



JACOBS®

Kyleakin Fish Feed Factory

Marine Harvest

Environmental Impact Assessment - Volume 2 of 4: Main Report

Chapter 13: Cultural Heritage

Final

May 2017





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13. Cultural Heritage

13.1 Purpose of this Report

This chapter has been prepared on behalf of Marine Harvest (Scotland) Ltd (hereafter referred to as MH or 'the Applicant') to identify and consider the cultural heritage impacts of their proposed scheme to develop a Fish Feed Plant (hereby referred to as 'the Proposed Development') at Allt Anavig Quarry, Kyleakin, Isle Of Skye.

The chapter is supported by:

- Technical Appendix 13.1: Gazetteer of Cultural Heritage Assets
- Figures 13.1 and 13.2 are referenced in the text where relevant.

13.2 Policy, Legislation and Guidance

This section takes into account all policy, legislation and guidance specific to the assessment of the cultural heritage effects.

In undertaking the assessment of the potential effects on cultural heritage assets, the following guidance documents have been taken into account:

- The Chartered Institute for Archaeologist's (CIfA) Standard and Guidance for historic environment desk-based assessment (CIfA, 2014)
- The Highland Council Standards for Archaeological Work (2012).

13.3 Methodology

13.3.1 Scope of Assessment

This document considers the potential for significant effects on cultural heritage assets as a result of the Proposed Development, as described in **Chapter 2 of this ES**. For the purpose of this assessment cultural heritage is taken to comprise archaeological remains, historic buildings and the historic landscape each of which is addressed separately below.

13.3.2 Assessment Methodology

13.3.2.1. Baseline Characterisation

13.3.2.1.1. Study Area

A study area extending 200m in all directions from the Proposed Development boundary was defined. The study area was designed to take into account potential direct impacts of known and potential buried archaeological remains within the immediate vicinity of the Proposed Development. A wider study area was developed to take into account potential indirect impacts on designated cultural heritage assets which could potentially be seen from the Proposed Development. Baseline conditions of the study area were established through desk-based means as described in more detail below.

13.3.2.1.2. Data Gathering

Cultural heritage baseline conditions were established based on information gathered from the following sources:

- Historic Environment Scotland for information on designated cultural heritage assets, comprising Scheduled Monuments; Listed Buildings; Conservation Areas; sites included on the Inventory of Gardens and Designed Landscapes in Scotland; and, the Inventory of Historic Battlefields;

- Historic Environment Scotland for information on the historic landscape available online (accessed July 2016);
- Highland Council Historic Environment Record (HER) for information on designated and undesignated cultural heritage assets, and
- Historical Ordnance Survey maps and pre-Ordnance Survey maps held in the Map Library of the National Library of Scotland available online (accessed July 2016), and an Envirocheck report on historic Ordnance Survey maps.

13.3.2.1.3. Consultation

A general scoping response received from Highland Council noted that the ES needed to “identify all designated sites which may be affected by the development either directly or indirectly” (Highland Council 2016, 3.6).

The Principal Archaeologist of Highland Council was consulted by telephone on the proposed assessment methodology and study area (21/7/2016), and this was followed up by email (26/7/2016).

13.3.2.2. Sensitivity Criteria

The value of cultural heritage assets was assessed on a scale of 'International' to 'Less than Local' using professional judgement guided by the criteria presented in Table 13.1, which are derived from the guidance contained in the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

Table 13.1 Criteria for the assessment of the importance of cultural heritage assets

Importance	Site Type
International	World Heritage Sites. World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
National	Scheduled Monuments (SMs). Category A Listed Buildings. Inventory of Gardens and Designed Landscapes. Inventory of Historic Battlefields. Some undesignated sites assessed as being of national importance using the methodology given in ICOMOS guidance. Designated historic landscapes of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Regional	Category B Listed Buildings. Conservation Areas. Some undesignated sites assessed as being of regional importance using the methodology given in ICOMOS guidance. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, and landscapes of regional value.

Importance	Site Type
	Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Local	Category C Listed Buildings. Some undesignated sites assessed as being of local importance using the methodology given in ICOMOS guidance. Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Less than local	Assets either already badly damaged, destroyed or whose historic value is too slight for inclusion in a higher class. Landscapes with little or no significant historical interest.

