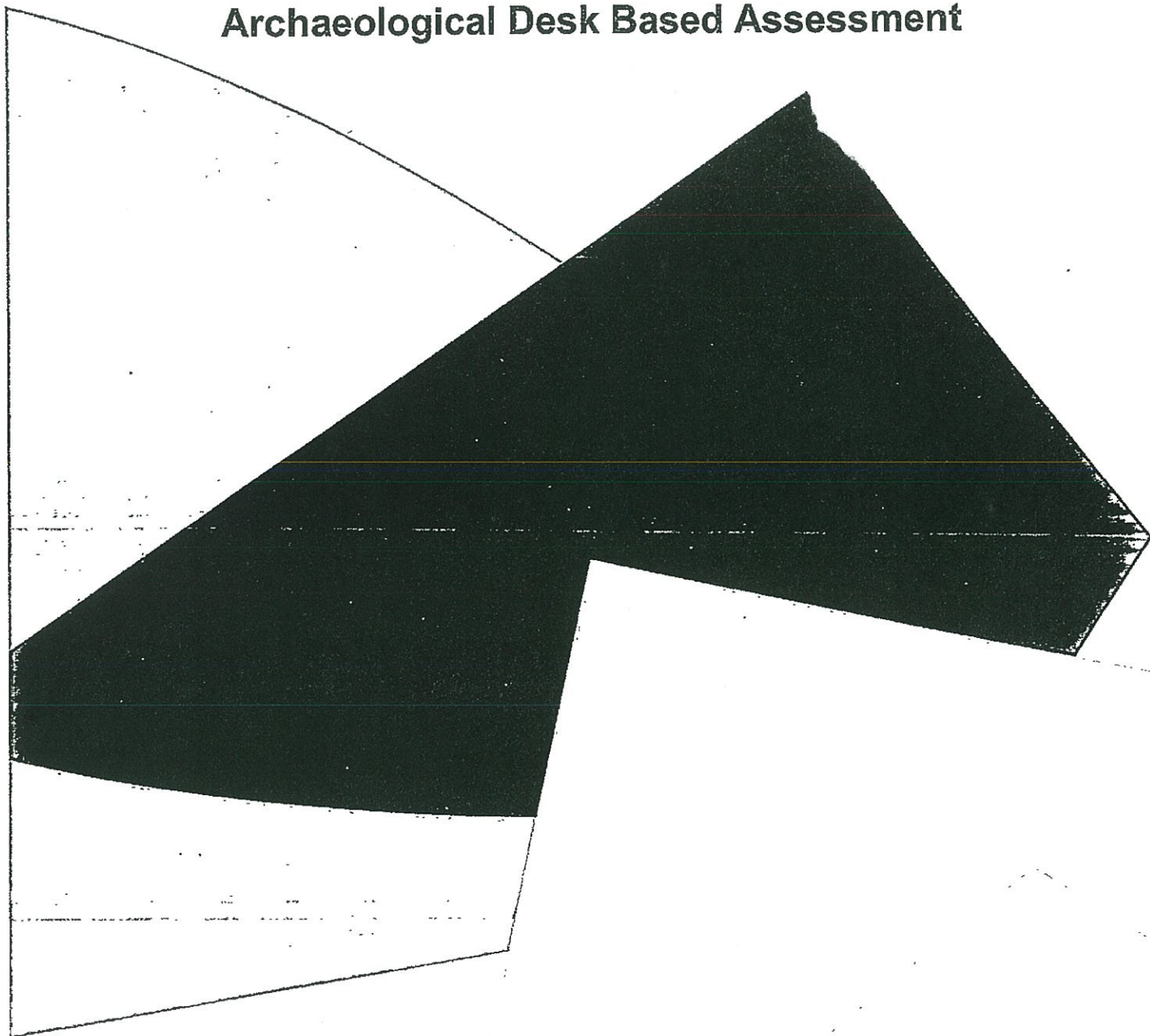


PLANNING AND ENVIRONMENTAL SERVICES

# Huntly Flood Alleviation Scheme, Huntly, Aberdeenshire

## Archaeological Desk Based Assessment



Plan Design Enable

January 2012

# Planning Application for Huntly Flood Alleviation Scheme, Huntly, Aberdeenshire

## Archaeological Desk Based Assessment

On behalf of  
**Aberdeenshire Council**

January 2012

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# Abbreviations

|        |  |
|--------|--|
|        |  |
| AHER   | Aberdeenshire Historic Environment Record                          |
| NGR    | National Grid Reference  |
| NMR    | National Monuments Record of Scotland                              |
| RCAHMS | Royal Commission on the Ancient and Historic Monuments of Scotland |
| SHEP   | Scottish Historic Environment Policy                               |

# Glossary

|                  |   |
|------------------|---|
| Pict / Pictish   | A group of Late Iron Age and Early medieval people living in what is now eastern and northern Scotland.   |
| Neolithic        | A period that spanned from circa 4000 to circa 2,500 BC   |
| Bronze Age       | Considered to have been the period from around 2100 to 750 BC   |
| Iron Age         | Considered in Scotland to have been the period from around 750BC to 500AD   |
| Early medieval   | Considered to have been the period from around 500AD to 900AD   |
| Medieval         | Considered to have been the period from around 900AD to c1540AD   |
| Post-medieval    | Considered to have been the period from around 1540AD to 1901AD   |
| Motte and bailey | A form of castle, with a wooden or stone keep situated on a raised earthwork called a motte, accompanied by an enclosed courtyard, or bailey, surrounded by a protective ditch and palisade   |
| Nissen hut       | A prefabricated steel structure made from a half-cylindrical skin of corrugated steel   |
| Henge            | There are three related types of Neolithic earthwork which are all sometimes loosely called henges. The essential characteristic of all three types is that they feature a ring bank and ditch but with the ditch inside the bank rather than outside. Because of the defensive impracticalities of an enclosure with an external bank and an internal ditch, henges are not considered to have served a defensive purpose. |
| Stone circle     | A monument of standing stones arranged in a circle. The term usually refers to the stone circles created in the British Isles and the Atlantic fringe of Europe during the Late-Neolithic and Early Bronze Age  |
| Hillfort         | A type of earthworks used as a fortified refuge or defended settlement, located to exploit a rise in elevation for defensive advantage.   |
| Cairnfield       | A collection of closely spaced cairns/ burial chambers.   |

## Summary of Findings

- An Archaeological Desk Based Assessment (the Assessment) was undertaken to accompany the Planning Application for the proposed Huntly Flood Alleviation Scheme (FAS)
- The Assessment looked at a Study Area centred on the proposed area for the FAS with a 750 metre buffer area located around the proposed FAS to identify known cultural heritage assets, and to identify the Study Area's archaeological potential.
- The Assessment identified that the Study Area had recorded evidence for prehistoric, medieval, post-medieval and modern activity, but that none of the recorded cultural heritage assets would be impacted on by the proposed FAS. The site of Huntly Castle, a Scheduled Monument and A Listed Building was recorded at the north-eastern extent of the Study Area.
- The development proposals would not enter into the Scheduled area of Huntly Castle, and would not impact on the physical structure or setting of the Castle.
- Construction traffic routes will be chosen that will not cause any damage to Huntly Castle and other designated historic assets within the area of the proposed Flood Defence Scheme.
- The Assessment identified that there was some potential for buried archaeological remains associated with prehistoric, medieval and post-medieval activity within the area of the FAS development proposals. Should such remains be present however, it was concluded that they would likely be of local importance. Should the proposed development impact on them it would be of minor adverse significance at worst.
- In order to mitigate against the potential of encountering buried archaeological remains during any ground removal works associated with the development proposals, the Assessment recommended the maintenance of an archaeological watching brief, using a strategy agreed with the Aberdeenshire Council Archaeology Service.
- The above findings and recommendations were agreed through consultation with the Aberdeenshire Council Archaeology Service and Historic Scotland.

