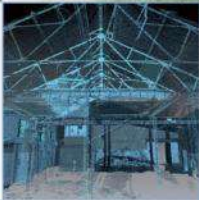
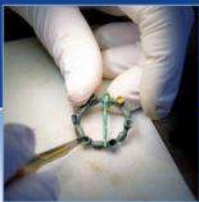


Blackhillock BESS, Keith, Moray: Heritage Impact Assessment

AOC Project Number: 27059

April 2023



ARCHAEOLOGY

HERITAGE

CONSERVATION

Blackhillock BESS, Keith, Moray: Heritage Impact Assessment

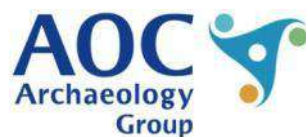
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1. NON-TECHNICAL SUMMARY

- 1.1. AOC Archaeology Group was commissioned by Noriker Power Ltd to undertake a Heritage Impact Assessment with regard to the proposed installation of a Battery Energy Storage Systems (BESS) on land east of the Blackhillock Substation, Keith, Moray (hereafter referred to as “the Site” where appropriate), centred at NJ 43854 48739 (**Figure 1**).
- 1.2. The Site comprises an area of c 9 ha and is currently in use as pastured fields with three overhead line (OHL) electricity towers present across it, extending northeast to southwest to the Blackhillock Substation (**Asset 83**). The Site appears to have been in use as agricultural land through the post-medieval period and into the modern era, with some further modern activity comprising the installation of the extant OHL towers and at least two previous OHL lines comprising two towers each.
- 1.3. A desk-based assessment and walkover survey of the Site identified no upstanding heritage assets within the Site itself, but there are 33 non-designated heritage assets and three archaeological events recorded within a 1km Study Area surrounding the Site, and a further 47 Listed Buildings and one Conservation Area have been recorded within a 2km Study Area surrounding the Site, concentrated in the town of Keith to the north. No World Heritage Sites, Scheduled Monuments, Inventory Battlefields or Inventory Gardens and Designed Landscapes have been identified within 2km of the Site.
- 1.4. This assessment considers the potential for the Proposed Development to result in direct impacts upon buried archaeological remains which may survive within the Site, and the potential for impacts upon the setting of designated heritage assets in the surrounding 2km Study Area.
- 1.5. Within the Site the assessment has established that there is likely a Low to Medium potential for archaeological remains of prehistoric date, a Medium potential for archaeological remains of post-medieval date, and a High potential for archaeological remains of modern date. The flatter areas of ground that comprise the southwest and northeast extents of the Site may be more viable for locations of potential structural remains given the flatter topography whereas sloping areas may not have deliberately built on. The modern remains on the Site would likely relate to the late 20th century installations of OHL towers on the Site and would be of Negligible importance.
- 1.6. The Proposed Development has the potential to have a high impact on any archaeological remains surviving at a sub-surface level. It is recommended that a programme of archaeological work may be required in advance of any development, and that this would likely take the form of a trial trench evaluation. The results of the evaluation would inform the need for any further works or mitigation. Any such requirements would be determined by the Aberdeenshire Council Archaeology Service as advisors to Moray Council on such matters.

- 1.7. With regard to potential impacts on the settings of designated assets within the 2km Study Area, it is considered that the Proposed Development would have at worst a Neutral impact on the Listed Buildings and Conservation Area within Keith, neither adding to nor detracting from the character or the ability to understand and appreciate the assets. The settings of these assets are primarily related, and limited, to the town itself. Whilst some visibility of the Proposed Development may be possible, particularly of the higher southwest side of the Site above the intervening topography and urban skyline, this would be sited amongst pre-existing infrastructure of OHL towers related to Blackhillock Substation (**Asset 83**), agricultural sheds related to Gibston Farm (**Asset 80**), and the further turbines of the Edintore Wind Farm to the southwest. The principle key outward view from the Conservation Area is eastwards from the Category A Listed St Thomas Roman Catholic Church (**Asset 2**), along Chapel Street and overlooking Reidhaven Square, and thus does not feature the Site at all. No recommendations for mitigation regarding setting impacts is thus recommended, however the final decision for any such requirements lies with local planning authority.

2. INTRODUCTION

2.1. Proposed Development Site

- 2.1.1. AOC Archaeology Group was commissioned by Noriker Power Ltd to undertake a Heritage Impact Assessment with regard to the proposed installation of a Battery Energy Storage Systems (BESS) on land east of the Blackhillock Substation, Keith, Moray (hereafter referred to as “the Site” where appropriate), centred at NJ 43854 48739 (**Figure 1**).
- 2.1.2. The Site comprises an area of land c 9 ha in size, extending northeast-southwest across pastoral fields east of a farmstead complex named Gibston House (**Asset 80**), to which it is historically and presently associated. At present the Site is in use as grazing pasture for sheep. The Site is bound to the southwest by an un-named road and the Blackhillock Substation (**Asset 83**) immediately beyond. The A96 trunk road runs just beyond the northeast Site boundary. Further fields lie to the north and south, with a compound area associated with Blackhillock Substation (**Asset 83**) situated immediately south of the southwest extent of the Site. Three overhead line (OHL) electricity towers are present within the Site, extending southwest-northeast across the Site.
- 2.1.3. The Site appears to have been in use as agricultural land through the post-medieval period and into the modern era, with some further modern activity comprising the installation of the extant OHL towers and at least two previous OHL lines comprising two towers each.
- 2.1.4. There are no previously recorded heritage assets within the Site. A total of 33 non-designated heritage assets and three archaeological events have been recorded within a 1km Study Area surrounding the Site, and a further 47 Listed Buildings and one Conservation Area have been recorded within a 2km Study Area surrounding the Site, concentrated in the town of Keith itself.

2.2. Development Proposal

- 2.2.1. The Proposed Development would comprise the construction of a BESS extending northeast-southwest along the Site, located north and south of the existing OHL, which is to be retained. The northeast and southeast portions of the Site would contain the battery storage units which would stand to a height of c 6m. The High Voltage Switchgear would be located at the southwest end of the Site. Access roads and other associated infrastructure would be installed across the Site, and tree planting is proposed to the northeast of Gibston Farm (**Asset 80**) and at the northeast corner of the Site.

2.3. Topographical and Geological Conditions

- 2.3.1. The British Geological Survey GeoIndex (BGS 2023) records the superficial geology on the Site as diamicton till, deposited as clays, sands, gravels and boulders by glacier action during the Pleistocene, ending c 11 700 years ago. The majority of the recorded bedrock in the central and northern portion of the Site comprises Corryhabbie Quartzite Formation, a sedimentary bedrock of Orthoquartzite, formed during the Neoproterozoic Era during the Precambrian Period between 1000 and 541 million years ago (Mya). Mortlach Graphitic Schist Formation is recorded along the southern extent of the Site, also formed during the Neoproterozoic Era.
- 2.3.2. No boreholes or other ground investigations are recorded within the Site. The nearest borehole recorded is approximately 0.6km north, identified as NJ44NW12866/P110 on the GeoIndex. The superficial geology encountered is described as comprising 0.45m of soft dark brown slightly sandy silty clay topsoil overlying 0.25m of stiff mottled grey brown clay with some gravel, overlying 2m of stiff mottled grey clay with occasional gravel,

overlying very firm grey sharp fine to coarse sandy gravelly clay, overlying the bedrock.

- 2.3.3. The Site is situated on a northeast-facing hill slope that forms the lower part of Caird's Hill. The southwest-most extent of the Site is situated on a flattish terrace at a height of 190m Above Ordnance Datum (AOD), the central portion slopes gently to the northeast and the northeast-most portion of the Site is itself situated on flatter but somewhat more undulating ground at a height of 155m AOD.

2.4. Government and Local Planning Policies and Guidance

National Planning Policy

- 2.4.1. The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Ancient Monuments and Archaeological Areas Act 1979. Both of these have been modified by the Historic Environment (Amendment) (Scotland) Act 2011.
- 2.4.2. The implications of these Acts with regard to local government planning policy are described within the National Planning Framework 4 (Scottish Government 2023), Historic Environment Policy for Scotland (HEPS) (Historic Environment Scotland (HES) 2019) and Planning Advice Note 2/2011: Planning and Archaeology which provide specific planning policy and guidance in relation to heritage. The planning policy and guidance expresses a general presumption in favour of preserving heritage remains in situ and in an appropriate setting. Their "preservation by record" (i.e. through excavation and recording, followed by analysis and publication, by qualified archaeologists) is a less desirable alternative.

National Planning Framework

- 2.4.3. On 13th February 2023, the National Planning Framework 4 (NPF4) for Scotland was adopted (Scottish Government 2023). This policy replaces Scottish Planning Policy (2014). The stated intent of Policy 7; Historic assets and places is '*To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places*' (Scottish Government 2023, 45).
- 2.4.4. The following sections of Policy 7 are relevant to this assessment:
- 2.4.5. '*Policy 7a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.*
- Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records...*' (ibid, 45)
- 2.4.6. '*Policy 7c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.*
- 2.4.7. '*Policy 7d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the: i. architectural and historic character of the area; ii. existing density, built form and layout; and iii. context and siting, quality of design and suitability of materials.*' (ibid, 45)

2.4.8. *'Policy 7o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.*

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures' (ibid 46-47).

Historic Environment Policy for Scotland

2.4.9. The Historic Environment Policy for Scotland (HEPS) (HES, 2019) sets out the Scottish Government's policy for the sustainable management of the historic environment. Key principles of the policy note that *"Changes to specific assets and their context should be managed in a way that protects the historic environment...If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place"* (HEP4).

Moray Local Development Plan

2.4.10. The Moray Local Development Plan was adopted in 2020 (Moray Council 2020). The following policies are relevant to this assessment:

'Policy EP8 Historic Environment

a) Scheduled Monuments and Unscheduled Archaeological Sites of Potential National Importance

Where a proposed development potentially has a direct impact on a Scheduled Monument, Scheduled Monument Consent (SMC) is required, in addition to any other necessary consents. Historic Environment Scotland manage these consents. Development proposals will be refused where they adversely affect the integrity of the setting of Scheduled Monuments and unscheduled archaeological sites of potential national importance unless the developer proves that any significant adverse effects are clearly outweighed by exceptional circumstances, including social or economic benefits of national importance.

b) Local Designations

Development proposals which adversely affect sites of local archaeological importance or the integrity of their settings will be refused unless;

- *Local public benefits clearly outweigh the archaeological value of the site, and*
- *Consideration has been given to alternative sites for the development and preservation in situ is not possible. Where possible any adverse effects can be satisfactorily mitigated at the developer's expense.*

The Council will consult Historic Environment Scotland and the Regional Archaeologist on development proposals which may affect Scheduled Monuments, nationally important archaeological sites and locally important archaeological sites.' (Moray Council 2020, 89)

'EP9 Conservation Areas

All development within a conservation area must preserve and enhance the established traditional character or appearance of the area. New development as well as alterations or other redevelopment will be refused if it adversely affects the character and appearance of the conservation area in terms of scale, height, massing, colour, materials and siting...' (Moray Council 2020, 90)

- 2.4.9 The justification Notes in regard to Conservation Areas specifies that the designation is not limited to development within the Conservation Area itself, but also to the areas surrounding it. Of relevance to the Proposed Development, key outward views from the Conservation Area itself are noted as an important consideration for the preservation and enhancement of the Conservation Area:

'The designation aims to protect and enhance all aspects of the area. This includes both listed and unlisted buildings, street layout, trees, open spaces, shopfronts and signage, and views both within and into/out of the conservation area.' (Moray Council 2020, 91)

'Policy EP10 Listed Buildings

Development proposals will be refused where they would have a detrimental effect on the character, integrity or setting of a listed building. Alterations and extensions to listed buildings or new developments within their curtilage must be of the highest quality, and respect the original structure in terms of setting, scale materials and design.' (Moray Council 2020, 92)

2.5. Planning Considerations Pertaining to the Site

- 2.5.1. The local planning authority, Moray Council, is advised on archaeological matters by the Aberdeenshire Council Archaeology Service (ACAS). Any requirement for archaeological work either preceding or during development would be determined by ACAS.
- 2.5.2. There are no World Heritage Sites, Inventory Battlefields, Inventory Gardens and Designed Landscapes or Scheduled Monuments within the Site or surrounding Study Areas. There are 47 Listed Buildings and one Conservation Area within 2km of the Site, all of which are located within the town of Keith. The Listed Buildings comprise two Category A Listed Buildings, 26 Category B Listed Buildings and 19 Category C Listed Buildings. The Conservation Area, identified as Keith Mid Street Conservation Area in the designation, encompasses Mid Street, Reidhaven Square and part of Chapel Street in the southern portion of the town of Keith.

2.6. Limitations of Scope

- 2.6.1. This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.3. All known heritage assets within 1km of the Site were identified and all designated heritage assets within 2km of the Site were identified. Historic Environment Record (HER) data from the ACAS was obtained on 29th March 2023. Data from the National Record for the Historic Environment (NRHE) as held by HES was obtained on 6th April 2023. Information on designated assets was downloaded from HES's GIS portal on 6th April 2023. The information presented in the asset and event gazetteer (**Appendix 2**) regarding known heritage assets and events is current to these dates.
- 2.6.2. It should be noted that this report has been prepared under the express instructions and solely for the use of Noriker Power Ltd and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current and relevant United Kingdom standards and codes,

technology and legislation.

- 2.6.3. Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising Noriker Power Ltd or associated parties of the facts or implications of any such changes in the future.

3. OBJECTIVES

- 3.1 The main objective of this assessment is to map the nature, character, extent, quality and value of the historic environment resource within the Site and surrounding area and to assess the potential for direct impacts upon the archaeological resource from the Proposed Development as well as to assess the potential for impacts upon the setting of designated heritage assets within 2km of the Site. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including designated and non-designated heritage assets within the defined 1km and 2km Study Areas surrounding the Site. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussions regarding archaeological investigation or mitigation required at the Site.

4. METHODOLOGY

4.1. Standards

- 4.1.1. The scope of this assessment meets the requirements of current planning regulations set out in NPF4 (Scottish Government 2023), HEPS (HES 2019) and PAN 2/2011 (Scottish Government 2011), and local planning policy.
- 4.1.2. AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CifA) Code of Conduct (CifA 2019, updated 2022), and Regulations for Professional Conduct (2019, updated 2021), the CifA Standard and Guidance for Historic Environment Desk Based Assessment (CifA 2014, updated 2020), and the CifA Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment' (CifA 2014, updated 2020), and other relevant guidance.
- 4.1.3. AOC Archaeology Group is a Registered Organisation of the CifA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.
- 4.1.4. AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4.2. Assessment Criteria

- 4.2.1. The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in **Appendix 1**.
- 4.2.2. The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in **Appendix 1**.
- 4.2.3. Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

- 4.2.4. The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change resulting from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of High, Medium, Low, Negligible and Neutral.

Assessment of Setting Impacts

- 4.2.5. The setting assessment has been undertaken in line with the requirements of NPPF and HES setting guidance.

- 4.2.6. The NPF4 defines setting as:

'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 areas round about, or areas that are important to the protection of the place, site or building.'

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.' (2023, 156).

- 4.2.7. The HES guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a three-stage approach to assessing impacts upon setting which comprises:

'Stage 1: identify the historic assets that might be affected by the proposed development'

Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced'

Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated' (HES 2016, updated 2020, 8).

- 4.2.8. The guidance provides a list of potential factors of setting which may contribute to the ability to understand, appreciate or experience the asset in question and its significance (ibid, 6-7). HES acknowledges that the list is non-exhaustive and that not all factors will apply in all cases. The guidance further sets out factors which should be considered in coming to a judgement regarding magnitude of impact upon setting (ibid, 11-12).

- 4.2.9. The assessment of the impact on setting undertaken for this assessment has followed the staged approach outlined in the HES guidance on setting (2016). It has had regard to the lists therein but, in the interest of being proportionate to the importance of the asset and the potential magnitude of impact, only discusses those attributes which apply to the asset and the potential impacts.

- 4.2.10. It is noted that in many cases identified effects upon setting are 'neutral', indeed HES and NatureScot's EIA Handbook states that *'When considering setting impacts, visual change should not be equated directly with adverse impact. Rather the impact should be assessed with reference to the degree that the proposal affects those aspects of setting that contribute to the asset's cultural significance'* (HES & SNH 2018, 181).

- 4.2.11. Site visits were undertaken to all designated heritage assets within the 2km Study Area. These site visits established the current setting of the assets, how setting contributes to the understanding, appreciation and experience of the assets and their significance and how the Proposed Development could potentially impact upon setting.

Assessment of Direct Impacts

- 4.2.12. The assessment of Direct Impacts will be undertaken in line with the assessment criteria noted above and in

Appendix 1. This will be done by establishing the historic environment baseline through examination of the data sources outlined in Section 4.3 and a walkover survey. The Proposed Development will be assessed against the established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

4.3. Data Sources

4.3.1. The following data sources were consulted during preparation of this heritage impact assessment:

- HES, for:
 - designated heritage asset data.
- Canmore and Pastmap, hosted by HES, for:
 - NRHE data and HER data (including designated and non-designated assets).
- ACAS, for
 - HER data (including designated and non-designated assets).
- National Map Library (National Library of Scotland), for:
 - online Ordnance Survey maps (1st and 2nd Edition, small and large-scale); and pre-Ordnance Survey historical maps.
- Google Earth Pro for:
 - current and historic satellite imagery and aerial photographs.
- National Collection of Aerial Photography (NCAP), for:
 - aerial photographs.
- Scottish Government, Scottish Remote Sensing Portal for:
 - LiDAR data covering the Site; and
- Published and unpublished sources listed in Section 7.

4.4. Report Structure

- 4.4.1. Each heritage asset (referred to as an “Asset”) and each previous archaeological investigation (referred to as an “Event”) referred to in the text is listed in the Gazetteer in **Appendix 2**. Each has been assigned an ‘Asset/Event No.’ unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, NRHE number, HER number, protective designation, and other descriptive information, as derived from the consulted sources.
- 4.4.2. Each heritage asset and event referred to in the text is plotted on **Figures 2 and 3** at the end of the report, using the assigned Asset/Event numbers. The Site is shown outlined in red.
- 4.4.3. All heritage assets and events located within a 1km Study Area surrounding the Site have been included in the assessment and are depicted on **Figure 2** using the assigned Asset or Event No. The aim of this is to identify the potential for direct impacts upon known archaeological remains and to help predict whether any similar hitherto unknown archaeological remains may survive within the Site. Designated heritage assets within a 2km Study Area

surrounding the Site have also been identified (**Figure 3**) to allow for an assessment of the potential for impacts upon their settings by the Proposed Development.

4.4.4. All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the *References* in Section 7.

4.4.5. .

5. ARCHAEOLOGICAL AND HISTORICAL BASELINE

5.1. Unknown

5.1.1. There is one asset, **Asset 74**, of unknown date and function. This comprises a low turf bank situated 1km northeast of the Site within Dunnyduff wood. Another turf bank, **Asset 82**, in Dunnyduff wood is described as potentially being part of a field system or a boundary for a 19th century tree plantation, so perhaps a similar interpretation should be made of **Asset 74**.

