

# LOCAL REVIEW BODY

15<sup>th</sup> December 2022

Application No: 22/00587/P

**Land at the Heugh, North Berwick**

Applicant's Supporting Documentation

**Part 4**

*[Includes: Setting of Historic Assets (PA 0.14)]*



# The Heugh, North Berwick

## Assessment of the Impact on the Setting of Historic Assets

May 2021



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# Tom Tait



View from Heugh Brae looking west towards the Category B Listed Water Tower, with North Berwick Law in the background



# Introduction and Methodology

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## 1.1. Introduction

### Introduction

This *Assessment of the Impact on the Setting of Cultural Assets* (the Assessment) has been prepared on behalf of Tom Tait (the Applicant) in support of a Application for Planning Permission (PP).

The proposed development is for a residential development of a single home on land at the Heugh, North Berwick. The proposal also includes associated infrastructure and landscaping work. The site extends to approximately 0.25ha.

The site is located on land to the north of the Heugh to the southeast of North Berwick, and to the east of North Berwick Law (the Law). Access to the site is provided through the existing residential development to the east, via an existing access track that also serves the adjacent Water Tower building to the west.

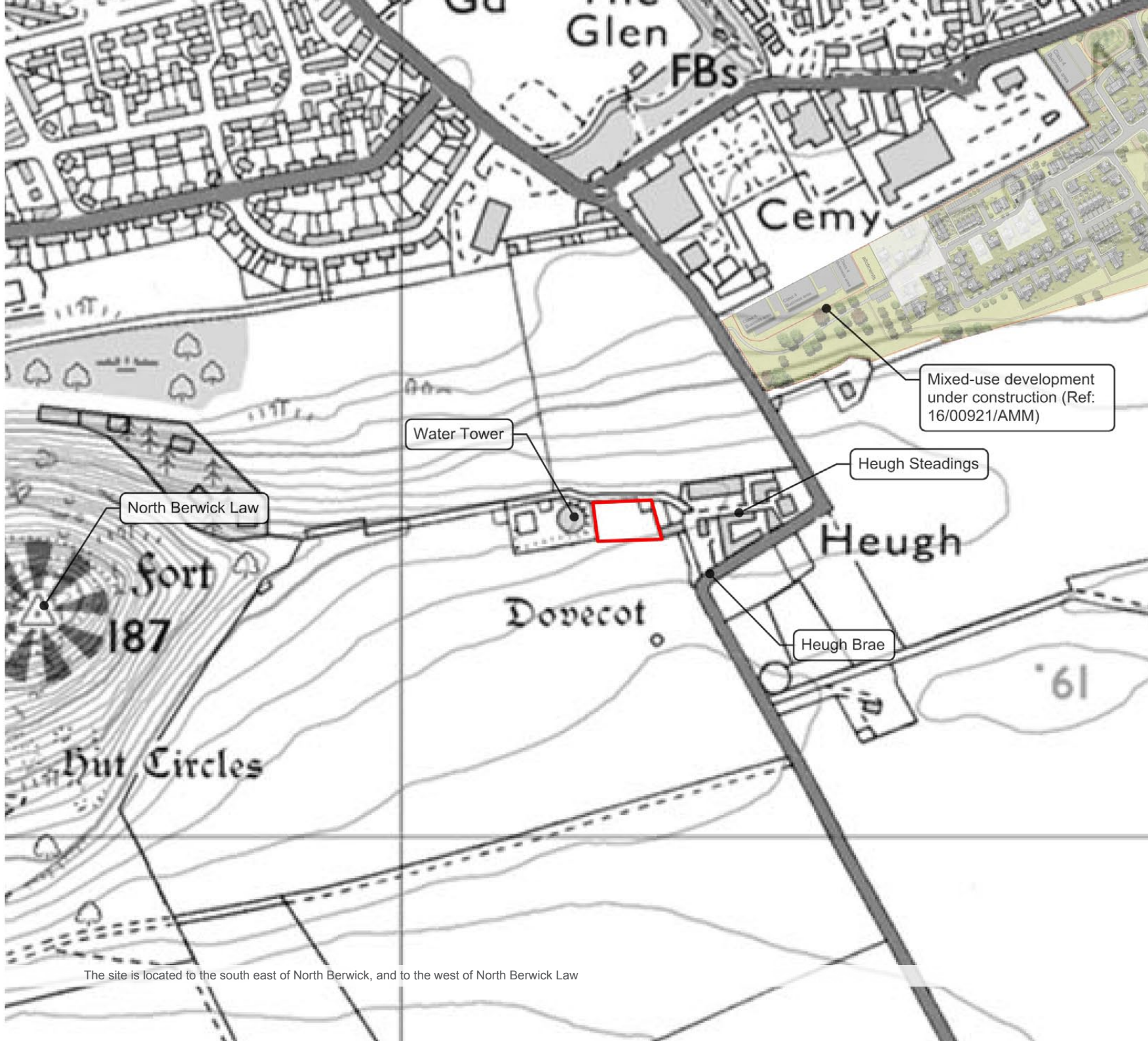
The adjacent *North Berwick Drinking Water Tank* is Category B Listed. An application to convert the Water Tank into a residential dwellings was granted in April 2020 (Ref; 19/00700/P). The site is also just to the north of the Category B Listed *Heugh Farm Dovecot* and to the west of *North Berwick Law, Fort, Hut Circles & Enclosures* Scheduled Monument (SM)



