



FAS
HERITAGE

**STONEHAVEN FLOOD
PREVENTION SCHEME**

**STONEHAVEN
ABERDEENSHIRE**

HERITAGE ASSESSMENT

**REPORT
JANUARY 2014**



HERITAGE ASSESSMENT
STONEHAVEN FLOOD PREVENTION SCHEME
ABERDEENSHIRE

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LIST OF CONTENTS

	Contents	Page
	Summary	iv
	Acknowledgements	vi
1.0	INTRODUCTION	1
1.1	LOCATION AND LAND USE	1
1.1.1	Proposed scheme	1
1.2	AIMS AND OBJECTIVES	3
2.0	LEGAL FRAMEWORKS AND PLANNING GUIDANCE	4
2.1	CONSERVATION AREAS	4
2.1.1	Trees in Conservation Areas	5
2.2	LISTED BUILDINGS	5
2.2.1	Listed Building Consent	5
3.0	ASSESSMENT METHODOLOGY	6
3.1	ASSESSMENT PROCEDURE	6
3.1.1	Desk-based research	6
3.1.2	Site visit	6
3.1.3	Assessment of significance	6
3.1.4	Assessment of impact	7
3.2	DEFINITIONS	8
3.2.1	Heritage assets	8
3.2.2	Setting	8
4.0	HISTORICAL BACKGROUND	9
5.0	BASELINE CONDITIONS	11
5.1	CONSERVATION AREA	11
5.1.1	Zone 1	11
5.1.2	Zone 2	13
5.1.3	Zone 3	14
5.1.4	Zone 4	14
5.1.5	Zone 5	14
5.2	LISTED BUILDINGS	15
6.0	ASSESSMENT OF SIGNIFICANCE AND SETTING	18
6.1	SIGNIFICANCE	18

6.2	SETTING	18
7.0	ASSESSMENT OF IMPACT	22
7.1	LISTED BUILDINGS	22
7.1.1	Direct impact	22
7.1.2	Indirect impact	24
7.2	CONSERVATION AREA	31
7.2.1	Zone 1	31
7.2.2	Zone 2	32
7.2.3	Zone 3	33
7.2.4	Zone 5	33
8.0	ASSESSMENT OF THE SCHEME	34
8.1	ZONE 1	34
8.2	ZONE 2	35
8.3	ZONE 3	35
8.4	ZONE 4	36
8.5	ZONE 5	36
8.6	ZONE 6	36
9.0	RECOMMENDATIONS AND REQUIREMENTS	36
9.1	LISTED BUILDING CONSENT	36
9.2	CONSERVATION AREA CONSENT	37
9.3	TREE REMOVAL	37
9.4	RECOMMENDATIONS	37
	References	38

Figures

1	Location map	2
2	Location of Conservation Area	12
3	Location of Listed Buildings	16

Plates

1	Aerial view of the area © Google Earth	1
2	Wood's plan of Stonehaven, 1823	9
3	View of Stonehaven from the south (McConnochie n.d., pre-1901)	10
4	Extract from Ordnance Survey, 1903	10
5	Aerial view of Stonehaven (SC1257523) © RCAHMS (Aerofilms collection). Licensor www.rcahms.gov.uk	10

6	View of Zone 1, looking west	11
7	View of Zone 1, looking east	11
8	View of White Bridge, looking east	13
9	View of south avenue, looking east towards the White Bridge	13
10	View towards Carron Terrace, looking west	13
11	Eastern end of Carron Terrace, looking northeast	13
12	View down Arduthie Street, looking south	14
13	View across the Green Bridge, looking north	14
14	View of the Green Bridge, looking east	14
15	Site of pumping station, High Street	15
16	View from Bridgefield bridge, looking east	15
17	View of church and White Bridge, looking south	29
18	Visualisation of the raised bridge, looking south	29
19	Proposed view of White Bridge from the church	29
20	Nos 7 and 8 Carron Terrace, looking east	30
21	Views of the Carron Restaurant from the south, across the Carron Water	30
22	View along Cameron Street from the west	30
23	Wall along Cameron Street, looking west	32
24	Visualisation of self-closing barriers along Cameron Street, looking west	32
25	Visualisation of self-closing barriers along Cameron Street, looking east	32
26	Area east of the Green Bridge	33
27	Green Bridge from the west	33
28	Proposed view of the Green Bridge, from the west	33

Tables

1	Listed buildings considered in the assessment	15
2	Assessment of setting	19
3	Assessment of direct impact	23
4	Assessment of impact on setting	24

Appendices

A	Gazetteer	
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Summary

This document presents the results of a Heritage Assessment for a proposed Flood Prevention Scheme in Stonehaven, Aberdeenshire (central NGR: NO 870 856). The assessment considers the potential impact of the proposed scheme on Listed Buildings and the Stonehaven Conservation Area. The assessment has been prepared by FAS Heritage on behalf of JBA Consulting for Aberdeenshire Council.

The proposed flood prevention scheme has been assigned to six zones along the Carron Water, and would involve: the construction of new flood walls along the north and south banks of the River Carron; the raising of the pedestrian White Bridge with additional steps and walls; the construction of new pumping stations; internal works to riverside buildings. The works would also necessitate some tree removal.

The assessment considered the impact of the proposed scheme on the Conservation Area and on 33 Listed Buildings in the immediate area.

Zone 1 lies within the Conservation Area, and represents the rear of a number of properties which form part of the 18th- and 19th-century streetscape of the historic 'New Town'. Although representing a historic area, the north bank is represented by a mixture of modern walling, decking and lawns which do not reflect this historic character. The south bank is represented by historic stone walling associated with terraces along Arbuthnott Street. The construction of a new stone wall with self-closing barriers to the north, and heightening or consolidation of extant walls to the south, would affect views from the White Bridge and from Bridgefield and would directly impact the curtilage and boundary walls of a number of Category C Listed Buildings. The level of impact would be dependent on the materials employed; if in keeping with historic character, the proposed works would not cause significant harm to the heritage significance of these Listed Buildings. Listed Building Consent would be required for this work. Impact on the setting of heritage assets would be minimised by the use of self-closing barriers, although the required permanent uprights would be intrusive in views along the Carron.

Work to the interior of Category C Listed 19 Bridgefield would potentially have a moderate direct impact on the fabric of the building. Listed Building Consent would be required, and appropriate mitigation agreed. Construction of new walls on the north bank would have a slight impact on the setting of No 19 Bridgefield as viewed from Bridgefield, but if undertaken sympathetically could improve the immediate setting of the riverside aspect of the building.

The raising of the White Bridge would directly affect the fabric of the Category C Listed Building and would be subject to Listed Building Consent. This work could result in the loss of evidential value if suitable recording programmes are not in place. Appropriate materials and designs in the creation of new pillars, steps and adjacent walling would serve to reduce harm to the significance of the structure itself.

Zone 2 lies within the Conservation Area and includes an important green space around the river and the White Bridge, and the New Town street of Carron Terrace to the north. The raising of the bridge, and the construction of associated walls would potentially affect the open character of this space, and the setting of the Category A Listed Church of St James. The sense of the opening out of the grid plan to what was formerly open ground, and the views towards the bridge from the north would be altered by the raised bridge and the new wall. This would include views across the gardens of the Category B Listed Carron Restaurant towards this green space would also be affected. Intrusion in these views, and changing the sense of space in this area is unavoidable within the current scheme, but the degree of visual intrusion would be reduced by the use of materials in keeping with the Conservation Area. The proposed use of self-closing barriers would reduce the impact of the new walls and would retain key views, although the permanent uprights for the barriers would be a new feature within these views. Naturalising of the south bank of the river would serve to retain the green and natural character of this space.

Avenues of trees on both sides of the Carron Water reflect historic planting along what originally formed a clearer southern boundary to the New Town. Although as many trees as possible are to be retained within the scheme, tree removal at the western and eastern ends of Carron Terrace would be required. This would alter the character of the street and the setting of Listed Buildings along Carron Terrace, although most of the historic avenue would remain in place and would still be a key feature. A large tree close to the White Bridge would also be removed; again this would alter the sense of space although the historic avenue south of the river would remain legible and a key element of the area.

Construction of the new wall along Carron Terrace would have a moderate impact on the immediate setting of properties which overlook the Carron, particularly Category B Listed Burnside (Nos 7-8) and Category C Listed 14 Carron Terrace, and to a lesser extent Nos 1-3, which are set back from the road with views impeded by boundary walls and trees. Currently, the extant fencing and dense vegetation does not enhance views towards the river and while a new wall could create a more enclosed sense of space, use of appropriate materials could mitigate this impact.

Construction of the new wall in Zone 2 may be visible from the Inver Toll Booth (Category C Listed), but impact has been assessed as slight or negligible, given the more modern character of this area. Appropriate materials would minimise impact.

Zone 3 lies only partly within the Conservation Area. The proposed scheme would involve the movement of the Green Bridge to the east, and improvements to access and the green space to the east of the relocated bridge. The current bridge is of limited architectural significance, but forms part of a local tradition of the three bridges over the Carron - Green, Red and White. Relocation of the bridge and improvements to the area would potentially enhance this part of the Conservation Area, while retaining the tradition of the three bridges.

Zone 5 extends from the Carron downstream of Bridgefield, towards Old Town. Although within the Conservation Area and close to Listed Buildings, the area is of more mixed historic character with

some more modern buildings. The proposed work would not have a detrimental effect on this area. Construction and any landscaping within the pumping station at the junction of Main Street and Arbuthnott Place would potentially impact the sweeping views down Main Street, and the setting of the adjacent Listed Building of 24-26 High Street. However, the likely impact of the proposed pumping station is minimal, restricted to above ground control boxes.

Infilling of the parapets of Bridgefield bridge would affect the appearance of the structure and views up and downstream from this location, although use of materials appropriate to the construction of the bridge would minimise visual intrusion.

Proposed works within Zone 4 and Zone 6 would not affect the Conservation Area or Listed Buildings.

Listed Building Consent will be required for the proposed scheme, and it is recommended that the proposed walls be constructed using materials and techniques in keeping with the Conservation Area and associated Listed Buildings to avoid harming the historic character of these areas.

Acknowledgements

FAS Heritage would like to thank Rene Dobson, Stephen Farrar and Nick Allin of JBA Consulting for assistance during the preparation of the assessment. Mary MacLeod and Frances McFarlane, Aberdeenshire Council, provided feedback on earlier drafts of this report.

1.0 INTRODUCTION

This document presents the results of a Heritage Assessment for a proposed Flood Prevention Scheme in Stonehaven, Aberdeenshire (NGR: NO 870 856). The assessment considers the potential impact of the proposed scheme on Listed Buildings and the Stonehaven Conservation Area. The assessment has been prepared by FAS Heritage on behalf of JBA Consulting for Aberdeenshire Council.

1.1 LOCATION AND LAND USE

The proposed Flood Prevention Scheme includes works to six zones along the Carron Water as it runs through the town of Stonehaven, dividing the old and the new towns (Figure 1; Plate 1). Zone 1 lies between Bridgefield and the White Bridge; private properties extend to the water on both north and south banks. Zone 2 extends westwards from the White Bridge. Carron Terrace with its avenue of trees lies to the north, and a public footpath follows a grassed area for a distance along the south bank, also flanked by an avenue of trees.



Plate 1 Aerial view of the area © Google Earth

Zone 3 lies west of Zone 2, with pedestrian crossings to the west (the Red Bridge) and east (the Green bridge). South of Zone 3 are the main road and modern housing, with a continuation of Carron Terrace to the north. Zone 4 runs north-south along the Burn of Glaslaw towards the Woods of Dunottar, alongside modern housing. Zone 5 lies to the east, within the Old Town and encompassing the river downstream of Bridgefield; the proposed pumping stations occupy an area in front of modern flats on Arbutnott Place and a paved area at the junction of that street and High Street. Zone 6 lies to the west, above Walkers Bridge, flanked to the east by the Woods of Dunottar and west by housing.

