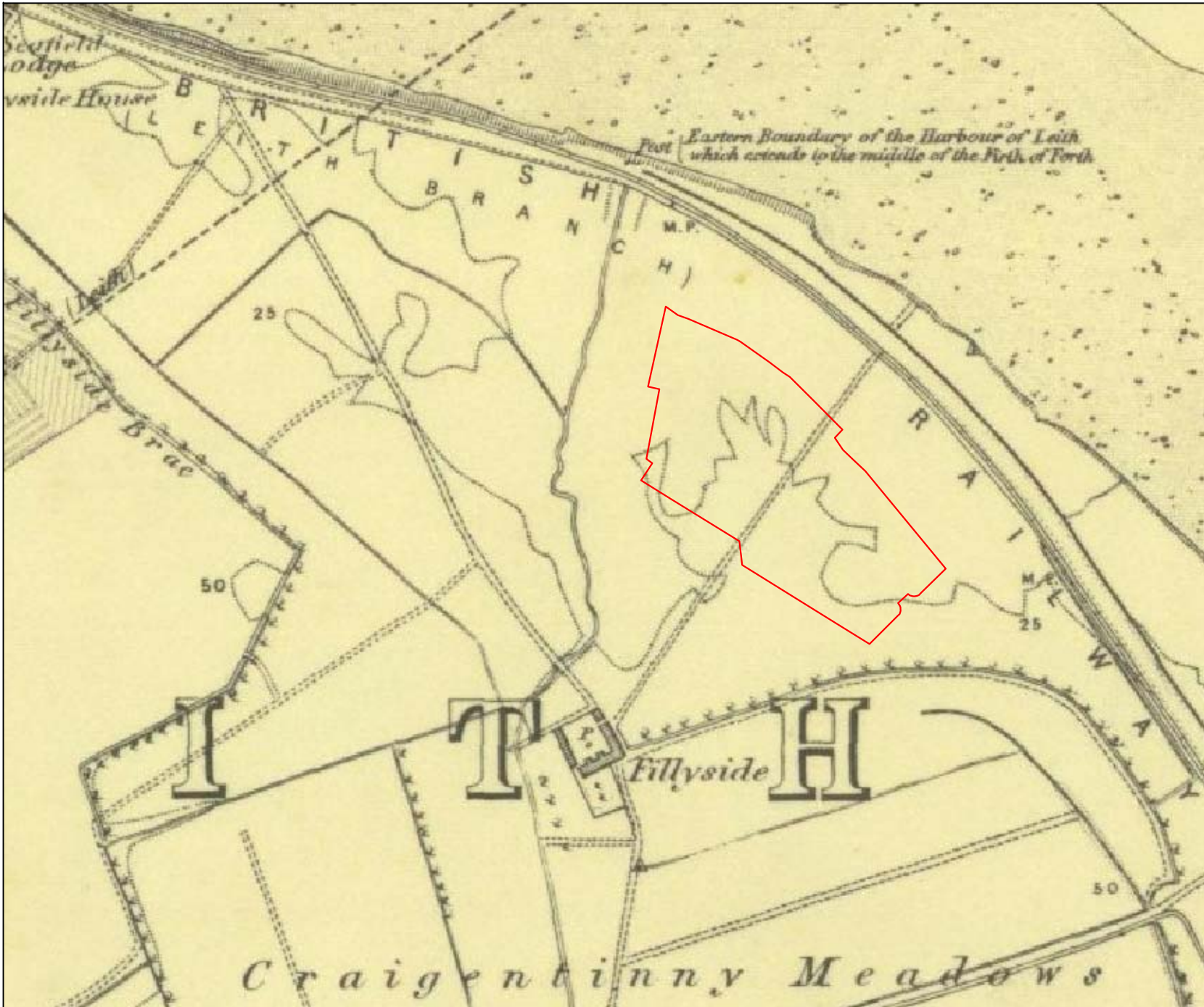
KEY:
 Site location



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FIGURE:
8

Figure 8: Extract from Buchanan's Plan of the Estate of Craightenny, 1847.



