



Fair Isle Harbour Improvement Works

Historic Environment Desk-Based Assessment

On behalf of **Shetland Isle Council (SIC)**



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Executive Summary

Stantec, on behalf of Shetland Islands Council, are preparing an Environmental Impact Assessment (EIA) for the Fair Isle Harbour Improvement Works, at North Haven, Fair Isle, centred on National Grid Reference HZ 22498 72527. The improvements are to facilitate a new ferry at the existing port and include a new quay structure, a new linkspan berth, repairs to the existing pier, an increase in the size of the existing cradle, noust, slipway and winch to accommodate a larger vessel, and an increase in the size of the existing breakwater.

This Historic Environment Desk-Based Assessment (HEDBA) has been prepared to better understand the historic environment (archaeology, built heritage and historic landscape) risks associated with the Proposed Scheme in support of the EIA and will be used as the primary document for further consultation with the Regional Archaeologist for Shetland Amenity Trust to discuss requirements for further archaeological work.

A review of the Shetland Amenity Trust Historic Environment Record (SAT HER) database within 1km of the Site (the study area) has identified four scheduled monuments and one Category C Listed Building. It has been established that the Proposed Scheme will have an indirect, slight adverse impact upon the setting of the Scheduled Monument, Landberg Promontory Fort (SM2082, HER 1740, NRHE 3815) and the Category C listed Böd (LB44541, HER 7897, NRHE 232125). It is anticipated that the works will also result in an indirect, moderate permanent adverse effect upon the heritage significance of the hand-operated Scheduled crane (SM6589, HER 1957, NRHE 122228, possibly also NRHE 96474) previously located at North Haven Harbour ahead of removal. The removal of the Scheduled Monument has been reported to Historic Environment Scotland by Shetland Islands Council, and at the time of writing resolution of this issue has not been confirmed. No other impacts on designated heritage assets are anticipated.

A small number of Mesolithic finds have been uncovered at Fair Isle, which may be from early temporary use or settlement and the island was then definitively occupied during the 4th and 3rd millennia BC by farmers migrating from Orkney toward Shetland. The settlers were already confident farmers that were familiar with grain cultivation and practiced a mixed farming economy. Evidence for permanent Bronze Age settlements and burial monuments have been recorded across Fair Isle, while an Iron Age site and fort have been identified at Kirki Geo and North Haven, respectively. No Romano-British finds, features or deposits have been recorded within the study area. Fair Isle was under Viking occupation from the mid-9th century until the end of the medieval period. A large earthwork, namely *Feelie Dyke*, subdivides the island that was first depicted on Mackenzie's map of 1752. In the late 19th century, crofting was adopted at Fair Isle. By this point, the island was a firmly established shipping port between the Northern Isles, Scotland, and Norway. This is confirmed by the many known shipwrecks located around the isle. Little is shown of the infrastructure at North Haven harbour until the early 20th century, when a 'pier' is depicted on Ordnance Survey mapping. This appears to correspond with the concrete harbour south of the current pier structure, which incorporates a post-medieval hand crane, the Scheduled Monument cited above that was removed approximately 2-3 years ago on Health and Safety grounds. The pier structure itself was opened in 1959, and the harbour then developed in the 20th century with the addition of a further concrete harbour north of the pier structure. The noust, and breakwater were constructed in the later 20th century. Other modern features within the study area include a radar station and four military installations presumably dating to the 1940s.

Overall, this assessment has not identified any overriding historic environment constraints that would prohibit or substantially impact the Proposed Scheme. The Site is considered to have low to moderate potential for significant archaeology remains, although the possibility for further non-significant finds, features and/or deposits to be present cannot be ruled out.

The Regional Archaeologist for Shetland Amenity Trust agreed that a site walkover would not be necessary if the Site boundary was altered to avoid the prehistoric cist located on the eastern border. The archaeological mitigation for the Proposed Scheme, agreement pending, is likely to include a watching brief to monitor the extension of the noust, as well as any other intrusive groundworks conducted.

1 Introduction

1.1 Project Background

- 1.1.1 Stantec, on behalf of Shetland Islands Council (the client), are preparing an Environmental Impact Assessment (EIA) in support of a planning application for the Fair Isle Harbour Improvement Works (the Proposed Scheme), at North Haven, Fair Isle, centred on National Grid Reference HZ 22498 72527. This Historic Environment Desk-Based Assessment (HEDBA) has been prepared to inform the EIA and to assess the historic environment (archaeology, built heritage and historic landscape) risks associated with the Proposed Scheme.
- 1.1.2 The Proposed Scheme comprises a programme of improvements to the existing ferry port to facilitate a new ferry. Fair Isle is the UK's most remote community, and the ferry link is the single most important feature in supporting a sustainable future for the island. The improvements will include: a new quay structure between the northern end of the existing quay and the existing breakwater; a new linkspan berth for the new ferry; repairs to the existing pier; an increase in the size of the existing cradle, noust, slipway and winch to accommodate the larger vessel; and an increase in the size of the existing breakwater to provide greater shelter to the new structures.
- 1.1.3 During the surveys conducted as part of the Scoping Report (2022), it became apparent that a Scheduled hand-operated crane (SM6589, HER 1957, NRHE 122228, possibly also NRHE 96474) located on North Haven harbour had been removed, without permission, from the pier within the Site boundary (see Section 5.2.1). Subsequent enquiries have confirmed that this occurred in the last 2-3 years because the monument was collapsing and a posed a potential Health and Safety risk to shipping in the harbour. The whereabouts of the crane has not been confirmed, although it is believed the crane was scrapped. This event was reported to Historic Environment Scotland by Shetland Islands Council. At the time of writing, resolution of this issue has not been confirmed.

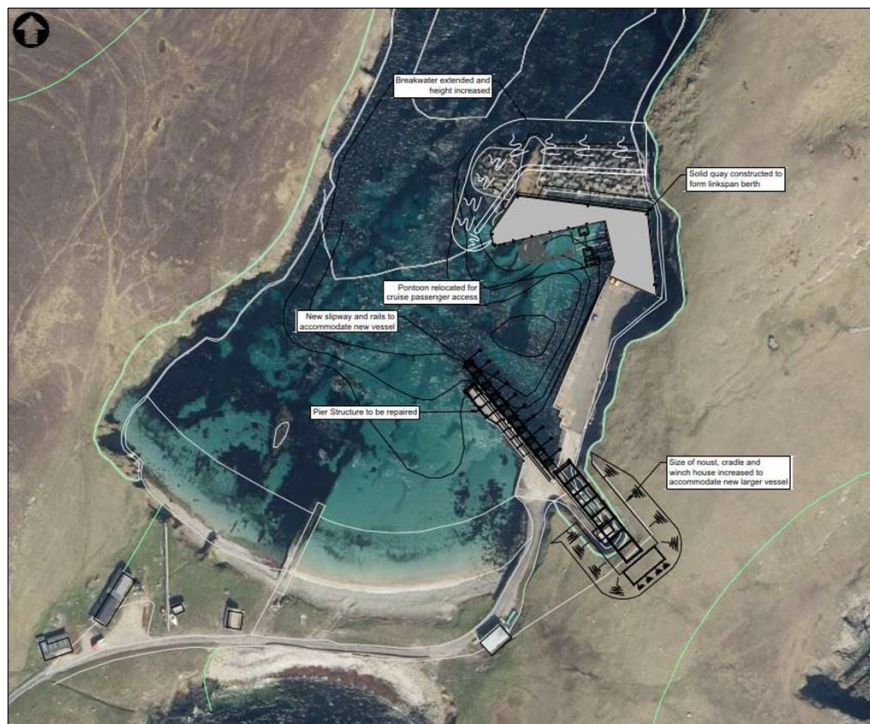


Plate 01: The proposed scheme.

1.2 Location, Topography and Geology

- 1.2.1 Fair Isle is the most geographically remote inhabited island in the United Kingdom. It lies 39km from the Shetland Mainland and 43km from North Ronaldsay, the most northerly of the Orkney islands; it is administratively part of Shetland. The majority of Fair Isle is owned by the National Trust for Scotland, who acquired the land in 1954. The harbour at North Haven lies in the north-east corner of the island. The existing pier is approximately 40m in length, to allow the ferry to moor alongside. The pier is connected to hardstanding and a berth to the north, which is approximately 60m in length. The harbour is sheltered on the east and west sides by high rocky cliffs. The southern half is notionally protected by an isthmus (narrow strip of land between North Haven and Bu Ness), while the north is shielded by a rock armoured breakwater approximately 80m in length and 25m in width, built using Norwegian rock. However, northerly conditions cause significant wave motion at the berth. As such, a noust at the top of a slipway consisting of a cutting in the rock cliff is used to house the vessel overnight. A winch is used to raise and lower the ferry (on its cradle) up and down the slipway. There are two rails that extend alongside the pier, which are connected to the winch that pulls the existing ferry into the noust. Currently, the noust is approximately 30m x 10m.
- 1.2.2 The Site slopes from east to west, with the eastern boundary at 11m above Ordnance Datum (aOD) and the western boundary at 3m aOD. The underlying bedrock geology of Bu Ness is recorded as sandstone of the Bu Ness Sandstone Formation that formed between 393.3 and 382.7 million years ago, while the isthmus is underlain by sandstone and conglomerate, interbedded, sedimentary bedrock of the Vaasetter Sandstone Formation that formed between 419.2 and 393.3 million years ago. The western side of North Haven comprises sandstone and dolomitic siltstone of the Ward Hill Sandstone Formation that formed between 419.2 and 393.3 million years ago (BGS, 2022). Superficial marine beach deposits of gravel, sand, and silt are recorded on the isthmus that formed between 2.6 million years ago and the present day (ibid), but the superficial deposits for Bu Ness and North Haven are not given; however, these are likely to be only very thin turf and topsoil overlying bedrock.