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended by the Historic Environment (Amendment) (Scotland) Act 2011), provides for the designation of Category, A, B and C Listed Buildings which are considered to be of national, regional and local importance, respectively.

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended by the Historic Environment (Amendment) (Scotland) Act 2011) imposes a duty on local planning authorities to designate and protect 'areas of special architectural or historic interest the appearance or character of which it is desirable to preserve or enhance' as Conservation Areas. Designation provides control over demolition of unlisted buildings through the requirement for Conservation Area Consent, limited permitted development rights, and provides the basis for planning policies to further preserve and enhance the area's special character. Conservation Areas have been assessed to be of Regional Importance.

Many cultural heritage assets are not currently afforded any statutory protection through designation. For the purposes of assessment, these undesignated sites were assigned a level of importance using professional judgement supported by review of the following guidance:

- criteria used in Scottish Historic Environment Policy (SHEP) for the designation of Scheduled Monuments (Historic Scotland, 2011); and
- non-statutory criteria used in SHEP for the designation of Listed Building categories (Historic Scotland, 2011).

13.3.2.3. Effects on Setting

In accordance with the guidance provided by Managing Change in the Historic Environment: Setting (Historic Scotland, 2016), a three stage process was undertaken to assess the effect of the Proposed Development on setting of historic assets:

- Stage 1: identify the historic structures that might be affected by the Proposed Development. This was undertaken through desk study and in consultation with Historic Scotland who identified a total of thirteen assets potentially affected by the proposed development.
- Stage 2: define the setting of historic assets by establishing how the surroundings contribute to the ways in which the historic structure is understood, appreciated and experienced.
- Stage 3: assess how the Proposed Development would affect upon that setting.

13.3.3 Assessment of Effects

13.3.3.1. Magnitude of Effect

Assessment of magnitude of effect was based on professional judgement informed by the methodology and criteria set out in **Table 13.2**, which are derived in part from the guidance contained in *Design Manual for Roads and Bridges* (DMRB), Volume 11, Section 3 Part 2 ‘Cultural Heritage’ (HA 208/07). Unless otherwise stated, all effects are adverse.

Table 13.2 Criteria for assessment of magnitude of effect on cultural heritage assets

Importance	Site Type
High	<p>Change to most or all key archaeological materials, such that the resource is totally altered.</p> <p>Change to key historic building elements, such that the resource is totally altered.</p> <p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.</p> <p>Comprehensive changes to setting.</p>
Medium	<p>Changes to many key archaeological materials, such that the resource is clearly modified.</p> <p>Change to many key historic building elements, such that the resource is significantly modified.</p> <p>Changes to some key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.</p> <p>Considerable changes to setting that affect the character of the asset.</p>
Low	<p>Changes to key archaeological materials, such that the asset is slightly altered.</p> <p>Change to key historic building elements, such that the asset is slightly different.</p> <p>Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.</p> <p>Slight changes to setting.</p>
Very Low	<p>Very minor changes to archaeological materials or setting.</p> <p>Slight changes to historic buildings elements or setting that hardly affect it.</p> <p>Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.</p>

13.3.3.2. Significance of Impact

The significance of effects was assessed using professional judgement guided by a matrix, as shown in **Table 13.3**.

Table 13.3 Significance of effects on cultural heritage

Magnitude \ Importance	High	Medium	Low	Very Low
International	Major	Major	Major or Moderate	Moderate
National	Major	Major	Moderate	Minor
Regional	Major	Moderate	Minor	Negligible
Local	Moderate	Minor	Minor	Negligible
Less than local	Minor	Negligible	Negligible	Negligible

In most cases residual effects will be described as having a Negligible / Minor / Moderate / Major significance - however, in some instances there may be no significant effects.

In respect of both physical effects and effects on setting, those assessed as of Moderate or greater significance are generally considered significant in the context of the EIA Regulations. The classification in respect of either type of effect draws on professional judgement in the determination.

