

CULTURAL HERITAGE ASSESSMENT FOR CRAIGTOUN (NORTH), ST ANDREWS, FIFE

Introduction

This chapter considers the potential for significant effects 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 Fife Council Archaeologist.

The cultural heritage assets relevant to this site are Listed Buildings, Inventory Gardens and Designed Landscapes, Conservation Areas and other non-designated archaeological assets, as recorded in the Fife Historic Environment Record.

The specific aims of the cultural heritage study were to:

- identify the cultural heritage baseline within the proposed masterplan area and western extension area (“the study area”) and assess its importance;
- assess the proposed study area in terms of its archaeological and cultural heritage potential;
- consider the effects of the proposed development on the baseline cultural heritage resource, within the context of relevant legislation and planning policy guidelines; and
- propose measures, where appropriate, to mitigate any predicated significant adverse effects.

Figure 1 depicts the study area, and a wider 1km area of assessment. It shows the locations of key cultural heritage assets within 1km of the study area whose settings might be affected by the proposed development. It also shows the location of other cultural heritage assets, recorded in the Fife Historic Environment Record, which provide an indication of the archaeological potential of the proposed development area. Appendix 1 contains a list of the key cultural heritage assets within 1km of the proposed development area, whose settings might be affected by the proposed development, and provides a summary of the predicted indirect effects, on a site-by-site basis.

Methodology

The baseline study was undertaken with reference to the Institute for Archaeologists’ *Code of Conduct* (IfA 2013a) and Standard and Guidance for Historic Environment Desk-Based Assessment (IfA 2013b).

Desk-based Assessment

Up-to-date (2014) information was obtained from appropriate sources on the locations of cultural heritage assets with statutory and non-statutory designations, both within the study area and within a 1km radius.

Details of the locations and extents of Scheduled Monuments, Listed Buildings, Inventory Garden and Designed Landscapes and Conservation Areas were downloaded as GIS data from the Historic Scotland Data Warehouse (Historic Scotland 2014).

Information on known cultural heritage assets within the study area was obtained from the Fife Historic Environment Record (HER).

Additional information on the character and condition of known cultural heritage assets within the proposed development area was obtained from the Royal Commission on Ancient and Historic Monuments of Scotland database (RCAHMS 2014a).

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 or features of potential cultural heritage interest and on historic land-use development.

Bibliographic references were consulted to provide background and historical information.

The Historic Land-Use Assessment (HLA) Map (RCAHMS 2014b) was consulted for information on the historic land use character of the study area.

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 study area.

Field survey

A reconnaissance field survey was undertaken of the study area, in order to:

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

Impact Assessment Methodology

Assessing Importance of Cultural Heritage Assets

The importance of cultural heritage assets reflects the relative weight given to them in the current SPP and SHEP. Table 1 summarises the relative importance of cultural heritage assets which are relevant to this assessment.

Table 1: Importance of Cultural Heritage Assets

Heritage Importance	Definition
National / International	Cultural heritage assets of national or international importance, including: <ul style="list-style-type: none"> • Category A Listed Buildings • Inventory Gardens and Designed Landscape
Regional	Cultural heritage assets of regional importance, including: <ul style="list-style-type: none"> • Archaeological sites and areas of distinctive regional importance • 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 buildings and townscapes with local (vernacular) characteristics
Lesser	Sites of little or no importance, including: <ul style="list-style-type: none"> • Artefact find-spots • Unlisted buildings of minor historic or architectural interest • Poorly preserved examples of particular types of feature

Assessment of Effects

Potential effects, 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 effect to be predicted for each cultural heritage asset.

The assessment of significance of predicted effects was assessed using two key criteria: the importance of the asset (Table 1) and the magnitude of effect. Magnitudes of effects are assessed in the categories imperceptible, low, medium or high, and are described in Table 2.

Table 2: Definitions of magnitude of effect

Magnitude of Effects	Definition
High	Major effect fundamentally changing the baseline condition of the asset, leading to total or major alteration of character or setting.
Medium	Moderate effect changing the baseline condition of the asset materially but not fundamentally, leading to partial alteration of character or setting.
Low	Minor detectable effect 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 Significance of Effects

The cultural heritage importance of the asset (Table 1) and the magnitude of the predicted effects (Table 2) are used to inform the professional judgement of the likely significance of the direct effects. Table 3 summarises the criteria for assigning significance of direct effect.