1.3 Aims and Objectives

- 1.3.1 The purpose of this Historic Environment Desk-Based Assessment (HEDBA) is to provide, as far as reasonably possible from existing records and observations, an understanding of the historic environment resource within the Site and the surrounding study area to formulate:
- an assessment of the potential for heritage assets and/or associated palaeoenvironmental remains to survive within the Site;
 - an assessment of the significance of the known or predicted heritage assets considering their archaeological, architectural and artistic, and historic interests;
 - an assessment of previous impacts upon the survival of heritage assets;
 - an assessment of the impact of the Proposed Scheme or other land use changes on the significance of heritage assets and their setting; and
 - proposals for any further archaeological investigation and mitigation required.

2 Regulatory and Policy Context

2.1 Introduction

- 2.1.1 The Proposed Development falls within Schedule 2 Part 10 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, (g) *Construction of harbours and port installations including fishing harbours (unless included in Schedule 1)*. One of the most important functions of the EIA process is to identify ways to mitigate identified adverse environmental effects and identify opportunities that a proposed development may

have for environmental improvements. The following section sets out legislation and national and local planning policies in relation to the historic environment, which are considered relevant to the Proposed Development as follows:

- Ancient Monuments and Archaeological Areas Act (1979);
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997);
- Marine (Scotland) Act (2010);
- Historic Environment (Scotland) Act (2014);
- Historic Environment Policy for Scotland (HEPS) (2019);
- Scottish Planning Policy (SPP) (2020): Valuing the Historic Environment Paragraphs 135-151; and
- Shetland Islands Council Local Development Plan (adopted 2014): Historic Environment (HE1 to HE6)

2.2 Legislation

- 2.2.1 The Ancient Monuments and Archaeological Areas Act (1979), as amended by the Historic Environment Scotland Act (2014), specifies that an archaeological site or historic building of national importance can be designated as a Scheduled Monument and registered with the Scottish Ministers. Under the terms of the act any development that could affect a Scheduled Monument is subject to the granting of Scheduled Monument Consent. Historic Environment Scotland provide advice to Scottish Ministers regarding individual applications for Scheduled Monument consent, and also offers advice on the management of Scheduled Monuments. The 1979 Act makes no reference to the settings of Scheduled Monuments.
- 2.2.2 Works that affect listed buildings or structures and conservation areas are subject to additional controls administered by the Local Planning Authority (LPA) under the Planning (Listed Buildings and Conservation Areas) Act 1997 and Historic Environment Scotland Act (2014). Section 59(1) of the 1997 legislation states that “*in considering whether to grant planning permission for development, which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses*”. Additional controls over demolition and alteration exist through the requirement for Listed Building Consent to be gained before undertaking alteration or demolition on a Listed Building.
- 2.2.3 In respect to Conservation Areas, Section 64(1) states that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The main implication of this designation is that consent will be required for specific types of development that would not otherwise require it, such as Conservation Area Consent for applications to demolish unlisted buildings in Conservation Areas.
- 2.2.4 The Marine (Scotland) Act 2010 enables Scottish Ministers to designate any area of sea within the seaward limits of the territorial sea of the United Kingdom adjacent to Scotland, including the bed and subsoil of the sea but excluding any waters upstream of the fresh-water limit of estuarial waters, as an historic marine protected area. Scottish Ministers can designate a marine historic asset considered to be of national importance within historic marine protected area.

2.3 National Planning Policy and Strategy

2.3.1 The Scottish Planning Policy (SPP) (2020) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.

2.3.2 The SPP defines the historic environment as the physical evidence for human activity that connects people with place linked with the associations we can see, feel, and understand. It states that *'the historic environment is a key cultural and economic asset and a source of inspiration that shall be seen as integral to creating successful places'*. Paragraphs 135 to 151 deal with the Historic Environment, which includes ancient monuments; archaeological sites and landscape; historic buildings; townscapes; parks, gardens and designed landscapes; and other features. Paragraph 137 expresses the following policy principles:

- The planning system should:
 - promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscapes) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and
 - enable positive change in the historic environment, which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved, or enhanced.

2.3.3 Paragraphs 141 to 149 state the following:

- Regarding developments affecting Listed Buildings, *"special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest"*;
- Proposals *"which will impact on its appearance, character or setting [of a Conservation Area], should preserve or enhance the character and appearance of the conservation area"*;
- *"Where there is potential for a proposed development to have an adverse effect on a Scheduled Monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances"*;
- *"Where a development proposal has the potential to affect a World Heritage Site, or its setting, the planning authority must protect and preserve its Outstanding Universal Value"*;
- *"Planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance"*; and
- *"Planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields"*.

2.3.4 The SPP also requires planning authorities to protect archaeological sites and monuments, preserving them *in situ* where possible, or otherwise ensure *"appropriate excavation, recording, analysis, publication and archiving before and/or during development"* (paragraph 150). *"Non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, woodlands and routes such as drove roads"* should also be preserved *in situ* wherever feasible (paragraph 151).

- 2.3.5 The Historic Environment Policy for Scotland (HEPS) (2019) sets out how the Scottish Government's policy for decision making that affects the historic environment should be interpreted and implemented. The policies for managing the historic environment favour protection, understanding and promotion of the historic environment as well as the preservation of the benefits of the historic environment for future generations.
- HEP1: Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.
 - HEP2: Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.
 - HEP3: Plans, programmes, policies and strategies, and the allocation of resources should be approached in a way that protects and promotes 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: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. 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.
 - HEP5: Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

2.4 Local Planning Policy and Strategy

- 2.4.1 Shetland Island Council is the statutory Planning Authority for the area of Fair Isle. The local development plan in Fair Isle comprises the Shetland Local Development Plan (2014-2034), which was adopted in September 2014. Within the Plan, land use planning in relation to the Historic Environment can assist in achieving the Shetland Resolution by:

- Conserving and promoting Shetland's historic environment and cultural traditions, recognising their contribution to Shetland's sustainable economic growth, and the quality of life of its people.

- 2.4.2 The Local Plan contains six historic environment policies, which cover the following:

- Historic Environment: *Shetland Island Council is in favour of the protection, conservation and enhancement of all elements of Shetland's historic environment, which includes ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, gardens and designed landscapes and marine heritage.*
- Listed Buildings: *Shetland Island Council have special regard to the desirability of preserving listed buildings, or its setting, or any features of special architectural or historic interest that it possesses, and therefore is against demolition or other works that adversely affect the special interest of a listed building or its setting.*
- Conservation Area: *Shetland Island Council have special regard to the desirability of preserving or enhancing the character and appearance of these areas. Where an existing building contributes positively to the character of the conservation area, proposals for total or substantial demolition should only be supported where it can clearly be demonstrated that every effort has been made to retain it.*

- 2.4.3 Proposals that have an adverse effect on scheduled monuments and designated wrecks or the integrity of their settings should not be permitted unless there are exceptional

circumstances. All other significant archaeological resources should be preserved *in situ* wherever feasible. Where preservation *in situ* is not possible the planning authority should ensure that developers undertake appropriate archaeological excavation, recording, analysis, publication and archiving in advance of and/ or during development.

3 Methodology

3.1 Standards and Guidance

3.1.1 This assessment has been carried out in accordance with Scottish Planning Policy (SPP) (2014) and the following good practice and guidance documents:

- Chartered Institute for Archaeologists (CIfA) 'Standards and Guidance for Historic Environment Desk-Based Assessments (as revised 2020);
- Design Manual for Roads and Bridges (DMRB) 'LA 106 - Cultural Heritage Assessment' (2020);
- Historic Environment Scotland 'Managing Change in the Historic Environment: Asset Management' (2019);
- Historic Environment Scotland 'Managing Change in the Historic Environment: Setting' (2020); and
- Historic Environment Scotland 'Managing Change in the Historic Environment: Works on Scheduled Monuments' (2020).

3.2 Data Sources

3.2.1 A 1km study area around the Site has been used to identify designated and non-designated heritage assets, which might be affected by the Proposed Scheme and to inform the historic and archaeological background of this assessment. The assessment was informed by desk-based research and a walkover survey that was carried out in July 2022.

3.2.2 The following sources were consulted to inform the presence of known heritage assets within the study area:

- National Record of the Historic Environment (NRHE - Canmore) as maintained by Historic Environment Scotland for all designated and non-designated heritage assets;
- Historic Environment Record (HER) data maintained by Shetland Amenity Trust (SAT);
- Historic Environment Scotland online Search for a Scheduled Monument tool;
- Marine Scotland Historic Marine Protected Areas (HMPAs);
- National Library of Scotland First and Second Edition Ordnance Survey maps;
- Other freely available online repositories including Archaeological Data Service, Britain from Above, LiDAR finder, Google Earth and Heritage Gateway;
- Relevant primary and secondary sources including published and unpublished reports relating to previous archaeological investigations and ground investigation works considered relevant.

3.3 Assumptions and Limitations

- 3.3.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.3.2 The records held by the SAT HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment, usually driven by development in a particular area. The information held within them is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown, notably buried assets.

4 Historical and Archaeological Baseline

4.1 Introduction

- 4.1.1 The following section identifies the known heritage assets within the study area. These were identified from sources listed in Section 3. In accordance with Historic Environment Scotland's '*Managing Change in the Historic Environment: Setting*' (2020), this section also identifies heritage assets that have the potential to receive effects to their setting and heritage significance from the Proposed Scheme.



Plate 02: South-west facing view from Site towards the böd (LB44541).

