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132/33kV Transformer Replacement, Cupar substation, Fife

Cultural Heritage Assessment

Report No: 3130

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Commissioned by	Iberdrola
Date issued	February 2014
Version	1
Grid Ref	NO 35969 13984

This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

132/33kV Transformer Replacement, Cupar substation, Fife

Cultural Heritage Assessment Report No: 3130

1. INTRODUCTION

This report considers the cultural heritage implications of the proposed 132/33kV Transformer Replacement, at Cupar Substation, Fife (NO 35969 13984).

The assessment was carried out by CFA Archaeology Ltd (CFA) in accordance with the Institute for Archaeologist's Code of Conduct (IfA 2012), and Standard and Guidance for Archaeological Desk-based Assessment (IfA 2012).

The specific objectives of the cultural heritage study were to:

- Identify the cultural heritage baseline;
- Consider the area in terms of its archaeological and historic environment potential;
- Assess the effects of the proposals on the baseline cultural heritage resource; and
- Propose measures, where appropriate, to mitigate any predicted significant adverse impacts, and then assess the residual impacts.

Figure 1 depicts the proposed development area and the locations of cultural heritage assets identified by the study. Appendix 1 provides a gazetteer of the cultural heritage assets within the study area and an indication of the relative importance of each.

2. PLANNING AND LEGISLATIVE BACKGROUND

National Planning Policy and Guidance

The primary planning guidance on cultural heritage comprises the Scottish Planning Policy (SPP), Scottish Historic Environment Policy (SHEP), and Planning Advice Note (PAN) 2/2011 (Scottish Government 2011) at national level, the Fife Structure Plan 2006 -2026 (2009) at a regional level and the St Andrews and East Fife Local Plan (2012) at the local level. SPP requires that planning authorities ensure that development plans provide a framework for the protection, conservation and enhancement of the historic environment to allow the assessment of the impact of a development on the historic environment and its setting (para 112).

PAN2/2011 advises that, in determining planning applications, planning authorities should take into account the relative importance of archaeological sites (para 5). It also notes that in determining planning applications that may impact on archaeological features or their setting, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features (para 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 (para 14).

Natural and cultural landscapes and the historic fabric of our cities, towns and rural areas are recognised in the second National Planning Framework 2009 (NPF2) as important aspects of our national identity and the distinctive character of each part of

Scotland. The Scottish Government is committed to protecting, promoting and supporting the sustainable management of these key assets.

Scottish Historic Environment Policy

The Scottish Historic Environment Policy (SHEP) sets out Scottish Minister's 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 Scotland's historic environment. Through the implementation of the SHEP, 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 our country value, understand and enjoy the historic environment.

Scottish Planning Policy

Historic environment resources include sites with statutory and non-statutory designations, as defined in Scottish Planning Policy (SPP).

Sites with statutory designations relevant in the context of the proposed development include:

- Listed Buildings

Sites with non-statutory designations relevant in the context of the proposed development include:

- Other Historic Environment Interests

Sites with Statutory Designations

Listed Buildings

Under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 ('1997 Act') (Scottish 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

Sites with Non-Statutory Designations

Other Historic Environment Interests

There is a range of other non-designated archaeological sites monuments and areas of historic interest, including battlefields, historic landscapes, other 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 PAN2/2011 provide national planning policy guidance and advice on the treatment of such resources.

Regional and Local Planning Policy guidelines

Fife Structure Plan 2006 – 2026 (Approved by Scottish Ministers 22nd May 2009)

Policy ENV5: Built Environment states that: “The character, appearance and setting of designated built or cultural heritage sites will be protected from harmful development. Local Plan policies will provide protection for the built and historic environments and for archaeology”.

St Andrews & East Fife Local Plan (Adopted 5th October 2012)

Policy E8 – Listed Buildings states “Development affecting a listed building, or its setting, shall preserve the building, or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.”

Policy E12 – Ancient Monuments and Archaeological Sites states “Scheduled Ancient Monuments and other identified nationally important archaeological resources shall be preserved in situ, and with an appropriate setting. Developments that have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances.

All other archaeological resources shall be preserved in situ wherever feasible. The significance of any impacts on archaeological resources and their settings will be weighed against other merits of the development proposals in the determination of planning applications.