Table 3: Matrix for assessing significance of effect

Magnitude of Effect ▼	Cultural Heritage Importance ►			
	National / International	Regional	Local	Lesser
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Imperceptible	Minor	Negligible	Negligible	Negligible

Major and moderate effects are considered to be significant. Minor and negligible effects are not significant.

Assessment of Effects on Setting (Operational Effects)

Taking into account the nature and location of the proposed development, effects on the settings of cultural heritage assets were restricted to those within 1km of the proposed masterplan area and western extension area. Potential effects on Scheduled Monuments, Listed Buildings, Conservation Areas and Inventory status Gardens and Designed Landscapes (GDLs) were considered.

Policy and Guidance

National Planning Policy and Guidance

At a national level, 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). Planning guidance at a regional level comprises The TAYplan Strategic Development Plan (2012 -32) (adopted June 2012), and at a local level, the St Andrews and East Fife Local Plan (adopted 5th October 2012). The FIFEplan Local Development Plan is currently under review and is expected to be published in 2016.

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

The National Planning Framework for Scotland 3 (NPF3) (Scottish Government 2014a) sets out the Scottish Ministers' key aims for Scotland's spatial development for the next 20 to 30 years. Through NPF3, the Scottish Government recognises that the historic environment is an integral part of our well-being and cultural identity, and that Scotland has a rich variety of buildings, townscapes and archaeological sites which reflect Scotland's long history of human settlement. Through NPF3, the Scottish Government states that cultural assets should be respected, and that they represent a sustainable economic, environmental and social resource for the nation. The Scottish Government recognises that the environment is a dynamic resource rather than a fixed asset and should be

protected in a proactive and innovative way, that safeguards assets which are irreplaceable, and facilitates change in a sustainable way.

Scottish Planning Policy (SPP) (2014)

Scottish Planning Policy (SPP) (Scottish Government 2014b) provides details of the Scottish Government's policy on nationally important land-use planning matters. SPP states that the planning policy system should:

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

Planning Advice Note 2/2011 – Planning and Archaeology (PAN2/2011)

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).

Scottish Historic Environment Policy

The Scottish Historic Environment Policy (SHEP) (Scottish Government 2011) sets out, in more detail, 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 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.
- That the people of Scotland and visitors to our country value, understand and enjoy the historic environment.

Our Place In Time. The Historic Environment Strategy for Scotland (2014)

The Historic Environment Strategy (Scottish Government 2014c) notes that ‘Scotland’s historic environment is intrinsic to our sense of place and strong cultural identity’. The vision of the policy is that ‘Scotland’s historic environment is understood and valued, cared for and protected, enjoyed and enhanced. It is at the heart of a flourishing and sustainable Scotland and will be passed on with pride to benefit future generations’. The strategy sets out three high level aims through which this shared vision will be realised:

1. Understanding – By investigating and recording our historic environment to continually develop our knowledge, understanding and interpretation of our past and how best to conserve, sustain and present it.
2. Protecting – By caring for and protecting the historic environment, ensuring that we can both enjoy and benefit from it and conserve and enhance it for the enjoyment and benefit of future generations.
3. Valuing – By sharing and celebrating the richness and significance of our historic environment, enabling us to enjoy the fascinating and inspirational diversity of our heritage.

The strategy also includes the following key aim: ‘to care for and protect the historic environment in order to both enjoy and benefit from it and to conserve and enhance it for the benefit of future generations’.

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
- Conservation Areas

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

- Inventory Gardens and Designed Landscapes
- 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 special architectural or historic importance they possess.

Conservation Areas

Under the 1997 Act, areas of special architectural or historic interest can be designated as Conservation Areas, the character or appearance of which it is desirable to preserve or enhance.

The Act places a general duty in exercise of planning functions that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of’ a Conservation Area.

Sites with Non-Statutory Designations

Inventory Status Gardens and Designed Landscapes

SHEP (2011) states that ‘under the terms of Section 32A of the 1979 Ancient Monuments and Archaeological Areas Act , Scottish Ministers shall: compile and maintain an inventory of such gardens and designed landscapes (GDL) as appear to them to be of national importance (para 2.66). The effect of a development on a designated GDL 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 2013 Regulations (The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013), planning authorities must consult Historic Scotland on any development that may affect a site contained in the Inventory.