# 1. Introduction

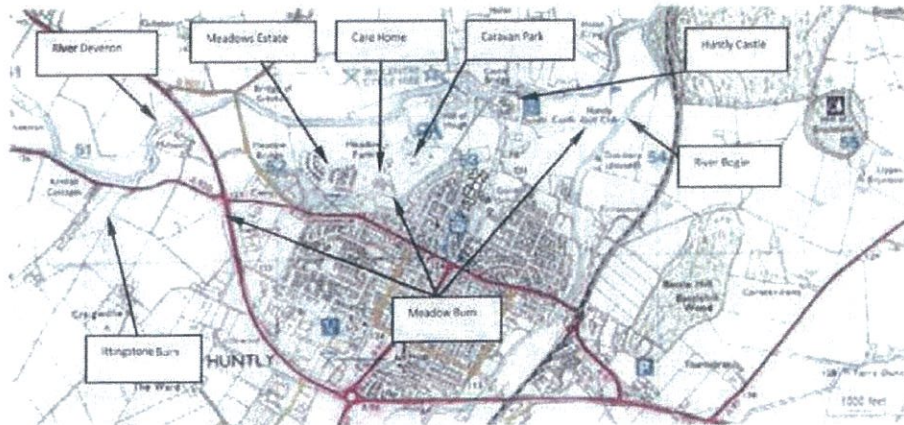
## Development Proposals

- 1.1 This Archaeological Desk Based Assessment is submitted to accompany the application for Full Planning Permission for the proposed engineering works for Huntly Flood Alleviation Scheme (FAS). The proposal is approximately 9.9ha, and as such is deemed a 'major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.
- 1.2 The proposed FAS will be developed under the processes of the Water Environment (Controlled Activities) Regulations 2005 and Flood Risk Management (Scotland) Act 2009.
- 1.3 The proposed operations are along sections of the River Deveron, Ittingstone Burn and Meadow Burn, on lands to the north of Huntly. Aberdeenshire Council considers that the operations will substantially reduce flood risk to residential and commercial properties within the area of interest.

## Site Context

- 1.4 The proposed site which the application relates to ('the Site') is located on lands north and west of Huntly, Aberdeenshire. Refer to Figure 1 below. The town of Huntly is situated approximately 65 kilometres north-west of Aberdeen on the main A96 Aberdeen to Inverness Trunk Road.
- 1.5 The origins of the town date back to a settlement serving Huntly Castle. The Castle is located to the north of the town centre on the banks of the River Deveron. The River Deveron flows west-east, forming the northern boundary of the town.
- 1.6 The majority of the town is located on high ground to the south of the Castle. However between the town centre and the River Deveron there is a flat low-lying area called "The Meadows". In the more recent past this area has been developed for housing and leisure purposes, (Meadows Housing estate, a care home, a caravan park and the Nordic Ski centre). There are also two special needs housing units located within the estate.
- 1.7 A number of main rivers and burns are confluent in the vicinity of the town. As well as the River Deveron these include the River Bogie, the Ittingstone Burn and the Meadow Burn.
- 1.8 The Ittingstone Burn joins the River Deveron in the Milton area to the west of the town. The River Bogie has its confluence with the River Deveron about 1km downstream of Huntly Castle and the Meadows Burn flows through 'the Meadows' to a confluence with the River Bogie to the north east of the town.
- 1.9 The Meadows has experienced several significant flood events within living memory, and damage has been caused to many residential and commercial properties. The area was flooded in September 1995, April 2000, October and November 2002, and most recently September and November 2009.
- 1.10 The A96(T) and the A920 are also affected by flooding causing significant disruption to transportation links in the area.
- 1.11 Following the 1995 event, a raised flood defence was built to the north and west of the Meadows Estate. This affords protection against direct inundation from the Deveron. However the flooding mechanisms in the area are complex, with overland flow from the Deveron, the Meadow Burn and from the Ittingstone Burn still posing a significant risk to the Meadows Estate.

Figure 1 – Location Plan

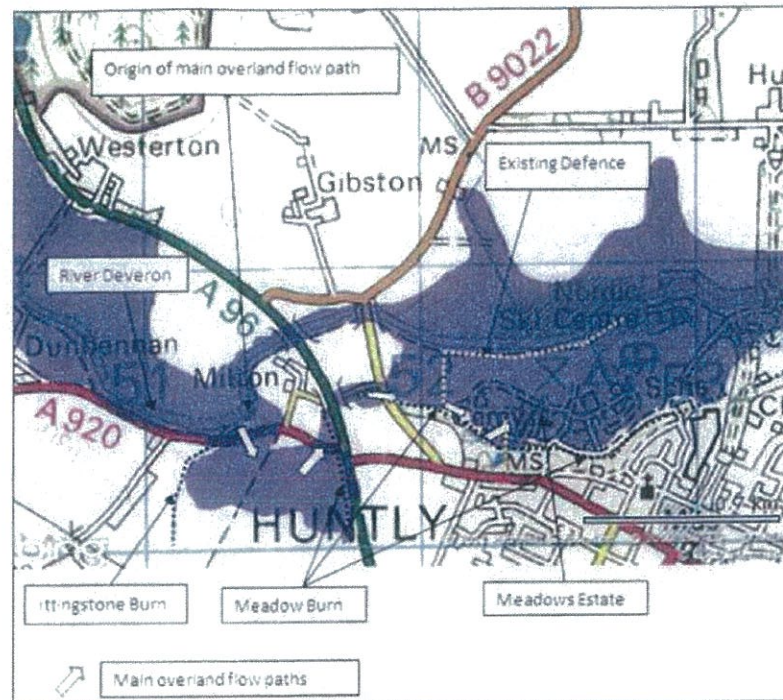


## Need for the Scheme

- 1.12 Despite the construction of raised defences to the north and west of the Meadow Estate, the area is still at risk from overland flow paths which develop from the west. See Figure 2 below.
- 1.13 Flood waters from the River Deveron overtop the banks in the area of Milton Farm. Overland flow paths develop over the A920 and enter the catchment of the Meadow Burn.
- 1.14 Flows in the Meadow Burn are dramatically increased. It has been estimated that during the November 2009 event, the flow in the burn was 24 cumecs. Without a contribution from the River Deveron we would normally expect a 0.5% (1 in 200) annual chance event in the burn to be in the order of 3 cumecs.
- 1.15 The conveyance available within the channel and existing culverts systems on the Meadow Burn are not even capable of containing the flows generated from within its own catchment.
- 1.16 Flood waters spill from the burn inundating properties within the Meadows Estate, the care home, the special needs units and the Caravan Park.
- 1.17 Based on detailed modelling studies carried out by our consultants we have concluded that the flood risks to the community are as follows:
- **Overtopping of the banks of the River Deveron in the area of Milton Farm commences at a 20% (1 in 5) annual chance event;**
  - **The A920 and the A96(T) are affected by flood events greater than the 20% (1 in 5) annual chance event;**
  - **Property flooding within the Meadows estate commences at the 10% (1 in 10) annual chance event;**
  - **The care home and caravan park start to be effected at the 10% (1 in 10) annual chance event; and**
  - **A total of 50 properties are affected during a 0.5% (1 in 200) annual flood event.**



