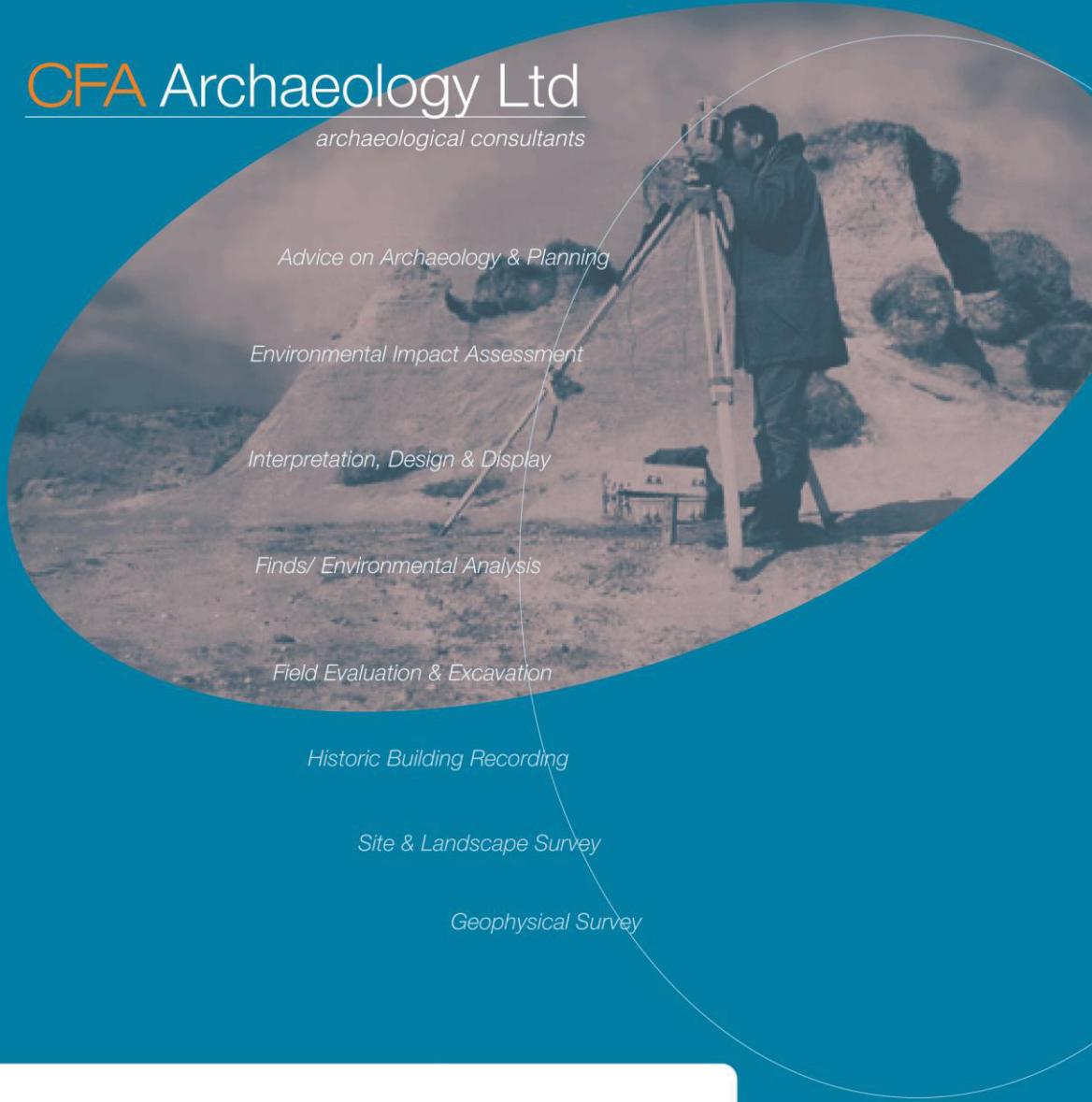


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Park of Keir

Cultural Heritage Assessment

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Park of Keir

Cultural Heritage Assessment

6 ARCHAEOLOGY AND CULTURAL HERITAGE

Non-Technical Summary

The Archaeology and Cultural Heritage chapter assesses the likely impacts on archaeology and built heritage (cultural heritage assets) of the construction and occupation of the proposed development. The assessment has been undertaken by CFA Archaeology Ltd (CFA), informed by comments and information provided by Historic Scotland and Stirling Council.

The assessment was designed to identify and evaluate any cultural heritage assets within the proposed development site study area through examination of desk-based sources and detailed field survey, and to identify cultural heritage assets within 2km of the proposed development that could have their settings affected.

Twenty-three cultural heritage assets have been identified within the proposed development site. The cultural heritage assets range in date from the prehistoric period to the post-medieval period and indicate that there has been activity and settlement within the area since at least the later prehistoric (Bronze Age/Iron Age) period. One site, Knock Hill fort, is a Scheduled Monument and is of national importance. The route of an 18th century military road, which crosses the proposed development site, is considered to be of unknown, but potentially of regional importance if buried remains survive. The other assets are assessed to be no greater than of local heritage importance.

An assessment of the known cultural heritage resources within the proposed development site indicates that there is a high potential for hitherto undiscovered archaeological remains to be preserved within the proposed development site.

The majority of the cultural heritage assets would be avoided by the proposed development and/or retained in areas of existing woodland, including Scheduled Monument Knock Hill fort. Nine direct impacts of high magnitude are predicted for three crop mark sites, a pond, a quarry, two clearance cairns, the route of a former military road, former settlements of post-medieval or potentially earlier date, and the route of a possible Roman road. Six of these impacts (on three cropmark sites of potential prehistoric date, the route of the former military road of 18th century date and the possible route of a Roman road) would result in impacts of uncertain, but potentially major/moderate significance if buried remains survive in these areas; the remaining three impacts would result in no more than minor impacts.

There would be an indirect impact on the setting of eleven heritage features within the wider landscape surrounding the proposed development. Six of these impacts, on: Scheduled Monuments, Knock Hill fort and Fairy Knowe cairn; Category B Listed Building, Kippenross House; two Inventory Garden and Designed Landscapes, Kippenross and Keir and Bridge of Allan Conservation Area would be of low magnitude resulting in effects of minor significance. The remaining seven impacts would be of imperceptible magnitude and no more than of minor significance. None of the impacts are considered to be significant.

List of Figures

Figure 6.1 – Cultural Heritage: Constraints

Figure 6.2 – Cultural Heritage: Key External Assets

6.1 Introduction

This chapter assesses the potential impacts of the proposed development on archaeology and built heritage interests (henceforth cultural heritage assets). The assessment has been undertaken by CFA Archaeology Ltd (CFA), informed by information provided by Historic Scotland and Stirling Council.

The specific objectives of the study were to:

- Identify the cultural heritage baseline within the proposed development site and assess its importance;
- Assess the proposed development site in terms of its archaeological and cultural heritage potential;
- Consider the impacts of the proposed development on the baseline cultural heritage resource, within the context of relevant legislation and planning policy guidelines;
- Propose measures, where appropriate, to mitigate any predicted significant adverse impacts; and
- Predict the residual environmental effects of the proposed development taking into account the mitigation proposed.

The assessment evaluates the impacts of the proposed development on designated and non-designated heritage assets, including: Scheduled Monuments and other archaeological features; Listed Buildings and other buildings of historic or architectural importance; Inventory Gardens and Designed Landscapes; Inventory Historic Battlefields and Conservation Areas.

In order to achieve these objectives a three-tier, nested study area approach was used to reflect the varying nature of possible impacts on cultural heritage assets which could result from the proposed development.

- The potential for direct impacts upon heritage assets has been considered within the proposed development site; as illustrated on [Figure 6.1](#). This figure shows the proposed development site and the locations of cultural heritage assets located within it. [Appendix 6.1](#) provides a gazetteer of the cultural heritage assets located within the study area and provides an indication of the relative importance of each.
- The consideration of potential indirect impacts upon the setting of cultural heritage assets uses a 2km radius study area from the proposed development boundary. [Figure 6.2](#) shows the proposed development site within its wider landscape setting and indicates the locations of key cultural heritage assets within 2km of the proposed development site. [Appendix 6.2](#) contains a list of these key cultural heritage assets and provides a summary of the predicted indirect impacts, on a site-by-site basis. The potential impacts of the proposed development on the settings of heritage assets are considered as its presence could affect their historic environmental values. [Chapter 5: Landscape, Townscape and Visual Impacts, Section 5.8.4](#) deals with these sites in terms of their current character, and the visual amenity of the landscape from the perspective of residential receptors and visitors. Consultation identified one cultural heritage asset, Scheduled Monument, Knock Hill fort (Index no: **6478**) which required particular consideration, the location of this asset is shown on [Figures 6.1 and 6.2](#). Cross-reference was made to the LVIA visualisations to aid in the assessment of the potential indirect impacts upon the setting of key cultural heritage assets ([Chapter 5: Landscape, Townscape and Visual Impacts, Figures 5.X-5.X](#)) and the locations from

which each of these visualisations is taken are shown on Chapter 5, Landscape, Townscape and Visual Impacts, Figure 5.X.

- The consideration of potential cumulative impacts upon the setting of heritage assets also uses a 2km radius study area. The assessment of the cumulative impacts on the cultural heritage assets is based upon the consideration of the proposed development in addition to the likely impacts of other similar developments in the wider landscape.

6.2 Policy, Legislation and Guidance

The primary planning policy comprises:

- National Planning Framework for Scotland 3 (NPF3) (The Scottish Government 2014a); Scottish Historic Environment Policy (SHEP) (Historic Scotland 2011), Scottish Planning Policy (SPP) (The Scottish Government 2014b) and Planning Advice Note (PAN) 2/2011 (The Scottish Government 2011a) at the national level;
- The Clackmannanshire and Stirling Structure Plan (Stirling Council March 2002); Stirling Local Plan (Stirling Council December 1999); Clackmannanshire and Stirling Proposed Local Development Plan (Stirling Council October 2012, revised 2014 but as yet not adopted).

Key aspects of these policy documents are discussed below.

6.2.1 International Legislation and Policy

There is no international legislation or policy relating to cultural heritage that is relevant to those aspects of cultural heritage considered in this assessment.

6.2.2 National Legislation and Policy

National Planning Framework for Scotland 3 (NPF3) (2014)

NPF3 is government policy on how nationally important land use planning matters should be addressed across the country (Paragraph 1). The Framework provides the strategic spatial policy context for decisions and actions by the Government and its agencies, and brings together the Government's plans and strategies in economic development, regeneration, energy, environment, climate change, transport and digital infrastructure to provide a coherent vision of how Scotland should evolve over the next 20 to 30 years.

One of the main elements of the spatial strategy set out in NPF3 is the intention to respect, enhance and make responsible use of Scotland's cultural assets. (Section 4: A natural resilient place) and the framework recognises the contribution made by our cultural heritage to our economy, cultural identity and quality of life. Planning authorities are required to consider the Framework when preparing development plans, and it is a material consideration in the determination of planning applications.

Scottish Historic Environment Policy (SHEP) (2011)

SHEP sets out the Scottish Ministers' policies for the historic environment, and provides policy direction for Historic Scotland and a framework that informs the day to day work of a range of organisations that have a role and interest in managing the historic environment. Through the implementation of SHEP, the Scottish Ministers wish to achieve three outcomes for Scotland's historic environment:

- That the historic environment is cared for, protected and enhanced for the benefit of our own and future generations;

- To secure greater economic benefits from the historic environment; and
- That the people of Scotland and visitors to Scotland value, understand and enjoy the historic environment.

Scottish Planning Policy (SPP) (2014)

Cultural Heritage resources include assets with statutory and non-statutory designations.

Assets with statutory designations (protected by statute) include:

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

Assets with non-statutory designations (without statutory protection) include:

- World Heritage Sites;
- Inventory Gardens and Designed Landscapes;
- Inventory Historic Battlefields; and
- Other Historic Environment Interests.

Those heritage assets that are relevant to the proposed development are: Scheduled Monuments, Listed Buildings, Conservation Areas, Inventory Gardens and Designed Landscapes, Inventory Historic Battlefields and Other Historic Environment Interests. There are no World Heritage Sites that would be affected by the proposed development.

SPP requires that planning authorities ensure that development plans provide a framework for the protection, conservation and enhancement of the historic environment and its setting (Paragraph 112).

Scheduled Monuments: Under the Ancient Monuments and Archaeological Areas Act 1979 (1979 Act) (HMSO 1979), the Scottish Ministers are required to compile and maintain a schedule of monuments considered to be of importance. The consent of Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. In addition, effects of proposed developments upon the setting of a Scheduled Monument can be a material consideration in planning terms.

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

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

Inventory Gardens and Designed Landscapes: The impact of a development on a designated Garden or Designed Landscape listed in 'An Inventory of Gardens

and Designed Landscapes in Scotland or its Supplements' (Inventory; published by Historic Scotland) is a material consideration in the determination of a planning application. Under the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (Scottish Government 2008), planning authorities must consult Historic Scotland on any development that may affect a site contained in the Inventory.

Inventory Status Historic Battlefields: Under the provisions set out in Section 32B(1) of the Ancient Monuments and Archaeological Areas Act 1979, Historic Scotland has compiled an Inventory of Historic Battlefields which it considers to be of national importance. The inventory provides information on those battlefields which are provided with statutory protection, to enable their sustainable management through the planning system. The impact of a development on a Historic Battlefield listed in The Inventory of Historic Battlefields (published by Historic Scotland) is a material consideration in the determination of a planning application. SHEP recommends that local development plans and, where appropriate, supplementary planning guidance, should set out policies and criteria that apply to the protection, conservation and management of historic battlefields.

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

Planning Advice Note (PAN) 2/2011: Planning and Archaeology (2011)

PAN2/2011 advises that, in determining planning applications, planning authorities should take into account the relative importance of archaeological sites (Paragraph 5). It also notes that in determining planning applications that may impact on archaeological features or their settings, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features (Paragraph 6). The desirability of preserving a monument (whether scheduled or not) is a material consideration and the objective should be to assure the protection and enhancement of monuments by preservation in situ, in an appropriate setting. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results may be an acceptable alternative (Paragraph 14).

6.2.3 Regional and Local Policy

Clackmannanshire and Stirling Structure Plan (2002)

The Structure Plan sets out the long term vision for sustainable development in the Clackmannanshire and Stirling area. The Plan states that it is important that the cultural heritage of the area is protected and enhanced and that new development should respect and complement the natural and built heritage to which it relates.