5.2. Prehistoric and Medieval (8000 BC-AD 1600)

5.2.1. There are no previously recorded prehistoric or medieval heritage assets within the Site.

5.2.2. There is one potential prehistoric asset (**Asset 77**) recorded 0.9km southwest of the Site. This is described as earthworks that could be a cairn. The Old Statistical Accounts for the parish of Keith observes the presence of '*several Druidical circles, which are now mostly demolished for sake of their stones...*' within the small parish (Humphrey 1793, 429). Humphrey goes on to specifically describe one that is atop Caird's Hill (NJ44NW 2; 1.7km to the southwest of the Site). Although the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) doubt whether this monument was indeed a recumbent stone circle, it is acknowledged to likely be a burial cairn, and is one of several, including **Asset 77**, that occupy the hill. The Site itself occupies a lower portion of Cairds Hill.

5.2.3. **Asset 84** comprises the remains of poorly-preserved rig and furrow, c 570m west of the Site, uncovered during a trial trench evaluation in 2016 (**Event 63**). Whilst not dated in this instance, this cultivation method is used in both the medieval and post-medieval period in Scotland and thus could represent a medieval asset.

5.2.4. Keith was an established settlement during the medieval period. Tradition holds that St Maelrubha started a church here as part of his eastwards evangelising during the late 7th and early 8th centuries AD (Craven 1889, 309). Keith is first mentioned in historical records as '*Geth*' in a late 12th century deed granting Strathisla to the Abbey of Kinloss, at the behest of William the Lyon (Moray Council 2010, 10-11). The Ogilvy family had their seat in Keith from the mid-15th century and held the lands in feu after the Reformation (ibid). The town was noted for its annual and well-attended September fair (ibid), and in later periods historic roads are recorded to the northeast of the Site and these likely follow on from routeways established for trade and travel during the medieval period. It is probable that the land surrounding Keith would have been in use during the medieval period as agricultural land.

5.2.5. Whilst there is limited evidence for prehistoric and medieval remains within the Site and surrounding Study Areas, there is clear evidence for such activity immediately beyond these. Much of the compiled heritage baseline derives from either upstanding archaeological remains or historic mapping of the last c 150 years. The geographic setting of the Site itself is also not unfavourable for use during the prehistoric and medieval periods, as evidenced by the continuing agricultural use in later periods. It is thus considered that there is a Low to

Medium potential for such remains to be present within the Site.

5.3. Post-medieval (AD 1600-1900)

- 5.3.1. There are no previously recorded post-medieval heritage assets within the Site. There are 23 non-designated heritage assets (**Assets 49-51, 53-61,65, 66, 68-70, 72-75, 78, 80-82 and 84**) of post-medieval date within the surrounding 1km Study Area, and a further 41 Listed Buildings within the 2km Study Area, all of which are situated within Keith itself. The Listed Buildings comprise two Category A Listed Buildings (**Assets 1 and 2**), 26 Category B Listed Buildings (**Assets 4, 13, 15-17, 20, 24, 26-28, 30-33, 35-45 and 47**) and 19 Category C Listed Buildings (**Assets 3, 5-12, 14, 18, 19, 21-23, 25, 29, 34 and 46**).
- 5.3.2. Early, pre-Ordnance Survey, historic maps of the area tend to be schematic and lacking in detail. Keith is depicted as *Keyth* on Gordon's map (**Figure 4**) of 1636-1652, a settlement of seemingly more substantial size than other settlements in the vicinity. This portion of the town is known as Old Keith. Of note is the bridge depicted crossing the River Isla – the extant Category A Listed 'Auld Brig' LB35661, constructed in 1609 by Thomas Moray and Janet Lindsay in a philanthropic gesture to allow safe crossing of the river at the traditional fording point (Groome 1896, 341), and the only such crossing on the busy road from Aberdeen to Inverness at the time (Moray Council 2010). While the asset is beyond the Study Areas for this assessment, its presence facilitated and perhaps encouraged travel for travellers and traders who would have made use of it locally to access the weekly markets and annual fairs in Keith, and for traders and cattle drovers who were moving further afield along the established routeway to and from Aberdeen (Moray Council 2010, 11). The longevity of this routeway is evidenced by the 18th century military road to the north of the Site (**Asset 69**), and the modern iteration of the route which is the A96 today.
- 5.3.3. Roy's map (**Figure 5**) of 1747-1755 shows the region in slightly more detail. *Kieth* is shown as a large settlement situated on the south bank of the River Isla, with agricultural land depicted to the south and east and moorland hills to the southwest. The 18th century Fettercairn to Fochabers Military Road (**Asset 69**) is shown leading from the southeast through the town and onwards to the northwest. This road, as mentioned previously, passes c 350m east of the Site and is partially overlain by the A96, demonstrating the persevering functionality of the routeway. It seems likely that the military road was itself a successor to a pre-existing route, even if this is not depicted as such on the preceding mapping.
- 5.3.4. In the mid-18th century James Ogilvy 5th Earl of Findlater developed New Keith, the southerly portion of the town characterised by the neatly aligned grid patterned plan. The Mid Street Conservation Area (**Asset 48**) incorporates the central area of this, encompassing Reidhaven Square which had been sited on the old market stance and continued to be used as such (Moray Council 2010, 12). This grid plan can be seen in the 1776 Taylor and Skinner map (**Figure 6**), which also identifies Birkenburn (**Asset 70**) to the south. The Category B Listed 17 Reidhaven Square single-storey cottage (**Asset 45**), dated c 1750, is situated on this square and is thought to be one of the oldest buildings in the Conservation Area (ibid 28). A small number of additional mid to late-18th century buildings within the 2km Study Area exist and include **Assets 3, 15, 16, 31-33, 42, and 46**, of which **Assets 33 and 46** comprise inn buildings and the remainder residential buildings, some with ground floor shops.
- 5.3.5. The Old Statistical Accounts describes how, in 1750, Lord Findlater started developing New Keith by dividing a barren heath and feuing it out '*in small lots, according to a regular plan, still adhered to; on which there stands a large, regular, and tolerably thriving village called New Keith... this village is the residence of all the manufactures of note in the parish... [and] it enjoys the benefit of a well-frequented, and plentifully supplied weekly market...*'

(Humphrey 1793, 420). The principle manufacturing in New Keith at this time was textile-related, *'flax-dressing, spinning and weaving'*, although these industries were observed to be dwindling (ibid, 419). The town continued to grow along the initially laid grid plan as the main industries of the town moved from textile producers to market-based (Moray Council 2010, 16-17). The buildings established are generally single and two-storey residential buildings, some with shops on the ground floor.

- 5.3.6. A map by Butterworth (**Figure 7**) in 1826 is the first to identify the Gibston farmstead (**Asset 80**) as a named place. Whilst detail is lacking, it is possible to see the Site area as being located generally on the slope of the hill overlooking the road to the northeast.
- 5.3.7. The town of Keith continued to expand during the 19th century, with buildings erected along the pre-determined grid plan of the mid-18th century (**Assets 4-7, 10-12, 14, 17, 18, 20-30, 34, 35, 37-41, 45, 44 and 47**). The majority of these buildings comprise single and two-storey buildings, generally residential and sometimes with some with commercial shop floors. A bank (**Asset 19**) and church (**Asset 30**) were erected, as was the Institute (**Asset 37**), a prominent building with a clock tower.
- 5.3.8. The most striking of the 19th century buildings is the Category A Listed St Thomas Roman Catholic Church and Presbytery (**Assets 2 and 1** respectively). The complex was designed by Father Lovi, who later was a priest in Keith, and it was constructed in 1831. The buildings are of neo-Classical and baroque design, the church featuring a prominent copper dome that was added in 1916. The church is situated at the west end of Chapel Street with an excellent vantage looking east down over Reidhaven Square and beyond to the wider landscape, with the presbytery constructed on the west side of the church.
- 5.3.9. The first detailed map of the Site and its surrounds was produced by the Ordnance Survey (OS) in 1869 (**Figure 8**). Here the Site is shown to occupy three fields immediately east of Gibston (**Asset 80**), which is itself shown as a farmstead comprising three roofed buildings, with a well to the south. None of these features are situated within the Site itself. The fields within which occupy the Site are described as 'arable' in the OS Books of Reference for Keith (OS 1868, 18). Gibston is described by the OS as a *'Small farm house, with offices a few chains South of it - the property of Andrew Stewart Esq: Auchlunkart'* (OS Name Books 1867-1869, 126).
- 5.3.10. The wider area is shown to comprise fields and woodland, with several recorded farmsteads, including Denhead (**Asset 72**) 300m north, Achorties (**Asset 50**) 700m northwest, Tarnash (**Asset 49**) 150m east, Black Hillock (**Asset 73**) 750m southeast, Nethertown (**Asset 54**) 950m south, Greens of Achortie (**Asset 55**) 100m south, Woodside of Blackhilllock (**Asset 60**) 500m south, and two unnamed farmsteads **Assets 53 and 68**, 0.5km to the southwest and 0.35km to the southeast respectively (**Asset 68** is later identified as Rosehall on the 1905 OS map (**Figure 9**)). Mills are depicted at three of the farmsteads (**Assets 54, 60 and 72**), with a fourth shown northeast of Tarnash farmstead (**Asset 49**), 400m from the Site, and possibly also associated with it though not recorded as an asset by the HER. Mill dams and lades are also indicated across the area. The Blackhillock Lime Works (**Asset 75**) 200m south of the Site is shown as a substantial industrial site and is described as comprising five lime kilns with the large limestone quarry, also belonging to Andrew Stewart Esquire (OS Name Books ibid).
- 5.3.11. Other post-medieval assets within the 1km Study Area include wells **Assets 51 and 66**, the latter of which is annotated on the 1869 map, a bridge (**Asset 57**) at Tarnash, 300m east, and another at Dunnyduff (**Asset 81**) 600m northeast, quarries at Dunnyduff (**Asset 78**) 300m northeast and Birkenbank (**Asset 56**), and several boundary stones (**Asset 59**) 1km southwest. A gold wedding ring (**Asset 58**) of late 18th or early 19th date was found 370m northeast of the Site. An area of rig and furrow (**Asset 84**) was recorded 600m west of the Site and a

bank and ditch (**Asset 82**) that could be the remains of a field system or plantation boundary are recorded 770m northeast of the Site.

- 5.3.12. The archaeological potential for remains of the post-medieval period within the Site is considered Medium. Such remains would likely relate to field boundaries and other agricultural remains, such as drainage features, but there is also considered to be potential for more substantial remains. Several farmsteads exist within close proximity to the Site, particularly adjacent to the western extent, and ancillary buildings to these or pre-19th century farmsteads (thus not depicted on detailed historic mapping) could exist within the Site itself.

5.4. Modern (AD 1900 onwards)

- 5.4.1. No modern assets are recorded within the Site.
- 5.4.2. Two shafts (**Assets 61 and 65**) are depicted on the 1905 OS map (**Figure 9**), 170m south of the Site. The Site itself is shown to have been partitioned into several fields, some boundaries for which are consistent with the 1869 map (**Figure 8**). Fields in the wider area have been similarly partitioned.
- 5.4.3. In Keith itself there are several Listed buildings dating to the early 20th century. These comprise the Category B Listed World War I memorial (**Asset 13**) and post office (**Asset 36**), and four Category C Listed buildings (**Assets 8, 9, 19 and 29**) comprising residential and/or commercial buildings. These were laid out along the grid plan established for New Keith.
- 5.4.4. Three non-designated assets relating to World War II roadblock locations are recorded 220m north (**Asset 52**), 570m north (**Asset 76**) and 950m north (**Asset 67**) of the Site. A pillbox (**Asset 79**) is recorded 130m north of the Site, overlooking the south approach to Keith from the A96. **Asset 71**, 700m northeast of the Site, marks where trees were harvested for use as pit props for mines, also during World War II.
- 5.4.5. The 20th century OS mapping shows little alteration to the Site and surrounds from 1905 onwards. The 1957 OS map (**Figure 10**) shows the removal of a single field boundary within the Site as the only alteration since 1905.
- 5.4.6. Aerial photography and satellite imagery of the Site, as discussed in Section 5.6, indicates that OHL towers have been present on the Site since the late 1970s. These have been re-sited at least twice, but the tower locations have been fairly localised.
- 5.4.7. The Blackhillock Electricity Substation (**Asset 83**) is recorded 115m west of the Site.
- 5.4.8. There is considered to be a High potential for modern remains within the Site, likely relating to the previous installations of OHL towers within the Site. Such remains could comprise old tower footings, infrastructure-related excavations for drainage, track construction, and so on. Such remains would be considered of Negligible importance.

5.5. Previous Works

- 5.5.1. No known archaeological events have taken place within the Site.
- 5.5.2. Three archaeological investigations have been recorded by the Moray HER and the NRHE within the 1km Study Area (**Assets 62-64**). These comprise a programme of works including evaluation and watching brief carried out along the HVDC Portgordon to Blackhillock Substation (**Event 62**), the route of which extended northwest from c 650m west of the Site. While archaeological results were obtained from these works, the features uncovered did not fall within the 1km Study Area. A trial trench evaluation (**Asset 63**) 700m west of the Site identified the

remains of rig and furrow (**Asset 84**) previously described. A trial trench evaluation (**Event 64**) carried out on land immediately south of the Site produced no archaeological findings.

5.6. Aerial Photography and Satellite Imagery

- 5.6.1. A search of aerial photography held by HES' National Collection of Aerial Photography (NCAP) was undertaken on 7th April 2023. Satellite imagery was consulted using Google Earth Pro. A full list of images consulted are included in the References in Section 7.
- 5.6.2. Photography from 1973 shows the Site with field boundaries consistent with those shown on the 1957 OS map (**Figure 10**). Two electricity OHL towers are visible, aligned northeast to southwest and located further north than the extant OHL line present on the Site today. By 1988 the two OHL towers had been relocated further south. The east-most of these towers appears to be within the location of the modern east-most OHL tower, whereas as the west-most of the two is slightly south of the present day OHL tower. The field boundaries within the field appear to have been removed by the time the 1988 photographs were taken.
- 5.6.3. Satellite imagery from 2005 shows the Site with the two OHL towers present as depicted in the 1988 aerial photographs. By 2019 the two western OHL towers present today had been installed, with the central tower clearly situated northwest of that shown on the 1988 photographs. The present post-and-wire fence leading south from the Gibston farmstead to portion off a small field on the west side of the Site was installed between 2019 and 2022. The satellite imagery shows that the fields have been ploughed throughout the years, and that they have been used for grain crop as well as pasture.
- 5.6.4. No additional heritage assets were identified through the imagery analysis.

5.7. LiDAR Data

- 5.7.1. LiDAR for Scotland Phase II covering the Site is available from the Scottish Remote Sensing Portal (Scottish Government 2021). The data is available as open data under an Open Government Licence, and was downloaded for use by AOC Archaeology Group in April 2023. The Scottish Public Sector LiDAR (Phase II) dataset was commissioned in response to the Flood Risk Management Act (2009) by the Scottish Government, Scottish Environment Protection Agency (SEPA), sportscotland, and 13 Scottish local authorities. This extension of the Phase I dataset collected airborne LiDAR for 66 additional sites for the purposes of localised flood management. Data was collected between 29th November 2012 and 18th April 2014 totalling an area of 3,516 km² (note the dataset does not have full national coverage). Aside from flood risk management, this data has also been used for archaeological and orienteering purposes.
- 5.7.2. Analysis of the LiDAR data did not identify any significant and previously unknown heritage assets within the Site (**Figure 11**). Cultivation and/or soil tillage furrows extending southwest-northeast are visible, as are the extant OHL towers. Slight mounded features immediately northwest of the central and southeast extant towers likely relate to the previously installed towers visible on the 1973 and 1988 aerial photographs.

5.8. Site Walkover and Setting Assessments

- 5.8.1. A walkover survey of the Site was conducted by AOC Archaeology Group on 12th April 2023. The weather was fine with intermittent sunshine and overcast conditions and excellent visibility. Plates accompanying this section can be viewed in **Appendix 3**. The survey did not identify any upstanding archaeological remains.
- 5.8.2. The Site is situated on a northeast-facing slope. The higher southwest extent of the Site affords wide-ranging

views to the surrounding countryside to the north and east, although the town of Keith is mostly screened by the intervening topography and by the Gibston farm (**Asset 80**) complex (**Plates 1 and 2**). Immediately west of the Site are numerous OHL towers and other tall infrastructure related to the Blackhillock Substation (**Asset 83; Plate 3**), and a large compound and laydown area exists to the south of the southwest side of the Site (**Plate 4**). The range of outward visibility diminishes towards the northeast lower extent, and views become fairly limited to the east and southeast due to intervening topography to the north and west (**Plates 5 to 7**).

- 5.8.3. The Site comprises a pastoral field used for sheep grazing, with three OHL towers present within it, extending in a northeast-southwest alignment (**Plates 1 and 8**). Narrow linear earthworks aligned northwest-southeast were present across the whole Site, evidence of modern soil tillage for pasture (**Plate 9**). Within the corridor of the OHL there was evidence of recent excavation works that included a track below the OHL running along the extent of the central and eastern OHL towers (**Plate 10**) and a large boggy area west of the central OHL tower which was where, per the landowner's account, an excavator had sunk and had to be excavated out (**Plate 11**).
- 5.8.4. The northeast extent of the Site has slightly more variable topography with one low knoll of particular prominence situated north of the existing east-most OHL tower (**Plate 12**). This knoll appears to correlate with the location of a since-removed OHL tower depicted on aerial photographs dating to 1973 (see Section 5.6.2).
- 5.8.5. The field boundaries on the Site comprise post-and-wire fences with no traces of boundary walls (**Plate 13**). No upstanding archaeological remains were identified within the Site.
- 5.8.6. Visits to designated assets within 2km of the Site were undertaken on the 12th April 2023 in order to assess the potential for the Proposed Development to impact upon their setting and character. The results of these setting assessments are discussed below in Section 6.2.

6. CONCLUSION

6.1. Direct Impacts

- 6.1.1. Potential impacts on known or unknown buried archaeological remains which may survive within the Site relate to the possibility of disturbing, removing or destroying *in situ* remains and artefacts during ground-breaking works (including excavation, construction and other works) associated with the Proposed Development. The installation of a surface track could also have the potential to impact underlying archaeological remains through compression.
- 6.1.2. This assessment has established that there is considered to be a Low to Medium potential for remains of prehistoric and medieval date, a Medium potential for remains of post-medieval date, and a High potential for remains of modern date to survive within the Site. There has likely been some disturbance to the Site for the installation of the OHL towers, both past and present, and through ploughing and tillage activity, however there is still considered to be potential for sub-surface remains to be present.

6.2. Settings Impacts

- 6.2.1. The NPF4 (Scottish Government 2023) and HES guidance on setting (2016; updated 2020) are clear that the setting of an asset can contribute to its significance. Section 2.4 of this report outlines the planning policy with regard to the setting of designated assets.
- 6.2.2. This section considers the potential for any Proposed Development to result in impacts upon the setting of designated heritage assets within 2km of the Site. This includes consideration of whether any such change would

constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their cultural significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. Where a new development may be located within the setting of an asset but does not diminish the cultural significance of the asset or the ability to appreciate that significance, it may have a neutral impact.