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; both SPP and PAN2/2011 provide national planning policy guidance and advice on the treatment of such resources.

Context

TAYplan, Strategic Development Plan (2012-2032), Approved June 2012.

Policy 3: Managing TAYplan’s Assets states that responsible management of TAYplan’s assets should involve understanding and respecting the regional distinctiveness and scenic value of the area through a number of measures including safeguarding landscapes, parks, townscapes, archaeology, historic buildings and monuments and allowing development where it does not adversely impact on, or preferably enhances, these assets.

St Andrews and East Fife Local Plan (adopted 5th October 2012)

Policy E4 Development Quality – Design notes that: New development must make a positive contribution to its immediate environment in terms of the quality of the development. This will be achieved through the application of the following principles which the Council will take into account in assessing planning applications. New development is required to:

- b. make best use of site attributes – particularly landform, trees and woodland, and natural and built heritage features

Policy E7 Conservation Areas states: Development and demolition within a Conservation Area, or affecting its setting, shall preserve or enhance its character and be consistent with any relevant Conservation Area appraisal or management plan that may have been prepared for the area.

The designed, materials, scale and siting of any development shall be appropriate to the character of the Conservation Area and its setting. Trees that are considered by the planning authority to have amenity value shall be preserved.

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 E11 Historic Gardens and Designed Landscapes states: Development affecting Historic Gardens and Designed Landscapes shall protect, preserve, and enhance such places and shall not impact adversely upon their character, upon important views to, from or within them, or upon the site or setting of component features which contribute to their value.

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 monument and archaeological sites will be supported.

FIFEplan Development Strategy Consultation

The FIFEplan Development Strategy is currently under preparation. It is anticipated that a draft version of the plan will be published in the second half of 2014.

Consultations

The Fife Council Archaeologist was consulted to gain his professional opinion on the probable effects of the proposed development, and to obtain information on cultural heritage assets within his remit. He noted that Hepburn Gardens conservation area needed to be considered in respect of any effects upon its setting. He also noted that a number of archaeological sites and deposits of prehistoric date have been recorded in this (wider) area of Fife (notably at Law Park, to the east of the proposed study area). He noted that, as an undeveloped area of freely-draining sandy gravel soil, there may

be prehistoric archaeological remains present, such that an application for housing led development within the study area would be subject to a planning condition requiring a 5% evaluation of the site.

Baseline

The HER and RCAHMS databases hold no records of cultural heritage assets within the study area. Reconnaissance field survey found no cultural heritage assets.

Within a 1km radius of the study area, several prehistoric remains and sites have been found. Finds made by 18th century antiquarians to the east of the study area include a group of between 18 and 20 funerary urns of Bronze Age date (NO41NE 7); a stone axehead (NO41NE6) found at Hallow Hill; and an Iron age decorated stone cup-shaped lamp (NO41NE 12). An early Christian cist cemetery (NO41NE 8), dating from the 6th century was excavated on Hallow Hill, to the east of the study area.

The majority of other recorded features within a 1km radius of the study area date from the 18th century onwards, and include Denbrae Mill (Category B Listed Building 19758); Dewars Mill (Category C Listed Building 15812); and Carron Lodge and stables (Category B Listed Building 49984). The 18th century designed landscape of Craigtoun (now an inventory GDL) is located to the south of the study area, and a dovecot (Category A Listed Building 40932) of 16th century date is located to the east, within a modern housing estate.

Historic cartographic sources indicate that the study area has been in use as agricultural land from at least the 18th century onwards. The earliest cartographic source to depict the area in detail is Roy's Military Survey (1747-55), which shows the area to the west of St Andrews to be largely in use as agricultural land. The RCAHMS database notes the presence of reverse S-shaped field boundaries (NO41NE 117) to the north-east of the site, which are suggestive of former areas of reverse S-shaped rig and furrow, a form of rig and furrow cultivation which is generally considered to be of earlier (medieval) date, and to result from the use of a mouldboard plough (Barber 2001).