Policy ENV 6 (The Historic and Built Environment) states that the Councils will seek to ensure that cultural heritage resources are recognised, recorded, protected and enhanced as appropriate, and that new development respects and contributes to the character and quality of the area. More particularly:

- All development within or likely to affect a Conservation Area should preserve or enhance the special character or appearance of the Area;

- There will be a strong presumption against development or works which would adversely affect the special architectural or historic interest of a Listed Building or its setting; and
- Development which would destroy or adversely affect Scheduled Monuments, or other importance archaeological sites or landscapes and their settings will not be permitted. In exceptional cases where developments may be approved which affect the heritage resource, developer funding will be legally tied to securing the appropriate level of advance investigation, excavation, recording and publication.

Stirling Local Plan (1999)

Policy POL.E43 (Listed Buildings) states that the Council will ensure that in relation to any works affecting Listed Buildings or their setting, special attention is paid to design, and the sympathetic choice of materials, in order that the building's character is not eroded.

In addition, POL.E45 states that development which adversely affects the character or setting of a Listed Building will not be permitted unless strong justification is produced in support of the application.

Policy POL.E47 (Archaeology) states that there will be a presumption against any development proposal which would have an adverse impact on:

- A scheduled monument of its setting; or
- Unscheduled remains and their settings which have been identified as particularly worthy of preservation.

Policy POL.E48 states that when considering development proposals which would adversely affect features of archaeological importance, the Council must be satisfied that the benefits of the proposed development will outweigh the disturbance of archaeological interest. Approval of any such proposals, where preservation of the archaeological interest is not possible, will be conditional upon satisfactory provision being made by the developer for the appropriate level of archaeological investigation, including publication of the results.

Policy POL.E49 states that where there is an indication that archaeological remains may exist within a development proposal but their extent and significance is unclear, the Council will require the prospective developer to arrange for an evaluation prior to the determination of the application in order to establish the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording surviving archaeological features.

Policy POL.E50 states that where the presence of archaeological interest becomes apparent once a development has commenced, adequate opportunity must be afforded by the developer for an archaeological investigation. It is desirable that, where possible, important archaeological remains are preserved in situ.

Stirling Local Development Plan (Proposed Plan 2012)

Stirling's Proposed Local Development Plan is a key strategic document, setting out a vision that will shape the future of the Stirling area for the next 20 years. The Proposed Plan provides a positive approach to appropriate development and supports sustainable economic growth and sustainable development, while recognising the importance of safeguarding the regions important environment and historic assets.

The Proposed Plan, which will replace the existing local plan, is currently under consideration follow a review to reflect recommendations arising from Local Plan Examination and has not yet been formally adopted.

Primary Policy 7 (Historic Environment) states that the historic environment contributes in a unique way to the character of the Stirling area. It is important in forming the identity of places and providing a cultural, education, social and economic resource. The historic environment and, where appropriate, the settings of its component features, will therefore be safeguarded, preserved and enhanced. Developments and other proposals that would have a negative impact on these assets will not normally be supported.

Policy 7.1 (Archaeology & Historic Building Recording (designated & undesignated buildings/sites)) states that:

- There will be a presumption against development that impacts physically upon either a Scheduled Monument, a nationally important monument or significantly detracts from the setting of such monuments;
- Where there is the possibility that archaeological remains may exist within a development site, but their extent and significance is unclear, the prospective developer should arrange for an evaluation prior to the determination of any planning application in order to establish the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording surviving archaeological features.
- Approval of any proposal directly affecting historic environment features will be conditional upon satisfactory provision being made by the developer for the appropriate level of archaeological and / or standing building investigation and recording, assessment, analysis, publication and archiving.

Policy 7.2 (Development within and outwith Conservation Areas) states that development within a Conservation Area and development outwith, that will impact on the conservation area shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal and should:

- Relate well to the density and pattern of existing development; and
- Retain existing natural and built features which contribute to the character of the Conservation Area and / or its setting.

Policy 7.3 (Development affecting Listed Buildings) states that the layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Buildings and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

Policy 7.8 (Development affecting Battlefields, Gardens and Designed Landscapes) states that:

- Development which would have a significant adverse effect upon the archaeology, landscape features, character and setting of sites listed in the Inventory of Historic Battlefields will not be supported unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised. Where approved, proposals and developments affecting Inventory sites will require an appropriate level of mitigation, and measures (to be agreed with the Planning Authority) must

be taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the battlefield; and

- Development affecting sites within Gardens and Designed Landscapes shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon importance views to, from and within them, or upon the site or setting of component features which contribute to their value. Such protection will apply to Inventory sites and also to other designated landscape of more local interest.

6.3 Methodology

The baseline study was undertaken with reference to the Institute for Archaeologists' Code of Conduct (2014) and Standard and Guidance for Historic Environment Desk-Based Assessment (2012).

6.3.1 Consultation

Scoping responses relevant to this assessment were received from Historic Scotland and Stirling Council. Summaries of consultee responses are provided in Table 6.1.

Table 6.1 – Issues Identified During Consultation

Consultee	Issue	Where/How this is addressed
Historic Scotland (Formal Scoping)	Advised that the 2km study area proposed to establish impacts on setting of cultural heritage assets was acceptable.	The potential indirect impacts of the proposed development on cultural heritage assets is assessed in Section 6.5.2 and Appendix 6.2.
	Requested that the impact on Scheduled Monument Knock Hill, fort (Index no. 6478) should be assessed within the EIA.	The potential indirect impacts of the proposed development on Knock Hill, fort is assessed in Section 6.5.2.

6.3.2 Desk-based Assessment

Up-to-date information was obtained from appropriate sources on the locations of cultural heritage assets with statutory protection and non-statutory designations both within the proposed development site and within 2km of the proposed development.

- Details of the locations and extents of Scheduled Monuments, Listed Buildings, Inventory Gardens and Designed Landscapes, Inventory Historic Battlefields and Conservation Areas were downloaded as GIS from the Historic Scotland Data Warehouse (Historic Scotland 2014);
- Information on known cultural heritage assets within the proposed development site was obtained from Stirling Council Sites and Monuments Record (SMR);

- Information on the character and condition of known cultural heritage assets within the proposed development site was obtained from CANMORE (RCAHMS 2014a), the Royal Commission on Ancient and Historic Monuments of Scotland (RCAHMS) database;
- Ordnance Survey maps (1st and 2nd Edition maps) and other historic maps held by the Map Library of the National Library of Scotland were examined, to provide information on sites and features of potential cultural heritage interest and on historic land-use development;
- An assessment was made of vertical aerial photograph collections held by the RCAHMS. Survey sorties dating from 1946 to 1988 were examined. In addition, modern aerial photographic imagery available on-line (GoogleEarth™, Bing™) was examined;
- Bibliographic references (MacKenzie 1834-45, Robertson & Stirling 1791-99) were consulted to provide background and historic information;
- The online Historic Land-Use Assessment (HLA) Map (RCAHMS 2014b), maintained by the RCAHMS, was consulted for information on the historic land use character of the proposed development site; and
- The Scottish Palaeoecological Database (SPAD) (Coles *et al.* 1998), which records the distribution of known palaeoecological sites across Scotland was consulted for information on such sites within or adjacent to the proposed development site.

6.3.3 Site Visit

A site visit of the proposed development site was undertaken on 16th & 17th June 2014 in fine dry weather. Dense vegetation cover was present in some areas of woodland on Gallow Hill and Knock Hill, and in some fields at the south end of the proposed development (north of Mileysbank Farm).

The aims of the site visit were to:

- Assess the baseline condition of the known cultural heritage assets identified through the desk-based assessment;
- Identify any further features of cultural heritage interest not detected through the desk-based assessment; and
- Identify areas with the potential to contain currently unrecorded buried archaeological remains.

Where appropriate, identified heritage assets were recorded on pro-forma monument recording forms and by digital photography and their positions (and where appropriate their extents) were logged using a Global Positioning System (GPS).

No intrusive archaeological interventions have been carried out as part of this assessment.

6.3.4 Impact Assessment Methodology

Assessing Importance of Cultural Heritage Assets

The importance of cultural heritage assets has been determined from the relative weight given to them in SPP and SHEP. **Table 6.2** summarises the relative importance of cultural heritage assets which are relevant to this assessment.

Table 6.2 – Importance of Cultural Heritage Assets

Heritage Importance	Definition/Criteria
National/International	Sites of national or international importance, including: Scheduled Monuments, and sites proposed for scheduling; Category A Listed Buildings; Inventory Gardens and Designed Landscapes; and Inventory Historic Battlefields
Regional	Sites of regional importance, including: Archaeological sites and areas of distinctive regional importance; Category B Listed Buildings; and Conservation Areas.
Local	Sites of local importance, including: Archaeological sites of local importance; Category C Listed Buildings ¹ ; and Unlisted historic buildings and townscapes with local (vernacular) characteristics.
Lesser	Sites of little or no importance, including: Artefact Findspots; Unlisted buildings of minor historic or architectural interest; and Poorly preserved examples of particular types of features.

Assessment of Impacts

Potential impacts, direct and indirect were assessed using pre-defined criteria. They were assessed in terms of their longevity, reversibility and nature (beneficial / neutral / adverse), which allowed the magnitude of impact to be predicted for each cultural heritage asset.

The assessment of significance of predicted impacts was assessed using two key criteria; the importance of the asset (Table 6.2) and the magnitude of impact. Magnitudes of impacts are assessed in the categories imperceptible, low, medium or high, and are described in Table 6.3.

¹ Although listed here as of local importance and low sensitivity, Category C Listed Buildings have statutory protection under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (1997 Act) (HM Government, 1997). In this context, planning authorities and Scottish ministers are required to have special regard for the desirability of preserving Listed Buildings and their settings and any features of special architectural or historic importance they possess.

Table 6.3 – Definitions of Magnitude of Impact

Magnitude of Impacts	Definition
High	Major impact fundamentally changing the baseline condition of the asset, leading to a total or major alteration of character or setting.
Medium	Moderate impact changing the baseline condition of the asset materially but not fundamentally, leading to partial alteration of character or setting.
Low	Minor detectable impact which does not alter the baseline condition of the asset materially.
Imperceptible	A very slight and barely distinguishable change from baseline conditions.
None	No discernible change to the baseline condition of the character or setting of the asset.

Criteria for Assessing

The cultural heritage importance of the asset (Table 6.2) and the magnitude of the predicted impacts (Table 6.3) are used to inform the professional judgement of the likely significance of the impacts. Table 6.4 summarises the criteria for assigning significance of impacts.

Table 6.4 – Significance of Impact Matrix

Heritage Importance	Magnitude of Impact				
	High	Medium	Low	Imperceptible	None
National/ International	Major	Major	Minor	Minor	None
Regional	Major	Moderate	Minor	Negligible	None
Local	Moderate	Minor	Negligible	Negligible	None
Lesser	Minor	Negligible	Negligible	Negligible	None

Moderate and Major impacts are considered to be significant in terms of the EIA Regulations.

Assessment of Impacts on Setting (Operational Impacts)

Taking into account the nature and location of the proposed development, assessment of impacts on the settings of cultural heritage assets were restricted to those within 2km of the proposed development boundary. Potential impacts on Scheduled Monuments, Listed Buildings, Inventory Gardens and Designed Landscapes, Inventory Historic Battlefields and Conservation Areas were considered.

6.3.5 Cumulative Assessment

The assessment of cumulative impacts on cultural heritage assets is based upon consideration of the effects of the proposed development on the settings of heritage assets with statutory and non-statutory designations within 2km of the

proposed development in addition to the likely impacts of other operational, under construction, consented and proposed (at the application stage) masterplan developments. The assessment takes into account the scale and size of the various developments; their distances from the effected assets; and the potential degree of visibility from the assets of the various developments.

6.4 Baseline Conditions

6.4.1 General

Twenty-three cultural heritage assets have been identified within the proposed development site (Figure 6.1). Appendix 6.1 provides detailed gazetteer information on the character, history and baseline condition of each asset identified by the study, and provides an indication of their heritage importance.

A range of key cultural heritage assets have been identified within 2km of the proposed development site (Figure 6.2).

Numbers in bold and in brackets in the following sections refer to cultural heritage asset numbers identified on Figures 6.1 & 6.2, and in Appendices 6.1 & 6.2.

6.4.2 Cultural Heritage Assets within the Proposed Development Site

One cultural heritage asset within the proposed development site is subject to statutory protection, Scheduled Monument Knock Hill, fort (17, Index no 6478).

There are no other heritage assets with statutory protection within the proposed development site.

Prehistoric activity

The poorly preserved earthwork remains of Mill of Keir Bank fort (1) survive within an area of woodland on the edge of Kippenross Estate and just outside the northern boundary of the proposed development. Little upstanding remains survive of the southern edge of the fort, much of the earthwork remains having been removed by the construction of turf dykes and paths (RCHAMS 2014a). Nevertheless, buried remains of the fort or other associated structures/features may still survive within the proposed development site. The earthworks may be the remnants of a prehistoric fort of potentially Iron Age date and are assessed as being of local heritage importance.

The generally well-preserved earthwork remains of Knock Hill fort (17) survive on a rocky knoll situated in the valley between Knock Hill and Gallow Hill. The fort is roughly oval in plan, bounded by a stony rampart (Plate 1) which is best preserved on the southeast, south and southwest sides. A well-preserved entrance is visible in the southeast arc which is approached by a well-worn path up the knoll. The remains of the fort are covered in trees, which have caused some disturbance to the ramparts and the interior of the fort. At least two possible circular structures can be discerned amongst the dense vegetation in the interior of the fort. The fort is a Scheduled Monument and is considered to be of national heritage importance.



Plate 1: Rampart of Knock Hill fort (17) taken from the northeast
(CFA Archaeology Ltd)

The SMR records that several cropmarks (5-7), of what may potentially be prehistoric settlement remains comprising at least three possible hut circles (or roundhouses) (5 and 6) and an enclosure (7), are visible on vertical aerial photographs dating from 1966 (Sortie OS66_097, 30.05.1966, Frame 214-216) and 1971 (Sortie OS71-331, 06.07.1971, Frames 062-065). There are no upstanding remains of these sites visible in what is now improved pasture fields just north of Park of Keir Farm and it is unknown what the condition of survival of any buried remains might be. The cropmark sites are of unknown heritage importance, if buried remains still survive and are definitely the remains of prehistoric date then they would be considered of local heritage importance.

The SMR and RCAHMS database record that a hammer stone (10) of possible Mesolithic date was recovered from the side of a road near Park of Keir Farm in the late 19th century. The exact location of the findspot is unknown and the cited grid reference is an approximation. The record relates to the discovery of an item that has been removed from its context and as such is of lesser heritage importance.

Roman activity

The SMR and RCAHMS database record that the remains of a lamp (3) were found by metal detectorists within arable land to the south of the prehistoric fort at Mill of Keir Bank (1) and that a quern stone (18) was uncovered in 1961 from the top course of the rampart of Knock Hill, fort (17). Both finds are of probable Roman date.

A lead spindle whorl (20), of unknown date, is also recorded as being found in 2007 by metal detectorists in the Park of Keir area, although the exact location of this findspot is again unknown. Lead spindle whorls are generally Roman in date, although they have been known to be used through to the post-medieval period.