13.4 Baseline Conditions

A total of six cultural heritage assets were identified within the study area comprising one undesignated archaeological site, and five undesignated Historic Landscape Types. A further four designated heritage assets and one undesignated Historic Landscape Type located outside the study area were included to assess the potential for impacts to occur on their setting during construction or operation of the Proposed Development. These comprised:

- 1 Inventory Garden or Designed Landscape of National importance;
- 3 Category B Listed Buildings of Regional importance; and
- 1 undesignated Historic Landscape Type of Less than local importance.

13.4.1 Archaeological Remains

One undesignated archaeological site was identified within the study area. It is summarised in **Table 13.4** and described in more detail below.

Table 13.4 Archaeological remains baseline

Asset No.	Asset Name	Designation	Importance
1	Boundary Bank, Kyle House	None	Less than local

Asset 1 is a walled embankment located close to the western edge of Kyle House Garden (see Asset 2, below). It was identified during desk-based and walkover surveys conducted during development of the Skye Road Bridge (Atkinson and Will 1991, 12). A section excavated through it confirmed it to be of 20th century date, and it was believed to have been constructed during the Second World War as part of a barrage balloon site (MHG6757) (ibid.). This asset was considered to be of limited archaeological interest and to offer limited potential for further investigation. It is also part of a group of assets that are well understood. The embankment is located within an area of self-seeded scrub and woodland on the hill top west of the A87 approach to the Skye Bridge. It is severed from other elements of the former barrage balloon site and taking this and the

surrounding scrub and trees into account, its setting is not considered to contribute to our understanding of it. Taking this into account, Asset 1 has been assessed to be of Less than Local importance.

13.4.1.1. Marine cultural heritage

Studies carried out for the ES did not identify any designated or undesignated marine cultural heritage assets within the study area. The closest marine cultural heritage assets are two undesignated wreck sites approximately 150m north north-east of the study area; the closest Historic Marine Protected Area is approximately 70km south-west of the study area. A review of the detailed sonar survey conducted for this application did not identify any anomalies of potential cultural heritage interest.

The seabed within the study area is characterised by exposed bedrock overlain in places by cobbles. This reflects its exposure to high energy tidal flows in and out of the Kyles, and to strong wave action from the north. Taking this into account, the marine archaeological potential of the study area is considered to be negligible, and the potential for a significant effect is also considered to be negligible. No mitigation is therefore proposed. Potential for unknown archaeological remains

The Proposed Development is entirely within a large modern quarry. Taking this into account, the potential for unknown archaeological remains to be present is considered to be Negligible.

13.4.2 Historic Buildings

No historic buildings were identified within the study area. However, three Category B Listed Buildings outside the study area were included to assess the potential for impacts to occur on their setting as a result of construction or operation of the Proposed Development. These buildings are summarised in Table 13.5, and described in more detail below.

Table 13.5 Historic buildings baseline

Asset No.	Asset Name	Designation	Importance
3	Kyle House	Category B Listed Building	Regional
4	Kyleakin Lighthouse	Category B Listed Building	Regional
5	Kyleakin Lighthouse Keepers' Houses	Category B Listed Building	Regional

Kyle House (Asset 3) is a late 18th century tacksman's¹ house built for John Mackinnon in 1798. The house is of two storeys with a five bay front, and of harled stone construction with ashlar margins. A separate cottage to the rear was later incorporated as a wing. Kyle house is located on the steep north-east facing hillside overlooking the village of Kyleakin and the Kyle Akin strait separating the Isle of Skye from the mainland. Its setting is defined by its secluded position within the woodland of Kyle House Garden (Asset 2 below), and by its extensive views to the south-east. Taking its designation as a Category B Listed Building into account, Asset 3 has been assessed to be of Regional importance.