Ainslie's map of 1775 shows the proposed development area, with Dewars Mill and Carron to the north. This map seems indicates that a trackway ran to the south of the Claremont Burn, on an east-west orientation just to the north of the proposed development area. It is possible that part of the trackway may lie within the study area, but the map is not of a sufficient scale to be certain of this. A trackway, described on the later Ordnance Survey maps as 'Lovers' Lane', is depicted on Ainslie's map of 1775, and Sharp, Greenwood & Fowler's map of 1828. It links Dewar's Mill to the north with an east-west orientated road to the south of the proposed development area. The line of 'Lovers' Lane' remains today as a trackway overgrown with trees; its course is shown on Figure 1.

There are no entries relevant to the study area contained within the SPAD database. The HLAmap describes the study area as planned rectilinear fields, which date from the period of agricultural improvements in the 18th and 19th centuries. The First Edition Ordnance Survey map (1855) shows the same field boundaries that are present today, and thus supports this conclusion of an 18th-19th century date for this field layout.

The lack of previous investigation close to the study area makes it difficult to assess the potential for the study area to contain previously unknown buried archaeological deposits. However, study area lies on well-drained land and close to the Claremont and Kinness Burns, which could have made it an attractive location for settlement and agriculture in all periods. The area has been in use for

agricultural purposes since at least the 17th century. As such, it is considered possible that previously unrecorded buried archaeological remains may be preserved with the study area.

Pre Mitigation Environmental Effects

Ground breaking activities associated with the construction of development proposals (such as those required for foundations, roads, services trenches, etc.) have the potential to disturb or destroy features of cultural heritage interest. Other construction activities, such as vehicle movements, soil and overburden storage and landscaping also have the potential to cause direct, permanent and irreversible impacts on cultural heritage assets.

The presence of the proposed development may have indirect effects on the setting of cultural heritage assets in the wider landscape, for example, where there is potential for the buildings of the proposed development to be present in views to and from Scheduled Monuments, Listed Buildings and Gardens and Designed Landscapes in the vicinity of the proposed development.

Significance of Environmental Effects

Direct Effects

There are no known cultural heritage assets within the study area which would be impacted by the proposed development.

The proposed development could have a direct and permanent adverse effect on any previously unknown buried archaeological remains which survive in areas where the development will have an impact on underlying deposits. It is not possible to predict where any such buried remains might survive based on the evidence which is currently available.

Indirect Effects

A list of designated cultural heritage assets within 1km of the proposed development of the study area is provided in Appendix 1. The appendix also provides a summary assessment of the predicted indirect effects on a site-by-site basis, using the criteria detailed in Tables 1 – 3 above. All predicted effects on the settings of external assets would be long-term. **No significant effects upon the settings of cultural heritage assets have been predicted.**

Suggested Mitigation

In order to comply with the requirements of Local Plan Policy E12, a programme of archaeological mitigation works could be carried out to offset the above noted 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).

Fife Council Archaeologist has confirmed that an archaeological trial-trenching evaluation, carried out prior to construction, would be required as a planning condition for the proposed development. The methodology for the trial-trenching evaluation would be presented for approval by the planning authority in a Written Scheme of Investigation (WSI). The WSI 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.

Written guidelines would be issued for use by all construction contractors, outlining the need to avoid unnecessary damage to known archaeological sites. Those guidelines would contain arrangements for calling on retained professional archaeological support in the event that buried archaeological remains of potential interest were discovered in areas not subject to archaeological monitoring. The guidance would make clear the legal responsibilities placed upon those who disturb artefacts or human remains.

Cumulative Impacts

There are no other ongoing or proposed developments in the vicinity of the study area to warrant a cumulative impact assessment.

Residual Impacts

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.

Summary

An assessment has been carried out to identify the effect of the proposed development on the cultural heritage resource. The assessment has been informed by comments and information supplied by Fife Council Historic Environment Record.

No cultural heritage assets have been identified within the study area. However, archaeological remains from the prehistoric era onwards have been recorded in the wider area, and the proposed development lies on well-drained land and close to the Claremont and Kinness Burns, which could have made it an attractive location for agricultural settlement from the prehistoric period onwards. Accordingly, it is considered possible that previously unrecorded buried archaeological remains may be preserved with the proposed development area.

Mitigation measures to be carried out post-consent, but prior to construction, have been agreed with the Fife Council Archaeologist. The potential impact on previously unrecorded buried archaeological remains would, therefore, be offset by the accrual of information resulting from the proposed mitigation measures.