All three findspot records relate to items that have been removed from their context and as such are of lesser heritage importance.

The recovery of a number of potential Roman artefacts in the Park of Keir area indicates that there was some activity within this area during this period and this activity may have been associated with a possible Roman Road (22) which the SMR records may have linked Camelon with Ardoch, crossing the proposed

development site. The SMR records that the road may have been aligned between NS 784 981 and NS 781 998. The route of the possible Roman road is not illustrated on **Figure 6.1**, however taking into consideration the local landscape, the most likely routes for the road are either: running through the valley between Gallow Hill and Knock Hill, to the west side of Gallow Hill, following the route of the former 18th century military road (**19**) or running up the Allan Water valley to the east side of Gallow Hill. The road is of unknown heritage importance.

18th century Military Road

The route of the former 18th century military road (**19**) from Stirling to Crieff is shown running along the valley between Gallow Hill and Knock Hill on Roy's Military map of Scotland 1747-55, Stobie's maps of 1783 and 1805, and Thomson's map of 1832). The SMR and RCAHMS database record that there is no trace of the road in areas of arable farmland to the north and south of Gallow Hill; however, the route of an unmetalled farm access track follows the road alignment between NS 7832 9847 to NS 7804 9900. Today, this farm access track is extremely overgrown with vegetation, but a short section of well-preserved track is, nevertheless, visible at the northern end (NS 7804 9900) seen as a slight holloway (**Plate 2**) for c. 10 m and then as a slightly raised platform (**Plate 3**) for c.5 m before petering out at NS 7803 9906, the track in this area being bounded by a field wall on the western side and a row of mature beech trees on its eastern side. The SMR records that a linear cropmark which may be a continuation of the northern end of the road is visible on vertical aerial photographs from 1946 to 1979. A slight, poorly defined linear hollow is faintly visible in the field to the north of the track, which corresponds to the cropmarks visible on aerial photographs and maybe the continuation of the former military road in this area. This suggests that there is some potential that buried remains of the military road may survive along this route. The route of the former military road is assessed as being of unknown, but no more than regional, importance.



Plate 2: Former route of Military Road (**19**) taken from the SSE
(CFA Archaeology Ltd)



Plate 3: Former route of Military Road (19) taken from the north
(CFA Archaeology Ltd)

Medieval to later settlement remains and agrarian features

Several settlements or farmsteads (fermtouns) (23) are depicted on Roy's map (1747-55) located in land to the west and north of Gallow Hill and spread along either side of the former Military Road (19) (approximate locations taken from Roy's map shown on Figure 6.1). Two of the settlements, annotated as 'Garps' and 'Holes' continue to be shown on later maps, including Stobie's maps (1783 and 1805) and Thomson's map (1832). Farmsteads at Park of Keir Farm and Milseybank, located just outside the southern boundary of the proposed development site, may be continuation of two of these settlements recorded by Roy; however, the majority of the settlements depicted by Roy are not shown on the Ordnance Survey 1st Edition map (1866), suggesting that they had been abandoned by the mid-19th century. No upstanding remains of any of the settlements were visible during field survey; the areas in which they were formerly located are now improved pasture fields. It is unknown what the condition or survival of any buried remains might be; the former settlement sites are of unknown heritage importance, if buried remains still survive and are definitely the remains of 18th century, or earlier, settlement, the sites would be of local heritage importance.

The remnants of two possible clearance spreads (11a and b) (Plate 4) were identified on the eastern edge of the former farm access track (route of the military road (19)). The spreads were probably formed during the clearance of stones from the adjacent fields during land improvement activities. They are assessed as being of lesser heritage importance.



Plate 4: Clearance spread (possible) (11a) taken from south
(CFA Archaeology Ltd)

Three ponds (2, 8 and 16), which probably once acted as a water source for the local farmsteads, are depicted on the Ordnance Survey 1st and 2nd Edition maps (1866 and 1901):

- Pond (2) survives as a water-filled rectangular hollow located within an improved pasture field.
- No visible remains survive of pond (8); it has been removed by ploughing.
- Pond (16) (Plate 5) is visible as a roughly, semi-circular damp hollow just south of a field boundary, the disturbed remnants of what may be part of a former drain or lade leading from the pond are visible in the southeast corner.

The ponds are all assessed as being of lesser heritage importance.



Plate 5: Pond (16) taken from southeast
(CFA Archaeology Ltd)

The SMR records that the footings of a dry-stone wall (14) survive in woodland on the west side of Gallow Hill; it appears to be an extension of a field boundary to the north of the quarry and may have been built to form a wall around the top of

the open quarry. The wall remnants are assessed as being of lesser heritage importance.

The SMR records that what may be an early field bank (21) is present on the east side of Knock Hill in an area of pasture field running on a slightly different alignment to the modern field boundary. The bank remains were not visible during the field survey; visibility in this area was limited by high and dense vegetation. It may potentially be associated with an 18th century farmstead depicted at Milsaybank on Roy's map (1747-55) and is assessed as being of local heritage importance.

Miscellaneous

The SMR and RCAHMS database record that a mound (4) is marked on the 1st Edition Ordnance Survey map (1866), but is not depicted on the later Ordnance Survey 2nd Edition map (1901). The site was visited in 1968 by the Ordnance Survey, who recorded it as a possible quarry spoil heap; however a later SMR entry records it as a natural feature. Nothing was recorded during field survey to suggest that this was a quarry spoil heap, there are no quarries recorded on historical maps at this location and the nearest quarry is some distance away; it is most likely that this is a natural knoll. The feature is considered to have no archaeological interest or importance.

A roundel (12) (circle of trees) is depicted on the Ordnance Survey 1st Edition and 2nd Edition maps (1866 and 1901). The remains of the roundel were noted during the field survey within an area of later woodland; at least 15 mature beech trees that once formed the roundel are still visible encircling a small knoll on Gallow Hill. There is no evidence for any enclosure wall or bank to have originally existed. It is possible that this feature originally formed part of the designed landscape that surrounded Kippenross House, to the north (Roy's map 1747-55). The roundel is assessed as being of local heritage importance.

The remains of a C-shaped enclosure (15) (Plate 6) survive at the summit of Gallow Hill; the enclosure is defined by a generally well-preserved drystone wall which encircles a slight wooded knoll. The date and function of the enclosure are not known. However, it is shown on the Ordnance Survey 1st Edition map (1866) and likely dates to the mid-19th century improvement period when the fields were enclosed (RCAHMS 2014b). As with the roundel (12) the enclosure may have originally formed a design feature associated with the landscape surrounding Kippenross House. The enclosure is assessed as being of local heritage importance.



Plate 6: Enclosure wall (15) taken from northeast
(CFA Archaeology Ltd)

Two quarries (9 and 13) are depicted on the Ordnance Survey 1st Edition and 2nd Edition maps (1866 and 1901). Both quarries still survive in what is now an area of woodland on the western slope of Gallow Hill. One quarry (9) survives as a roughly semi-circular hollow cut into a west facing slope, no worked surfaces are visible. It is currently filled with trees and recently dumped soil and stone. Gallow Hill Quarry (13) (Plate 7) is a substantial quarry measuring c.110m long and c.24m wide by 4m – 5m deep; worked surfaces are visible on its north side and a probable track, visible as a slight holloway, connects the northwest corner of the quarry with the former farm access track (route of the military road (19)). The quarries are assessed as being of lesser heritage importance.



Plate 7: Quarry (13) taken from southwest
(CFA Archaeology Ltd)

6.4.3 Archaeological Potential of the Proposed Development Site

The Historic Land-Use Assessment Data for Scotland (RCAHMS 2014b) indicates that the proposed development site is composed principally of a series of rectilinear fields enclosed during the 19th century and areas of post-medieval managed woodland at Gallow Hill and Knock Hill.

The site is shown on Roy's map (1747-55) as comprising unenclosed arable land (rig and furrow cultivation), surrounding several settlements (**23**), or farmsteads, and an area of woodland at Gallow Hill, suggesting that the area had been under cultivation from at least the mid-18th century. The majority of these settlements are not shown on the later Ordnance Survey maps, apart from farms at Park of Keir and Milseybank, to the south of the site boundary, suggesting that many of the settlements were abandoned during the 19th century improvement period. Examination of modern aerial photographs (1946-1988 Sorties held by the RCAHMS, GoogleEarth™, Bing™) indicates that the land has been extensively improved since the 19th century and it is now mostly used as improved pasture fields.

Evidence for prehistoric settlement within the area includes the remains of a prehistoric fort at Knock Hill (**17 / 6478**); the remains of a further fort at Mill of Keir Bank (**1**); and possible hut circles (**5** and **6**), and an enclosure (**7**) that have been identified as cropmarks on vertical aerial photographs. These all indicate that the area has been settled from at least the later (Bronze Age/Iron Age) prehistoric period; whilst, the Stirling Council SMR records that a prehistoric hammerstone (**10**) of Mesolithic date has also been uncovered at Park of Keir, suggesting at least some early prehistoric activity within the site.

The route of a Roman road (**22**) is believed to cross the proposed development site and several artefact findspots of probable Roman date (**3, 18** and **20**) have been found within the proposed development site, suggesting some activity within the area during the Roman period.

The Scottish Palaeoecological Archive Database (Coles et al 1998) provided no relevant information specific to the site and there is no evidence of raised mire or significant peat deposits across the proposed development site.

Taken together, the archaeological evidence demonstrates continuity of occupation in this landscape from the later prehistoric period. There is considered to be a high potential for hitherto undiscovered archaeological remains to be preserved within the proposed development site.

6.4.4 Cultural Heritage Assets within 2km of the Proposed Development

Within 2km of the proposed development there are seven Scheduled Monuments, one of which is also a Category A Listed Building and another which is a Category B Listed Building, in addition there are a further seven Category A Listed Buildings, 92 Category B Listed Buildings, 36 Category C Listed Buildings, two Inventory Gardens and Designed Landscapes, two Conservation Areas and one Inventory Historic Battlefield.

6.5 Identification and Evaluation of Key Impacts

6.5.1 Predicted Direct (Construction) Impacts

The assessment of impacts was carried out with reference to the proposed development layout described in Chapter 2 of this ES.

Using the criteria detailed above (Impact Assessment Methodology Section), Table 6.5 lists the predicted construction (direct) impacts on the cultural heritage assets within the proposed development area.

Table 6.5 – Predicted Construction Impacts on Cultural Heritage Assets

Asset No	Type	Heritage Importance	Impact Type	Impact Magnitude	Significance of Impact
1	Mill of Keir Bank Fort	Local	Direct: landscaping works in this area would disturb buried remains associated with the fort	Low	Negligible
2	Pond	Lesser	Direct: landscaping works would disturb the pond remains	High	Minor
3	Findspot	Lesser	None	N/A	N/A
4	Natural mound	None	None	N/A	N/A
5	Cropmark, Roundhouses (possible)	Unknown (Local)	Direct: located in area proposed for residential development	High	Uncertain (Major)
6	Cropmark, Roundhouse (possible)	Unknown (Local)	Direct: located in area proposed for residential development	High	Uncertain (Moderate)
7	Cropmark, Enclosure (possible)	Unknown (Local)	Direct: landscaping works would disturb any surviving buried remains	High	Uncertain (Moderate)
8	Pond	Lesser	None	N/A	N/A
9	Quarry	Lesser	Direct: affected by footpath upgrading and landscaping works	High	Minor
10	Findspot	Lesser	None	N/A	N/A

Asset No	Type	Heritage Importance	Impact Type	Impact Magnitude	Significance of Impact
11	Clearance spreads (possible)	Lesser	Direct: affected by footpath upgrading works	High	Minor
12	Roundel (circle of trees)	Local	None: retained in existing woodland	N/A	N/A
13	Quarry	Lesser	None: retained in existing woodland	N/A	N/A
14	Wall footings	Lesser	None: retained in existing woodland	N/A	N/A
15	Enclosure	Local	None: retained in existing woodland	N/A	N/A
16	Pond	Lesser	None: retained in existing pasture land	N/A	N/A
17 / 6478	Gallow Hill Fort	National	None: retained in existing woodland	N/A	N/A
18	Findspot	Lesser	None	N/A	N/A
19	Military road	Unknown (Regional)	Direct: surviving buried remains would be disturbed by ground breaking works for building development and footpath upgrading	High	Uncertain (Major)
20	Findspot	Lesser	None	N/A	N/A

Asset No	Type	Heritage Importance	Impact Type	Impact Magnitude	Significance of Impact
21	Field boundary	Local	None: retained in existing pasture land	N/A	N/A
22	Roman road (possible)	Unknown	Direct: ground disturbing works would disturb any surviving buried remains	High	Uncertain
23	Former settlements	Unknown (Local)	Direct: ground disturbing works would disturb any surviving buried remains	High	Uncertain (Moderate)

Ten assets within the proposed development site would be directly impacted by the construction of the proposed development. All direct impacts would be permanent and irreversible in nature. Mitigation measures (see below Section 6.7) would offset these predicted impacts.

Uncertain, but potentially major, impacts are predicted for one asset, the route of a former military road (22) and uncertain, but potentially moderate impacts are predicted for four assets, possible prehistoric settlement remains visible as cropmark sites (5-7) and former settlements (23). The former settlements are only known from historic maps sources and no upstanding remains survive today.

Four assets, Mill of Kier Bank Fort (1), pond (2), quarry (9) and clearance spreads (11), would undergo direct impacts that are considered to be not significant.

An uncertain impact is predicted on one asset, the possible route of a Roman road (22); the route of which is currently unknown.

No Impacts

Thirteen assets either lie outside areas of built development (12, 13, 14, 15, 16, 17, 21), are previous findspots (3, 10, 18, 20), are natural features (4) or been destroyed by previous land change (8).

Other Impacts

The proposed development would have a direct and permanent adverse impact of any previously unknown buried archaeological remains which survive in areas of ground disturbing works. It is not possible to predict where any such remains might survive.

6.5.2 Indirect Impacts of the Completed Development Upon Cultural Heritage Assets

A list of designated cultural heritage assets within 2km of the proposed development is presented in [Appendix 6.2](#). The appendix also provides a summary assessment of the predicted indirect impacts on a site-by-site basis, using the criteria detailed in [Tables 6.2 to 6.4](#). All predicted impacts would be long term.

Where it has been determined that the setting of an asset is such that there is no potential for it to be affected by the presence of the proposed development, including all assets of lesser cultural heritage importance and those that are assessed as having a localised setting, the asset is not considered further in the assessment.

The assessment of indirect impacts is based upon the assumption that all phases of the proposed development as described in [Chapter 2](#) are constructed, and as such assesses the highest possible level of indirect impacts on cultural heritage assets which could result from the proposed development. The indirect impacts resulting from smaller parts of the proposed development would be of no greater significance than the impacts of the entire masterplan development. Landscape, Amenity and Visual Figures ([provided in Chapter 5, Figures X-X](#)) were used to aid the assessment.