4.2 Designated Heritage Assets

- 4.2.1 The designated heritage assets are discussed in reference to three sub-topics, which are defined as:
- Built Heritage: Architectural, designed or other structures with a significant historical value;
 - Archaeological Remains: The material and palaeoenvironmental remains of human activity from the earliest periods of human evolution to the present; and

- Historic Landscapes: The current landscape, whose character is the consequence of the action and interaction of natural and/ or human factor.

Built Heritage

4.2.2 Listed buildings in Scotland vary from those in the rest of mainland UK¹ and are graded as follows:

- Category A: Buildings of special architectural or historical interest, which are outstanding examples of a particular period, style or building type.
- Category B: Buildings of special architectural or historic interest which are major examples of a particular period, style or building type.
- Category C: Buildings of special architectural or historic interest which are representative examples of a period, style or building type.

4.2.3 The designation of listed buildings varies between high (national) significance (Category A) and low (local) importance (Category C). There are no designated built heritage assets located within the Site. Within the 1km study area, there is one designated built heritage asset comprising:

- A Shetland böd, a Category C Listed Building (LB44541, HER 7897, NRHE 232125). The building was used to house fishermen and their gear during the fishing season and is a rare survivor of this traditional Shetland building practice. The building comprises a gabled flagstone rubble storehouse, rectangular in plan, located c150m west of the development boundary.
- The position of the böd on the isthmus, overlooking the harbour and with long-distance views across the low-lying surroundings, means that the Site will form part of its wider setting. Accordingly, it is considered that the böd may have the potential to receive indirect effects to its setting from the Proposed Scheme.



Plate 03: South-west facing view across Site, Landberg promontory fort (SM2082) arrowed.

¹ https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/#categories-of-listing_tab accessed 16/11/2021.

Archaeological Remains

- 4.2.4 Scheduled Monuments in Scotland are nationally important sites or monuments that are given legal protection by being placed on a list by Historic Environment Scotland. There is one designated heritage asset (a Scheduled Monument of high (national) significance) located within the Site, comprising:
- A small hand-operated crane of iron construction (SM6589, HER 1957, NRHE 122228, possibly also NRHE 96474). The crane stood on and was set into the edge of the old pier (Light House Pier, 96475), formerly used by the Fair Isle ferry, which has since been replaced by a new pier and slip to the NE that was opened in 1959. The crane is probably of late 19th-century date and may have originated elsewhere, possibly taken from a lighthouse station.
 - The crane would be directly affected by the Proposed Scheme during construction and operation phases, as it lies in the centre of the area of development. Its condition, however, is discussed further in Section 5.2.1.
- 4.2.5 Within the Study Area there are three further designated archaeological remains (all Scheduled Monuments of high (national) significance):
- Landberg Fort, South Haven (SM2082, HER 1740, NRHE 3815). A small promontory fort of middle to late Iron Age date (c. 100 BC to c. 500 AD) c250m south-east of the development boundary, excavated between 1996 and 1997. The fort is defined by ramparts with medial ditches that cut off the base of an elongated triangle, the other two sides being defined by cliff edges.
 - Burn of Furse to Homis Dale, settlement and burnt mounds (SM6588). The remains of a settlement of prehistoric date, probably Bronze Age, alongside several burnt mounds and many later agricultural enclosures. The listing includes 33 HER and NRHE sites within the study area, which comprise elements within the monument.
 - Burn of Gilsetter, burnt mound and mills (SM6590). A series of small horizontal watermills of typical "Norse mill" or "Click mill" type, and their water-supply systems, together with a prehistoric burnt mound. The Scheduled area is in two parts, the larger eastern area measuring 660m by 160m, and the smaller western area totalling 160m by 70m.
- 4.2.6 The Site will be clearly visible from the northern ramparts of the Landberg promontory fort, and the harbour forms part of the fort's setting. Accordingly, it is considered that the promontory fort may have the potential to receive indirect effects to its setting from the Proposed Scheme. Burn of Furse to Homis Dale Scheduled Monument lies 600m west of the Site and Burn of Gilsetter lies 800m south-west of the Site and were assessed as part of the EIA Scoping Report (Stantec, 2022). Both are screened from view by rises in the intervening topography; therefore, no impact on their setting and significance is predicted; as such, they have been accordingly scoped out from further assessment.

Historic Landscapes

- 4.2.7 There are no Registered Parks and Gardens of Special Historic Interest, Conservation Areas, or World Heritage Sites within the Site or 1km study area. Fair Isle and its surrounding waters form part of the Shetland National Scenic Area, which is a national designation given for landscapes with exceptional scenic qualities. This is a general designation covering the whole of Fair Isle, however, and does not specifically include heritage within its descriptors. Historic Landscapes are accordingly scoped out from further assessment.

4.3 Archaeological Investigation

- 4.3.1 No previous archaeological investigations are recorded to have taken place within the Site. The Shetland Amenity Trust (SAT) HER does not include events as entries for Fair Isle, and as such only limited information is available in respect to previous archaeological works on the island.

Survey

- 4.3.2 The island was subject to intensive archaeological survey between 1984 and 1987, with additional excavations carried out in 1989, to resolve issues of surrounding the interpretation. The surveys are reported fully in J.R. Hunter's 1996 book '*Fair Isle: The Archaeology of an Island Community*', and most of the recorded HER records originate from this programme of works, which recorded approximately 750 sites in total.

Archaeological Evaluation

- 4.3.3 AOC Archaeology undertook an archaeological evaluation in advance of the rebuilding of the Fair Isle Bird Observatory in 2020, which uncovered Iron Age remains (Val Turner *pers. comm.*). No reports of the works undertaken were available via the SAT HER or provided by the Regional Archaeologist for Shetland Amenity Trust to inform this report.

4.4 Prehistoric Period (700,000 BC – AD 43)

- 4.4.1 Fair Isle is roughly equidistant between Orkney and Shetland, lying 43km north-east of North Ronaldsay, and therefore served as an important staging post for the northerly transmission of cultural influences from one island group to the next (Hunter, 1996, p.4). Initial exploitation is evident within the Mesolithic period, hunter-gatherers no doubt making the crossing to take advantage of the ample marine life on its extensive coastline, which provided for a sustainable diet throughout the year; although, challenging weather conditions and limited natural resources would have meant everyday life was particularly difficult (Shetland Heritage, 2022). The earliest archaeological find recorded on Fair Isle is a Mesolithic flint core axe (3568) discovered in 1945 near the naval hut at North Haven. The SAT HER notes another flint core (1358) uncovered at Eas Brecks, while a lithic scatter was found at Bu Ness (1728). Both of these finds are recorded as undated, but they have been given a broadly prehistoric date in this assessment.
- 4.4.2 Neolithic farmers settled the island in the 4th and 3rd millennia BC, moving up from Orkney towards the Shetland. The settlers were already confident farmers, familiar with grain cultivation. They employed stone plough shares and practised a mixed farming economy with sufficient surplus to promote craft specialisation and external trade. On Shetland, evidence for settlement includes houses, field systems and burial cairns, indicating a well-organised society (Hunter, 1996, p.4). Long earthen boundaries have been identified winding across the landscape, and similar land divisions have been identified on Fair Isle, confirming a clear shift towards animal husbandry and cultivation on the island (About Fair Isle online, 2022).
- 4.4.3 The pollen record in 1500BC indicates that the landscape was open with little woodland cover. The clearance of birch and hazel opened out the landscape into heather heathland on the higher ground with lower grassland and scrub in the more sheltered areas (Hunter, 1996, 16). Peat formation is recorded in the Early Bronze Age, from the 2nd millennium BC, and warmer climates brought rising sea levels to the island, which submerged some coastal areas (About Fair Isle online, 2022). This forced occupiers to settle inland and a shift to in permanent settlement occurred, evidence for which has been recorded at Burn of Vatstrass (1291), Eas Brecks (1329; 1333; 1342) and Burn Furse (3601). The houses at Eas Brecks, which lie within a complex of features within an area known as Ferny Cup, only survive as stone foundations, constructed in a 'figure-of-eight' shape. The larger cell is 6m in diameter and the smaller cell is 3m in diameter, with wall-thicknesses around 1.5m. Internal arrangements include revetting and pits, as well as rough stone passageways associated with midden and burnt material (Hunter, 1996, p.71). The Ferny Cup houses are associated with a complex landscape of dykes and lynchets, some forming enclosures (1318; 1319; 1321; 1323), burnt mounds, and possible burial cairns (Hunter, 1996, p.49).
- 4.4.4 Burnt mounds of Bronze Age date were identified at Eas Brecks (1295; 1296; 1327) and Burn Furse (5630), comprising small burnt stones piled in kidney- or crescent-shaped arrangements. They are a result of the quenching of fire-heated stones in an earthfast tank, often built of stone or timber. The cracked stones once quenched would be discarded to form the mounds around the edge. The function of these mounds is unclear, but it has been

suggested they were employed in cooking, tanning, preparing cloth or even used as primitive saunas (Hunter, 1996, p.57). Some of the mounds may also have a secondary use through the insertion of cremations (ibid, 78); a burnt mound, destroyed during road building in the 19th century, produced a large Bronze Age cremation urn, with a smaller steatite example. The latter confirms evidence of trade networks with the outer islands, steatite being a material which is only available locally in the Shetland Islands (Hunter, 1996, p.27).