### Planning Context

East Lothian Council (the Council), Local Development Plan states that *...Development proposals should not interrupt key views of, from or to a listed building and should ensure that the presence of new development does not dominate or detract from the listed building in a way that affects understanding and appreciation of it.(P140)*. And this is enforced within Policy CH1: *Listed Buildings*.

Policy CH4: *Scheduled Monuments and Archaeological Sites* addresses the potential impact of new developments on Scheduled Monuments.

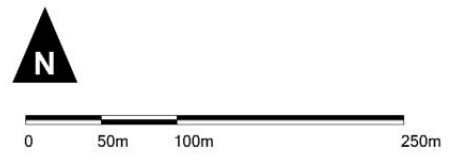
This Assessment is intended to inform the Council of any potential impacts that the proposal may have on the setting of the adjacent Historical Assets including the Listed Buildings and Scheduled Monument.



-  Site boundary
-  Committed development under construction to be considered as existing in baseline

Mixed-use development under construction (Ref: 16/00921/AMM)

The site is located to the south east of North Berwick, and to the west of North Berwick Law





## 1.2. Methodology

### Methodology

The Assessment follows the guidance set out in Historic Environment Scotland (HES) *Managing Change in the Historic Environment: Setting*. This guidance highlights a three stage process in assessing the impact of a development on the setting of a historic asset or place:

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

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

**Stage 3: evaluate the potential impact of the proposed changes** on the setting, and the extent to which any negative impacts can be mitigated (pg 8).

Desktop analysis and field survey has been used to define and analyse the setting of the Historic Assets. This process identifies the key areas which are important to the setting of the Historic Assets.

Viewpoints have been selected to be representative of the key areas identified as being important to the setting of the Historic Assets.

3D modelling of the proposed development has been produced to inform a visual assessment of the impacts of the development, against a photographic baseline condition.