Figure 2 – SEPA Flood Outline



Source: SEPA <http://go.mappoint.net/sepa/>

## Design Process

### Options Appraisal

1.18

As part of the optioneering undertaken during the design process and in response to comments received from consultees, various flood defence approaches were considered. Furthermore, different forms of construction of the flood defence were considered and other high-level design options. These options included:

- **Sheet piled walls** – Dismissed: Due to cost, environmental concerns on potential impact of construction noise and vibration, hydrological impact of working within the watercourse, impact on ground water flow and aesthetic appearance and in consideration for the Water Framework Directive (WFD) parameters and objectives for Scottish Water bodies (physico-chemistry, biological elements, specific pollutants, hydromorphology).
- **Concrete walls** – Dismissed: Due to cost, environmental concerns on potential water quality impacts due to possible increased sedimentation; ground water flow impacts, aesthetic appearance, and in consideration of the WFD.
- **Storage** – Dismissed: No areas were available and the volume of storage required was not feasible.
- **Retreat** – Dismissed: Economically unviable nor socially feasible, or practical.
- **Earth embankments** – Progressed: The most cost-effective preference of all of the options with the least environmental impact. The simplest method of construction.

### Detailed Design

- 1.19 Following on from the preliminary options appraisal, Atkins has progressed the FAS from concept design, by taking into account the environmental, physical, legislative, practical and socio-economic feasibility of various flood alleviation options, to detailed design. We have also taken cognisance of comments received from statutory and non-statutory consultees, and the local community, during the 12 week pre-application consultation period..
- 1.20 The scheme being taken forward considers the 0.5% annual exceedance probability (1:200 year) event including an allowance for climate change, which was determined through hydraulic modelling developed at concept design stage together with collated topographic information, hydrological modelling of rainfall and available gauging data from SEPA. This has allowed us to determine flood levels for the area.
- 1.21 The works comprise: constructing new raised defences; raising and strengthening existing defences; replacing or increasing the size of existing culverts; creation of local storage areas; associated accommodation works; and, ecological and landscape enhancements.
- 1.22 Atkins proposes to reinforce riverbanks on the right hand side of the Deveron at Arnhall Cottages and to replace the existing Ittingstone Burn flap valve. No further works on the river bank are proposed, nor the construction of any other instream or bankside structures.
- 1.23 With the exception of the replacement flap valve at the Ittingstone Burn culvert, there will be no work directly within any watercourse and no change to the river regime
- 1.24 The design does not include any perched / hanging structures, nor are there any Irish Pipe Bridges.

### Consideration of Environmental Aspects

- 1.25 At the western edge of the scheme adjacent to the A920, two sub options were considered regarding the position of the flood defence.
1. place the embankment on the river bank; or,
  2. set back the defence at Milton Farm.
- Due to WFD compliance the set back option was taken forward.
- 1.26 The flood defence was not extended past the Hill of Haugh due to constraints associated with the scheduled area of Huntly Castle. Embankments to the north side of Meadow Burn were removed to avoid potential noise and vibration impact and due to potential construction difficulties and possible degradation to the Meadow Burn.
- 1.27 Atkins has received a Screening Opinion under the Environmental Impact Assessment (Scotland) Regulations 1999 (as amended) that the Huntly FAS is not considered to be an EIA development and, therefore, that an Environmental Statement is not required to be submitted with the planning application.
- 1.28 In respect of this Screening Opinion outcome Atkins has agreed with the Planning Officer at Aberdeenshire Council (Ms. Aude Chaiban) to prepare a number of tailored environmental assessments as appendices to the Supporting Planning Statement, which will accompany the planning application.

## 2. Aims and Methodology

### Project Aims

- 2.1 Early consultation on the results of archaeological research and consideration of the implications of development proposals are the key to informing reasonable planning decisions.
- 2.2 The aim of this report is to facilitate such a process. It does this by examining the historic development of the site to gain an understanding of the survival and extent of known or potential cultural heritage receptors that may be impacted by any future proposed development. This enables the development of appropriate responses to quantify the precise nature of the archaeological resource, or mitigation aimed at reducing / removing adverse impacts, where necessary.

### Project Methodology

- 2.3 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (2001).
- 2.4 This assessment refers to requirements contained in relevant statutory requirements, national, regional and local planning policies and professional good practice guidance.
- 2.5 This study has collated and analysed archaeological and historical information within a study area extending 750 metres from NGR NJ 5260 4050, the centre point of the Site. This is referred to throughout this report as the Study Area.
- 2.6 The Aberdeenshire Council Historic Environment Record (AHER) is one of the primary sources of information concerning the current state of archaeological knowledge in this area. The information contained in this database was supported by examination of data from a wide range of other sources, principally:
- The Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) National Monuments Record (NMR);
  - Historic OS maps; and
  - Photographs and observations undertaken during site visits by Atkins.
- 2.7 All assets identified from the sources assessed (above) have been described and presented numerically in the Gazetteer of Cultural Heritage Features (Appendix A) and are displayed on the Cultural Heritage Features Mapping supplied by the AHER (Figure 2). Where identified features appear within the text, the Atkins reference number is given in square brackets e.g. [A No 12].

### Assessment of the Cultural Heritage Resource

- 2.8 The Archaeological Desk Based Assessment contains a record of the known and potential archaeological resource of an area. Where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:
- Low - Very unlikely to be encountered on site;
  - Medium - Possibility that features may occur / be encountered on site;
  - High - Remains almost certain to survive on site.
- 2.9 Where there is either a known or above medium potential for the recovery of archaeological remains within study area, which may be subject to impact by the proposed development, the significance of this resource is assessed.
- 2.10 There is currently no standard adopted statutory or government guidance for assessing the importance of a cultural heritage feature (such as an archaeological asset, a building, structure, settlement / area or park and garden etc.) and this is instead judged upon factors such as

statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 2.1 – Assessing the Importance of a Cultural Heritage Site

| SCALE OF HERITAGE RECEPTOR IMPORTANCE |  |
|---------------------------------------|--|
| NATIONAL                              | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Category A and B Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s) |
| REGIONAL                              | Designated or undesignated archaeological sites, historic buildings, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc.  |
| LOCAL                                 | Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.   |
| NEGLIGIBLE                            | Comprises undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives.   |
| UNKNOWN                               | Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.   |

- 2.11 The importance of already identified cultural heritage resources is determined by reference to existing designations. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely importance of that resource based on professional knowledge and judgement.