- 4.4.5 The location of the burnt mounds has been suggested as a good indicator of adjacent settlements (ibid, p.61), and usually form part of a more complex landscape (e.g., at Ferny Cup - see Section 4.4.3); although isolated examples are also known. A further 10 mounds (1320; 1325; 1337; 1341; 1343; 1348; 1726; 1749; 1643), two of which are definitively burnt mounds, have been recorded by the SAT HER. However, none of these features have been assigned to a time period. As their form and structure resembles similar Bronze Age sites found on the island, they have been given a broad prehistoric date in this assessment.
- 4.4.6 Cairns are characterised by man-made piles or stacks of stones that are often interpreted as (field or settlement) clearance cairns, boundary markers or burial monuments. Definitive burial monuments are scarce on Fair Isle and are most likely to be represented by some of the recorded cairns on the island, although differentiation between burial cairns and cairns for other purposes (e.g. clearance) is difficult, as they lack kerbing or formal design. Most likely examples of burial cairns are believed to be around 2m in diameter and are perhaps more isolated in the landscape than other examples; although, it is likely that cairns constructed for other purposes may have been repurposed as burial monuments. A total of eight cairns have been recorded at Gilsetter (1289), Eas Brecks (1338; 1339; 1340), Ruskilie (1347; 1679), and Bu Ness (1732; 1735). Bu Ness promontory was traditionally associated with burial practices (Hunter, 1996, p.83), where a cist (1741) measuring 2.5m by 1.5m has been identified close to the Site. Cists are typically small, stone boxes or ossuaries in which human remains are buried. Often found in association with funerary monuments or accompanied by graves goods, these features have also been recorded at neighbouring Orkney and were most common during the Bronze Age period when funerary customs moved away from megalithic sites to small cist burials (Dalland *et al.*, 1999).
- 4.4.7 Changing climactic conditions and deterioration from 500 BC is evident in the pollen record for Orkney and appear to have affected Fair Isle (Hunter, 1996, p.16), where the movement to lower slopes continued into the Iron Age period. No broch sites are recorded on Fair Isle, the local geology being unsuitable for their construction. However, two Iron Age sites have been recorded at Fair Isle to date, at Kirki Geo (which underlies an early Christian Church) and at North Haven. The North Haven site comprises Landberg fort (SM2082, HER 1740, NRHE 3815), a small promontory fort that dates to the middle-late Iron Age (c. 100 BC to c. 500 AD). It is situated 250m south-east of the development boundary and was excavated between 1996 and 1997. The fort is defined by ramparts with medial ditches that cut off the base of an elongated triangle, the other two sides being defined by the edges of cliffs. Access to the interior was by means of a narrow causeway leading through to the interior of the fort. East of the causeway, the defences comprise three ramparts and two ditches, whilst to the west the defences only comprise two ramparts and one ditch. None of the ramparts exceed 1m in height, nor the ditches 1m in depth, as presently surviving. Indefinite foundations survive within the fort and are probably of later date than the ramparts.

4.5 Romano-British Period (AD 43 – 410)

- 4.5.1 It is likely that the Romans were aware of Fair Isle, and indeed Shetland beyond. Tacitus records that Gnaeus Julius Agricola (Roman governor of Britain between AD77 and AD84) sent a Roman fleet northward to circumnavigate the mainland, and over-winter on Orkney, after the battle of *Mons Graupius* in AD84. There is no direct evidence that the Romans ever ventured northwards beyond Orkney, isolated coin (and other) finds on Shetland (dated between AD68 and AD138) have been postulated as evidence of their presence (cf Kerrie 2016, 3). However, these were more likely to have been traded northwards. Tacitus describes the sighting of *Thule* (an ancient land at the border of the known world near to 'the frozen sea', in mythological terms) from Orkney. The most likely candidates are Foula and Fair Isle, which

are both visible from the islands. The SAT HER does not record any Roman or Romano-British sites or finds within the study area, and the potential for these to be recovered during the works are low to negligible.

4.6 Medieval Period and Post-medieval Period (AD 410 – 1901)

- 4.6.1 In the mid-9th century, Fair Isle, along with Shetland and Orkney, were owned by the Viking King, Harald Finehair, who had united Norway in 858AD. In 875AD, both Orkney and Shetland were gifted to Rognvald Eysteinnsson as an Earldom and those who lived in the Northern Isles adopted a Viking way of life. Norse settlers referred to Fair Isle as '*Fridarey*' meaning the island of peace (Hunter, 1996, p.108). According to the *Orkneyinga Saga* a beacon was placed on Fair Isle, most likely on Ward Hill, by Earl Paul and would have been used to raise the alarm when invaders were spotted, with corresponding beacons at Sumburgh and North Ronaldsay to pass the message onward (Hunter, 1996, p.27). The *Saga* suggests the island was largely uninhabited at this time. By the 11th century, documentary records show that Fair Isle had developed several successful farming communities with established trading routes with Norway, although these remain archaeologically invisible (Hunter, 1996, p.114), and even by the 1588 there were only 16 households recorded on the island (Hunter, 1996, p.119). Fair Isle remained as a Norse Earldom until 1469, when it was absorbed into the Kingdom of Scotland. The SAT HER does not record any medieval finds, features or deposits within the study area, and the likelihood of archaeological remains of this date to exist within the Site is low to negligible.
- 4.6.2 Fair Isle is subdivided by a large earthwork, the Feelie Dyke, of uncertain date but first depicted on Mackenzie's map of 1752. It measures approximately 8m wide and 2m high and is built of turf and stone. It divides the common land (scattald) to the north from the townlands to the south. The landscape surrounding the Site was primarily the focus of cattle- and sheep-grazing in contrast to the more arable cultivation (chiefly of bere and oats) in the southern areas (Hunter, 1996, p.41-3, p.139) with peat-cutting also carried out in the uplands as a source of fuel (*ibid*, p.137). There is a suggestion (Hunter 1996, p.55) that this boundary may have earlier (perhaps Bronze Age) origins, through comparison to similar monuments in Orkney and the mainland, but the boundary remains undated.
- 4.6.3 Following the end of Scandinavian rule, Fair Isle, along with much of Scotland, was bought up by Scottish Lairds, who extracted rent from tenants, and in the 18th century, fishing was included in the rental agreements, with the lairds receiving fish in return for necessities, thus introducing debt and ensuring dependency. This tied system led to a combination of poverty, famine, and disease, especially where bad harvests resulted in poor returns, and in Scotland this eventually led to the Highland Clearances in the 18th century.
- 4.6.4 It was not until the late 19th century and the Crofter's Act of 1886 that this was over-turned. Crofting was a form of land tenure that provided tenants with individual crofts typically measuring 2-5 hectares in size. Better quality lands were reserved for forage, arable and vegetable production, while poorer hill ground crofts were usually employed as common grazing for cattle and sheep. Fish remained hugely important to the economy and were dried in skeos (from the Scandinavian *skja(a)* meaning shed or shelter), small loose stone structures through which the wind could blow. Bu Ness is identified as the location of two skeos through place-name evidence (Hunter, 1996, p.147). Evidence for agricultural activity on the isle takes the form of several planticrubs, examples of which have been found at Burn of Vatstrass (1301; 1302). These are small, square, circular or rectangular enclosures typically built from stone that were used for growing root crops (Canmore, 2022). While remnants of these two features are still extant today, they have both collapsed and are no longer used for cultivation. Extensive rigge and furrow, as well as field systems (1742; 1745) amounting to 59,000m² have been found at Vaasetter. These features are undated but are typical of medieval and post-medieval farming practices. Three mill sites (1743) have been recorded in Burn of Gilsetter, all of which are connected via the same stream and demonstrate varying degrees of preservation. The sites have been excavated and semi-reconstructed. They seemingly form part of Burn of Gilsetter Scheduled Monument, which reportedly includes a burnt mound and mills within the listing (SM6590 – Section 4.2.5). Two quarries are recorded in the SAT HER,

one at Landberg (1683) and the other at Eas Brecks (1684). Both of these sites are still in use today. While neither of them have been assigned a date by the SAT HER, these features are typical for this time period and have therefore been assigned a broad post-medieval date in this assessment.

- 4.6.5 By the post-medieval period, Fair Isle was a firmly established shipping port between the Northern Isles, Scotland, and Norway. Accounts of the island dating to the 18th and 19th centuries suggest that the harbour at North Haven was secondary to South Harbour on the south side of the island, and significantly undeveloped, only really being used by small boats, probably due to the strength of the north-east wind (Hunter, 1996, p.32). This is confirmed by the Admiralty Charts of 1839, which label South Harbour as the '*usual landing place*'. The harbour originally included both North and South Havens (being both sides of the isthmus), but with time North Haven became the preferred landing side, as it was more sheltered. The development of the harbour is unclear, but very little is shown in terms of infrastructure until the early 20th century, when a 'pier' is depicted on Ordnance Survey mapping (named as Lighthouse Pier in Canmore -96475, although no evidence of a Lighthouse is suggested). This appears to correspond with the concrete harbour south of the current pier structure, which incorporates a post-medieval hand crane. The crane, which is a Scheduled Monument, is recorded on the edge of this earlier harbour, and was thought to have been relocated to the pier from another part of the island (see Section 4.2.4 for discussion). The pier structure itself was opened in 1959, and the harbour then developed through the 20th century with the addition of a further concrete harbour north of the pier structure. The noust, and breakwater were constructed in the later 20th century.



Plate 04: The earlier harbour in the late 19th/early 20th century, with the crane *in situ*.