1.1.1 Proposed scheme

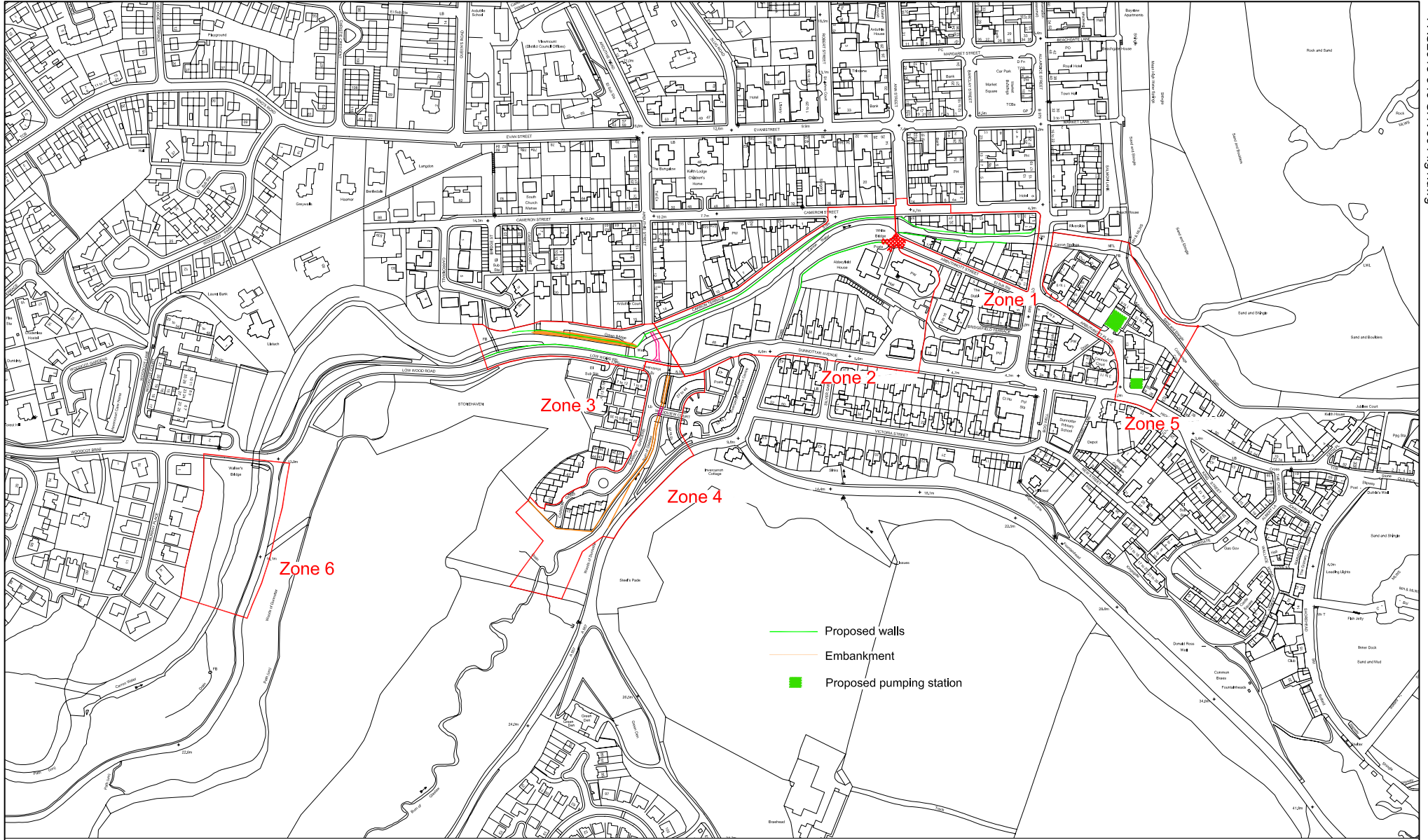
In summary, the preferred scheme involves the following works which have the potential to impact Listed Buildings or the Conservation Area (see Figure 1):

Zone 1

- walls to the south of the Carron Water to be raised and strengthened;
- new self-closing flood walls to be constructed on the north bank of the Carron;
- raising of the White Bridge, and new ramps, walls, and steps constructed at each end;

Zone 2

- construction of a new self-closing flood wall along the north bank of the Carron between the White Bridge and Carron Terrace;
- new flood walls along Carron Terrace and south of the river;



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Location map

Scale 1:5000



Figure 1

- removal of trees and the west and east ends of Carron Terrace, and immediately adjacent to the White Bridge;
- naturalisation of the south bank of the Carron
- possible improvements to the green space west of the White Bridge;

Zone 3

- relocation of the Green Bridge;
- lowering of the island in the river, and improvements to the green space east of the Green Bridge;
- tree removal and replacement between the Red Bridge and the Green Bridge;
- raising of the Red Bridge;

Zone 4

- low flood walling along either side of the Burn of Glaslaw;

Zone 5

- raising and strengthening of the flood walls either side of the Carron Water, downstream of Bridgefield Bridge;
- new pumping stations will be required, likely to be located at the edge of the beach near the mouth of the Carron and at the junction of Arbutnott Street/High Street. Other locations are subject to final design, but may be on Cameron Street close to the White Bridge or at the junction of Salmon Lane and Bridgefield. These will be mainly underground with only a control box and access manholes, and will not be visually intrusive;
- infilling of the parapets of the Bridgefield Bridge;

Zone 6

Zone 6 lies outwith the Conservation Area and at such a distance from Listed Buildings that the works would not impact designated heritage assets.

1.2 AIMS AND OBJECTIVES

This Heritage Assessment has been prepared in response to a Scoping/Screening Opinion from Aberdeenshire Council, which required that the impact of the proposed scheme on Listed Buildings and the Conservation Area be considered.

The aim of the assessment is to identify any Listed Buildings likely to be affected by the proposed scheme (directly and indirectly), to assess the level of potential impact, to make recommendations to minimise the potential harm to heritage assets. The assessment also considers the impact that the scheme would have on the character of the Conservation Area. Any consents that would be required for the final scheme have been identified.

2.0 LEGAL FRAMEWORKS AND PLANNING GUIDANCE

The following legal frameworks, planning policy and guidance apply to this assessment:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas)(Scotland) Act , 1997
- Town and Country Planning (Scotland) Act 1997
- Scottish Planning Policy (2010)
- Scottish Historic Environment Policy (2011)

Guidance

- Planning Advice Note 71 (PAN71) – Conservation Area Management
- Managing change in the Historic Environment: setting, 2010

2.1 CONSERVATION AREAS

Conservation Areas are defined in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as

areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

PAN 71 (p1) states that

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places. Buildings of character, listed buildings, scheduled monuments, trees, historic street patterns, open spaces and designed gardens and landscapes are important components of these areas. The overall layout and pattern of development may be just as important to the character as individual buildings.

PAN 71 (p4) states that

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.

Scottish Planning Policy states that

A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith the conservation area that will impact on its appearance, character or setting, should be appropriate to the character and setting of the conservation area. Planning permission should normally be refused for development, including

demolition, within a conservation area that fails to preserve or enhance the character or appearance of the area.

2.1.1 Trees in Conservation Areas

Trees in Conservation Areas are protected through the Town and Country Planning (Scotland) Act 1997. Before carrying out any work on a tree in a Conservation Area, owners are required to notify the local authority giving details of the intended works.

2.2 LISTED BUILDINGS

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This establishes that any work which affects the character of a listed building will require listed building consent. It is a criminal offence to carry out such work without listed building consent.

Scottish Planning Policy sets out the following relating to Listed Buildings (SPP, para 113).

Listed buildings are buildings of special architectural or historic interest. The term building includes structures such as walls and bridges. Listing covers the whole of a building including its interior and any ancillary structures within its curtilage that were constructed before 1 July 1948. Works which will alter or extend a listed building in a way which affect its character or its setting and demolition works require Listed Building consent. Works requiring listed building consent may also require planning permission. The Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 requires planning authorities, when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. The layout, designs, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building or setting. There is a presumption against demolition or other works that will adversely affect a listed building or its setting.

2.2.1 Listed Building Consent

Local authorities administer the Listed Building Consent process, except where the local authority is itself the applicant, in which case Scottish Ministers will determine the application. Applications must be made on the appropriate form and should be supported by sufficient information to allow the proposed works and their impact upon the building's character to be understood. The amount of information required will depend on the nature of the building and the proposals.

3.0 ASSESSMENT METHODOLOGY

3.1 ASSESSMENT PROCEDURE

In order to assess the impact of the proposed scheme, the following staged approach has been taken:

- Stage 1 - Desk-based research and establishment of baseline conditions
- Stage 2 - Site visit
- Stage 3 - Assessment of significance and impact
- Stage 4 - Recommendations and mitigation

3.1.1 Desk-based research

Information relating to Listed Buildings was obtained and plotted onto Ordnance Survey mapping, and an initial assessment made of those designated heritage assets likely to be impacted by the scheme.

3.1.2 Site visit

A site visit was carried out in September 2013. All areas that would potentially be impacted by the proposed development were visited, to inform an assessment of the potential direct and indirect impact of the scheme.

3.1.3 Assessment of significance

An assessment of the significance of the heritage assets likely to be affected by the development is usually undertaken as the first stage in establishing the impact of proposed developments. Assessment of significance has been undertaken taking into account a range of values including: artistic, archaeological, architectural, historic, traditional, aesthetic, scientific and social.

The following grades of significance have been employed.

- **Exceptional significance** - elements which can be demonstrated to have international or national significance, special relevance to British history or culture, and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This will include World Heritage Sites, Scheduled Monuments (or those monuments which otherwise meet scheduling criteria) all Listed Buildings Categories A and B, Gardens and Designated Landscapes A and B, and Historic Battlefields;
- **Considerable significance** - resources with importance within a national or regional context, due to special archaeological, architectural, artistic or historic interest. This category will include Conservation Areas, Category C Listed Buildings and Gardens and Designated Landscapes;

- **Moderate significance** - resources of local importance. This might include heritage assets with archaeological, architectural, historic or artistic interest, but which do not meet the criteria for designation.
- **Some significance** - resources of limited local importance, due to their high frequency, lack of provenance or limited survival. This might include resources of local significance that have been partially destroyed by past land use, whether by agricultural activity or built development
- **Unknown significance** - resources of uncertain importance based upon their type or condition
- **Neutral** - Elements which have no heritage value but which do not detract from elements of greater significance; this may include resources that are so badly damaged or altered that too little remains to justify their inclusion in a higher category
- **Intrusive** - Elements which are identified as intrusive may include those which have a degree of heritage value, but which detract from elements of greater significance.

As this report deals only with Listed Buildings, all heritage assets have been assessed as of Exceptional or Considerable significance.

3.1.4 Assessment of impact

The impact of any development upon the significance of a heritage asset may be adverse or beneficial. The significance of a heritage asset might be affected by direct physical impact, including destruction, demolition and alteration, but may also be affected by changes to its setting. This could include changes to the historic character of an area, alterations to views to and from a site, accidental damage from construction work, temporary loss of amenities (largely arising during development work and including air and noise pollution, visual intrusion, increased traffic, changes in the character of a landscape or townscape).

Categories of impact have been graded thus:

- **Substantial** - the heritage asset is totally altered, including change to most or all of the archaeological features or historic building fabric; complete or comprehensive alteration to the setting of the heritage asset
- **Moderate** - the heritage asset is clearly altered, including change to many archaeological features or much of the historic building fabric; the setting of the heritage asset is obviously altered
- **Slight** - the heritage asset is altered slightly, including change to some archaeological features or part of the historic building fabric; there is a slight change to the setting of the heritage asset
- **Negligible** - the heritage asset or its setting are changed in a barely distinguishable way
- **Beneficial** - the condition of the heritage asset, or its setting is improved
- **No change** - no change

Following consideration of the value of the heritage asset and likely magnitude of the impact of development on that asset, an assessment can be made of the overall effect of the proposed work on each resource and on the area as a whole. This is broadly based on the assumption that the most

significant effect will result from circumstances where the very highest impact occurs to very important remains.

