



Land at Balerno

Historic Environment Desk-Based Assessment



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December 2019

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Report to:



Report Title:

**Land at Balerno, Balerno, Edinburgh – Historic Environment
Desk-based Assessment**

Version:

1.0

Issue Date:

December 2019

Report Ref:

13582

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Version	Author	Description	Date
0.1	SG	First Draft	12/12/2019
0.2	JO	First QA	17/12/2019
0.3	SG	Second Draft	18/12/2019
0.4	HP	Second QA	18/12/2019
1.0	SG	Final Draft to issue for Client comment	18/12/2019

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Contents

EXECUTIVE SUMMARY	VI
1. INTRODUCTION	1
1.1 PROJECT BACKGROUND.....	1
1.2 THE SITE.....	1
2. REGULATORY AND POLICY CONTEXT	3
2.1 INTRODUCTION	3
2.2 THE HISTORIC ENVIRONMENT SCOTLAND ACT 2014	3
2.3 THE HISTORIC ENVIRONMENT (AMENDMENT) (SCOTLAND) ACT 2011.....	3
2.4 HISTORIC BUILDINGS AND ANCIENT MONUMENTS ACT 1953 AS AMENDED BY THE HISTORIC ENVIRONMENT (AMENDMENT) (SCOTLAND) ACT (2011)	3
2.5 ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979 AS AMENDED BY THE HISTORIC ENVIRONMENT (AMENDMENT) (SCOTLAND) ACT (2011)	3
2.6 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 AS AMENDED BY THE HISTORIC ENVIRONMENT (AMENDMENT) (SCOTLAND) ACT (2011).....	3
2.7 NATIONAL PLANNING FRAMEWORK 3 (2014).....	4
2.8 SCOTTISH PLANNING POLICY (SPP)	4
2.9 LOCAL PLAN.....	5
2.10 OUR PLACE IN TIME: THE HISTORIC ENVIRONMENT STRATEGY FOR SCOTLAND (MARCH 2014)6	
2.11 PLANNING ADVICE NOTE (PAN) 2/2011 – PLANNING AND ARCHAEOLOGY	6
2.12 HISTORIC ENVIRONMENT SCOTLAND POLICY STATEMENT (JUNE 2016).....	6
3. METHODOLOGY	7
3.1 STANDARDS	7
3.2 SCOPE OF ASSESSMENT	7
3.3 ASSUMPTIONS AND LIMITATIONS.....	7
3.4 ASSESSMENT OF SIGNIFICANCE.....	8
4. HISTORIC ENVIRONMENT BASELINE.....	10
4.1 INTRODUCTION	10
4.2 ARCHAEOLOGICAL AND HISTORICAL BASELINE	10
5. SUMMARY OF HERITAGE CONSTRAINTS.....	13
5.1 INTRODUCTION	13
5.2 DESIGNATED HISTORIC ASSETS.....	13
5.3 NON-DESIGNATED HISTORIC ASSETS.....	13
5.4 ARCHAEOLOGICAL POTENTIAL.....	14
6. STATEMENT OF IMPACT	16
6.1 INTRODUCTION	16
6.2 SCHEME PROPOSAL.....	16
6.3 ASSESSMENT OF PROPOSAL	16
6.4 IMPACT UPON THE IDENTIFIED HERITAGE ASSETS	16
7. CONCLUSIONS AND RECOMMENDATIONS	17
7.1 SUMMARY	17
7.2 STATEMENT OF IMPACT.....	17
7.3 RECOMMENDATIONS	17
8. REFERENCES	18
8.1 BIBLIOGRAPHY	18

FIGURES.....	19
APPENDIX 1: GAZETTEERS.....	20
GAZETTEER OF DESIGNATED HISTORIC ASSETS	20
GAZETTEER OF HISTORIC ASSETS	20
APPENDIX 2: HISTORIC MAPPING	22

TABLE

Table 1: Criteria for determining the significance of historic assets	8
Table 2: Criteria for valuing the contribution of the site to the significance of historic assets .	9

PLATES

Plate 1: View looking north east across the Site.....	1
Plate 2: View looking north west across the Site. The embankment to the former railway line is seen covered by heavy vegetation and trees.....	2
Plate 3: Pile of stones at the point where the dismantled railway line ends	13
Plate 4: Wall which loosely follows route of burn on eastern boundary.....	14

FIGURES

Figure 1: Site Location	
Figure 2: Historic assets and archaeological investigations within a 500 m Study Area	

Executive Summary

Ecus Limited (Ecus) was commissioned by [REDACTED] (the Client) to prepare a heritage desk-based assessment to inform a planning application for the development of land located to the north of the village of Balerno, near Edinburgh (hereafter 'the Site'). The Site is situated at National Grid Co-ordinate NT 1576 6736.

A Planning Permission in Principal (PPiP) for the development of residential properties and associated infrastructure is sought for the Site.

The Site measures to approximately 34 hectares and comprises two large fields used as arable land. The fields are divided by Ravelrig Road which runs from north to south through the centre of the Site. Each of these fields are further divided by a dismantled railway which is aligned east to west. The former railway now heavily vegetated, railway embankment.

There are no designated historic assets located within the Site. The nearest designated historic assets are Balerno Conservation Area and 550 Lanark Road West which share no intervisibility with the Site. As a result there will no impacts to the heritage significance of any designated historic assets.

Archaeological investigations conducted in 2016 and 2017 in the fields to the south and east of the Site reveal the presence of prehistoric occupation, with a prevalence of Neolithic material. Further afield there are a number of important prehistoric sites within a 2.5 km radius of the Site. Overall it is considered that there is a moderate potential for prehistoric remains, negligible to low potential for Romano-British and medieval remains, as well as moderate potential for post-medieval and modern remains relating to the arable use of the land and remains associated with the former Balerno Branch railway line. Any remains encountered are likely to be of low to medium heritage significance. It is anticipated that the proposed scheme will include groundworks which could impact on any archaeological remains that may be present within the Site.

Running through the Site in a west to east direction is the remains of the embankment to the Balerno Branch. Although not listed as a non-designated historic asset, the embankment is considered to be of low heritage significance for its contribution to the understanding of the development of transport networks throughout the area. In addition, there is a stone wall located to the eastern extent of the Site which could be considered to hold low heritage significance, albeit at the lower end. Subject to design proposals, there is the potential for the development, through the removal of the features, to impact on their heritage significance.

Any mitigation measures to reduce impacts of the proposed development would need to be agreed in advance with The City of Edinburgh Council Archaeology Service, and would be detailed in a Written Scheme of Investigation.

Based on the surrounding prehistoric activity in the adjacent field, the local planning authority may consider it necessary to conduct an evaluation programme. This may comprise of a programme of trial trenching to identify any unknown archaeological assets in accordance with Policy Env 9 of the Edinburgh Local Development Plan (LDP) 2016.

In accordance with Policy Env 8 and Policy Env 9 of the Edinburgh LDP, subject to any identified remains, mitigation measures may be sought to preserve any archaeological deposits in situ. Mitigation measures may include the use of green space within the design of the residential development to preserve any potential significant remains.

Attempts should be made to minimise impacts to the heritage significance of the embankment of the Balerno Branch line and stone wall. Subject to design and potential removal of the features, mitigation measures may be sought for the recording or evaluation of the embankment and wall.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Limited (Ecus) was commissioned by [REDACTED] (the Client) to prepare an historic environment desk-based assessment to inform a planning application for the development of land located to the north of the village of Balerno, near Edinburgh (hereafter 'the Site'). The Site is situated at National Grid Co-ordinate NT 1576 6736 (Figure 1).
- 1.1.2 It is understood that a Planning Permission in Principal (PPiP), for the development of residential properties and associated infrastructure, is being sought for the Site.

1.2 The Site

- 1.2.1 The Site measures approximately 34 hectares and comprises two large fields, in arable use, which are separated by Ravelrig Road. Each of these larger fields is intersected by a dismantled railway running in a west to the east orientation. The former railway now forms as a heavily vegetated strip of land on an embankment.
- 1.2.2 A modern housing development is situated to the south of the Site whilst another housing development is under construction to the east. Ravelrig Hill is located to the west of the Site and the Edinburgh to Glasgow / Carstairs railway line runs in an east to west alignment, north of the Site.
- 1.2.3 The Site rises northwards from elevations of approximately 118 m and 128 m above Ordnance Datum (AOD) in the north eastern and north western corners of the Site respectively, to 159 m and 183 m in the south eastern and south western corners of the Site respectively.
- 1.2.4 The bedrock geology is recorded as sedimentary rock cycles of the Strathclyde group. Superficial deposits on the Site are recorded as Diamicton Till (British Geological Survey 2019).



Plate 1: View looking north east across the Site.



Plate 2: View looking north west across the Site. The embankment to the former railway line is seen covered by heavy vegetation and trees.

1.3 Aims and objectives

- 1.3.1 The Assessment comprises a desk-based review of publicly available information. The purpose of the Assessment is to determine, as far as is reasonably possible from existing records and observations, an understanding of the heritage and archaeological resource within and surrounding the site (hereafter referred to as the Study Area) in order to formulate:
- An assessment of the potential for historic assets to survive within the Study Area;
 - An assessment of the significance of the known or predicted historic assets;
 - Strategies for further evaluation intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
 - An assessment of the impact of proposed works or other land use changes on the significance of the historic assets and their settings; and
 - Proposals for further archaeological investigation within a programme of research, if required.
- 1.3.2 This report details the findings of the historic environment desk-based assessment. Methodologies employed are described including how the evidence is evaluated. The need for any further work is identified where appropriate and recommended mitigation measures are provided.

2. Regulatory and Policy Context

2.1 Introduction

- 2.1.1 There is national legislation, policy and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning (Scotland) Act 1997. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 The Historic Environment Scotland Act 2014

- 2.2.1 The Historic Environment Scotland Act 2014 sets out Historic Environment Scotland's role and legal status, including changes in processes for the designation of monuments and buildings (scheduling and listing) and for consents relating to scheduled monuments, listed buildings and conservation areas. The 2014 Act created Historic Environment Scotland and amended statutory processes relating to the historic environment.