The developer may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis, and publication in advance of development.

Where compatible with their preservation, proposals for the enhancement, promotion and interpretation of ancient monuments and archaeological sites will be supported.”

3. METHODOLOGY

A desk-based study was undertaken in order to assess the archaeological potential of the proposed development area. No intrusive site investigation work was undertaken during the assessment.

Up-to-date information was sought from Fife SMR on the locations and extents of cultural heritage sites with statutory and non-statutory designations within 300m of the proposed development area.

Details of the locations and extents of Scheduled Monuments, Listed Buildings, Conservation Areas, Gardens and Designed Landscapes and Historic Battlefields in GIS were sought from the Historic Scotland Spatial Data Warehouse (Historic Scotland 2012).

Information on the character and condition of known archaeological sites and monuments and cultural heritage features within the proposed development area was obtained from the online Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) database (RCAHMS 2012a). The information obtained from this resource has been augmented by further desk-based research.

Ordnance Survey maps and other historic maps held by the Map Library of the National Library of Scotland were examined, to provide information on sites of potential archaeological significance and on the historic land-use development of the proposed development area.

An assessment was made of available modern online aerial photography images (Google™ 2012, Bing™). No further cultural heritage features were identified from this source.

The online Historic Land-Use Assessment Data for Scotland (HLA Map) (RCAHMS 2012b), maintained by RCAHMS was consulted for information on the historic land use character of the proposed development area.

The Scottish Palaeoecological Archive Database (SPAD) (Coles *et al.* 1998) which records the distribution of known sites across Scotland was consulted for information on palaeoenvironmental sites within or adjacent to the proposed development area. No sites are recorded within the study area.

A list of all sources consulted during the assessment is provided at the end of this report

Assessment of importance of cultural heritage features

The assessment of importance of cultural heritage assets has been determined from the relative weight given to them in SPP and SHEP. Table 1 summarises the relative importance of key cultural heritage assets.

Table 1 Importance of Cultural Heritage Assets

Importance	Definition / Criteria
National / International	Sites of national or international importance, including: <ul style="list-style-type: none"> • World Heritage Sites • Scheduled Monuments, and sites proposed for scheduling • Category A Listed Buildings • Gardens and Designed Landscapes (Inventory Sites) • Historic Battlefields (Inventory Sites)
Regional	Sites of regional importance, including: <ul style="list-style-type: none"> • Archaeological sites and areas of distinctive regional importance • Archaeologically Sensitive Areas • Category B Listed Buildings • Conservation Areas
Local	Sites of local importance, including: <ul style="list-style-type: none"> • Archaeological sites of local importance • Category C Listed Buildings • Unlisted historic buildings and townscapes with vernacular characteristics
Lesser	Sites of little or no importance, including: <ul style="list-style-type: none"> • Sites of former archaeological features • Unlisted buildings of minor historic or architectural interest • Poorly preserved examples of particular types of feature • Find-spots and archaeological sites now removed

Assessment of Impacts

Criteria for assessing magnitude of impacts, which measures the degree of change to the baseline condition of a feature that would result from the construction of one or more elements of the proposed development, are classified in Table 2.

Table 2 Magnitude of Impacts

Level of Magnitude	Definition
High	A fundamental material change to the baseline condition of the receptor, leading to total or major alteration of character.
Medium	A material, partial alteration of character.
Low	Slight, detectable alteration of the baseline condition of the receptor.
Imperceptible	A barely distinguishable change from baseline conditions.

The importance of the cultural heritage asset and magnitude of the predicted impact are then used to inform the professional judgement of the likely significance of the impact. Table 3 summarises the criteria for assigning significance of impacts.

Table 3 Significance of Impacts

Magnitude of Impact	Importance			
	<i>National/International</i>	<i>Regional</i>	<i>Local</i>	<i>Lesser</i>
<i>High</i>	Major	Major	Moderate	Minor
<i>Medium</i>	Major	Moderate	Minor	Negligible
<i>Low</i>	Moderate	Minor	Negligible	Negligible
<i>Imperceptible</i>	Minor	Negligible	Negligible	Negligible

4. BASELINE CONDITIONS AND ANALYSIS OF IMPORTANCE

General

Five cultural heritage assets have been identified within the study area. The locations and extents of these are shown on Figure 1, and details of their character and baseline condition are provided in Appendix 1, together with an analysis of the importance of each heritage feature.

