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CALA HOMES WEST LIMITED

DYKEBAR HOSPITAL, PAISLEY, SCOTLAND

HERITAGE IMPACT ASSESSMENT

August 2018

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HERITAGE IMPACT ASSESSMENT

August 2018

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
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TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
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SUMMARY

Wardell Armstrong LLP (WA) was commissioned by CALA Homes West Limited to prepare a Heritage Impact Assessment of land forming part of Dykebar Hospital, Paisley, PA2 7DS (centred on NGR NS 49877 61553), in advance of the proposed development of the site into an expansive residential area. This work comprised the consultation of sources relating to the area's development and a site visit. It aims to show the impact on the heritage significance of upstanding heritage assets within a 500m study area, and the potential for encountering as-yet unknown heritage assets within the site boundary.

The proposed development site lies to the south-east of Paisley. It covers a wide area, dominated by the category B listed and modern buildings of the Dykebar Hospital to the north, and a sprawling open pasture area with forest and shrubbery sections to the south. The proposed redevelopment would have no noticeable impact upon the surrounding heritage assets, as the area is surrounded by substantial forest and shrubbery, with low intervisibility. The wider surrounding area furthermore presents a cohesive mixture of modern and historic buildings.

The proposed works will indirectly impact upon the setting of the category B listed buildings of the early 20th century Dykebar Mental Hospital (Asset 1), which would result in a limited impact. A low level of mitigation may be required.

Additionally, the proposed works will directly impact upon Hollybush farmstead (Asset 12), the possible below ground remains of East Dykebar farmstead (Asset 11) and Steed Stane Cross (Asset 2), which, for heritage assets of local significance, would result in a limited impact. However, the construction of the early and late-20th century hospital structures on site may have already negatively affected any surviving features.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thanks CALA Homes West Limited, for commissioning the project and for all assistance throughout the work.

The site visit and documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Helen Phillips. Dave Jackson managed the project and Cat Peters edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong LLP (WA) was commissioned by CALA Homes West Limited to prepare a Heritage Impact Assessment of land forming part of Dykebar Hospital, Paisley, PA2 7DS (centred on NGR NS 49877 61553, Figure 1) as part of a planning application for the proposed redevelopment of the site into a seven storey hotel. The site comprises the corner property at the junction of James Street and Strand Street (Figure 2).

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets within a 500m radius of the proposed development site, an area hereafter referred to as the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets and the likely impact of the development proposals upon them.

1.3 Planning Policy and Legislative Framework

1.3.1 Scottish Planning Policy (The Scottish Government 2014) states that “the historic environment is a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places”. Consequently, the planning system should:

“promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning”; and “enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced”.

1.3.2 The mechanisms for the conservation of the historic environment are set out in the *Historic Environment Scotland Policy Statement (HESPS)*, which was published by Historic Environment Scotland (HES) in June 2016.

- 1.3.3 *The protection and enhancement of the historic environment contributes to the Scottish Government's central purpose, which is 'to focus government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth' (see Note 1.1). To support that, the Scottish Government has identified as a national outcome that 'We value and enjoy our built and natural environment and protect it and enhance it for future generations' (HESPS 2016, 8).*
- 1.3.4 *Historic Environment Scotland is committed to supporting the protection and management of Scotland's rich and diverse historic environment in a sustainable way so that current and future generations can understand, appreciate and benefit from it (HESPS 2016, 11)*
- 1.3.5 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This establishes that any work which affects the character of a listed building will require listed building consent. In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.
- 1.3.6 Section 2.24 of the HESPS states that *"any building or man-made structure may be considered for listing. In order to be listed under Section 1 of the 1997 Act any such building or structure must be of special architectural or historic interest"*.
- 1.3.7 Section 2.36 of the HESPS explains that *"many buildings are of interest, architecturally or historically, but for the purposes of listing this interest must be special"*.
- 1.3.8 Section 3.38 of the HESPS explains that *"once lost listed buildings cannot be replaced. They can be robbed of their special interest either by inappropriate alteration or by demolition. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting"*.
- 1.4 **Local Planning Policies**
- 1.4.1 Paisley lies within the remit of Renfrewshire Council local planning authority. In the Renfrewshire Local Development Plan, adopted in August 2014, Policy ENV3 – Built Heritage addresses the key objectives for the built heritage assets as follows:
- 1.4.2 *"The built heritage which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes will be safeguarded, conserved*

and enhanced, where appropriate. Development proposals, including enabling development, within or in the vicinity of built heritage assets will be required to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions set out in the New Development SG” (Renfrewshire Council 2014, 31).

- 1.4.3 The Council furthermore supports the retention and restoration, suitable maintenance and management of listed buildings, thus enabling them to remain in active use. It states that the layout, design, materials, scale, siting and use of any proposed development which will affect a listed building or its setting should be sensitive to the building’s character, appearance and setting (Renfrewshire Council 2014, 31).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of Association of Local Government Archaeological Officers (ALGAO) Historic Building Recording Guidance for Curators, Consultants and Contractors (2013), Historic England guidance on understanding place (2017) and on the setting of heritage assets (2015).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on upstanding assets within the 500m search radius was assessed using a series of standard tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment was derived from the results of previous archaeological investigations in the area, from data from the Historic Environment Record database, from internet sources and from sources available at West of Scotland Archaeology Service (WoSAS).

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

2.3 Site Visit

2.3.1 The site and its environs were visited on Tuesday 31st July 2018.

2.3.2 The site visit aimed to:

- identify any as yet unknown features within the proposed development site;
- identify whether any known features identified during the research are still present within the proposed development site boundaries;
- consider the impact of the proposed development on the heritage significance of the heritage assets within a 500m radius.

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 1). 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 they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Impact Assessment

2.5.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 500m radial contextual area surrounding the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (CIfA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.5.3 **WoSAS Historic Environment Record (HER):** the HER, maintained by the West of Scotland Archaeology Service, was consulted in July 2018 in order to obtain information regarding known non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated, from within the study area. Full details of all these assets are included in Appendix 2 and their locations are represented by asset numbers in Figure 3.

2.5.4 **Canmore:** the online database of all designated assets (scheduled monuments, listed buildings, registered parks and gardens, battlefields etc.), maintained by Historic Environment Scotland, was searched for the 500m study area, and the results detailed in Appendix 2 and illustrated in Figure 3.

2.5.5 **Wardell Armstrong LLP:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.6 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

2.6 Reporting

2.6.1 A digital copy of the report will be deposited with the Historic Environment Scotland, where viewing will be made available on request.

2.6.2 Wardell Armstrong support 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 Wardell Armstrong, as a part of this national scheme, under the code: **wardella2-324954**.

2.7 Glossary

2.7.1 The following standard terms 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 utilising a database that 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 DESCRIPTION

3.1 Location and Geology

3.1.1 The proposed development site lies to the west of the B771, approximately 3 miles to the south-east of Paisley (Figure 1). The proposed development site comprises part of Dykebar Hospital, and surrounding fields (Figure 2). At the time of this study the proposed development site comprised a number of closed hospital buildings and a large pasture area with a former playing field and a narrow section of forest.

3.1.2 The sedimentary bedrock in the vicinity consists of sedimentary Rock Cycles of the Strathclyde Group type within the Lawmuir Formation, formed approximately 329 to 330 million years ago in the Carboniferous period (BGS 2018). The superficial deposit comprises diamicton of the Devensian Till, which formed up to 2 million years ago in the Quaternary Period (BGS 2018).

3.2 Archaeological and Historical Background

3.2.1 This historical and archaeological background is compiled from secondary sources and primary records consulted in July 2018. It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the 500m study area are shown in Figure 3 and summarised in Appendix 2.

3.2.2 Located within the search radius is one conservation area, the Thornly Park Conservation Area (Asset 4), a small suburb of large houses built in the first half of the 20th century on the southern edge of Paisley. It was designated in 2002.