2.3 The Historic Environment (Amendment) (Scotland) Act 2011

- 2.3.1 The Historic Environment (Amendment) (Scotland) Act 2011 made changes to some parts of the previous legislation.

- 2.3.2 Three acts were directly affected by the amendment act:

- Historic Buildings and Ancient Monuments Act 1953
- Ancient Monuments and Archaeological Areas Act 1979
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Historic Buildings and Ancient Monuments Act 1953 as amended by the Historic Environment (Amendment) (Scotland) Act (2011)

- 2.3.3 The Historic Buildings and Ancient Monuments Act 1953 serves to provide for the preservation and acquisition of buildings of outstanding historic or architectural interest.

Ancient Monuments and Archaeological Areas Act 1979 as amended by the Historic Environment (Amendment) (Scotland) Act (2011)

- 2.3.4 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended). Nationally important sites are listed in a Schedule of Monuments. Scheduled Monument Consent (SMC) is required before any work affecting the fabric of a Scheduled Monument can be carried out.

- 2.3.5 Historic Environment Scotland is enabled by the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the Historic Environment (Amendment)(Scotland) Act 2011) to maintain an inventory of landscapes, gardens and battlefield sites which appear to Historic Environment Scotland to be of special historic interest. Inventories in this way makes the effect of proposed development on the sites and their settings a material consideration.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by the Historic Environment (Amendment) (Scotland) Act (2011)

- 2.3.6 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by National and Local Authorities under the Planning (Listed Buildings and Conservation Areas) Act 1997 (as amended). In

considering development which affects a Listed Building or its setting, the National and Local Authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 59). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 64).

2.3.7 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are categorised to reflect their relative importance (Historic Scotland 2019):

- Category A: Buildings of national or international importance, either architectural or historic;
- Category B: Buildings of regional or more than local importance;
- Category C: Buildings of local importance.

2.3.8 These categories are not statutory and all categories of Listed Building are to be treated equally under the legislation.

2.4 National Planning Framework 3 (2014)

2.4.1 The National Planning Framework 3 (NPF 3) provides a statutory framework for Scotland's long-term spatial development. Relating to heritage NPF 3 presents the following vision:

- A natural, resilient place. Natural and cultural assets are respected, they are improving in condition and represent a sustainable economic, environmental and social resource for the nation. Our environment and infrastructure have become more resilient to the impacts of climate change (Para 1.2, bullet point 3)

2.5 Scottish Planning Policy (SPP)

2.5.1 Scottish Planning Policy (SPP) (2014), paragraphs 135 – 151 sets out how all types of historic environment assets are to be dealt with within the planning framework. The SPP notes that “the historic environment is a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places” (SPP 2014, para 135). It states that the planning system should:

“enable positive change in the historic environment which is informed by a clear understanding of the importance of the historic 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.” (SPP 2014, Para 137).

2.5.2 In terms of heritage conservation, SPP also states that:

“Where planning permission and listed building consent are sought for development to, or affecting, a listed building, 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. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or

enhance the character and setting of the historic asset.” (SPP 2014, Paragraphs 141 & 142).

2.6 Local Plan

- 2.6.1 The Edinburgh Local Development Plan (LDP) was adopted on 24th November 2016. The LDP sets out policies and proposals relating to the development and use of land in the Edinburgh area. The following policies covers the historic environment and are considered relevant to the proposed scheme:

Policy Env 3 Listed Buildings – Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 6 Conservation Areas – Development

Development within a conservation area or affecting its setting will be permitted which:

- a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal*
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and*
- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.*

Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

Policy Env 8 Protection of Important Remains

Development will not be permitted which would:

- a) adversely affect a scheduled monument or other nationally important archaeological remains, or the integrity of their setting*
- b) damage or destroy non-designated archaeological remains which the Council considers should be preserved in situ.*

Policy Env 9 Development of Sites of Archaeological Significance

Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that either:

- a) no significant archaeological features are likely to be affected by the development or*
- b) any significant archaeological features will be preserved in situ and, if necessary, in an appropriate setting with provision for public access and interpretation or*
- c) the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council.*

2.7 Our Place in Time: The Historic Environment Strategy for Scotland (March 2014)

- 2.7.1 This Strategy is the first historic environment strategy for Scotland. This document sets out a 10 year 'vision' high level framework for the historic environment. The document incorporates three key principles; Understanding, Protecting and Valuing.

2.8 Planning Advice Note (PAN) 2/2011 – Planning and Archaeology

- 2.8.1 PAN 2 provides advice to both planning authorities and developers on dealing with archaeological remains. It places an emphasis upon a proportionate approach relative to the value of the remains and the development under consideration.

2.9 Historic Environment Scotland Policy Statement (June 2016)

- 2.9.1 The Historic Environment Scotland Policy Statement (June, 2016) replaces The Scottish Historic Environment Policy (SHEP, 2011) and sets out Ministers' policies for the historic environment and provides policy direction for Historic Environment Scotland. Historic Environment Scotland Policy Statement, the combined SPP and Historic Environment Scotland's Managing Change in the Historic Environment series of guidance notes are the principal documents to which planning authorities will refer in consideration of applications affecting the historic environment and the setting of individual elements forming the historic environment.

3. Methodology

3.1 Standards

- 3.1.1 This assessment is undertaken in accordance with:
- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk based assessment (ClfA, 2017).
 - Historic Environment Scotland Policy Statement (June, 2016)
 - Historic Environment Scotland Managing Change in the Historic Environment: Setting (June 2016).

3.2 Scope of Assessment

- 3.2.1 Baseline conditions are established through consideration of recorded heritage assets within a 500 m Study Area around the Site and desk-based review of existing sources of publicly accessible sources of primary and synthesised information, comprising:
- National heritage datasets including Historic Environment Scotland Listings, Scheduling and Designations;
 - Consultation with the City of Edinburgh Council Archaeology Service Historic Environment Record (CECAS-HER);
 - Pastmap and Canmore;
 - The Statistical Accounts for Scotland;
 - Historic maps provided by Groundsure;
 - The National Library of Scotland; and
 - Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the site were studied.
- 3.2.2 A site visit was undertaken during October 2019 in order to assess the general character of the Site, to identify heritage assets not identified through desk-based review and assess possible factors which may affect the survival or condition of known or potential assets
- 3.2.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

3.3 Assumptions and Limitations

- 3.3.1 At the time the data was requested from the City of Edinburgh Council Archaeology Service (CECAS), there was an issue with the systems that held the Historic Environment Records. Therefore, it was suggested by CECAS that the desk based assessment should be conducted using Pastmap, National Heritage datasets and relevant archaeological reports, which they supplied.
- 3.3.2 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.3.3 In addition, the records held by Pastmap and Canmore represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.4 Assessment of Significance

- 3.4.1 The importance of some historic assets is formally recognised through designation. Where assets have not been statutorily designated, they have been considered using professional judgment
- 3.4.2 Throughout this assessment, the overall importance of historic assets is expressed on a 5-point scale of: Very High, High, Medium, Low and Negligible using the criteria presented in Table 1.

Table 1: Criteria for determining the significance of historic assets

Heritage Significance	Criteria
Very High	Historic assets of international importance. World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High	Historic assets of national importance. Scheduled Monuments, Listed Buildings (Categories A & B), Inventoried Gardens and Designed Landscapes, Inventoried Battlefields. Also includes unscheduled sites and monuments of schedulable quality and/or importance discovered through the course of evaluation or mitigation. Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium	Historic assets of regional importance. Conservation Areas, Category C Listed Buildings. Unlisted assets that can be shown to have exceptional qualities or historic association. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors.
Low	Historic assets with importance to local interest groups or that contributes to local research objectives. Locally Listed Buildings and Sites of Importance within a district level. Robust undesignated assets compromised by poor preservation and/or poor contextual associations. 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.
Negligible	Assets with little or no archaeological or historical interest due to poor preservation or survival. Landscapes with little or no significant historical interest.
Unknown	The importance of asset has not been ascertained from available evidence.

- 3.4.3 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the historic asset

to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 2: Criteria for valuing the contribution of the site to the significance of historic assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	The site detracts from the understanding and/or appreciation of the interests that define the significance of a historic asset.

4. Historic Environment Baseline

4.1 Introduction

- 4.1.1 This section identifies known historic assets that may have the potential to receive effects from the proposed works, compiled from sources listed in Section 3. Non-designated historic assets are listed by their HA (Historic Asset) number detailed in Appendix 1 and depicted in Figure 2.
- 4.1.2 There are no World Heritage Sites, Scheduled Monuments Inventoried Battlefields or Inventoried Gardens and Designed Landscapes situated within the Study Area.
- 4.1.3 There are five listed buildings located within the Study Area. These statutory designated historic assets are identified by their listed building entry number, detailed in Appendix 1 and depicted in Figure 2.

4.2 Archaeological and Historical Baseline

Prehistoric (pre-800 BC) and Romano-British

- 4.2.1 There is growing evidence for prehistoric activity within the surrounding area of the Site. Following the proposal for a residential development in the adjacent field to the south of the site, an archaeological evaluation and subsequent excavation was conducted in 2016. The evaluation identified a number of archaeological remains mostly clustered at the western side of the area under investigation, these included three pits and a possible ditch. The most notable of these features was a small oval pit which produced a concentrated spread of decorated Neolithic pottery (AOC 2017a: 5). The subsequent excavation comprised five areas which targeted results from the initial evaluation and revealed thirteen pit features, two of which are possible clay lined ovens (**HA2**) (AOC 2017a: 3).
- 4.2.2 Further prehistoric activity was identified during an evaluation and subsequent archaeological monitored top soil strip adjacent to the south eastern extent of the Site. The evaluation was undertaken in January 2017 and revealed four pit and two ditch features (**HA1**) (AOC 2017b: 4). The top-soil strip revealed a further 14 features including pits and the truncated remains of a later prehistoric ring-groove roundhouse. Two bodysherds of undecorated prehistoric ceramics were recovered from a single pit fill (AOC 2017b: 3).
- 4.2.3 The Site, and nearby village of Balerno is located within the vicinity of the Water of Leith. This nearby water source would have been important in the survival of the prehistoric settlements, and can provide some explanation for the focus of prehistoric and specifically Neolithic activity within the Study Area.
- 4.2.4 Further afield, there is a number of important sites and isolated finds of prehistoric date. To the west of the Site are the later prehistoric hill forts of Kaimes Hill (SM1172) and Dalmahoy Hill (SM1213) approximately 2.2 km and 1.2 km west of the Site respectively. Excavations at Kaimes Hill in advance of quarrying demonstrated that the fort was constructed and occupied in several phases during the latter half of the 1st millennium BC. In the interior of the fort are the remains of numerous round houses representing a domestic and fortified settlement. Finds included a barbed flint arrowhead of Late Neolithic/Early Bronze Age (Hoy 1988). Dalmahoy Hill comprises a fort of prehistoric and early medieval date, which are visible as a series of upstanding earthworks and walls. House platforms are visible in some areas, and are more likely to be of Iron Age date, alongside some of the ramparts. The surrounding prehistoric landscape continues with evidence from Harlaw (SM6188), approximately 2 km south east of the Site, where several enclosures representing an enclosure settlement are visible as crop-marks.

