

Environmental Impact Assessment Report

Teindland Wind Farm

Volume 3

TA A8.2: Heritage Assets within the Outer Study Area and within 5 km of
the Development

Document prepared by Envams Ltd for: Teindland Wind Farm Ltd

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Technical Appendix A8.2: Heritage Assets within the Outer Study Area and within 5 km of the Development

This Technical Appendix (TA) provides details on the heritage assets recorded in the Outer Study Area and within 5 km of the outermost turbines of the Development, together with an assessment of their heritage sensitivity and of the potential effects of the Development on their settings.

This TA should be read in conjunction with EIAR **Chapter 8: Archaeology and Cultural Heritage, Section 8.6: Baseline Conditions and Section 8.7: Potential Impacts**. The locations, and extents, of the recorded heritage assets are shown on **Figures 8.2 and 8.3**.

Asset Ref	Asset Name	Designation	Setting (summary)	No of tips visible (Bare earth ZTV)	Distance to nearest turbine (km)	Sensitivity of Asset	Magnitude of Impact	Significance of Effect	VP Figure (where applicable)
SM 348	Arndilly House, symbol stone	Scheduled Monument	<p>Sculptured stone, now built into the wall of Arndilly House, which was taken out of the wall of the church that formerly occupied the site.</p> <p>Localised setting in southwest-facing elevation of Category A-Listed Country House, enclosed by woodland.</p>	0	5.1	High	<p>No impact.</p> <p>No visibility from location of monument or immediate locality.</p>	None	
SM 2455	Rothes Castle	Scheduled Monument	<p>Ruined curtain wall for 13th century castle atop mound overlooking Rothes townscape.</p> <p>Prominent elevated setting; views over Burn of Rothes to west screened by trees in foreground; distant views along River Spey to northeast.</p>	12	3.2	High	<p>Low.</p> <p>Visibility of proposed turbines above skyline in view to the north from the monument would not detract from dominance of the castle or its strategic position overlooking Rothes townscape.</p> <p>Open vistas along and across the River Spey in arc from southeast to northeast would be unaltered. Proposed turbines would not be seen directly behind the Castle on approach from the south-southeast. Turbines would be visible at hub height offset to the east, beyond the valley topography and would not appreciably diminish the prominence of the monument within its valley setting.</p>	Minor	Figure 8.8
SM 5621	Church of Dundurcas, old parish church	Scheduled Monument	<p>18th century church overlying earlier religious site atop mound on river terrace.</p> <p>Open valley setting with predominant views to southeast across arable fields to River Spey and Ben Aigan. Views arcing from west to northeast screened by vegetation.</p>	5	2.2	High	<p>Negligible.</p> <p>Limited visibility of five turbine tips from location of monument situated away from key views and almost entirely screened by intervening topography and vegetation. Views towards the monument from the southeast, within the River Spey valley would not be noticeably altered.</p>	Negligible	Figure 8.5
LB 2314	Arndilly House	Category A Listed Building	<p>Late 18th century, three-storey, south-facing mansion with mid 19th century alterations.</p> <p>Localised setting on north bank of River Spey, enclosed by woodland.</p>	0	5.1	High	<p>No impact.</p> <p>No visibility from location of monument or immediate locality.</p>	None	