3.2 DEFINITIONS

3.2.1 Heritage assets

Those parts of the historic environment that have significance because of historic, archaeological, architectural or artistic significance can be termed heritage assets. Heritage assets can include any form of building, monument, site, place, area or landscape identified as having a degree of significance because of its heritage interest.

Heritage assets may be formally designated, but also include those sites or monuments which are identified through documentary research or fieldwork but which have not been formally designated. This assessment deals only with Listed Buildings and the Stonehaven Conservation Area, both designated under the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997

3.2.2 Setting

SPP 2010 (para 112) describes setting:

Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from around, or areas that are important to the protection of the place, site or building.

The setting of a historic asset can incorporate a range of factors, not all of which will apply to every case. These are set out in Historic Scotland's Managing Change in the Historic Environment and can include:

- current landscape or townscape context;
- visual envelope, incorporating views to, from and across the historic asset or place;
- key vistas, framed by rows of trees, buildings or natural features that give an asset or place a context, whether intentional or not;
- the prominence of the historic asset or place in views throughout the surrounding area;
- character of the surrounding landscape;
- general and specific views including foregrounds and backdrops;
- relationships between both built and natural features;
- aesthetic qualities
- other non-visual factors such as historical, artistic, literary, linguistic, or scenic associations, intellectual relationships (e.g. to a theory, plan or design), or sensory factors;
- a 'Sense of Place': the overall effect formed by the above factors.

Factors to be considered in assessing impact on the setting of a historic asset or place include:

- the visual impact of the proposed change relative to the scale of the historic asset or place and its setting;
- the visual impact of the proposed change relative to the current place of the historic asset or place in the landscape;
- the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this;
- the magnitude and cumulative effect of the proposed change – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to appreciate and understand a historic asset or place;
- the ability of the landscape, which comprises the setting of a historic asset or place, to absorb new development without eroding its key characteristics;
- the effect of the proposed change on qualities of the existing setting such as sense of remoteness, evocation of the historical past, sense of place, cultural identity, spiritual responses.

4.0 HISTORICAL BACKGROUND

The proposed Flood Prevention Scheme lies in the southern part of the New Town of Stonehaven, which was laid out and developed in the late 18th to early 19th century. Prior to this date, settlement in the town had been focussed around the harbour to the south, in what became known as the 'Old Town'.

In 1759, Robert Barclay of Ury purchased the estate of Arduthie for £1500, with the intention of developing a New Town, to the north of the Old Town and separated from it by the Carron Water, bounded to the north by the Water of Cowie. The town was designed by his son, Robert, on an irregular grid-iron plan, and development commenced in 1797. The streets were named after family members, with Allardice, Barclay and Ann running north-south and Cameron, Evan and Mary running east-west. The Market House (later Buildings) is sited in Barclay Square (later Market Square). Further minor streets extend to the north and west. The first house, built on the north bank of the Carron and now demolished, was soon followed by those facing the square and main streets.

The Bridge of Carron, now Bridgefield, was built in 1781 by Robert Ury as an entrance to the New Town; the bridge had three arches and cost £145. In 1885, the installation of iron girders concealed the structure and its inscribed keystone; the commemorative stone is a copy of that which refers to events in the history of the Barclay family.

A plan of the town by John Wood in 1823 shows the extent to which the town had developed at that time (Plate 2). The street plan within the area of



Plate 2 Wood's plan of Stonehaven, 1823

the proposed scheme had been established, and many of the terraces along Cameron Street had been established. South of the Carron Water, a series of lades served a corn mill, with Mill Inn marked.

Late 19th-century Ordnance Survey editions show the layout of the area at that time. The New and Old Towns were much more distinct than today; apart from the early housing along Arbuthnott Street, and the mill complex, few houses existed south of the Carron Water and the water formed a much more distinctive boundary within the landscape. The avenue of trees along Carron Terrace had been established by that date. A photograph pre-dating 1901 shows a view of the town from the south (Plate 3), showing the open aspect of this area at that time. The avenue of trees along Carron Terrace forms a much more distinctive feature, with what appears to be a crenellated wall between the Carron and what was then a mill pond. These features are shown on early Ordnance Survey editions (Plate 4), and the mill pond is still evident on photographs of 1932 which also show the avenue of trees (Plate 5).

By the 1930s, Stonehaven enjoyed popularity as a seaside town, represented architecturally by structures such as the Art Deco restaurant and the open air swimming pool. From the early 20th century, the area to the south of the Carron became more built up. Housing occupied the former mill sites by the early 20th century, and the millpond had been built over by the 1970s. Further south, along what is now Carron Gardens, the former Invercarron Works (Flax, Spinning and Nets) were demolished in the latter half of the 20th century to make way for modern flats.



Plate 3 View of Stonehaven from the south (McConnochie n.d., pre-1901)

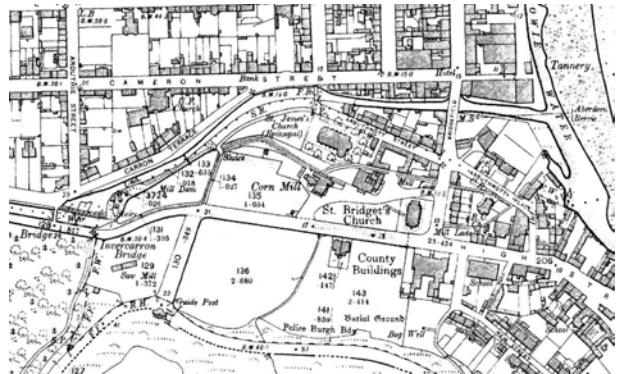


Plate 4 Extract from Ordnance Survey, 1903



Plate 5 Aerial view of Stonehaven (SC1257523) © RCAHMS (Aerofilms collection). Licensor www.rcahms.gov.uk

5.0 BASELINE CONDITIONS

5.1 CONSERVATION AREA

The Stonehaven Conservation Area includes the Old and New Towns of Stonehaven, encompassing the historic structures of the harbour and the grid-plan of the 18th-century new town. The significance of the New Town is enhanced by its integrity; the historic layout is still legible in the wide streets of the grid plan, and many buildings retain their historic character, reflecting the development of the new town in the 18th- and 19th-century, with vernacular styles joined by more occasional, grander structures, and including the rarer buildings of the 1930s.

Zones 1, 5, and parts of Zone 2 and 3 fall within the Stonehaven Conservation Area (Figure 2). Zone 4 and 6 are entirely outside the boundary of the Conservation Area, although Zone 4 is also considered as developments in this area would potentially impact views south from the Conservation Area.

5.1.1 Zone 1

Zone 1 is characterised by terraced streets of Cameron Terrace and Arbuthnott Street, and the proposed works would affect the rear boundaries of properties backing onto the River Carron. The Carron formed part of the southern boundary the New Town, and Arbuthnott Street was already in existence by the 18th century, linking the Old and New Towns.

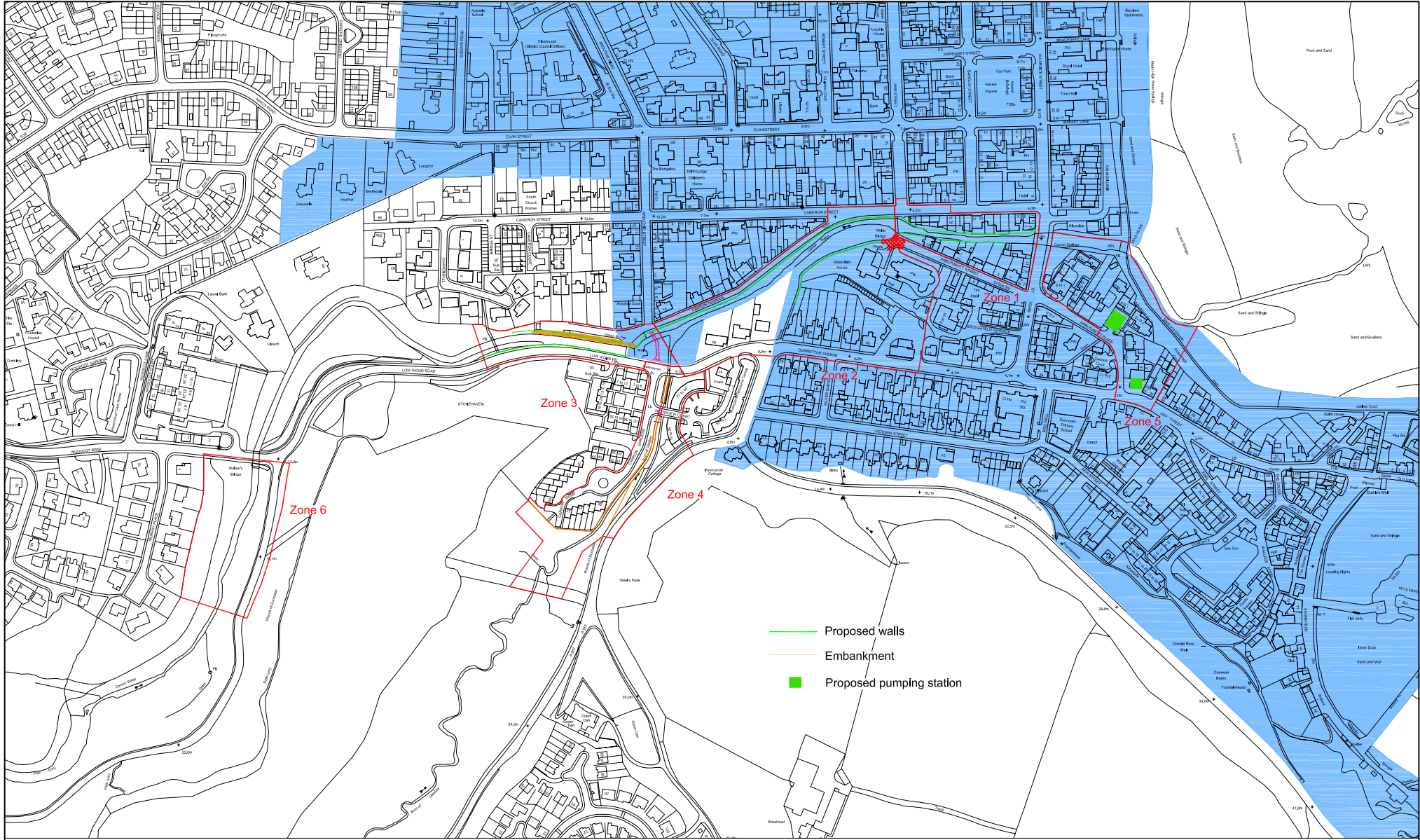
Properties north and south of the river retain historic character relating to these early origins, reflected in the high number of Listed Buildings in this Zone (see Section 5.2, below). To the rear of the properties along Arbuthnott Street, stone walls of varied height create an aesthetically-pleasing southern boundary along to the river, softened by vegetation (Plate 6 and 7). Behind the properties on Cameron Street, treatment has been less consistent, and the northern bank is a more irregular mix of modern terraces, decking and lawned areas which do not reflect the historic character of this zone.



Plate 6 View of Zone 1, looking west



Plate 7 View of Zone 1, looking east



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Location of Conservation Area

Scale 1:5000



Figure 2

The historic White Bridge (Category C Listed) lies at the western edge of Zone 1, providing a key pedestrian link between the Old and New Towns, and with the Green and Red Bridges forming part of the tradition of the 'three bridges' crossing the Carron Water.

5.1.2 Zone 2

Zone 2 lies immediately adjacent to, and to the west of, Zone 1, including land to the south of the Carron, as well as the northern bank along Carron Terrace.

At its eastern end, Zone 2 includes a distinctive space within the Conservation Area, where the southern edge of the grid plan opens out to the Carron Water (Plate 8). Grassed areas south of the river provide a rare green space, framed by the White Bridge, and the dominant Church of St James. The distinctive avenues of trees along Carron Terrace and along the south bank add significantly to the historic character and aesthetic value of this area, and reflect an historic boundary within the town (Plate 9 and 10). In the early 19th century this aspect would have been much more open, looking over mill ponds and agricultural areas, and the avenues of trees much more prominent features (see Plate 3).