- 4.2.5 As with the Neolithic finds in the fields adjacent to the Site, the scheduled monuments are all located within proximity to a local source. This thereby further indicates how the prehistoric landscape and its readily available sources was used by the occupants at the time.
- 4.2.6 There is limited evidence of Romano-British activity within the surrounding area. A small clay jug was discovered near West Acres approximately 467 south west of the Site. A second form of Romano-British evidence was recorded approximately 340 m south west from the Site. At this location, two alleged Roman stations, one known as General's Watch were recorded to have existed at Ravelrig Hill. Reverend William Nisbet described it as having the appearance of a 'Roman Station or post' (Nisbet 1793: 324). Despite this, there is no trace of this earthwork on Ravelrig Hill, part of which has now been quarried away.

Medieval

- 4.2.7 The suburb of Currie is situated to the east of the Site. The exact origins of the settlement are unknown but in 1018, the Archdeacons of Lothian established a base in the area and the Index of Charters 1309-1413 records Currie as being 'favourite hunting grounds' for the Lords and Knights of Edinburgh Castle (City of Edinburgh Council, 2000: 3). The only activity dating to this time is the former Curriehill Castle (**HA6**) approximately 425 m east of the Site. The castle is said to have been a place of importance in Queen Mary's time, as one of six fortified places in Edinburgh, located on the side of Queen Mary's opponents (Barclay 1845: 546). Buildings later used as offices attached to a mansion called Curriehill (**HA11**) were erected on the site of Curriehill Castle prior to the publication of the 1855 OS map, and more recently the area has been since redeveloped for a residential estate.
- 4.2.8 There is uncertainty over the origins of the town and name of Balerno. The generally accepted definition of Balerno is Sloe Tree Steading (Baile-Eairneach) but there is also a reference in 1289 to Balernach, a barley farm at the top of the village and in 1667 to Byrney, a mill next to the Water of Leith.

Post-medieval and Modern

- 4.2.9 It is postulated that Balerno originated as two settlements that merged in 1773, as it was in 1773 that there is the first reference to Balerno as a singular village (City of Edinburgh Council 2001: 5).
- 4.2.10 Up until the eighteenth century, the land surrounding Balerno was agricultural in nature interspersed with large houses (**HA8**) and primitive cottages with common land for grazing and cultivation, with farmhouses seeing several phases of development (**HA9**).
- 4.2.11 During the eighteenth century the land around Balerno was enclosed and the number of farmhouses and steadings built in the district, reflected the new methods of farming and Balerno began to prosper as an agricultural community.
- 4.2.12 During the nineteenth century Balerno began to change as a result of industrialisation. The Water of Leith attracted numerous industries, reliant on its water power (City of Edinburgh Council 2001: 5) and a number of paper mills were established within the town. The flourishing paper industry prompted expansion by providing increasing jobs and as a result the village developed significantly to accommodate the growing population.
- 4.2.13 The expansion of Balerno continued with the opening of the railway in 1878. The Balerno Branch was constructed to link to the settlement to the Caledonian railway. It ran in a slight north-west to south-east direction through the Site travelling through Balerno Station (**HA7 & HA10**) off Lanark Road West as shown on the 1893 Ordnance Survey (OS) map (Appendix 2). A railway overbridge (**HA6**) was built in conjunction with the construction of this line to carry railway traffic over Lanark Road West.

- 4.2.14 Prior to the construction of the railway the Site comprised open fields with woodland located in the south west and south east as shown on the 1852-1855 OS map. On the 1893 OS map, two springs and three wells are located adjacent to the railway line within the Site.
- 4.2.15 Due to the connectivity created by the railway between Balerno and Edinburgh city centre, Balerno continued to expand during the twentieth century with extensive phases of house building during the inter-war period. As such Balerno quickly became a residential suburb of the City of Edinburgh.
- 4.2.16 During the twentieth century, the Site remained relatively unchanged until the publication of 1976 OS map where the railway tracks appear to have been lifted leaving only the associated earthworks in place. By 1983 the line was officially marked as a dismantled railway (Appendix 2).
- 4.2.17 In 1989, the paper mill closed and Balerno became a 'dormitory' village (City of Edinburgh Council 2001: 8). Whilst there has been no discernible change within the Site from the 1983 OS map, the village to the south has expanded with new residential estates being developed, including within the fields to the south and east of the Site.

Undated

- 4.2.18 There are a total of three undated records within the 500 m Study Area. Curriehill House (**HA11**) was a former country house that was built in the location of the medieval Curriehill Castle. Although it is recorded as undated, it is likely to have dated to the post-medieval period.
- 4.2.19 A second undated house (**HA12**) was identified at West Acres approximately 467 m south west from the Site. The final record related to underground passages which were discovered in parks adjoining Ravelrig Hill (**HA13**), approximately 450 m west from the Site.

5. Summary of Heritage Constraints

5.1 Introduction

- 5.1.1 A description of historic assets anticipated to receive an effect as a result of the proposed works, based on the current level of available information, is summarised below.

5.2 Designated Historic Assets

- 5.2.1 There are no designated historic assets situated within the Site. The Balerno Conservation Area is situated approximately 310 m south of the Site but shares no intervisibility due to the built up townscape of the expansion of Balerno. Therefore there will be no impact to the special interests of the Conservation Area resulting from development within the Site.
- 5.2.2 The nearest listed building is situated approximately 245 m south of the southern Site boundary. There is no intervisibility between the Site and 550 Lanark Road (LB27076) due to the trees that line the southern boundary of the Site, as well as the construction of the new residential development in the adjacent field to the south.
- 5.2.3 Overall, due to their distance from the Site boundary, it has been assessed that there are no designated historic assets which are likely to be affected directly or indirectly by the proposed works.

5.3 Non-designated Historic Assets

- 5.3.1 Running through the Site in a west to east direction is the remains of the embankment to the Balerno Branch. Although not listed as a non-designated historic asset, the earthwork embankment is a distinctive feature and holds historic value as an illustrative part of the former Balerno Branch of the Caledonian Railway. As a result the embankment is considered to be of low heritage significance for its contribution to the understanding of the development of transport networks throughout the area.



Plate 3: Pile of stones at the point where the dismantled railway line ends

- 5.3.2 To the eastern extent of the Site is a small wall constructed of irregular rocks loosely following the course of an adjacent unnamed watercourse. The exact origins and date are uncertain but may relate to a former boundary wall due to its location near the eastern boundary. The wall is considered to hold low heritage significance, albeit at the lower end of the scale, as evidence of a former land boundary.



Plate 4: Wall which loosely follows route of burn on eastern boundary

5.4 Archaeological Potential

- 5.4.1 It is considered given the archaeological baseline of the surrounding area that there is the potential for archaeological remains relating to all periods.
- 5.4.2 Land within the Site has been primarily used for agricultural purposes. It is considered the construction of the Balerno Branch in the 1870s will have impacted on any archaeological remains along the former line. The remainder of the Site has remained in use as arable fields and therefore has increased potential for the survival of archaeological remains.
- 5.4.3 In summary, there is considered to be the potential for the development to effect non-designated historic assets, including of as yet unknown non-designated archaeological remains, comprising:
- Moderate potential for archaeological remains relating to the prehistoric period. Any remains encountered are considered likely to be of a low to medium heritage significance. Any such remains would offer the opportunity to expand the understanding of the surrounding prehistoric landscape which currently comprises recently identified Neolithic activity to the south of the Site and important Scheduled Monuments located further afield.
 - Negligible to low potential for archaeological remains relating to the medieval periods. Any remains encountered are likely to be of a low heritage significance.
 - Moderate potential for archaeological remains relating to the post-medieval and modern periods. These remains are likely to relate to the former railway branch and

former field boundaries and if encountered are likely to be considered of a low heritage significance.

6. Statement of Impact

6.1 Introduction

- 6.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

6.2 Scheme Proposal

- 6.2.1 It is understood that the Client is seeking Planning Permission in Principle (PPiP) for the development of residential properties and associated infrastructure and roads. As such a detailed programme of works is currently not available.

6.3 Assessment of Proposal

Effects during Construction

- 6.3.1 The potential for impacts to the historic environment to arise during the construction phase relates primarily to the potential for excavations and groundworks to affect any below ground archaeological remains that may be present within the footprint of works. The proposed work within the site will comprise:
- the creation of roads and footpaths;
 - the creation of new drainage and service connections; and
 - groundworks associated with the phased construction of new residential units.

6.4 Impact upon the identified Heritage Assets

- 6.4.1 It is considered groundworks will result in a direct physical impact to any surviving archaeological remains which are currently of unknown significance but are anticipated to be of low to medium heritage significance.
- 6.4.2 An embankment forming the former Balerno Branch is located running in a west to east direction through the Site. Subject to design proposals, there is the potential for the development through the removal of the embankment, to impact on its heritage significance which is currently assessed as low. In addition, there is the potential for an impact to the physical fabric and low heritage significance of the stone wall located to the east of the Site.