No significant impacts upon the settings of cultural heritage assets have been predicted. [Chapter 5: Landscape, Townscape and Visual Impacts, Section 5.8.4](#) deals with the assessment of these sites in terms of their current character, and the visual amenity of the landscape from the perspective of residential receptors and visitors.

The Scheduled Monument of Knock Hill, fort (Index no. **6478**) was highlighted by Historic Scotland as requiring particular consideration, and is discussed in detail below.

Knock Hill, fort (6478)

The earthwork remains of this probable later prehistoric settlement are located on a rocky knoll situated between Knock Hill and Gallow Hill in a pasture field. The settlement is roughly oval in plan, defined by a single stony rampart which is best preserved on its southern half. A well defined southeast entrance is visible and a well-worn path leads up to this entrance. Today, trees cover the knoll and have caused some disturbance to the rampart and interior of the settlement, although at least two hut circles are still visible within the interior. A later field wall has been constructed around the base of the knoll on which the settlement remains survive; both the settlement remains and the field wall are included in the scheduling.

The knoll on which the settlement remains are situated stands in a central position within a pass running between Knock Hill and Gallow Hill. These two hills overlook the settlement and restrict views out to the surrounding landscape from the monument and provide a generally secluded and hidden location for the settlement. The route of the former 18th century military road (**19**), which runs through the pass, may have followed a more ancient pathway; if this were indeed the case then the settlement would be in a good position to control movement along this pass.

Views to the monument are limited from the wider landscape due to the intervening hills. Some glimpses of the monument can be gained from woodland on the upper slopes of Gallow Hill and Knock Hill, but it is best appreciated in localised views along the pass, from the northwest and southeast. Views out from the fort are principally aligned along the pass in which it stands; to the northwest, views take in the surrounding farmland, the M9 motorway and the A9

carriageway, with distant views to the Grampian mountains; whilst to the southeast views overlook the townscape of Dunblane and distant views of the Wallace Monument backdropped by the Pentland Hills.

The key aspects of the setting of the monument are the locally prominent topographic location of the settlement remains and the long views that can be gained from the monument along the pass in which it stands. The surviving remains are generally well-preserved, possess some experiential qualities, and have considerable potential as an educational resource.

The immediate pasture land surrounding the monument would be retained as part of the development and the existing woodland on both Knock Hill and Gallow Hill would also be maintained. The pasture/grassland currently present to the southeast of the monument would be retained and views out in this direction would be unchanged. As part of the proposed development the current pasture fields to the northwest of the monument would be developed into a golf practice area; this would retain the general open aspect presently afforded from the monument and the existing views out in this direction would for the most part be unaffected. The edge of the course would be set away from the monument and grassland maintained as roughs between the monument and the golf course.

Proposed residential and amenity (tennis facility and hotel) areas would be present to the north of the monument (on the west and east sides of Gallow Hill) at closest being 0.3km away; views to these built-up areas would be restricted by intervening topography and woodland and would not be visible from the monument itself. Proposed residential areas would be seen in views of the monument from the southeast (**LVIA VP3**); however the development would be visible in a different arc to the monument.

It is assessed that the proposed development would not affect the ability to appreciate or understand the monument and that its current setting would be largely unchanged. The predicted impact on the setting of the monument from the proposed development would be of low magnitude resulting in an effect of minor significance, and therefore not significant.

6.6 Cumulative Impacts

Five masterplan developments have been proposed within the Stirling Proposed Development Local Plan (2012), but no developments have been committed to or applied for in these locations. The masterplan development sites are: Kildean, on the northern edge of Stirling; Airthrey Kerse, on the northwest of Bridge of Allan; Kippendavie, Anchorscross and Argyle Way(**Chapter 5: Landscape, Townscape and Visual Impacts, Figure 5.X**).

The closest to the proposed development site would be the Argyle Way development site, which would be located in farmland just northwest of the Park of Keir on the opposite side of the A8033 carriageway. If development were to go ahead in this area it would extend the townscape of the southern edge of Dunblane and would be visible in views principally from cultural heritage assets present on the upper slopes of the Allan Water valley in the northeast, including Kippenross GDL and its house (**3928**). Any proposed development within the Argyle Way development site would be visible to the east of Kippenross GDL and Category B Listed Kippenross House (**3928**), in views from the front elevation of the house. If the Park of Keir proposed development and the Argyle Way development, were both approved, there would be a broader view of the Dunblane townscape along with the Park of Keir development, although seen in a different arc of view, and it is considered that there would be a sequential cumulative impact on the landscape views from assets within the Kippenross area. Nevertheless, as the Argyle Way development would only extend the

southern edge of Dunblane and would be seen together with existing buildings it is considered that this scheme would not give rise to a significant cumulative effect in combination with the Park of Kier proposed development.

The other masterplan developments would be at some distance from the Park of Keir proposed development and in most cases would be visible beyond existing townscapes (Dunblane, Bridge of Allan). It is, therefore, considered that these schemes would not give rise to a significant cumulative effect in combination with the Park of Keir proposed development.

6.7 Mitigation

The most important cultural heritage asset within the proposed development site is the Scheduled Knock Hill fort (**17 / 6478**). This site would be easily avoided and its setting protected by sensitive design of the development.

In order to comply with PAN 2/2011, Structure Plan Policy NEV6, Local Plan Policies POL.E47 and POL.E49, and Local Development Plan Policy 7.1, a programme of archaeological mitigation works would be carried out to offset the predicted direct effects on cultural heritage resources within the site. All work would be conducted to relevant Institute for Archaeologists Standard and Guidance Documents (Archaeological Field Evaluation, Archaeological Excavation and Archaeological Watching Brief).

Mitigation measures would be set out in one or more Written Schemes of Investigations (WSIs) prepared in consultation with the Stirling Council Archaeologist and designed to satisfy any archaeological planning condition placed on the proposed development. The WSIs would make provision for further excavation, post-excavation analyses and dissemination of the results of the mitigation works, as well as for archiving of the project materials and records, as appropriate.

6.8 Residual Effects

The completion of a programme of archaeological mitigation works would offset the loss of archaeological resources that would occur as a result of the construction of the proposed development. Where heritage assets are avoided by construction works there would be no predicted residual effects from the proposed development; where construction work would disturb cultural heritage assets, the significance of the residual effects on the cultural heritage assets would be the same as the significance of the predicted impact, offset through preservation by record.

6.9 References

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Aerial Photographs

Sortie	Date	Frame	Scale	Library Reference
106G/UK	20.06.1946	4056-4054 3056-3054	1:9,960	B_0039
CPE/UK/0240	15.07.1947	5086-5087 5063-5061	1:7,000	B_0153
540/0801	04.07.1952	4238-4236	1:9960	B_0343
58/1716	15.04.1955	0085-0083 0116-0118	1:10,000	B_0409
540/1525	04.02.1955	0437-0435	1:10,000	B_0585
58/3813	10.12.1960	F44 0060-0051	1:12,600	B_0551
OS66-097	30.05.1966	214-216 228-226	1:7500	OS/66/97
OS71-331	06.07.1971	062-065	1:7,000	OS/71/331
ASS/512/88	10.06.1988	120-119	1:24,000	C_0272

6.10 EIA Summary Tables

Table 6.6 – Archaeology and Cultural Heritage EIA Summary Table

Issue/Asset	Potential Impact	Importance of Asset	Magnitude of Impact	Impact Before Mitigation	Key Mitigation		Residual Effect
					Construction / Permanent		
• Mill of Keir Bank Fort (1)	• Direct impact	• Local	• Low	• Negligible	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Negligible	• Negligible
• Pond (2)	• Direct impact	• Lesser	• High	• Minor	• The extent and baseline condition of this section of former field bank has been recorded as part of the EIA assessment. No mitigation recommended.	• Minor	• Minor
• Cropmark, Roundhouses (possible) (5)	• Direct impact	• Unknown (Local)	• High	• Uncertain (Moderate)	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Uncertain (Moderate)	• Uncertain (Moderate)
• Cropmark, Roundhouse (6)	• Direct impact	• Unknown (Regional)	• High	• Uncertain (Major)	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Uncertain (Moderate)	• Uncertain (Moderate)
• Cropmark, Enclosure (possible) (7)	• Direct impact	• Unknown (Regional)	• High	• Uncertain (Moderate)	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Uncertain (Moderate)	• Uncertain (Moderate)

Issue/Asset	Potential Impact	Importance of Asset	Magnitude of Impact	Impact Before Mitigation	Key Mitigation	Residual Effect
• Quarry (9)	• Direct impact	• Lesser	• High	• Minor	• The extent and baseline condition of this section of former field bank has been recorded as part of the EIA assessment. No mitigation recommended.	• Minor
• Clearance spreads (possible) (11)	• Direct impact	• Lesser	• High	• Minor	• The extent and baseline condition of this section of former field bank has been recorded as part of the EIA assessment. No mitigation recommended.	• Minor
• Military road (19)	• Direct impact	• Unknown (Regional)	• High	• Uncertain (Major)	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Uncertain (Major)
• Roman road (possible) (22)	• Direct impact	• Unknown	• High	• Uncertain	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Uncertain (Major)
• Former settlements (23)	• Direct impact	• Unknown (local)	• High	• Uncertain (Moderate)	• The scope of works would be detailed in a Written Scheme of Investigation (WSI) and approved by Stirling Council.	• Uncertain (Moderate)
Occupation / Permanent						

Issue/Asset	Potential Impact	Importance of Asset	Magnitude of Impact	Impact Before Mitigation	Key Mitigation	Residual Effect
• Scheduled Monument, Fairy Knowe, cairn (2543)	• Indirect impact on setting	• National	• Low	• Minor	• N/A	• Minor
• Scheduled Monument, Kippenross House, burial (4502)	• Indirect impact on setting	• National	• Imp erc epi ble	• Minor	• N/A	• Minor
• Scheduled Monument, Knockhill, fort (6478)	• Indirect impact on setting	• National	• Low	• Minor	• N/A	• Minor
• Scheduled Monument, Pendreich, cairn (7022)	• Indirect impact on setting	• National	• Imp erc epi ble	• Minor	• N/A	• Minor
• Category A Listed, Kier House (3935)	• Indirect impact on setting	• National	• Imp erc epi ble	• Minor	• N/A	• Minor
• Category B Listed, Lecropt Manse (174)	• Indirect impact on setting	• Regional	• Imp erc epi ble	• Negligible	• N/A	• Negligible

Issue/Asset	Potential Impact	Importance of Asset	Magnitude of Impact	Impact Before Mitigation	Key Mitigation	Residual Effect
• Category B Listed, Kippenross House (3928)	• Indirect impact on setting	• Regional	• Low	• Minor	• N/A	• Minor
• Kippenross Garden and Designed Landscape	• Indirect impact on setting	• National	• Low	• Minor	• N/A	• Minor
• Keir GDL Garden and Designed Landscape	• Indirect impact on setting	• National	• Low	• Minor	• N/A	• Minor
• Dunblane Conservation Area	• Indirect impact on setting	• Regional	• Imprecipitable	• Negligible	• N/A	• Negligible
• Bridge of Allan Conservation Area	• Indirect impact on setting	• Regional	• Low	• Minor	• N/A	• Minor

Appendix 6.1 – Cultural Heritage Assets within the Proposed Development Area

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
1	Mill of Keir Bank, Fort	760 / NS79NE 17	27812	69985	RCAHMS database; Field survey	-	The earthwork remains of a probable D-shaped prehistoric fort enclosing an area c. 90 m north to south and c. 55 m transversely. A 2.7m high scarp is present in the north and slight traces of two ramparts are visible on the west side. In the south all traces have been obliterated by the construction of turf dykes and paths. The remains of this fort were visible in an area of woodland within the GDL for Kippenross House, as described by the RCAHMS (see above).	Local
2	Pond	-	278069	699586	Historic maps; Field survey	-	A roughly triangular pond is depicted on the Ordnance Survey 1 st Edition map (Perthshire, 1866, Sheet CXXXII, 6 inch to 1 mile) 2 nd Edition map (Perth and Clackmannanshire, 1901, Sheet CXXXII.NE, 6 inch to 1 mile). Field survey recorded the remains of the pond which are visible today as a water-filled rectangular hollow measuring c. 30 m by 11 m. The full depth of the pond could not be ascertained. An area of rough grassland is visible to the south of the	Lesser

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
3	Park of Keir, Finds spot, Lamp	53336	278100	699500	SMR	-	pond where part of the original triangular pond has been filled in and now forms part of the pasture field.	Lesser
4	Park of Keir, Natural feature, Spoilheap (possible), mound	737 / NS79NE 65	278154	699370	SMR; RCHAMS database; Historic maps; Field survey	-	The SMR records that a lamp of possible Roman date was allegedly found by metal detectorists in the field to the south of Mill of Keir Bank Fort. No further information is known.	None

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
							of loamy silt and gravel/small stones. There is no evidence for any quarry near to the mound and nothing to suggest that this is a quarry spoil heap; it is probably a natural knoll within an improved pasture field.	
5	Park of Keir, Cropmark, Roundhouses (possible)	5456	278210	699470	SMR	-	The SMR records that two circular cropmarks appear on aerial photographs from 1971. These are thought to be possible prehistoric roundhouses, although it is noted that the cropmarks lie at the bottom of a slope and may not be suitable sites for such structures.	Unknown (Local)
6	Park of Keir, Cropmark, Roundhouse (possible)	5457	278330	699320	SMR	-	The SMR records that a circular crop mark appears on aerial photographs from 1966. This is thought to be a possible prehistoric house site, although the site lies in towards the base of a slope and this is not a typical roundhouse location.	Unknown (Local)
7	Park of Keir, Cropmark, Enclosure (alleged)	5458	278410	699290	SMR	-	The SMR records that a possible ovoid enclosure is shown on aerial photographs from 1966. The enclosure is located on an area of flat ground at the top of a steep east facing slope, the ground also	Unknown (Local)

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
8	Former Pond	-	278268	699244	Historic maps; Field survey	-	A small sub-circular pond is depicted just northwest of 'Park of Keir' on the Ordnance Survey 1 st Edition map (Perth and Clackmannanshire, 1866, Sheet CXXXII.8 (Dunblane), 25 inch to 1 mile) and 2 nd Edition map (Perth and Clackmannanshire, 1901, Sheet CXXXII.NE, 6 inch to 1 mile).	Lesser
9	Gallow Hill, Quarry	5455	278207	699193	SMR; Historic maps; Field survey	-	Nothing now survives of the pond; it has been removed by ploughing in and now forms part of a improved pasture field.	Lesser