The housing along Carron Terrace is early in date, and is depicted on the 1823 map. Some of the residences are oriented towards the Cameron Street frontage, and Carron Terrace is now flanked along much of its length by rear walls and garages, with fewer historic properties fronting directly onto the road and overlooking the Carron Water (Plate 11).

The area to the south and east of St James' Church was formerly occupied by a corn mill and mill pond. The early 20th-century housing along Dunottar Avenue backs onto the green space along



Plate 8 View of the White Bridge, looking east



Plate 9 View of the south avenue, looking east towards the White Bridge



Plate 10 View towards Carron Terrace, looking west



Plate 11 Eastern end of Carron Terrace, looking northeast

the river, and is included in the Conservation Area. The later 20th-century houses are not included in the Conservation Area.

5.1.3 Zone 3

A small area at the eastern end of Zone 3 lies within the Conservation Area, with the vast majority of the zone outside the boundary. The area included in the Conservation Areas lies at the western end of Carron Terrace where it meets Arduthie Street. Arduthie Street slopes down from north to south, and although the Carron does not feature directly in views along the street, the tree-lined river banks form a green backdrop at the end of the street (Plate 12).

The Green Bridge lies at the western boundary of the Conservation Area, and provides a key access point for pedestrians across the Carron (Plate 13). Although the bridge itself is not of great architectural significance, the three bridges - Red, White and Green - represent a significant tradition within the town. Views from the Green Bridge are characterised by the river vegetation (Plate 14).

5.1.4 Zone 4

Zone 4 lies outside the Conservation Area, but is partly visible from within its boundary and so has been included in discussions of visual impact. The Zone is represented by modern three-storey buildings flanking the Burn of Glaslaw; vegetation along the river banks provides a distinct area of greenery within this area of the town.

5.1.4 Zone 5

Zone 5 lies mainly within the Old Town, extending from the Carron to the north along the northeast side of Arbuthnott Street as it leads down towards the High Street and on to the harbour. There are some key historic buildings within and around this area, including the Listed Roman Catholic Church of the Immaculate Conception and associated Soup Kitchen. Otherwise the area is of a more mixed character, with modern, harled flats and houses contrasting with the historic buildings.



Plate 12 View down Arduthie Street, looking south



Plate 13 View across the Green Bridge, looking north



Plate 14 View of the Green Bridge, looking east

The junction of Arbuthnott Place and High Street affords significant views of the historic streetscape as it extends towards the harbour (Plate 15), and from Bridgefield Bridge, views extend towards the mouth of the Carron (Plate 16).

5.2 LISTED BUILDINGS

An initial assessment of the area was undertaken to identify those buildings that would potentially be affected (directly or indirectly) by the proposed scheme. A total of 33 were identified at the outset as potentially being affected by the proposed works, through direct impact on the building or its curtilage, or through impact on setting. Some Listed Buildings within the area of the proposed scheme were scoped out at an early stage as they would not be intervisible with the scheme and would not be directly affected.

Table 1 and Figure 3 outline those Listed Buildings which have been considered in this assessment, with more detailed information from Listing descriptions included in Appendix 1.



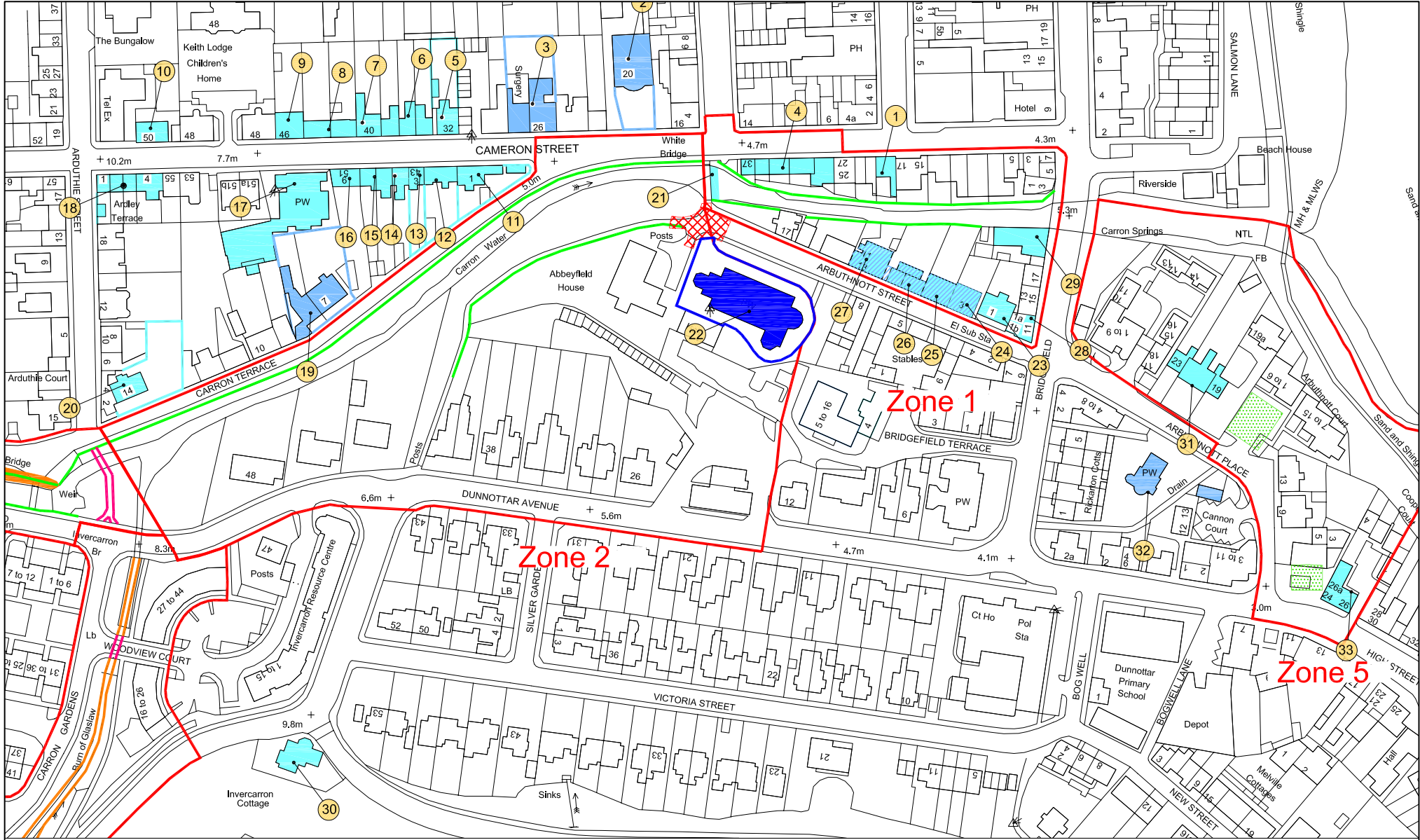
Plate 15 Site of pumping station, High Street



Plate 16 Views from Bridgefield Bridge looking east

Table 1 Listed Buildings considered in the assessment

CHA No	Ref	Building name	Cat	Description
1	50254	19 Cameron Street	C	Late 19th century tenement.
2	41605	20 Cameron Street, Carron Restaurant, including terraced garden, boundary walls, gate piers and gates	B	1936. Art Deco restaurant.
3	41594	26 and 28 Cameron Street including boundary walls	B	c.1880. Simple Renaissance style former bank building and solicitors' office.
4	41587	29-37 (odd nos) Cameron Street	C	Early 19th-century terraced row of single storey and attic traditional cottages.
5	41595	32 Cameron Street including ancillary building and boundary walls	C	Mid 19th-century flatted dwelling, end of irregular terrace.
6	41596	34-38 Cameron Street	C	Pre-1823. Row of three houses within a larger terrace.



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Location of Listed Buildings

Scale 1:2000



Figure 3

CHA No	Ref	Building name	Cat	Description
7	41597	40 Cameron Street	C	Mid 19th-century. 3 bay house in earlier terrace
8	41598	42 and 44 Cameron Street	C	Pre-1823. Pair to two storey 3-bay houses in longer terrace.
9	41599	46 Cameron Street	C	Mid-19th century with two storeys and attic, situated in long terrace.
10	41602	50 Cameron Street	C	Pre 1823. Single storey traditional cottage.
11	41606	1 Carron Terrace, Woodburn, including boundary wall and ancillary building	C	Late 18th century. 3 bay rectangular-plan house.
12	50255	2 Carron Terrace, Gowan Bank, including boundary walls	C	Late 18th century, 3-bay terraced house with rubble boundary walls.
13	41588	41 and 43 Cameron Street, incorporating 3 Carron Terrace, Medwyn Cottage incl. boundary walls	C	Mid-19th century, with 18th-century fabric. Two storey, 3-bay terraced house.
14	41589	45 Cameron Street	C	Earlier 19th century. Two bay terraced house.
15	41590	47 and 49 Cameron Street	C	Earlier 19th century. Pair of two bay houses.
16	41591	51 Cameron Street	C	Early 19th century. House closing terrace.
17	41592	Cameron Street, South Church, Church of Scotland and Parish Church, including church hall	C	Built as Stonehaven Free Church. James Souttar 1868-9.
18	50243	1-4 (inclusive) Ardley Terrace including ancillary building and boundary wall	C	Early to mid-19th century. Short terrace.
19	41607	7 and 8 (Burnside) Carron Terrace including boundary walls and gate piers	B	c.1850/60. 5-bay terraced pair of boldly detailed, late classical houses.
20	41608	14 Carron Terrace including boundary walls	C	Early 19th century. Unusually intact survival of single-storey building and attic.
21	41553	Arbuthnott Street, White Bridge	C	1879. Single span, shallow segmental arched cast-iron footbridge over Carron Water.
22	41552	Arbuthnott St, St James the Great Episcopal Church including boundary walls, Gatepiers and Gates	A	1875-7 -1885. Sir Robert Rowan Anderson/ Anderson and Clyne. Transitional church
23	41547	1 Arbuthnott Street	C	Early 19th century. 3 bay 3-storey house.
24	41548	3 Arbuthnott Street	C (B Group)	Early 19th century. 3 bay house closing terrace to NW.

CHA No	Ref	Building name	Cat	Description
25	41549	5 Arbuthnott Street	C (B Group)	Early 19th century. Terraced house.
26	41550	7 and 9 Arbuthnott Street	C (B Group)	Late 18th century. Pair of houses closing regular terrace to SE.
27	41551	11 and 13 Arbuthnott Street	C (B Group)	c.1800. 2 storey, 4-bay house closing regular terrace no NW.
28	41581	11 Bridgefield	C	Late 18th-century end terrace house.
29	50251	19 Bridgefield including milestone and bridge pier	C	Mid- to late 19th century, shop and workshop.
30	2917	Invercarron Toll House	C	Early 19th century toll house
31	41545	19, 21 and 23 Arbuthnott Place, Carron Springs, Bowmont House and Burnside including boundary walls	C	Early 19th century house.
32	41546	Arbuthnott Place, Roman Catholic Church of the Immaculate Conception including boundary walls and soup kitchen	B	1877. Small, gothic church with soup kitchen
33	41628	24 and 26 High Street	C	Mid-19th-century house at corner of High St and Arbuthnott Place

6.0 ASSESSMENT OF SIGNIFICANCE AND SETTING

6.1 SIGNIFICANCE

By definition as Listed Buildings, all of the buildings to be considered in the heritage assessment are of national significance. Table 1 and Figure 3 indicates the categories of the Listed Buildings considered.

One Category A Listed Building is included in the assessment, being the Church of St James the Great on Arbuthnott Street (CHA 22). Nos. 20 and 26-28 Cameron Street and 7-8 Carron Terrace are Category B Listed (CHA 2, 3, 19), while Nos 5 to 13 Arbuthnott Street (CHA 24-27) are considered individually to be Category C status but have higher significance as a group (Category B). The Church of the Immaculate Conception and soup kitchen on Arbuthnott Place are also Category B Listed. The remaining Listed Buildings are Category C Listed.