- 6.2.3. There are 48 designated assets within the 2km Study Area surrounding the Site. These assets are all located within the New Keith portion of Keith, c 1.8km north of the Site. Listed Buildings account for 47 of these assets, including the Category A Listed Roman Catholic Church of St Thomas (**Asset 2**) and its associated Presbytery (**Asset 1**), as well as a further 26 Category B Listed Buildings (**Assets 4, 13, 15-17, 20, 24, 26-28, 30-33, 35-45 and 47**) and 19 Category C Listed Buildings (**Assets 3, 5-12, 14, 18, 19, 21-23, 25, 29, 34 and 46**). The majority of these assets are located within the designated Conservation Area for Keith Mid Street (**Asset 48**), which incorporates much of Mid Street, Reidhaven Square and Chapel Street (**Figure 3**).
- 6.2.4. As discussed in Sections 5.3 and 5.4, the Listed Buildings were constructed along a formal grid plan laid out by Lord Findlater in 1750 as part of the planned New Keith town, with construction starting in the mid-18th century and continuing into the 20th century. The streets are laid out north to south and east to west, with Reidhaven Square situated in the southeast portion of the town, used as the market stance. The majority of the buildings were, and remain, residential and commercial properties, generally single-storey cottages and two-storey buildings that provide a varied character to the town. The main north-south streets within the Conservation Area comprise Mid Street, Moss Street, and Land Street, with narrower east-west streets and lanes branching off from these. The topography for New Keith is highest to the southwest, and declines to the north and east. Such a layout of successive streets and the topographic setting prohibits long outward views from much of the town.
- 6.2.5. For the vast majority of the assets, their setting is highly localised as residential and commercial buildings of New Keith, with their setting not extending beyond the street they are situated upon. Some assets, such as the prominent Category A Listed St Thomas Church (**Asset 2**) and Category B Listed Institute Building (**Asset 37**) provide important focal points to look at whilst within the town, but these views are fairly limited again to the streets that they occupy, with glimpses of the copper dome of the church and the clock tower of the Institute building barely visible at ground level from the surrounding streets.
- 6.2.6. The Category A Listed St Thomas Church (**Asset 2**) is the only building asset for which outward views may have been intended, however long-ranging outward views beyond the limits of the town were not likely the principle consideration for its location. Situated at the west end of Chapel Street, and the high point of the street, the principle east elevation of the building and its high position certainly affords views east that extend down Chapel Street over Reidhaven Square to the distant countryside. It is likely however that the long-ranging views the location affords are of secondary consideration to the views afforded *towards* its location. As it occupies a high point, the asset is visible to a significant proportion of Chapel Street and Reidhaven Square beyond, and considering the square's use for the weekly markets and annual fairs and the large numbers of people these would have attracted, the significance of its location derives mostly from it being a focal point from these areas. Even so, the Site itself does not lie within the easterly view corridor afforded by Chapel Street from this asset. If the Proposed Development was at all visible from the asset, it would be seen above the successive rooflines of buildings and far beyond the setting of the asset itself.
- 6.2.7. Outward views were therefore not a principle consideration to the design for the Listed Buildings considered,

particularly as they face onto the streets and to the buildings opposite, however the streets themselves were likely designed so as to incorporate vistas when viewed along them (Moray Council 2010, 26). Due to the nature of the built-up streets, these views are fairly restricted to long corridors with glimpses of the countryside beyond. The Conservation Area appraisal for Mid Street (**Asset 48**) highlights key views from the Conservation Area:

'Views of special note within the conservation area are:

- *views from Mid Street and the cross lanes out of the conservation area*
- *glimpses between buildings and across the conservation area in the lanes*
- *views over Reidhaven Square*
- *the vistas down Mid Street*
- *vista along Chapel Street, terminated by the church.'* (Moray Council 2010, 26).

- 6.2.8. The setting assessment determined that views towards the Site along the north-south streets were fully screened by the buildings that occupy the streets, and similarly outward views from Reidhaven Square were screened by the buildings that surround it. The true line of sight along Moss Street, Mid Street and Land Street leads north northeast to south southwest, bypassing the Site itself which lies to the south southeast (**Plates 14 and 15**).
- 6.2.9. Any visibility towards the Site and the Proposed Development would likely only be possible from the southern extent of the Conservation Area, glimpsed either above the buildings or between them, but not featuring in the main views along the streets themselves. The rise of topography would screen the southeast portion of the Proposed Development in its entirety, given the relatively low-level height of the battery storage units, while the southern skyline as viewed from Keith already features tall modern infrastructure comprising OHL towers towards the southwest end of the Site, agricultural buildings, and the turbines of the Edintore Wind Farm to the south. Any visible and tall infrastructure within the southwest portion of the Site for the Proposed Development would be situated within this pre-existing modern infrastructure skyline and, in particular, would not exceed the height of the pre-existing OHL towers. As such, it is considered that while the Proposed Development may be partially visible to some assets and the Conservation Area, it would not alter their setting nor affect the ability to understand and appreciate them, thereby providing a Neutral level of impact.
- 6.2.10. As the predicted setting impacts on these designated assets is considered neutral, no mitigation for settings impacts are considered necessary, however the need for any such mitigation would be a matter for the local planning authority.

6.3. Mitigation

- 6.3.1. National planning policies and planning guidance, NPF4 (2023), HEPS (HES 2019) and PAN2/2011 (Scottish Government 2011), as well as the local planning policies for Moray Council as outlined in this report (Section 2.4), require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets, both known and potential, by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 6.3.2. This assessment has established that within the Site there is considered to be a Low to Medium potential for remains of prehistoric and medieval date, a Medium potential for remains of post-medieval date, and a High potential for remains of modern date. There has likely been some disturbance to the Site for the installation of

the OHL towers, both past and present, and through ploughing and tillage activity, however there is still considered to be potential for sub-surface remains to be present. Direct impacts on such remains could result in a High adverse impacts on the archaeological resource.

- 6.3.3. A programme of archaeological works in advance of development would likely be required. This could include non-intrusive works, such as geophysical survey of the fields, which could assist in the identification of underlying remains and inform further mitigation strategies. Hand-held gradiometric survey would be feasible, though there could potentially be slight interference and noise directly below the OHL corridor as a result of interference from the towers and lines. Intrusive investigation through a programme of trial trenching would also allow for further investigation. Depending on the results of the evaluation, further archaeological works such as archaeological monitoring or excavation may be required. The scope of any such works would be required to be agreed via a Written Scheme of Investigation with ACAS, as advisors to Moray Council on such matters.
- 6.3.4. The magnitude of impact caused by the Proposed Development upon the setting of the designated heritage assets would be neutral. There may be some visibility of infrastructure related to the Proposed Development appearing from assets in Keith above the crest of the intervening topography and trees, but this would be sited amongst existing infrastructure of electricity towers present in and around the Blackhillock Electricity Substation (**Asset 83**), with turbines from Edintore Windfarm possibly visible beyond and would be well beyond the setting of these assets as defined in this assessment. The Development Proposal would not exceed the height of the infrastructure it is surrounded by. As such, no mitigation for settings impacts is considered necessary. The need for any such mitigation would, however, be a matter for the local planning authority.

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7.3. Aerial Photography and Satellite Imagery References

Sortie	Type of Print	Grid Reference	Date	Frame No.
MER/041/73	Vertical	NJ 43829 48748	10 th August 1973	0079
MER/041/73	Vertical	NJ 43829 48748	10 th August 1973	0080
ASS/60888	Vertical	NJ 43829 48748	6 th May 1988	0152
ASS/60888	Vertical	NJ 43829 48748	6 th May 1988	0153

National Collection of Aerial Photography (NCAP). [Accessed: 10/04/2023].

Satellite Imagery Date	Latitude	Longitude	National Grid Reference	Layer Image Copyright
1 st January 2005	57°31'31"N	002°56'22"W	NJ 43829 48748	2023 Getmapping plc
9 th April 2019	57°31'31"N	002°56'22"W	NJ 43829 48748	2023 CNES/Airbus
25 th July 2021	57°31'31"N	002°56'22"W	NJ 43829 48748	2023 CNES/Airbus
11 th August 2022	57°31'31"N	002°56'22"W	NJ 43829 48748	2023 Maxar Technologies

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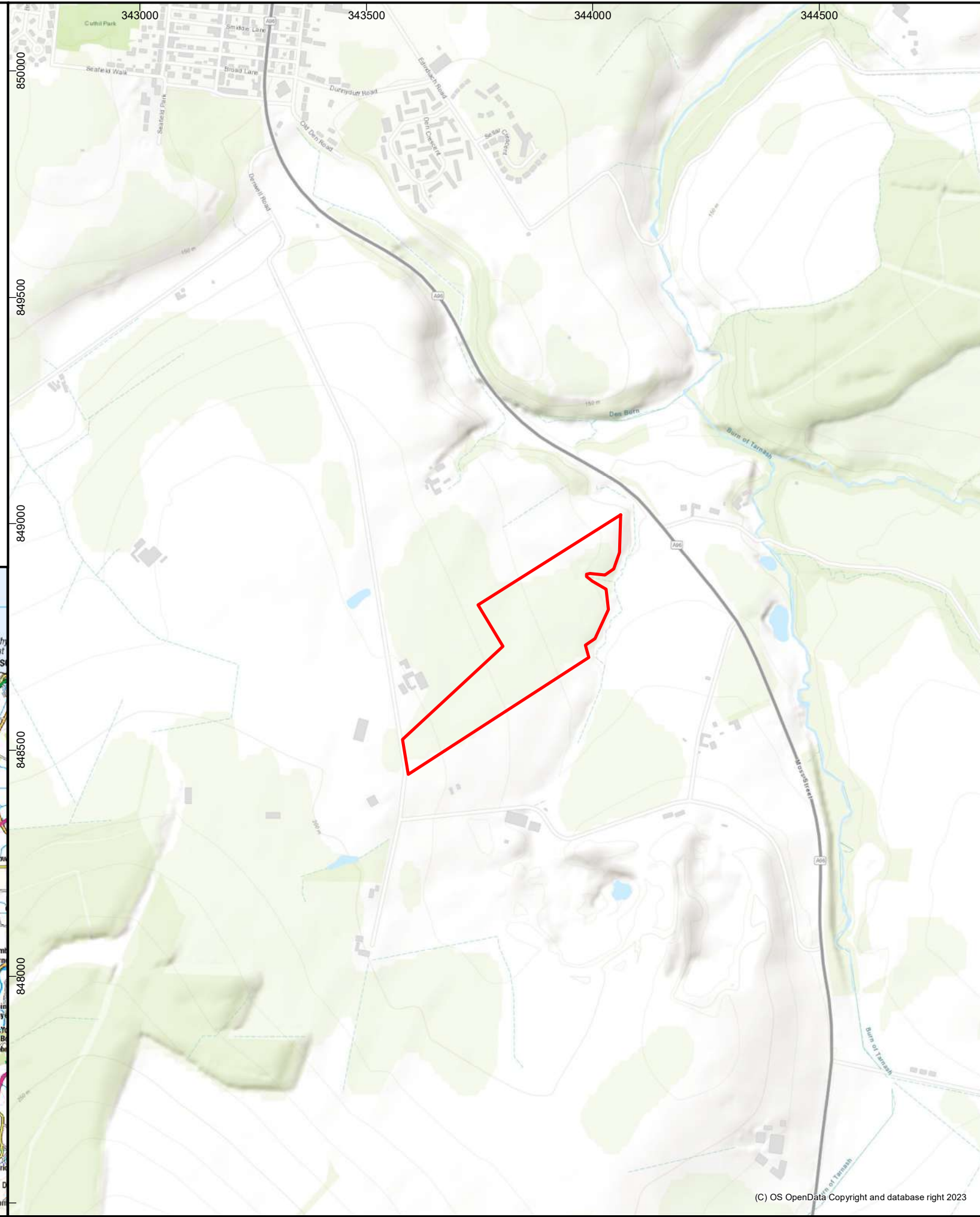
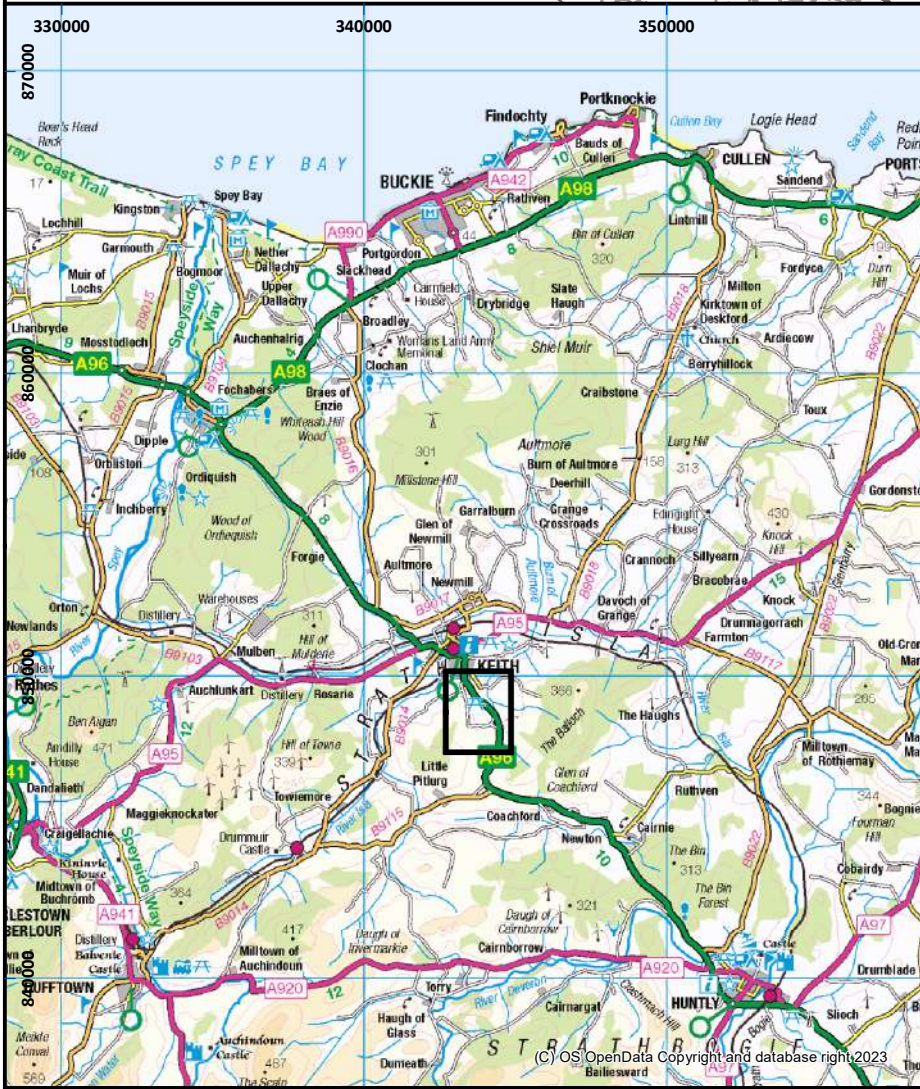
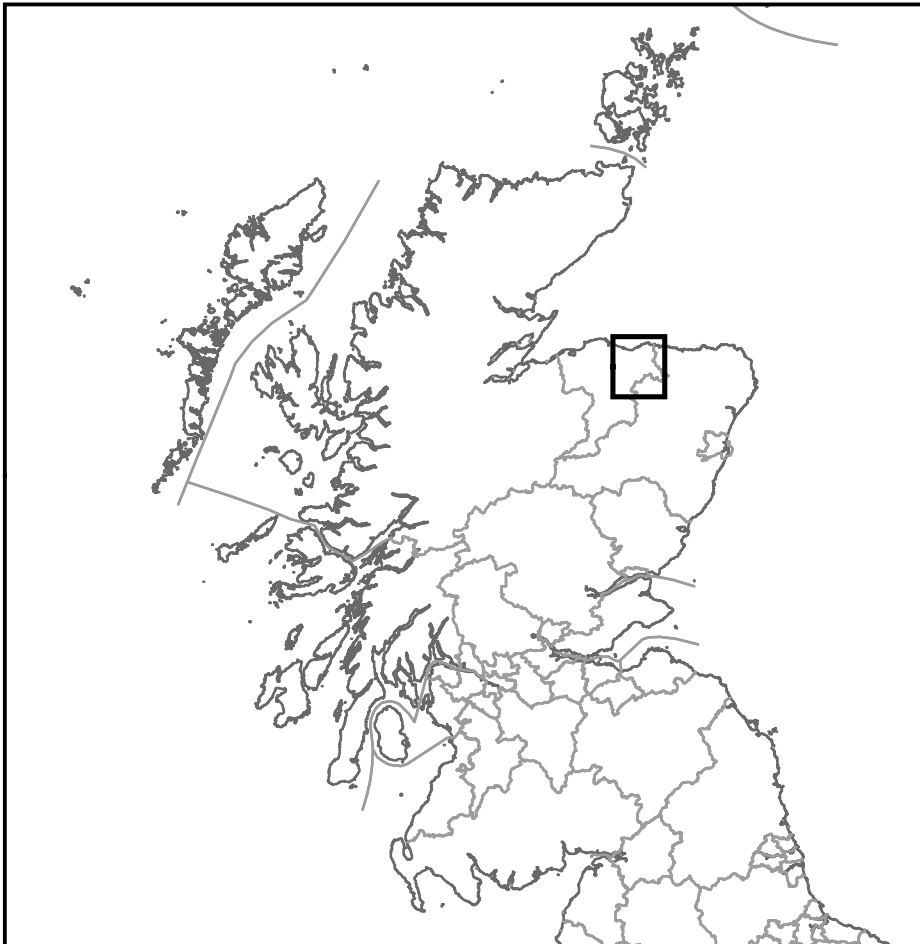


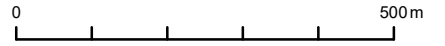


Figure	1
Site Location	
Legend ▭ Site Boundary	
FOR	
Noriker Power Ltd Railway House Bruton Way Gloucester GL1 1DG	
Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/01/01
AOC Project No.:	27059
 (C) AOC Archaeology Group 2023	
	
SYSTEM	
Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE	1:10,000 @ A3
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(C) OS OpenData Copyright and database right 2023	