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Edinburgh

CLIENT:

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SCALE: 1:2,500 at A4

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DATE: October 2015

KEY:



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FIGURE:

10

Figure 10: First Edition Ordnance Survey Map, 1854.

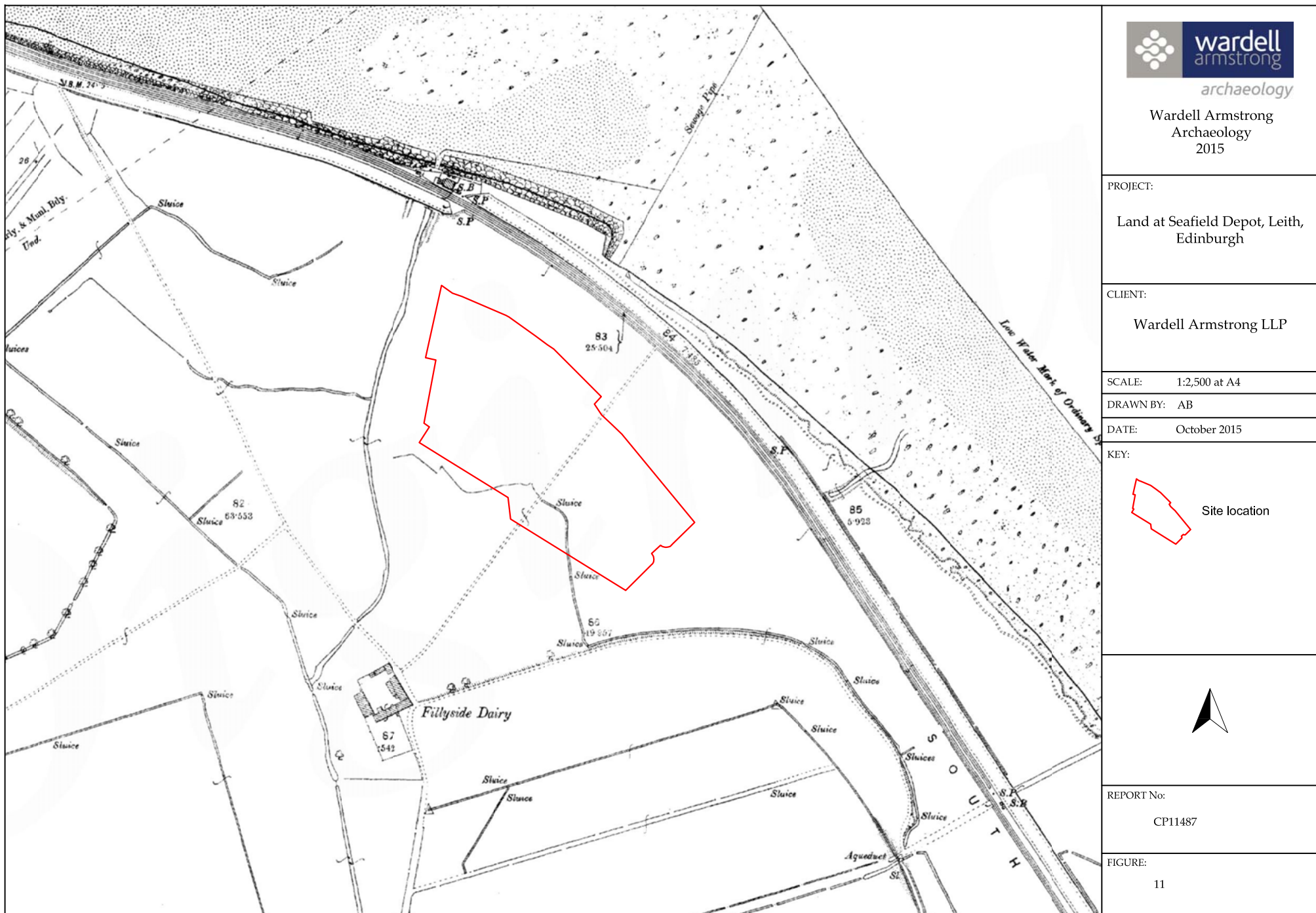


Figure 11: Second Edition Ordnance Survey Map, 1896.