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
							The quarry is visible at the edge of woodland just southwest of Park of Keir Farm. It is visible as a roughly semi-circular hollow, c.20 m long, 7 m wide and c. 2m deep, cut into a west facing slope. It is now filled with trees and recently dumped soil and stone.	Sheet CXXXII.NE).
10	Park of Keir, Finds spot, Hammer (stone)	749 / NS79NE 8	278000	699000	SMR, RCAHMS database	-	The SMR and RCAHMS database record that an irregular flattened perforated water-worn pebble, oval in shape, was found among some stones by the side of a road near Park of Keir Farm c. 1898. An accurate find spot for this stone hammer head, could not be ascertained. The hammer stone is possibly of Mesolithic date.	Lesser
11a-b	Clearance spreads (possible)	278040	698996	Field survey		Field survey recorded the presence of two possible clearance spreads located at the edge of a former farm track (18).	(11a) – NS 78040 98996, spread of possible clearance stone at edge of track (18), roughly triangular in plan and measuring 5 m by 3 m and 0.5 m	Lesser

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
12	Gallow Hill, Roundel (circle of trees)	4399	278300	698952	SMR; Historic maps;	-	<p>A roundel (circle of trees) is depicted at this location on the Ordnance Survey 1st Edition map (Perth and Clackmannanshire, 1866, Sheet CXXXII.8, 25 inch to 1 mile) and 2nd Edition map (Perth and Clackmannanshire, 1901, Sheet CXXXII.NE, 6 inch to 1 mile).</p> <p>The SMR record that this roundel once formed part of the designed landscape associated with Keir House.</p> <p>The SMR also records that a sub-rectangular enclosure is visible at this location on aerial photographs from 2001 – examination of aerial photographs shows that the enclosure recorded by the SMR is actual a sub-rectangular spread of woodland which has been planted around the former roundel (circle of trees)</p>	Local

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
13	Gallow Hill, Quarry	5454	278104	698837	SMR; Historic maps; Field survey	-	<p>Field survey identified the roundel surrounding a small knoll at the summit of Gallow Hill. At least 15 mature beech trees, some of which have fallen over, are present within an area of later woodland. There is no evidence for any enclosure wall or bank to have originally existed.</p> <p>The SMR records that a quarry, annotated 'Gallowhill Quarry', is depicted on the Ordnance Survey 1st Edition map (Perth and Clackmannanshire, 1866, Sheet CXXXII.7, 25 inch to 1 mile).</p> <p>The quarry is also depicted on the Ordnance Survey 2nd Edition map (Perth and Clackmannanshire, 1901, Sheet CXXXII.NE, 6 inch to 1 mile).</p> <p>A substantial quarry is visible cut into the west slope of Gallow Hill. The quarry measures c. 110 m long by 24 m wide and c. 4-5m deep (max). It is partially filled with trees. Worked quarry surfaces are visible at the northern end of the quarry. A possible entrance to the quarry is visible at the</p>	Lesser

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
14	Wall footings	5459 / 5460	278129	698838	SMR; Historic maps; Field survey	-	The northwest side of the quarry leading from the quarry to a former track (18).	Lesser
15	Gallow Hill, Enclosure	5461	278307	698733	SMR; Field survey	-	The SMR records that the remains of a wall are recorded at NS 78129 98838 surviving as the basal course of a dry stone wall located within deciduous woodland on the west side of Gallow Hill. This wall was an extension of the field boundary around the field to the north of the quarry, it therefore must have belonged to this period of enclosure and may simply been built to form a wall around the top of the open quarry. The remains of the wall are as described by the SMR above.	Local

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
16	Pond	-	278294	698494	Historic maps; Field survey	-	<p>A small rectangular pond is depicted on the Ordnance Survey 1st Edition map (Perthshire, 1866, Sheet CXXXII, 6 inch to 1 mile) and 2nd Edition map (Perth and Clackmannanshire, 1901, Sheet CXXXII.NE, 6 inch to 1 mile).</p> <p>The pond is visible as a roughly semi-circular, damp, hollow present just south of a field boundary. The hollow measures c.15 m long, c.6 m wide and 0.5-0.6 m deep. A number of what may be worked stone are visible tumbled in the southeast corner of the hollow and these may be the remnants of a drain or lade leading out from the pond; no other features were visible.</p>	Lesser
17	Gallow Hill, Fort	751.01 / NS79NE 10	278250	698450	SMR; RCAHMS database;	Scheduled Monument (6478)	The earthwork remains of this prehistoric fort occupy a rocky knoll between Knock Hill and Gallow Hill.	National

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
		Historic Scotland Scheduled Monument Inventory; Historic maps; Field survey			The fort remains are roughly oval in plan, measuring c.60m northwest to southeast by c.40m, and bounded by a single stony rampart c.3.5m wide and up to 1.5m high internally. The rampart is best preserved on the south half of the fort, particularly in the vicinity of the well-defined southeast entrance which is, approached by a well-worn path up the slope of the knoll. The interior contains the remains of numerous ill-defined buildings.		The Ordnance Survey 1 st Edition map (Perthshire, 1866, Sheet CXXXII, 6 inch to 1 mile) and 2 nd Edition map (Perth and Clackmannan, 1901, Sheet CXXXII.NE, 6 inch to 1 mile) depicts the location of the fort, annotated as 'Supposed site of a Roman Camp'.	The fort survives in relatively good condition within an improved pasture field and is today covered in trees. The ramparts and southeast entrance are visible as described by the SMR and RCAHMS database (above). Trees and other vegetation within the interior of the fort restricts visibility in this area, however, at least two

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
18	Gallow Hill, Fincspot, Quern	751.02 / NS79NE 10	278250	698450	SMR; RCAHMS Database	-	The SMR and RCAHMS database record that an upper querstone of Roman type, dated to the 1 st century AD, was found in 1961 on the top course of the rampart of Gallow Hill Fort (13).	Lesser
19	Stirling to Crieff Military Road	5106 / NS79NE 71	278050	698920	SMR; RCAHMS database; Historic maps; Field survey	-	The SMR and RCAHMS database record that the route of the Stirling to Crieff Military Road is depicted on Roy's map (Military Survey of Scotland, 1747-55) running from NS7859 9776 to NS 7805 9999. There is no trace of the road, in areas of arable farmland, from NS 7846 9806 to NS 7832 9847 and from NS 7804 9900 to NS 7794 9953 (approximate route from Roy's map shown in dashed brown line on Figure 6.1). Between NS 7832 9847 to NS 7804 9900 an unmetalled farm track runs along the line of the former military road (route shown in solid brown line on Figure 6.1).	Unknown (Regional)

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
							<p>photographs dating from 1946-1979 to the south of the access road for Park of Keir Farm. The cropmark comprised a linear projection out into the field from around where the proposed route of the former military road ends on the map. About two thirds of the way across the field it appears to stop and turn sharply to the southwest. It is possible that this cropmark indicates the line of the military road across this area, as it appears to match up accurately with the route proposed by the RCAHMS. The spur to the southwest may be due to a road linking this military road, with a further road to the west; however Roy's map does not show the presence of a route linking both these roads.</p> <p>The farm access road recorded previously by the SMR and RCAHMS as running along the route of the former military road is extremely overgrown with vegetation and hard to distinguish running around the base of Gallow Hill. Only the northern end of the track is visible bounded by a field wall to the west and a row of mature</p>	

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
							beech trees on its east side: between NS 78045 98938 to 78039 9894 it is visible as a slight holloway measuring 4 m wide and 0.3 m deep, from NS 78039 98994 to NS 78033 99006 it is then visible as a slightly raised linear platform 0.3m high and 4m wide. The route of the track peters out at NS 78033 99006. A slight, poorly defined linear hollow is faintly visible in the field to the north of the track and this may correspond to the cropmarks visible on aerial photographs and maybe the continuation of the former military road in this area.	
20	Milseybank, Findsport, Spindle whorl	5615	278500	698200	SMR	-	The SMR records that a small circular, decorated lead spindle whorl was uncovered by metal detectorist in April 2007. No further information is known.	Lesser
21	Knockhill, Field boundary	5460	278410	698240	SMR; SUAT (2003/4); Field survey	-	The SMR records that an early field boundary was identified on the east side of Knock Hill. It survives as a bank 0.5m high, running on a slightly different alignment to the modern field boundary. The bank was not visible during the	Local

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
22	Roman Road (possible)	NS79NE 83	278600	697100	RCAHMS database; Field survey	-	The RCAHMS database records that the route of a possible Roman Road running from Camelon to Ardoch and crossing the River Allan may be aligned from NS 787 964 to NS 784 981, NS 784 981 and NS 781 998. No further information is provided.	Unknown
	Former Settlements	-	-	-	Historic maps	-	A number of small unnamed settlements or farmsteads (fermtowns) are depicted on Roy's map (1747-55) spread along either side of the Military Road (9) around Gallow Hill. Two of these settlements are shown on later maps, Thomson's map of 1832 and Stobie's maps of 1805 & 1783 annotated 'Garps' and 'Holes' respectively. No earthwork remains of these settlements survive today, the areas in which they were formerly located are now improved pasture farmland.	Unknown (Local)

Heritage Asset no	Name and Type	SMR / RCAHMS database no	Easting	Northing	Sources (s)	Status	Description	Heritage Importance
							of sub-rectangular fields are shown on the Ordnance Survey 1 st Edition map (Perthshire, 1866, Sheet CXXXII, 6 inch to 1 mile) and 2 nd Edition map (Perth and Clackmannan Sheet, 1901, Sheet CXXXII.NE).	

Appendix 6.2 – Key Cultural Heritage Assets within 2km of the Proposed Development

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
2543	Fairy Knowe, cairn, Hill of Airthrey	Scheduled	279618	698189	National	The multifaceted earthwork remains of a prehistoric burial cairn standing at the edge of a modern golf course and surrounded by arable farmland. The cairn occupies the rise of a west facing slope and views out from the monument are concentrated particularly to the northwest, west and southwest overlooking and concentrated along the Allan Water valley. Setting within recent farming landscape.	Low: the proposed development would be present in views to the WNW on the opposite side of the Allan Water, c.1 km away. Although a new element in the wider landscape setting of the cairn the proposed development would not affect the immediate setting of the monument (situated on the edge of a modern cairn) and would not affect the ability to understand the landscape views of the cairn out along the Allan Water valley.	Minor
4502	Kippenross House, burial mound 400m NNW of	Scheduled	278370	700368	National	The earthwork remains of a prehistoric burial cairn surviving as a circular tree-covered mound. The monument stands within parkland which forms part	Imperceptible: the proposed development would be present in views to the south of the burial cairn, c.0.7 km away. Although a new element in	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						of Kippenross GDL (see below). The cairn is situated on a west facing slope and views out from the monument are concentrated particularly to the northwest, west and southwest overlooking and concentrated along the Allan Water valley. The townscape of Dunblane is visible in views to the northwest (c.0.4km away). Setting within later parkland.	the surrounding landscape the proposed development would not affect the immediate landscape setting of the cairn, nor significantly affect the ability to understand its physical relationship with the Allan Water valley over which it looks.	
5424 / 171	Arnhall Castle	Scheduled / Category B	276369	698609	National	The generally well-preserved ruins of Arnhall Castle, dating to the early 17 th century, stands in parkland southwest of Keir House and forms part of Keir GDL (see below). It is situated on a south facing slope and views are concentrated to the south overlooking the River Teith valley, with distant panoramic views taking in	None; views to the proposed development screened by intervening topography and woodland	None

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
6478	Knock Hill, fort 150m NE of summit	Scheduled	278245	698450	National	The earthwork remains of this probable later prehistoric settlement are located on a rocky knoll situated between Knock Hill and Gallow Hill in a pasture field. The settlement is roughly oval in plan, defined by a single stony rampart which is best preserved on its southern half. A well defined southeast entrance is visible and a well-worn path leads up to this entrance. Today, trees cover the knoll and	Low: The immediate pasture land surrounding the monument would be retained as part of the development and the existing woodland on both Knock Hill and Gallow Hill would also be maintained. The pasture/grassland currently present to the southeast of the monument would be retained and views out in this direction would stay unchanged. As part of the proposed development	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						have caused some disturbance to the rampart and interior of the settlement, although at least two hut circles are still visible within the interior. A later field wall has been constructed around the base of the knoll on which the settlement remains survive; both the settlement remains and the field wall are included in the scheduling. The knoll on which the settlement remains are situated stands in a central position within a pass running between Knock Hill and Gallow Hill. These two hills overlook the settlement and restrict views out to the surrounding landscape from the monument and provide a generally secluded and hidden location for the settlement. Views to the monument are limited from the wider	the current pasture fields to the northwest of the monument would be developed into a golf practice area; this would retain the general open aspect presently afforded from the monument and the existing views out in this direction would for the most part be unaffected. Proposed residential and amenity (tennis facility and hotel) areas would be present to the north of the monument (on the west and north side of Gallow Hill) at the closest being 0.3 m away; views to these built-up areas would be principally restricted by intervening topography and woodland and would not be visible from the monument itself. Proposed residential areas would be seen in views of the monument from the southeast, however, the	

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
7022	Pendreich, cairn	Scheduled	280465	699162	National	The earthwork remains of a	Imperceptible. The earthwork remains of a	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
7707	Dunblane, Bishop's Palace	Scheduled	278129	701336	National	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
90109 / 26361	Dunblane, Kirk Street, Dunblane Cathedral (Cathedral Church of St Blaan and St	Scheduled / Category A / Historic Scotland Property in	278160	701388	National	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
173	Laurence including Churchyard, Boundary Wall and Riccarton's Stile)	Care						
3918	Lecropt Kirk	Category A	278050	697941	National	Large mid-18 th century church with pinnacled tower. The church tower is a prominent local landmark in the area, visible above the surrounding woodland, from the M9 and local public roads. Views from the church itself are limited by woodland that surrounds the church and its associated churchyard (3922). Visibility to the north, from the church, is restricted by intervening topography (Knock Hill) and woodland spread across the hill.	None: views to the proposed development screened by intervening topography	None
	Keir House, Home Farm	Category A	277267	699296	National	Farm buildings built around a central courtyard constructed in the mid-19 th century. Associated with Keir House (3935) and forms part of Keir House GDL (see	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						below). Views out from the farm are concentrated to the east overlooking surrounding farmland, woodland shelterbelts edging the eastern side of the GDL in which it stands screen long distant views out from the farm buildings. A number of large modern farm barns have been erected east and northwest of the courtyard buildings. Localised farmland setting.		
3921	Keir House, New Lodge and Entrance Gates	Category A	277570	699093	National	South lodge for Keir House (3935). The building was moved from its original position and re-erected when the M9 motorway and roundabout (motorway Junc. 11) was constructed. The lodges itself stands within woodland on the eastern side of Keir GDL (see below) and has a localised woodland setting. The	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3935	Keir House	Category A	276970	698807	National	Large country house standing at centre of designed landscape (Keir House GDL, see below). The house stands at the centre of the GDL with formal gardens laid out around the house, including woodland gardens, formal terraces and a walled garden. The house is largely contained by mature trees and further woodland surrounds the	Imperceptible: Extensive woodland surrounding the house and GDL, present along the western side of the GDL (east side of the M9 carriageway), would screen views to the proposed development from the house	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						GDL in which it stands, providing a private and secluded setting for the house. Its immediate formal gardens are the most important for the setting of the house.		
26365	Dunblane, Ault Wharrie including Summer House, Walled Garden, Terraced Garden Wall, Gate Lodge, Boundary Wall and Gatepiers	Category A	279205	700909	National	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26371	Dunblane, The Cross, Leighton Library	Category A	278185	701292	National	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26372	Dunblane, Kirk Street, Dunblane Cathedral, Museum	Category A	278209	701341	National	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
174	Lecroft Manse	Category B	278436	697958	Regional	18 th century manse located within farmland on the northwest edge of Dunblane and just south of the proposed development boundary. The main	Imperceptible: The immediate farmland to the north of the manse would be retained as part of the proposed development and the immediate	Negligible