3.2.3 **Prehistoric Period:** A stone with five prehistoric cup markings has been noted to the south-west of the proposed development site (Asset 5). When it was first documented in 1782, up to 72 cup marks were counted on the stone. Many may have been removed during the construction of a railway line. Furthermore, features indicating to prehistoric activity, including an Iron Age hearth (Asset 8), have been found during excavation works to the north of the site.

3.2.4 **Roman Period:** There is no known evidence for Roman activity within the study area.

3.2.5 **Medieval Period:** Paisley was known as Passeleth in the medieval period; a settlement is known relating to the Abbey of Paisley, which was founded by Walter, High Steward of Scotland, in or around 1163. It is possible that an earlier settlement, located at the east bank of White Cart Water, may have been in existence from the 6th century. The small, secular settlement was then moved to the west bank of Cart Water around 1169, following the founding of a Benedictine Priory by Walter Fritz Alan (pers. Com.

Martin O'Hare). The abbey was burned by the English in 1307, and was not rebuilt until the 15th century (Lewis 1846, 337). In 1488, Paisley was made a burgh of barony (Lewis 1846, 339).

- 3.2.6 A hoard of 221 coins dating to Edward I were found during works at Dykebar Hospital in 1987 (Asset 3). Furthermore, an earthwork at Dykebar Hill (Asset 10) may have been a clay castle, dating from the medieval period. A farmer in the mid-19th century mentioned encountering spearheads, swords and chain links, although none have been preserved.
- 3.2.7 **Post Medieval Period:** Paisley was granted a crown charter in 1665. The manufacture of sewing thread made from linen yarn was introduced in 1722. Cotton thread later became the staple industry (Lewis 1846, 338). Paisley has long been famous for its plaids or shawls, which declined especially in the last century because of changes in fashion and trade. Tapestry, embroidery, tartan, and carpet manufacture were also important business in this area. There were extensive starch and corn-flour works, bleaching and dye works, chemical works, and a ship-building yard once was active in Paisley.
- 3.2.8 At the beginning of the 18th century, George Crawford referred in his book *Description of Renfrewshire* (1710) to Paisley, where he describes it as consisting of 'only one principal street, about half a mile in length, with several lanes belonging to it'. At the time Paisley had a weekly market, with a main focus on the trade in linen and muslin and other sorts of cloths. Crawford indicated that many of Paisley's inhabitants were employed in textile manufacture (Crawford 1710).
- 3.2.9 In the first census of 1801, the population was divided into those 'chiefly employed in agriculture', those 'chiefly employed in trade, manufacturers or handicraft', and others. Urban Paisley may have been fairly compact at the beginning of the 19th century, but increased trade around the world encouraged growth in the town's manufacturing industries, particularly the linen industry.
- 3.2.10 A plantation bank at Dykebar Hill (Asset 7) may have been created in the late 18th century as an ornamental landscape feature. A second such feature was located further up the slope to the north-west near the anti-aircraft battery (Asset 9). These features survived up until the beginning of WWII, and are marked on the OS map of 1948 (Figure 8). These highly visible features may have been intentionally removed during the war to avoid marking the location of the battery. The battery was a four emplacement heavy anti-aircraft battery, with possibly two additional open

emplacements and an associated camp.

- 3.2.11 By the 1880's, Paisley consisted of the old town, the new town, and a number of suburbs. The old town consisted of the ridge westward of the Cart, and covers an area of about a mile square. The new town, which stands on the east side of the river, includes the Abbey buildings, and occupies the ground formerly used as the Abbey gardens. It was founded in 1779 by the eighth Earl of Abercorn, and the streets are pretty regularly laid out. Many of the streets of the new town were named after the fabrics used in the manufactures of the town (WA 2016, 20).
- 3.2.12 The Steed Stane Cross (Asset 2) was once located at the eastern boundary of the proposed development site. Documentary evidence indicates that it was still standing in the 18th century, but was in a derelict state in the 19th century. No traces of it could be found in the mid-20th century.
- 3.2.13 Archaeological investigations have revealed the well-preserved remains of part of the Dykebarhill Farmstead (Asset 6), comprising two buildings, a boundary wall and a cobbled surface. Pottery sherds found on the cobble surfaces and associated wall and drain features indicated a late 18th or early 19th century date for the construction of the steading.
- 3.2.14 Paisley grew steadily as availability of work, inward migration and increasing economic wealth led to a relatively rapid urban expansion. By the end of the 19th century, Paisley had several suburbs covering a wide area and could be considered the largest town in Scotland outside of Glasgow and Edinburgh.
- 3.2.15 However, Dykebar Hill (later referred to as Dykebar Hill) was still fairly sparsely developed in the mid- to late 19th century (Figures 4 and 5). Only a few farmsteads were located in this area, including Dykebarhill (Asset 6), East Dykebar (Asset 11), Hollybush (Asset 12) and West Dykebar. The 1862 OS map (Figure 4), surveyed in 1858, shows East Dykebar (Asset 11), with a small outbuilding to the north. This outbuilding had disappeared by 1898 (Figure 5).
- 3.2.16 **Modern:** Dykebar Hospital (Asset 1) was opened in 1909 around the East Dykebar farmstead. It was designed by one of Paisley's most prolific and renowned architects, Thomas Graham Abercrombie. Thomas Graham Abercrombie was born in Paisley and set up his own practice there in 1886 when he returned to Paisley after staying in the US for several years. During this first year, he is said to have had little or no work (Scottish Architects 2018). In 1887 he still took on an assistant, his brother-in-law Robert S Symington, who became a partner in 1888. In that year the practice won a

competition for the design of the Greenlaw Church, Paisley. In the following year Symington moved to the USA as manager of Clark's Thread Mills at Newark. Around 1890, Abercrombie appointed William Kerr (1866-1940) from the office of Burnet Son and Campbell as his chief assistant. Their work took on a significantly Burnetian character with the Clark Memorial Church, Largs (1892), which partially derives from Burnet's competition design for the Coats Memorial Church in Paisley (Scottish Architects 2018).

- 3.2.17 Abercrombie continued with various assistants until 1923, when he took James Steel Maitland (1887-1982) into partnership. The partnership was brief as Abercrombie died unexpectedly at his home in Redholme, Castlehead, on the 16th February 1926. Maitland continued the practice alone thereafter under the existing name of Abercrombie & Maitland (Scottish Architects).
- 3.2.18 Dykebar Hospital is one of only three asylums in Scotland to be built in a village-like design and is the most complete designed by a single architect. The hospital was built in an Edwardian Baroque style and the majority of the buildings contain some features of this style. The central administration building, as the most prominent building on site, combines many elements of the style. Dykebar is especially notable for retaining the greater part of its original buildings, which enhances our understanding of the development of care for the mentally ill at the beginning of the 20th century.
- 3.2.19 Initially, the complex consisted of an administration block with two radiating hospital wings, two male and two female villas, a reception house, a lodge and medical superintendent's house, as well as associated outbuildings. The village system of patient care aim was to allow psychiatric patients to be cared for within a community setting, with few physical restrictions. A self-sufficient village system was also encouraged (Canmore 2018).
- 3.2.20 By 1912 (Figure 6, published 1916), the complex comprised 12 buildings, including East Dykebar (Asset 11). A glasshouse was located to the south-east. All buildings are interconnected via pathways. The northern and eastern boundary was lined with forest.
- 3.2.21 In 1914, the site was expanded with a nurses' home and two further villas, all designed by Abercrombie. There was initially a railway into the site, and the former station survives, including the canopy. The railway line has since been replaced by a road (Canmore 2018).
- 3.2.22 During the final years of the First World War, the hospital was requisitioned by the

military for use as a military hospital. During the Second World War, Dykebar received patients from Stirling District Asylum at Bellsdyke and the Smithston Institution at Greenock, both of which had been requisitioned (Canmore 2018).

3.2.23 On the 1938 map, published in 1948 (Figure 7), an additional four buildings had been constructed within the site and a bowling green had been created to the south-west of the hospital. The farmstead of East Dykebar was demolished in the late 20th century and replaced with a new, north to south aligned structure.