No significant indirect impacts on the setting of cultural heritage assets are predicted.

No cumulative impacts on cultural heritage assets are predicted, as there are no other ongoing or proposed developments in the vicinity of the study area.

Following the implementation of the proposed mitigation measures, no significant residual effects are anticipated in relation to cultural heritage interests and the development proposals are considered, therefore, to conform to the aims of national, regional and local planning policy with regard to cultural heritage assets.

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Appendix 1 – Cultural Heritage Features within 1km of the Proposed Development Area

Site No.	Site Name/Type	Status	Easting	Northing	Importance of asset	Setting	Magnitude of Impact	Significance of Effect
N/A	Craigtoun	Inventory GDL	347832	714428	National	Woodland plantations form the northern boundary of the GDL, and will screen views of the proposed development. The inventory entry notes that the principal entrance to Craigtoun Park is from the West Lodge, and is lined with conifer plantations and rhododendrons which will screen views of the proposed development. The east entrance to the Craigtoun estate is now used as the entrance to a Caravan Park and Holiday centre, and the addition of the proposed development to the north would not therefore have a significant effect on this area which has already been affected by more recent development.	Imperceptible	Minor
40932	Bogward Dovecot.	Category A Listed Building	349182	715593	National	16 th century dovecot, now located within a modern housing estate.	Imperceptible	Minor
139	Craigtoun Park Formal Garden	Category B Listed Building	348213	714408	Regional	Localised setting within the Craigtoun GDL.	Imperceptible	Negligible
2664	Mount Melville Home Farm Steading	Category B Listed Building	348300	714452	Regional	Localised setting within the Craigtoun GDL and in relation to other nearby buildings.	Imperceptible	Negligible
4335	Mount Melville House, Former	Category B Listed Building	348323	714785	Regional	Localised setting within the Craigtoun GDL. The building is difficult to appreciate from a distance due to screening hedges.	Imperceptible	Negligible