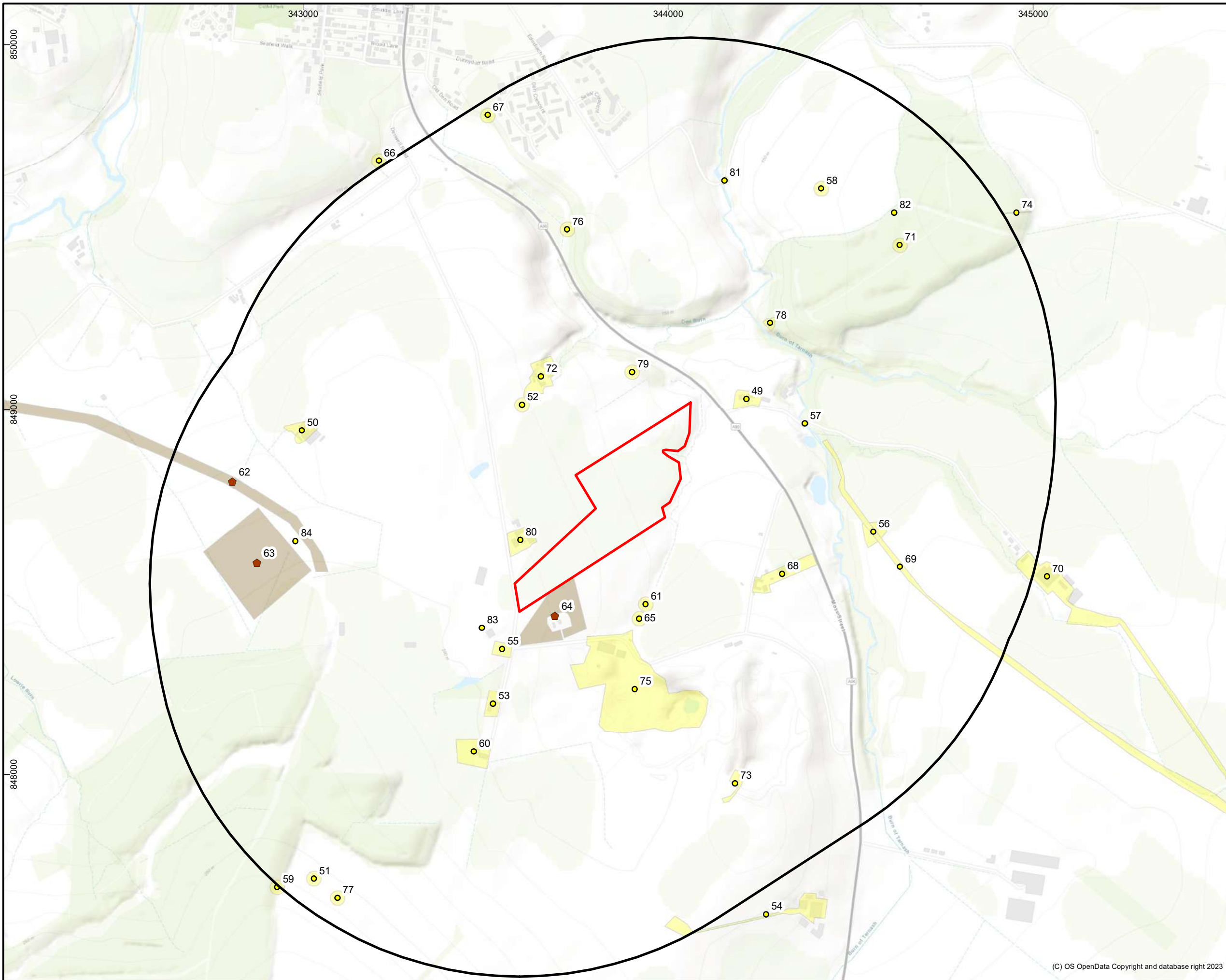





Figure		2
Non-designated Heritage Assets and Events within 1km Study Area		
Legend ▭ Site Boundary 1km Study Area ● Non-designated Heritage Asset ◆ Event Extent of Non-designated Heritage Asset Extent of Event		
FOR		
Noriker Power Ltd Railway House Bruton Way Gloucester GL1 1DG		
Drawn/checked:	SW/SO	
DWG no:	01/27059/HIA/02/01	
AOC Project No.:	27059	
 (C) AOC Archaeology Group 2023		
		
SYSTEM		
Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
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(C) OS OpenData Copyright and database right 2023		

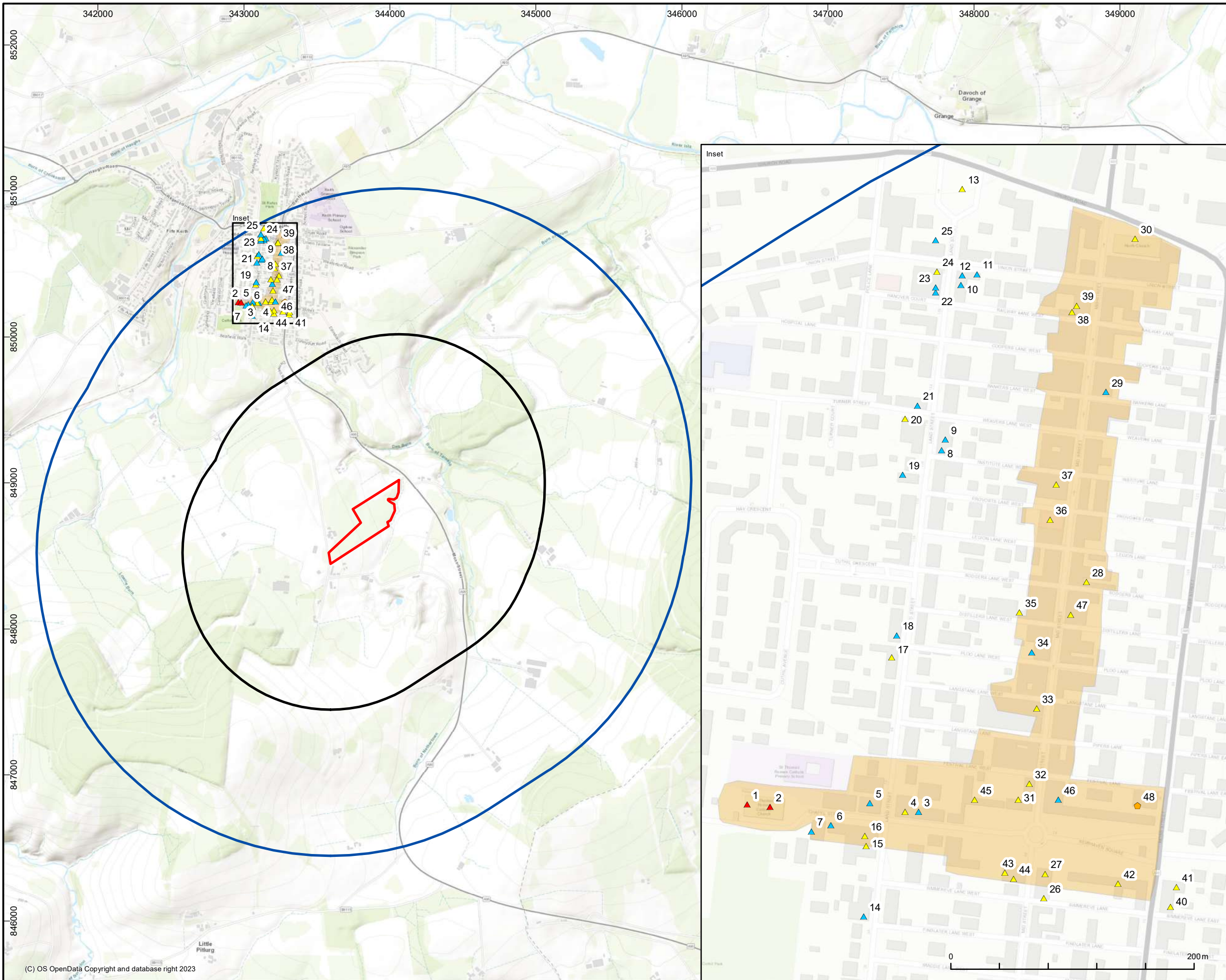


Figure		3
Designated Heritage Assets within 2km Study Area		
Legend		
	Site Boundary	
	1km Study Area	
	2km Study Area	
	Listed Building - Category A	
	Listed Building - Category B	
	Listed Building - Category C	
	Conservation Area	
	Conservation Area Extent	
FOR		
Noriker Power Ltd Railway House Bruton Way Gloucester GL1 1DG		
Drawn/checked:	SW/SO	
DWG no:	01/27059/HIA/03/01	
AOC Project No.:	27059	
 (C) AOC Archaeology Group 2023		
SYSTEM		
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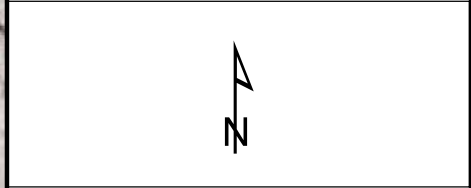
Extract from a map by Gordon, 1636-1652

Legend
 Approximate Site Location

FOR
 Noriker Power Ltd
 Railway House
 Bruton Way
 Gloucester
 GL1 1DG

Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/04/01
AOC Project No.:	27059


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SYSTEM

SCALE

SCALE
 NOT TO SCALE



Figure

5

Extract from a map
by Roy, 1747-1755

Legend

■ Approximate Site Location

FOR

Noriker Power Ltd
Railway House
Bruton Way
Gloucester
GL1 1DG

Drawn/checked: SW/SO

DWG no: 01/27059/HIA/05/01

AOC Project No.: 27059



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SYSTEM

SCALE

SCALE

NOT TO SCALE



Figure

6

Extract from a map
by Taylor and Skinner, 1776

Legend

□ Approximate Site Location

FOR

Noriker Power Ltd
Railway House
Bruton Way
Gloucester
GL1 1DG

Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/06/01
AOC Project No.:	27059



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SYSTEM

SCALE

SCALE

NOT TO SCALE



Figure 7

Extract from a map by Butterworth, 1826

Legend
□ Approximate Site Location

FOR
 Noriker Power Ltd
 Railway House
 Bruton Way
 Gloucester
 GL1 1DG

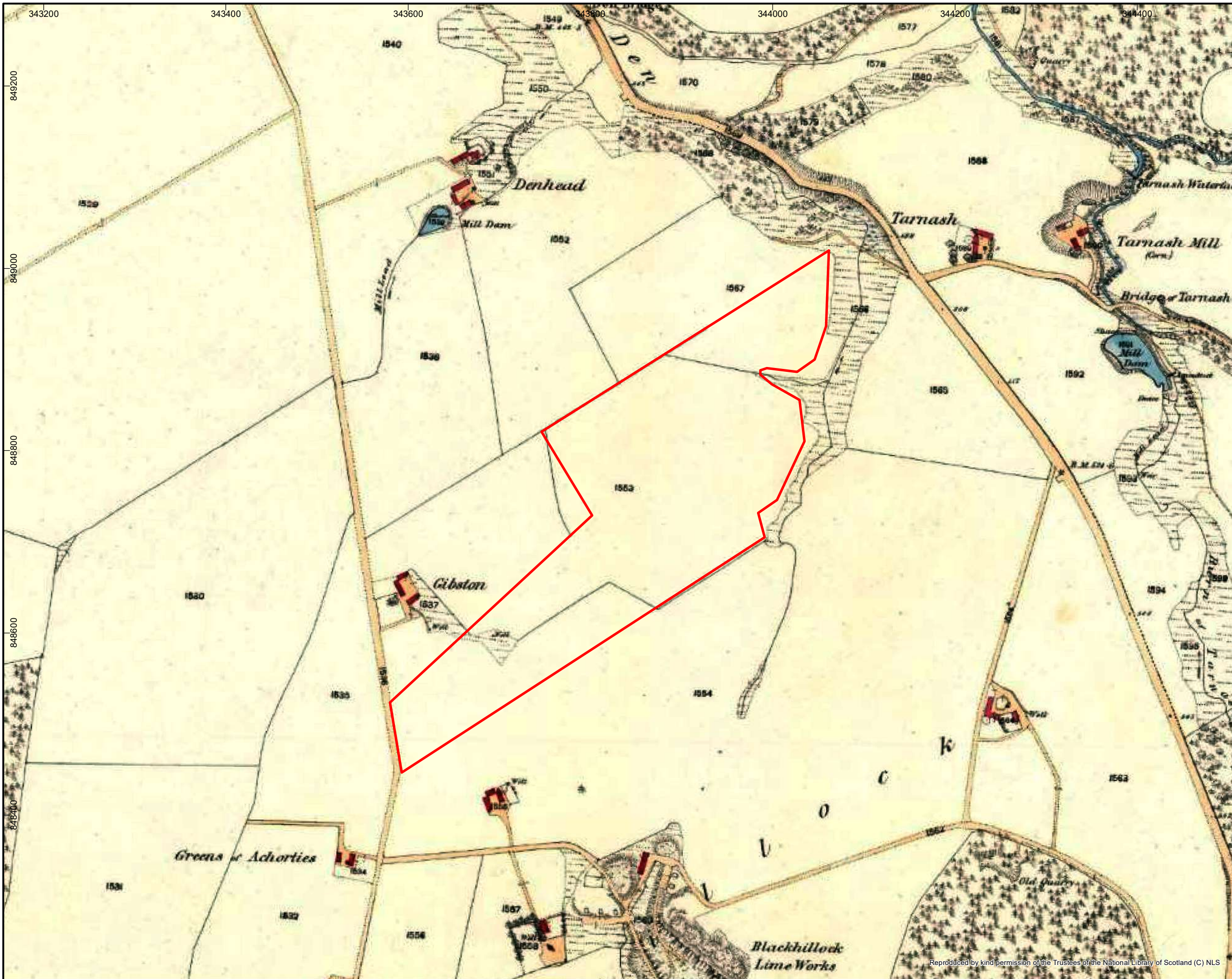
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AOC Project No.:	27059

AOC
 Archaeology Group
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SYSTEM
 SCALE
 SCALE
 NOT TO SCALE

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Figure

8

Extract from an Ordnance Survey map, 1869

Legend

Site Boundary

FOR

Noriker Power Ltd
 Railway House
 Bruton Way
 Gloucester
 GL1 1DG

Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/08/01
AOC Project No.:	27059



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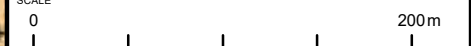
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 Datum: OSGB 1936

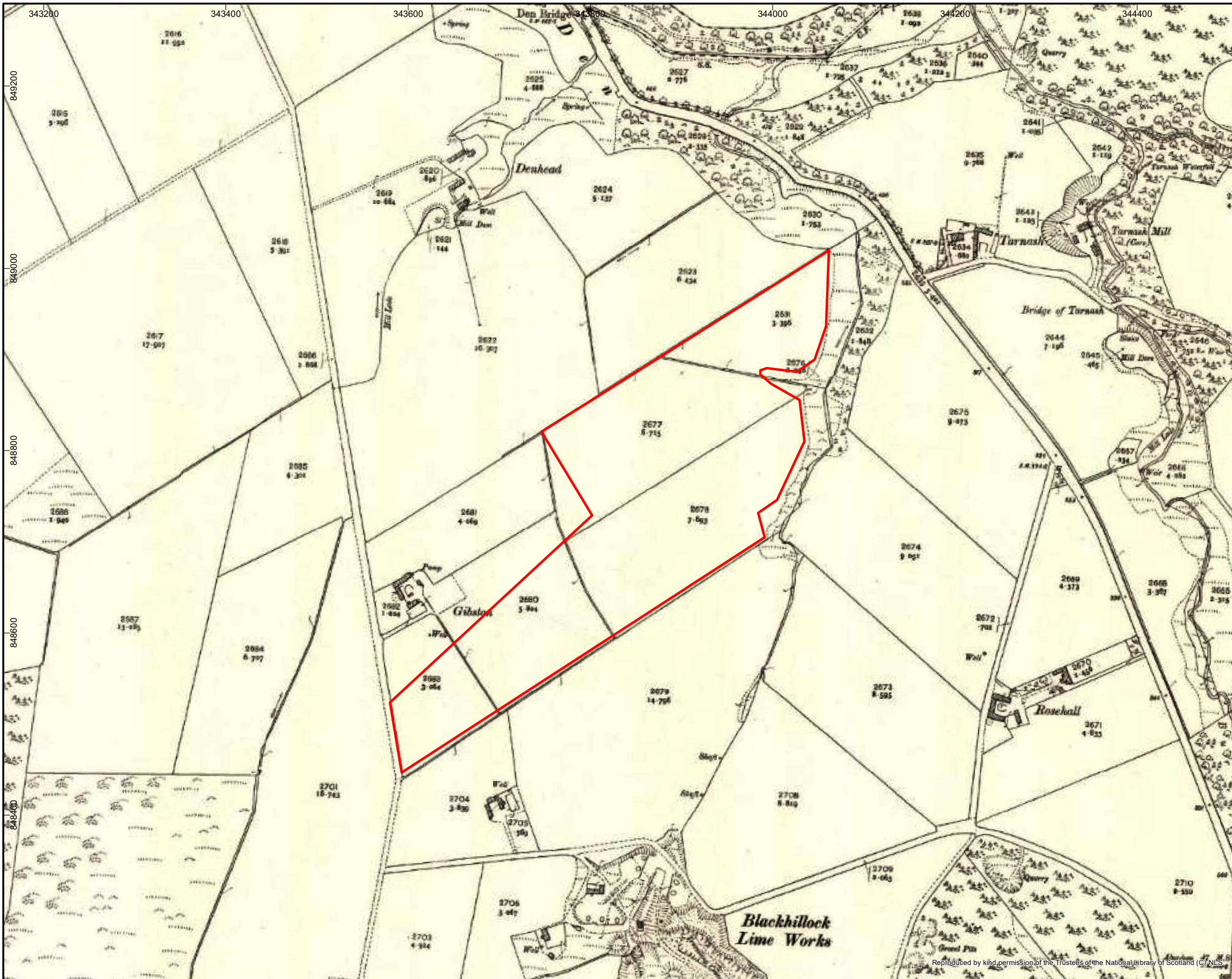
SCALE

1:4,000 @ A3

SCALE



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Extract from an Ordnance Survey map, 1905

Legend

□ Site Boundary

FOR

Noriker Power Ltd
 Railway House
 Bruton Way
 Gloucester
 GL1 1DG

Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/09/01
AOC Project No.:	27059

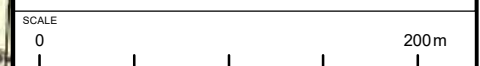


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SYSTEM
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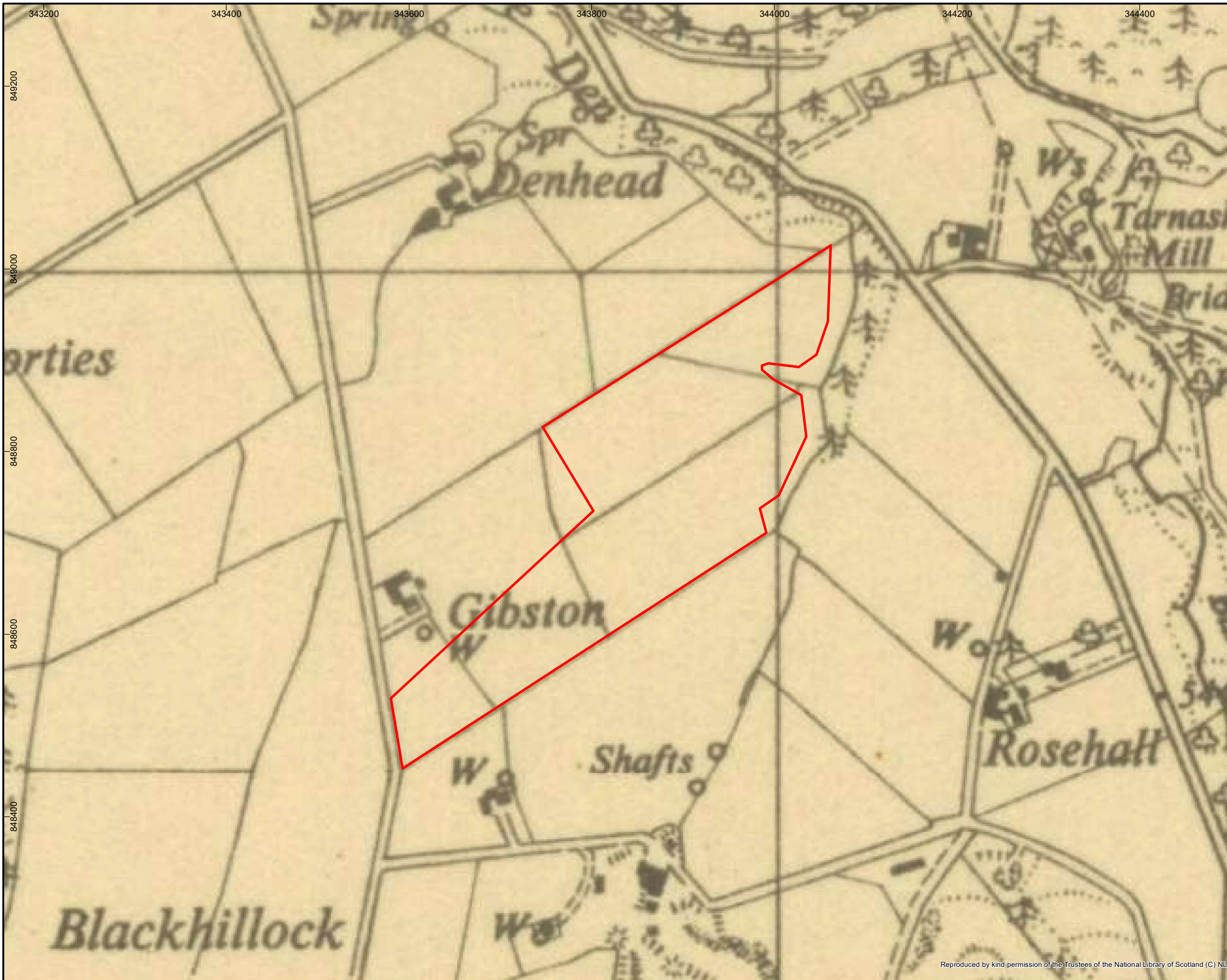