3.2.24 Since 1952 (Figure 8), one of the 1914 villas has been demolished, but all the other original buildings remain (in varying condition), thus retaining much of the hospital's character, with few additions or extensions to the original buildings. The railway line that once terminated at the northern main building and the laundry building has been removed in the second half of the 20th century. A large modern hospital complex was built centrally within the site, to the south of the existing hospital buildings.

3.2.25 A number of residential buildings to the north of the site, at within the Thornly Park Conservation Area (Asset 4), designated in 2002. The conservation area contains 16 listed buildings, designed by the architects Thomas Graham Abercrombie, James Craig Barr and Cook, Charles Davidson, and W D McLennan at the beginning of the 20th century.

3.3 Previous Archaeological Works

3.3.1 Within the search area, four known previous archaeological works have been undertaken. These were all situated to the north of the proposed site at Strathcarron Drive. An archaeological evaluation in 2004 by Scottish Urban Archaeological Trust was followed by an archaeological excavation in 2005 for the proposed area of a residential redevelopment. These investigations revealed the well-preserved remains of part of the Dykebarhill farmstead. Evidence provided by pottery sherds indicated a late 18th century or early 19th century date for the construction of the buildings (WoSAS 2018).

3.3.2 This was followed by a watching brief in 2007 at Dykebar Hill. This occurred during ground stripping at Dykebar Hill and revealed evidence for activity focused on this hill since at least the Iron Age. Five phases of activity dating from the Iron Age through to the modern era were encountered (WoSAS 2018).

3.3.3 Furthermore, a desk-based assessment was undertaken by GUARD for nine Renfrewshire Schools, including an area to the north-east of the A726 (WoSAS 2018).

3.4 Site Visit

- 3.4.1 The site was visited on Tuesday 31st July 2018. The site comprised a mixture of historic and modern hospital structures, set within a rolling landscape. The majority of the modern hospital buildings were closed and boarded up at the time of the survey. The original Lodge (Plate 1) is outside the site boundary, but is part of the category B listing (Asset 1). Several of the early 20th century buildings were also disused, and two structures only survive as ruins (Plates 2 and 6).
- 3.4.2 The buildings were concentrated in the northern half of the site. An abandoned playing field and bowling green were located towards the western boundary. Possible remnants of a wall to the bowling green survived (Plates 11 and 12). Pathways lead throughout the open fields to the south and the forest. This area is frequently used by dog walkers.
- 3.4.3 With the exception of the two ruinous structures, all category B listed buildings associated with Abercrombie's early 20th century mental hospital buildings were in good condition (Plates 3-5). The 1909 main building retains the original doorway (Plate 4), with a lead glazed, stained glass surround. To the north of this building is the former railway station (Plate 5). The railway into the site was removed during the second half of the 20th century, but the structure was retained.
- 3.4.4 Structural remains associated with the Hollybush farmstead survive at the western extent of the southern boundary within the forest surrounding the site (Plate 9).



Plate 1: Old Entrance gateway and lodge, excluded from proposed development



Plate 2: Ruinous villa at the north-eastern end of the site, once part of the hospital



Plate 3: South elevation of the 1909 main building



Plate 4: Original doorway with stained glass surround



Plate 5: Once the terminus of the railway line that lead into the site, railway removed in the mid-20th century



Plate 6: Ruinous villa at the north-western end of the site, once part of the hospital, proposed to be demolished (subject to separate List Building Consent application)



Plate 7: Boarded up modern hospital structures



Plate 8: Old Playing field to the west of the proposed development area



Plate 9: Ruins associated with Hollybush at the south-western corner of the proposed development site



Plate 10: View to the north from southern fields



Plate 11: Bowling Green, surrounded by shrubbery



Plate 12: Boundary wall, possibly to the bowling green

3.5 Designated Heritage Assets

3.5.1 There are two designated heritage assets within the study area. One designated heritage asset is situated within the proposed development site. This is the category

B listed Dykebar Hospital (Asset 1), comprising several buildings from 1909 and 1914. The wider study area also contains the Thornly Park Conservation Area (Asset 4), designated in 2002, which contains several category B and C listed buildings, all dating from the early 20th century.

3.6 Non-designated Heritage Assets

3.6.1 There are ten non-designated heritage assets within the study area. Most of these are associated with the post-medieval development of the outskirts of Paisley and World War II defences. Four heritage assets are located within the proposed development site. These are the location of the Steed Stane Cross (Asset 2), a medieval coin hoard (Asset 3) found during works at Dykebar Hospital, and the site of the post-medieval East Dykebar farmstead (Asset 11) and Hollybush farmstead (Asset 12).

3.7 The Character of the Development

3.7.1 The proposed development is for the creation of a new sustainable village. The former Dykebar Hospital site has been identified within the Renfrewshire Local Development Plan as a potential site for redevelopment. The first development proposals are for 600 dwellings as part of the wider 'Paisley South Expansion' allocation.

3.7.2 This development would require the demolition of one of the early 20th century hospital buildings (subject to a separate List Building Consent application being progressed by a third party), as well as the demolition of the late 20th century hospital buildings. The greater part of these buildings currently lie empty. The proposed development focuses on the north-western section and the southern section of the site.

3.7.3 A large area in the western centre of the site is proposed to remain as pasture, retaining the playing field.

4 DISCUSSION

4.1 Summary of Heritage Asset Significance

4.1.1 Within the proposed development site lie the category B listed buildings associated with the 1909 Dykebar Hospital (Asset 1). This is a heritage asset of District or County (Higher) significance (Appendix 1, Table 1).

4.1.2 The site is situated to the south of the Thornly Park Conservation Areas (Assets 13), which is of District or County (Higher) significance (Appendix 1, Table 1). In addition, several assets within the study area demonstrate pre-historic, medieval and post-medieval activity (Assets 2, 3, 5-12). All of these assets are of local significance (Appendix 1, Table 1).

4.2 Magnitude of Impact on Heritage Assets

4.2.1 The proposed development will affect East Dykebar farmstead (Asset 11), Hollybush farmstead (Asset 12) and the locations of the Steed Stane Cross (Asset 2) and a medieval coin hoard (Asset 3). The impact of the development will be direct and the magnitude of impact would result in loss (Appendix 1, Table 2).

4.2.2 With the exception of the north-western ruinous structure, the category B listed buildings of Dykebar Hospital (Asset 1), although situated within the site, will only be indirectly impacted upon. The impact would be upon the setting of the listed buildings, which would cause a less than substantial magnitude of impact. It is proposed by the NHS, the previous site owner, to demolish the north-western building, which is currently in a dilapidated state. As discussed above, this is currently subject to a Listed Building Consent application.

4.2.3 For the Thorny Park Conservation Area (Asset 4), which is situated outside the area of direct impact, but within the 500m study area, the magnitude of impact would be no change (Appendix 1, Table 2).

4.2.4 For the remaining six known assets of local significance (Assets 5-10), outside the area of direct impact, but within the 500m study area, the magnitude of impact would be no change (Appendix 1, Table 2).

4.3 Heritage Statement

4.3.1 The proposed works will directly impact upon the category B listed buildings of the early 20th century Dykebar Mental Hospital (Asset 1). For this asset, the less than substantial magnitude of impact would, for heritage assets of District or County

(Higher) significance, result in a very limited impact. A low level of mitigation would be required. Such mitigation work would depend upon advice from the authority planning archaeologist, but may comprise a basic building surveys and/or watching briefs.