Assets 4 and 5 are the Kyleakin Lighthouse and Lighthouse Keepers' Cottages respectively. They are located on the southern edge of Eilan Ban, a small island between the Isle of Skye and the mainland, and the modern Skye Road Bridge passes between the two. Both buildings were constructed in 1857 to designs by David and Thomas Stephenson, renowned designers of lighthouses of the period. Originally lit by oil, the lantern was converted to acetylene in 1960, and the lighthouse was finally decommissioned in 1993 as a result of improvements in navigation technology, although it is maintained as a 'daymark' or prominent visual reference for sailors in daytime. The contemporary Keepers' Cottages (Asset 5) are located north-east of the lighthouse in a sheltered location west of a small hill. Since decommissioning of the light, the cottages have been converted for use as a museum and residence for the nature reserve warden. The setting of the lighthouse is defined by its relationship with the Kyle Akin, which is fundamental to our understanding of its role in protecting

¹ A land-holder of intermediate legal and social status in Highland society

vessels navigating the hazardous waters between the mainland and the Isle of Skye. The setting of the Keepers' Cottages (Asset 5) is defined by its relationship with the lighthouse, which is still legible in the landscape despite the severance created by the modern Skye Road Bridge. Taking their designation into account, Assets 4 and 5 have been assessed to be of Regional importance.

13.4.3 Historic Landscape

Six Historic Landscape Types (HLTs) were identified within the study area, and one Inventory Garden and Designed Landscape (Kyle House Garden; Asset 2) located outside the study area was also included to assess the potential for impacts to occur on its setting during construction and operation of the Proposed Development. These assets are summarised in **Table 13.6** and described in more detail in the following paragraphs. All HLTs are shown on **Figure 13.2**.

Table 13.6 Historic landscape baseline

Asset No.	Asset Name	Designation	Importance
2	Kyle House Garden	Inventory Garden and Designed Landscape	National
HLT 1	18 th -20 th Century Managed Woodland	None	Local
HLT 2	20 th Century Coniferous Plantation	None	Less than local
HLT 3	Late 20 th Century Rough Grazing	None	Less than local
HLT 4	19 th Century-Present Built-up Area	None	Less than local
HLT 5	Late 20 th Century Quarrying	None	Less than local
HLT 6	19 th Century-Present Recreation	None	Less than local

13.4.3.1. Assets of National Importance

Kyle House Garden (Asset 2) was originally established in the 19th century to form the setting for Kyle House (see Asset 3, above), but apart from some of the mature trees, much of the modern planting is the work of owners since the 1950s following the destruction of the original planting scheme during the Second World War. Based on its inscription in the Inventory of Gardens and Designed Landscapes, the importance of Asset 2 is derived principally from its relationship with Kyle House, to which it was intended to form the setting. Taking its designation into account, Asset 2 has been assessed to be of National importance.

13.4.3.2. Assets of Local Importance

A broadly linear band of 18th-20th Century Managed Woodland (HLT 1) is located close to the southern edge of the Proposed Development site. This type of woodland is characterised by mature broadleaf tree species, and historically managed for timber production. It is distinct from more common modern coniferous plantations seen elsewhere in the study area. Taking the time depth of this type into account, HLT 1 been assessed to be of Local Importance.

13.4.3.3. Assets of Less than Local Importance

The historic landscape of the study area is characterised by 20th century coniferous plantations (HLT 2) which occupy a large area south and west of the Proposed Development site, as well as a thin strip along the coastline to the west. Because of its recent creation, this asset has limited time depth. This is a common type within the study area and the wider landscape of the Isle of Skye.

A number of small pockets of rough grazing land (HLT 3) have been created mostly within the 20th century coniferous plantation type. The largest of these pockets occupies the high ground west of the Proposed

Development site, and a number of smaller ones can be found at the east of the study area close to the edges of Kyle House Garden (Asset 2). Much of Eilean Ban on which the Kyleakin Lighthouse (Asset 4) is situated is also occupied by this type.

An early 20th century linear development of the village of Kyleakin along Old Kyle Road is located at the south-west edge of the study area (HLT 4). This HLT is defined by modern buildings on either side of the road including the Mackinnon Hotel built around 1912, and a number of mid-20th century residential properties.

Late 20th century quarrying (HLT 5) is represented by the large disused quarry within which the Proposed Development is located. Excavation of the quarry in the 1990s will have removed all traces of any earlier features or landscape types within its boundary, and it is considered to be of limited historical interest.