- 4.6.6 Fair Isle's dangerous coastline and volatile weather conditions resulted in many shipwrecks. Upwards of 1500 ships and boats have been recorded as lost in territorial waters around Shetland and Fair Isle, almost 9% of the Scottish total, and the remains of more than 180 wrecks are known to survive on the seabed². The SAT HER records 12 wrecks across the study area that date to the post-medieval period (6935; 6936; 6937; 6939; 6940; 6941; 6942; 6943; 6944; 6945; 242487; 242493). Arguably, the most well-known is *El Gran Grifon*, a Spanish Armada supply ship, which was lost to Fair Isle's south-east coastline in 1588 (Hunter, 1996, p.38). These shipwrecks are often poorly located because the nearest available topographic feature is often used to describe where they went down (e.g., Fair Isle Harbour). None of the shipwrecks recorded in the study area are classed as Historic Marine Protected Areas under Section 67 of the Marine Scotland Act 2010, as shown on the Marine Scotland online resource³. However, any dredging within the harbour around the proposed pier extension and linkspan or collection of marine boreholes and vibrocores could impact on non-

² <http://www.archaeologists.net/sites/default/files/ta79.pdf> page 14, accessed 18/11/2022

³ <https://marinescotland.atkinsgeospatial.com/nmpi/default.aspx?layers=1469> accessed 18/11/2022

designated historic shipwreck sites; their exact locations will need to be ascertained during further assessment.

4.7 Modern (1901 – Present)

- 4.7.1 During the Second World War, a radar station was positioned atop of Ward Hill on Fair Isle. It was operational between 1940 and 1945 and consisted of two sites that were connected by a railway. According to aerial photographs, the station consisted of a transmitter and receiver block, masts, huts, and supporting infrastructure. Today, some of the associated buildings in the upper part of the site have been reduced to rubble, while those at the lower site are well preserved. The collapsed radio tower is still extent at the summit of Ward Hill (Crash Site Orkney, 2022).
- 4.7.2 Four military installation sites are recorded within the study area, three of which are at North Haven (1680; 1681; 1682) and one is found at Bu Ness (1733). These features take the form of stone-built structures of varying sizes, or large depressions found near cliff edges. Apart from their descriptions the SAT HER does not provide much information with regards to what these installations were used for. None of them have been dated but could potentially relate to the aforementioned radar station or anti-aircraft defences established around the isle during the early 1940s (Crash Site Orkney, 2022). Two bomb craters are also recorded in the SAT HER, the first is located at Gilsetter (1290) while the second is found at Burn of Vatstrass (1317). While neither of these entries have been dated, it is likely they both derive from WWII raids.
- 4.7.3 A British Mail Boat (6938) name *Good Shepherd*, sailed from Mooring and was wrecked near North Haven in 1937. The boat was previously registered at Kirkwall port and was formerly a RNLI lifeboat that was converted by islanders for a mail service to Grutness.

4.8 Undated

- 4.8.1 The SAT HER returned a total of 60 undated records. This assessment has assigned a broad date to 30 based on comparisons made with dated finds, features and deposits within the 1km study area. The remaining 30 are described below and are organised in relation to type.
- 4.8.2 A total of 14 linear earthworks (1321; 1322; 1326; 1328; 1330; 1331; 1332; 1334; 1335; 1336; 1666; 1668; 1678; 1737) fall within the 1km study area. The majority of these are located within Eas Brecks (1321; 1322; 1326; 1328; 1330; 1331; 1332; 1334; 1335; 1336), while the remainder are situated at Bu Ness (1737), Gilsetter (1666), Vatstrass (1668) and Ruskilie (1678). Hunter (1996, p.44-47) indicates that these earthworks appear to have functioned as small boundaries to headlands or peninsulas, usually through the setting of large stones with the infilling of the gaps with turf and small stones, sometimes reworking the positions of earlier boundaries. The Bu Ness earthwork, for example, cuts across a natural constriction within the landscape. The suggestion is that the linear earthworks served as enclosures for livestock, with some form of stockading on top, but this explanation is not suitable for every earthwork recorded. Some of the boundaries show a less functional origin or purpose, however, and are more enigmatic (the example at Ruskilie having no obvious termini). As for other more monumental linear earthworks these sites remain undated, although are suggested to have a prehistoric, probably Bronze Age, date by Hunter (1996, p.55). Similarly, a total of 11 standing stones or stone alignments of probable prehistoric date have been recorded at Brae Restengeo (1346), the Gowans (1658), Bu Ness (1725; 1727), Eas Brecks (1292; 1293; 1294; 1354), Homis Dale (1299; 1300) and Ruskilie (1353).
- 4.8.3 The remains of several buildings have been recorded at Bu Ness (1731; 1736) consisting of stone-packed features and walls that stand at a maximum of 0.5m in height. Within the study area, eight undated enclosures have been identified at Burn Vatstrass (1303), Eas Brecks (1739), Brae Restengeo (1344; 1345), and Bu Ness (1729; 1730; 1734; 1738). These include a mixture of earthen and stone-built features that vary in size and shape.

4.9 Cartographic Evidence

- 4.9.1 Hunter (1996, p.1) states that the earliest detailed map of Fair Isle is the *Orcades* map drawn by Mackenzie in 1752, which correctly depicts the form of the island; North Haven is shown and named, and the Stack of North Haven is clearly depicted within the bay. On most early maps the island is depicted in very schematic form.
- 4.9.2 The 1839 Admiralty Map of Fair Isle is the most accurate depiction of the island ahead of the First Edition Ordnance Survey map (Hunter, 1996, p.26). It shows the Site and study area to be completely undeveloped. To the south of the Site, '*Hone slates found here*' is marked within South Haven. In 1878 (First Edition Ordnance Survey map) the harbour is largely undeveloped. A building is depicted on the isthmus, presumably the böd, and Bu Ness includes a well, '*Grey Stane*' which may mark the position of one of the recorded cairns and a small, square enclosure, possibly a planticrub. Landberg fort is shown and named, with hachures shown depicting earthworks within the fort. By 1900, very little alteration had taken place within the Site. North Haven harbour remains mostly undeveloped, and '*Grey Stane*' and the well are still visible to the east. The small, square enclosure believed to be a planticrub is no longer depicted on this edition, however, a new small enclosure is visible just to the south. '*Pier*' is clearly marked toward the south-eastern corner of the harbour. As only the name is recorded it is presumed that at the time of the Survey, the pier was being constructed. It is believed this was North Haven Lighthouse Pier (96475) that was replaced by Fair Isle Pier, which opened in 1959 (Francis Frith, 2022) (see Section 4.6.3). At some point after 1959, the pier was extended northward. The noust and breakwater were added to the harbour at some point in the later 20th century. No other Ordnance Survey maps of Fair Isle are available for study online.

4.10 Previous Disturbance and Survival

- 4.10.1 The harbour itself is built into the eastern side of North Haven, against the cliff edges, which appear to have been partially quarried away to allow for its construction. The breakwater extends out westwards to connect the harbour to the Stack of North Haven, which it incorporates. The historic construction of harbour infrastructure will have involved intrusive groundworks that will have damaged and removed any archaeological deposits present within their footprint, if any had indeed been present in this location.
- 4.10.2 The modern harbour is built directly upon bedrock, and is of concrete construction, so no archaeological deposits would be anticipated. The noust has been cut eastwards into the cliff-side, and historically may have damaged or destroyed archaeological remains within its footprint; the soil visible in the section edges of the noust is very thin and directly overlying bedrock, however, so any survival of archaeological deposits are likely to have been sparse. Nevertheless, the widening of the noust could impact directly upon archaeological deposits around the edges of the noust, should they be present.



Plate 05: View of the harbour facing north-east.



Plate 06: View of soil depths at the edge of the noust, facing north.

5 Statement of Significance

5.1 Introduction

- 5.1.1 Historic Environment Scotland's *'Managing Change in the Historic Environment: Setting'* (2020) provides guidance for managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It defines setting as *'the way the surroundings of a historic asset or place contribute to how it is understood, appreciated, and experienced'* (HES, 2020). The guidance further notes that *'planning authorities must take into account the setting of historic assets or places when drawing up development plans and guidance, when considering various types of environmental and design assessments/statements, and in determining planning applications'* (*ibid*). The following section assesses the heritage significance of the known heritage assets as identified in the historic baseline that have the potential to receive effects from development within the Site. The section assesses whether, and to what degree, the Site contributes towards the setting and heritage significance of these heritage assets. The archaeological potential of the Site is then summarised based on the historic environment baseline and known previous impacts.

5.2 Designated Assets

North Haven Crane

- 5.2.1 The small hand-operated crane (SM6589), a Scheduled Monument of national (high) significance, was of late-19th century date and was considered an important example of early cranes. During the surveys conducted to accompany the Scoping Report (2022), it was identified that the crane had been removed from the pier, and subsequent enquiries have confirmed that this occurred in the last 2-3 years on Health and Safety grounds, as it was collapsing and a potential risk to shipping in the harbour. The whereabouts of the crane has not been confirmed, although it is believed the crane was scrapped. This event was reported to Historic Environment Scotland by Shetland Islands Council on the 24th of August 2022, and at the time of writing resolution of this issue has not been confirmed. Despite the removal of the crane, the Scheduling details that the crane itself *'and the surface of the pier into which it is set'* forms part of the Scheduling, which includes a notional circle of 5m from the centre of the Scheduled Monument. Therefore, despite the absence of the crane, the Scheduled Monument remains a significant constraint.

Landberg Promontory Fort

- 5.2.2 Landberg Promontory Fort (SM2082) a Scheduled Monument of national (high) significance is a mid to late Iron Age promontory fort, which is defined as a defensive enclosure created by constructing one or more lines of ramparts across a neck of land, to defend or restrict access to, a spur or promontory, either inland or on the coast. The Site will be clearly visible from the northern ramparts of the fort, and the harbour forms part of the fort's setting, and therefore any construction works may affect the significance of the monument.