#### Impact Assessment Criteria

- 2.12 The magnitude of impact upon the Cultural Heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2, below.
- 2.13 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely Significance of Effects to be established; however, a magnitude level of 'uncertain' is included for situations where it is not appropriate to make such a judgement at this stage of works.

Table 2.2 – Criteria for Determining Magnitude of Impact

| LEVEL OF MAGNITUDE | DEFINITION   |
|--------------------|--|
| <b>ADVERSE</b>     |  |
| HIGH               | Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access. |
| MEDIUM             | Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.  |
| LOW                | Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited  |

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| LEVEL OF MAGNITUDE | DEFINITION  |
|--------------------|---|
|                    | encroachment into character of a historic landscape.  |
| NEGLIGIBLE         | Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource. |
| UNCERTAIN          | Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.   |
| BENEFICIAL         |   |
| UNCERTAIN          | Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.   |
| NEGLIGIBLE         | Barely distinguishable beneficial change from baseline conditions, with very little appreciable effect on a known site and little long term effect on the historic value of a resource.   |
| LOW                | Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements / reduction in severance or minor changes to use or access; resulting in a small improvement in historic landscape character.  |
| MEDIUM             | Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in disturbance such that the value of known sites would be enhanced.   |
| HIGH               | Changes to most or all key historic landscape elements or components; visual changes to many key aspects of the historic landscape; significant changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.  |

- 2.14 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against the value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects.

Table 2.3 – Significance of Effects

| IMPORTANCE | MAGNITUDE |          |          |          |            |          |          |       |
|------------|-----------|----------|----------|----------|------------|----------|----------|-------|
|            | ADVERSE   |          |          |          | BENEFICIAL |          |          |       |
|            | HIGH      | MED      | LOW      | NEG      | NEG        | LOW      | MED      | HIGH  |
| NATIONAL   | Severe    | Major    | Mod      | Minor    | Minor      | Mod      | Major    | Ext.  |
| REGIONAL   | Major     | Mod      | Minor    | Not Sig. | Not Sig.   | Minor    | Mod      | Major |
| LOCAL      | Mod       | Minor    | Minor    | Not Sig. | Not Sig.   | Minor    | Minor    | Mod   |
| NEGLIGIBLE | Minor     | Not Sig. | Not Sig. | Nt.      | Nt.        | Not Sig. | Not Sig. | Minor |

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

### Limitations

- 2.15 This report is solely for the use of Aberdeenshire Council and Atkins Ltd. It is prepared utilising information obtained from third party sources and AB Heritage Ltd take no responsibility for the accuracy of such information.
- 2.16 All work in this report is based on the professional knowledge of AB Heritage consultants (who undertook this assessment on behalf of Aberdeenshire Council and Atkins Ltd) and relevant (October 2011) United Kingdom and Scotland standards and codes, technology and legislation.

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Changes in these areas may occur in the future and cause changes to the conclusions or recommendations given. AB Heritage does not accept responsibility for advising Aberdeenshire Council or Atkins Ltd or associated parties of the implications of any such changes in the future.

- 2.17 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.18 This report represents an early stage of a phased approach to assessing the cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

## 3. Policies and Guidance

### National Level

- 3.1 The Scottish Government's *Scottish Planning Policy* (SPP), issued in February 2010, consolidates and superseded the previous SPP and NPPG Series 2. The historic environment is a key part of Scotland's cultural heritage and it enhances national, regional and local distinctiveness, contributing to sustainable economic growth and regeneration. It is of particular importance for supporting the growth of tourism and leisure, and contributes to sustainable development through the energy and material invested in buildings, the scope for adaptation and reuse and the unique quality of historic environments which provide a sense of identity and continuity for communities.
- 3.2 The Scottish Government's policy on the historic environment and guidance on relevant legislation is set out in the Scottish Historic Environment Policy (SHEP). SPP, the SHEP and the Managing Change in the Historic Environment guidance note, series published by Historic Scotland should be taken into account by planning authorities when preparing development plans and determining applications for listed building consent, conservation area consent or planning permission for development which may affect the historic environment.
- 3.3 Developers should take Government policy and guidance on the historic environment into account when forming development proposals. Relevant legislation includes:
- The Planning (Listed Buildings and Conservation Areas (Scotland) Act 1997;
  - The Ancient Monuments and Archaeological Areas Act 1979;
  - The Town and Country Planning (Scotland) Act 1997;
  - The Planning etc. (Scotland) Act 2006;
  - The Protection of Wrecks Act 1973;
  - The Protection of Military Remains Act 1986.

### Scheduled Monuments, Listed Buildings and Conservation Areas

- 3.4 Scheduled monuments are archaeological sites, buildings or structures of national or international importance. The purpose of scheduling is to secure the long term legal protection of the monument in the national interest, in-situ and as far as possible in its existing state and within an appropriate setting. Scheduled monument consent is required for any works that would demolish, destroy, damage, remove, repair, alter or add to the monument. Where works requiring planning permission affect a scheduled monument, the protection of the monument and its setting are important considerations. Development which will have an adverse effect on a scheduled monument or the integrity of its setting should not be permitted unless there are exceptional circumstances.
- 3.5 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 would 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 Buildings 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, design, 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 and setting. There is a presumption against demolition or other works that will adversely affect a listed building or its setting.

- 3.6 Enabling development may be acceptable where it can be shown to be the only means of retaining a listed building. The resulting development should be of a high design quality, protect the listed building and its setting and be the minimum necessary to enable its conservation and re-use. The new development should be designed to retain and enhance the special interest, character and setting of the listed building.
- 3.7 Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation provides the basis for the positive management of an area. 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.
- 3.8 Conservation area consent is required for the demolition of unlisted buildings in conservation areas. The merits of the building and its contribution to the character and appearance of the conservation area are key considerations when assessing demolition proposals. Where demolition is considered acceptable, careful consideration should be given to the design and quality of the replacement scheme.

#### **Regional Level: Aberdeenshire Development Plan (adopted 2006)**

- 3.9 **Policy ENV 17 Conservation Areas:** All designated Conservation Areas shall be protected against any development, including change of use, that would have a detrimental effect on their special character or setting, by the refusal of planning permission or conservation area consent. New development wholly or partly within Conservation Areas must be of the highest quality, and respect and enhance the architectural and visual qualities that give rise to their actual or proposed designation.
- 3.10 **Policy ENV 18 Listed Buildings:** All Listed Buildings or structures contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire shall be protected against any works which would have a detrimental effect on their listed character, integrity or setting by the refusal of listed building consent and/or planning permission.
- 3.11 **Policy ENV 19 Archaeological Sites and Ancient Monuments:** Development, which would have an adverse effect on an Ancient Monument or other archaeological site of either national or local importance or on their setting will be refused unless:
- There are imperative reasons of overriding public interest, including those of a social, environmental or economic natures;
  - There is no alternative site for the development.
- 3.12 When development is approved, satisfactory steps must be taken to mitigate adverse development impacts, at the developer's expense. Similarly, when development is approved and the preservation of the site in its original location is not possible, the excavation and recording of the site will be required in advance of development, at the developer's expense.
- 3.13 Where there is doubt, the developer may be required to provide further information on the nature and location of the archaeological feature(s) involved prior to determination of the planning application.
- 3.14 **Policy ENV 20 Historic Gardens and Designed Landscapes:** Development that would have an adverse effect on the character or setting of an Historic Garden or Designed Landscape will be refused unless:



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- The objective of designation and the overall integrity of the designated area will not be compromised; OR
- Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefits of national importance; AND IN EITHER CASE
- Mitigation and appropriate measures are taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the garden.