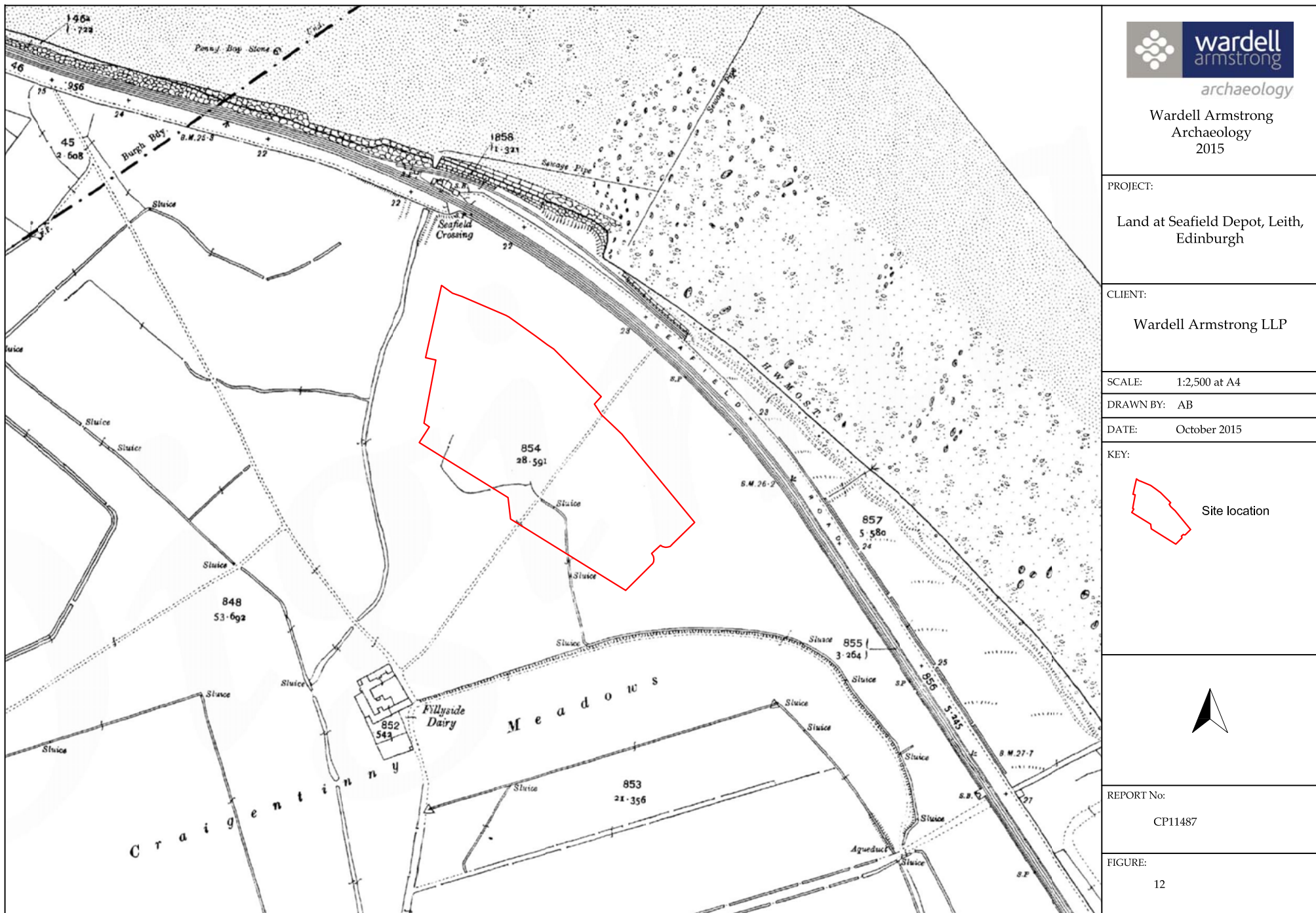