The impact on the setting of the Historic Assets is assessed according to the ...*Factors to be considered in assessing the impact of a change on the setting of a historic asset or place*, as stated in the HES document *Managing Change in the Historic Environment: Setting* (pg 10 & 11). These *Factors* are as follows:

- *whether key views to or from the historic asset or place are interrupted*
- *whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset*
- *the visual impact of the proposed change relative to the scale of the historic asset or place and its setting*
- *the visual impact of the proposed change relative to the current place of the historic asset in the landscape*

- *the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this*
- *the magnitude of the proposed change relative to the sensitivity of the setting of an asset – sometimes relatively small changes or a series of changes, can have a major impact on our ability to appreciate and understand a historic asset or place. Points to consider include:*
  - *the ability of the setting to absorb new development without eroding its key characteristics.*
  - *the effect of the proposed change on qualities of the existing setting such as sense of remoteness, current noise levels, evocation of the historical past, sense of place, cultural identity, associated spiritual responses*
  - *cumulative impacts: individual developments may not cause significant impacts on their own, but may do when they are combined*

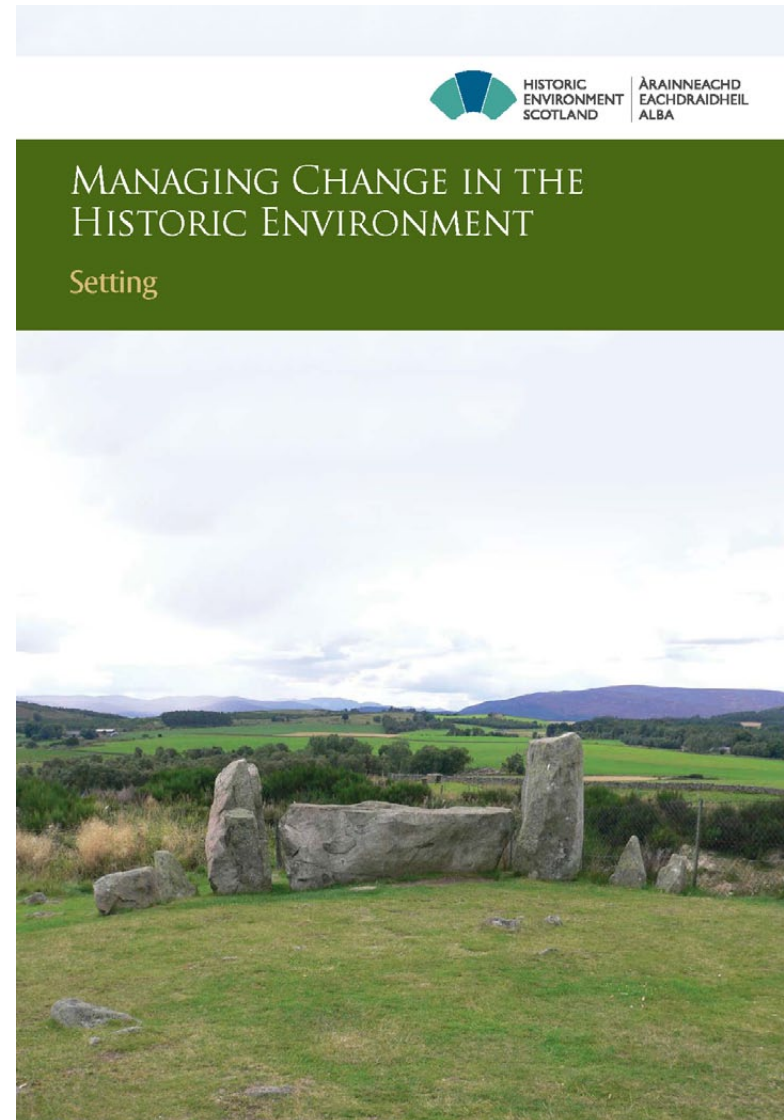
## Structure of the Report

Section 2, *Identification of the Historic Assets*, identifies the Historic Assets on current aerial photography, based on the description within the Listing. It then interrogates historic mapping to identify the main changes in the surrounding area over time, to help identify the current setting.

Section 3 *Current Setting of Historic Assets* analyses current extent and setting of the Historic Assets identified in Section 2.

Section 4 *Proposed Setting of Historic Assets* assesses the impact of the proposed development on the Historic Assets and their identified setting.

Section 5 *Conclusion*, then provides a summary of the assessment and the resulting impact of the proposal on the *Historic Assets*.