6.2 SETTING

The setting of the majority of these Listed Buildings means that their significance is both enhanced by, and contributes to, the character and significance of the Conservation Area. Table 2 sets out the immediate setting of each of the Listed Buildings considered as part of the assessment.

Table 2 Assessment of setting

CHA No	Building name	Cat	Setting
1	19 Cameron Street	C	Part of an irregular terrace which includes early structures of the New Town. Setting provided by the historic streetscape, with the main (North) elevation viewed from Cameron Street and particularly down Barclay Street. Distinctive sandstone contrasts with the harl of other properties. The property backs onto the Carron; the rear screened by vegetation and is not highly visible from Bridgefield or the White Bridge.
2	20 Cameron Street, Carron Restaurant, including terraced garden, boundary walls, gate piers and gates	B	Immediate setting of the restaurant, on a terrace above period garden, is integral to its significance, and is reflected in the extension of the listing to the garden walls to the street with period gate and end piers and ironwork archway. Views from the garden extend across the open area which includes St James' Church and the White Bridge.
3	26 and 28 Cameron Street including boundary walls	B	Setting provided by the streetscape of Cameron Street; the distinctive style of these buildings contrasts with earlier vernacular style terraces. Viewed from the open area around the White Bridge, as well as along the street.
4	29-37 (odd nos) Cameron Street	C	Row of early cottages closing an irregular terrace. Setting provided by the historic streetscape and the open area around the White Bridge. The gardens overlook Carron Water and form a mix of eroding lawn, decking and walls.
5	32 Cameron Street including ancillary building and boundary walls	C	Closes one of the early surviving terraces of the New Town, and the setting is provided by the wide streetscape of Cameron Street. Views of the south elevation from the west also include the White Bridge.
6	34-38 Cameron Street	C	Part of surviving early terrace. Setting is provided by the wide streetscape of Cameron Street. Views of the south elevation from the west also include an oblique view of the White Bridge.
7	40 Cameron Street	C	Incorporated into one of the early terraces of the New Town. Setting is provided by the wide streetscape of Cameron Street. Views of the south elevation from the west also include an oblique view the White Bridge.
8	42 and 44 Cameron Street	C	Constructed within one of the surviving early terraces of Stonehaven's new Town. Setting is provided by the wide streetscape of Cameron Street. Views of the south elevation from the west also include an oblique view the White Bridge.
9	46 Cameron Street	C	Constructed within one of the surviving early terraces of the New Town. Setting is provided by the wide streetscape of Cameron Street. Views of the south elevation from the west also include the White Bridge.
10	50 Cameron Street	C	Constructed within the New Town. Setting is provided by the wide streetscape of Cameron Street. Views of the south elevation from the west also include the White Bridge.

CHA No	Building name	Cat	Setting
11	1 Carron Terrace, Woodburn, including boundary wall and ancillary building	C	Group with Nos 2 and 3 Carron Terrace and 41-51 Cameron Street, opening to Carron Terrace and Cameron Street in the New Town, with a rare view towards the sea to the east. The south facing aspect is screened by a high rear wall, but the Carron is likely to be visible from the upper storeys. Rear wall harled and largely featureless with modern shed doors.
12	2 Carron Terrace, Gowan Bank, including boundary walls	C	Group with Nos 1 and 3 Carron Terrace, and 41-51 Cameron Street. Gowan Bank is a rare, little altered example (bar the glazing) of the early quality housing to be built on the grid iron plan, and its setting within the New Town adds to this significance. The south-facing aspect looks directly along a path and across low boundary wall towards the Carron and its avenue of trees, and the house can be viewed from Carron Terrace to the south
13	41 and 43 Cameron Street, incorporating 3 Carron Terrace, Medwyn Cottage incl. boundary walls	C	Group with Nos 45-51 Cameron St and 1,2,3 Carron Terrace, a fine early terrace which forms part of the New Town. No 3 Carron Terrace may have been built at same time as Nos 1 and 2, and is set within the grid-iron plan of the New Town where the Carron dictates its boundary. There is a low boundary wall to the south but garden vegetation obscures views to and from the south.
14	45 Cameron Street	C	Group with Nos 41-43 and 47-51 Cameron St - examples of the early terraces typical of the New Town vernacular. The main elevation faces north and the key setting is within the streetscape of the New Town. To the south a high modern fence partly screens views to and from the rear of the house.
15	47 and 49 Cameron Street	C	Group with Nos 41-45 and 51 Cameron Street - a good example of the early terraces typical of the New Town vernacular. The main elevation is set within Cameron Street, and the southern boundary on Carron Terrace is represented by a harled wall and modern double garage doors.
16	51 Cameron Street	C	Group with 41-59 Cameron St and 1-3 Carron terrace – a good example of the early terraces typical of the New Town vernacular and set within the early streetscape. North-facing; the rear walls to the south are high and views to and from the house screened by trees.
17	Cameron Street, South Church, Church of Scotland and Parish Church, including church hall	C	The church forms part of the early streetscape of the New Town and formerly represented a dominant feature in the streetscape when viewed from the south. Now more built up, less visible. Main setting is from the north, where it forms part of the New Town streetscape, but also visible from further afield.
18	1-4 (inclusive) Ardley Terrace including ancillary building and boundary wall	C	Constructed within Stonehaven's grid-iron plan, and viewed from the north forms part of the streetscape of the New Town. Views of the building from the north extend to the river, along Arduthie Street

CHA No	Building name	Cat	Setting
19	7 and 8 (Burnside) Carron Terrace including boundary walls and gate piers	B	Well-detailed pair of houses overlooking the Carron Water. The houses have large, south-facing windows and the low, contemporary front wall affords extensive views through the avenue of trees and modern wire fence to the river.
20	14 Carron Terrace including boundary walls	C	Overlooks the Carron Water. Adjoins some heavily altered examples where traditional character has been eroded, but main setting provided by its location overlooking the river, over low wall to the south.
21	Arbuthnott Street, White Bridge	C	Frequently used pedestrian thoroughfare linking west end of Arbuthnott St in Old Town with Cameron St in new town, and situated where Cameron Street opens out onto the Carron. Both streets retain 19th-century housing and are linked to east at Bridgefield. Highly decorative Victorian feature within the area and viewed from Ann Street and Cameron Street.
22	Arbuthnott St, St James the Great Episcopal Church including boundary walls, Gatepiers and Gates	A	Fine church by one of Scotland's foremost architects, set within open ground at the meeting of the Old and New Towns. Open aspect towards the Carron Water and the White Bridge, and the church can be seen within this setting from Ann Street to the north. Originally a prominent feature at the southern edge of the New Town.
23	1 Arbuthnott Street including boundary walls	C	Tall three-storey house fronting onto Arbuthnott Street, set back slightly from Nos 3-11 and No 11 Bridgefield adjacent. Stuccoed with stone margins. Good example of the classically inspired properties of the 19th-century heyday of Stonehaven, and part of a historic streetscape that was developed by 1823. The rear of the property does not extend as far as the Carron.
24	3 Arbuthnott Street	C (B)	B Group with Nos 5, 7, 9 and 11 Arbuthnott Street forming a traditional terraced run. N side of Arbuthnott St was fully developed in 1823 (Wood plan) and remains little altered apart from Church and White Bridge. Integral element of vernacular streetscape. Probably least altered of New Town Streets
25	5 Arbuthnott Street	C (B)	B Group with Nos 3, 7, 9 and 11 Arbuthnott Street forming a traditional terraced run. N side of Arbuthnott St was fully developed in 1823 (Wood plan) and remains little altered apart from Church and White Bridge. Integral element of vernacular streetscape. Probably least altered of New Town Streets
26	7 and 9 Arbuthnott Street	C (B)	B Group with Nos 3, 5, 11 and 13 Arbuthnott Street forming a traditional terraced run. N side of Arbuthnott St was fully developed in 1823 (Wood plan) and remains little altered apart from Church and White Bridge. Integral element of vernacular streetscape. Probably least altered of New Town Streets

CHA No	Building name	Cat	Setting
27	11 and 13 Arbuthnott Street	C (B)	B Group with Nos 3, 5, 7 and 9 Arbuthnott Street forming traditional terraced runs. N side of Arbuthnott St was fully developed in 1823 (Wood plan) and remains little altered apart from Church and White Bridge. Integral element of vernacular streetscape. Probably least altered of New Town Streets .
28	11 Bridgefield	C	At the junction of Arbuthnott Street and Bridgefield, representing a good example of the early architecture of the New Town at the gateway from the Old to the New Town.
29	19 Bridgefield including milestone and bridge pier	C	Adjacent to the Carron water and incorporating milestone with re-cut keystone from 1781 bridge. Bridge of Stonehaven was built 1781 by Robert Ury as an entrance to the New Town.
30	Invercarron Toll House	C	Situated in a visible location on a bend in a main road, at the foot of the bluff south of Stonehaven.
31	19, 21 and 23 Arbuthnott Place	C	Situated on the approach from Bridgefield towards the harbour, one of few quality 19th-century buildings in Old Town. Mixed setting of historic and modern buildings.
32	Arbuthnott Place, Roman Catholic Church of the Immaculate Conception including boundary walls and soup kitchen	B	Occupies an enclosed churchyard, surrounded by railings with trees, which provide an attractive setting for the church and associated buildings. Mixed street of historic and modern buildings.
33	24 and 26 High Street	C	Occupies a prominent position on High Street, forming part of a sweep of buildings leading to the harbour. Main elevation faces south

7.0 ASSESSMENT OF IMPACT

7.1 LISTED BUILDINGS

7.1.1 Direct Impact

Table 3 details those buildings that would potentially be affected directly by the proposed scheme. Listed Building Consent will be required for any works affecting these buildings, which mainly lie within Zone 1, with the exception of one in Zone 5. Even where boundary walls are not specifically Listed, they would be included in the curtilage of the properties and may therefore be the subject of Listed Building Consent.

Table 3 Assessment of direct impact

CHA No	Building name	Category	Direct Impact
1	19 Cameron Street	C	Slight - New flood wall at southern (rear) boundary of property. This would not affect the architectural or aesthetic value of the building, or its setting (see Table 4). This would represent a small change to the curtilage which would not affect the legibility or historic character of the property, providing appropriate materials are employed.
4	29-37 (odd nos) Cameron Street	C	Slight - New self-closing flood wall at southern (rear) of properties. Impact on the relatively modern gardens would impact the curtilage directly, but if carried out sympathetically could enhance historic character of views along the Carron and have a more neutral impact
21	Arbuthnott Street, White Bridge	C	Substantial - raising of bridge will impact physical fabric and remove the bridge from its original situation, potentially resulting in loss of evidential value. However, there would be no overall loss to the structure, and although setting would be affected (see Section 8.0 below), careful planning of the raising of the bridge, undertaken sympathetically and with adequate recording, could mitigate effects to a lower impact
25	5 Arbuthnott Street	C (B Group)	Slight – stone boundary wall to Carron would be heightened. The works would not affect the architectural significance, legibility or character of the main building, but would alter its historic curtilage. The level of impact would be dependent on materials and techniques employed in the heightening of walls.
26	7 and 9 Arbuthnott Street	C (B Group)	Slight – stone boundary wall to Carron would be heightened. This would not affect the architectural significance, legibility or character of the main building, but would alter its historic curtilage. The level of impact would be dependent on materials and techniques employed in the heightening of walls.
27	11 and 13 Arbuthnott Street	C (B Group)	Slight – stone boundary wall to Carron would be heightened, altering views of the property from the bridges. This would not affect the architectural significance, legibility or character of the main building, but would alter its historic curtilage. The level of impact would be dependent on materials and techniques employed in the heightening of walls.
29	19 Bridgefield including milestone and bridge pier	C	Moderate - internal works to the building are proposed, which may conceal or remove historic fabric. This would be limited to specific areas of the building and would not affect external fabric.
31	19, 21 and 23 Arbuthnott Place, Carron Springs, Bowmint House and Burnside including boundary walls	C	Slight - works to consolidate flood walls along the river would affect rear boundary wall of property. This would not affect the architectural significance or legibility of the building, but may alter historic curtilage. Level of impact would depend on materials and techniques employed.