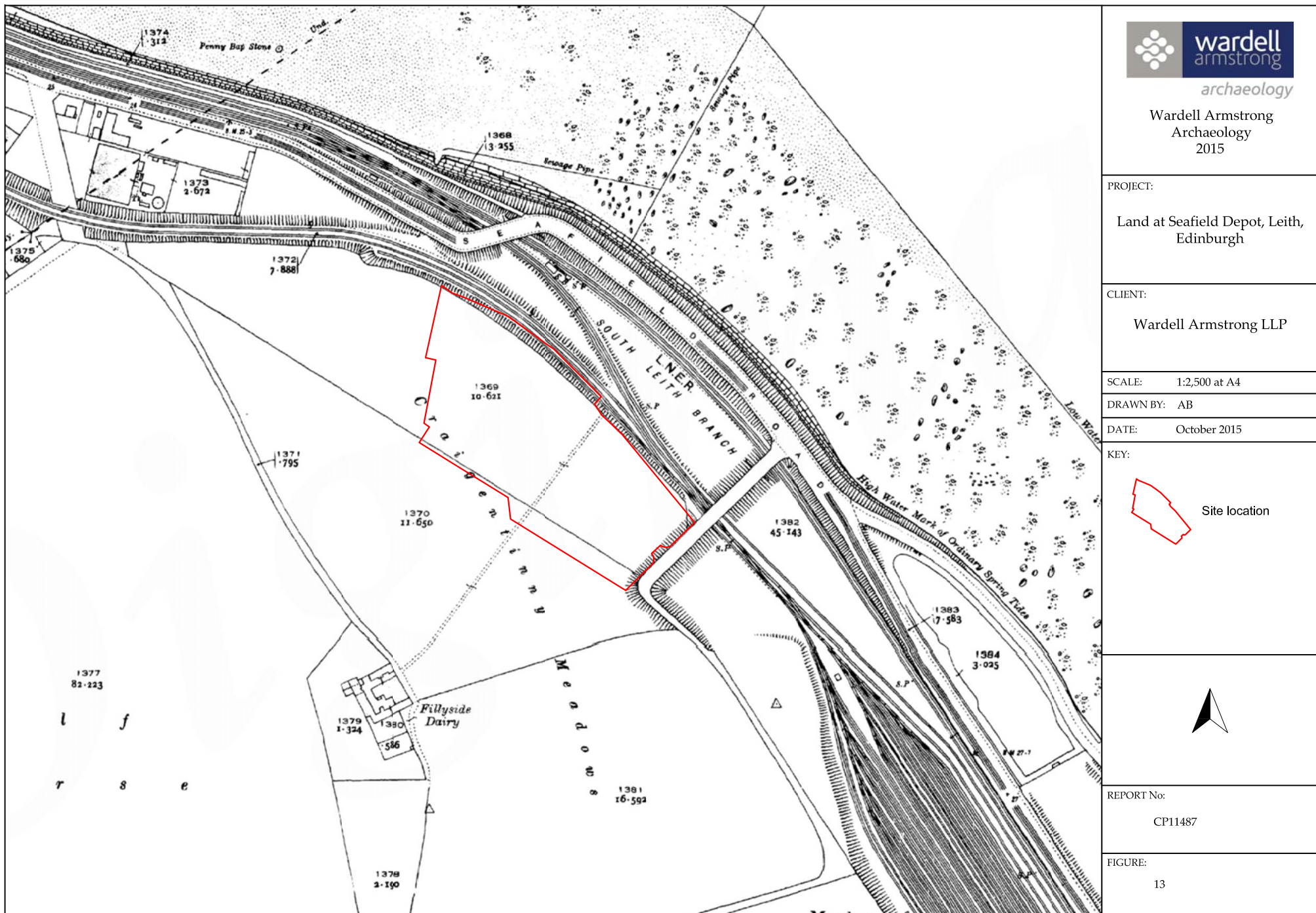