- 4.3.2 Additionally, the proposed works will directly impact upon the possible below ground remains of East Dykebar farmstead (Asset 11) and Steed Stane Cross (Asset 2). For these assets, the magnitude of impact would result in loss, which, for heritage assets of local significance, would result in a limited impact. However, the construction of the early and late-20th century hospital structures within the site may have already negatively affected any surviving structures, though this cannot be confirmed. Several, possibly post-medieval, field boundaries within the southern section of the site would also be affected by the development. They are currently still discernible as sparse tree growth and shrubbery. Furthermore, the proposed works will directly impact upon the site of the medieval coin hoard (Asset 3), found during works in 1987. This asset is of negligible significance, thus there would be no appreciable impact upon this heritage asset.
- 4.3.3 For the Thornly Park Conservation Area, a heritage asset of District or County (Higher) significance for which the magnitude of impact would be no change, the impact on heritage significance would be no appreciable impact (Appendix 1, Table 3).
- 4.3.4 For the remaining six heritage assets of local significance (Assets 5-10) for which the magnitude of impact would be no change, the impact on heritage significance would be no appreciable impact (Appendix 1, Table 3).
- 4.3.5 As some features observed during the site visit will be affected, and further historic information could be gleaned from any below ground features revealed by the groundworks, further archaeological mitigation may be required.

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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 in Scotland	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 in Scotland	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). Grade C Listed Buildings in Scotland	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
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	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: LIST OF HERITAGE ASSETS

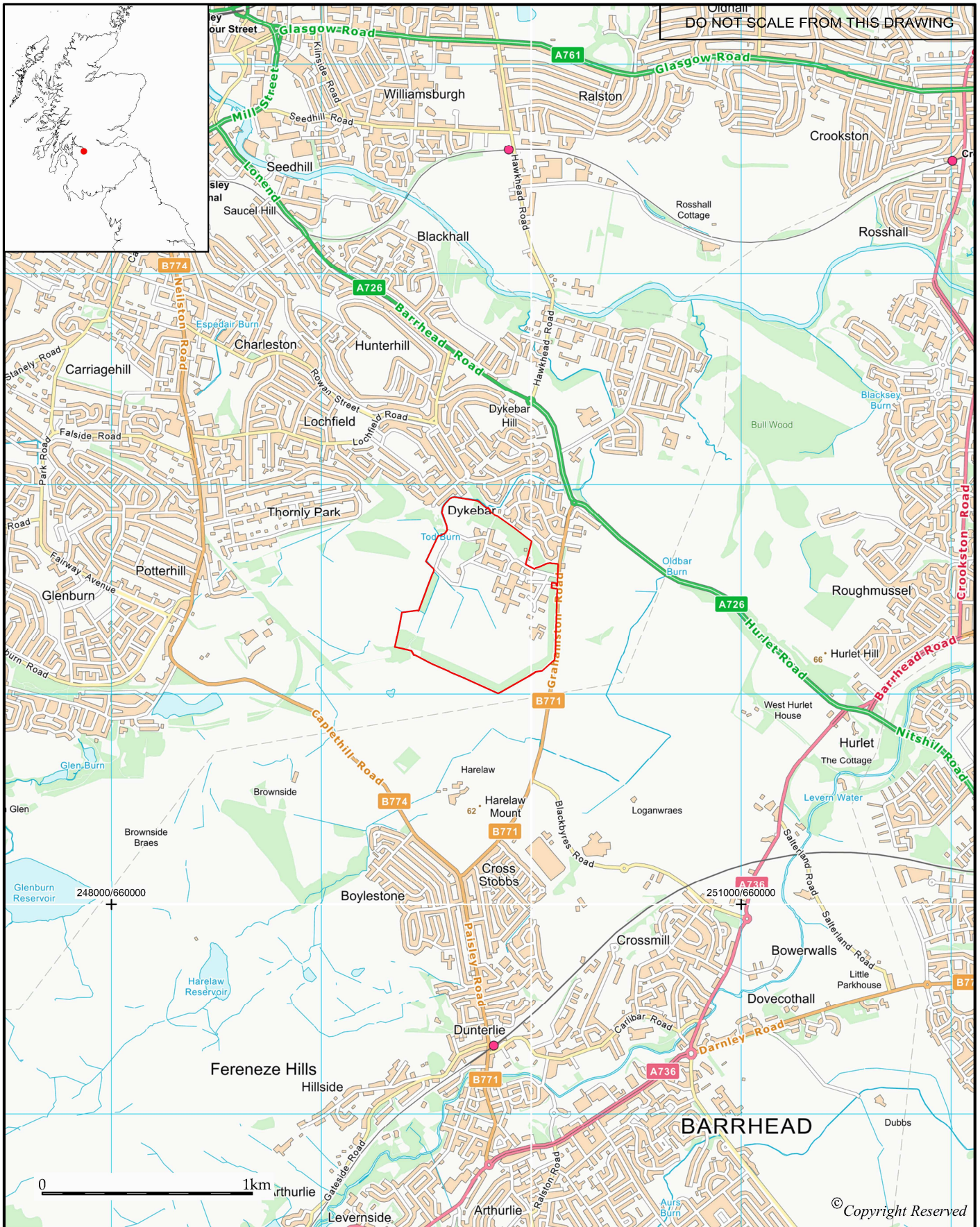
The table below summarises known heritage assets within the 500m search radius (study area), including assets from the West Scotland Archaeology Service (WoSAS) and Canmore List (CML) web resources.



Asset No.	Reference	Site Name	Description	Grid Reference	Significance/Impact
1	LB38961	Dykebar Hospital	Category B listed building Former asylum site consisting of several buildings including a lodge, administration building, wards, former nurses' home, villas and associated service buildings, all in an Edwardian Baroque style. The buildings are situated in a wooded, semi-rural site close to a main road. All the buildings are of red sandstone with ashlar margins and the majority have base courses. There are raised margins around many of the windows. There is a variety of windows including some multi-pane timber sash and case and some non-traditional windows and many of the dormers are flat-roofed. The roofs are all in grey slate with cast-iron rainwater goods, and several of the buildings have distinctive decorative roof ventilators and tall slim coped stacks.	249824,661626 250044,661403 249953,661469 249989,661368 249741,661782 249649,661583 249935,661601 249981,661574 249838,661669 249814,661715 249857,661696 250105,661515 250119,661528	District or County (Higher)/loss
2	WoSAS 8868	Steed Stane Cross	The NSA, quoting Semple, describes the Steed Stane Cross as "about 4 1/2' long, 16" broad and 8" thick, standing upon a pedestal about 1 1/2' high, 4 1/2' long and 3' broad; this stone with its foundation had been lying in a gravel pit for some years, and was lately erected by Mr C Ross of Greenlaw. He remembers, within these forty years past, to have seen the cross-pieces on the top. No figures have been on it, only wreathed work." It was said to have been a large slab on which a stone about 5' high stood, bearing the figure of a man or horse.	250120,661220	local/loss