View from Core Path 21 to the south of the site looking north towards the Category B Listed Water Tower and Heugh Farm Dovecot



## Identification of Historic Assets

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## 2.1. Identification of Historic Assets

This section of the Assessment forms *Stage 1: identify the historic assets* of the HES methodology as described in Section 1 *Introduction and Methodology*. This section identifies the historic assets to be considered in this Assessment.

Two Listed buildings were identified as being within close proximity to the site, and have the potential to be impacted by the proposal. These are;

- *North Berwick Drinking Water Tank* (LB14745)
- *Heugh Farm Dovecot* (LB14744)

This Assessment has analysed each of these Listed Buildings and then assessed the impact of the proposal against them.

Both of the Listed Buildings to be assessed are Category B Listed. Historic Environment Scotland defines this as the following:

*Category B buildings are:*

- *of regional or more than local importance;*
- *may have been altered; and*
- *are major examples of a particular period, style or building type.*

*(Category B accounts for around 50% of the total number of listed buildings in Scotland.)*

(Scotland's Listed Buildings 2016: Historic Environment Scotland, Page 5.)

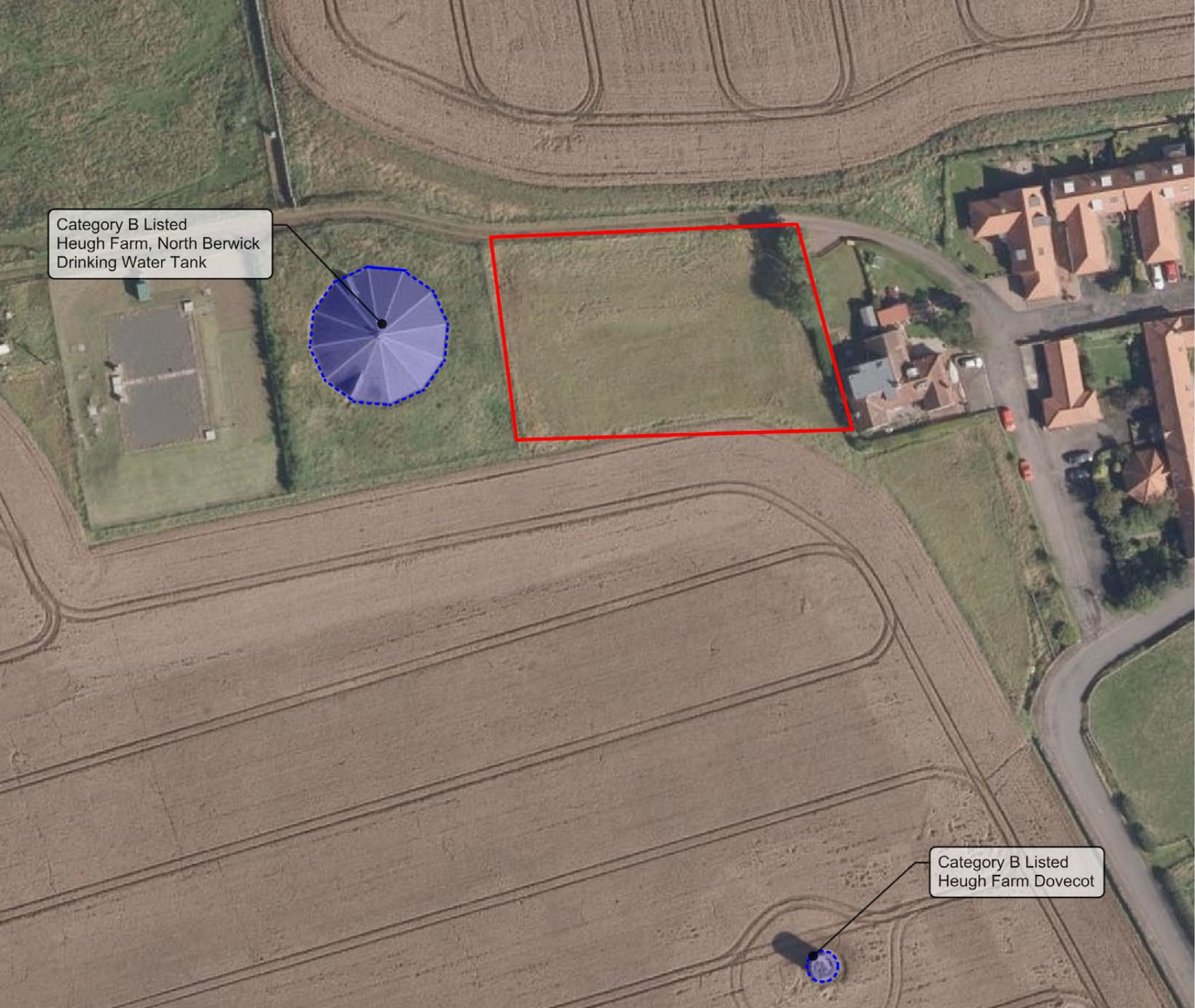
Other historic assets within relative proximity to the site include the *North Berwick Law, fort, hut circles & enclosures* Scheduled Monument (SM) and *North Berwick Conservation Area* (CA). These are located 295m W and 320m N of the site respectively.