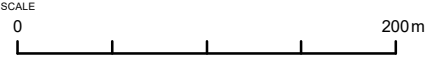
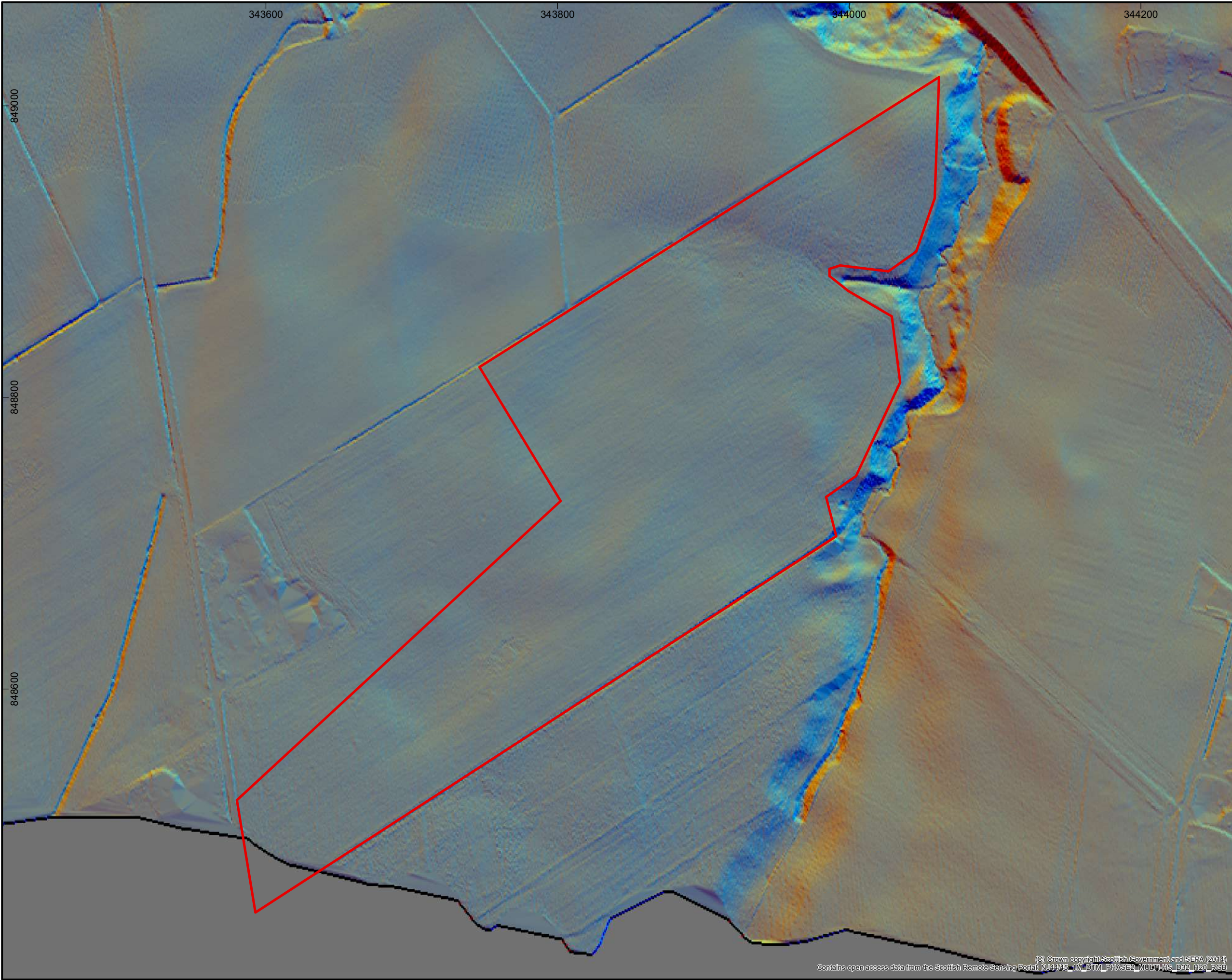


Figure	10
Extract from an Ordnance Survey map, 1957	
Legend □ Site Boundary	
FOR	
Noriker Power Ltd Railway House Bruton Way Gloucester GL1 1DG	
Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/10/01
AOC Project No.:	27059
 (C) AOC Archaeology Group 2023	
	
SYSTEM	
Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE	1:4,000 @ A3
SCALE	
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LiDAR Analysis: Analytical Hillshading from 16 directions (RGB)

Legend
 Site Boundary

FOR
 Noriker Power Ltd
 Railway House
 Bruton Way
 Gloucester
 GL1 1DG

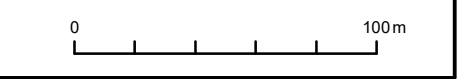
Drawn/checked:	SW/SO
DWG no:	01/27059/HIA/11/01
AOC Project No.:	27059


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SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE
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Blackhillock BESS, Keith, Moray: Heritage Impact Assessment

Appendix 1: Assessment Scope & Criteria

Scope of the Assessment

This report details the results of a Heritage Impact Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not (**Table 1**).

Assessment Criteria

Archaeological Potential

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the Site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the Site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the Site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the Site cannot be confirmed without detailed information on the below-ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

Table 1: Assessing the Importance of a Heritage Asset	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Category A Listed Buildings, Inventory Gardens and Designed Landscapes and Inventory Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium or high importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Category B and C Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOW	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the ‘baseline’ conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in **Table 2** below.

Table 2: Criteria for Determining Magnitude of Impact	
LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Inventory Battlefields, Listed Buildings, Inventory Gardens and Designed Landscapes, and World Heritage Sites.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to 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 encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, 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 significance of the asset.
NEUTRAL	
NEUTRAL	A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance.
BENEFICIAL	

NEGLECTIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long term effect on the significance of the asset.
LOW	Minimal enhancement to an assets or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.
MEDIUM	Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be reveal; removal of an inappropriate feature in an asset’s setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.
HIGH	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

Blackhillock BESS, Keith, Moray: Heritage Impact Assessment

Appendix 2: Asset/Event Gazetteer

Gazetteer of Heritage Assets and Event



Asset/Event Number	1
Asset/Event Name	Presbytery, Roman Catholic Church Of St Thomas, Chapel Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35623
HER Number	380243
Status	Listed Building - Category A
Easting	342962
Northing	850239
Parish	Keith
Council	Moray
Description	<p>1831, Father Walter Lovi; dome, enlarged sanctuary and internal decoration by C J Menart, Glasgow, 1916. Prominently sited, neo-classical/Baroque cruciform church incorporating 2-storey presbytery at rear (W). Polished ashlar E front, tooled rubble flanks with ashlar margins and dressings. 3-bay pilastered entrance front, centre bay slightly advanced with 2-stages, each delineated by paired pilasters, upper stage pedimented and flanked each side by bold decorative scrolled consoles; centre entrance with pedimented doorpiece flanked by corniced panels with inset round-headed niches each housing statue. Substantial octagonal faceted copper covered concrete some spans crossing with shaped lunette in each face and apex cross finial. 2 round-headed windows in N and S transepts. Rear 2 bays incorporate presbytery with 2 windows each floor including dormerless attic in W gable. Projecting 2-storey canted window at SW; 2-pane glazing. Ridge stack; slate roofs.</p> <p>INTERIOR OF CHURCH: 1916 Corinthian pilastered interior; pilastered and pedimented panel incorporates Francois Dubois' painting, 'The Incredulity of St Thomas' as altarpiece; deep main cornice; simple plaster details to dome interior.</p> <p>Gallery at E end with plain front; pine pews.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	2
Asset/Event Name	St Thomas' Catholic Church, Chapel Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35623
HER Number	380242
Status	Listed Building - Category A
Easting	342981
Northing	850237
Parish	Keith
Council	Moray
Description	<p>1831, Father Walter Lovi; dome, enlarged sanctuary and internal decoration by C J Menart, Glasgow, 1916. Prominently sited, neo-classical/Baroque cruciform church incorporating 2-storey presbytery at rear (W). Polished ashlar E front, tooled rubble flanks with ashlar margins and dressings. 3-bay pilastered entrance front, centre bay slightly advanced with 2-stages, each delineated by paired pilasters, upper stage pedimented and flanked each side by bold</p>

decorativescrolled consoles; centre entrance with pedimented doorpiece flanked by corniced panels with inset round-headed niches each housing statue. Substantial octagonal faceted copper covered concrete some spans crossing with shaped lunette in each face and apex cross finial. 2 round-headed windows in N and S transepts. Rear 2 bays incorporate presbytery with 2 windows each floor including dormerless attic in W gable. Projecting 2-storey canted window at SW; 2-pane glazing. Ridge stack; slate roofs.

INTERIOR OF CHURCH: 1916 Corinthian pilastered interior; pilastered and pedimented panel incorporates Francois Dubois' painting, 'The Incredulity of St Thomas' as altarpiece; deep main cornice; simple plaster details to dome interior.

Gallery at E end with plain front; pine pews.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	3
Asset/Event Name	Den Mar And Crimond, 7-9, Chapel Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35624
HER Number	380244
Status	Listed Building - Category C
Easting	343103
Northing	850233
Parish	Keith
Council	Moray
Description	Mid-later 18th century, 2-storey and attic, S-facing 5-bay house. Harl pointed rubble, rendered margins. Centre door, additional door to left. Paired outer bay windows; small, keystone attic window in centre gablet with apex stack; 2-pane glazing. End stacks, heightened in brick at W; concrete tiled roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	4
Asset/Event Name	Cuthill House, 11 Chapel Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35625
HER Number	380245
Status	Listed Building - Category B
Easting	343092
Northing	850233
Parish	Keith
Council	Moray
Description	Early 19th century. 2-storey and attic house over raised basement, 4 S facing bays. Tooled ashlar frontage, rubble return gable to Land Street, polished ashlar dressings. Off-centre recessed pedimented entrance with Roman Doric columns in antis. Deep band

course/basement lintel course; 4-pane glazing; 2 modern swept dormers; blocked ground floor and diminutive attic windows in Land Street return gable. Coped end stacks; slate roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	5
Asset/Event Name	13-15 Chapel Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35626
HER Number	380246
Status	Listed Building - Category C
Easting	343063
Northing	850240
Parish	Keith
Council	Moray
Description	Earlier 19th century, S facing 2-storey and attic house; heavily pointed rubble, rendered return gable to Land Street, tooled and polished ashlar dressings. Rendered single storey, single bay extension at W gable (15 Chapel Street). Centre door under bracketted cornice; 4-pane glazing. Single canted dormer; former doorway in return Land Street gable blocked as window; small centre gable attic window. Coped end stacks; slate roofs. 2-storey wing to rear.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	6
Asset/Event Name	12 Chapel Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35627
HER Number	380247
Status	Listed Building - Category C
Easting	343031
Northing	850222
Parish	Keith
Council	Moray
Description	Circa 1830, N-facing 2-storey, 3-bay house. Rubble, tooled rubble dressings. Decorative fanlight to centre entrance; double-leaf doors; multi-pane glazing to upper lights, 2-pane to lower. Coped end stacks; felt tile roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	7
Asset/Event Name	14 Chapel Street, Keith

Gazetteer of Heritage Assets and Event



Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35628
HER Number	380248
Status	Listed Building - Category C
Easting	343015
Northing	850217
Parish	Keith
Council	Moray
Description	<p>Mid 19th century. Single stoeey N-facing cottage with substantial rear wing. Rubble, rendered margins. Centre door; 4-pane glazing; diminutive centre attic window in W return gable. Coped end stacks; slate roofs except for corrugated iron roofing to extreme W end of rear wing.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	8
Asset/Event Name	109 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35632
HER Number	380253
Status	Listed Building - Category C
Easting	343122
Northing	850530
Parish	Keith
Council	Moray
Description	<p>Early 20th century. 2-storey house comprising pair 2-bay dwellings. Rubble, brick or tooled rubble dressings. Single storey centre 2 bays with pair wide segmental-headed entrances each with curved brick lintel, panelled door, side window, wide segmental fanlight; doorway fenestration with margined and coloured glazing. 2-storey outer bays with centre ground and 1st floor windows, all with varied glazing. Coped end stacks; piended and gabled slate roof; decorative red tile ridge and apex finials.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	9
Asset/Event Name	111 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35632
HER Number	380254
Status	Listed Building - Category C
Easting	343125
Northing	850539
Parish	Keith

Council	Moray
Description	Early 20th century. 2-storey house comprising pair 2-bay dwellings. Rubble, brick or tooled rubble dressings. Single storey centre 2 bays with pair wide segmental-headed entrances each with curved brick lintel, panelled door, side window, wide segmental fanlight; doorway fenestration with margined and coloured glazing. 2-storey outer bays with centre ground and 1st floor windows, all with varied glazing. Coped end stacks; piended and gabled slate roof; decorative red tile ridge and apex finials.
	Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	10
Asset/Event Name	143 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35633
HER Number	380255
Status	Listed Building - Category C
Easting	343138
Northing	850666
Parish	Keith
Council	Moray
Description	Circa 1800. 2-storey, irregular W facing 4-bay house; 2 wide bays to No 145 and 3 narrow bays with centre door to No 143. Rubble with tooled rubble dressings and rendered margins, harl pointed flanks; 2-pane glazing. Coped end stacks; slate roof.
	Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	11
Asset/Event Name	14 Union Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35633
HER Number	380257
Status	Listed Building - Category C
Easting	343151
Northing	850675
Parish	Keith
Council	Moray
Description	Single storey, 5-bay rear wing front Union Street (No 14 Union Street). Similar building material to 145 Land Street (LB35633/380257) . Single entrance; 4-pane glazing. End stack; slate roof.
	Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	12
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Gazetteer of Heritage Assets and Event



Asset/Event Name	145 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35633
HER Number	380256
Status	Listed Building - Category C
Easting	343139
Northing	850674
Parish	Keith
Council	Moray
Description	Circa 1800. 2-storey, irregular W facing 4-bay house; 2 wide bays to No 145 and 3 narrow bays with centre door to No 143. Rubble with tooled rubble dressings and rendered margins, harl pointed flanks; 2-pane glazing. Coped end stacks; slate roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	13
Asset/Event Name	War Memorial, Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35634
HER Number	380258
Status	Listed Building - Category B
Easting	343139
Northing	850745
Parish	Keith
Council	Moray
Description	Sir George Washington Browne, 1919. War memorial in 2 sections enclosed by low coped wall. All polished ashlar. At rear square ashlar plinth, with low wall at back, supports bronze figure of Highland soldier; shallow steps. At front, low rectangular cenotaph with flanking walls fronted by shallow shaped steps. Cenotaph in form of rectangular chest with stepped blocks above, upper with wreath and swag frieze, inscribed bronze panels and wreath below. Simple cast-iron railings on low surrounding tooled rubble walls to rectangular site; entrances in each face flanked by simple ashlar gatepiers with shaped or pyramidal caps.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	14
Asset/Event Name	42 Land Street And Steading To Rear, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35635
HER Number	380259
Status	Listed Building - Category C
Easting	343058

Northing	850147
Parish	Keith
Council	Moray
Description	<p>Circa 1800. 2-storey, 4-bay house. Harl pointed rubble, tooled rubble dressings, harled end gable at S. 2 small 1st floor windows close to eaves, single 1st floor gable window; mainly 4-pane glazing. Coped end and ridge stacks; felt tiled roof.</p> <p>FORMER STEADING: low single storey rubble former byre and barn with 2 entrances in E elevation and single rear entrance; diminutive gable window; small rear vents; corrugated iron roof (replacing former thatch).</p> <p>GARDEN WALL: drystone rubble wall encloses rear garden with 2 irregular square bee (?or chancery) boles in S face.</p> <p>Steading of interest, indicating small-scale farming activity on fringe of town, probably extending to former fields at rear, now built over. Rear door opposite one of the front doors of steading fronted winnowing floor, forming through-draught to blow away chaff.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	15
Asset/Event Name	54 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35636
HER Number	380260
Status	Listed Building - Category B
Easting	343060
Northing	850205
Parish	Keith
Council	Moray
Description	<p>Later 18th century with early 19th century modification. 2-storey, 3-bay E-facing house with single storey projecting 2-bay wing at S gable (No 54) and with second entrance in return N gable facing Chapel Street. Harl pointed random brown granite rubble, tooled contrasting granite dressings with long short window and door detailing. Modern centre door in E front; 2-pane glazing; early 19th century wallhead shaped gablet with ball finial above centre 1st floor window. Coped end stack (heightened with brick to S wing); scroll skewputts; red felt tile roof on main block and Banffshire slates to wing.</p> <p>INTERIOR: beaded panelling to some ground floor window shutters.</p> <p>GARDEN WALLS: high rubble wall encloses garden at S.</p> <p>Low breeze block wall enclosing front garden not included in listing.</p> <p>Additions to No 54 Land Street in progress 1988.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	16
Asset/Event Name	56 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35636
HER Number	380261
Status	Listed Building - Category B
Easting	343059
Northing	850213
Parish	Keith
Council	Moray
Description	<p>Later 18th century with early 19th century modification. 2-storey, 3-bay E-facing house with single storey projecting 2-bay wing at S gable (No 54) and with second entrance in return N gable facing Chapel Street. Harl pointed random brown granite rubble, tooled contrasting granite dressings with long short window and door detailing. Modern centre door in E front; 2-pane glazing; early 19th century wallhead shaped gablet with ball finial above centre 1st floor window. Coped end stack (heightened with brick to S wing); scroll skewputts; red felt tile roof on main block and Banffshire slates to wing.</p> <p>INTERIOR: beaded panelling to some ground floor window shutters.</p> <p>GARDEN WALLS: high rubble wall encloses garden at S.</p> <p>Low breeze block wall enclosing front garden not included in listing.</p> <p>Additions to No 54 Land Street in progress 1988.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	17
Asset/Event Name	Cuthill Lea, 86 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35637
HER Number	380262
Status	Listed Building - Category B
Easting	343081
Northing	850360
Parish	Keith
Council	Moray
Description	<p>Circa 1800. 2-storey, wide 3-bay E facing house. Harl pointed rubble, tooled rubble dressings. Centre door; small windows with 4-pane glazing. End stacks; slate roof.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	18
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Gazetteer of Heritage Assets and Event