The Böd

- 5.2.3 The Shetland böd, a Category C Listed Building (LB44541, HER 7897, NRHE 232125) is of low (local) heritage significance derived from its architectural and historic interest. The building was used to house fishermen and their gear during the fishing season and is a rare example of this traditional Shetland building practice. The building comprises a gabled flagstone rubble storehouse, rectangular in plan, located c150m west of the development boundary.

5.3 Archaeological Remains

- 5.3.1 The northern half of the Site includes North Haven Harbour and Fair Isle Pier, formerly Light House Pier (96475). Cartographic evidence and historic photographs have demonstrated that

North Haven Harbour and Light House Pier (96475) were built in the early 20th century. Minimal development has taken place within the harbour, apart from in the late 1950s when the pier structure was built (Francis Frith, 2022), and the construction of later extensions and the breakwater in the later 20th century. As such, the earlier harbour is of local historic interest, while the current pier and later harbour extensions are modern in date. It is important to note that the hand-operated crane (SM6589) located on Fair Isle Pier is a Scheduled Monument (see Section 5.2.1). According to the Scheduling details the crane itself *'and the surface of the pier into which it is set'* forms part of the Scheduling. As such, this portion of the pier contributes to the Scheduling and is therefore considered to form part of the curtilage of the monument.

- 5.3.2 The southern half of the Site is characterised by undeveloped, open land. A prehistoric (Bronze Age) cist-like feature (1741) is located toward the south-eastern corner, which measures 2.5m by 1.5m in size. A cist is a small ossuary in which human remains are buried in and is considered of moderate heritage significance. While no other non-designated heritage assets are recorded within this half of the Site, the lack of development within the area means the potential for associated buried archaeology cannot be ruled out.
- 5.3.3 Two shipwrecks, namely Monchgut: Cubbie Skerrie (242487) and Stork: North Haven (242493) are located within the footprint of the Site. As discussed in Section 4.6.2, the location of these shipwrecks is generally inaccurate. This is because the nearest available topographic feature is usually recorded as the location and may not necessarily represent the actual site of the wreckage. Consequently, without further exploratory investigation it is not possible to confirm where the associated remains are situated within the Site boundary. It is important to note that neither of these shipwrecks are protected under Section 67 of the Marine Scotland Act (2010) and as such they are considered of low heritage significance.
- 5.3.4 Beyond the footprint of the Site, several non-designated heritage assets have been recorded in Bu Ness. Those closest include a prehistoric stone feature (1732), and a modern military stone-built structure (1733), as well as an undated enclosure (1738), building (1731) and wall (330298). As this area of Bu Ness is defined by undeveloped land that has seemingly remained unaltered since at least the early 19th century (see Section 4.9), the potential for as yet undiscovered archaeological remains cannot be ruled out. However, based on the information available in the SAT HER, it is anticipated that any remains present are of low heritage significance.

6 Statement of Effect

6.1 Introduction

- 6.1.1 In accordance with Historic Environment Scotland's *'Managing Change in the Historic Environment: Setting'* (2020) this section assesses the effects of the Proposed Scheme upon designated and non-designated heritage assets and their settings. It also assesses the potential impact that the Proposed Scheme may have upon archaeological remains where present and sets out an approach to mitigate these impacts.

6.2 Proposed Scheme

- 6.2.1 Fair Isle Harbour Improvement Works comprises a programme of improvements to the existing ferry port to facilitate a new ferry. The improvements will include: a new quay structure between the northern end of the existing quay and the existing breakwater; a new linkspan berth for the new ferry; repairs to the existing pier; an increase in the size of the existing cradle, noust, slipway and winch to accommodate a larger vessel; and an increase in the size of the existing breakwater to provide greater shelter to the new structures.
- 6.2.2 The noust will need to be widened to accommodate a larger ferry. The current noust is 30m by 10m (approximately), and houses the current ferry, which is c18m in length and 6m in width. The new noust will measure c24m in length and 11m in width, and as such will require

excavation to a minimum of 6m toward the south-east, and a minimum of 2.5m on its north-east as well as south-west sides. The confirmed methodology will be to site the excavator within the noust and pull material inwards from the edges, rather than tracking onto the ground above and machining downwards.

6.3 Scale and Significance of Impact

Landberg Promontory Fort and the Böd

- 6.3.1 The Site, as it currently exists, is part of the historic undeveloped landscape forming part of the wider setting of the listed Shetland böd (LB44541) and Landberg fort (SM2082) and, as such, is considered to make a slight positive contribution to their heritage significance. The proposed changes to the noust, quayside and breakwater will result in very minor changes to the existing uniformly low-lying landscape. However, they will not obscure any key views, for example, between the monuments and/or the coastline and will only affect a small part (relatively) of a much wider vista.
- 6.3.2 The Proposed Scheme will not have any direct impact upon the monuments. The construction of the Proposed Scheme will have an indirect, slight adverse impact upon the setting of the monument, resulting from visual changes/intrusion to their wider settings. However, it is considered that any permanent visual impact will be negligible. It is not expected that there will be any audible impact associated with the construction of the Proposed Scheme, due to the distance between the monuments and the Site. It is therefore considered that there will be an overall indirect, slight temporary adverse effect and indirect negligible permanent adverse effect upon the heritage significance of the monuments.

North Haven Crane

- 6.3.3 The Site includes the position of the former North Haven Crane, a Scheduled Monument. As such, the harbour and quayside are considered to contribute to the heritage significance of this asset. The proposed refurbishment of the quayside and breakwater will result in changes to the form of the harbour itself. The legibility of this historic structure has already been compromised by its removal. Despite this, the position of the crane remains Scheduled, and construction works could result in the alteration of associated harbour infrastructure, although it is acknowledged that any tangible physical connection between the remains of the crane and the harbour itself have already been lost.
- 6.3.4 It is not anticipated that the position of the crane will be directly impacted as a result of the Proposed Scheme (providing appropriate precautionary measures are taken to avoid any accidental damage during works). However, the construction of the Proposed Scheme will have an indirect, moderate permanent adverse impact upon the setting of the crane resulting from the enlargement of the breakwater, noust, and alterations to the quayside. Temporary construction works may also be visible from the position of the crane; however, this will have no more than a negligible impact. Overall, it is therefore considered that there will be an indirect, moderate permanent adverse effect upon the heritage significance of the crane and its setting.

Archaeological Remains

- 6.3.5 The Site, specifically the southern half, has an identified potential to contain buried stratified archaeological remains and associated palaeoenvironmental remains. Construction activities associated with the Proposed Scheme have the potential to have a direct permanent adverse impact (damage or remove) on any archaeological remains present within their footprint, including:
- Removal of topsoil and subsoil associated with temporary compound facilities, temporary and permanent access routes, and any other areas of associated infrastructure;

- Alterations to the historic harbour, including repairs to the pier, increase in the size of the existing cradle, noust, slipway, and winch to accommodate larger vessels, as well as increasing the existing breakwater.
- Any other intrusive groundworks.

6.3.6 The potential for major, permanent effects associated with the damage to and/or removal of archaeological remains will be offset by mitigative works appropriate to the scale of the Proposed Scheme, as determined by further evaluative works and in agreement with the Shetland Amenity Trust (SAT).

7 Consultation and Further Archaeological Work

7.1.1 The Regional Archaeologist for Shetland Amenity Trust was consulted by the Stantec Archaeology and Heritage Team for comment regarding the identified designated and non-designated built heritage assets that have the potential to be affected by the Proposed Scheme, as part of the assessments undertaken for the Scoping Report in 2022 (Stantec, 2022). In the Scoping Response (letter, 22nd June 2022) they identified that the scheme would require a full desk-based assessment and walkover survey, the results of which would inform a Written Scheme of Investigation for mitigation of the works.

7.1.2 A meeting was held between the Regional Archaeologist for Shetland Amenity Trust and the Stantec Archaeology and Heritage Team on the 14th of September 2022 to discuss their response, and to understand their requirement for further archaeological works to evaluate the archaeological potential of the Site and mitigate the archaeological impact of the Proposed Scheme. During the meeting it was identified that the main focus of the walkover survey was the land surrounding the noust, in particular to examine the location of a prehistoric cist (1741) located on the edge of the red-line boundary, which is much wider than the extent of the proposed works. As the works on the noust are to be excavated from the interior it was agreed that a walkover survey of the site could be shelved due to the logistics of getting to the island in the autumn and winter months, provided the redline boundary was brought in tight to the edges of the works to avoid the cist located on the eastern border, which was agreed with the main contractor. The mitigation for the noust is likely to include a watching brief during excavation, and any other intrusive groundworks as part of the Proposed Scheme, pending approval from the Regional Archaeologist for Shetland Amenity Trust.

8 Conclusion

8.1.1 No designated heritage assets will be directly impacted by the Proposed Scheme. However, indirect slight adverse impacts are anticipated for the setting of the Scheduled Monument, Landberg Promontory Fort (SM2082, HER 1740, NRHE 3815) and the Category C listed Böd (LB44541, HER 7897, NRHE 232125). It is anticipated that the works will also result in an indirect, moderate permanent adverse effect upon the hand-operated Scheduled crane and its setting (SM6589, HER 1957, NRHE 122228, possibly also NRHE 96474) located at North Haven Harbour. As discussed previously, the crane was removed 2-3 years ago on Health and Safety grounds. The removal of the Scheduled Monument has been reported to Historic Environment Scotland by Shetland Islands Council, and at the time of writing resolution of this issue has not been confirmed.