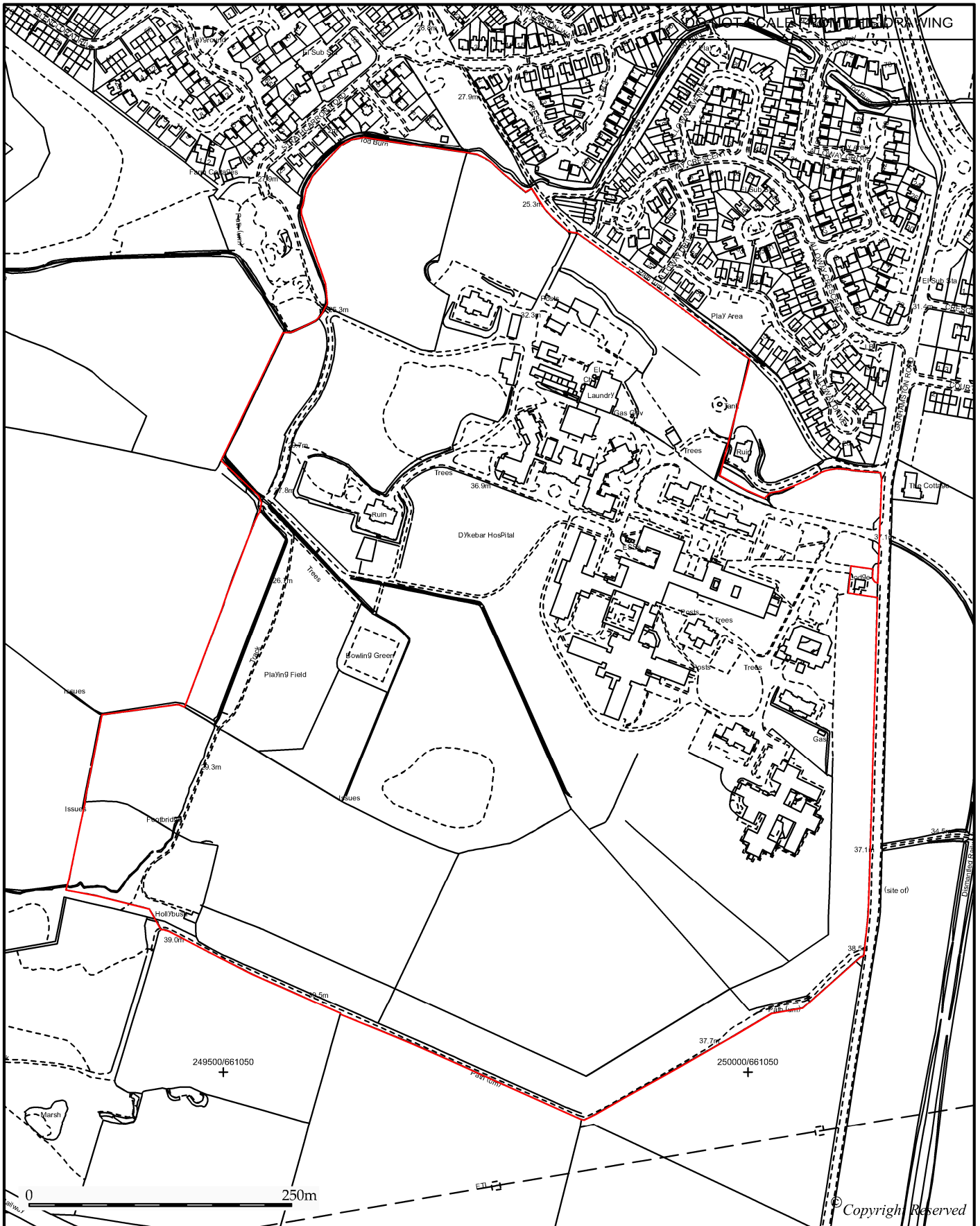
Asset No.	Reference	Site Name	Description	Grid Reference	Significance/ Impact
3	WoSAS 12631	Medieval Coin Hoard	In 1987 a hoard of 221 Edwardian coins was discovered by workmen within the grounds of Dykebar Hospital. The coins are now held in Paisley Museum. Information from Mr N Holmes (National Museums of Scotland), 30 October 1992.	249550,661650	Negligible/ loss
4	CA 305	Thornly Park Conservation Area	Conservation Area Designated 2002, a small suburb of large houses build in the first half of the 20 th century. It contains 16 category B and C listed buildings.	249100,661000	District or County (Higher)/ minor
5	WoSAS 7719	Cup markings, Harleaw	Cup marked Rock: A smooth outcrop of rock measuring 15ft by 6ft and 4ft high, situated 260 yds E of the main road, 130 yds N of a bridge, and 20 yds W of a railway cutting, bears 5 cup marks up to 2 ins in diameter and 3/4 in deep, some below turf. Though Crawford and Semple (1782) saw 72 marks along 30 yds of rock in 1782, much has been blasted away in making the former railway.	249100,661000	Local/ no change
6	WoSAS 62672	Dykebar Hill Farmstead	The site of the buried remains of Dykebarhill Farmstead was subject to excavation in 2005. After the initial removal of overburden by machine and the cleaning of walls and surfaces by hand 2 buildings, an exterior wall or boundary wall and cobbled surface were documented.	250057,662084	Local/ no change
7	WoSAS 62671	Plantation Bank	The circular ring mound comprised the upstanding eastern half of a circular feature believed to have been fanned in the late 18th century as an ornamental landscape feature. A second such feature (now buried under redeposited boulder clay) was located further up the slope to the NW on the NW side of the AA battery.	249913,662232	Local/ no change



Asset No.	Reference	Site Name	Description	Grid Reference	Significance/ Impact
8	WoSAS 62670	Hearth	A hearth feature, comprising fill and cut was located during archaeological monitoring. The feature was semi-circular, measuring 1.20 x 0.86m. The cut was made into the natural boulder clay, had moderately sloping edges and a wide flat boltom. Charcoal was recovered from the fill and submitted for radiocarbon dating which produced a dating of age BP 35 (Iron Age).	249887,662250	Local/ no change
9	WoSAS 20056	Anti-aircraft Battery	Situated on the summit of Dykebar Hill was a four emplacement heavy anti-aircraft battery. There may have been an extra two open emplacements and the accommodation camp was to the SE adjacent to the A726 public road.	249850,662280	Local/ no change
10	WoSAS 7702	Earthworks	Mr John Hosie, farmer of Crookston, now about 80 years old, states that he well recalls the ditch and ramparts on Dykebar Hill. He asserts that when ploughing he has often found spearheads, swords, and "curious chain links", but at present he has not any in his possession. He further states that the stones forming the masonry of the encampment were carted away for the building of Hawkhead Mill dam.	249740,662340	Local/ no change
11		East Dikebar	East Dikebar Farmstead and associated outbuilding seen on 1 st ed OS, still present in 1945 Google Image	249778,661755	Local/loss
12		Hollybush Farmstead	Farmstead noted on 1 st OS map, some remnants still present	249461,661210	Local/loss