Asset/Event Name	Chapel House, 88, 90, 92, Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35638
HER Number	380263
Status	Listed Building - Category C
Easting	343085
Northing	850378
Parish	Keith
Council	Moray
Description	<p>Dated 1878. E facing 2-storey and attic, 5-bay house and shop; contrasting coloured masonry frontage of coursed red sandstone dressings; rubble return S gable with centre entrance (no 92) and rear.</p> <p>Centre door in main front in slightly advanced and gabled bay delineated by panelled pilasters, stair window above with round-headed top light, all with margined glazing. Shop entrance at right between flanking windows (possibly later alteration); aproned ground and 1st floor fenestration linked by deep sandstone corniced lintel course. 2 canted dormers; 4-pane glazing. Ball and cast-iron decorative finials to centre bay; coped end stacks; slate roof. Original dated rainwater goods.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	19
Asset/Event Name	Moorfield, 124 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35639
HER Number	380264
Status	Listed Building - Category C
Easting	343090
Northing	850510
Parish	Keith
Council	Moray
Description	<p>Circa 1900. 2-storey, wide 3-bay E facing house. Contrasting pale grey granite with dark pinnings (Aberdeen bonding), bullfaced rubble base course, rubble flanks. Segmental-headed entrance with recessed door; ground floor tripartites; bipartites in gabled and finialled dormers break wallhead in outer bays; 2-pane glazing. Pinned coped end stacks; slate roof.</p> <p>Good example of decorative use of contrasting granites. The pale grey stone may have come from Avochie, near Rothiemay.</p> <p>House appears on 2nd ed. OS, 1904.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	20
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Gazetteer of Heritage Assets and Event



Asset/Event Name	134-136 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35640
HER Number	380265
Status	Listed Building - Category B
Easting	343092
Northing	850556
Parish	Keith
Council	Moray
Description	<p>James Matthews, reconstruction of earlier premises, 1860. 2-storey, 3-bay regular fronted house (designed as combined bank and dwelling) with canted single bay angle at NE with former door now window. Tooled ashlar, polished ashlar dressings, long and short to angles; harled single and 2-storey return elevation to Turner Street.</p> <p>Centre door under round-headed keystone and corniced doorpiece; similar decorative detailing to ground floor aproned fenestration, mask keystone to canted angle window (former door). Square-headed 1st floor windows with shouldered and lugged margins, decorative scroll consoles to centre bay. Eaves course and cornice; 4-pane glazing. Coped end stacks; slate roof.</p> <p>1st edition OS (1868) indicates that 134-136 combined bank and post office, but by 2nd edition (1903) the building is a bank only, the banking hall entrance in the angled bay.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	21
Asset/Event Name	140 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35641
HER Number	380266
Status	Listed Building - Category C
Easting	343102
Northing	850567
Parish	Keith
Council	Moray
Description	<p>Earlier 19th century, 2-storey, regular 3-bay house. Rubble, tooled ashlar margins. Centre door; 2-pane glazing. End stacks; slate roof; tiled ridge.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	22
Asset/Event Name	162 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35642

Gazetteer of Heritage Assets and Event



HER Number	380267
Status	Listed Building - Category C
Easting	343117
Northing	850660
Parish	Keith
Council	Moray
Description	<p>Mid 19th century. Single storey and attic range of one 3-bay house with centre door (no 162) and one 2-bay house (no 164).</p> <p>Rubble with tooled rubble dressings. 2 canted wallhead dormers to no 162 and similar single dormer to no 164. 4- and 12-pane glazing. End and ridge stacks; West Highland slate roof.</p> <p>Large modern segmental-headed dormer with multi-pane glazing breaks wallhead at rear of no 164.</p> <p>Nos 162 and 164 about S gable of 166 Land Street and form part of Hanover House complex.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	23
Asset/Event Name	164 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35642
HER Number	380268
Status	Listed Building - Category C
Easting	343117
Northing	850664
Parish	Keith
Council	Moray
Description	<p>Mid 19th century. Single storey and attic range of one 3-bay house with centre door (no 162) and one 2-bay house (no 164).</p> <p>Rubble with tooled rubble dressings. 2 canted wallhead dormers to no 162 and similar single dormer to no 164. 4- and 12-pane glazing. End and ridge stacks; West Highland slate roof.</p> <p>Large modern segmental-headed dormer with multi-pane glazing breaks wallhead at rear of no 164.</p> <p>Nos 162 and 164 about S gable of 166 Land Street and form part of Hanover House complex.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	24
Asset/Event Name	166 Land Street, Keith
Type of Asset/Event	Listed Building

Listing No./NRHE Number	LB35643
HER Number	380269
Status	Listed Building - Category B
Easting	343118
Northing	850677
Parish	Keith
Council	Moray
Description	<p>Early 19th century, E-facing 2-storey, 3-bay house with regular 2-bay return gable to Union Street and with 2-storey, 2-bay wing with entrance to Union Street (no 16 Union Street). Rubble, tooled ashlar margins.</p> <p>Centre door with radial glazing to fanlight; diminutive centre attic window in return gable; 12-pane glazing throughout. Coped end stacks; slate roof. Flight of steps with cast-iron spearhead railings gives access to 2 later entrances at rear in 1st floor re-entrant angle.</p> <p>Nos 162, 164 and 166 Land Street together with 16 Union Street modernised to form series of flats. Further modern single storey housing units at rear (Hanover Court) with access from Union Street not included in listing.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	25
Asset/Event Name	168-170 Land Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35644
HER Number	380270
Status	Listed Building - Category C
Easting	343117
Northing	850703
Parish	Keith
Council	Moray
Description	<p>Mid 19th century. 2-storey and attic, E-facing 3-bay house with additional porch at NW angle. Coursed rubble frontage, harled rubble flanks, tooled ashlar dressings. Centre door; single ground floor window in S return gable, similar fenestration in ground and 1st floor N gable; 2 modern dormers; 2-pane glazing. Shaped skewputts; coped end and rear wallhead stacks; felt tile roof.</p> <p>Modern harled 2-storey flat roofed wing to rear.</p> <p>Coped rubble wall encloses garden area.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	26
Asset/Event Name	49 Mid Street, Keith

Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35645
HER Number	380271
Status	Listed Building - Category B
Easting	343206
Northing	850162
Parish	Keith
Council	Moray
Description	<p>Circa 1860. Neo-Tudor 2-storey and attic range of slightly differing builds. Tooled coursed rubble, tooled ashlar dressings.</p> <p>Moulded doorpiece with moulded 4-centre arch giving access to recessed porch and panelled door under similar arched opening. Bipartite fenestration with gablets capping upper windows: narrow 4-pane sashes.</p> <p>INTERIOR: both properties (no 49 and 51) divided as flatted dwellings.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	27
Asset/Event Name	51 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35645
HER Number	380272
Status	Listed Building - Category B
Easting	343207
Northing	850182
Parish	Keith
Council	Moray
Description	<p>Circa 1860. Neo-Tudor 2-storey and attic range of slightly differing builds. Tooled coursed rubble, tooled ashlar dressings.</p> <p>Regular 3-bay frontage to Mid Street returning 3 irregular bays to Reidhaven Square. Centre door under stepped hoodmould with similar detailing as no 49; flanking tripartites; bipartite fenestration elsewhere except for diminutive attic windows in pointed outer gablets. Slightly recessed and curved single angle bay under crenellated wallhead. All 1st floor windows linked by continuous cill stringcourse extending across no 49, and with stepped hoodmould; 2-and 4-pane glazing. Tall end and wallhead octagonal flue batteries with coped stacks; steeply pitched slate roof.</p> <p>INTERIOR: both properties (no 49 and 51) divided as flatted dwellings.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	28
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Asset/Event Name	115-117 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35647
HER Number	380274
Status	Listed Building - Category B
Easting	343241
Northing	850422
Parish	Keith
Council	Moray
Description	<p>Later 19th century. 2-storey and attic, 4-bay building with shops in ground floor. Tooled and coursed rubble frontage with tooled and polished ashlar dressings; rubble flanks; channelled ashlar angle pilasters to ground floor.</p> <p>Centre round-headed entrance in channelled keystone and corniced doorpiece under neo-Jacobean strap motif. Flanking 3-bay original shop fronts, each with recessed entrance, delineated by slender cast-iron columns with stiff leaf capitals; plate glass windows; panelled aprons. 1st floor with 4 windows linked by deep eaves band; bargeboarded gabled dormer in each outer bay; 4-pane glazing. Coped end stacks; slate roof.</p> <p>Interesting survival of original shop fronts.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	29
Asset/Event Name	Bank, 161, 163 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35648
HER Number	380275
Status	Listed Building - Category C
Easting	343257
Northing	850578
Parish	Keith
Council	Moray
Description	<p>J D Corrigan, Keith, 1908. Irregular wide 3-bay bank building with Renaissance decorative detailing to street frontage. Bullfaced rubble with extensive polished ashlar dressings. Wide bay at SW with centre door (to banking hall) with flanking windows under overall shallow segmental head; similar but narrower ground floor window to left; entrance to upper floor in narrow NW bay under round-headed light.</p> <p>Square-headed transomed and/or mullioned 1st floor windows (2, 4, 6 lights). Bays delineated by blocked engaged columns at ground floor level and by similarly detailed Ionic pilasters at 1st floor; projecting mutule cornices between ground and 1st floor and at wallhead; pediment crowns outer banking hall bay with centre oculus in swagged tympanum.</p> <p>Bullfaced rubble return gable with paired ground floor mullioned and transom windows and 2 single 1st floor windows.</p> <p>Further gabled rear wing with irregular fenestration. Single pane glazing. Coped end stacks;</p>

slate roofs.

Former Aberdeen and County Bank. Building, designed with large windows because of narrow street frontage, comprising bank and bank agent's house (latter now offices).

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	30
Asset/Event Name	North Church, Church Road, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35649
HER Number	380276
Status	Listed Building - Category B
Easting	343281
Northing	850704
Parish	Keith
Council	Moray
Description	<p>A and W Reid, 1845-6. Rectangular church, W facing entrance front. Coursed rubble, tooled and polished ashlar dressings. Centre pointed-headed recessed entrance in slightly advanced centre bay with clasping buttresses rising to central projection in imitation of tower; octagonal bellcote spire with diminutive lucarnes in alternate facets and apex finial, pointed-headed louvred openings. Angle buttresses terminate with octagonal finials. 5-bay flanks lit by narrow pointed-headed windows; circular light in E gable; leaded glazing to most windows. Slate roof.</p> <p>INTERIOR: simple galleried interior; shaped gallery front with panelled detailing, gallery supported by slender cast-iron columns; renewed dado and panelling at E end of church; later pulpit.</p> <p>Ecclesiastical building in use as such. Former Free Church.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	31
Asset/Event Name	20-21 Reidhaven Square, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35650
HER Number	380277
Status	Listed Building - Category B
Easting	343185
Northing	850243
Parish	Keith
Council	Moray
Description	<p>Later 18th century. 2-storey corner range with 7 bays to Mid Street and 6 to Reidhaven Square, with some later openings to Mid Street elevation. Harl pointed rubble, tooled granite dressings with contrasting painted margins and reveals. Mid Street shop windows mainly with small fixed</p>

plate glass glazing, windows and doors arranged in groups 3, 5, 3, 3 in ground floor. Reidhaven Square elevation regularised in 2 3-bay groupings. 4-pane glazing (except shop windows). Coped and hipped ridge stacks, coped end stacks; slate roof, piended at angle.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	32
Asset/Event Name	56-66 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35650
HER Number	380278
Status	Listed Building - Category B
Easting	343194
Northing	850256
Parish	Keith
Council	Moray
Description	Later 18th century. 2-storey corner range with 7 bays to Mid Street and 6 to Reidhaven Square, with some later openings to Mid Street elevation. Harl pointed rubble, tooled granite dressings with contrasting painted margins and reveals. Mid Street shop windows mainly with small fixed plate glass glazing, windows and doors arranged in groups 3, 5, 3, 3 in ground floor. Reidhaven Square elevation regularised in 2 3-bay groupings. 4-pane glazing (except shop windows). Coped and hipped ridge stacks, coped end stacks; slate roof, piended at angle.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	33
Asset/Event Name	Seafeld Arms Hotel, 84, 86 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35651
HER Number	380279
Status	Listed Building - Category B
Easting	343200
Northing	850318
Parish	Keith
Council	Moray
Description	Dated 1762. Symmetrical 3-storey, 5-bay building with some additional openings in ground floor. Later 19th century decorative detailing to rendered frontage which is lined as ashlar; harl pointed rubble flanks. Centre door, additional window immediately left and further corner entrance under right corbelled angle; symmetrical 1st and 2nd floor fenestration, the outer windows more closely set, windows in 2nd floor smaller than in 1st. Later 19th century raised and decorated margins in ground and 1st floors similar but plain margins to 2nd floor windows. 12-pane glazing survives in 1st and 2nd floor windows. Channelled angle pilaster strips; run-off dated skewputts; coped end stacks; modern concrete tiled roof.

Long 2-storey wing projects at rear flanking lane; irregular fenestration to lane. Coped end stack; slate roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	34
Asset/Event Name	96-98 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35652
HER Number	380280
Status	Listed Building - Category C
Easting	343196
Northing	850364
Parish	Keith
Council	Moray
Description	<p>Late 19th century. Substantial 2-storey and attic, 3-bay house facing E onto street with SE angle bay and S gable with entrance to no 96 giving onto lane. Tooled ashlar frontage, harl pointed rubble gable and rear, polished ashlar dressings. Centre recessed round-headed and hoodmoulded doorway with cable moulded detailing and monogram above.</p> <p>Ground floor segmental-headed tripartites, similar detailed bipartites in 1st floor. 3 gabled dormers, the outer flanked by stiff-leaf capitalled nook shafts as jambs to segmental-headed windows. Angle bay corbled out at 1st floor with window and worn datestone. 2-pane glazing.</p> <p>Corniced entrance in lane to no 96; single storey and attic, 2-bay rear wing.</p> <p>Corniced end stacks; slate roofs.</p> <p>Ashlar frontage worn and flaking.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	35
Asset/Event Name	104, 106, 108 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35653
HER Number	380281
Status	Listed Building - Category B
Easting	343186
Northing	850397
Parish	Keith
Council	Moray
Description	<p>Dated 1879. 2-storey and attic, 3-bay commercial building comprising shop and dwelling. Coursed rubble frontage with extensive contrasting ashlar dressings, harl pointed rubble flanks.</p>

Narrow, slightly advanced centre bay delineated by pilaster, rusticated at ground and plain above; similar angle pilasters. Round-headed entrance with carved spandrels (now window) under shallow open pediment flanked by 3-bay shops, each with recessed centre door. Tripartites in outer 1st floor bays; 2 canted dormers; 2- and 4-pane glazing; finely lettered fascia under decorative cornice; corniced eaves band with pedimented dies at outer angles; centre finialled gablet. End stacks; slate roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	36
Asset/Event Name	The Post Office, 130-132 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35654
HER Number	380282
Status	Listed Building - Category B
Easting	343211
Northing	850473
Parish	Keith
Council	Moray
Description	<p>Probably Duncan MacMillan, dated 1911. 2-storey and attic, 5-bay E facing street frontage. Bullfaced rubble, polished ashlar dressings. Segmented-headed entrances in outer bays in shallow pilastered and crenellated porches (dated at left, headed GR at right). Bipartites in ground and centre 1st floor, the 1st floor fenestration linked by deep ashlar fascia with POST OFFICE carved across. 3 wallhead dormers set in attenuated finialled gablets, larger in centre flanked by wallhead windows with segmental-headed lintels and with multi-pane glazing in upper sashes.</p> <p>Some cable moulded detailing. Coped end stacks; slate roofs with decorative red tile ridge. Wings to rear.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	37
Asset/Event Name	The Institute, 138-140 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35655
HER Number	380283
Status	Listed Building - Category B
Easting	343216
Northing	850502
Parish	Keith
Council	Moray
Description	<p>F D Robertson, Keith, 1885-89, dated 1885. 2-storey, asymmetrical front with Italianate detailing. 4-stage clock tower rises above wallhead at right (NE). Tooled and polished ashlar frontage, rubble flanks.</p>

Advanced centre bay; round-headed and keystone entrance with semi-circular light; paired Corinthian columns flank upper window and support pediment. Advanced rectangular bay at left; all fenestration round-headed and keystone and linked at impost level by continuous stringcourse; 2-pane glazing; corniced wallhead and low parapet with some decorative detailing at centre and with end and angle dies supporting decorative urns. Coped end stacks; piended slate roof with substantial roof lights.

Octagonal clock tower rises 4 irregular height stages above wallhead with long slit lights in tall 1st stage, clock faces alternate facets, tiny paired openings, oculi and faceted dome with crowning cupola.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	38
Asset/Event Name	176 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35656
HER Number	380284
Status	Listed Building - Category B
Easting	343229
Northing	850644
Parish	Keith
Council	Moray
Description	<p>Circa 1860. 2-storey and attic, regular 5-bay building comprising shops in ground floor and dwelling above. Tooled ashlar frontage, polished ashlar dressings; rubble flanks.</p> <p>Centre door under keystone round-headed light and shallow pediment. Flanking 3-bay shops, each with bays delineated by narrow cast-iron pilasters with stiff leaf capitals and recessed entrances; modern glazing to shop windows with panelled aprons; deep fascia with hand painted lettering. 1st floor fenestration linked by eaves band; canted dormers in each outer bay with centre bargeboarded gabled dormer; 4-pane glazing. End stacks; slate roofs.</p> <p>Good quality original shop front.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	39
Asset/Event Name	180 Mid Street, 178, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35656
HER Number	380285
Status	Listed Building - Category B
Easting	343233
Northing	850649
Parish	Keith

Gazetteer of Heritage Assets and Event



Council	Moray
Description	<p>Circa 1860. 2-storey and attic, regular 5-bay building comprising shops in ground floor and dwelling above. Tooled ashlar frontage, polished ashlar dressings; rubble flanks.</p> <p>Centre door under keystone round-headed light and shallow pediment. Flanking 3-bay shops, each with bays delineated by narrow cast-iron pilasters with stiff leaf capitals and recessed entrances; modern glazing to shop windows with panelled aprons; deep fascia with hand painted lettering. 1st floor fenestration linked by eaves band; canted dormers in each outer bay with centre bargeboarded gabled dormer; 4-pane glazing. End stacks; slate roofs.</p> <p>Good quality original shop front.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	40
Asset/Event Name	43 Moss Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35657
HER Number	380286
Status	Listed Building - Category B
Easting	343310
Northing	850155
Parish	Keith
Council	Moray
Description	<p>Mid 19th century. 2-storey, 3-bay symmetrical W facing house.</p> <p>Rubble, tooled ashlar margins. Centre entrance with recessed doorway under bracketed cornice; flanking narrow aproned bipartites with margined 4-pane glazing; 3 1st floor windows with 8-pane glazing. Ridge and end coped stacks; slate roof.</p> <p>Former Aberdeen Town and County Bank (1st ed. OS, 1868). No 43 abuts, and slightly set back from, No 45 Moss Street.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	41
Asset/Event Name	45 Moss Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35658
HER Number	380287
Status	Listed Building - Category B
Easting	343315
Northing	850171
Parish	Keith
Council	Moray

Description 1830-40, with subsequent additions. 2-storey, symmetrical W facing 3-bay house with street frontage. Tooled pinned rubble, tooled ashlar dressings and margins. Centre recessed entrance with bracketted cornice, panelled door and decorative glazed rectangular fanlight. 12-pane glazing; piended platform felt tiled roof with centre paired coped stacks.

Later 19th century 2-storey projecting rectangular window with 2- and 4-pane glazing at N gable (to Bridge Street); 2-storey rear wing with end and ridge stacks; various lean-to single storey additions.