8.1.2 The Site is considered to have low potential for significant buried archaeological remains to be present, although there is potential for further non-significant finds, features and/or deposits to be present within the footprint of the Site and surrounding area. The Regional Archaeologist for Shetland Amenity Trust agreed that a site walkover would not be necessary if the Site boundary was altered to avoid the prehistoric cist located on the eastern border. The archaeological mitigation for the Proposed Scheme, agreement pending, is likely to include a watching brief to monitor the extension of the noust, as well as any other intrusive groundworks conducted.

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Appendix A Gazetteer of HER records

HER Number	Canmore ID	Name	Type	Period	Easting	Northing
<i>Designated Heritage Assets</i>						
1291	316117	Homis Dale	Bank	Undated	421589	1072268
1295	3882	Burn Of Furse	Burnt Mound	Bronze Age	421720	1072520
1296	3862	Fair Isle	Burnt Mound	Bronze Age	421800	1072580
1299	316123	Homis Dale	Stone Alignment	Undated	421500	1072300
1300	316124	Homis Dale	Stone Alignment	Undated	421500	1072320
1301	316125	Burn Of Vatstrass	Planticrub	Undated	421500	1072350
1302	316126	Burn Of Vatstrass	Planticrub	Undated	421460	1072370
1303	316132	Burn Of Vatstrass	Enclosure	Undated	421247	1072400
1317	316152	Homis Dale	Bomb Crater	Modern	421520	1072373
1318	316153	Eas Brecks	Enclosure	Undated	421601	1072544
1319	316154	Eas Brecks	Enclosure	Undated	421627	1072542
1320	316155	Eas Brecks	Mound	Undated	421648	1072568
1321	316156	Eas Brecks	Linear Earthwork	Undated	421658	1072576
1322	316157	Eas Brecks	Linear Earthwork	Undated	421686	1072557
1323	316158	Eas Brecks	Enclosure	Undated	421692	1072527
1324	316159	Eas Brecks	Enclosure	Undated	421697	1072542
1325	316160	Eas Brecks	Mound	Undated	421706	1072551
1326	316161	Eas Brecks	Bank	Undated	421687	1072590
1327	316162	Eas Brecks	Mound	?Prehistoric	421704	1072576
1328	316163	Eas Brecks	Linear Earthwork	Undated	421727	1072559
1329	316164	Eas Brecks	Building	Undated	421681	1072623
1330	316165	Eas Brecks	Linear Earthwork	Undated	421712	1072593
1331	316166	Eas Brecks	Linear Earthwork	Undated	421714	1072615
1332	316167	Eas Brecks	Linear Earthwork	Undated	421697	1072616

HER Number	Canmore ID	Name	Type	Period	Easting	Northing
1333	316168	Eas Brecks	Roundhouse	?Prehistoric	421734	1072585
1334	316169	Eas Brecks	Linear Earthwork	Undated	421820	1072602
1335	316170	Eas Brecks	Linear Feature	Undated	421770	1072629
1336	330585	Burn Of Furse	Linear Earthwork	Undated	421776	1072644
1337	330586	Burn Of Furse	Burnt Mound	?Prehistoric	421808	1072589
1338	316172	Eas Brecks	Round Cairn	Undated	421802	1072655
1339	316173	Eas Brecks	Round Cairn	Undated	421806	1072652
1341	316175	Eas Brecks	Mound		421818	1072658
1342	316176	Eas Brecks	Enclosure	Undated	421817	1072617
1343	316177	Eas Brecks	Mound	Undated	421802	1072695
1354	316187	Eas Brecks	Stone Row	?Prehistoric	421732	1072605
1666	330310	Gilsetter	Linear Earthwork	Undated	421570	1071860
1740	3915	Landberg	Promontory Fort	?Prehistoric	422290	1072250
1743	127410	Gilsetter	Mill	Undated	421630	1071920
1957	122228	North Haven, Lighthouse Pier, Crane	Crane	Post-medieval	422509	1072497
3601		Burn of Furse	House	Prehistoric	421840	1072620
5630		Burn of Furse	Burnt Mound	Bronze Age	421590	1072240
7897	232125	North Haven, Storehouse	Storehouse	Post-medieval	422337	1072451
<i>Non-Designated Heritage Assets</i>						
1289	316115	Gilsetter	Round Cairn	Undated	421530	1071980
1290		Gilsetter	Bomb crater	Undated	421690	1072050
1292	316118	Eas Brecks	Stone Alignment	Undated	421793	1072345
1293	316120	Eas Brecks	Stone Alignment	Undated	421817	1072312
1294	316121	Eas Brecks	Cairn	Undated	421819	1072308
1340	316174	Eas Brecks	Round Cairn	Undated	421815	1072654
1344	316178	Brae Of Restensgeo	Enclosure	Undated	421917	1072885
1345	316179	Brae Of Restensgeo	Enclosure	Undated	421749	1072847

HER Number	Canmore ID	Name	Type	Period	Easting	Northing
1346	316180	Brae Of Restensgeo	Standing Stone	Undated	421772	1072826
1347	316181	Bird Observatory	Round Cairn	Undated	422131	1072418
1348	316182	Eas Brecks	Mound	Undated	422066	1072411
1353	316186	Eas Brecks	Stone Row	Undated	422085	1072343
1358		Eas Brecks	Findspot	Undated	421700	107240
1643	330314	Gilsetter	Mound	Undated	421810	1071580
1658	330313	The Gowans	Stone	Undated	421970	1071470
1667	3869	Burn Of Vatstrass	Burnt Mound	Undated	421840	1072100
1668	330308	Burn Of Vatstrass	Linear Earthwork	Undated	421797	1072125
1678	330288	Ruskilie	Linear Earthwork	Undated	422320	1072722
1679	330289	Hoi-lee	Cairn	Undated	422267	1072582
1680		North Haven	Military Installation	Undated	422290	107251
1681		North Haven	Military Installation	Undated	422280	107249
1682	330292	North Haven	Military Installation	Undated	422291	1072499
1683	330290	South Haven	Quarry	Undated	422265	1072421
1684	330306	Mavers Geo	Quarry	Undated	422160	1072242
1725	330294	Gavel	Stone Setting	Undated	422749	1072700
1726		Bu Ness	Mound	Undated	422740	107270
1727		Bu Ness	Stone	Undated	422730	107270
1728		Bu Ness	Lithic Scatter	Undated	422720	107270
1729	188635	Bu Ness	Enclosure	Undated	422680	1072676
1730		Bu Ness	Enclosure	Undated	422680	107261
1731		Bu Ness	Building	Undated	422650	1072560
1732	330299	Grey Stane	Kerb Cairn	?Prehistoric	422622	1072565
1733	330297	Bu Ness	Military Installation	Undated	422636	1072621
1734	330300	Skervalie	Building	Undated	422714	1072484
1735	330303	Bu Ness	Cairn	Undated	422617	1072274

HER Number	Canmore ID	Name	Type	Period	Easting	Northing
1736		Bu Ness	Building	Undated	422620	1072270
1737	330302	Bu Ness	Linear Earthwork	Undated	422582	1072278
1738	330305	South Haven	Enclosure	Undated	422489	1072383
1739	330307	Eas Brecks	Enclosure	Undated	422106	1072242
1741	330301	Bu Ness	Cist	Prehistoric	422586	1072460
1742	330309	Funniquey	Field System	Undated	421782	1072051
1745	330311	Vaasetter	Field System	Undated	421550	1071670
1749	3851	North Harbour stone cup	Findspot	Undated	422290	1072400
3568		North Haven	Findspot	Mesolithic	421700	1072400
6935	238433	Joanna En Pietrenella, North Haven, Fair Isle	Wreck	Post-medieval	422500	1072800
6936	242489	Star of the West, Yess Ness, North Haven, Fair Isle	Wreck	Post-medieval	422500	1072700
6937	242482	Hebe, North Haven, Fair Isle	Wreck	Post-medieval	422500	1072700
6938	242503	Good Shepherd, North Haven, Fair Isle	Wreck	Post-medieval	422500	1072700
6939	242440	Willem Hoogart, Sloggar, Fair Isle	Wreck	Post-medieval	422700	1072500
6940	242465	Adolph Wilhelm, Slogar. Fair Isle	Wreck	Post-medieval	422700	1072400
6941	242476	Vandrandande Man, Head of Landberg, Fair Isle	Wreck	Post-medieval	422300	1072200
6942	242448	De Noordbeek, Maversgeo, Fair Isle	Wreck	Post-medieval	422200	1072300
6943	242479	Blessed Endeavor, Maversgeo, Fair Isle	Wreck	Post-medieval	422200	1072300
6944		Finnequoy, Fair Isle	Wreck	Post-medieval	421800	1071900
6945		Wilhelmina, South Ramni Geo, Sheep Crag, Fair Isle	Wreck	Post-medieval	422100	1071500
	3871	North Haven	Findspot	Prehistoric	422000	1072000
	96474	North Haven Harbour	Crane, Harbour	Undated	422456	1072555
	96475	North Haven, Lighthouse Pier	Pier	Undated	422508	1072517

HER Number	Canmore ID	Name	Type	Period	Easting	Northing
	113454	Eas Brecks, Bird Observatory And Hostel	Hostel, Observatory	Undated	422211	1072355
	115532	Hsl 117: South Beach, North Haven	Wreck	Undated	422400	1072500
	127407	North Haven, Lighthouse Pier, Crane	Crane	Undated	422400	1072500
	174319	North Haven, Military Camp	Military Camp	Undated	422350	1072420
	242487	Monchgut: Cubbie Skerry	Wreck	Undated	422500	1072600
	242493	Stork: North Haven	Wreck	Undated	422500	1072600
	242497	Sunbeam: Listet	Wreck	Undated	422400	1072200
	242499	Star Of The North: South Haven	Wreck	Undated	422600	1072300
	242528	Unknown: South Haven	Wreck	Undated	422600	1072300
	288848	Unknown: Siwars Geo, Fair Isle	Wreck	Undated	423000	1072000
	316116	Ruskillie	Bomb Crater	Undated	422058	1072703
	316171	Eas Brecks	Linear Feature	Undated	422179	1072266
	316190	Eas Brecks	Core	Undated	421700	1072400
	329394	Unknown 1798	Wreck	Undated	423200	1072300
	329424	Unknown 1817	Wreck	Undated	422000	1072000
	330293	North Haven	Structure	Undated	422293	1072514
	330295	Gavel	Mound	Undated	422738	1072704
	330296	Bu Ness	Structure (Possible)	Undated	422678	1072616
	330298	Grey Stane	Wall	Undated	422657	1072568
	330304	Bu Ness	Linear Feature	Undated	422625	1072267