7. Conclusions and Recommendations

7.1 Summary

- 7.1.1 The Site comprises two large fields currently used as arable land which are separated by Ravelrig Road. Each of these fields are further divided by a dismantled railway aligned west to east. The former railway now forms as a heavily vegetated strip of land.
- 7.1.2 It is understood that a Planning Permission in Principal (PPiP) for the development of residential properties and associated infrastructure is sought for the Site.

7.2 Statement of Impact

Designated Historic Assets

- 7.2.1 There are no designated historic assets located within the Site and no intervisibility with the nearest located designated historic assets. As a result there will no impacts to the heritage significance of any designated historic assets.

Non-designated Historic Assets

- 7.2.2 Although not listed as a non-designated historic asset, the embankment to the former Balerno Branch that runs through the Site is considered to hold low heritage significance and the stone wall to the eastern extent of the Site is considered to hold low heritage significance, albeit at the lower end. Subject to designs, the development has the potential to impact upon the heritage significance of these features.

Archaeological Potential

- 7.2.3 It is considered that there is a moderate potential for prehistoric remains which if discovered are likely to be of a medium heritage significance. There is considered to be a negligible to low potential for medieval remains, as well as moderate potential for post-medieval and modern remains relating to the arable use of the land and remains associated with the former Balerno Branch. Any remains encountered are likely to be of low heritage significance.
- 7.2.4 It is anticipated that the proposed scheme will include groundworks which could impact on any archaeological remains that may be present within the Site.

7.3 Recommendations

- 7.3.1 Any mitigation measures to reduce impacts of the proposed development would need to be agreed in advance with The City of Edinburgh Council Archaeology Service, and would be detailed in a Written Scheme of Investigation.
- 7.3.2 Based on the surrounding prehistoric activity in the adjacent field, the local planning authority may consider it necessary to conduct an evaluation programme. This may comprise a programme of trial trenching to identify unknown archaeological deposits in accordance with Policy Env 9 of the Edinburgh Local Development Plan (LDP) 2016.
- 7.3.3 In accordance with Policy Env 8 and Policy Env 9 of the Edinburgh LDP, subject to any identified remains, mitigation measures may be sought to preserve any archaeological deposits in-situ. Mitigation measures may include the use of green space within the design of the residential development to preserve any potential significant remains.
- 7.3.4 Attempts should be made to minimise impacts to the heritage significance of the embankment to the Balerno line and stone wall. Subject to design and potential removal of the features, mitigation measures may be sought for the recording or evaluation of the embankment and wall.

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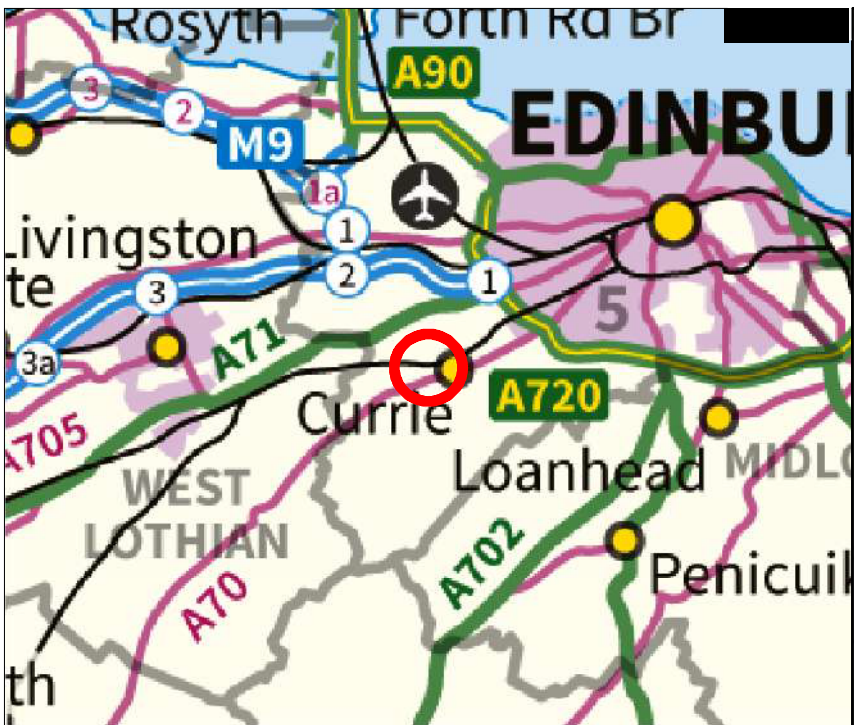
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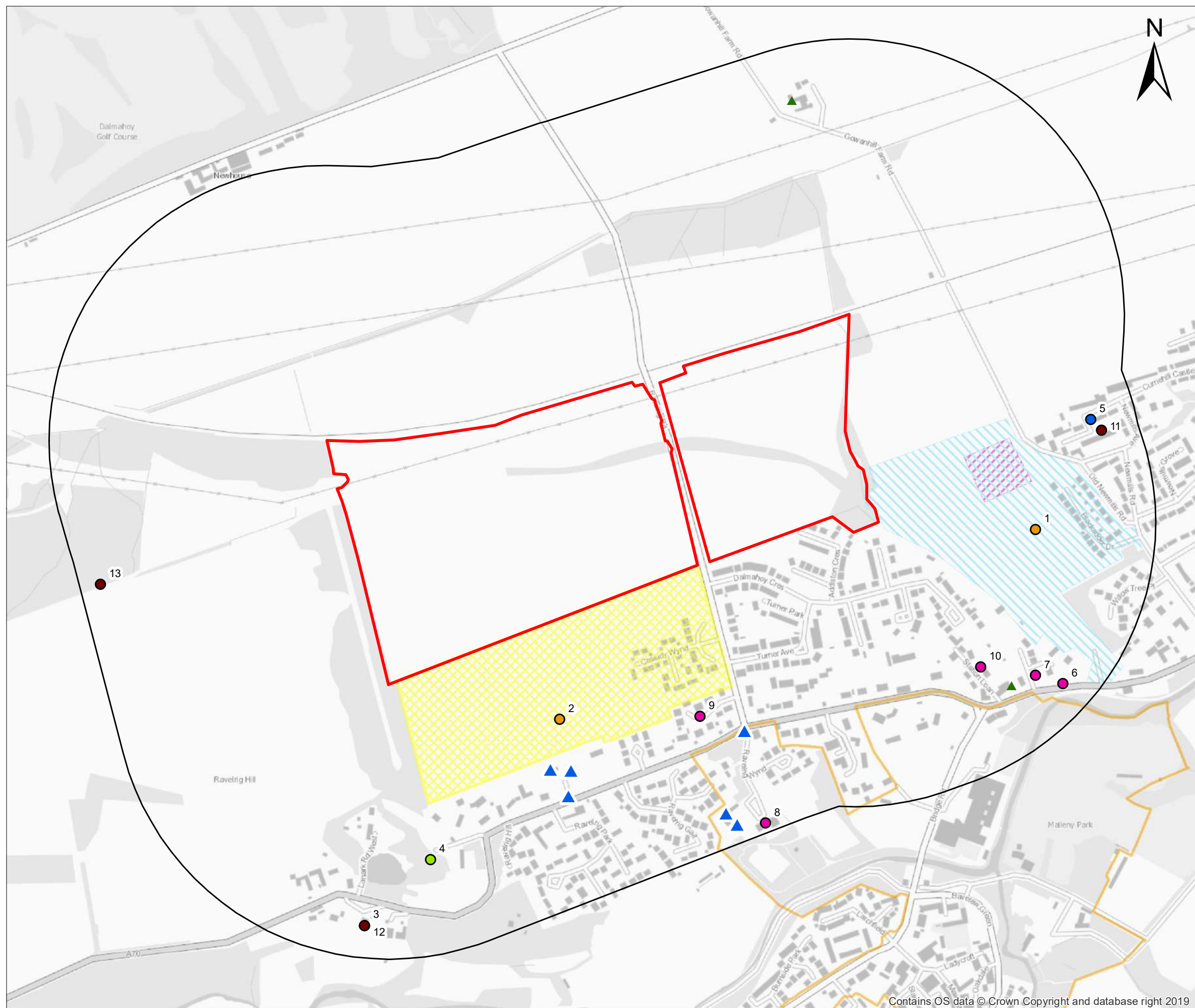


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Site

██████████, Edinburgh -
Historic Environment
Desk-Based Assessment

Figure 1: Site Location



Site

500 m Study Area

Designated Historic Assets

Category B

Category C

Balerno Conservation Area

Non-designated Historic Assets by Period

Prehistoric

Romano-British

Medieval

Post-medieval

Undated

Type of Archaeological Investigation

Archaeological Monitored Top-soil Strip

Evaluation

Excavation

Metres
0 125 250 500

Land at Balerno, Balerno, Edinburgh -
Historic Environment
Desk-Based Assessment

Figure 2: Historic assets and
archaeological investigations within
a 500 m study area

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Appendix 1: Gazetteers

Gazetteer of Designated Historic Assets

Monument Reference	Name	Designation	Easting	Northing
LB27025	527, LANARK ROAD WEST, RAVELRIG ESTATE, GATEPIERS AND BOUNDARY WALL	Listed Building B	315970	666934
LB27035	527, LANARK ROAD WEST, RAVELRIG ESTATE, STABLES, STEADING AND STEADING HOUSE	Listed Building B	315957	666764
LB27066	490, LANARK ROAD WEST WITH BOUNDARY WALL	Listed Building C	316455	667016
LB27076	550, LANARK ROAD WEST, NORTHFIELD WITH GARDENER'S COTTAGE, GARDEN, GATEPIERS AND BOUNDARY WALL	Listed Building B	315654	666861
LB27632	NEWMILLS ROAD, GOWANHILL FARM	Listed Building C	316056	668080

Gazetteer of Historic Assets

HA	Period	Name	XHER Ref.	Easting	Northing
1	Prehistoric	Balerno, Newmills Road	358018	316500	667300
2	Prehistoric	Balerno, Ravelrig Road	362569	315635	666955
3	Roman	Balerno, West Acres	50289	315280	666580
4	Roman	Ravelrig Hill, 'The General'S Watch'	50269	315400	666700
5	Medieval	Curriehill Castle	50268	316600	667500
6	Post-medieval	Currie, Railway Overbridge	144955	316550	667020