Former fine stables and loft range at E of property now much altered and not included in listing.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number 42

Asset/Event Name 2 Reidhaven Square, Keith

Type of Asset/Event Listed Building

Listing No./NRHE Number LB35674

HER Number 380307

Status Listed Building - Category B

Easting 343267

Northing 850174

Parish Keith

Council Moray

Description Dated 1796. 2-storey, 3-bay N facing house. Rubble, tooled rubble margins, painted around centre door. Regular fenestration 1st floor and small centre attic window in E gable; varied glazing.

Substantial 2-storey rear wing.

Coped end stacks, rear wallhead stack with smoke baffle; slate roofs.

Modern garage abuts E gable with re-set 1796 datestone.

GARDEN WALLS: high roughly coped rubble garden walls enclosed garden at rear.

Datestone inscribed 'St James's Operative Lodge No 250 Built 1796' (sic).

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number 43

Asset/Event Name 8 Reidhaven Square, Keith

Type of Asset/Event Listed Building

Listing No./NRHE Number LB35675

HER Number 380308

Status Listed Building - Category B

Easting 343174

Gazetteer of Heritage Assets and Event



Northing	850183
Parish	Keith
Council	Moray
Description	<p>Early 19th century, 2-storey range, 3-bay house facing Reidhaven Square. Coursed tooled rubble, tooled and polished ashlar dressings and margins.</p> <p>No 8 Reidhaven Square: centre door with corniced and pilastered doorpiece; 12-pane glazing; end and ridge stacks; slate roof.</p> <p>Wing to rear.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	44
Asset/Event Name	50, 52, 54 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35675
HER Number	380309
Status	Listed Building - Category B
Easting	343181
Northing	850178
Parish	Keith
Council	Moray
Description	<p>Early 19th century, 2-storey range, 3-bay house facing Reidhaven Square with further 4th bay at E being return gable of Nos 50, 52 Mid Street, also of 4 bays. Coursed tooled rubble, tooled and polished ashlar dressings and margins.</p> <p>Wing to rear.</p> <p>Nos 50, 52 Mid Street: building fabrics as on 8 Reidhaven Square (LB35675/380308). Irregular and later ground floor fenestration comprising 2 doors and 5 enlarged windows; 4 1st floor windows. 12-pane glazing in 1st floor; varied glazing in ground floor. End and ridge stacks; green felt tile roof.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	45
Asset/Event Name	17 Reidhaven Square, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35676
HER Number	380310
Status	Listed Building - Category B
Easting	343149
Northing	850243

Gazetteer of Heritage Assets and Event



Parish	Keith
Council	Moray
Description	<p>Circa 1750, 2-storey, 3-bay house. Harled; centre door; small 1st floor windows in outer bays; 2-pane glazing. End and ridge stacks; slate roof with tiled ridge.</p> <p>'New Keith' founded by Earl of Findlater in 1750. No 17 Reidhaven Square appears to be one of the earliest surviving houses with original fenestration.</p> <p>No 18 of similar date and build, but original features marred by modern windows and not included in listing.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	46
Asset/Event Name	Public House, 22-23 Reidhaven Square, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35677
HER Number	380311
Status	Listed Building - Category C
Easting	343218
Northing	850243
Parish	Keith
Council	Moray
Description	<p>Late 18th century, 2-storey corner range; irregular 4-bay frontage to Reidhaven Square and also irregular 3 bays to Mid Street. Rubble, tooled ashlar margins. 3 entrances to Reidhaven Square and 2 to Mid Street. 2- and 12-pane glazing, single blind 1st floor window in Mid Street elevation. 3 modern dormers to Reidhaven Square. Coped shaped end and ridge stacks; piended and gabled slate roof; tiled ridge.</p> <p>Extract from Historic Environment Scotland's designation portal.</p>

Asset/Event Number	47
Asset/Event Name	105, 107, 109 Mid Street, Keith
Type of Asset/Event	Listed Building
Listing No./NRHE Number	LB35646
HER Number	380273
Status	Listed Building - Category B
Easting	343228
Northing	850395
Parish	Keith
Council	Moray
Description	<p>Later 19th century. 3-storey, 7-bay commercial building with shops at ground level. Tooled ashlar frontage, polished ashlar dressings, rubble flanks. Outer angles and centre bays defined</p>

by pilasters, channelled at ground and panelled above, domed caps at outer angles. Centre round-headed and keystones entrance with consoled cornice flanked by early 20th century shop fronts. 1st floor windows with stilted, keystone shallow segmental heads supported on pilasters, blind narrow outer panels. 2nd floor windows similarly detailed but set into pedimented dormerheads central with single window and arch-linked apex stack, flanked by 2 bipartites. 2-pane glazing. Coped end stacks. Slate roof.

Extract from Historic Environment Scotland's designation portal.

Asset/Event Number	48
Asset/Event Name	Keith Mid Street
Type of Asset/Event	Conservation Area
Listing No./NRHE Number	CA185
HER Number	
Status	Conservation Area
Easting	343283
Northing	850238
Parish	Keith
Council	Moray
Description	<p>'In the past Keith was a significant textile town, but was badly affected by the closures of two businesses: Kynoch & Laidlaw. The textiles industry no longer offers the employment opportunities it once did in Keith and new industrial and manufacturing developments have been limited. Proposals to expand Keith's role as tourism centre have failed to come to fruition. Distilling has historically been, and is still, an important aspect of Keith's economy. The town features in Scotland's Malt Whisky Trail, and has three distilleries, including the picturesque Strathisla Distillery, the oldest operating distillery in the Highlands, and owned since 1950 by Chivas Brothers.' (Moray Council 2010, 9)</p> <p>'4. 4 Character Assessment 4.1 Spatial Analysis 4.1.1 Activities/Uses</p> <p>The conservation area consists primarily of Reidhaven Square and Keith's main shopping street: Mid Street. As such retail is perhaps the most significant activity in the conservation area with many ground floor retail or commercial units. Many small towns have suffered from the location of supermarkets outside the town centre. In Keith however, larger stores are reasonable close to Mid Street with one being located on Mid Street itself.</p> <p>Mid Street remains quite busy during the day and is an important area for social interaction within the town. However vacancy rates within the conservation area are poor in comparison with the Moray average for both retail and residential properties.</p> <p>Given Mid Street's gateway from Reidhaven Square and with the cross lanes promoting circulation, the street should be well- connected to rest of town. However, its built up nature and the location of most of the through traffic on the other side of the square leaves the street feeling isolated. Mid Street currently accommodates only one-way traffic with on-street car parking; however the combination of parked cars and the narrow pavements makes the street feel narrow and dominated by vehicular traffic.</p> <p>4.1.2 Street pattern and urban grain</p> <p>The survival of the planned grid-iron layout is a very strong and significant feature of the conservation area. The town is laid out with three long parallel streets (Mid, Land and Moss</p>

Streets) running north-south with cross lanes providing east-west connections. Reidhaven Square is located to the south of Mid Street with Chapel Street extending from the western side of the square towards the A-listed church. In the structure of the town Mid Street is rather isolated and invisible as most of the through traffic is taken by Moss Street (A96). Reidhaven Square is however generous, and a significant feature on the A96 route through the town.

Buildings front Mid Street, following a general building line directly on the pavement, with outbuildings descending in height on the generous plots, or feus, stretching back from Mid Street. Cross lanes run between every second building connecting Land Street, Mid Street and Moss Street. The densely knit Mid Street frontages give a strong impression of enclosure, amplified by the narrowness of the street. The survival of single-storey cottages in both Mid Street and the lanes makes an important contribution to the character of the area, and adds to the visual interest of the street scene. The backland area in the lanes and the original feus are where most recent development has taken place, with the conservation area boundary having been revised in the 1980s to facilitate development here. The result is that the lanes have lost some of their historic character as non-traditional materials and styles have been introduced. Subdivision of feus has resulted in loss of garden ground and boundary walls, which are a significant feature in the conservation area. Nonetheless the lanes do continue to have an informal charm which contributes to the setting of Mid Street. Mid Street itself has only one gap site where a building at 141-143 has been demolished for redevelopment. This forms part of a priority site...

Moving from Mid Street into Reidhaven Square there feels like a significant change in scale. Although the buildings fronting the square are generally similar in height to those on Mid Street, their impact is reduced by the vast scale of the open space. Feus around the square were slightly smaller than along Mid Street when first laid out and there has been further subdivision in this area. Reidhaven Square has roads leading in all four directions from it, although this was laid out with symmetry and order in mind, and only one of the roads leads out of town.

4.1.5 Open spaces, trees and landscape

Reidhaven Square is the most significant area of open space within the conservation area. Historic photographs from the turn of the century show us that it was once very crudely surfaced and one large open space. Attempts have been made in recent years to introduce landscaping and improvements to the Square in order to enhance the area and encourage increased use. This has included tree planting and other environmental improvements. A second phase of environmental improvements to Reidhaven Square has also been planned and planning permission approved. These works will include the demolition of the Reidhaven Square toilet block which would open up the view along the Square to the historic category A-listed RC Church. The square was traditionally the site of Keith's weekly markets and the great Summer's Eve Fair in September. The use of the square for markets and other events is being pursued by The Moray Council to bring life to the square and provide a function for the space. The annual Keith Country Show, in the tradition of the great Summer's Eve Fair, is now held on Seafeld Park to the south of the conservation area.

Open space along Mid Street is confined to the gardens and yards of the cross lanes. The amount of open space has been reduced by subdivision of feus and backland development. Where once these spaces would have been garden ground, they are increasingly associated with the commercial uses found on Mid Street.

The conservation area contains relatively few trees, due to the density of development along Mid Street. The majority of trees are found in the gardens behind Mid Street, visible from the lanes; or in Reidhaven Square where trees have recently been planted as part of ongoing environmental improvements. Trees are of particular importance in the framed views out of the conservation area.

4.1.6 Views, landmarks & focal points

The dense nature of Mid Street limits views within the conservation area. However, the topography of Keith allows some good views from Mid Street and the cross lanes out to the

surrounding countryside. The rising and falling roofline of Mid Street and the changes in level along the street provide for good street views that are full of character. In much of the conservation area the buildings themselves form the boundary to the road and the cross lanes allow access to the rear of the feus.

The glimpses down the lanes to ancillary buildings and garden ground, add variety and interest to the street scene. The views are slightly detracted from by the large numbers of parked cars along the roadside. Views and vistas were usually an important aspect of the kind of rational planning that resulted in the rigid grid-iron layout of Keith. The view up Chapel Street terminating in the A-listed St Thomas Church is particularly significant in the conservation area. Looking in the opposite direction, views from the Church along the square and out to the surrounding countryside will be opened up by the removal of the toilet block.

Views of special note within the conservation area are:

- views from Mid Street and the cross lanes out of the conservation area
- glimpses between buildings and across the conservation area in the lanes
- views over Reidhaven Square
- the vistas down Mid Street
- vista along Chapel Street, terminated by the church.

Within the conservation area buildings which stand out are often found on junctions where they terminate a vista or mark a corner. A good example is the Greigs building at 56-66 Mid Street and 20-21 Reidhaven Square. This well-known building forms the corner block of Reidhaven Square and Mid Street and marks the entrance to Keith's shopping street from the square. The building has been vacant for many years and is currently in a poor state of repair. The properties are a mix of previous residential and commercial uses, and have recently gained an increased importance due to the Council's upgrade of the square and its intended use for markets.

Other landmark buildings are the larger properties on Mid Street by virtue of their scale and grand architecture rather than their location. Examples include the Institute and the Post Office. The tower of the Institute is visible from many parts of the conservation area, and is a significant landmark in the area.

4.2 Buildings Analysis

4.2.1 Building types

The earliest buildings in the conservation area are the first houses built as part of the new village. House building was largely dictated by the availability of materials and the first tenants would have used materials sourced locally in order to build their homes. The result is an architectural unity derived from common materials and building techniques, while the individuality of each building constructed to its owners tastes prevents monotony. Homes appear to have been quite modest, generally one-storey with thatched roofs.

As Keith's role as a market town grew these early buildings were replaced by more substantial and often much grander 19th century buildings. Trading was first carried out at markets and fairs, but by the late 18th century trading moved towards fixed shops with identifiable shopfronts. Initially these may have been adaptations of existing properties but many buildings in Mid Street would have been purpose built with shops on the ground floor and residential accommodation above. Properties fronting Reidhaven Square tend to be residential.

Many of the houses have outbuildings to the rear accessed via the lanes. As the pressure for development has risen, these buildings have increasingly been converted for residential use. These ancillary buildings often have as much historical interest and character as the houses themselves, demonstrating past uses such as stores and workshops and the temporary nature of these types of structure, and hence their vulnerability. Glimpses of ancillary buildings through the narrow gaps between buildings add variety and interest to Mid Street.' (ibid, 22-28)

'4.2.4 Materials & local details

In Keith the most important materials are stone and slate.

For walls, buildings are traditionally built in type of stone known as schist, quarried locally. Schists are not frequently used as building stone. The high mica content of the stone results in quite a distinctive texture and a glittery quality. Most buildings in the conservation area employ a rubble walling or in some cases where the stone is cut into more regular blocks, snecked walling (irregular coursing). Later buildings use other types of natural stones brought in from outside the immediate locality. A pink granite is popular, along with more common buff sandstones. In some buildings differing colours of stone are used to a decorative effect.

Stonework is mostly left bare but in some cases render or a harl is applied. There is little evidence of traditional lime harls, which have been replaced with modern cement based dry dash renders that are alien to the conservation area.

Generally, applied colours within the conservation area are muted pastels or white, often with banding in a contrasting colour around windows and doors. A range of pointing styles have been used within the conservation area, particularly in cases of rubble walling where sneck-harling is common. In some cases stonework has been repointed in an unsympathetic style or in damaging cement mortar. Cement mortars cause stone decay and are unattractive and visually intrusive.

Roofs are traditionally a dark blue slate, although there are instances where the roofs of traditional buildings have been replaced in modern materials. Early slate roofs would likely have been of the West Highland variety, laid in diminishing courses. In the later 19th century, slates were machine dressed to a more regular size and shape. Some roofs appear to have been replaced with imported, regular machine-cut slates, which does not match the texture, and colour of the traditional roof finishes. Clay ridge tiles are often used. The roof pitches are generally steep with prominent chimneys, skews and moulded skewputs.

Chimneys, skews and skewputs are an important feature in the conservation area, providing a rhythm along the street and enlivening the roof-scape. Many traditional red or yellow chimney cans survive in the conservation area, with most of the styles being quite plain. Occasionally skews are decorative. Crow steps appear occasionally along Mid Street for decorative effect.

Apart from the roofs and walls, the historic buildings in the conservation area are enlivened by the use of timber windows and doors, the design of which varies according to the status of the house. Windows are traditionally timber sash and case and usually vertically proportioned and painted white or a dark colour. There are various glazing patterns found within the conservation area, but many are 6 over 6 or single-lights. Doors are generally panelled to front elevations and the higher status properties, with simple timber vertically boarded doors to more modest buildings in the lanes. Dormer windows are found frequently within the conservation area, enabling the roof space behind the typically steep roofs to be used effectively. Original wall-head dormers are often features of later 19th century buildings. However, most dormers are likely to be later additions. These are most frequently piended dormers, or sometimes flat roofed dormers, both with slated haffits.

Decorative metalwork can be found on several of the buildings in the conservation area, particularly the grander 19th century buildings. Finials, balustrading and rainwater goods all survive, although many examples are incomplete or in poor condition. Several Victorian cast iron classical shopfronts remain, contributing significantly to the character of Mid Street.

Traditional shopfronts, where they survive, are generally in two phases. Earlier shopfronts (early 19th century) have a higher proportion of wall to window with smaller windows separated by stone piers. These windows often follow the fenestration pattern of the domestic windows above, although usually larger, forming part of an overall pattern of openings for the building. Later 19th century shopfronts were heavily influenced by the availability of large sheets of plate glass and cast iron. The framing of these shopfronts tends to be lighter and more slender with classical detailing such as columns and pilasters. The cast-iron and timber detailing, and the splayed windows created a depth to the shopfront which modern shop facades frequently fail to replicate.

Surviving examples of decorative tilework and mosaics are found occasionally along Mid Street, relating to the commercial properties. A good example is found at the Barbers at 167 Mid Street where a green tiled panel designed by James Duncan in the doorway refers to the Buttercup Dairy Company shop, which once occupied this site.

Buildings in the back lanes are generally more modest than those fronting the street, and the materials and construction methods found in the lanes reflect this hierarchy. Rubble walling is common and the use of renders and harls is also popular, to mask the use of cheaper materials. Red brick is also occasionally found in the lanes area. Outbuildings and ancillary buildings have frequently been altered; however they are often not priority buildings for upgrading, leading to interesting survivals of traditional features. Timber vertically-boarded doors are traditional for these areas. Corrugated iron cladding and timber boarding are traditional cladding methods found on workshops and ancillary buildings.

Buildings are generally set directly on the roadside and so boundaries are limited to the cross lanes. Here they are most usually marked by stone rubble or snecked rubble walls of 1-2m.' (ibid, 31-36)

Extracts from the Character Appraisal for Keith Mid Street Conservation Area (Moray Council 2010).

References Moray Council. 2010. KEITH MID STREET CONSERVATION AREA Character Appraisal & Action Plan. Available at: <http://www.moray.gov.uk/minutes/data/RR20170117/Item%2010-App1-Forres-Keith%20CA%20Appraisals.pdf> [Date accessed: 7th April 2023]

Asset/Event Number	49
Asset/Event Name	TARNASH
Type of Asset/Event	FARMSTEADS
Listing No./NRHE Number	
HER Number	NJ44NW0100
Status	Non-designated Heritage Asset
Easting	344215
Northing	849029
Parish	Keith
Council	Moray
Description	Farmstead depicted on historic OS maps. Extract from the Moray HER.

Asset/Event Number	50
Asset/Event Name	AUCHORTIES
Type of Asset/Event	FARMSTEADS
Listing No./NRHE Number	
HER Number	NJ44NW0092
Status	Non-designated Heritage Asset
Easting	342997

Gazetteer of Heritage Assets and Event



Northing	848943
Parish	Keith
Council	Moray
Description	Farmstead depicted on historic OS maps. Extract from the Moray HER.

Asset/Event Number	51
Asset/Event Name	NORTH WHITELEY
Type of Asset/Event	SPRINGS, WELLS
Listing No./NRHE Number	
HER Number	NJ44NW0055
Status	Non-designated Heritage Asset
Easting	343030
Northing	847715
Parish	Keith
Council	Moray
Description	Well or spring on the boundary of North Whiteley Farm, depicted on OS 1st and 2nd edition maps. It appears to have been capped for circa 50-60 years. Extract from the Moray HER.

Asset/Event Number	52
Asset/Event Name	DENBURN
Type of Asset/Event	ROAD-BLOCKS
Listing No./NRHE Number	
HER Number	NJ44NW0020
Status	Non-designated Heritage Asset
Easting	343600
Northing	849013
Parish	Keith
Council	Moray
Description	During WWII, 45 gallon tar and petrol drums were used to form a road block here. Extract from the Moray HER.

Asset/Event Number	53
Asset/Event Name	BLACKHILLOCK
Type of Asset/Event	FARMHOUSES, FARMSTEADS

Listing No./NRHE Number**HER Number** NJ44NW0048**Status** Non-designated Heritage Asset**Easting** 343521**Northing** 848194**Parish** Keith**Council** Moray

Description Small farmstead, depicted on the 1st edition OS map of 1846 an L-plan steading. On the 2nd edition map of 1888, the steading has been enlarged to a U-plan building with a farmhouse with attached square enclosure having been added to the southeast. On current maps it is named as 'Greens of Achorties', and only the south wing of the steading is shown as roofed while a new rectangular building has been added to the north. The farmhouse to the south is not shown.