Appendix B Figures

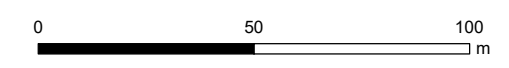
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Site

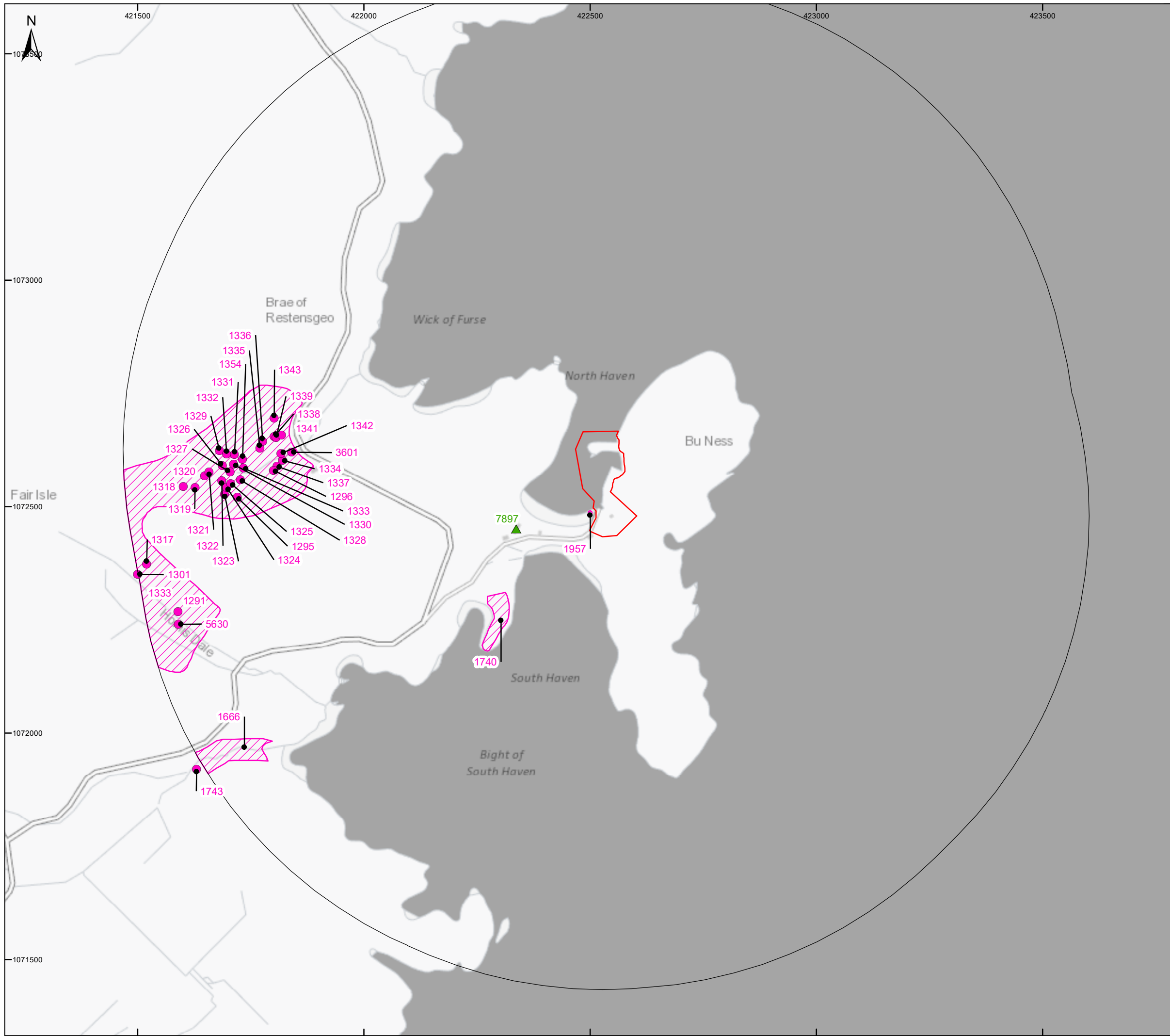


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Fair Isle
 Site Location



1:1,750 @ A3	07/12/2022
Drawn: EC	Checked: MT
Figure: 01	Rev A

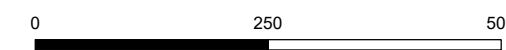


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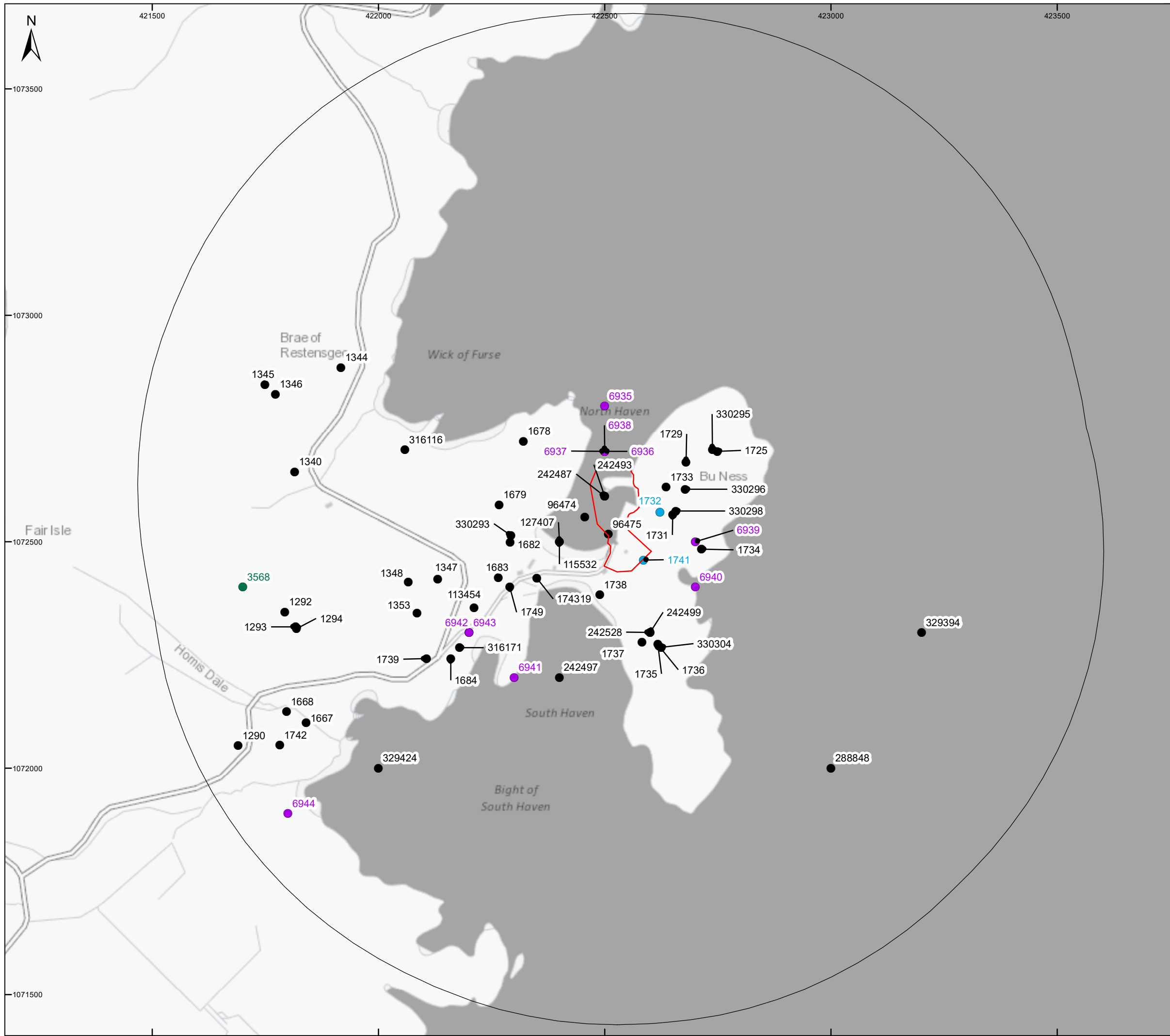
- Red Line Boundary
- 1km Study Area
- Designated Heritage Assets**
- Scheduled Monument
- Scheduled Monument
- ▲ Categoring C Listed Building

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Faire Isle
Designated Heritage Assets



1:8,100 @ A3	Date: 07/12/2022
Drawn: EC	Checked: MT
Figure: 02	Rev A



Legend

- Site
- 1km Study Area
- Non-Designated Heritage Assets**
- Mesolithic
- Bronze Age
- Prehistoric
- Post Medieval
- Modern
- Undated

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Faire Isle
Non-Designated Heritage Assets



1:8,100 @ A3	Date: 16/12/2022
Drawn: EC	Checked: MT
Figure: 03	Rev A