The Historic Environment Scotland (HES) citation for the *North Berwick Law, fort, hut circles & enclosures* Scheduled Monument (SM) does not include a description of this SM. The location of the SM on the Law was presumably due to its defensible location, with good visibility of the surrounding landscape.

The *Landscape and Visual Assessment* submitted in support of this application confirms that the location and scale of the proposal does not impact on this setting, considering the context of built form of North Berwick and properties at Heugh Steadings.



Whilst this Assessment acknowledges the importance of this SM, it has been excluded from further assessment within this report.

Due to distance from the site, and intervening built form, the site is not visible from the *North Berwick CA*. It is concluded that the proposal would have no impact on the setting of the CA. It has therefore been excluded from this Assessment.

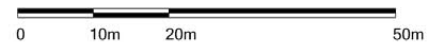


Category B Listed  
Heugh Farm, North Berwick  
Drinking Water Tank

Category B Listed  
Heugh Farm Dovecot

-  Site boundary
-  Location of historic assets

Plan showing location of identified historic assets in relation to the site



## Category B Listed North Berwick Drinking Water Tank

The Listing Schedule is titled *North Berwick Drinking Water Tank, Heugh Farm* (LB14745). It provides the following description and statement of special interest;

### Description

1905, octagonal water tank sited on hill above burgh, roofed circa 1911. Brick base course bearing octagonal slate roof swept close to ground with apex ventilator. Gabled porches with slated roofs rising well above low eaves in opposite roof pitches.

*INTERIOR:* Brick tank with steel trussed framework supporting roof.

### Statement of Special Interest

Tank was originally open before contamination problem was appreciated. It provides cold water storage of treated water brought from Whiteadder Reservoir in the Lammermuirs. The roofing form, placed so low on a tank, is most unusual.

Banked up earth surrounds brickwork. Heugh Farm formerly known as Bass Rock Farm.