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						elevations of the house are aligned south (front elevation), overlooking the townscapes of Dunblane and Stirling, and to the north overlooking open pasture fields and woodland on Gallow Hill. Views out from the house being partially screened by surrounding trees.	landscape surrounding the building would remain unchanged. Proposed residential development would be present to the north of the building, c. 0.7 km away, on the eastern side of Gallow Hill although proposed new woodland between the manse and the residential area, along the southeastern slopes of Gallow Hill, would offer some screening in this direction.	N/A
3908	Lecroft School	Category B	278512	697835	Regional	Mid-18 th century house and school building situated on northeast edge of Dunblane, adjacent to the Stirling to Dunblane railway line and immediately north of the M9 motorway. Sits in the valley of the Allan Water and is surrounded by trees on the northwest, west and east side. Localised valley setting.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3919	Keir House, Lodge	Category B	277272	699413	Regional	Lodge house for Keir House (3935) stands immediately south of B824 public road. Forms part of Keir House GDL (see below). Largely enclosed by woodland. Localised roadside setting.	N/A	N/A
3922	Lecroft Kirk, Churchyard	Category B	278087	697931	Regional	Churchyard associated with Lecroft Kirk (173). Surrounded by woodland that limits views out to surrounding landscape. Localised churchyard setting.	N/A	N/A
3928	Kippenross House	Category B	278494	699986	Regional	Country house standing at centre of Kippenross GDL (see below). The main elevations of the house are aligned SSW and NNE overlooking open parkland. Woodland present to the south and around the eastern side of the house provide some screening out in these directions.	Low: Views of the proposed development would be visible from parkland surrounding Kippenross House on the upper slopes of the GDL in views to the southwest and south. Some screening from Kippenross House (3928, see above) would be provided by surrounding trees present on the southern side of the house and by woodland	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3930	Kippenross House, Walled Garden	Category B	278266	699851	Regional	Walled garden for Kippenross House and forming part of Kippenross	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3931	Kippenross, Old Kippenross	Category B	278338	699830	Regional	GDL (see below). Situated adjacent to Old Kippenross (3931). Localised woodland setting.	None: views out to the proposed development screened by intervening topography.	None
3933	Old Mill of Keir, Railway Viaduct	Category B	278435	699768	Regional	Forms part of the railway line crossing Kippendavie Estate. Localised railway	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3936	Keir House, Terraces and Garden	Category B	276913	698826	Regional	Part of the formal gardens present to the south of Keir House (3935), largely screened by surrounding woodland. Views out to the Carse and taking in Stirling Castle afforded to the south/SSE. Localised garden setting. Forms part of Keir House GDL (see below).	N/A	N/A
3940	Keir House, Archway	Category B	277034	698809	Regional	Circular archway just east of Keir House (3935) on west approach drive. Localised roadside setting.	N/A	N/A
3941	Keir House, Lower Glen	Category B	276500	6988600	Regional	Small cascade forming part of water features to southwest of Keir House (3935). Located within woodland, localised woodland setting.	N/A	N/A
3942	Keir House, Bathing House	Category B	276633	698731	Regional	Small bathing house located on southwest edge of pond within woodland to	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3943	Keir House, Icehouse	Category B	277101	699099	Regional	the southwest of Keir House (3935) and forming part of Keir House GDL (see below). Surrounded by woodland - Localised woodland setting.	N/A	N/A
3969	Keir House, Sundial	Category B	276872	698836	Regional	Egg-type icehouse dating to the early 19 th century standing in woodland north of Keir House (3935) Forms part of Keir House GDL (see below). Localised woodland setting.	N/A	N/A
3970	Keir House, Tunnel and Terrace	Category B	276991	698900	Regional	Localised garden setting, within formal gardens to the south of Keir House (3935). Forms part of Keir House GDL (see below).	N/A	N/A
3972	Keir House,	Category B	277011	698921	Regional	Footbridge over Home Farm drive, within	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Footbridge					woodland to northeast of Keir House (3935). Forms part of Keir House GDL (see below) Localised woodland setting.		
3973	Keir House, Avenue Bridge	Category B	277050	698938	Regional	Avenue bridge over Home Farm drive, forming part of woodland gardens to northeast of Keir House (3935). Forming part of Keir House GDL. Localised woodland setting.	N/A	N/A
3974	Keir House, Avenue Bridge, Cenotaph	Category B	277043	698937	Regional	Bridge forming part of woodland gardens to northeast of Keir House (3935). Forming part of Keir House GDL. Localised woodland setting.	N/A	N/A
3976	Keir House, East Gardens Boundary Wall and Gateways	Category B	277515	698995	Regional	Rubble built wall with archway bridge and rusticated gateway with windows to either side, round arched and balcony. Forms part of boundary for Keir GDL (see below) and is unlikely to have any intended long	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3977	Keir House, Walled Garden	Category B	276920	698960	Regional	Walled garden to northwest of Keir House (3935) and forming part of the formal gardens surrounding the house. Forms part of Keir House GDL (see below). Largely surrounded by woodland; localised setting.	N/A	N/A
3978	Keir House, Walled Garden, Wall and Gateway	Category B	276884	699030	Regional	Wall and gateway forming part of Keir House Walled Garden (3977). Gateway at northwest corner of walled garden. Forms part of the formal gardens surrounding Keir House (3935) and part of Keir House GDL (see below). Largely surrounded by woodland; localised setting.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						Forms part of Keir House GDL.		
22589	Bridge of Allan, 15 Abercromby Drive, Uplands	Category B	279759	697662	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22591	Bridge of Allan, Well Road, Allan Water Hotel	Category B	279432	697696	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22596	Bridge of Allan, 1 Charlton Road, Zetland House	Category B	279517	697639	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22609	Bridge of Allan, 43 Charlton Road	Category B	280049	697355	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22610	Bridge of Allan, 47 Charlton Road	Category B	280097	697319	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22611	Bridge of Allan, 2 Charlton Road	Category B	279493	697598	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22616	Bridge of Allan, 20, 22 Charlton Road	Category B	279714	697455	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22617	Bridge of Allan, 24,	Category B	279747	697434	Regional	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	26 Charlton Road, Seaforth				setting within Bridge of Allan Conservation Area.			
22618	Bridge of Allan, 28 Charlton Road	Category B	279785	697422	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22619	Bridge of Allan, 30a, 30b Charlton Road	Category B	279852	697403	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22620	Bridge of Allan, 1, 3 Claremont Drive, Highfield West	Category B	279852	697606	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22621	Bridge of Allan, 7 Claremont Drive, Drumpark House	Category B	279971	697568	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22623	Bridge of Allan, 21 Fountain Road, Rectory	Category B	279203	697303	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22624	Bridge of Allan, Fountain Road, The Fountain of Nineveh	Category B	279102	697199	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22626	Bridge of Allan, Henderson Street, Chalmers Church	Category B	279345	697485	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22632	Bridge of Allan, 107,	Category B	279568	697352	Regional	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	109 Henderson Street				setting within Bridge of Allan Conservation Area.			
22633	Bridge of Allan, 111 Henderson Street, Mansfield	Category B	279591	697346	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22634	Bridge of Allan, 113, 117, 119 Henderson Street	Category B	279620	697331	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22635	Bridge of Allan, 121 Henderson Street, Coneypark	Category B	279670	697306	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22636	Bridge of Allan, 125 Henderson Street, Suliven	Category B	279711	697278	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22638	Bridge of Allan, 129 Henderson Street, Old Manor	Category B	279780	697247	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22639	Bridge of Allan, Henderson Street, Museum Hall	Category B	279857	697181	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22641	Bridge of Allan, 34 Henderson Street, Westerton Arms	Category B	279059	697520	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22642	Bridge of Allan,	Category B	279110	697501	Regional	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Henderson Street 36-50 (Even Nos) 1-11 Union Street Penzance House					setting within Bridge of Allan Conservation Area.		
22643	Bridge of Allan, Henderson Street, Archway to The Avenue	Category B	279134	697497	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22649	Bridge of Allan, 108 Henderson Street	Category B	279451	697321	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22650	Bridge of Allan, 110, 112, 114 Henderson Street, Kelvingrove	Category B	279480	697302	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22652	Bridge of Allan, Henderson Street 118-124	Category B	279522	697285	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22653	Bridge of Allan, Henderson Street 126-132 (Even Nos)	Category B	279569	697263	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22656	Bridge of Allan, Keir Street, Holy Trinity Parish Church and Church Hall	Category B	279145	697345	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22657	Bridge of Allan, Fountain Road, St Saviour's Church	Category B	279195	697328	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22659	Bridge of Allan, Keir Street 14, 16 Huntingdon and Thorn House	Category B	279234	697298	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22675	Bridge of Allan, 41, 43 Kenilworth Road, Wellpark	Category B	280120	697136	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22676	Bridge of Allan, 47 Kenilworth Road, Eastwell	Category B	280165	697088	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22677	Bridge of Allan, 49 Kenilworth Road	Category B	280203	697070	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
26381	Dunblane, 1 Sinclairs Street, Cornerstone Craft Shop and Gallery	Category B	278242	701353	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
22684	Bridge of Allan, 14 Kenilworth Road	Category B	279472	697466	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22686	Bridge of Allan, 18 Kenilworth Road,	Category B	279541	697435	Regional	Localised townscape setting within Bridge of	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Coniston					Allan Conservation Area.		
22691	Bridge of Allan, 32 Kenilworth Road, Logie Aston	Category B	279893	697260	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22695	Bridge of Allan, 4 Mine Road, Mine House	Category B	279551	697746	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22698	Bridge of Allan, Station Road, The Mill	Category B	278821	697608	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22699	Bridge of Allan, 5 Inverallan Road	Category B	278844	697568	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22707	Bridge of Allan, 4, 6, 8 Well Road	Category B	279425	697613	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22709	Bridge of Allan, Alexander Drive, Westerton House	Category B	279156	697796	Regional	Localised townscape setting within Bridge of Allan.	N/A	N/A
22710	Bridge of Allan, Westerton House, Lodge and Gate Piers	Category B	279126	697611	Regional	Localised townscape setting within Bridge of Allan	N/A	N/A
26364	Dunblane, Kirk	Category B	278153	701349	Regional	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Street, Dunblane Cathedral, Cathedral Hall					setting within Dunblane Conservation Area.		
26369	Dunblane, The Cross, Cathedral Cottage and St Clements	Category B	278165	701326	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26374	Dunblane, Kirk Street, Cockburn House	Category B	278215	701347	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26376	Dunblane, Kirk Street, Scottish Churches House, Entrance Block	Category B	278238	701380	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26377	Dunblane, Kirk Street, Scottish Churches House, Central Section	Category B	278229	701398	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26380	Dunblane, Kirk Street, Scottish Churches House, Chapel	Category B	278253	701397	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26386	Dunblane, High Street, St Blane's Church	Category B	278274	701342	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
26387	Dunblane, High Street, Balhaldie House	Category B	278336	701297	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26388	Dunblane, 91-95 High Street	Category B	278266	701328	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26393	Dunblane, High Street, Bank House	Category B	278178	701259	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26395	Dunblane, 61 High Street	Category B	278170	701229	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26402	Dunblane, High Street, St Blane's House	Category B	278289	701251	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26404	Dunblane, Perth Road, St Mary's Church	Category B	278473	701238	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26409	Perth Road, Dunblane Hydro Hotel including Hydro Lodge, Newton Cottage, Gatepiers and Boundary Wall	Category B	278814	701577	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
26411	Dunblane, Glen Road, Glenacres	Category B	278741	701102	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26412	Dunblane, The Crescent, Glenluss	Category B	278826	701104	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26413	Dunblane, Glen Road, Dovecot	Category B	278758	700875	Regional	Enclosed, localised garden setting. The dovecot constructed in 1820 was originally part of the Kippendavie Estate. It was moved from its original position on Beech Road to its present location in 1842. It now stands within the grounds of a 19th century cottage and both are now part of the Ochlochy Park housing development.	N/A	N/A
26414	Dunblane, Stirling Road, Stirling Arms Hotel	Category B	278213	701041	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26418	Dunblane, 2 Bridgend	Category B	278147	701028	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26419	Dunblane, 7 Stirling	Category B	278145	701021	Regional	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Road, Treeview					setting within Dunblane Conservation Area.		
26421	Dunblane, Claredon Place, Fern Bank Villa	Category B	278009	700763	Regional	Localised townscape setting within Dunblane.	N/A	N/A
26422	Dunblane, Claredon Place, Holy Family Roman Catholic Church	Category B	278039	700692	Regional	Localised townscape setting within Dunblane.	N/A	N/A
26425	Dunblane, Allan Water, Railway Viaduct	Category B	277988	701567	Regional	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26426	Dunblane, Springbank Gardens, 1-12 (Inclusive), 14-30 (Inclusive) Springbank Mill including Former School House	Category B	277814	701645	Regional	Localised townscape setting within Dunblane.	N/A	N/A
49658	Dunblane, Newton Crescent, Provan	Category B	279047	701142	Regional	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
52198	Bridge of Allan, Well House, off Mine	Category B	279503	697687	Regional	Localised townscape setting within Bridge of	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Road					Allan Conservation Area.		
170	Keir House, Terraces and Garden	Category C	276913	698826	Local	Localised garden setting, within formal gardens to the south of Keir House (3935). Forms part of Keir House GDL (see below).	N/A	N/A
3915	Keir House, Water House	Category C	276994	699149	Local	Rectangular water house dating to late-19 th century standing in woodland to north of Keir House. Forms part of Keir GDL (see below). Localised woodland setting.	N/A	N/A
3916	Keir House, Gardens House	Category C	276965	698854	Local	Forms part of courtyard buildings attached (to north) of Keir House (3935). The main views from the building are concentrated on courtyards to the north and south, and views afforded out to the northwest taking in part of the formal gardens for Keir House (walled garden (3977). Long distant views out are screened by woodland present to the	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3917	Keir House, Stud House	Category C	277185	699161	Local	Stud house for Keir House (3935) standing on edge of woodland within Keir House GDL (see below) and adjacent other cottages/buildings including 'Breaside'. Views afforded out to surrounding farmland. Agrarian building and unlikely to have any intended long views, localised farmland setting.	N/A	N/A
3920	Keir House, North Lodge	Category C	277802	699014	Local	Former lodge for Keir House (3935) standing on a small island of land bounded by the M9 motorway to the west and the A9 carriageway to the east. The M9 motorway cuts the lodge off from Keir House GDL which it once formed part off. Largely surrounded by trees; localised setting.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3923	Keir House, Bairnsburn	Category C	277492	698236	Local	Single storey lodge on south side of Keir House GDL (see below). Adjacent to Lecroft Kirk to Craigarn Hall public road and standing on edge of woodland. Localised roadside setting.	N/A	N/A
3924	Keir House, Old Walled Garden	Category C	276739	698221	Local	Former walled garden for Keir House (3595) and forming part of Keir House GDL (see below). Within woodland on southern edge of Keir GDL, localised woodland setting.	N/A	N/A
3929	Kippenross House, Sundial	Category C	278501	699960	Local	Stands in garden area just south of Kippenross House. Localised garden setting. Forms part of the Kippenross GDL (see below).	N/A	N/A
3932	Kippenross House, Estate Bridge	Category C	278220	699952	Local	Localised river setting within woodland on west side of Kippenross Estate. Forms part of Kippenross GDL (see below).	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
3934	Kippenross House, Railway Tunnel	Category C	278427	699803	Local	Forms part of the railway line crossing Kippendavie Estate. Localised railway setting. Forms part of Kippenross GDL (see below).	N/A	N/A
3971	Keir House, Tunnel and Terrace	Category C	276991	698900	Local	Forms part of formal gardens to north of Keir House (3935), largely enclosed by woodland. Localised garden/woodland setting.	N/A	N/A
3975	Keir House, Terracing and Column to East	Category C	277061	698876	Local	Terracing forming part of formal garden on east side of Keir House. Largely enclosed by woodland. Localised garden setting. No obvious vistas or views.	N/A	N/A
3979	Keir House, Water Garden	Category C	276652	698840	Local	Water garden comprising of small stone fountainhead of boulders and a small rustic bridge. Situated within woodland to the west of Keir House (3935). Localised woodland setting.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
10430	Kippenrait Glen, Wharry Bridge	Category C	279983	699643	Local	19 th century single span bridge crossing the Wharry Burn. Localised river setting and surrounded by woodland.	N/A	N/A
22590	Bridge of Allan, 12 Abercromby Drive	Category C	279796	697479	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22592	Bridge of Allan, Well Road, Allan Water Hotel, Well House	Category C	279453	697685	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22593	Bridge of Allan, 27, 29 Allanvale Road	Category C	278990	697396	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22594	Bridge of Allan, 31, 33 Allanvale Road and 16 Union Street	Category C	279001	697379	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22595	Bridge of Allan, 35 Allanvale Road and 18 Union Street	Category C	279003	697373	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22597	Bridge of Allan, Charlton Road 3, 5, 7	Category C	279541	697619	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22598	Bridge of Allan, Chalton Road 9, 11	Category C	279589	697612	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22599	Bridge of Allan, 15 Chalton Road, Rowanhurst	Category C	279617	697591	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22600	Bridge of Allan, Chalton Road 17, 19	Category C	279651	697574	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22601	Bridge of Allan, 21 Chalton Road, Thornton Lodge	Category C	279695	697543	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22602	Bridge of Allan, 23 Chalton Road	Category C	279729	697517	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22603	Bridge of Allan, 25 Chalton Road	Category C	279758	697492	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22604	Bridge of Allan, Chalton Road 27, 29	Category C	279838	697472	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22605	Bridge of Allan, 31 Chalton Road, Ashcroft	Category C	279889	697458	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22606	Bridge of Allan, 33 Charlton Road, Rokeby	Category C	279925	697447	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22607	Bridge of Allan, 35 Charlton Road	Category C	279991	697416	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22608	Bridge of Allan, 39, 41 Charlton Road	Category C	280023	697385	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22612	Bridge of Allan, 10, 12 Charlton Road	Category C	279564	697554	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22613	Bridge of Allan, 14 Charlton Road, Hazelwood	Category C	279611	697545	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22614	Bridge of Allan, 16 Charlton Road	Category C	279651	697509	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22615	Bridge of Allan, 18 Charlton Road	Category C	279693	697470	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22625	Bridge of Allan, Henderson Street, Royal Hotel	Category C	279200	697509	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22627	Bridge of Allan, 79, 81, 83 Henderson Street	Category C	279363	697421	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22628	Bridge of Allan, 87 Henderson Street	Category C	279401	697406	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22629	Bridge of Allan, 95, 97 Henderson Street	Category C	279443	697381	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22630	Bridge of Allan, 99, 101 Henderson Street	Category C	279452	697376	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22631	Bridge of Allan, 103 Henderson Street, Eagleton Hotel	Category C	279490	697383	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22637	Bridge of Allan, 127 Henderson Street	Category C	279741	697261	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22640	Bridge of Allan, Henderson Street† Clock	Category C	279080	697524	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22644	Bridge of Allan, 54, 56 Henderson Street	Category C	279151	697481	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22645	Bridge of Allan, 92, 94, 96 Henderson Street	Category C	279296	697395	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22646	Bridge of Allan, 98, 100 Henderson Street	Category C	279322	697384	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22647	Bridge of Allan, 102, 104 Henderson Street	Category C	279356	697362	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22648	Bridge of Allan, Henderson Street 106, and 2 Melville Place	Category C	279383	697356	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22651	Bridge of Allan, 116 Henderson Street, Hunters Lodge Hotel	Category C	279508	697287	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22654	Bridge of Allan, 134, 136 Henderson Street	Category C	279605	697249	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22655	Bridge of Allan, 3 Inverallan Road, Yew Tree Cottage	Category C	278854	697578	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22658	Bridge of Allan, 7 Keir Street	Category C	279115	697415	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						Allan Conservation Area.		
22660	Bridge of Allan, 1 Kenilworth Road, Kilmore	Category C	279406	697579	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22661	Bridge of Allan, 3 Kenilworth Road, Bath House	Category C	279451	697553	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22662	Bridge of Allan, 5 Kenilworth Road, Ettrick House	Category C	279487	697534	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22663	Bridge of Allan, 7 Kenilworth Road	Category C	279552	697516	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22664	Bridge of Allan, 9, 11 Kenilworth Road	Category C	279592	697489	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22665	Bridge of Allan, 13, 15 Kenilworth Road	Category C	279651	697457	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22666	Bridge of Allan, 17 Kenilworth Road, Iona Lodge	Category C	279692	697411	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22667	Bridge of Allan, 19, 21 Kenilworth Road	Category C	279752	697386	Local	Localised townscape setting within Bridge of	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22668	Bridge of Allan, Kenilworth Road 23 and 14 Abercromby Drive	Category C	279785	697368	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22669	Bridge of Allan, 25 Kenilworth Road	Category C	279833	697335	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22670	Bridge of Allan, 27 Kenilworth Road, Deanville	Category C	279925	697322	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22671	Bridge of Allan, 29 Kenilworth Road, Logielea	Category C	279967	697291	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22672	Bridge of Allan, 31 Kenilworth Road, Athole House	Category C	279995	697255	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22673	Bridge of Allan, Kenilworth Road 33, 35, 37	Category C	280049	697203	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22674	Bridge of Allan, 39 Kenilworth Road, Airthrey Croft	Category C	280083	697165	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22680	Bridge of Allan, 2	Category C	279381	697552	Local	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Kenilworth Road, Viewforth				setting within Bridge of Allan Conservation Area.			
22681	Bridge of Allan, 4, 6, 8 Kenilworth Road	Category C	279406	697522	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22682	Bridge of Allan, 10 Kenilworth Road, The Brae	Category C	279426	697495	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22683	Bridge of Allan, 12 Kenilworth Road	Category C	279450	697478	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22685	Bridge of Allan, 16 Kenilworth Road, Garnock House	Category C	279516	697447	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22687	Bridge of Allan, 20 Kenilworth Road, Lindeau	Category C	279571	697429	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22688	Bridge of Allan, 22 Kenilworth Road, Maybank	Category C	279604	697419	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22689	Bridge of Allan, 24 Kenilworth Road, Claremount	Category C	279642	697397	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22690	Bridge of Allan,	Category C	279780	697330	Local	Localised townscape	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Kenilworth Road 26, 28 Coneyhill House including Lodge and Gatepiers					setting within Bridge of Allan Conservation Area.		
22692	Bridge of Allan, 34 Kenilworth Road, Chalmers Manse	Category C	279933	697229	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22694	Bridge of Allan, 1 Melville Place, Fernfield	Category C	279431	697326	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22696	Bridge of Allan, 10, 12 New Street	Category C	278961	697557	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22697	Bridge of Allan, 3 Pullar Avenue, Orchard House	Category C	279424	696578	Local	Localised townscape setting within Bridge of Allan.	N/A	N/A
22700	Bridge of Allan, 1 Sunnylaw Road, Lodge	Category C	279330	697717	Local	Localised townscape setting within Bridge of Allan.	N/A	N/A
22701	Bridge of Allan, 2 Sunnylaw Road	Category C	279356	697619	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22702	Bridge of Allan, 9 Union Street	Category C	279088	697479	Local	Localised townscape setting within Bridge of	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
22703	Bridge of Allan, 11 Union Street	Category C	279088	697468	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22704	Bridge of Allan, 19 Union Street	Category C	279069	697434	Local	Localised townscape setting within Bridge of Allan Conservation Area	N/A	N/A
22705	Bridge of Allan, 3 Well Road, Tanglin	Category C	279367	697611	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22706	Bridge of Allan, 5, 7 9 Well Road	Category C	279385	697622	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
22708	Bridge of Allan, 10, 12 Well Road	Category C	279453	697625	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
26367	Dunblane, Old Bleaching Green, Monument	Category C	278128	701291	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26368	Dunblane, The Cross, Cross Cottage	Category C	278162	701335	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26370	Dunblane, Dean's Manse, Gatepiers	Category C	278180	701308	Local	Localised townscape setting within Dunblane	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	and Boundary Wall					Conservation Area.		
26375	Dunblane, Kirk Street, Scottish Churches House, Warden's House Block	Category C	278237	701371	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26382	Dunblane, 3 Sinclairs Street	Category C	278248	701351	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26383	Dunblane, 3 Sinclairs Street	Category C	278255	701361	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26384	Dunblane, 4 Sinclairs Street, The Cottage	Category C	278261	701359	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26385	Dunblane, 5 Sinclairs Street, Pennefya	Category C	278267	701358	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26389	Dunblane, 86-88 High Street	Category C	278213	701253	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26390	Dunblane, High Street, Sheriff Court House	Category C	278223	701306	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
26391	Dunblane, 108-112 High Street	Category C	278261	701303	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26392	Dunblane, 114 High Street	Category C	278270	701307	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26396	Dunblane, 49 High Street	Category C	278190	701201	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26397	Dunblane, 58, 60, 62 High Street, D and J Macewen and Co	Category C	278210	701205	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26398	Dunblane, 22-24 High Street	Category C	278214	701128	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26400	Dunblane, 16, 18 High Street	Category C	278219	701097	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26403	Dunblane, High Street, Woodend	Category C	278412	701283	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26405	Dunblane, Perth Road, Burlington House	Category C	278512	701280	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
26406	Dunblane, Perth Road, Holmehill House, Holme Hill Lodge	Category C	278519	701508	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26407	Dunblane, Braeport, Braeport Centre	Category C	278212	701508	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26410	Dunblane, Glen Road, Tomdoran	Category C	278649	701178	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26415	Dunblane, Mill Row, Allan Cottage	Category C	278195	701096	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26416	Dunblane, Mill Row, Allanside House	Category C	278171	701111	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26417	Dunblane, Stirling Road, Allan Water, Dunblane Bridge	Category C	278187	701039	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26420	Dunblane, Stirling Road, Railway Hotel	Category C	278158	701003	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
26423	Dunblane, Doune Road, Albert	Category C	277940	701253	Local	Localised townscape setting within Dunblane.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Cottage							
26424	Dunblane, Doune Road, 1, 2, 3 Calderwood Place	Category C	277941	701266	Local	Localised townscape setting within Dunblane.	N/A	N/A
26428	Dunblane, 124-126 High Street, Free Church	Category C	278279	701295	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
44111	Bridge of Allan, 52 Henderson Street	Category C	279138	697483	Local	Localised townscape setting within Bridge of Allan Conservation Area.	N/A	N/A
47649	Lecroft Kirk Lodge	Category C	278104	697896	Local	Localised churchyard setting, surrounded by woodland which limits views out to surrounding area.	N/A	N/A
48941	Dunblane, Braeport, Aurora	Category C	278191	701551	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48942	Dunblane, Braeport, Gigha	Category C	278192	701513	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48944	Dunblane, The Crescent, Elmswood including Stables	Category C	278810	701380	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	and Boundary Wall							
48945	Dunblane, The Cross, Burgh Chambers	Category C	278203	701314	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48949	Dunblane, Haining, Leighton House	Category C	278178	701451	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48950	Dunblane, The Haugh, War Memorial	Category C	278035	701400	Local	Stands within an area of parkland at centre of Dunblane. Forms part of Dunblane Conservation Area. Surrounded by built-up areas of Dunblane. Localised townscape setting.	N/A	N/A
48951	Dunblane, High Street, Dunblane Public Library	Category C	278318	701304	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48952	Dunblane, 27-29 High Street With Vaulted Basement	Category C	278186	701158	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48953	Dunblane, 53 High Street	Category C	278182	701219	Local	Localised townscape setting within Dunblane	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						Conservation Area.		
48954	Dunblane, 57-59 High Street	Category C	278189	701233	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48956	Dunblane, 2-14 (Even Nos) High Street	Category C	278224	701076	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48957	Dunblane, 30-34 (Even Nos) High Street	Category C	278216	701152	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48958	Dunblane, 50-56 (Even Nos) High Street	Category C	278214	701186	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48960	Dunblane, Perth Road, Crawford House including Coach House	Category C	278536	701326	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48961	Dunblane, Perth Road, Kincairn, Cairndow and Rosebank including Boundary Wall	Category C	278612	701330	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48962	Dunblane, Perth Road, St Mary's Church, St Mary's	Category C	278568	701211	Local	Localised townscape setting within Dunblane	N/A	N/A