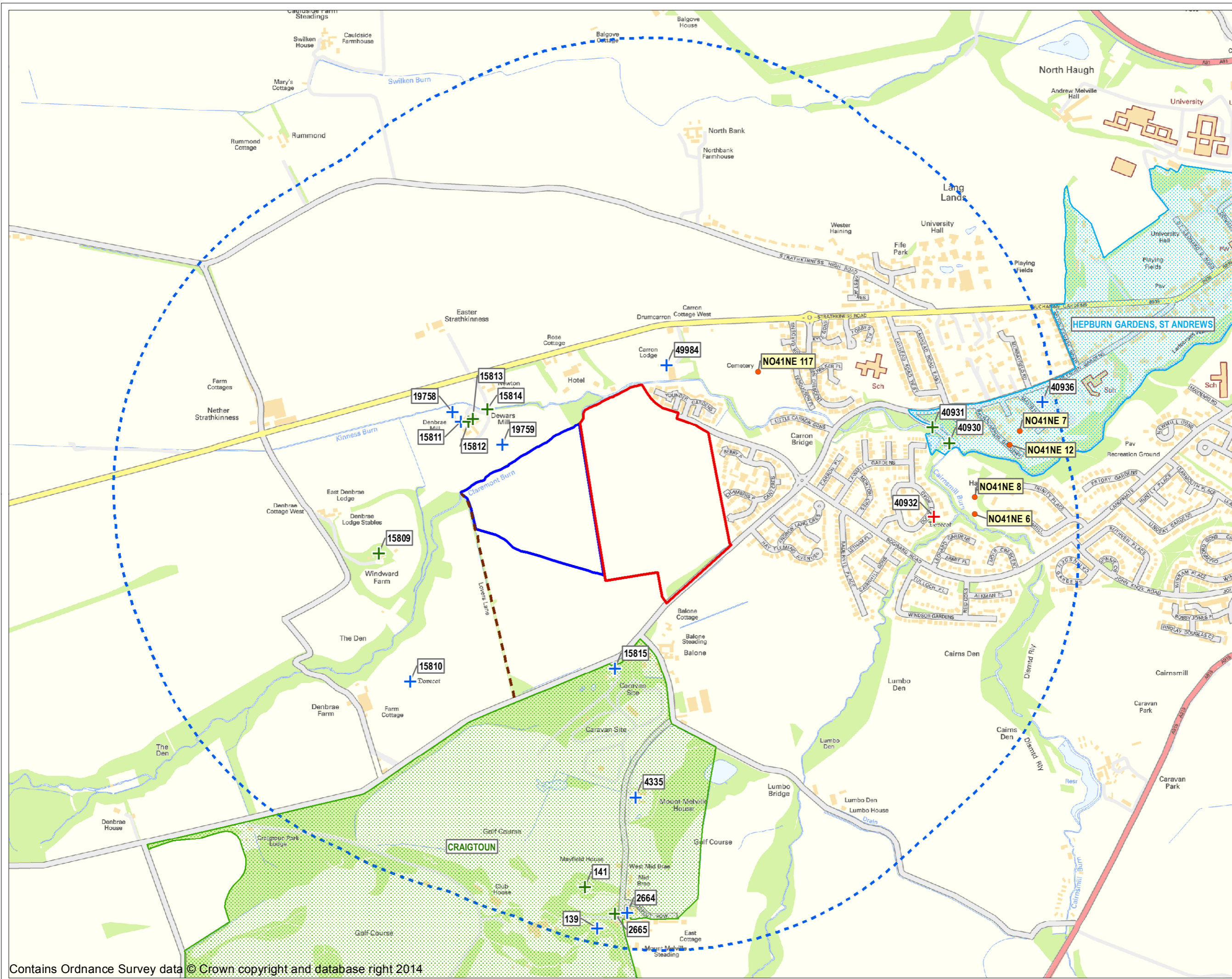
Site No.	Site Name/Type	Status	Easting	Northing	Importance of asset	Setting	Magnitude of Impact	Significance of Effect
	Stables					The proposed development would theoretically be visible beyond a modern caravan site and holiday park.		
15810	Denbrae Farm Doocot	Category B Listed Building	347675	715119	Regional	The setting of the doocot is in relation to Denbrae Farm, and the wider Denbrae estate (which extends to the west). Modern housing development is already present in views to the north-east from the doocot, the proposed development would bring modern development closer to the doocot, but would not affect the ability to appreciate its setting in relation to Denbrae Farm and estate.	Low	Minor
15811	Denbrae Miller's House	Category B Listed Building	347821	715868	Regional	Denbrae Miller's House forms part of a cluster of listed buildings which the Statutory List notes for their picturesque value. The proposed development will have no effect upon understanding and appreciation of the interrelationships between these buildings. The Claremont Burn runs between the group of listed buildings and the proposed development.	Low	Minor
15815	East Lodge Craigtoun	Category B Listed Building	348264	715156	Regional	Localised setting in relation to Craigtoun GDL. Key view is of the lodge in relation to the east drive, this view will be unaffected by the proposed development.	Low	Minor
19758	Denbrae Mill	Category B Listed Building	347796	715894	Regional	Denbrae Mill forms part of a cluster of listed buildings which the Statutory List notes for their picturesque value. The proposed development will have no effect upon understanding and appreciation of	Low	Minor

Site No.	Site Name/Type	Status	Easting	Northing	Importance of asset	Setting	Magnitude of Impact	Significance of Effect
						the interrelationships between these buildings. The Claremont Burn runs between the group of listed buildings and the proposed development.		
19759	Dewar's Mill Doocot	Category B Listed Building	347940	715801	Regional	Doocot dated 1754 on its lintel. The building survives in an unroofed condition. The building forms an outlying element of the Denbrae and Dewar's Mill group of buildings, which the Statutory List notes for their picturesque value. The setting of the doocot in relation to the other buildings, and within an agricultural field will be maintained. The Claremont Burn runs between the group of listed buildings and the proposed development.	Low	Minor
40936	104 and 106 Hepburn Gardens, Abbot's Inch And Fulwood House (formerly Priory Acres), Including Boundary Walls and Gatepiers	Category B Listed Building	349494	715924	Regional	Localised setting within Hepburn Gardens Conservation Area. The proposed development would be visible only beyond other modern housing developments.	Imperceptible	Negligible
49984	Lower Strathkinness Road, Carron Lodge, Stable Block, Garden Walls,	Category B Listed Building	348411	716031	Regional	The statutory list notes that this group of buildings probably originated as a farm in the 18 th century, and has later Arts and Crafts work, providing a good example of an evolving small country house and garden. The importance of the lodge is as	Low	Minor