Figure 12: Third Edition Ordnance Survey Map, 1914.



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DATE: October 2015

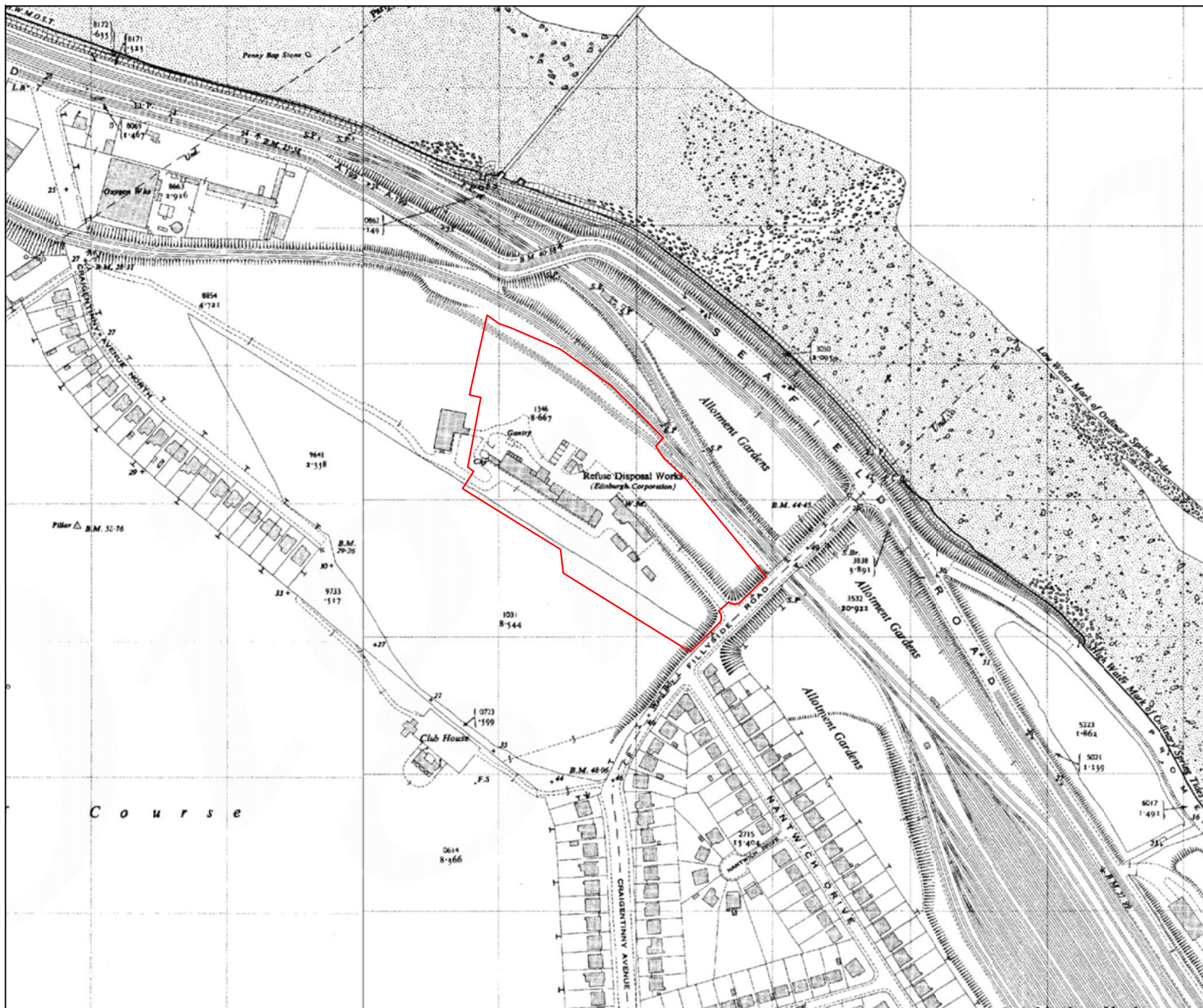
KEY:
 Site location



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FIGURE:
13

Figure 13: Fourth Edition Ordnance Survey Map, 1933.



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FIGURE:
14

Figure 14: Ordnance Survey Map, 1949.

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