Numbers in brackets in the following text, refer to site numbers depicted on Figure 1 and listed in Appendix 1.

Cultural Heritage Assets within the Study Area

The First Edition Ordnance Survey map (1854) marks a pump (4) to the north-west of the proposed development area. The pump is also marked on the Second Edition map (1896), but on the 1919 and 1948 editions is described as a well. The location of the pump or well is considered to be of lesser cultural heritage importance.

Ferrybank, later known as Trynlaw (1), a 2-storey mansion house dating from 1810, is designated as a Category B Listed Building. To the north-west Ferrymuir Farm (2), which was originally built as the stables for Ferrybank House (1), is also designated as a Category B Listed Building. An area of designed landscape or gardens (5) associated with Ferrybank / Trynlaw house is depicted on the First Edition Ordnance Survey map. Modern aerial photography indicates that the woodland plantations and walled garden of this designed landscape remain today. The two buildings are considered to be of regional importance, and the area of designed landscape is considered to be of local importance.

The SMR and RCAHMS database record the location of a mound (3) which was suggested (Proudfoot 1979) to be a cairn. The site was later visited by RCAHMS surveyors in 1985, who found that there was no evidence to suggest that the mound was of man-made origin, and suggested that it should be interpreted as a glacial drumlin. The site is considered to be of lesser importance.

Archaeological Potential of Proposed Development Area

The proposed development area lies within an area of improved pasture. There are few known cultural heritage assets known within the wider area. The earliest map to depict the area in detail is Roy's Military Survey (1747-55); this shows no specific features within the proposed development area, although it does show a large unnamed park or garden to the west of Cupar, which is assumed to correspond to Carslogie. The HLA map has not yet been fully completed for this area, but classifies the current landuse as rectilinear fields dating from the 18th-19th century. Taking into account the limited scale of the proposed development and the known archaeological resource in the vicinity of the development area, the probability of encountering previously unknown archaeological remains is considered to be low.

5. IMPACT ASSESSMENT

Direct Impacts

The construction works for the extension will involve the replacement of the 132/33kV transformer.

No known cultural heritage features will be directly impacted by the proposed development works.

Indirect Impacts

Category B Listed Buildings, Ferrybank/ Trynlaw House (Site 1, Index No. 2675) and Ferrymuir / Ferrymuir Farm (Site 2 / Index No. 2626) lie to the south-east of the proposed development area. Taking into account that the proposed development works comprise the replacement of components of an existing substation, it is considered that the proposed development would cause an imperceptible change to the baseline setting of these two Listed Buildings, resulting in an impact of negligible significance.

6. MITIGATION

No mitigation will be required to offset direct impacts.

7. CONCLUSIONS

The proposed replacement of the 132/33kV transformer at Cupar substation, Fife, has been assessed against the cultural heritage baseline. Taking into account the limited ground-breaking works required, and the low potential for previously unrecorded archaeological remains to be discovered within the proposed development area, it is considered that the development conforms with Local and National Policy relating to cultural heritage assets.

8. REFERENCES

Historical maps

Greenwood, C., Fowler, W., and Sharp, T. (1828) *Map of the counties of Fife and Kinross. NE Section.*

Ordnance Survey First Edition (1856) *Fife* Sheet XO. 6" to 1 mile.

Ordnance Survey First Edition (1855) *Fife* Sheet X. 6" to 1 mile.

Ordnance Survey Second Edition (1896) *Fife and Kinross* Sheet XIII.NE. 6" to 1 mile.

Ordnance Survey (1919) *Fife and Kinross.* Sheet XIII.NE. 6" to 1 mile.

Ordnance Survey (1948) *Fife and Kinross.* Sheet XIII.NE. 6" to 1 mile.