## 4. Baseline Conditions

### Key Planning Considerations

- 4.1 There is one Scheduled Monument immediately adjacent to the development proposals site, at its north-eastern edge, Huntly Castle [A No. 1]. The Castle is also a Category A Listed Building. As the development proposals will not impact on any of the protected area, the potential for buried archaeological remains associated with the site cannot be discounted and will need to be considered in the event of ground removal works should they be required here.
- 4.2 Within the Study Area there is a Category B Listed Building, Huntly War Memorial [A No. 9] but this is located out with the footprint of the development proposals and would not be affected so it has been discounted from this assessment.
- 4.3 With regards to the surrounding cultural heritage resource, there are no identified features within the Study Area that would be directly impacted on by the development proposals.

### Consultation

- 4.4 Consultation was undertaken with Historic Scotland during the Options Appraisal phase of the project design in relation to the Scheduled Monument and A Listed Building of Huntly Castle [A No. 1]. Consultation was undertaken in June 2011 between Atkins Ltd and Nicola Hall, Senior Development Assessment Officer with Historic Scotland (HS).
- 4.5 HS concluded that the development proposals would be constructed to the south and east of the caravan park; and lay outwith the Scheduled Area of Huntly Castle and were unlikely to have any adverse impact upon the Castle's setting.
- 4.6 E-mail consultation was undertaken with Claire Herbert, archaeologist with the Aberdeenshire Council Archaeology Service (email 21 October 2011). Claire confirmed that she was satisfied with the findings and recommendations of this assessment (email 21/10/2011), Appendix 2.

## 5. Archaeological and Historical Background

### The Prehistoric Periods (750,000BC to 600AD)

- 5.1 The prehistoric period was a time of significant environmental change in the British Isles, represented by the alternating warm and exceptionally cold phases and perhaps fleeting seasonal occupation of the Palaeolithic period (750,000 BC – 10,000 BC). When the last Ice Age ended around 10,000BC, the flora and fauna began to re-colonise the North of Scotland. The first people to move back into the region were nomadic Hunter-Gatherers that moved in relatively small groups; and made use of the waterways in the area as much as possible. It is along the banks of these waterways that most archaeological evidence of their existence is found.
- 5.2 The Hunter-Gatherer life of the Mesolithic period carried on until around 4,000BC, when the first evidence of farming appears in the archaeological record. This technological advance signalled the beginning of the Neolithic period. Neolithic farmers began to build permanent settlements and, but using fire and more advanced stone tools like polished stone axes, began the deforestation of large sections of land for the planting of crops. The modern agricultural landscape of the north east of Scotland has its origins in the actions of these earliest of farmers. The people of the Neolithic times were also the builders of the stone circles, henges and burial cairns that pepper the landscape of Scotland.
- 5.3 Around 2,200BC, the Bronze Age, the first metal workers are thought to have immigrated to Scotland from what is now the Netherlands. This migration and its societal influences saw the culture that spawned the large communal burial monuments like barrows and cairns falling out of fashion, being supplanted by individual cremation or inhumation burials in stone lined chambers of cists, often complete with expensive grave goods. The Bronze Age saw an abrupt change in the climate that saw much colder and wetter weather which appeared to force people into tighter communities, often concentrated within defenced settlements such as hillforts.
- 5.4 Emerging from the Bronze Age was the Iron Age, a period when people adapted to what appears to have been a more violent way of life. Evidence of the construction and fortification of hillforts continued. People in this period lived in distinct tribal communities and were influenced by cultures emerging from continental Europe. Unlike in modern-day England and Wales the tribes of northern Scotland were not subjugated by the Roman Empire, and maintained their independence, going on to form the Pictish nations first described by the Romans in the 3<sup>rd</sup> century AD.
- 5.5 Within the wider area surrounding Huntly prehistoric activity is recorded at the Tap O'Noth to the south above Rhynie and Bennachie to the south east where there is recorded evidence of hillforts; and within the study area itself there are the recorded graves of possible Bronze Age date at Muckle and Little Torry [A No. 7]; and the standing stones of Strathbogie [A No. 8]. This indicates that there was human activity within the area now occupied by Huntly, possibly from around the Neolithic period onwards.
- 5.6 There is evidence for prehistoric occupation activity within the wider area along the River Deveron, notably at Starhill at Cairnborrow, c5km to the west of Huntly (RCAHMS NMR: NJ44SW 17.00) where the remains of an extensive Bronze Age cairnfield (burial site) is recorded close to the river. This indicates that within close proximity to Huntly, there would likely have been people settled in the area from at least the Bronze Age, likely earlier.

### The Picts, Origins of Huntly and the Post-medieval to modern periods

- 5.7 There is not a wealth of historic and archaeological material available for the Study Area from the end of the prehistoric periods through to the establishment of the Castle and associated settlement in Huntly.

- 5.8 This area of north east Scotland was occupied by the Picts, a group of Late Iron Age and early medieval people, who were recorded as living in this part of the country from before the Roman conquest of Britain through until the 10<sup>th</sup> century. It is likely that the Study Area would have remained relatively devoid of settlement at this time, but possibly used for agricultural purposes (stock grazing etc) given its location within a flood plain. There is little evidence for extensive human settlement at this time, although the presence of Pictish carvings on the standing stones of Strathbogie [A No 8] indicates that there was human activity in the wider area during the period.
- 5.9 Huntly spent much of its history under the name of *Milton of Strathbogie*, a name thought to mean *Valley of the Bubbling Stream*. The origins of the town are thought to date back to a settlement serving the original castle, the *Peel of Strathbogie*, a wooden stockade upon an earth mound built in the 1180s on the site of the Castle that survives today.
- 5.10 For centuries life would have been dominated by powerful landowners, first Duncan, Earl of Fife, then the earls of Strathboglyn and, in the 14<sup>th</sup> century, the Gordon family of Norman knights from Huntly in Berwickshire. The Gordons, who built the present castle, held sway for 500 years.
- 5.11 Major changes came in 1769 when the Duke of Gordon established a planned town with the present Square, laid out in a grid. By 1799 Huntly had 3,000 inhabitants, and textile played a significant part in its economy. The industry disappeared by 1850, likely a victim of foreign competition.
- 5.12 The river was utilised by a mill from around the 17<sup>th</sup> century through to the early 20<sup>th</sup> century. The Mill at Castletown [A No. 18] until around 1900, it is shown as disused in 1904, and had been totally removed by 2005.
- 5.13 The railway arrived in 1854 which saw a turning point for commerce in the town, and it went on to become an important freight centre on the Aberdeen to Inverness line and shared in the agricultural booms and depressions of the 20<sup>th</sup> century.
- 5.14 During the Second World War there was a POW camp holding Italian prisoners close to Huntly, this being represented by the remains of Nissen Huts at Meadow Plantation, and a base used by the Scottish Horse Regiment [A No. 5]. There are also defensive remains which would have been put in place to guard the railway and the roads north and south [A No. 13].