HA	Period	Name	XHER Ref.	Easting	Northing
7	Post-medieval	Balerno, Balerno Station	145002	316500	667035
8	Post-medieval	Edinburgh, 527 Lanark Road West, Ravelrig House	144495	316009	666766
9	Post-medieval	Pilmuir Farm	181564	315890	666960
10	Post-medieval	Balerno, Station Loan	144960	316400	667050
11	Undated	Edinburgh, Curriehill House	144867	316620	667480
12	Undated	Balerno, West Acres	145004	315280	666580
13	Undated	Ravelrig Hill	50325	314800	667200

Appendix 2: Historic Mapping

Site Details:

RAVELRIG ROAD, BALERNO,
EH14

Client Ref: 13582
Report Ref: GS-6449763
Grid Ref: 315709, 667354

Map Name: County Series

Map date: 1852-1855

Scale: 1:10,560

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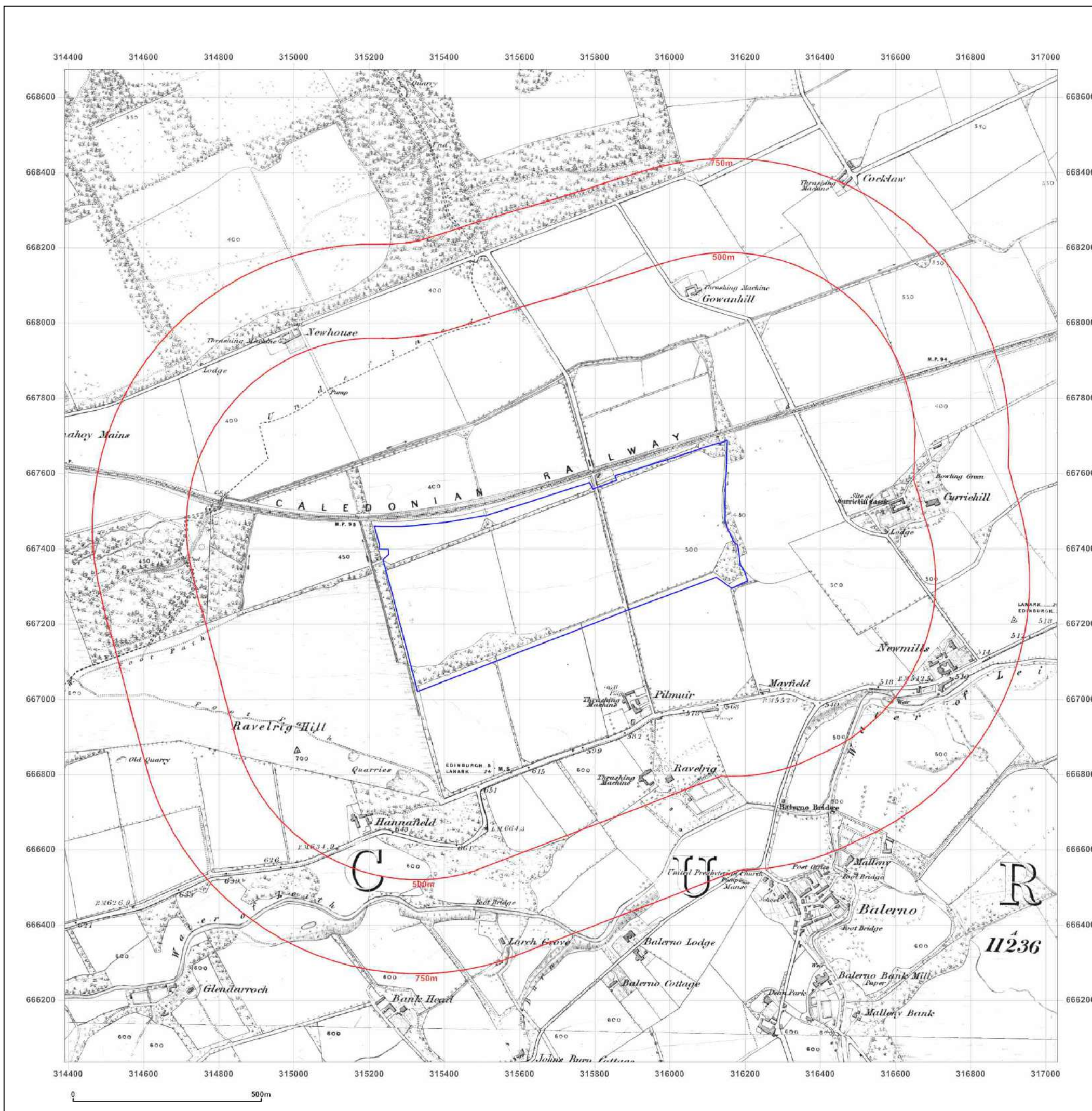


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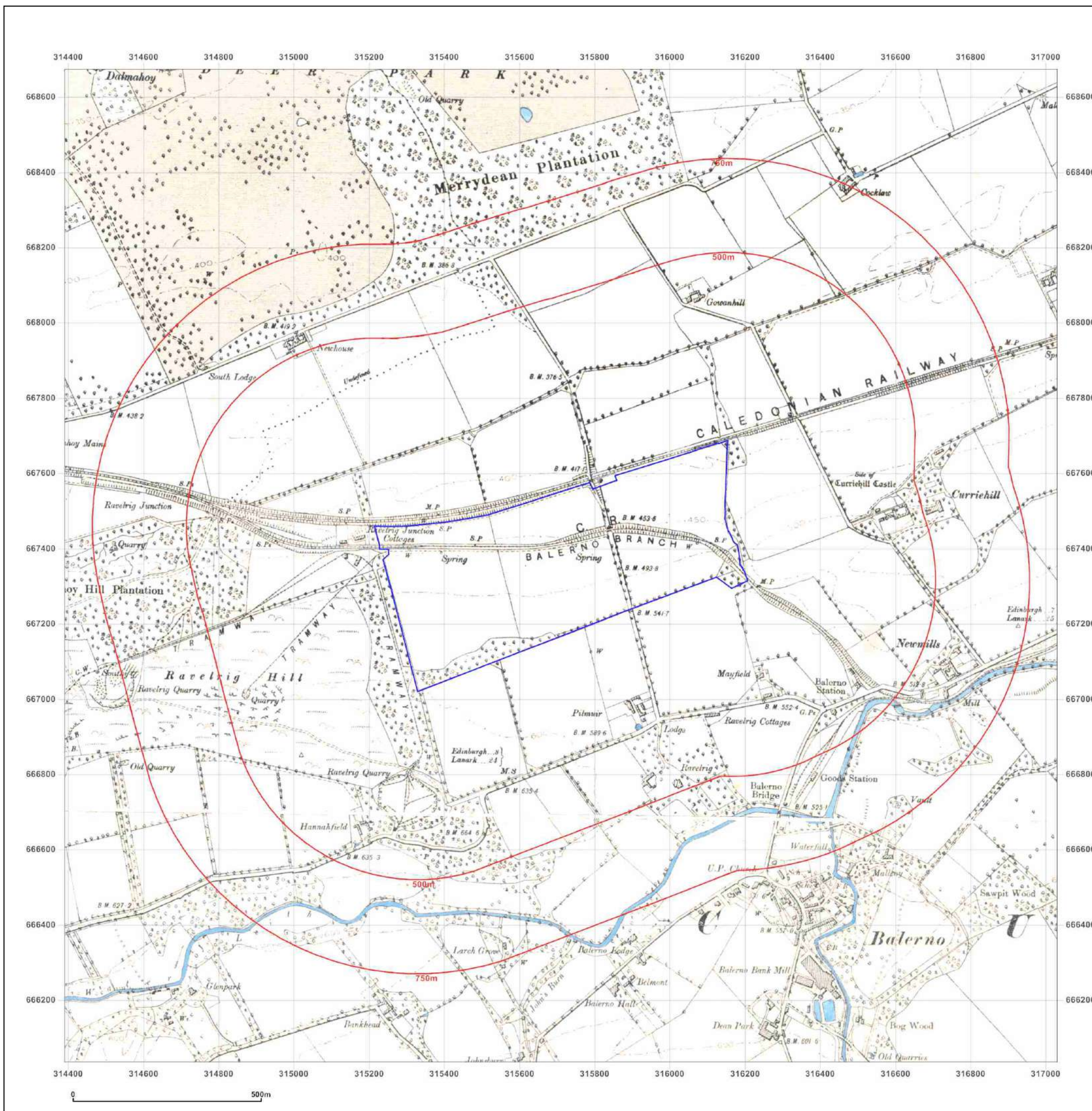