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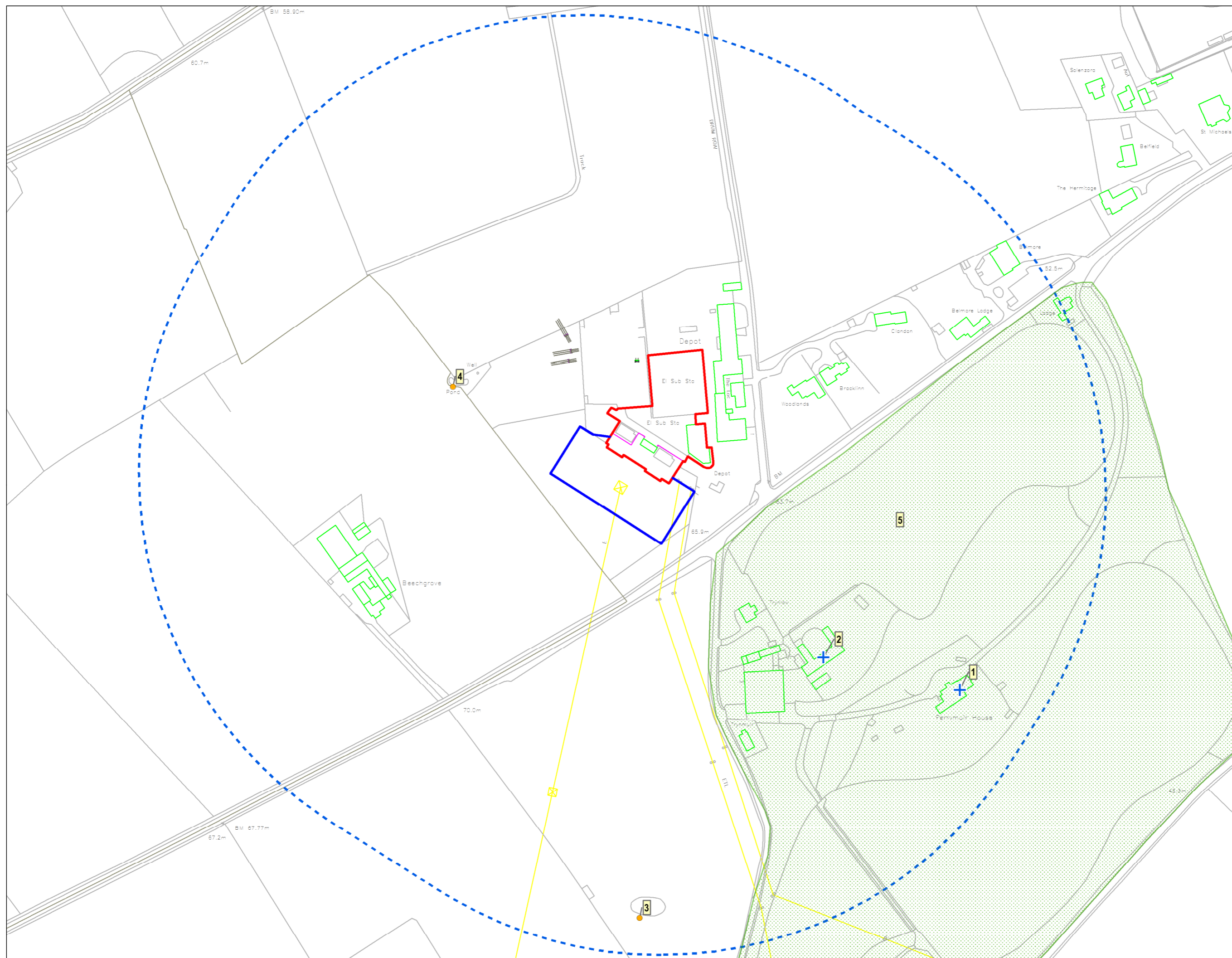
Appendix 1 – Cultural Heritage Sites Within 300m radius of the proposed development area