### Historic Map Analysis

- 5.15 Historic OS maps were analysed to develop an understanding of the use of the Study Area from the mid-19<sup>th</sup> century onwards.
- 5.16 OS 1st edition: Aberdeenshire, Sheet XXVI; surveyed 1871, published 1874: the Study Area is shown to have changed very little from 1871 through to the present day. The Mill of Castletown and the farmstead at Milltown are shown extant, and the remainder of the site appears to be in agricultural use and occupied with drainage ditches.



- 5.17 OS 3rd edition 1 inch to a mile, 1903-1912, Sheet 86 Huntly: several of the field boundaries have been removed, and Huntly Cemetery is marked on the map. Otherwise there is no evidence for any development within the Study Area since the 1st edition OS map was issued.



- 5.18 OS 1 inch to a mile 'popular' edition, 1921-1930, Sheet 39, Dufftown and Huntly: the Study Area has changed little since the OS 1st edition map of 1874. A cemetery has been constructed to the south, but there has been noticeable change within the area of the development proposals



- 5.19 As can be seen from the recent OS mapping showing the development proposals, it is clear that there has been very little activity within the Study Area from at least the mid-19<sup>th</sup> century onwards. This is most likely due to the fact that the area has long been subject to flooding and was therefore an unattractive place for settlement and associated activities.

## Cultural Heritage Assets within the Study Area

- 5.20 Within the Study Area nineteen cultural heritage assets have been recorded. The locations of these are shown in submitted drawing, with accompanying information being provided in the Gazetteer at the end of this report, Table 4.
- 5.21 There is one Scheduled Monument, Huntly Castle [A No. 1]; and two Listed Buildings, also Huntly Castle, Category A; and Huntly War Memorial, Category B [A No. 9]. There are no other nationally designated sites within the Study Area.
- 5.22 Undesignated remains represent evidence of activity within the Study Area ranging from possible prehistoric burials at Muckle Torry [A No. 7], although this is based on evidence that does not appear to have been adequately supported by recent documentary evidence or fieldwork. However this does suggest that there could have been prehistoric activity within the area at around the Bronze Age or later.
- 5.23 Similar to Muckle Torry, prehistoric activity is indicated by the standing stones of Strathbogie [A No. 8]; although these stones have been moved from their original location (unknown), they lend support to the potential for prehistoric activity within the Study Area.
- 5.24 There is no evidence for human activity within the period between the end of the Iron Age and the founding of Huntly Castle in the 11<sup>th</sup> century. Some documentary evidence suggests that there was a timber castle constructed that pre-dated Huntly Castle [A No. 14], but this has not been substantiated by recent documentary or field evidence. There is evidence of medieval agricultural activity close to the Meadow Plantation in the form of rig and furrow earthworks [A No. 3].
- 5.25 The remaining cultural heritage assets recorded within the Study Area relate to post-medieval agricultural activities at Milton [A Nos. 17 & 18]; the large gardens associated with Huntly Lodge [A No. 2]; and assets associated with the development of Huntly.
- 5.26 As mentioned above, there are also recorded assets associated with Second World War defensive, prisoner and barrack accommodation.

## 6. Assessment of Evidence & Impact Assessment

### Identified Cultural Heritage Assets

- 6.1 There are no known cultural heritage assets (Listed, Scheduled or otherwise) within the limits of the development proposals.
- 6.2 Huntly Castle [A No. 1] a Scheduled Monument and A Listed Building is located to the north-east of the easternmost extent of the development proposals, but will not be affected.

### Past Impacts within the Study Area

- 6.3 Cartographic analysis suggests that the Study Area has remained open farmland since at least the mid-19<sup>th</sup> century. Given the fact that the area is prone to flooding it would appear prudent to surmise that the area was seen as unsuitable for development, and has thus remained open for a considerable period of time.
- 6.4 In the 1990 flood defences in the form of earth bunds were constructed, and the development proposals will improve and extend these.

### Assessment of archaeological potential

- 6.5 Given the presence of a prehistoric cairnfield located close to the River Deveron within 5km of Huntly; and prehistoric activity recorded at Muckle Torry and Strathbogie it could be suggested that there is a **low** potential for the recovery of ephemeral findspots such as lithic tool fragments within the Site.
- 6.6 Given the presence of Huntly Castle which was a motte & bailey structure, it could be suggested that there is a **low to moderate** potential for the presence of ephemeral findspots within the study area, particularly close to the Castle itself. If present these might comprise metal, bone or ceramic artefacts, and possibly rubbish pits and riverside structures. Given the propensity for the Study Area to flood, it is not thought that there would be complex archaeological material related to settlement activity or similar.
- 6.7 Given that the Site is located within an area which has been used for post-medieval farming and milling activities there is a **moderate** potential for the presence of buried archaeological remains associated with these activities. Again, these would likely be in the form of ephemeral findspots comprising metal, bone or ceramic artefacts, and rubbish pits etc. As with the medieval period, it is not thought likely that there would be complex archaeological material related to settlement activity or similar.

### Impact Assessment

#### Development Proposals

- 6.8 The main focus of the development proposals is on the addition to existing flood defences, the insertion of new earth bank flood defences, and the clearance and widening of existing culverts. There are no proposals for hard engineering solutions that would require extensive ground disturbance.
- 6.9 The main focus of works will be:
- Constructing new raised defences;
  - Raising and strengthening of existing defences;
  - Replacing or increasing the size of existing culverts;
  - Creation of local storage areas; associated accommodation works;

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- Ecological and landscape enhancements;
- Reinforcing riverbanks on the right hand side of the Deveron at Amhall Cottages and the replacement of the existing Ittingstone Burn flap vale.

6.10 With the exception of the replacement flap valve at the Ittingstone Burn culvert, there will be no work directly within any watercourse and no change to the river regime. The design does not include any perched / hanging structures, nor are there any Irish Pipe Bridges.

### Forms of Impact

6.11 An archaeological resource can be affected by development in a number of ways: the removal of material during works, the destruction to sensitive deposits caused by the presence of heavy plant, and the alteration of stable ground conditions that may lead to degradation of the quality, and survival of buried archaeological remains.

6.12 Equally, the built heritage can be affected by development typically in the form of possible demolition or loss of part of a structure or its ground; increased visual intrusion, noise or vibration; changes in the original landscape; severance from linked features such as gardens, outbuildings etc., or through loss of an amenity.

### Impact of the Development Proposals: Archaeology

6.13 It is unlikely that the development proposals will involve impacts on the known cultural heritage resource within the Study Area.

6.14 There is a low potential for buried archaeological remains from the prehistoric period; and a low to moderate potential for buried archaeological remains from the medieval and post-medieval periods. Any ground removal works associated with site accommodation, bank strengthening and landscaping proposals have the potential to truncate and/ or remove any surviving archaeology, potentially dating from the prehistoric, medieval or post-medieval periods.