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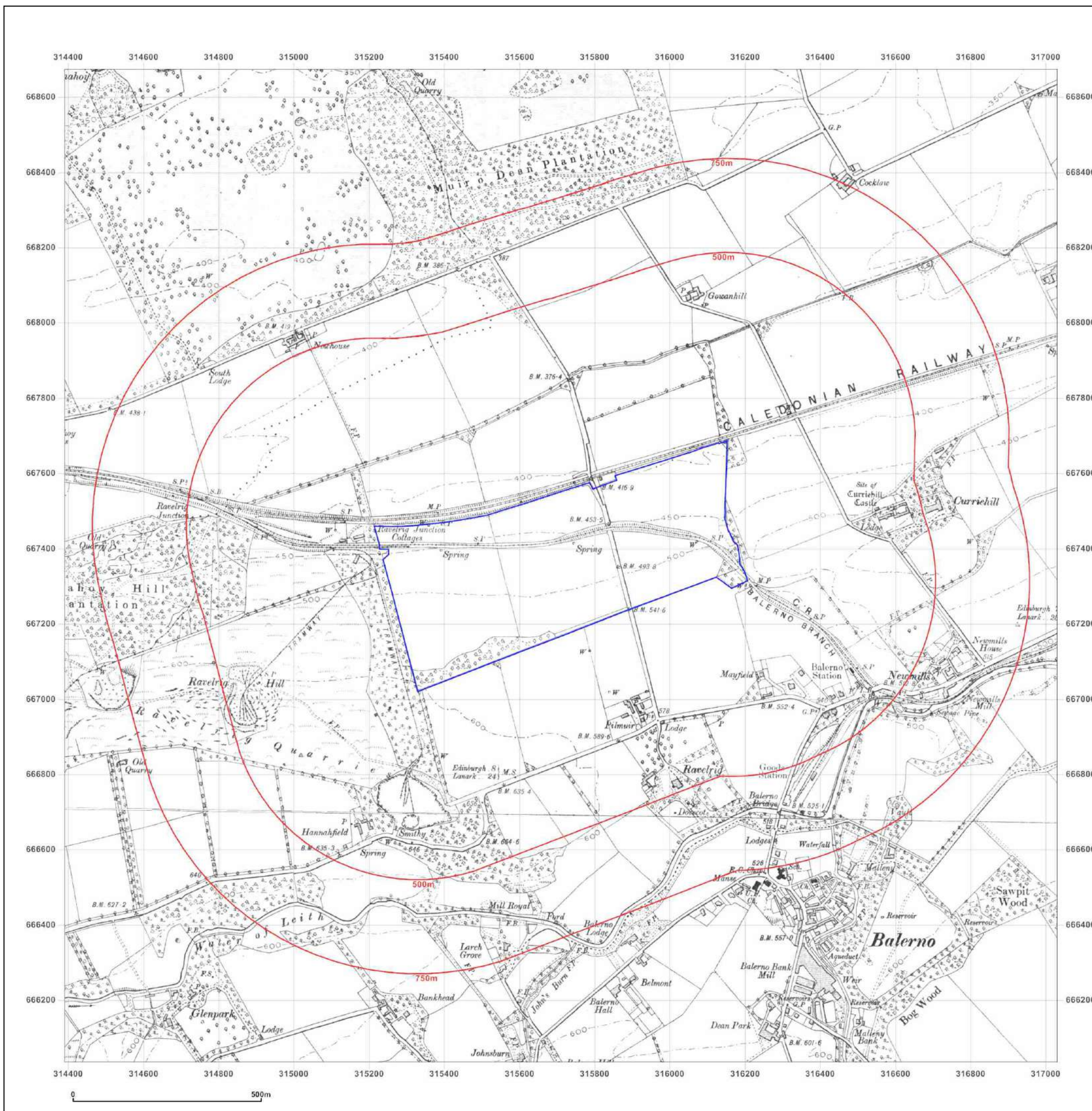


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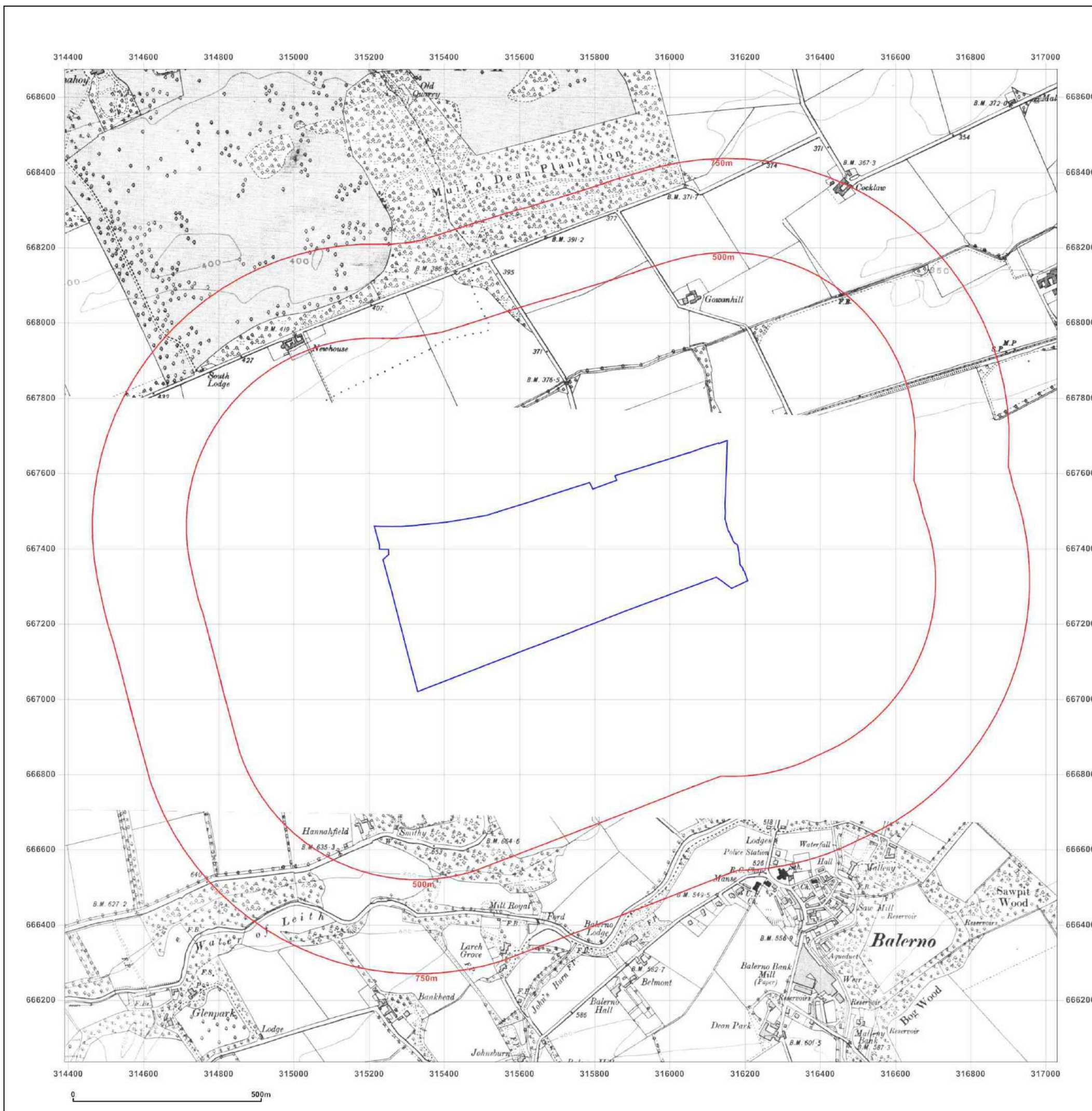


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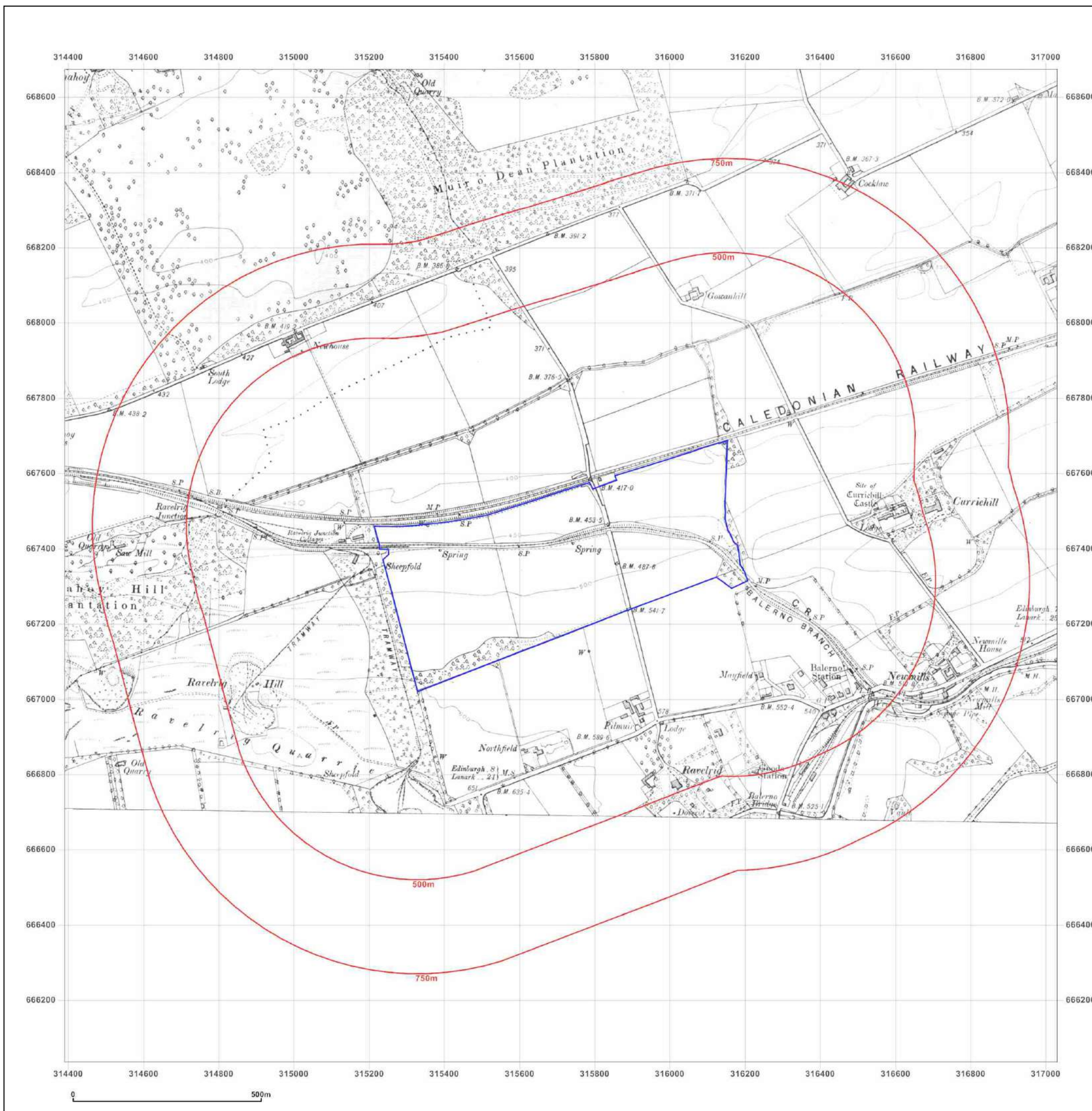