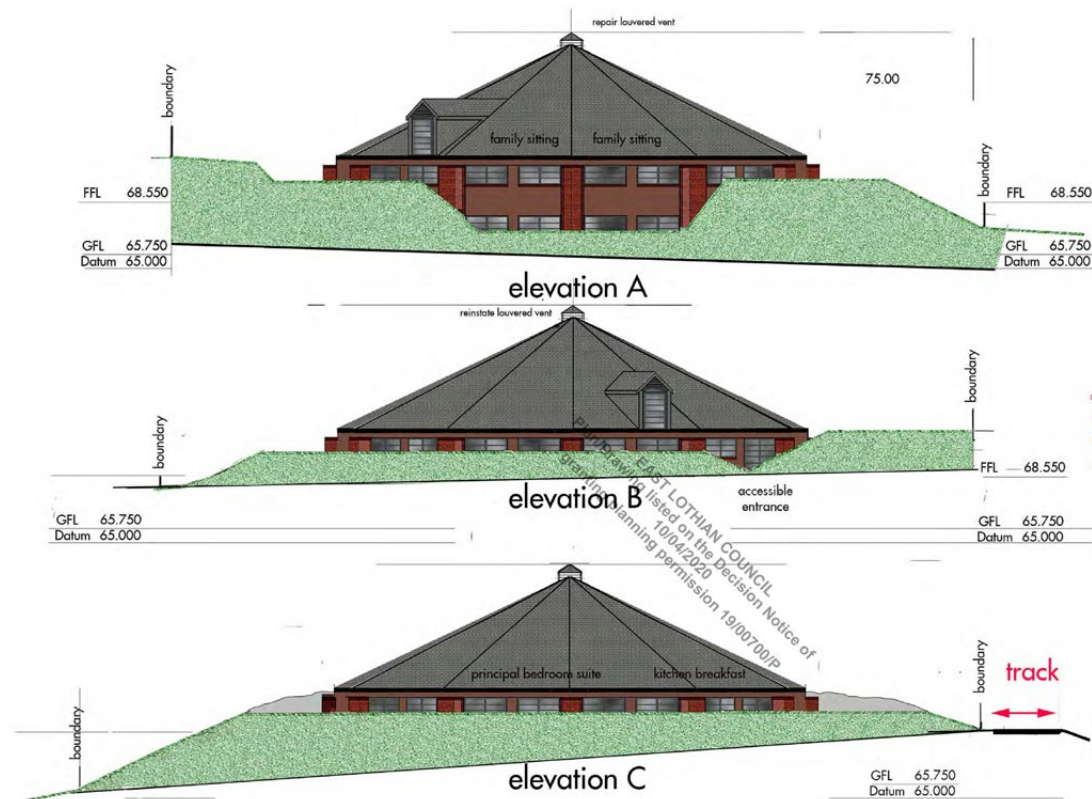
The building is known locally as Heugh Reservoir. The majority of the building and related infrastructure is located underground. Only its most distinctive feature, the slated, domed roof, and some ancillary cabinets are visible above ground. The roof is described in the listing as being octagonal, but has 12 sides and therefore a dodecahedron.

An application to convert the Water Tower into a residential dwelling and office was granted in April 2020 (Ref; 19/00700/P). The proposed works include the excavation of the landscaped bund that surrounds the building, and the introduction of window openings.

This Assessment has considered the future proposal for this Listed Building in its appraisal.



View looking west along the access track showing slated, domed roof of the Water Tank.



### Category B Listed Heugh Farm Dovecot

The *Listing Schedule* is titled *Heugh Farm Dovecot* (LB14744). It provides the following description and statement of special interest;

#### *Description*

*18th century. 2-stage circular dovecot. Random rubble formerly harled. Projecting rat course dividing stages. Low doorway at ground. Square opening in upper stage filled with 4 rows of light holes. N perimeter of upper stage stepped up.*

#### *Statement of Special Interest*

*Heugh Farm formerly known as Bass Rock Farm - Doocot.*

The dovecot currently stands within open fields to the south of the Water Tank and Heugh Steading.



View looking north towards Dovecot, with the Water Tank and Heugh Steading in the background



## 2.2. Historic Setting of Historic Assets

### 1854

This mapping shows Heugh Farm Dovecot set within open fields. It is seen in the context of a road (Heugh Brae) and a number of buildings (Heugh Farm). North Berwick Law (the Law) lies to the west beyond the extents of mapping shown.

There are no defining features on this mapping relating to the site itself.

### 1893

By 1893, mapping shows a reservoir having been constructed to the west of the site, and some expansion within Heugh Farm.