6.15 If this were the case, the impacts are assessed as having between a Negligible and Low adverse impact on a resource of local importance. This would equate to between a **Not Significant** and a **Minor Adverse** significance of impact.

### Impact of the Development Proposals: Built Heritage

6.16 The development proposals will not involve impacts on the built heritage of the Study Area, in particular on the Scheduled Monument and A Listed Building, Huntly Castle.



## 7. Recommended Mitigation Strategy

- 7.1 In light of the low to moderate potential for buried archaeological remains from the prehistoric, medieval and post-medieval periods it is recommended that a low-level archaeological watching brief be maintained during any ground removal activity within previously undisturbed areas of the Site.
- 7.2 This would involve the timetabled attendance of a suitably qualified archaeologist employed by the developer at the point where ground removal is underway. Any archaeological deposits encountered would be recorded and any finds collected, without undue disruption to construction work.
- 7.3 The watching brief methodology would require agreement with the Aberdeenshire Council Archaeology Service.
- 7.4 Construction traffic routes should be chosen that will not cause any damage to the structure of Huntly Castle and other designated historic assets within the proximity of the proposed Flood Defence Scheme.

## 8. Concluding Statement

### Huntly FAS

- 8.1 AB Heritage was commissioned by Atkins Ltd to produce an Archaeological Desk Based Assessment for the Huntly Flood Alleviation Scheme.
- 8.2 The proposed scheme being taken forward considers the 0.5% annual exceedance probability (1:200 year) event including an allowance for climate change, which was determined through hydraulic modelling developed at concept design stage together with collated topographic information, hydrological modelling of rainfall and available gauging data from SEPA. This has allowed us to determine flood levels for the area.
- 8.3 The works comprise: constructing new raised defences; raising and strengthening existing defences; replacing or increasing the size of existing culverts; creation of local storage areas; associated accommodation works; and, ecological and landscape enhancements. It is proposed to reinforce the riverbanks on the right hand side of the Deveron at Arnhall Cottages and to replace the existing Ittingstone Burn flap valve. No further works on the river bank are proposed, nor the construction of any other instream or bankside structures.
- 8.4 With the exception of the replacement flap valve at the Ittingstone Burn culvert, there will be no work directly within any watercourse and no change to the river regime. The design does not include any perched / hanging structures, nor are there any Irish Pipe Bridges.

### Potential and Impacts

- 8.5 The Site lies adjacent to Huntly Castle [A No 1] a Scheduled Monument and A Listed Building. There are no known archaeological remains within the Site limits.
- 8.6 This assessment has concluded that there would be no impact on the physical structure or setting of Huntly Castle.
- 8.7 This assessment has also concluded that there is a **low** potential for the recovery of ephemeral findspots associated with prehistoric activity in the area; and a **low to moderate** potential for the recovery of ephemeral findspots associated with medieval and post-medieval activity.
- 8.8 Given this potential, it is concluded the development proposals will have varying impacts on the buried archaeological resource, resulting in between Not Significant and Low Adverse significance of effect.

### Recommended Mitigation Strategy

- 8.9 In light of the low to moderate potential for buried archaeological remains from the prehistoric, medieval and post-medieval periods it is recommended that a low-level archaeological watching brief be maintained during any ground removal activity within previously undisturbed areas of the Site.

### Acknowledgements

- 8.10 AB Heritage would like to thank Susie Meenan, Corinne MacDougall and Alistair Chan of Atkins Ltd for their guidance during the preparation of this report; and Claire Herbert of Aberdeenshire Council's Archaeology Service for their kind assistance during the compilation of this report.

# Appendix A – Gazetteer

## Archaeological Desk Based Assessment

## A.1 Gazetteer of Cultural Heritage Assets within the Study Area

| A No. | PERIOD        | TYPE                     | NAME & DESCRIPTION  | EASTING   | NORTHING  | REF                         | STATUS   |
|-------|---------------|--------------------------|---|-----------|-----------|-----------------------------|--|
| 1     | Medieval      | Motte and Bailey         | Huntly Castle: 12thC Motte & Bailey castle succeeded by an early 15thC L-plan towerhouse, of which only the basement of 1450-60 survives. In the 1550s the castle was remodelled and a grand palace-plan castle was added in 16thC with further work in the early to mid 17thC; now ruined. The main entrance into the palace is one of the most splendid heraldic doorways in the British Isles. Some magnificent carved chimneypieces; splendid range of oriel windows along the top storey of the main block and carried round the projecting tower. The buildings round the courtyard are mainly offices dating from the 16th & 17thC with a brewhouse and bakehouse. E range built in 17thC with stables. The grassy mound beyond E front was constructed during Civil War as a ravelin, a detached artillery fortification surrounded by its own ditch. A watching brief was carried out by Scotia Archaeology Ltd. During the demolition of a stone stairway and the excavation of a concrete ramp to replace it. The trench, measuring 18m E-W, 1.5m wide and 1m deep was located at the west end of an artificial terrace outside the palace block on the S side of the castle. Below a gravel path was a uniform layer of sandy loam which continued below the depth of excavation. No features or finds of archaeological interest were found. A rectangular area measuring 6 x 1m was investigated by Kirkdale Archaeology to the N of the castle sales point. A wall was built against the SW tower and although it may be possible that the upper part was a rebuild on an earlier line, the upper part at least post-dated the main 16th century works. An earlier clay bonded wall was also recorded, although whether this dates to the motte period is unclear. | 353159860 | 840567920 | NJ54SW0007<br>HS Ref: 90165 | Scheduled Monument<br>Listed Building (A)<br>Guardianship Monument |
| 2     | Post-medieval | Lodge and Formal Gardens | Remains of a 18th-19th century designed landscape.  | 353248670 | 841536130 | NJ54SW0049                  |  |
| 3     | Medieval      | Rig and furrow           | Area of incomplete rig & furrow. The rigs run east-west   | 353118310 | 841128490 | NJ54SW0017                  |  |
| 4     | Post-medieval | Tower                    | The recorded site of the Tower of Torriesoul. No longer extant.   | 353003190 | 840014350 | NJ54SW0038                  |  |