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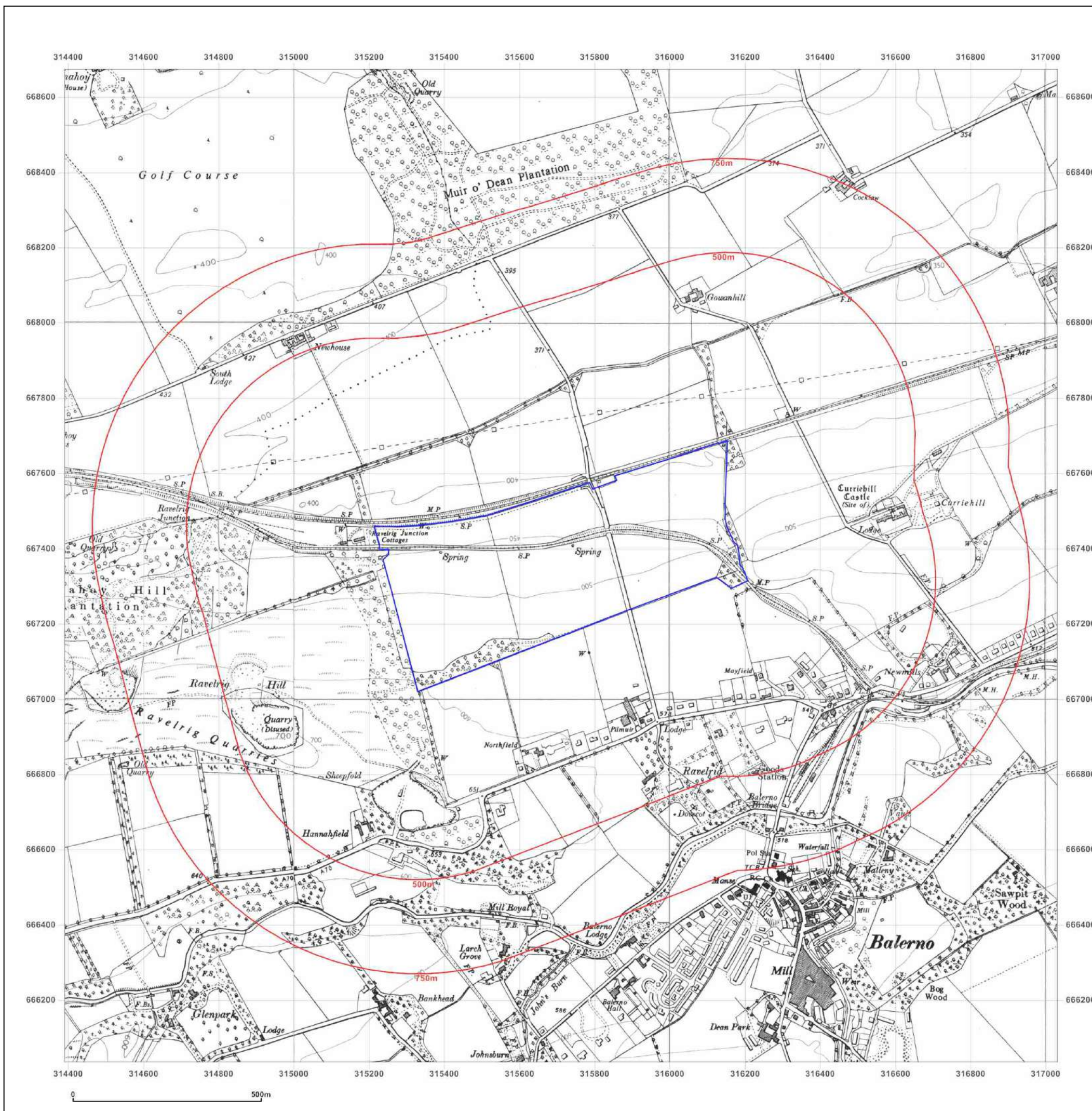


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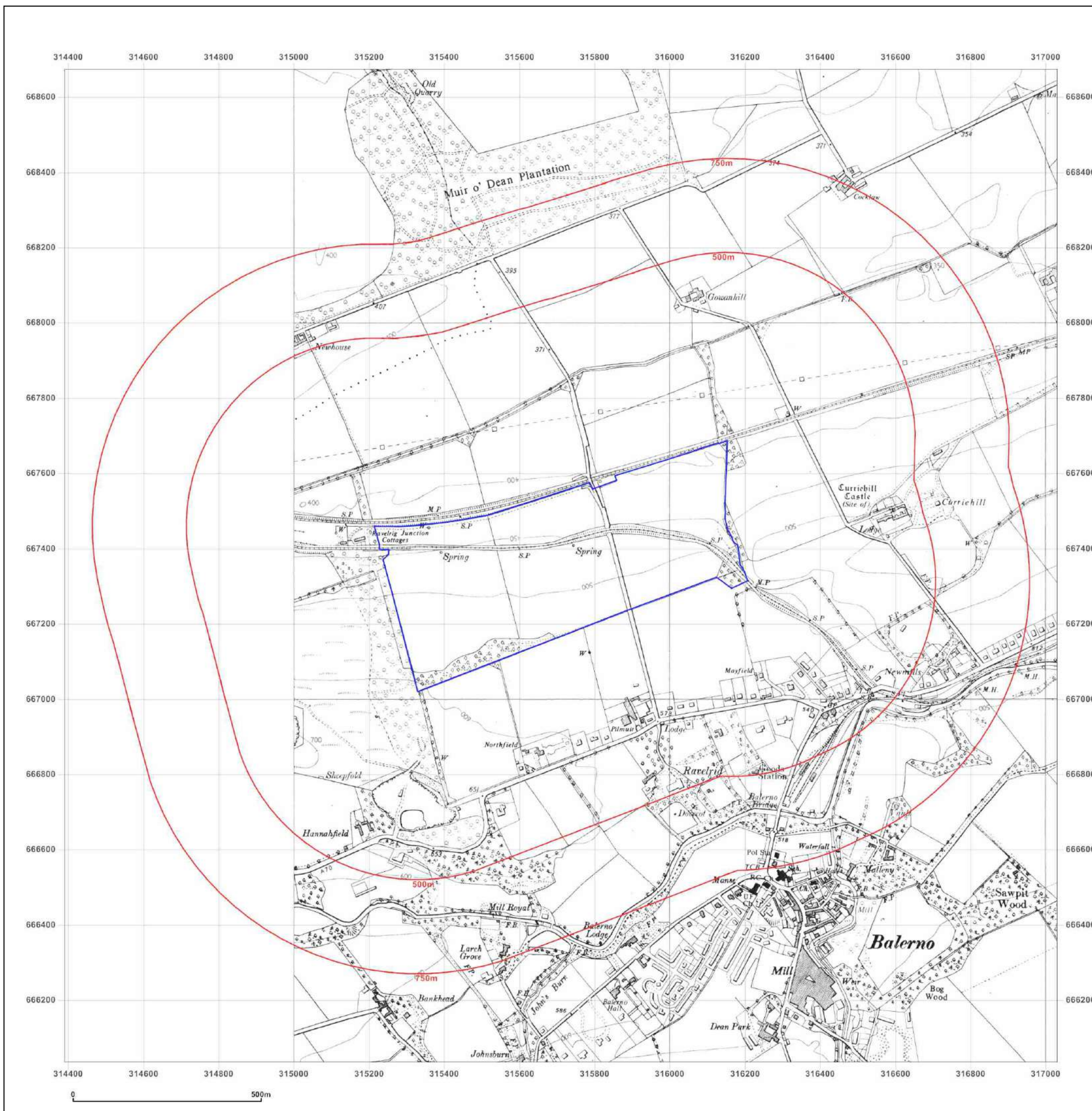


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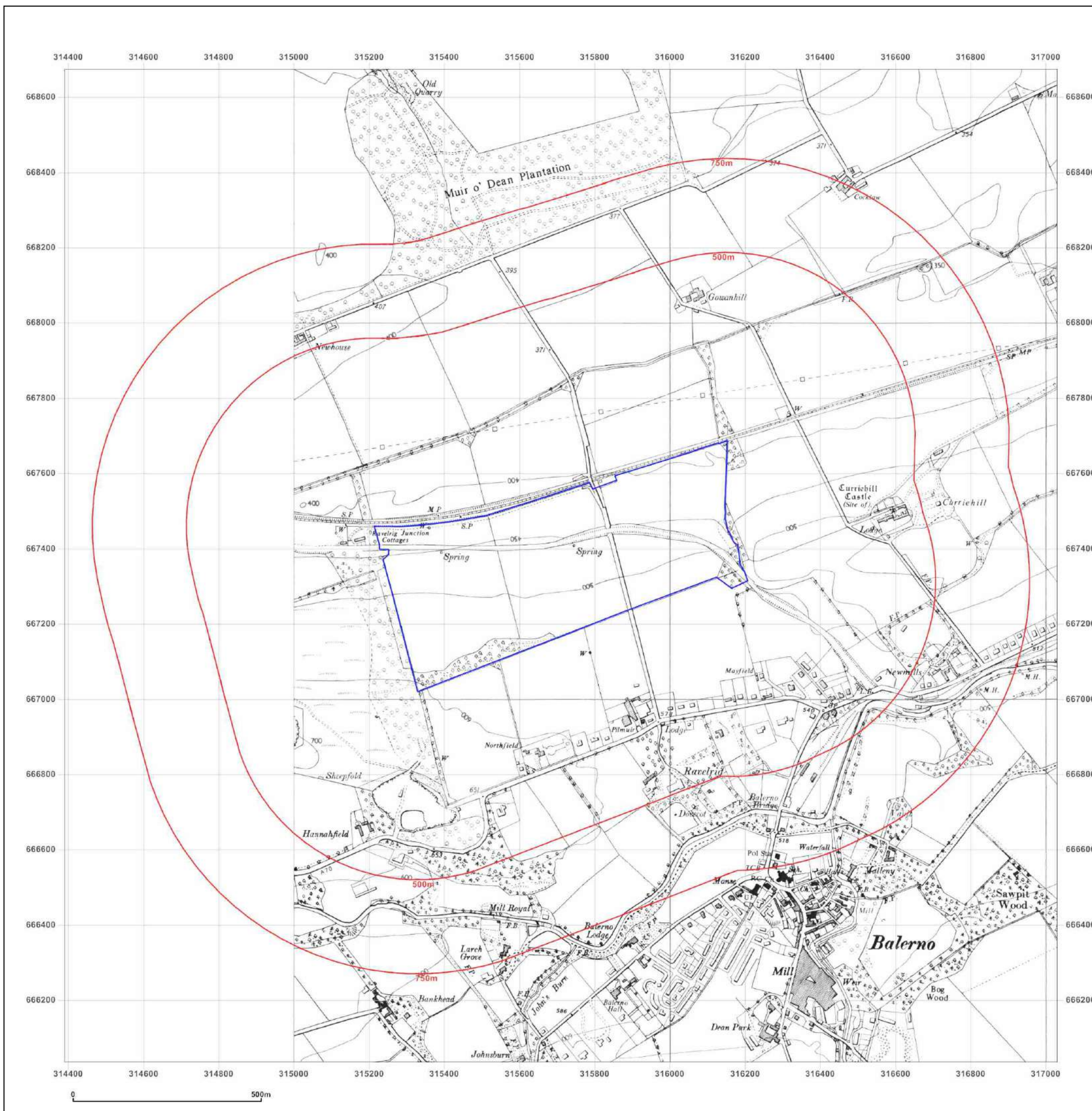