The greatest direct impact would be to the White Bridge (CHA 21), which would be physically raised, with new walls and steps at either end. Although ramped disabled access would be ideal, the space allowed means that this is the less viable option. The proposed works would affect both the physical fabric and the setting of the heritage asset (see Section 7.1.2, below). Although the bridge structure would be raised, there would be minimal loss to the historic fabric, and appropriate programmes of recording put in place before and during the works, should ensure minimal loss of evidential value.

The proposed scheme would involve works to the interior of 19 Bridgefield (CHA 29), which may conceal historic fabric. Again, there would be no loss of early fabric and no visual impact, and so any effects could be mitigated by appropriate recording.

The direct impact of the proposed works to the remainder of the properties in Table 3 would be the raising and/or strengthening of walls to the rear of properties. This impact is assessed as slight, as it would affect the curtilages of buildings only, and would not result in the loss of historic fabric. Where appropriate, the proposal is to construct new walls against a 'drained cavity membrane', therefore reducing direct impact on the fabric of the historic walls. Impact on setting is discussed below.

7.1.2 Indirect Impact

Table 4 summarises the impact of the proposed scheme on the setting of Listed Buildings within the assessment area.

Table 4 Assessment of impact on setting

CHA No	Building name	Cat	Impact on setting
1	19 Cameron Street	C	Negligible/slight - the rear of the property is not currently visible from the bridges, and proposed work would have no impact on views of the main elevation. Impact would be limited to any views from the property itself to the rear, currently screened by trees.
2	20 Cameron Street, Carron Restaurant, including terraced garden, boundary walls, piers and gates	B	Moderate - the views across the garden and beyond are key to setting of restaurant, and key views to the south including the White Bridge, the Carron and the church may be affected. The low flood wall, if constructed using stone, would not significantly alter the view from the gardens, although the permanent uprights for the barriers, the newly configured White Bridge and walls opposite would alter views across this space.
3	26 and 28 Cameron Street including boundary walls	B	Slight - views of the building from Cameron Street and setting within the streetscape would not be affected. Views of the building from the opposite side of the Carron would be altered only by the new wall (of similar height to that there today) and the permanent uprights for the barriers. Open views of the building would still be afforded from the raised bridge.

CHA No	Building name	Cat	Impact on setting
4	29-37 (odd nos) Cameron Street	C	Moderate/neutral - Views over Carron Water from the gardens of these properties, and views of the gardens from the White Bridge, would potentially be impacted, but if carried out sympathetically and respecting the historic character of this part of the Conservation Area could result in a more neutral impact on heritage significance
5	32 Cameron Street	C	Slight - views of the building from the west, along Cameron Street, may include the new wall and raised bridge. Although this would alter the view, ability to appreciate the key setting of the building within the Cameron Street streetscape would not be affected. The degree to which the new wall intrudes on views would be dependent on materials employed, but low stone wall and uprights should not significantly harm views from this distance.
6	34-38 Cameron Street	C	Slight - views of the building from the west, along Cameron Street, may include the new wall and raised bridge. Although this would alter the view, ability to appreciate the key setting of the building within the Cameron Street streetscape would not be affected. The degree to which the new wall intrudes on views would be dependent on materials employed, but low stone wall and uprights should not significantly harm views from this distance.
7	40 Cameron Street	C	Slight - views of the building from the west, along Cameron Street, may include the new wall and raised bridge. Although this would alter the view, ability to appreciate the key setting of the building within the Cameron Street streetscape would not be affected. The degree to which the new wall intrudes on views would be dependent on materials employed, but low stone wall and uprights should not significantly harm views from this distance.
8	42 and 44 Cameron Street	C	Slight - views of the building from the west, along Cameron Street, may include the new wall and raised bridge. Although this would alter the view, ability to appreciate the key setting of the building within the Cameron Street streetscape would not be affected. The degree to which the new wall intrudes on views would be dependent on materials employed, but low stone wall and uprights should not significantly harm views from this distance.
9	46 Cameron Street	C	Slight - views of the building from the west, along Cameron Street, may include the new wall and raised bridge. Although this would alter the view, ability to appreciate the key setting of the building within the Cameron Street streetscape would not be affected. The degree to which the new wall intrudes on views would be dependent on materials employed, but low stone wall and uprights should not significantly harm views from this distance.

CHA No	Building name	Cat	Impact on setting
10	50 Cameron Street	C	Slight - views of the building from the west, along Cameron Street, may include the new wall and raised bridge. Although this would alter the view, ability to appreciate the key setting of the building within the Cameron Street streetscape would not be affected. The degree to which the new wall intrudes on views would be dependent on materials employed, but low stone wall and uprights should not significantly harm views from this distance.
11	1 Carron Terrace, Woodburn, including boundary wall and ancillary building	C	Moderate - property oriented south, towards Carron Water, although a high wall (also Listed) obscures the views between the river and the house. Removal of trees along the river to the rear of the property would significantly alter views from upper storey and of the rear boundary walls, and therefore historic setting of the property
12	2 Carron Terrace, Gowan Bank, including boundary walls	C	Moderate - property oriented south, towards Carron Water. Low wall (Listed) and gate allow views across the garden towards the Carron; this view would be impacted by the construction of the new wall and any tree removal.
13	41 and 43 Cameron Street, incorporating 3 Carron Terrace, Medwyn Cottage incl. boundary walls	C	Slight/moderate - Property originally oriented south, towards Carron Water, but garden vegetation obscures the view to and from the water. The preferred scheme would see retention of trees to the south of the property, and so the view would not be dramatically altered. The new wall would not intrude significantly on views between house and river.
14	45 Cameron Street	C	Slight - although the property extends to Carron Terrace, the key orientation is north and views of the main elevation of the house would not be affected. Views to and from the rear are currently screened by a fence; the preferred scheme would see retention of trees to the south of the property, and although the new wall may be visible, impact on setting of the building itself would be negligible or slight.
15	47 and 49 Cameron Street	C	Slight - although the property extends to Carron Terrace, the key orientation is north and views of the main elevation of the house would not be affected. Views to and from the rear are currently screened by a wall and garage; the preferred scheme would see retention of trees to the south of the property, and although the new wall may be visible, impact on setting of the building itself would be minimal.
16	51 Cameron Street	C	Slight - although the property extends to Carron Terrace, the key orientation is north and views of the main elevation of the house would not be affected. Views to and from the rear are currently screened by a wall and trees; the preferred scheme would see retention of trees to the south of the property, and although the new wall may be visible, impact on setting of the building itself would be minimal.

CHA No	Building name	Cat	Impact on setting
17	Cameron Street, South Church, Church of Scotland and Parish Church, including church hall	C	Negligible/slight - the new walls and bridge would be visible only in oblique views of the church along the street, and would not affect the key setting of the church within the streetscape. The church is highly visible, but over rooftops, and this aspect of setting would not be affected.
18	1-4 (inclusive) Ardley Terrace including ancillary building and boundary wall	C	Slight - the property is some distance from the proposed works, but views of the building down Arduthie Street may include the new flood wall to the south, the relocated Green Bridge, and would be affected by the removal of trees in this area. This would affect the overall view but would not have a significant impact on the setting of the Listed Building within the New Town layout, and the general impression of the tree-lined river bank to the south would not be lost.
19	7 and 8 (Burnside) Carron Terrace including boundary walls and gate piers	B	Moderate - the property looks directly out onto the Carron Water, with large front windows and a low front wall, and reflects the historic character early 19th-century character of the street. The property would still be visible from the road, and the preferred scheme would see the retention of trees along the river opposite the property, so the sense of space afforded by the avenue of trees would be retained. The new wall would affect the immediate setting, but as views of the water are currently obscured by high vegetation and a wire fence, a sympathetically constructed stone wall need to represent significant harm.
20	14 Carron Terrace including boundary walls	C	Moderate - the property looks directly out onto the Carron Water, with large front windows and a low front wall, and reflects the historic character early 19th-century character of the street. The property would still be visible from the road, but the construction of a new wall and removal of trees immediately opposite the building would significantly affect the historic context of this building.
21	Arbuthnott Street, White Bridge	C	Substantial – new walls west and east of the bridge would have a significant impact on views from the bridge along the Carron. Currently the bridge is set within an important open space within the town. The use of self-closing barriers north of the Carron in this area means that this sense of space would be retained to some degree; new wall to the south would create a more enclosed space and the removal of the mature tree closest to the bridge on the south bank would have a significant impact on the sense of space and experience of the White Bridge.
22	Arbuthnott St, St James the Great Episcopal Church including boundary walls, Gatepiers and Gates	A	Moderate - raising of bridge and installation of flood defences would have a significant impact on the open space in which the church can be appreciated, although the scale of the church and its juxtaposition with the bridge and streets layout would not be lost.

CHA No	Building name	Cat	Impact on setting
23	1 Arbuthnott Street including boundary walls	C	Slight - does not extend to the Carron and so rear views would be unaffected. Immediate views of the main elevation would not be affected, although the broader setting along Arbuthnott Street would be altered by the removal of the mature tree at the end of the street.
24	3 Arbuthnott Street	C (B)	Slight - although grouped with numbers 5-13 does not extend to the Carron and so rear views would be unaffected. Immediate views of the main elevation would not be affected, although the broader setting along Arbuthnott Street would be altered by the removal of the mature tree at the end of the street.
25	5 Arbuthnott Street	C (B)	Slight - there may be a slight impact on private views from the house towards the river. Immediate views of the main elevation would not be affected, although the broader setting along Arbuthnott Street would be altered by the removal of the mature tree at the end of the street.
26	7 and 9 Arbuthnott Street	C (B)	Slight - there may be a slight impact on private views from the house towards the river. Immediate views of the main elevation would not be affected, although the broader setting along Arbuthnott Street would be altered by the removal of the mature tree at the end of the street.
27	11 and 13 Arbuthnott Street	C (B)	Slight - there may be a slight impact on private views from the house towards the river. Immediate views of the main elevation would not be affected, although the broader setting along Arbuthnott Street would be altered by the removal of the mature tree at the end of the street.
28	11 Bridgefield	C	Slight - does not extend to the Carron and so rear views would be unaffected. Immediate views of the main elevation would not be affected, although the broader setting as viewed towards and along Arbuthnott Street would be altered by the removal of the mature tree at the end of the street.
29	19 Bridgefield including milestone and bridge pier	C	Moderate/neutral - the context of the building as viewed from Bridgefield would be affected by the new walls along the Carron, but if undertaken sympathetically this could potentially be beneficial as the current walls immediately opposite No 19 do not enhance historic character
30	Invercarron Toll House	C	Negligible - the construction of new walls would feature in views to and from the south, but this view is not historic and the significance of the building would not be affected Slight - the proposed works to the riverbank may have a slight impact on the views from this property towards the water. Setting of the main elevation would be affected only by above-ground features of the pumping station which would not detract further from the setting provided by modern buildings
31	19, 21 and 23 Arbuthnott Place	C	Slight - the proposed works to the riverbank may have a slight impact on the views from this property towards the water. Setting of the main elevation would be affected only by above-ground features of the pumping station which would not detract further from the setting provided by modern buildings

CHA No	Building name	Cat	Impact on setting
32	Arbuthnott Place, Roman Catholic Church of the Immaculate Conception	B	No change - the pumping stations and new walls would not affect the setting of this building
33	24 and 26 High Street	C	Slight - any above ground features associated with the proposed pumping station next to this building have the potential to affect its setting; the level of impact will be dictated by materials and designs employed

The greatest potential impact would be to the setting of the White Bridge (Category C Listed; CHA 21), which is assessed as substantial, as the views of and from the bridge would be affected, as would the way that people approach and use the crossing. The key view of the bridge is from the north, down Ann Street (Plate 17). The construction of new walls and steps would alter this appearance (Plate 18 and 19), although harm to the setting would be reduced by using materials that harmonise with the surrounding architecture, mainly local stone. Views from the bridge would be impacted, and the removal of trees in the immediate vicinity, and the construction of new walls, would alter the sense of space within this open area, discussed in more detail with reference to the Conservation Area as a whole (see Section 7.2.2, below).