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LB 2324	Boat o' Brig, tollhouse	Category A Listed Building	19th century tollhouse situated on B9103 at Boat o' Brig. Localised setting; enclosed by retaining wall within woodland; views on approach and along River Spey to south largely screened by vegetation.	8-12	2.8	High	Negligible. Proposed turbines would be visible above skyline in view to the northwest from the asset, in the opposite direction to the approach along the B9103. Visibility of the Development would be obscured by the built viaduct in the foreground and would not noticeably alter the character of the localised valley setting.	Negligible	
LB 8433	Blackhills House	Category B Listed Building	Mid 19th century two-storey, three-bay house, situated within woodland; part of Blackhills House GDL. Secluded rural setting with north-facing aspect overlooking Moray coast.	8-12	3.8	Medium	Negligible. Intervening topography provides distance and separation from Development in view to southeast and would not detract from views overlooking GDL. Character and integrity of rural setting with predominant aspect overlooking Moray coast to north would not be adversely affected.	Negligible	
LB 8435	Coleburn Distillery, Duty Free 553 Warehouses, Office, Store, Cottage And Manager's House	Category B Listed Building	Late 19th century distillery complex situated to the west of Brown Muir within the Glen of Rothies. Secluded valley setting.	0	3.6	Medium	No impact. No visibility from location of asset or immediate locality.	None	
LB 8437	Loch Na Bo Croft	Category B Listed Building	Early/mid 19th century, single storey, L-plan thatched cottage, situated on the B9103 public road. Secluded rural setting enclosed by woodland.	8-12	4.2	Medium	Negligible. Views out from the asset not an important contributor to cultural significance.	Negligible	
LB 15644	Orbliston Station House	Category B Listed Building	Mid 19th century, disused station, now a four-bay house with railway office and platform shelter. Secluded rural setting.	8-12	3.2	Medium	Negligible. Views out from the asset not an important contributor to cultural significance.	Negligible	
LB 15827	Dundurcas Old Church Burial Ground	Category B Listed Building	Post-medieval cemetery and earlier burial ground surrounding Church of Dundurcas (SM 5621) with woodland setting; open views to southeast across River Spey to Ben Aigan	3-6	2.2	Medium	Negligible. Limited visibility of five turbine tips from location of monument situated away from key views and almost entirely screened by intervening topography and vegetation. Views towards the asset from the southeast, within the River Spey valley would not be noticeably altered.	Negligible	

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LB 15828	Orton House	Category B Listed Building	Three-storey mansion dated 1786 and 1848, situated below the western slopes of River Spey valley. Open valley setting with principal views along and across the River Spey to the east and south.	8-12	2	Medium	Negligible. Proposed Development would not appreciably alter vistas overlooking the River Spey from the asset and would not detract from views of the mansion, attainable from along the valley floor to the north and south.	Negligible	
LB 15829	Orton House, Dovecot	Category B Listed Building	18th century dovecot within woodland lining arable fields south of Orton. Secluded rural setting	1-3	2	Medium	Negligible. Limited visibility of Development to the west screened by enclosing woodland, would not adversely affect the integrity of the rural setting.	Negligible	
LB 15849	Boat O' Brig Railway Viaduct Over River Spey	Category B Listed Building	Mid-19th century railway viaduct at Boat o Brig; screened by trees either side of crossing; enclosed views both to and from viaduct along River Spey on crossing.	8-12	2.7	Medium	Negligible. Proposed turbines would be visible beyond the immediate valley in the view to the northwest, distanced and separated from the asset, such that the integrity of its valley setting would be unaltered.	Negligible	
LB 15850	Roths Glen, Brylach (Former Stable/Carriage House)	Category B Listed Building	Late 19th century courtyard steading, now a private residence. Open valley setting with east-facing views across Glen of Roth's.	3-6	2.6	Medium	Negligible. Visibility of the Development in view to the east, beyond the immediate valley, would not appreciably alter the integrity of the open rural setting.	Negligible	
LB 15852	Speyburn Distillery, Malt-Barn And Malt Kiln	Category B Listed Building	Late 19th century distillery to northwest of Roth's urban area with localised setting.	1-3	2.2	Medium	Negligible. Limited visibility of one turbine tip in views from the locality would not alter the integrity of the localised valley setting, screened by enclosing woodland.	Negligible	
LB 15867	Orton, Mausoleum, Enclosing Burial Ground Walls And St Mary's Well	Category B Listed Building	Gothic mausoleum, dated 1844, situated at an early chapel site, within a small enclosure. Open rural setting within River Spey valley.	8-12	3.4	Medium	Negligible. Visibility of the Development to the southwest would not adversely affect vistas along and across the River Spey to the east and south. Character and integrity of open rural setting would not be diminished.	Negligible	
LB 15869	Orton, Chapel Cottage (Formerly St Mary's Cottage)	Category B Listed Building	South-facing cruciform, single-storey, three-bay cottage, dated 1854. Open rural setting within River Spey valley	8-12	3.1	Medium	Negligible. Visibility of the Development to the southwest would not adversely affect vistas along and across the River Spey to the east	Negligible	