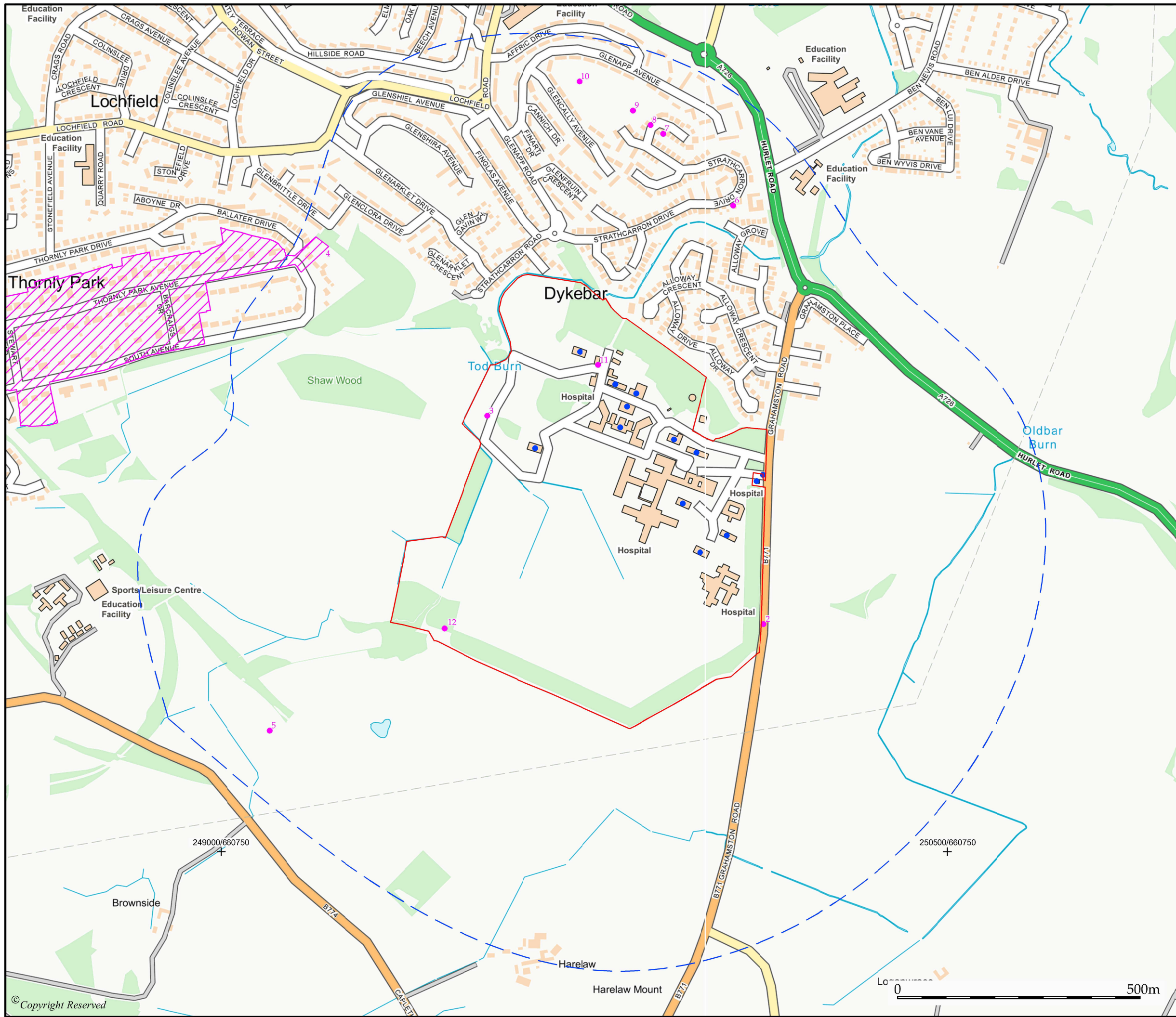
APPENDIX 3: FIGURES



CLIENT	CALA Homes West Limited		DRG No.	GL10083-0001	REV	A		
	PROJECT	Dykebar Hospital, Paisley, Scotland		SIZE	A4	SCALE	1:25,000	DATE
DRAWING TITLE		Figure 1: Site location		DRAWN BY	HP	CHECKED BY	AB	APPROVED BY
								


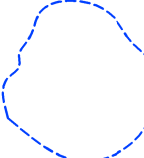




CLIENT	CALA Homes West Limited		DRG No.	GL10083-0002	REV	A		
	PROJECT	Dykebar Hospital, Paisley, Scotland		SIZE	A4	SCALE	1:5,000	DATE
DRAWING TITLE		Figure 2: Detailed site location		DRAWN BY	HP	CHECKED BY	AB	APPROVED BY
								



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KEY:

-  Site boundary
-  500m study area
-  Heritage assets
-  Listed buildings of Dykebar Hospital (Asset 1)

REVISION	DETAILS	DATE	DR'N	CHK'D	APP'D
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CLIENT
CALA Homes West Limited

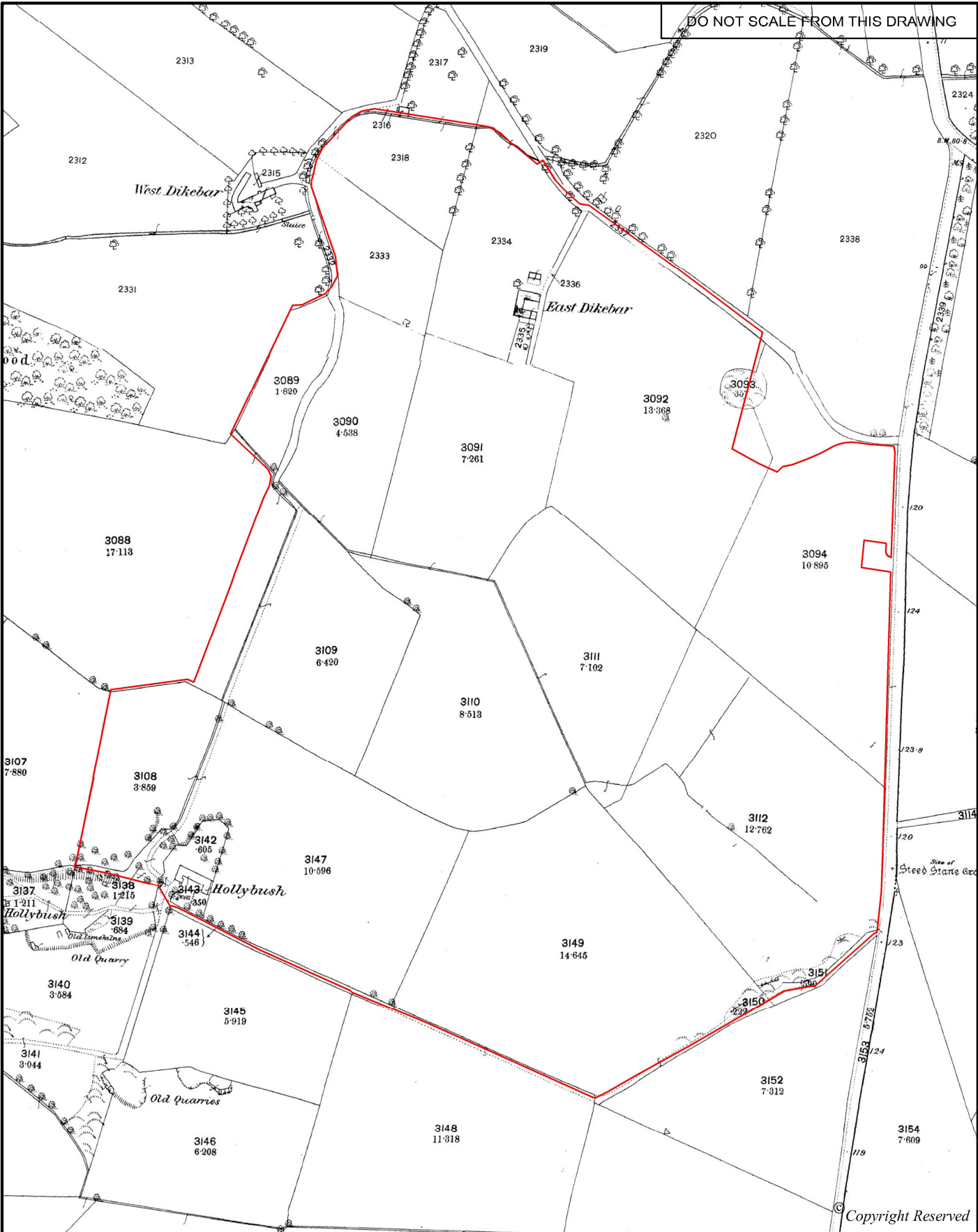
PROJECT
Dykebar Hospital, Paisley, Scotland