Extract from the Moray HER.

Asset/Event Number 54**Asset/Event Name** NETHERTOWN**Type of Asset/Event** FARMSTEADS**Listing No./NRHE Number****HER Number** NJ44NW0089**Status** Non-designated Heritage Asset**Easting** 344269**Northing** 847617**Parish** Keith**Council** Moray

Description Farmstead depicted on historic OS maps.

Extract from the Moray HER.

Asset/Event Number 55**Asset/Event Name** GREENS OF ACHORTIES**Type of Asset/Event** BUILDINGS, CROFTS**Listing No./NRHE Number****HER Number** NJ44NW0047**Status** Non-designated Heritage Asset**Easting** 343546**Northing** 848344**Parish** Keith**Council** Moray

Description Site of a croft depicted on the 1st edition OS map as two small parallel buildings. It had been

removed by the time of the 2nd edition map.

Extract from the Moray HER.

Asset/Event Number	56
Asset/Event Name	BIRKENBURN QUARRY
Type of Asset/Event	QUARRIES
Listing No./NRHE Number	
HER Number	NJ44NW0040
Status	Non-designated Heritage Asset
Easting	344563
Northing	848665
Parish	Keith
Council	Moray
Description	Remains of a disused quarry that is depicted on the 1888 2nd edition OS map but not on the 1846 1st edition one. Extract from the Moray HER.

Asset/Event Number	57
Asset/Event Name	BRIDGE OF TARNASH
Type of Asset/Event	BRIDGES
Listing No./NRHE Number	NJ44NW 27.00
HER Number	NJ44NW0079
Status	Non-designated Heritage Asset
Easting	344375
Northing	848962
Parish	Keith
Council	Moray
Description	Bridge, in use, depicted on OS 1st and 2nd edition maps. Extract from the Moray HER.

Asset/Event Number	58
Asset/Event Name	DUNNYDUFF
Type of Asset/Event	RINGS
Listing No./NRHE Number	
HER Number	NJ44NW0067
Status	Non-designated Heritage Asset

Gazetteer of Heritage Assets and Event



Easting	344420
Northing	849606
Parish	Keith
Council	Moray
Description	<p>A large plain gold finger ring with a hallmark 'IK' set within a rectangular cartouche and the initials 'IEM' engraved within the interior. The hallmark is that of John Keith, a goldsmith active in Banff from 1794-1824. The date and the plain exterior indicate a wedding ring and the initials must be those of the wearer.</p> <p>Extract from the Moray HER.</p>

Asset/Event Number	59
Asset/Event Name	CAIRDS WOOD
Type of Asset/Event	STONES
Listing No./NRHE Number	
HER Number	NJ44NW0039
Status	Non-designated Heritage Asset
Easting	342930
Northing	847691
Parish	Keith
Council	Moray
Description	<p>Site of seven boundary stones that are depicted on the 1888 2nd edition OS map but not on the 1846 1st edition one.</p> <p>Extract from the Moray HER.</p>

Asset/Event Number	60
Asset/Event Name	BLACKHILLOCK
Type of Asset/Event	BUILDINGS, DAMS, ENCLOSURES, FARMSTEADS
Listing No./NRHE Number	
HER Number	NJ44NW0049
Status	Non-designated Heritage Asset
Easting	343468
Northing	848063
Parish	Keith
Council	Moray
Description	<p>Farmstead, depicted on the 1st edition OS map as a rectangular steading and square enclosure, with two further buildings and a square enclosure with a building on its north and south sides lying to the south. On the 2nd edition map on the northern buildings remain with the rectangular steading having been altered to an L-plan, a dam or pond added to the west and a small rectangular building to the east. On current maps, the steading appears to survive, but has been divided into two buildings. The building to the east and dam are not shown.</p>

Extract from the Moray HER.

Asset/Event Number	61
Asset/Event Name	BLACKHILLOCK
Type of Asset/Event	SHAFTS
Listing No./NRHE Number	
HER Number	NJ44NW0041
Status	Non-designated Heritage Asset
Easting	343939
Northing	848467
Parish	Keith
Council	Moray
Description	Site of two 'shafts' that are depicted on the 1888 2nd edition OS map but not on the 1846 1st edition map. The two shafts may relate to the lime works to the south.

Extract from the Moray HER.

Asset/Event Number	62
Asset/Event Name	HVDC LINK PORTGORDON TO BLACKHILLOCK, KEITH
Type of Asset/Event	DITCHES, FEATURES, PITS, POST-HOLES, RIG & FURROW
Listing No./NRHE Number	
HER Number	NJ45NW0044
Status	Event
Easting	342806
Northing	848803
Parish	Keith
Council	Moray
Description	A watching brief was carried out in 2015 by Headland Archaeology monitoring the ground investigation works of 44 geotechnical trial trench excavations along the route of the proposed Beatrice Onshore Grid Connection (BOGC). Monitoring was undertaken at locations identified from the Environmental Statement as having moderate to high archaeological potential. No significant archaeological features or finds were discovered during the works. An evaluation was carried out by Headland Archaeology in June-July 2016 along the site of a proposed cable trench and associated haul road. A total of 29 trenches were excavated and 11 features were recorded, with rig and furrow, pits, ditches and linear features identified. A watching brief was also carried out between April 2015 and January 2017 by CFA Archaeology during stripping works for the HVDC cable trench and associated haul road. Various undated linear feature and ditches were recorded along the route of the construction works. Other features include two culverts (NJ36SE0122, NJ35NE0035) and a burnt mount with associated features (NJ45NW0045).

Extract from the Moray HER.

Gazetteer of Heritage Assets and Event



Asset/Event Number	63
Asset/Event Name	BEATRICE ONSHORE SUBSTATION
Type of Asset/Event	Archaeological Evaluation
Listing No./NRHE Number	
HER Number	NJ44NW0064
Status	Event
Easting	342874
Northing	848581
Parish	Keith
Council	Moray
Description	<p>An archaeological evaluation was carried out by Headland Archaeology in May 2016 prior to the proposed construction of a substation. Two trenches were excavated, and the only features of archaeological significance identified during the evaluation was a series of shallow, heavily truncated linear features to the north of the site [Asset 84], interpreted as the remains of cultivation furrows.</p> <p>Extract from the Moray HER.</p>

Asset/Event Number	64
Asset/Event Name	LITTLE GIBSTON
Type of Asset/Event	Archaeological Evaluation
Listing No./NRHE Number	
HER Number	NJ44NW0065
Status	Event
Easting	343690
Northing	848435
Parish	Keith
Council	Moray
Description	<p>A trial trenching evaluation was carried out by CFA Archaeology in October 2015 ahead of proposed development. A total of 17 trenches were excavated, but no archaeological features or artefacts were recorded.</p> <p>Extract from the Moray HER.</p>

Asset/Event Number	65
Asset/Event Name	BLACKHILLOCK
Type of Asset/Event	SHAFTS
Listing No./NRHE Number	
HER Number	NJ44NW0041
Status	Non-designated Heritage Asset
Easting	343921

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Northing	848427
Parish	Keith
Council	Moray
Description	Site of two 'shafts' that are depicted on the 1888 2nd edition OS map but not on the 1846 1st edition map. The two shafts may relate to the lime works to the south. Extract from the Moray HER.

Asset/Event Number	66
Asset/Event Name	DEN WELL
Type of Asset/Event	WELLS
Listing No./NRHE Number	
HER Number	NJ44NW0034
Status	Non-designated Heritage Asset
Easting	343208
Northing	849682
Parish	Keith
Council	Moray
Description	Well still in use which is locally known as Den Well. The well is depicted with this name on both the 1846 1st edition and the 1888 2nd edition OS maps. Extract from the Moray HER.

Asset/Event Number	67
Asset/Event Name	HIGH DEN
Type of Asset/Event	ROAD-BLOCKS
Listing No./NRHE Number	
HER Number	NJ44NW0019
Status	Non-designated Heritage Asset
Easting	343506
Northing	849807
Parish	Keith
Council	Moray
Description	The remains of holes with concrete plugs 15" x 12" are all that are left of a road barrier in use during World War II. Extract from the Moray HER.

Asset/Event Number	68
Asset/Event Name	ROSEHALL

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Type of Asset/Event	FARMSTEADS
Listing No./NRHE Number	
HER Number	NJ44NW0090
Status	Non-designated Heritage Asset
Easting	344313
Northing	848550
Parish	Keith
Council	Moray
Description	Farmstead depicted on historic OS maps. Extract from the Moray HER.

Asset/Event Number	69
Asset/Event Name	BALLOCH WOOD
Type of Asset/Event	ROADS
Listing No./NRHE Number	NJ44NE 21.00
HER Number	NJ44NE0021
Status	Non-designated Heritage Asset
Easting	344636
Northing	848569
Parish	Keith
Council	Moray
Description	The remains of an old military road runs through part of Balloch Wood. It continues southeast into Aberdeenshire. Extract from the Moray HER.

Asset/Event Number	70
Asset/Event Name	MAINS OF BIRKENBURN
Type of Asset/Event	FARMSTEADS, LADES, PONDS
Listing No./NRHE Number	NJ44NE 3.00
HER Number	NJ44NE0034
Status	Non-designated Heritage Asset
Easting	345039
Northing	848543
Parish	Keith
Council	Moray
Description	Farmstead still in use that is depicted on the 1846 1st edition OS map. The map shows a rectangular farmhouse, a range of steadings around a central courtyard which also contains two rectangular buildings, and a long thin mill pond and lade system that originates from an improved Birken Burn. The 1888 edition map shows the same layout.

Extract from the Moray HER.

Asset/Event Number	71
Asset/Event Name	DUNNYDUFF WOOD
Type of Asset/Event	CAMPS
Listing No./NRHE Number	
HER Number	NJ44NW0025
Status	Non-designated Heritage Asset
Easting	344635
Northing	849451
Parish	Keith
Council	Moray
Description	The trees grown here were used during WWII to make pit props for mines.

Extract from the Moray HER.

Asset/Event Number	72
Asset/Event Name	DENHEAD
Type of Asset/Event	FARMSTEADS
Listing No./NRHE Number	
HER Number	NJ44NW0099
Status	Non-designated Heritage Asset
Easting	343652
Northing	849091
Parish	Keith
Council	Moray
Description	Farmstead depicted on historic OS maps.

Extract from the Moray HER.

Asset/Event Number	73
Asset/Event Name	NETHERTON
Type of Asset/Event	FARMSTEADS
Listing No./NRHE Number	NJ44NW 17.00
HER Number	NJ44NW0074
Status	Non-designated Heritage Asset
Easting	344184
Northing	847976

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Parish	Keith
Council	Moray
Description	<p>Site of a farmstead depicted on historic OS maps. The 1st edition shows an U-plan range, the short north wing of which appears to be roofless, and another roofless rectangular building to the south. The north wing is shown as roofed on the 2nd edition, but the building to the south had been removed.</p> <p>Extract from the Moray HER.</p>

Asset/Event Number	74
Asset/Event Name	DUNNYDUFF
Type of Asset/Event	BANKS
Listing No./NRHE Number	
HER Number	NJ44NW0042
Status	Non-designated Heritage Asset
Easting	344955
Northing	849540
Parish	Keith
Council	Moray
Description	<p>A low bank approximately 0.5m high by 2m across runs roughly east-west from the edge of the wood. Its purpose is unknown. Recorded by the Forestry Commission, 2006.</p> <p>Extract from the Moray HER.</p>

Asset/Event Number	75
Asset/Event Name	BLACKHILLOCK LIME WORKS
Type of Asset/Event	BUILDINGS, CRANES, DRAW-HOLES, KILNS, LIME-WORKS, QUARRIES
Listing No./NRHE Number	
HER Number	NJ44NW0010
Status	Non-designated Heritage Asset
Easting	343909
Northing	848234
Parish	Keith
Council	Moray
Description	<p>Remains of a limeworks and quarry (Blackhillock Quarry) depicted on historic OS maps. The 1st edition shows a large quarry with a single long building at the north end of the workings. Five roughly oval features, two east and three southwest of the building, indicate kilns. By the time of the 2nd edition map much of the earlier building had been removed, but two additional kilns are shown on its west side, and two more buildings had been added, one to the south and an L-plan one to the southwest of the original building. The 2nd edition map also depicts a travelling crane running from the area of the new kilns to the southeast part of the quarry. These later 19th century buildings had been removed but new buildings added by the mid 20th century. The quarry has since been considerably extended. Remains of the later kilns at the north end of the site previously survived at the east side of the entrance to the quarry,</p>

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comprising a pair of single draw kilns of rubble construction with semi-circular, arched draw-holes. In February 2022 these kilns were reported to have been lost to the quarry works, with only the wall with the arched flues surviving. On the west side of the entrance is a rubble construction wall with a single arched opening.

Extract from the Moray HER.

Asset/Event Number	76
Asset/Event Name	DENBURN
Type of Asset/Event	ROAD-BLOCKS
Listing No./NRHE Number	
HER Number	NJ44NW0021
Status	Non-designated Heritage Asset
Easting	343724
Northing	849494
Parish	Keith
Council	Moray
Description	During WWII, 45 gallon tar and petrol drums were used to form a road block here. Extract from the Moray HER.

Asset/Event Number	77
Asset/Event Name	NORTH WHITELEY
Type of Asset/Event	CAIRNS
Listing No./NRHE Number	
HER Number	NJ44NW0057
Status	Non-designated Heritage Asset
Easting	343095
Northing	847662
Parish	Keith
Council	Moray
Description	Earthworks suggested to be the remains of a cairn. Extract from the Moray HER.

Asset/Event Number	78
Asset/Event Name	DUNNYDUFF WOOD
Type of Asset/Event	QUARRIES
Listing No./NRHE Number	
HER Number	NJ44NW0051

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Status	Non-designated Heritage Asset
Easting	344280
Northing	849237
Parish	Keith
Council	Moray
Description	Remains of quarry depicted on the 1901 2nd edition OS map. Extract from the Moray HER.

Asset/Event Number	79
Asset/Event Name	TARNASH
Type of Asset/Event	PILL-BOXES
Listing No./NRHE Number	
HER Number	NJ44NW0018
Status	Non-designated Heritage Asset
Easting	343902
Northing	849103
Parish	Keith
Council	Moray
Description	The remains of a WWII pillbox. The walls are corrugated iron filled with concrete approximately 14" thick with an internal diameter of 5 feet. Extract from the Moray HER.

Asset/Event Number	80
Asset/Event Name	GIBSTON
Type of Asset/Event	FARMSTEADS
Listing No./NRHE Number	
HER Number	NJ44NW0091
Status	Non-designated Heritage Asset
Easting	343596
Northing	848643
Parish	Keith
Council	Moray
Description	Farmstead depicted on historic OS maps. Extract from the Moray HER.

Asset/Event Number	81
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Asset/Event Name	BRIDGE OF DUNNYDUFF
Type of Asset/Event	BRIDGES
Listing No./NRHE Number	NJ44NW 25.00
HER Number	NJ44NW0078
Status	Non-designated Heritage Asset
Easting	344155
Northing	849628
Parish	Keith
Council	Moray
Description	Bridge, in use, depicted on the OS 1st and 2nd edition maps. Extract from the Moray HER.

Asset/Event Number	82
Asset/Event Name	DUNNYDUFF WOOD
Type of Asset/Event	FIELD SYSTEM (PERIOD UNASSIGNED)
Listing No./NRHE Number	NJ44NW 32.00
HER Number	
Status	Non-designated Heritage Asset
Easting	344620
Northing	849540
Parish	Keith
Council	Moray
Description	Field Visit (2012) This project is part of the Forestry Commission's management strategy as described under Kirkhill, Aberdeen City. The following features were recorded during fieldwork... ...NJ 4462 4954 Dunnyduff A curvilinear bank and ditch conforms to the present field system which lies outside the wood. It might be related to this field system or represent a former boundary for the 19th-century plantation. Archive: Aberdeenshire Council SMR and Forestry Commission, Aberdeenshire Funder: Moray and Aberdeenshire Forestry Commission. References Shepherd, C. (2013) Keith, Balloch, Historic landscape survey, Discovery Excav Scot, New, vol. 13, 2012. Cathedral Communications Limited, Wiltshire, England. Page(s): 125 Extract from the National Record of the Historic Environment (Canmore) database

Asset/Event Number	83
Asset/Event Name	KEITH, BLACKHILLOCK ELECTRICITY SUBSTATION

Type of Asset/Event	ELECTRICITY SUB STATION (MODERN)
Listing No./NRHE Number	NJ44NW 34.00
HER Number	
Status	Non-designated Heritage Asset
Easting	343490
Northing	848402
Parish	Keith
Council	Moray
Description	Watching Brief (July 2017 - November 2017)

Archaeological mitigation work has been carried out on the grid connection route from Dorenell Wind Farm to Blackhillock Substation, Moray. Watching briefs were undertaken on two assembly yards. No archaeological deposits or remains were identified. Sites 21 and 28 were preserved in situ by visible demarcation and toolbox talks. A possible new site, Site 30, was identified and demarcated.

Information from CFA Archaeology Ltd.

Extract from the National Record of the Historic Environment (Canmore) database

Asset/Event Number	84
Asset/Event Name	KEITH, BLACKHILLOCK
Type of Asset/Event	RIG AND FURROW
Listing No./NRHE Number	NJ44NW 35.00
HER Number	
Status	Non-designated Heritage Asset
Easting	342980
Northing	848640
Parish	Keith
Council	Moray
Description	NJ 4298 4864 An evaluation [Event 63] was undertaken, 5 May 2016, on the site of the onshore substation at Blackhillock, which is linked to the Beatrice offshore wind farm. Two trial trenches were excavated across the development area and identified the poorly preserved remains of rig and furrow cultivation.

Archive: NRHE (intended)

Funder: The Environmental Partnership Ltd.

References

Taylor, A. (2017) Blackhillock, Keith, Evaluation, Discovery Excav Scot, New, vol. 17, 2016. Cathedral Communications Limited, Wiltshire, England. Page(s): 122

Extract from the National Record of the Historic Environment (Canmore) database

Blackhillock BESS, Keith, Moray: Heritage Impact Assessment

Appendix 3: Plates



Plate 1: Panorama from west end of Site with outwards views to north and east, facing northeast



Plate 2: View over the west extent of Site towards Keith (just visible to right of agricultural shed), Gibston farm buildings (Asset 70) mostly intervening, facing north



Plate 3: View southwest towards Blackhillock Substation (**Asset 83**), from southwest side of Site



Plate 4: Compound and laydown area to the south of the southwest side of Site, facing south



Plate 5: View north from the east extent of Site



Plate 6: View east from the east extent of Site



Plate 7: View southeast from the east extent of Site



Plate 8: View across Site from the east extent, facing southwest



Plate 9: View over the grass-covered earthworks that represent soil tillage, facing southeast



Plate 10: Excavated track between the central and eastern OHL towers, facing southwest



Plate 11: View northeast towards central OHL tower on Site with boggy area in foreground where an excavator had sunk and had to be excavated out



Plate 12: Prominent flat-topped knoll towards east end of Site, north of the extant east-most OHL tower, likely the location of the OHL tower depicted on the 1973 aerial photographs



Plate 13: Post-and-wire fence boundary leading northwest to Gibston Farm buildings (**Asset 70**), facing northwest



Plate 14: View along Mid Street from the south extent of the Conservation Area (**Asset 48**), facing south southwest, Site area approximated with arrow



Plate 15: View towards Site along Land Street, from the south extent of the Conservation Area, facing south, Site area approximated with arrow



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