Site No.	Site Name and Type	Easting	Northing	SMR / RCAHMS No.	Source (s)	Description	Importance
1	Ferrybank / Trynlaw	336263	713796	NO31SE 338	RCAHMS database; Statutory List	<p>Ferrybank (later known as Trynlaw) is first shown on a map of 1828 (Greenwood, Fowler and Sharp). It is also shown on the First Edition Ordnance Survey map (1856, Fife, Sheet XI, 6" to 1 mile).</p> <p>Trynlaw is a Category B Listed Building (Index No. 2675). It is described in the statutory list as follows:</p> <p>Circa 1810. Symmetrical 2-storey mansion house, set on slope, with raised basement to south. Polished ashlar. North entrance elevation: 3 bays, projecting later porch in central advanced bay has door with fanlight. Roman Doric columned shallow portico, cornice and parapet: tripartite above and single windows to outer bays (1 blind): all windows in architraves, with consoled cornices to ground floor. Panelled giant pilasters: cornice and parapet, latter pierced centrally, continuous to all elevations. Corniced end stacks, and slated pitched and platform roof. South elevation has 5 bays, outer bays advanced with ground floor windows recessed in round-headed panels. 2 pedimented dormers, 4-bay side elevations to east and west; both rendered as ashlar, latter formerly a conservatory on ashlar plinth and approached by steps: original cast-iron brackets and metal tie bars retained inside. Interior: simple cast-iron stair balusters; panelled doors and some decorative cornice plasterwork with guilloche pattern.</p>	Regional
2	Ferrymuir / Ferrymuir Farm; Farmstead, Stable	336164	713820	NO31SE 337	RCAHMS Database; Statutory List; Historic Maps	<p>Ferrymuir Farm is marked on the First Edition Ordnance Survey map (1856, Fife, Sheet XI, 6" to 1 mile). It was originally built as stables for Ferrybank House (now Trynlaw) (Site 1).</p> <p>Ferrymuir Farm is a Category B Listed Building (Index No. 2626). It is described in the statutory list as follows:</p> <p>Probably circa 1810. Rectangular-plan single storey stable block with lofts. Mostly rubble-built; south elevation is dressed ashlar, with 7 symmetrical bays, central and outer bays slightly</p>	Regional.

Site No.	Site Name and Type	Easting	Northing	SMR / RCAHMS No.	Source (s)	Description	Importance
						advanced, additional bay to left. Raised central bay has alcoves below blind loft openings flanking large, altered, round-headed pend; left flanking wing altered, partially filled ground windows door to right flanking wing and 1 original window with loft window above. Eaves course and cornice, blocking course over outer advanced bays. North elevation: segmental-headed pend with crenellated parapet linked to north courtyard block by quadrant walls with flat coping slabs. Lean-to flanking additions. Piended roofs, mostly slated (some pantiles).	
3	Ferrymuir; Mound (undated)	33603	71363	NO31SE 78 / MFF7777	RCAHMS Database	<p>The RCAHMS database records the location of a large tree covered mound, surrounded by a stone wall, which it has been suggested may be one of the cairns formerly known on Cupar Muir (Proudfoot 1979).</p> <p>The site was visited by RCAHMS surveyors on 12th June 1985. They found there was no evidence to suggest that the mound was of artificial origin, and suggested that the retaining wall around it is the only man-made feature. The mound is therefore considered most likely to be the remains of a glacial drumlin, of natural origin.</p>	<p>Unknown (Lesser)</p> <p>Mound is considered most likely to be a natural feature.</p>
4	Pump	335897	714027	N/A	Historic maps	The First Edition Ordnance Survey map (1854, Fife, Sheet XI) marks a 'Pump' at this location. The pump is also marked on the Second Edition Ordnance Survey map (1896, Fife and Kinross, Sheet XIII.NE). The site is described as a well on the 1919 and 1948 editions of the Ordnance Survey map.	Lesser
5	Ferrybank, Designed Landscape	336263	713796	N/A	Historic maps	<p>The First Edition Ordnance Survey map (1856, Fife, Sheet XI) marks an area of designed landscape associated with Ferrybank house (later known as Trynlaw (Site 1)).</p> <p>Modern aerial photography indicates that the woodland plantations and walled gardens remain.</p>	Local



- Key**
- Existing Substation
 - Proposed Development Area
 - 300m Buffer
 - + Category B Listed Building
 - Cultural Heritage Site (point)
 - Extent of former designed landscape as shown on the 1st Edition Ordnance Survey mapping



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Fig. No	1	Revision
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Title
Cultural Heritage: Constraints

Project
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Scale at A3
1:2,500

Client
Iberdrola

Drawn by:	Checked by:	Report No:
SW	HT	3130