DRAWING TITLE
**Figure 3:
Location of heritage assets
within a 500m study area**

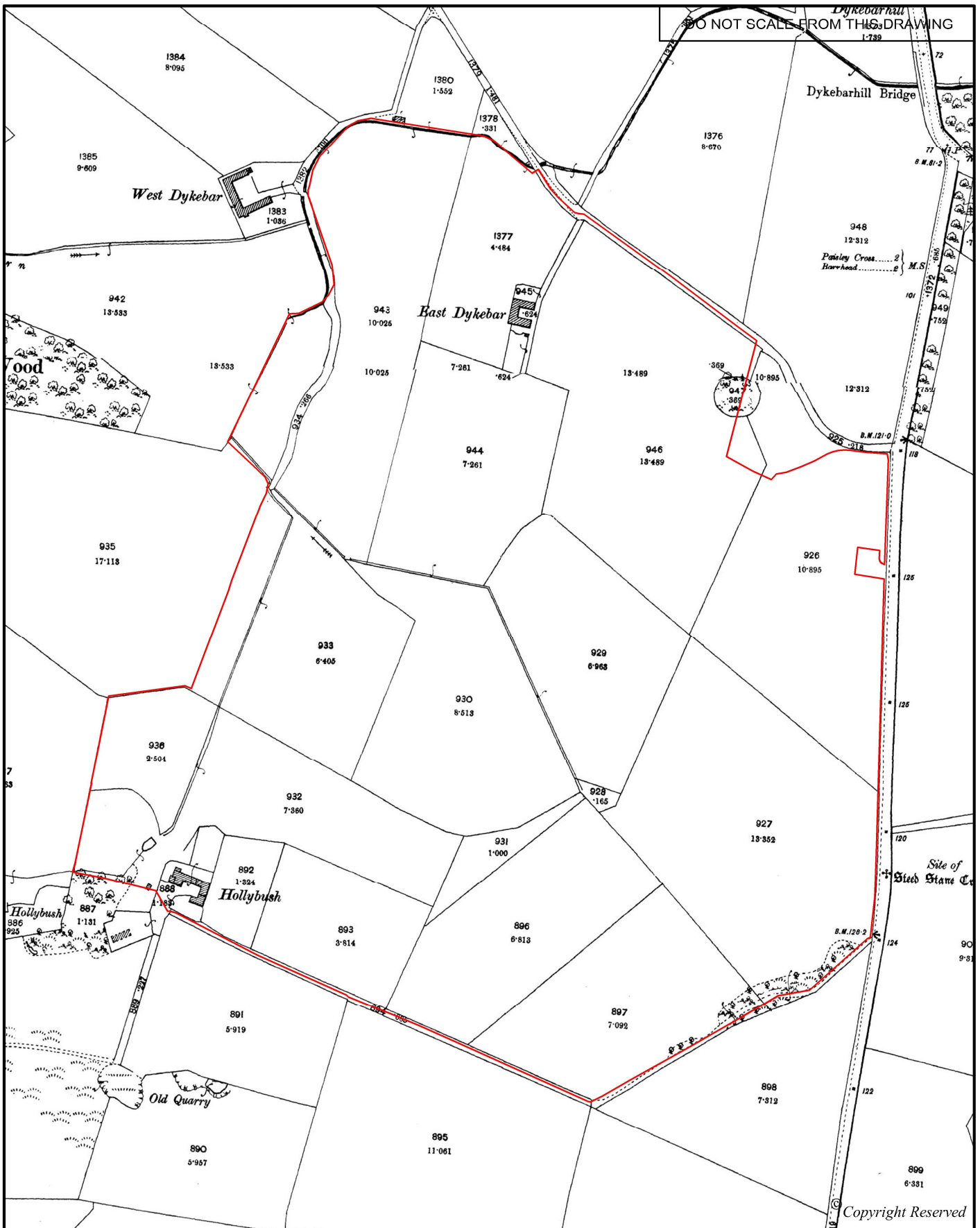
DRG No. GL10083-0003	REV A
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DRAWN BY HP	DATE Sept. 2018
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- LEIGH
- SHEFFIELD
- CARLISLE
- LONDON
- STONE ON TRENT
- CROYDON
- MANCHESTER
- TAUNTON