Site No.	Site Name/Type	Status	Easting	Northing	Importance of asset	Setting	Magnitude of Impact	Significance of Effect
	Gatepiers and Boundary Walls					part of the group of buildings and the grounds which include the garden, orchard and stable block. Key views from the lodge are to the west, over the gardens. The relationships of the buildings with one another, and within their grounds enhance understanding and appreciation of them. A modern housing estate to the south of Carron Lodge has already altered the original setting of the buildings, which would have been within open farmland. The proposed development will extend the arc of view in which modern housing development is visible, but will be visible primarily beyond the existing modern housing estate.		
N/A	Hepburn Gardens, St Andrews	Conservation Area	349782	716200	Regional	The Conservation Area Appraisal notes the key views and vistas within the conservation area; the proposed development would not be visible in any of these key views. The proposed development would be visible only beyond other modern housing developments.	Imperceptible	Negligible
141	Mount Melville Home Farm Dovecot	Category C Listed Building	348177	714526	Local	The dovecot has been recently converted. It is surrounded by trees which will screen views of the proposed development. The proposed development would theoretically be visible only beyond the more recent caravan site and holiday park which occupies the north-eastern corner of Craigtoun GDL.	Imperceptible	Negligible

Site No.	Site Name/Type	Status	Easting	Northing	Importance of asset	Setting	Magnitude of Impact	Significance of Effect
2665	Melville Home Farm Cottage	Category C Listed Building	348264	714449	Local	Localised setting within Craigtoun GDL, and in relation to other buildings. The proposed development would theoretically be visible only beyond the more recent caravan site and holiday park which occupies the north-eastern corner of Craigtoun GDL.	Imperceptible	Negligible
15809	Windward	Category C Listed Building	347584	715488	Local	Farm is located within the remnants of a designed landscape, and is surrounded by policy woodland which will screen views of the proposed development.	Imperceptible	Negligible
15812	Dewar's Mill	Category C Listed Building	347842	715866	Local	Dewar's Mill forms part of a cluster of listed buildings which the Statutory List notes for their picturesque value. The proposed development will have no effect upon understanding and appreciation of the interrelationships between these buildings. The Claremont Burn runs between the group of listed buildings and the proposed development.	Low	Negligible
15813	Dewar's Mill, Stables and Outbuildings	Category C Listed Building	347855	715875	Local	Dewar's Mill, Stables and Outbuildings forms part of a cluster of listed buildings which the Statutory List notes for their picturesque value. The proposed development will have no effect upon understanding and appreciation of the interrelationships between these buildings. , The Claremont Burn runs between the group of listed buildings and the proposed development.	Low	Negligible

Site No.	Site Name/Type	Status	Easting	Northing	Importance of asset	Setting	Magnitude of Impact	Significance of Effect
15814	Bridge To Dewar's and Denbrae Mills over Kinness Burn	Category C Listed Building	347897	715904	Local	Localised setting in relation to burn, and to the buildings of Dewars and Denbrae Mills. Whilst the proposed development will make a significant change to the surroundings of this bridge, it will not impede the ability to understand its function or the reasons for its location.	Low	Minor
40930	Lade Braes, Law Mill and Lawmill Cottage	Category C Listed Building	349226	715806	Local	Localised setting in relation to river. Proposed development would be visible only beyond other more recent housing.	Imperceptible	Negligible
40931	Lade Braes, Law Mill over Kinness Burn	Category C Listed Building	349178	715851	Local	Localised setting in relation adjacent ruinous corn mill.	Imperceptible	Negligible



- Key:
- Proposed Masterplan Area
 - Western Extension Area
 - 1km Buffer
 - + Category A Listed Building
 - + Category B Listed Building
 - + Category C Listed Building
 - Inventory Garden and Designed Landscape
 - Conservation Area
 - Cultural Heritage Assets
 - Lover's Lane



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Fig. No: 1 Report No: -

Title:
Cultural Heritage assets within 1km of the Study Area

Project:
Greenfield Land at Craigtoun (North), St Andrews, Fife

Client:
Beebe Land & Planning

Scale at A3:
1:10,000

Drawn by: SW Checked by: HT Date: 10/07/2014

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