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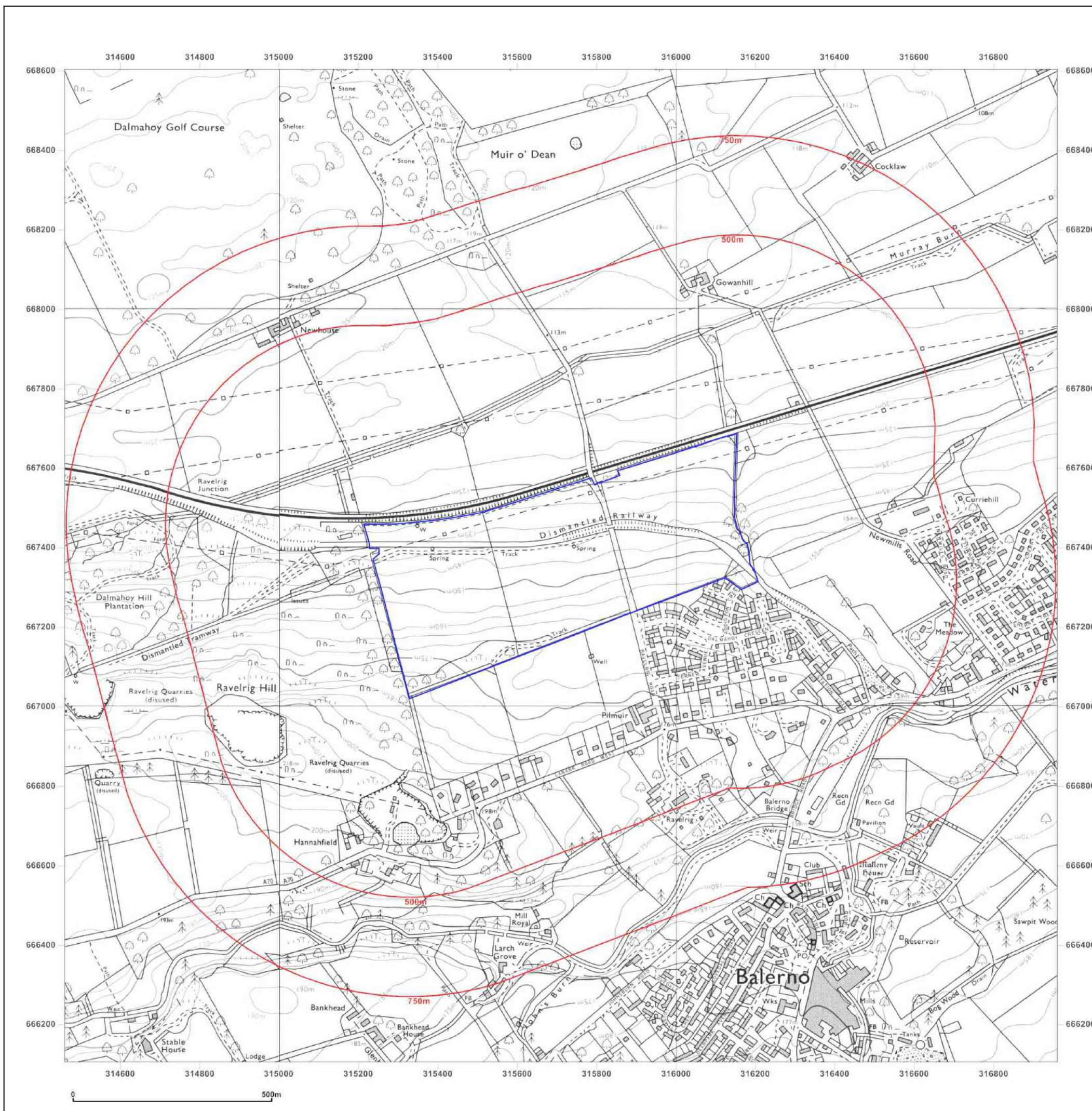


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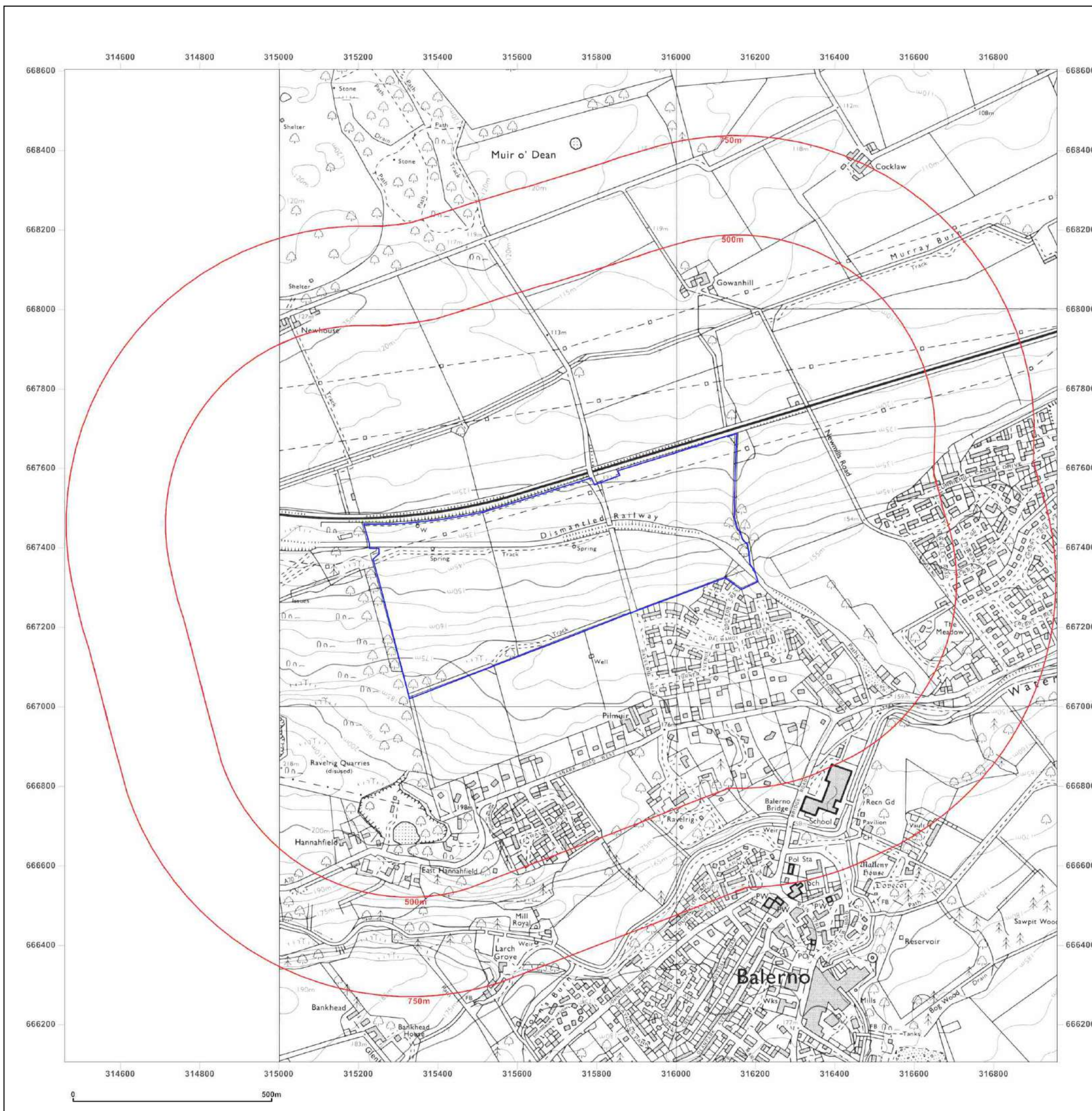


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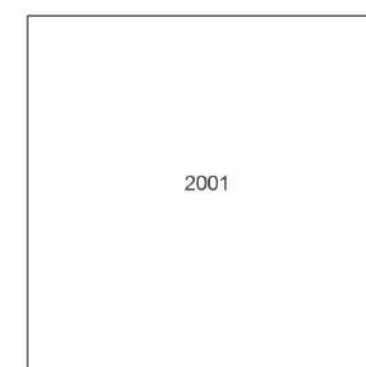
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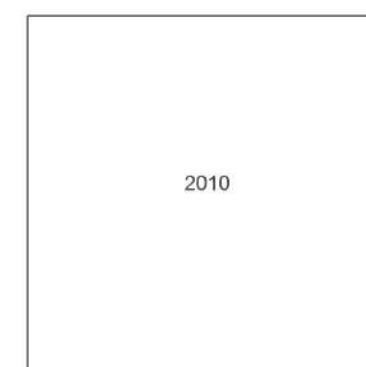
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Report Ref: GS-6449763
Grid Ref: 315709, 667354

Map Name: National Grid

Map date: 2019

Scale: 1:10,000

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