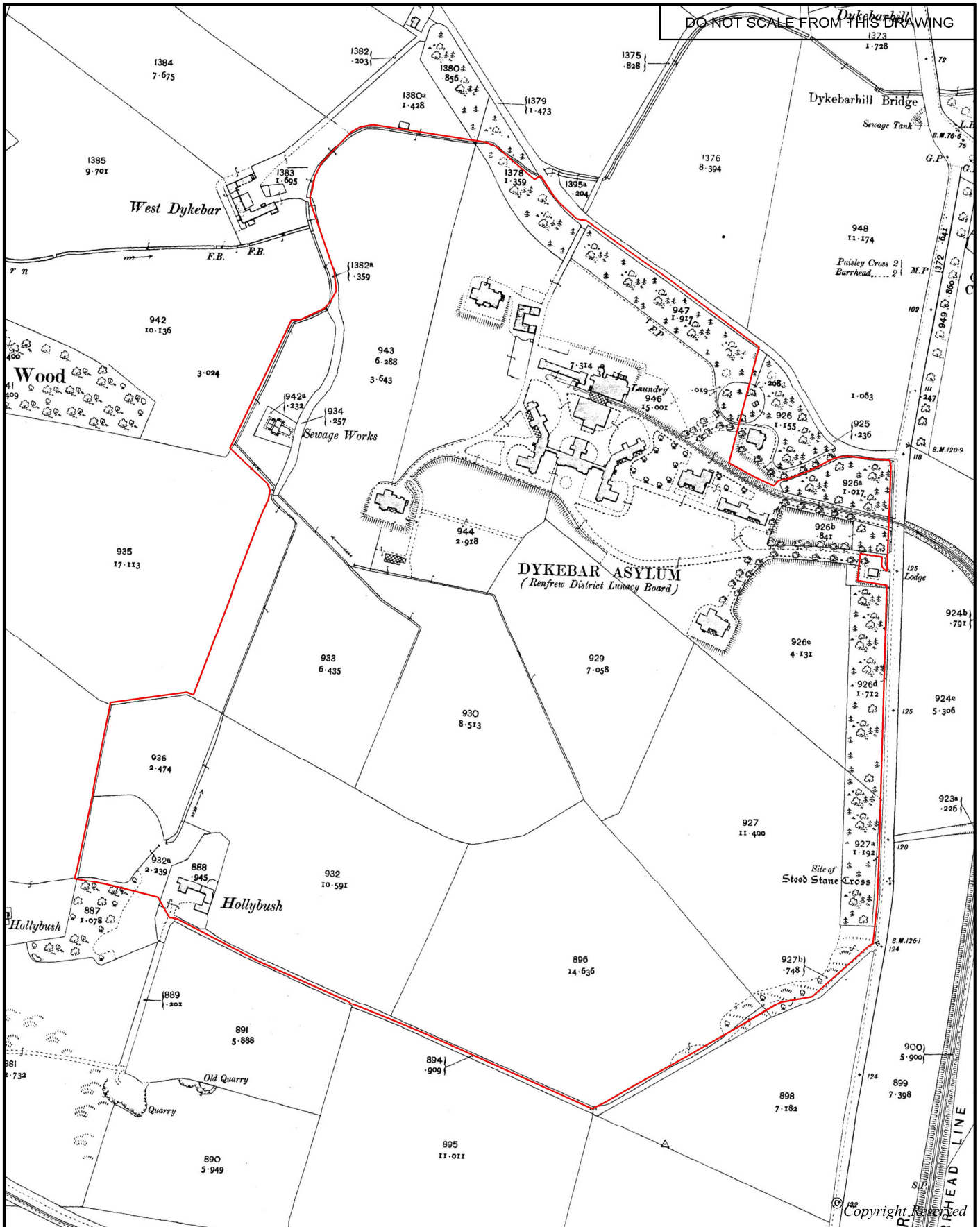





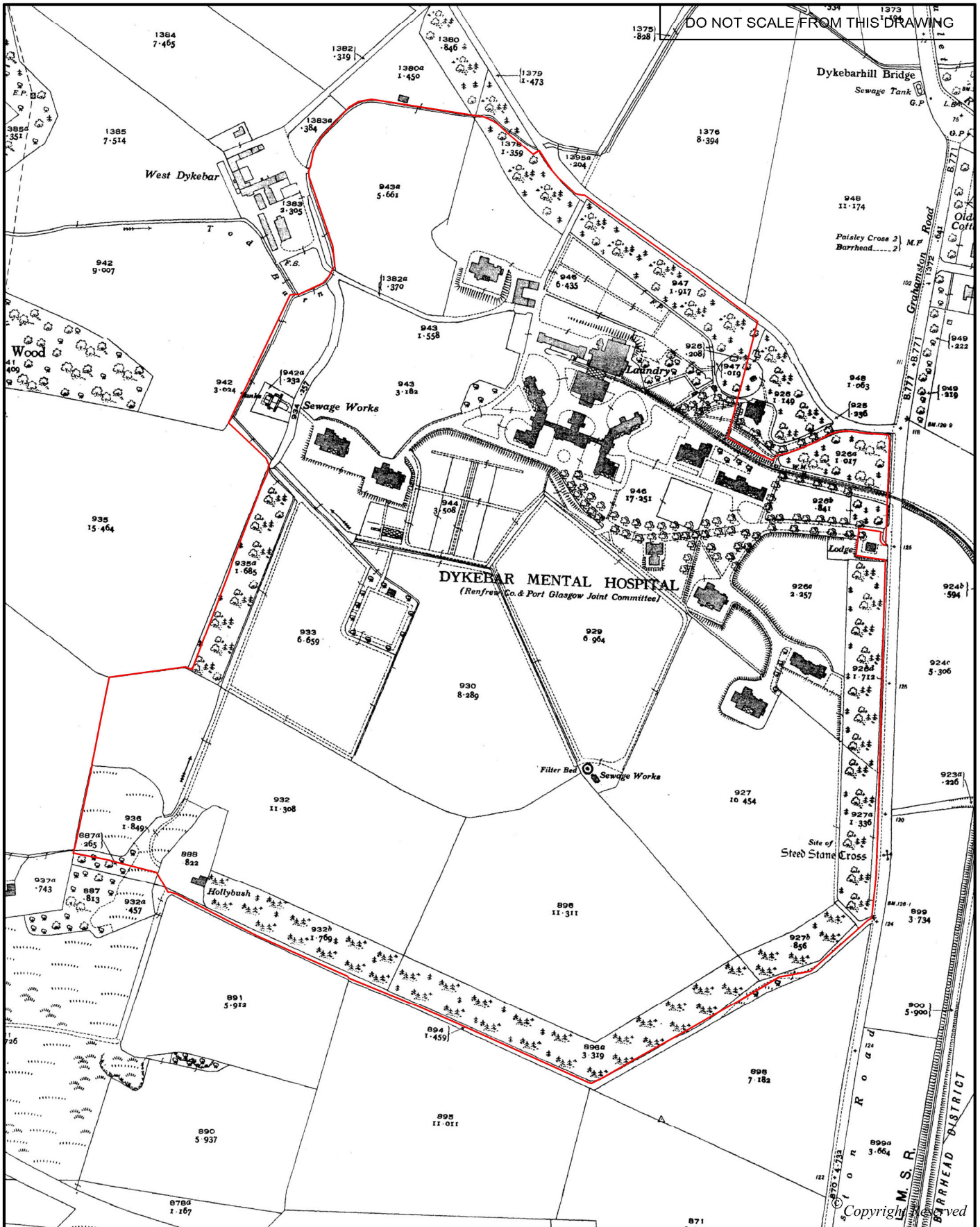
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	PROJECT	Dykebar Hospital, Paisley, Scotland		SIZE	A4		SCALE	1:5,000
DRAWING TITLE		Figure 4: First Edition Ordnance Survey Map, 1864 (25 inches to 1 mile scale)		DRAWN BY	HP		CHECKED BY	AB
								





CLIENT	CALA Homes West Limited		DRG No.	GL10083-0005	REV	A		
	PROJECT	Dykebar Hospital, Paisley, Scotland		SIZE	A4	SCALE	1:5,000	DATE
DRAWING TITLE		Figure 5: Second Edition Ordnance Survey Map, 1898 (25 inches to 1 mile scale)		DRAWN BY	HP	CHECKED BY	AB	APPROVED BY
								

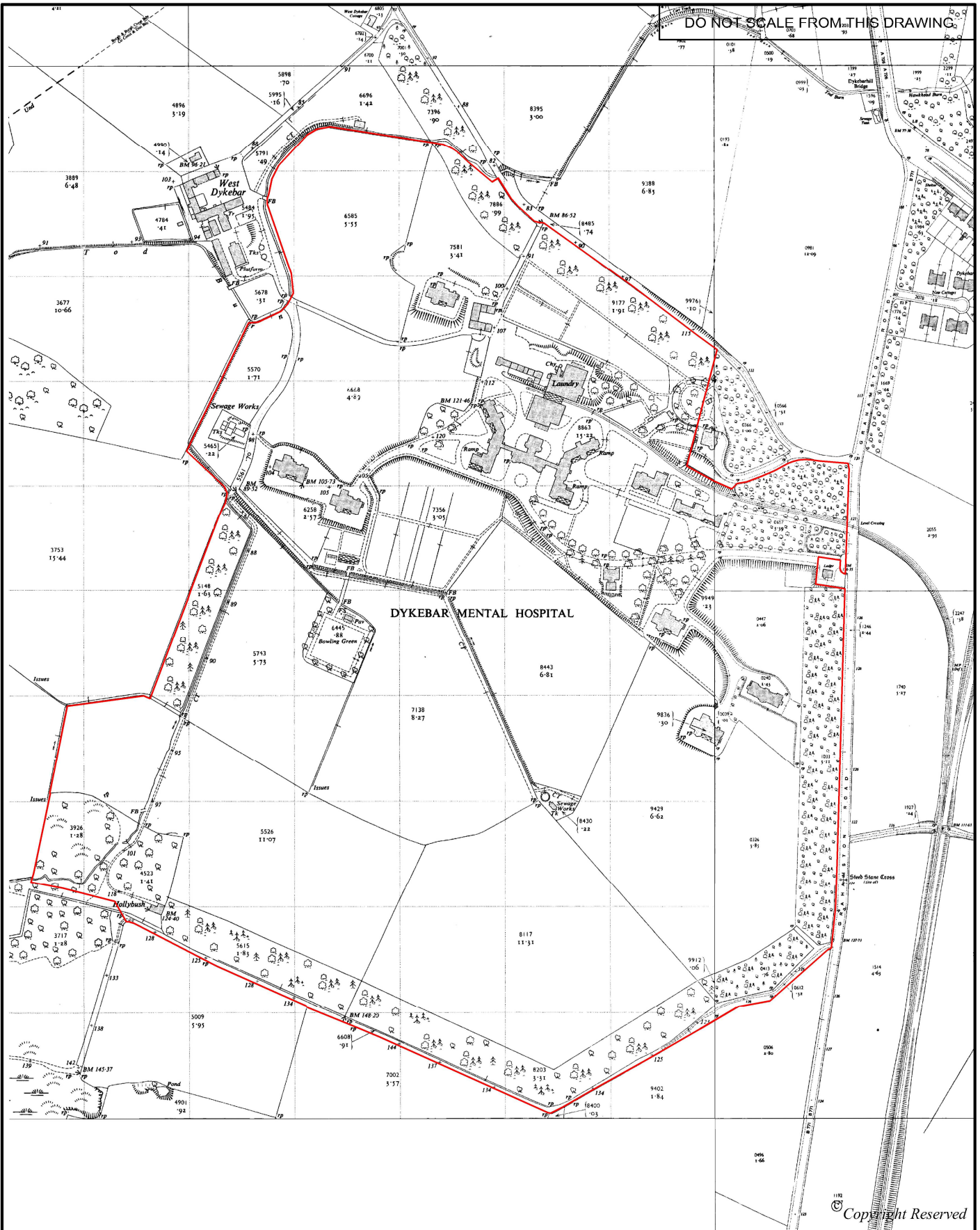


CLIENT CALA Homes West Limited	DRG No. GL10083-0006		REV A
	SIZE A4	SCALE 1:5,000	DATE Sept. 2018
PROJECT Dykebar Hospital, Paisley, Scotland	DRAWN BY HP	CHECKED BY AB	APPROVED BY AB
	DRAWING TITLE Figure 6: Third Edition Ordnance Survey Map, 1916 (25 inches to 1 mile scale)		
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	PROJECT	Dykebar Hospital, Paisley, Scotland		SIZE	A4	SCALE	1:5,000	DATE
DRAWING TITLE		Figure 7: Ordnance Survey Map, 1948 (25 inches to 1 mile scale)		DRAWN BY	HP	CHECKED BY	AB	APPROVED BY
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	PROJECT	Dykebar Hospital, Paisley, Scotland		SIZE	A4	SCALE	1:5,000	DATE
DRAWING TITLE		Figure 8: Ordnance Survey Map, 1952 (25 inches to 1 mile scale)		DRAWN BY	HP	CHECKED BY	AB	APPROVED BY
								

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