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| A No. | PERIOD   | TYPE           | NAME & DESCRIPTION  | EASTING   | NORTHING  | REF        | STATUS              |
|-------|--|----------------|---|-----------|-----------|------------|---------------------|
| 5     | Second World War                               | Nissen Hut     | The outline of several WWII Nissen hut bases can still be seen in the public areas of Meadow Plantation.  | 352387170 | 840300120 | NJ54SW0041 |                     |
| 6     | Post-medieval                                  | Gate           | Huntly Cemetery gate  | 352167530 | 840253420 | NJ54SW0039 |                     |
| 7     | Prehistoric                                    | Grave          | Hillocks, in or near which ancient graves were found; no trace of cists or tumulus. The hillock of Muckle Torry has been levelled by quarrying and tree planting has covered the site. Little Torry is now covered by housing. No further information.  | 351909930 | 839884300 | NJ53NW0003 |                     |
| 8     | Prehistoric<br>Early medieval<br>Post-medieval | Standing stone | Standing stones of Strathbogie; 6 stones survived until the Duke of Richmond's statue was erected, when all but three of the stones were removed. Two of the remaining stones have been placed against the pedestal of the statue in the market place at Huntly, the third used to stand 'close to a house flanking the E side of the square'. One of the stones bears the Pictish symbols of a horse-shoe and the possible traces of a double disc; badly weathered; not in original position. | 352916330 | 839983330 | NJ53NW0001 |                     |
| 9     | Modern   | War Memorial   | Huntly war memorial stands on a small traffic island opposite the entrance to Gordon's School, Huntly. It is of a classical, elongated style in granite, octagon in plan with square piers and entablature panel screens between which are open at the top. It is surmounted by a four-sided tapering obelisk. There is a one-step base with a small flight of three steps leading up to it. It was unveiled 24 September 1922.   | 352999760 | 840135100 | NJ54SW0042 | Listed Building (B) |
| 10    | Post-medieval                                  | Crane          | Mason's Yard: the standing remains of a hand crane located within the former mason's yard.  | 352081400 | 840250120 | NJ54SW0036 |                     |
| 11    | Medieval                                       | Well           | Duchess well; lies close to Huntly Castle. Standing structure   | 353214270 | 840698770 | NJ54SW0026 |                     |
| 12    | Unknown  | Findspot       | Jet ring; presented to the NMAS in 1863. Found near Huntly Castle - exact location unknown.   | 353000000 | 840000000 | NJ54SW0008 |                     |
| 13    | Second World War                               | Defences       | Remains of two WWII anti-tank blocks positioned on either side of the road. The Scottish Horse regiment had two camouflaged guns besides these blocks.  | 353265530 | 840872120 | NJ54SW0040 |                     |
| 14    | Unknown Medieval?                              | Castle (site)  | Possible site of the original Huntly Castle. Location derived from documentary evidence   | 353000    | 840000    | NJ54SW0022 |                     |

## Archaeological Desk Based Assessment

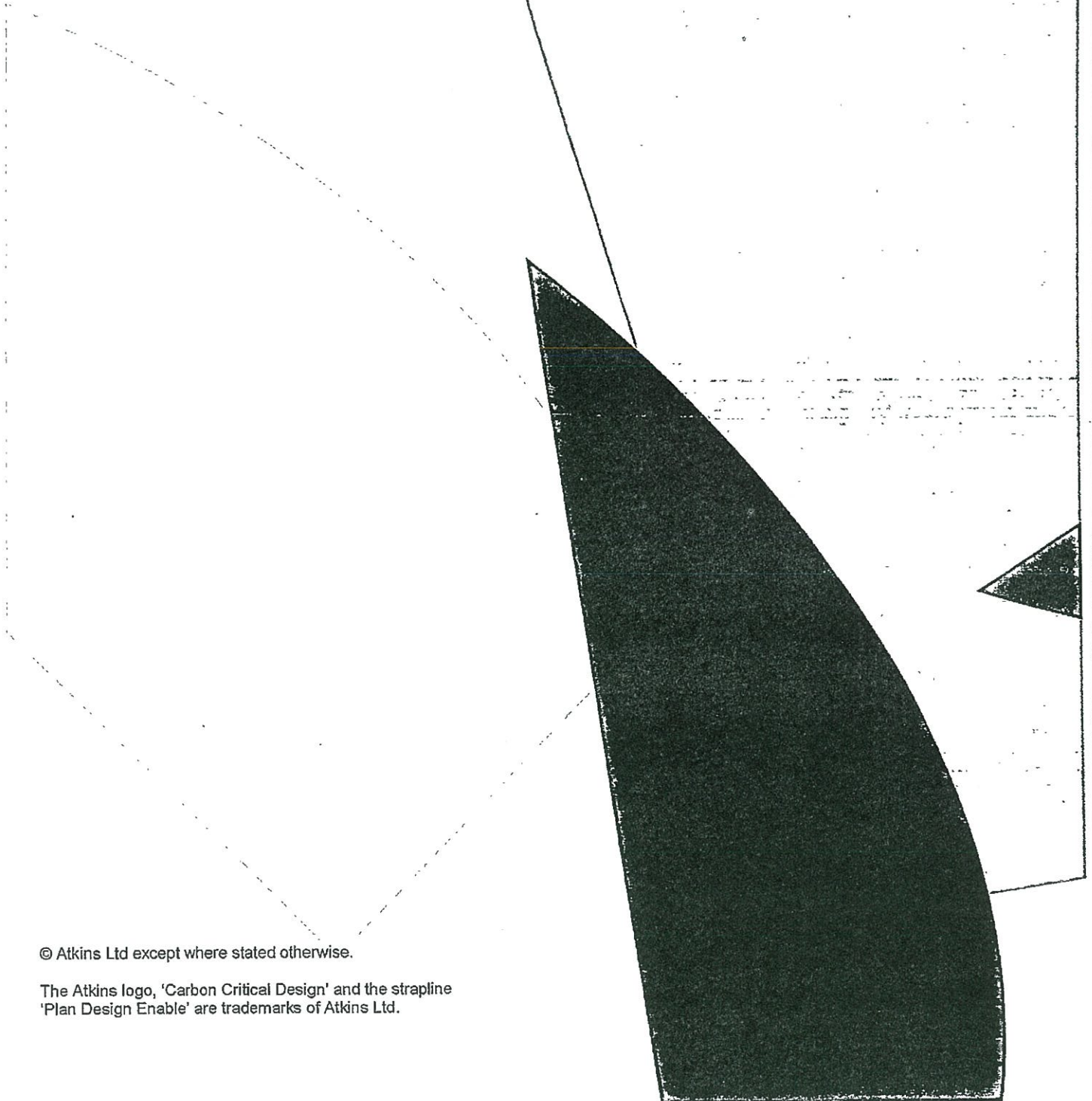
| A No. | PERIOD        | TYPE             | NAME & DESCRIPTION   | EASTING   | NORTHING  | REF        | STATUS |
|-------|---------------|------------------|--|-----------|-----------|------------|--------|
| 15    | Unknown       | Findspot         | Wooden wheel, carved from a solid single piece of oak. It is 80mm thick at rim but in centre of one face a flat boss, 250mm square, has been left standing proud by another 80mm. The central hole is 120mm by 70mm, suggesting a rotating axle.   | 353360    | 840690    | NJ54SW0013 |        |
| 16    | Post-medieval | Bridge           | Bridge of Gibston is depicted on the first and second edition OS maps. It is still in use, and carries the B9022 road over the River Deveron   | 351802440 | 840853850 | NJ54SW0069 |        |
| 17    | Post-medieval | Farmstead        | Farmstead still in use. On the 1st edition OS map it is shown as a collection of 11 buildings arranged in an L shape along the road leading to the mill. By the 2nd edition map there are five buildings in use marked and one disused building. The 2005 map shows that parts of these buildings are still in use | 351527200 | 840630260 | NJ54SW0051 |        |
| 18    | Post-medieval | Mill (destroyed) | Mill of Castletown: Site of a now destroyed corn mill. It is shown in use on the 1st edition OS map and a sluice is marked upstream and another beside the mill to show the water supply from the river Deveron. By the 2nd edition OS map it is marked as disused. The mill has been removed by the 2005 map.     | 351444    | 840688    | NJ54SW0050 |        |

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