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							and south. Character and integrity of open rural setting would not be diminished.		
LB 15870	Orton, Roo Emah And Marwin (Former Railway Houses And Station)	Category B Listed Building	Former 19th century railway station and station houses, now an L-plan house; localised rural setting.	0	1.6	Medium	No impact. No visibility from location of asset or immediate locality.	None	
LB 15871	Roths Glen Hotel (Formerly Birchfield)	Category B Listed Building	Late 19th century, two-storey, assymetrclal mansion, situated to west of A941 public road within Glen of Roth's. Open valley setting with principal southeast-facing aspect towards Roth's and River Spey valley.	1-3	2.5	Medium	Negligible. Limited visibility of proposed turbines in view to the northeast from the asset, largely screened by intervening topography.	Negligible	
LB 19471	Crofts Of Dipple, Former Smithy	Category B Listed Building	Mid 19th century, single-storey rectangular smithy situated on the B9016 public road. Open rural setting backdropped by woodland to the west.	8-12	5	Medium	Negligible. Views out from the asset not an important contributor to cultural significance.	Negligible	
LB 40439	Glebe House (Former Free Church Manse) And Garden Walls	Category B Listed Building	Mid 19th century two-storey, three-bay former manse, situated on western valley slope overlooking River Spey. Secluded valley setting enclosed by woodland to south of Roth's.	8-12	3.9	Medium	Negligible. Limited visibility of Development to the north screened by enclosing woodland, would not adversely affect the integrity of the rural setting.	Negligible	
LB 40440	High Street/Seafeld Square, Roth's Parish Church (Church Of Scotland)	Category B Listed Building	Standing building in urban setting, screened by built environment	8-12	3.1	Medium	Scoped out townscape setting	None	
LB 40441	Kirk Place, Land Farm Barn/Store	Category B Listed Building	Standing building in urban setting, screened by built environment	8-12	3.1	Medium	Scoped out townscape setting	None	
LB 40442	6 High Street	Category B Listed Building	Standing building in urban setting, screened by built environment	8-12	3.1	Medium	Scoped out townscape setting	None	
LB 40443	8, 10, 12, 14, 16, High Street	Category B Listed Building	Standing building in urban setting, screened by built environment	8-12	3.1	Medium	Scoped out townscape setting	None	