The impact on the setting of the Category A Listed church (CHA 22) itself has been assessed as moderate; the scale of the building and its setting mean that views of the church would be affected to a lesser degree overall (see Plate 18). Although the appearance of the White Bridge would be changed, views of the church from the north would not be significantly affected due to the topography of the town and the scale of the church itself.

Moderate impact on setting has also been assessed for 7 and 8 Burnside (Category B Listed; CHA 19), and 14 Carron Terrace (Category C



Plate 17 View of the church and White Bridge, looking south



Plate 18 Visualisation of the raised White Bridge looking south



Plate 19 Visualisation of raised White Bridge, looking west

Listed; CHA 20); all overlook Carron Water directly, and the construction of a new wall would affect views of and from the properties (Plate 20). Similarly, impact on No. 2 Carron Terrace would be affected to a moderate degree, as it overlooks the river across the garden (see Plate 11). Impact on the setting of No. 1 Carron Terrace is assessed as moderate, due to the proposed removal of trees immediately south of the property. A lesser impact (slight/moderate) is assessed for the setting of No. 3 (CHA 13) as the views of and from this property are screened by walls and structures, and the trees immediately south are to be retained.



Plate 20 Nos 7 and 8 Carron Terrace, looking east

Moderate impact has been assessed for Nos 29-37 Cameron Street (CHA 4), since views of the buildings from the bridge would be affected, as well as direct impact to curtilage.

The setting of Category B Listed Carron Restaurant (CHA 2) would be moderately impacted; the construction of new walls would affect views across the restaurant towards the White Bridge, and also views of the Art Deco building from the south (Plate 21). The use of self-closing barriers means that the wall can be of similar height to that extant today, and only the uprights would be an intrusive new feature; these would not block views to the bridge. The new configuration of the bridge, with walls and steps at its northern end, would feature in views from the garden.



Plate 21 Views of the Carron Restaurant from the south, across the Carron Water

Views of Category B Listed No 26-28 Cameron Terrace (CHA 3) would also be affected, but this would affect the significance of the building to a lesser degree. The new walls would not obscure views of the building from any direction.

The proposed work would potentially have a slight impact on buildings along Cameron Street (CHA 5-10, 14-17; all Category C). Views down the street do include the White Bridge (Plate 22), but this is not a dominant feature in views and alterations to this would not affect the overall historic character of this view. Some of these properties extend to the



Plate 22 View along Cameron Street from the west

Carron, but the high rear walls and garages intrude on these views, and so the impact of the proposed walls would be less significant.

A negligible/slight impact has been assessed for the setting of No. 19 Cameron Street, which extends to the north bank of the Carron Water (CHA 1) and would potentially be affected by the construction of flood walls to the rear. This would affect only views from the rear of the buildings, but not the main elevations which reflect historic character and architectural significance. An assessment of slight impact has been made for those properties extending to the water in Zone 5 (CHA 31).

The properties along Arbuthnott Street extending to the Carron (CHA 23-27) would be affected to a slight degree as views of the rear of the properties would be affected, and additionally, views along the street (also including CHA 22 and 28), would be altered by the removal of the mature tree at the end of the street. As this would not affect the ability to appreciate the architectural significance or historic character of the buildings this is still assessed as slight.

Slight impact has also been assessed for the setting of 19 Bridgefield (CHA 29; see Plate 6); the new wall would alter views of the building within its context from the bridge to the east, but this would not harm heritage significance and if undertaken sympathetically could be beneficial or neutral. The infilling of the Bridgefield bridge would also affect the setting to a slight degree, although if undertaken in materials appropriate to the bridge this would have a slight impact.

In all cases the degree of impact would be affected by the materials employed in the design of the new walls. It is the intention is to employ a suitable local stone or reused materials if possible.

7.2 CONSERVATION AREA

7.2.1 Zone 1

The proposed construction of new flood walls on both banks has the potential to affect several Listed Buildings directly, and would also affect the overall sense of place gained in views from Bridgefield and the White Bridge. Along the north bank, the green and irregular character of the rear of the Cameron Street properties would be replaced by a homogenous, low wall, with self-closing barriers - the uprights against which the barriers would seal would be permanently visible. If constructed using appropriate materials (i.e. stone), the wall itself would not cause significant harm to the views along the river from the east and west and in some places, particularly to the rear of 1-3 Allardice Street, represents an opportunity for improvement. The permanent uprights would be unavoidably intrusive, but this must be weighed against the need for the flood defences to be in place.

The raising of walls along the south bank would have some impact on the visual impact, although if constructed using appropriate materials should not have a significant effect on the overall sense of place and views from east and west. Elevation drawings are being prepared to provide further information on the appearance of the walls along this stretch. There is likely to be some loss of vegetation along this length of the river.

7.2.2 Zone 2

The area west of the White Bridge is an important space within the Conservation Area, characterised by its openness, the historic avenues of trees and the verdant views afforded along the Carron. Views of the area are particularly notable from Ann Street to the north, and use as a pedestrian thoroughfare means that the space has communal as well as aesthetic and historic value. The avenues of trees along the river in this area reflect historic planting and enhance both aesthetic and communal value. The removal of any trees would harm the overall sense of place and historic character of this area. Tree removal is being kept to a minimum, but the preferred scheme would require the removal of a number of trees from the east and west ends of the Carron Terrace avenue, and the large tree closest to the White Bridge. This would unavoidably alter the light and appearance of this area. Where possible, new trees will be planted which will mitigate this impact to some degree.



Plate 23 Wall along Cameron Street, looking west

The construction of a new wall along the Cameron Street section of Zone 2 would alter the appearance of this space but to a limited degree. A high wall would have altered the sense of place significantly, but the use of self-closing barriers means that the height of the permanent wall would be similar to the current stone wall and if constructed in stone would have reduced impact on the views of and within this space (Plate 23 and 24). The uprights would be permanently visible and intrusive, but would not block views. The removal of the mature tree close to the White Bridge would make a significant difference to this area, although the retention of the remainder of the southern avenue of trees means that it would still be a legible feature in the townscape. The naturalisation of the south bank and retention of most of the trees would retain a sense of a green open space (Plate 25).



Plate 24 Visualisation of self-closing barriers along Cameron Street, looking west



Plate 25 Visualisation of self-closing barriers along Cameron Street, looking east

Carron Terrace represents an early element of the New Town street plan and provides a key pedestrian route between the White and Green Bridges. The avenues of trees reflect historic

character and provide structure to the streetscape. Historically, several properties on Carron Terrace would have looked over the water; currently these views are not enhanced by the wire fence that currently exists along the river bank, and the dense vegetation screens views. A new wall along Carron Terrace would alter the appearance of the street, but would consolidate an existing boundary rather than represent a change to the layout of the area and could represent an improvement on the current fence.

The need to raise the White Bridge, and the necessary new walls and steps, would affect both the appearance of the area and the way that people move through it. The appearance of the bridge from the north would be changed; the line of sight across the bridge would be blocked and a new cross wall would be visible. Visual impact would be reduced by using appropriate stone in constructing the wall. Currently the stepped access to the bridge means that it is not accessible to all; the proposed design would involve an increased amount of steps to cross the bridge.

7.2.3 Zone 3

Zone 3 would be most significantly affected by the relocation of the Green Bridge, which would be moved further east. Views across the bridge, into the New Town, would be altered. Currently the bridge has limited architectural value, and the setting provided by modern railings and the altered waterway does not enhance the character of this area (Plate 26). The construction of a new, accessible bridge would improve a key route into the Conservation Area, and would not harm the historic character of this part of the town (Plate 27 and 28).

7.2.4 Zone 5

Zone 5 lies in the older part of the town. Although within the Conservation Area and close to Listed Buildings, the proposed location of the northern of the two pumping stations is not of great historic character, and the works are unlikely to harm the significance of this area.

Works to flood walls downstream of Arbutnott Place would potentially affect views from Bridgefield towards the sea. The infilling of the parapets of the Bridgefield bridge would affect the appearance of the bridge, although this should not



Plate 26 Area east of the Green Bridge



Plate 27 Green Bridge, looking east



Plate 28 Visualisation of new Green Bridge, looking east

current impede views over the top towards the sea and the White Bridge. Use of materials matching the current construction of the bridge will reduce visual impact.

The creation of the proposed pumping stations may impact the setting of the Conservation Area during the construction phase, but the resultant control stations should not represent significant harm to the setting of adjacent buildings or the Conservation Area as a whole.

8.0 ASSESSMENT OF THE SCHEME

The impacts of the proposed scheme on Listed Buildings and the Conservation Area have been summarised on a zone-by-zone basis.

8.1 ZONE 1

- Raising of the White Bridge and the construction of new steps and walls would have a substantial impact on the fabric of the Category C Listed Building, although it would not result in the loss of historic fabric and the general appearance of the bridge itself would be retained. The new steps and walls would alter the appearance of the bridge, particularly from the north; appropriate materials and designs in the creation of new pillars, steps and adjacent walling would serve to reduce harm to the significance of the structure itself and to its setting. Listed Building Consent would be required and a programme of mitigation agreed that would preserve by record any evidential value lost during the works. Appropriate mitigation works should be discussed with Historic Scotland and the local Conservation Officer.
- Construction of a new flood wall along the northern bank of the Carron Water would potentially have a slight direct impact on the curtilage of two Category C Listed Buildings; extant garden features do not appear to have heritage significance. Currently the gardens and terraces do not enhance historic character, and the use of building materials in keeping with the Conservation Area would minimise visual impact and harm to the Conservation Area and individual Listed Buildings. Use of self-closing barriers would reduce the height needed for the walls, although the permanent uprights would be intrusive.
- Heightening of stone walls to the south of the Carron Water would potentially directly impact the fabric of boundary walls of three Listed Buildings, all Category C but grouped as Category B. Use of materials in keeping with the extant stone walling would minimise harm to the historic character of the area. Proposals to retain extant walls and construct new walls against a drained cavity membrane would serve to reduce direct impact to the fabric and visual impact in views along the river; new walls would need to be constructed in appropriate materials. Listed Building Consent would be required.
- Work to the interior of No. 19 Bridgefield would potentially have a moderate direct impact on the fabric of the building. Listed Building Consent would be required, and appropriate mitigation and design agreed with Historic Scotland and Conservation Officers.

- Construction of new walls would have a slight impact on the setting of No. 19 Bridgefield as viewed from Bridgefield, but if undertaken sympathetically could improve the immediate setting of the riverside aspect of the building.
- The removal of the mature tree at the western end of Arbuthnott Street, close to the White Bridge, would affect views along this street but this is assessed as slight, and could be mitigated by replacement planting if possible.

8.2 ZONE 2

- The removal of trees in this area would be detrimental to the historic character and aesthetic value of the area; avenues of trees were in existence from at least the late 19th century and represent the southern boundary of the planned New Town. Tree removal is to be finalised, but the preferred scheme is expected to result in the removal of trees at either end of Carron Terrace and so the overall character of the street will be retained. A single tree would be removed from close to the White Bridge, but the southern avenue would remain legible. Removal would affect the setting of Listed Buildings along Carron Terrace, and the setting of the White Bridge. Tree removal within the Conservation Area requires consultation with the local planning authority.
- Construction of a new wall along Cameron Street adjacent to the White Bridge could potentially have a significant effect on the open character of this area and views from the Category C Carron Restaurant, although the use of self-closing barriers means that the permanent wall would be of similar height to that which flanks the footpath today, reducing visual impact. The permanent uprights would be intrusive but would not block views.
- Construction of the new wall along Carron Terrace would have a moderate impact at most on the immediate setting of properties which overlook the Carron, particularly Category B Listed Burnside (Nos 7-8) and Category C Listed 14 Carron Terrace, and to a lesser extent Nos 1-3. Currently, the extant fencing does not enhance significance and there is considerable vegetation screening views; while a new wall would limit visibility and create a more enclosed sense of space, use of appropriate materials should mitigate the impact.
- Construction of a new wall south of the river would have some impact on the sense of an open space in this area, although apart from the area immediately west of the bridge, walls would follow existing boundaries and would not affect the structure of the area.
- Construction of the new wall in Zone 2 may be visible from the Inver Toll Booth (Category C Listed), but impact has been assessed as slight or negligible, given the modern character of this area. Appropriate materials would minimise impact.
- Naturalisation of the river bank would enhance the appearance of this space and contribute to the sense of a green open space.