Eilean Ban was home to naturalist and author Gavin Maxwell from 1963 until his death in 1969. During his time on the island he converted the redundant Lighthouse Keeper's Cottages (Asset 5) into a house, and is reputed to have maintained a small menagerie of native Scottish animals. Because of the connection with nature conservation which continues to this day, the southern tip of the island around the cottages is identified as used for recreation (HLT 6).

All of the above HLTs are considered to have limited historical interest, and in line with the methodology above have been assessed to be of Less than Local importance.

13.5 Predicted Effects

13.5.1 Effects during construction

13.5.1.1. Archaeological Remains

Previous use of the Proposed Development site as an aggregate quarry is considered to have removed any archaeological remains which may have been present, therefore no physical effects on archaeological remains have been identified.

No designated archaeological sites with settings considered to be sensitive to visual effect have been identified within the study area or within the scheme Zone of Visual Influence (ZTV) – an area from which the Proposed Development is theoretically visible.

13.5.1.2. Historic Buildings

No effect is predicted to occur on the setting of Kyle House (Asset 3) or Kyleakin Lighthouse Keepers' Cottages (Asset 5) during construction of the Proposed Development. Kyle House would be screened by its position on a south facing hillside and by its densely wooded grounds formed by Kyle House Garden (Asset 2). Kyleakin Lighthouse Keeper's Cottages would be screened both by the natural topography of its location on the south-eastern shore of Eilean Ban, and by the presence of the piers and superstructure of the Skye Road Bridge in close proximity to the south-west.

Construction of the Proposed Development would be located approximately 750m from the Category B Listed Kyleakin Lighthouse (Asset 4). The presence of a construction site and plant, materials stockpiles and the movement and lighting associated with construction activity would be visible in views from this asset towards the Isle of Skye. This would not affect the relationship between the lighthouse and the Kyle Akin which defines its setting. The magnitude of this effect has been assessed to be Very Low.

13.5.1.3. Historic Landscape

No effects during construction of the Proposed Development are predicted for Kyle House Garden (Asset 2), or for any of the undesignated HLTs.

13.5.2 Effects during operation

13.5.2.1. Archaeological Remains

No effects on archaeological remains are predicted during operation of the Proposed Development.

13.5.2.2. Historic Buildings

No effect is predicted to occur on the setting of Kyle House (Asset 3) or Kyleakin Lighthouse Keepers' Cottages (Asset 5) during operation of the Proposed Development.

During operation the Proposed Development would be visible in views from Kyleakin Lighthouse (Asset 4) towards the Isle of Skye. This would not affect the relationship between the lighthouse and the Kyle Akin which defines its setting. The magnitude of this effect has been assessed to be Very Low.

13.5.2.3. Historic Landscape

No effects during operation of the Proposed Development are predicted for Kyle House Garden (Asset 2), or for any of the undesignated HLTs.

13.6 Mitigation Measures

No significant effects have been predicted on cultural heritage assets during construction or operation of the Proposed Development. Consequently no mitigation measures are recommended.

13.7 Residual Effects

No residual effects are predicted to occur to cultural heritage assets as a result of construction or operation of the Proposed Development.

13.8 Difficulties Encountered in Compiling Information

No difficulties were encountered while compiling the information necessary to conduct the assessment.

13.9 Cumulative Effects and Impact Interrelations

No cumulative effects on cultural heritage assets have been identified during the preparation of this assessment.

13.10 References

Ancient Monuments and Archaeological Areas Act 1979

Chartered Institute for Archaeologists (CIfA), 2014, Standard and Guidance for historic environment desk-based assessment

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011

Highland Council, 2016, Scoping Response, 2/7/2016

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Ordnance Survey, 1882, 1st Edition 1:10,560 map, Inverness-Shire, Sheet XLI

Ordnance Survey, 1885, 1st Edition 1:63,360 (one inch series) map, Glenelg, Sheet 71

Ordnance Survey, 1901, 2nd Edition 1:10,560 map, Inverness-Shire (Isle of Skye), Sheet XLI

Ordnance Survey, 1903, 2nd Edition 1:2,500 map, Inverness-Shire, Sheet XLI.8 and 12