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Cottage					Conservation Area.		
48963	Dunblane, Ramoyle, Ramoyle House	Category C	278449	701760	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
48964	Dunblane, Station Road, Dunblane Station and Original Footbridge	Category C	278109	700983	Local	Localised townscape setting within Dunblane Conservation Area.	N/A	N/A
	Kippenross	GDL	278670	69940	National	Kippenross GDL is a small intact 18 th century parkland landscape designed by Thomas White Senior and Junior, the former being a pupil of Capability Brown. The GDL is located on the southern edge of Dunblane, east of the B8033. Although the layout of the policies has been compromised by the creation of a golf course in the eastern part of the parkland, the layout of the designed landscape still survives and is still very apparent. The GDL forms the setting for Category B	Low: Views of the proposed development would be visible from parkland surrounding Kippenross House on the upper slopes of the GDL in views to the southwest and south. Views from the lower slopes around the Water of Allan, including from Kippenross walled garden and 'Old Kippenross' would be limited by intervening topography and woodland present along the river valley. The proposed development would be seen largely as	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						Listed Kippenross House (3928) which stands towards the centre of the GDL. The GDL comprises principally of open parkland surrounded by woodland. There are two approach roads to the House. The northern approach leads from the B8033. The southern approach dips down to a bridge over the Allan Water and then climbs immediately to a point where Kippenross House appears over the brow of the hill to the north. The main areas of parkland lie within the northern half of the GDL and bordered by commercial plantations. A walled garden (3930), which is laid to lawn, lies to the southwest of Kippenross House and adjacent to 'Old Kippenross' (3931). Both the walled garden and 'Old Kippenross' stand	an extension of the built-up areas of Sunnyslaw (northern part of Bridge of Allan), which is currently visible to the south from the GDL. Some screening from Kippenross House (3928, see above) would be provided by surrounding trees present on the southern side of the house and by woodland edging the southern edge of the GDL, around the Allan Water valley.	Although a new element in the surrounding landscape, the proposed development would not affect an ability to appreciate or understand the historical layout of Kippenross GDL or the relationship of Kippenross House with other buildings/structures and designed elements that form the GDL.