8.3 ZONE 3

- The works provide an opportunity to improve the pedestrian access across the Green Bridge. The new bridge and associated walls would retain the tradition of the three bridges, but could

be constructed in materials and a style which would tie in better with the historic character of the Conservation Area.

- Tree removal and works to the west of Zone 3 would not affect the Conservation Area or Listed Buildings.

8.4 ZONE 4

- Work within Zone 4 would not affect the Conservation Area or Listed Buildings; the walling and associated tree removal would not impact overall views into the area from the Conservation Area.

8.5 ZONE 5

- Construction and any landscaping within the pumping station at the junction of Main Street and Arbuthnott Place would potentially impact the sweeping views down Main Street, therefore impacting the historic character of this part of the Conservation Area and the setting of No. 24 and 26 High Street (Category C Listed). The minimal above ground visibility would result in a slight impact at most.
- Works to the stone walls downstream of Bridgefield bridge would potentially directly impact the fabric of boundary walls of Category C Listed Building which extends in this direction. Listed Building Consent would be required. Use of materials in keeping with the extant stone walling would minimise harm to the historic character of the area.
- Infilling of the parapets of Bridgefield bridge would affect the appearance of the bridge but should not reduce views up- and downstream. Use of materials in keeping with the extant bridge would minimise harm to the historic character of the area.

8.6 ZONE 6

- Works in Zone 6 would not affect the Conservation Area or any Listed Buildings

9.0 RECOMMENDATIONS AND REQUIREMENTS

9.1 LISTED BUILDING CONSENT

Listed Building Consent is required for all works affecting all or part of any Listed structure and their setting, which will include works within Zone 1, 2 and 5. Based on the current scheme, Listed Building Consent would be required for the following:

- White Bridge (41553, Category C) - raising the bridge, construction of new piers and walls, construction of the new flood wall/self-closing barriers adjoining the bridge;
- 19 Cameron Street (50254, Category C) - construction of self-closing barriers to the rear of the property;

- 29-37- Cameron Street (41587, Category C) - construction of self-closing barriers to the rear of the property;
- 19 Bridgefield (50251, Category C) - work to the interior of the building
- 5 Arbuthnott Street (41549, Category C/B group) - strengthening/heightening of existing rear walls
- 7 and 9 Arbuthnott Street (41550, Category C/B group) - strengthening/heightening of existing rear walls
- 11 and 13 Arbuthnott Street (41551, Category C/B group) - strengthening/heightening of existing rear walls
- 19, 21 and 23 Arbuthnott Place (41545, Category C) - strengthening/heightening of existing rear walls
- St James the Great Episcopal Church (41552; Category A) - alterations to the immediate setting of the building and its boundary walls

If any changes to the scheme occur, it may be the case that further Listed Building Consents are required. It is recommended that the Conservation Officers at Aberdeenshire Council are consulted at an early stage once final designs and specifications have been developed.

9.2 CONSERVATION AREA CONSENT

Conservation Area consent is required for the removal of the existing Green Bridge, and the construction of a replacement in a new location.

9.3 TREE REMOVAL

Formal consent will be required for the removal of those trees which are subject to Tree Preservation Orders. In addition, the planning authority must be formally notified of any plans to remove trees within the Conservation Area.

9.4 RECOMMENDATIONS

Any new building should be carried out using materials and methods appropriate to the historic character of this part of the study area. Historic buildings within the area employ stone and harling and, much more rarely, brick (No. 19 Bridgefield). Opportunities to enhance the character of areas of the Conservation Area should be explored where possible.

Close liaison with Historic Scotland and Aberdeenshire Conservation Officers should occur at an throughout the design process.

References

Cartographic sources

Wood, J. 1823. *Stonehaven Plan*

Secondary sources

McConnochie, A.I. n.d. (pre1901)

APPENDIX A LISTED BUILDINGS

CHA No	Ref	Building name	Cat	NGR	Description
1	50254	19 Cameron Street	C	NO 87368 85761	Late 19th century. Tall 2 storey and attic, two bay tenement. Red sandstone ashlar with projecting cills and some stugged margins. One of only a few to have retained original character with such interesting decorative details
2	41605	20 Cameron Street, Carron Restaurant, including terraced garden, boundary walls, gate piers and gates	B	NO 87272 85804	1936. Art Deco restaurant with bowed concrete pillared loggia and bowed front with Art Deco glazing. Banded brick and reinforced concrete. Rubble and brick terracing in period garden, ironwork arch and gates.
3	41594	26 and 28 Cameron Street including boundary walls	B	NO 87236 85787	c.1880. Simple Renaissance style former bank building and solicitors' office. Ashlar with roughly squared rubble to side and rear. Semi-circular coped rubble boundary walls.
4	41587	29-37 (odd nos) Cameron Street	C	NO 87327 85763	Early 19th century. Terraced row of single storey and attic traditional cottages with later dormer windows. Harled.
5	41595	32 Cameron Street including ancillary building and boundary walls	C	NO 87202 85782	Mid-19th-century. Tall two storey and attic flatted dwelling, end of irregular terrace. Harled with stone margins, coursed roughly squared rubble with dressed square rubble quoins to side and rear. Semi-circular coped rubble boundary walls.
6	41596	34-38 Cameron Street	C	NO 87187 85780	Pre-1823. Row of three houses within a larger terrace. Typical of new town vernacular. Harled with narrow stone margins.
7	41597	40 Cameron Street	C	NO 87172 85780	Mid-19th-century. 3 bay house in earlier terrace. Harled with stone margins.
8	41598	42 and 44 Cameron Street	C	NO 87154 85779	Pre-1823. Pair to two storey 3-bay houses in longer terrace. Large blocks of squared and coursed rubble. Grey slates.
9	41599	46 Cameron Street	C	NO 87142 85781	Mid-19th century with two storeys and attic, situated in long terrace. Snecked rubble with stugged quoins and raised cills. Modern glazing.

CHA No	Ref	Building name	Cat	NGR	Description
10	41602	50 Cameron Street	C	NO 87092 85779	Pre 1823. Single storey traditional cottage. Squared and coursed sandstone rubble.
11	41606	1 Carron Terrace, Woodburn, including boundary wall and ancillary building	C	NO 87209 85759	Late 18th century. 3 bay rectangular-plan house on corner site enclosing long terrace to W. Late 20th C porch. Ashlar with cherry caulking and ashlar margins. Late 18th century, interior altered 1988.
12	50255	2 Carron Terrace, Gowan Bank, including boundary walls	C	NO 87202 85758	Coursed and squared rubble with contrasting margins, harled to rear with stone margins. Rectangular plan 3-bay terraced house with rubble boundary walls.
13	41588	41 and 43 Cameron Street, incorporating 3 Carron Terrace, Medwyn Cottage incl. boundary walls	C	NO 87191 85757	Mid-19th century, probably with 18th-century fabric. Two storey, 3-bay terraced house converted into flatted dwellings. Harled with stone margins to N, squared rubble with Aberdeen bond and stugged margins to the S. Stepped, flat coped rubble boundary walls.
14	41589	45 Cameron Street	C	NO 87184 85760	Earlier 19th century. Two bay terraced house. Squared and coursed rubble, harled to rear.
15	41590	47 and 49 Cameron Street	C	NO 87173 85757	Earlier 19th century. Pair of two bay houses. Squared and coursed rubble with less well cut rubble and roughly squared quoins to N, harled to south.
16	41591	51 Cameron Street	C	NO 87168 85757	Early 19th century. House closing terrace and abutting parish church in New Town.
17	41592	Cameron Street, South Church, Church of Scotland and Parish Church, including church hall	C	NO 87142 85743	Built as Stonehaven Free Church. James Souttar 1868-9, alterations including new gallery and seating 1896, church hall 1897. Gothic church. Small blocks of roughly squared and snecked coursed rubble with ashlar margins, some stugged.
18	50243	1-4 (inclusive) Ardley Terrace including ancillary building and boundary wall	C	NO 87080 85756	Early to mid-19th century. Short terrace of 4 single storey and attic. Rare survival of traditional form.
19	41607	7 and 8 (Burnside) Carron Terrace including boundary walls and gate piers	B	NO 87156 85717	c.1850/60. Single storey and attic. 5-bay terraced pair of boldly detailed, late classical houses. Ashlar.

CHA No	Ref	Building name	Cat	NGR	Description
20	41608	14 Carron Terrace including boundary walls	C	NO 87082 85682	Early 19th C. Unusually intact survival of well-detailed single-storey building and attic. Harled with painted margins and rusticated quoins.
21	41553	Arbuthnott Street, White Bridge	C	NO 87303 85760	1879. Single span, shallow segmental arched cast-iron footbridge over Carron Water. Cast in 3 sections G S Hird engineer, Blaikie Brothers, makers. 1875-7-1885. Sir Robert Rowan Anderson/ Anderson and Clyne.
22	41552	Arbuthnott St, St James the Great Episcopal Church including boundary walls, Gatepiers and Gates	A	NO 87331 85710	Transitional church with 5 bay nave, low buttressed side aisles and clerestory, crow-stepped lean to narthex and semi-octagonal baptistery with prismatic roof. NE organ chamber, SE sacristy and choir vestry adjoining slim tower; apsidal choir. Squared and snecked rubble with some Aberdeen bond, with ashlar dressings.
23	41547	1 Arbuthnott Street	C	NO 87414 85710	Early 19th century, possibly incorporating earlier fabric. 3 bay, 3-storey house with second floor balconies. Stuccoed with stone detailing.
24	41548	3 Arbuthnott Street	C (B Group)	NO 87398 85714	Early 19th century. 3 bay house closing terrace to NW. Rough red sandstone ashlar. Returned to original layout in late 20th C with reinsertion of a ground floor window that had been opened to make a garage
25	41549	5 Arbuthnott Street	C (B Group)	NO 87389 85718	Early 19th century. Terraced house, rough red ashlar with ashlar dressings.
26	41550	7 and 9 Arbuthnott Street	C (B Group)	NO 87377 85725	Late 18th century. Pair of houses closing regular terrace to SE. Roughly squared, snecked rubble with similar roughly squared dressings.
27	41551	11 and 13 Arbuthnott Street	C (B Group)	NO 87367 85728	c.1800. 2 storey, 4-bay house closing regular terrace no NW. Roughly coursed and squared rubble with raised margins.
28	41581	11 Bridgefield	C	NO 8742 8570	Late 18th century with later additions. 2 storey, 3-bay end terrace. Harled with ashlar to the side.

CHA No	Ref	Building name	Cat	NGR	Description
29	50251	19 Bridgefield including milestone and bridge pier	C	NO 87424 85735	Mid- to late 19th century, extended 1920s by Thomas Joiners. Single storey and raised basement, 3 bay rectangular plan, piend-roofed shop and workshop with single storey and attic. Snecked, roughly-sources rubble with large stugged red sandstone quoins; red brick on random rubble basement to N.
30	2917	Invercarron Toll House	C	NO 8714 8554	Early 19th century. Single-storey harl and slate with semi-octagonal bay front
31	41545	19, 21 and 23 Arbutnott Place, Carron Springs, Bowmont House and Burnside, including boundary walls	C	NO 57487 85685	Early 19th century, four bay house in red sandstone ashlar with contrasting long and short quoins. One of few quality 19th-century houses in the Old Town
32	41546	Arbutnott Place, Roman Catholic Church of the Immaculate Conception including boundary walls, gates, railings and soup kitchen	C	NO 87467 85646	Church by J Russell Mackenzie, 1877. Small, elaborately detailed gothic church, in coursed squared and snecked rubble with ashlar dressings. Nearby soup kitchen presented to the church by George Blackie in 1905.
33	41628	24 and 26 High Street	C	NO 87539 85600	Mid-19th-century, 3-storey and attih. Roughly coursed and snecked rubble with tooled ashlar dressings.