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LB 40444	67 New Street	Category B Listed Building	Standing building in urban setting, screened by built environment	8-12	2.7	Medium	Scoped out townscape setting	None	
LB 2315	Arndilly Home Farm	Category C Listed Building	Early 19th century, three-bay, west-facing house forming courtyard farmstead incorporated within modern working farm. Enclosed riverside setting on east bank of River Spey, surrounded by modern farm buildings.	8-12	4.2	Low	Negligible. Visibility of the Development to the north would not noticeably alter the character or integrity of the enclosed setting by the River Spey.	Negligible	
LB 8434	Clackmarras, Thornhill	Category C Listed Building	Late 18th/early 19th century, two-storey, L-plan house situated within modern working farm. Secluded rural setting to the north of Brown Muir.	1-3	4.8	Low	Negligible. Views out from the asset not an important contributor to cultural significance.	Negligible	
LB 15639	Dipple Burial Ground	Category C Listed Building	Circular rubble walled burial ground dated 1732 and 1811, situated to south of Dipple House on River Spey valley floor. Open rural setting with panoramic views of floodplain.	8-12	4.6	Low	Negligible. Visibility of the Development to the southwest would not adversely affect vistas along and across the River Spey to the east and south. Character and integrity of open rural setting would not be diminished.	Negligible	
LB 15640	Dipple Farm Laundry, Servants' Bothy And Dairy	Category C Listed Building	Early-mid 19th century, long single-storey, east-facing range of five irregular bays; part of a modern working farm. Low-lying rural setting on River Spey valley floor.	8-12	4.9	Low	Negligible. Views out from the asset not an important contributor to cultural significance.	Negligible	
LB 15830	Orton, West Lodge	Category C Listed Building	Mid 19th century, single-storey east-facing estate lodge enclosed by woodland. Rural valley setting with views overlooking River Spey to the east, screened by woodland.	6-9	1.7	Low	Negligible. Screened visibility of the Development to the west would not noticeably alter the character or integrity of the enclosed setting overlooking the River Spey.	Negligible	
LB 15831	Orton, Farm Home Steading (Excluding Cottages)	Category C Listed Building	Mid 19th century, U-plan steading and farm buildings situated on east-facing slope of River Spey valley. Secluded valley setting enclosed by woodland.	8-12	1.9	Low	Negligible. Screened visibility of the Development to the west would not noticeably alter the character or integrity of the enclosed setting overlooking the River Spey.	Negligible	
LB 15848	Auchinroath Bridge over Millstoneford Burn	Category C Listed Building	Mid 19th century, single-span rubble bridge situated within dense woodland. Secluded rural setting.	8-12	1.8	Low	Negligible. Views out from the asset not an important contributor to cultural significance.	Negligible	

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LB 15851	Roths Glen, Kennels Lodge	Category C Listed Building	Late 19th century single-storey, gabled gate lodge situated on the A941 public road. Open valley setting with east-facing views.	1-3	2.6	Low	Negligible. Visibility of the Development beyond the immediate valley to the east would not appreciably alter the integrity of the open rural setting.	Negligible	
LB 15868	Orton, St Mary's	Category C Listed Building	Re-modelling of earlier house, dated 1854, situated within the River Spey valley. Open valley setting with south-facing views along the River Spey, flanked by woodland to the west.	8-12	3.3	Low	Negligible. Screened visibility of the Development to the southwest would not noticeably alter the character or integrity of the open setting overlooking the River Spey to the east and south.	Negligible	
LB 40438	The Grange (Former Church Of Scotland Manse) And Garden Walls	Category C Listed Building	Mid 19th century, two-store, three-bay gabled house, situated to the northwest of Roth's High St. Secluded rural setting enclosed by woodland.	8-12	3	Low	Negligible. Visibility of the Development to the north would not noticeably alter the character or integrity of the enclosed setting along the Burn of Roth's.	Negligible	
LB 46285	Dipple House	Category C Listed Building	Earlier 19th century, two-storey, three-bay house with 17th century core, and later additions and alterations. Low-lying valley setting situated within modern working farm.	8-12	4.9	Low	Negligible. Visibility of the Development to the southwest would not noticeably alter the character or integrity of the enclosed valley setting.	Negligible	
GDL 00409	Blackhills House	Inventory Garden and Designed Landscape	Designed landscape comprising ca. 31 hectares of woodland garden, described as "deliberately secluded and inward looking", with introspective views of the botanical collections forming the immediate setting of the Category B listed Country House (LB 8433).	Up to 12	3.2	High	Negligible. Limited visibility of the Development to the southeast would not detract from views between elements of the GDL or interrupt key vistas overlooking the undulating coastal lowlands to the north and west. Views towards the House and GDL from the north, attainable from the B9103, would not be adversely impacted by oblique visibility of the proposed turbines to the southeast and the view from the east would unaltered.	Negligible	