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						<p>in woodland immediately east of the Allan Water and just east of the Allan Water. A series of paths and walks were laid out in the later 18th century, including a beech walk along the Allan Water which can still be seen today to the north of Kippenross Estate Bridge (3932) and a series of riverside walks continuing to the south of the bridge, in what is now an area of commercial forestry plantation.</p> <p>[Historic Scotland Inventory of Gardens and Designed Landscapes]</p>		
Keir	GDL	276931	699342	National		<p>Kier GDL lies on rising ground at the confluence of the River Teith and Allan Water, to the southwest of Dunblane. It is an outstanding rare example of an intact designed landscape exhibiting different styles of garden</p>	Low: Extensive woodland surrounding the GDL and present along the western side of the GDL (east side of the M9 carriageway)	Minor

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						and landscape design, and forms the setting for Category A Listed Keir House (3935) and other associated listed buildings and garden structures. Keir house itself is largely contained by mature trees. The formal gardens to the south and north of the House, and the garden woodlands to the west and northeast define the setting of the house. The GDL is surrounded by woodland, which screen views to, and from, the GDL and forms a private and secluded setting for the House and other buildings/structures and elements of the designed landscape. No outlying features play a prominent part in the designed landscape, although the woodland does open in places to provide long views from the house and its gardens	House out to the Carse and Stirling Castle to the south/SSE would not be affected. Some views of the proposed development would be visible from parkland in the northeastern section of the GDL, to the west of the A8033 carriageway where there are open views out to the east taking in the current surrounding farmland and the wooded slopes of Kippendavie and Drumdrui. This area of parkland is currently used as improved pasture on the edges of the GDL and does not form an important element of the GDL. The presence of the proposed development would not affect the ability to appreciate or understand the historical layout of the GDL or the relationship of Keir House (3935) with other	

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						across the Cares to Stirling Castle, in views to the south/SSE. <i>(Historic Scotland Inventory of Gardens and Designed Landscapes)</i>	buildings/structures and designed elements that form the GDL.	
Dumblane	CA	278593	701341	Regional	Dumblane Conservation Area occupies an elevated site on low hills along the Water of Allan, and flanked by wooded hills of Sheriff Muir. The town was probably an early Christian site with Dumblane Cathedral (90109/26361) constructed in the mid-13 th century. The Conservation Area encompasses the early burgh centred on the cathedral and later 18 th & 19 th century town, including an expansive area of late 19 th century villa development, principally located on the eastern side of the Allan Water. There are 72 listed buildings within the Conservation Area	Dumblane Conservation Area occupies an elevated site on low hills along the Water of Allan, and flanked by wooded hills of Sheriff Muir. The town was probably an early Christian site with Dumblane Cathedral (90109/26361) constructed in the mid-13 th century. The Conservation Area encompasses the early burgh centred on the cathedral and later 18 th & 19 th century town, including an expansive area of late 19 th century villa development, principally located on the eastern side of the Allan Water. There are 72 listed buildings within the Conservation Area	Imperceptible: The proposed development would lie to the south of the Conservation Area, c.1.6 km away. The proposed development would be principally screened from view within the Conservation Area by intervening buildings and vegetation, and would not be visible in views of the Cathedral and other principal landmarks within the Conservation Area. The presence of the proposed development would not affect and ability to appreciate and understanding of the historical development of the Conservation Area, its	Negligible

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						including Dunblane Cathedral, the former Dean Manse and the Leighton Library, which are all Category A Listed: principal landmarks within the Conservation Area include the Cathedral, the Hydro and the Old Bridge, along with a natural landmark, Holme Hill, which provides a green edge to the Conservation Area. The setting of the Conservation Area is concentrated principally on the banks of the Allan Water. The town is conspicuous in many views from the surrounding higher land, with views of the Cathedral and the Hydro being important, nevertheless, many views to and from the town are restricted by trees, hedges and woodlands, and by undulating landform. A green belt has been designated to the north,	layout or appreciation	

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Bridge of Allan	CA	279515	697452	Regional	Bridge of Allan was established as a grand Victorian Spa development in the 19 th century and the Conservation Area encompasses a significant area of the town associated with the former spa town, but excludes later development. The Conservation Area can be split into four principal areas: <u>Inveralan</u> – this area of town is set apart from the main town on the west side of the Allan Water. Visibility to, and from, this part of the Conservation is principally restricted by intervening	Low: The proposed development would be principally screened from the majority of the Conservation Area by intervening topography and buildings. Glimpses out from the Conservation Area to the west take in wooded slopes of Knock Hill and Gallow Hill which will be retained as part of the proposed development. <u>Inveralan</u> – this area of town is set apart from the main town on the west side of the Allan Water. Visibility to, and from, this part of the Conservation is principally restricted by intervening	Minor Views of the proposed development would, however, be seen from the lower slopes of Sunnylaw with proposed residential housing visible on the

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						<p><u>Sunnylaw</u> – situated to the northeast of the Allan Water and centred on Upper Glen Road with large houses dating from the early development of the spa town. The housing in this area have a generally intimate setting enclosed by mature gardens, ornamental trees, stone boundary walls and hedging, although the wooded slopes on the west bank of the Allan Water opposite Sunnylaw do provide an important backdrop on the west side of the Conservation Area.</p> <p><u>Lower Town</u> – set on flat land next to the river and out around the main thoroughfare (Henderson Street) through the town, stretching east from the bridge over the Allan</p>	<p>slopes of western side of the Allan Water opposite to Sunnylaw. In most cases views to the new proposed residential housing would be screened from view by mature vegetation, trees and hedges that enclose many of the houses in Sunnylaw, although some glimpses of the proposed housing would be seen from the southern end of Upper Glen Road. The presence of the proposed development would not, however, affect the ability to understand or appreciate the historical development of the Conservation Area.</p>	

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
						Water, and comprising of a mixture of residential and commercial premises. Visibility to, and from, this part of the Conservation is principally restricted by intervening trees and undulating topography.	Upper Town – principally three streets which curve gently along the eastern slopes of the wooded hillside of Mine Woods and comprising largely of mid-Victorian style villas. Views out from this part of the Conservation Area are generally concentrated to the southwest and south overlooking the Lower Town and the River Forth. Some glimpses of woodland (Knock Hill) to the west of the town can be afforded, although restricted in general by intervening vegetation and buildings. [Bridge of Allan	

Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
	Sheriffmuir	Historic Battlefield	281036	702861	National	Site of the 1715 battle between the Jacobites and Government Troops. The battle was significant as it effectively brought an end to the 1715 Jacobite Rising. It also involved one of the largest Jacobite armies ever fielded in Scotland. Evidence from historical documents, historical maps and a metal detecting survey carried out in 2006 (Pollard 2006) indicates that the core of the battle took place in marshland located to the northwest of where the Sheriffmuir Inn now stands and the retreating government troops, chased by the Jacobites, crossed the fields to the south and west of the now Macrae monument and along the	None: The battlefield lies to the northwest of the proposed development, the core area of the battlefield being c. 4.5 km away. The proposed development would not lie within the designated Historic Battlefield area and its presence would not affect the ability to understand the battlefield landscape.	None

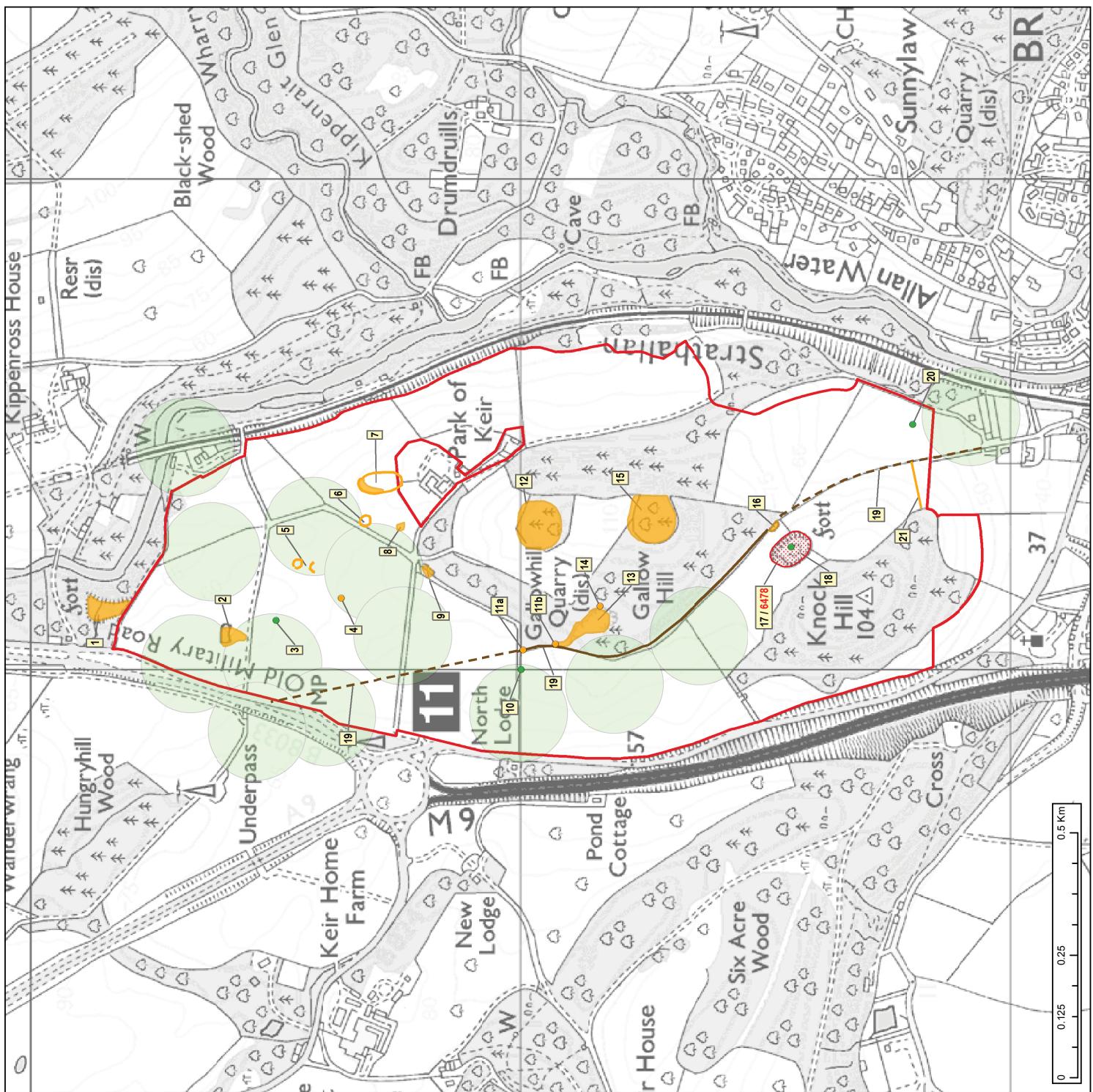
Asset no	Name and Type	Status	Easting	Northing	Heritage Importance	Setting	Magnitude of Impact	Significance of Effect
					Wharry Burn valley to the southwest. <i>(Historic Scotland, Inventory of Historic Battlefields)</i>			



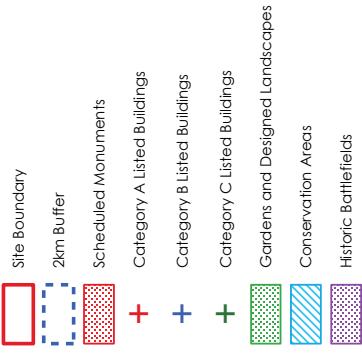
Legend

- Proposed Development Boundary
- Scheduled Monument
- Cultural Heritage Site (point)
- Finds spot
- Cultural Heritage Site (area)
- Route of Military Road
- Approximate route of Military Road taken from Roy's map (1747-55)
- Approximate location of Former Settlements (23) taken from Roy's map (1747-55) (100m buffer)
-

<p>site: Park of Keir</p> <p>client: King Farms</p> <p>drawing title: Cultural heritage constraints</p> <p>scale: 1:8,000 of A3</p> <p>date: 19/06/2014</p> <p>drawing number: Figure 6.1</p> <p>drawn by: SW</p> <p>checked by: HT</p>	<p>brindley ASSOCIATES</p> <p>east mains industrial estate</p> <p>bxo burn west lothian</p> <p>EH52 5AU</p> <p>t: 01506 858 757</p> <p>f: 01506 855 635</p> <p>www.brindleyassociates.co.uk</p> <p>© Brindley Associates Ltd.</p>
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Legend



site: Park of Keir	client: King Farms
drawing title: Cultural Heritage: Key External Assets	
scale: 1:22,000 at A3	date: 19 / 06 / 2014
drawing number: Figure 6.2	
drawn by: IB	checked by: MH
oxenhouse	
east mains industrial estate	
broxburn west lothian	
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