The underground nature means the reservoir would not have been readily visible, and would not have changed the setting of the Dovecot.

### 1906

By 1906, the Water Tank has been constructed immediately adjacent to the site. Details from the HES listing suggest this was around 1905, but it was not roofed until c.1911.

The construction of the roof of the Water Tank would have provided a change in the setting of the Dovecot when viewed from Heugh Brae. This would have introduced a roofscape into the previously uninterrupted skyline between the Law to the west, and the built form of Heugh Farm to the east.

The distance between Heugh Farm and the Water Tank means it would appear as a standalone feature on the skyline.

An access track to the Water Tank, from Heugh Brae is also shown. This access track forms the northern boundary of the site.

To the west, an additional reservoir/filter bed had been constructed. The expansion of these facilities is in line with the expansion of the settlement of North Berwick to the south.

### 1965

By 1965, a number of buildings had been constructed on the land surrounding the Dovecot. Historic photographs show these buildings as low level, wooden structures, likely used for keeping livestock.

A semi-detached dwelling was also constructed immediately to the east of the site. The boundary of this property forms the eastern boundary of the site.

This increase in built form would have provided a change to the setting of the Listed Buildings, particularly in views from the south along Heugh Brae. The Dovecot would no longer have been view within open fields, but would have been surrounded by buildings. This would also provide the foreground setting to the Water Tank.

### 1989

OS Mapping from 1989 (cannot be reproduced due to copyright) shows that, at some time before 1989 the farm buildings around the Dovecot were removed, and the surrounding area returned to open fields.

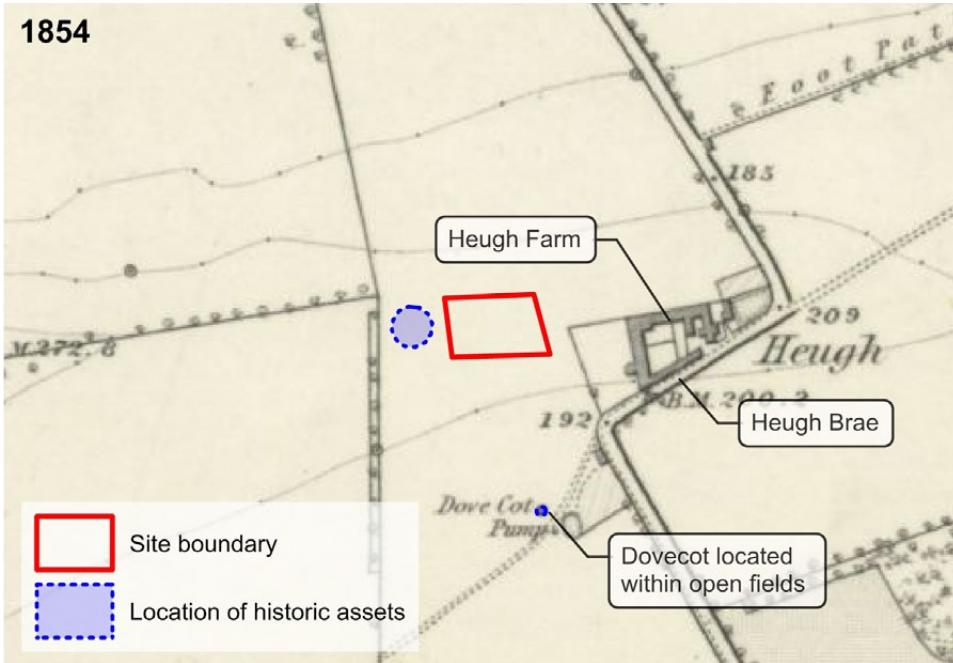
This change would have returned the setting of the Listed Buildings to how they were appreciated around 1911, when the roof was added to the Water Tank.

A detailed appraisal of the current setting of the historic Assets is provided in Section 3 *Current Setting of Historic Assets*

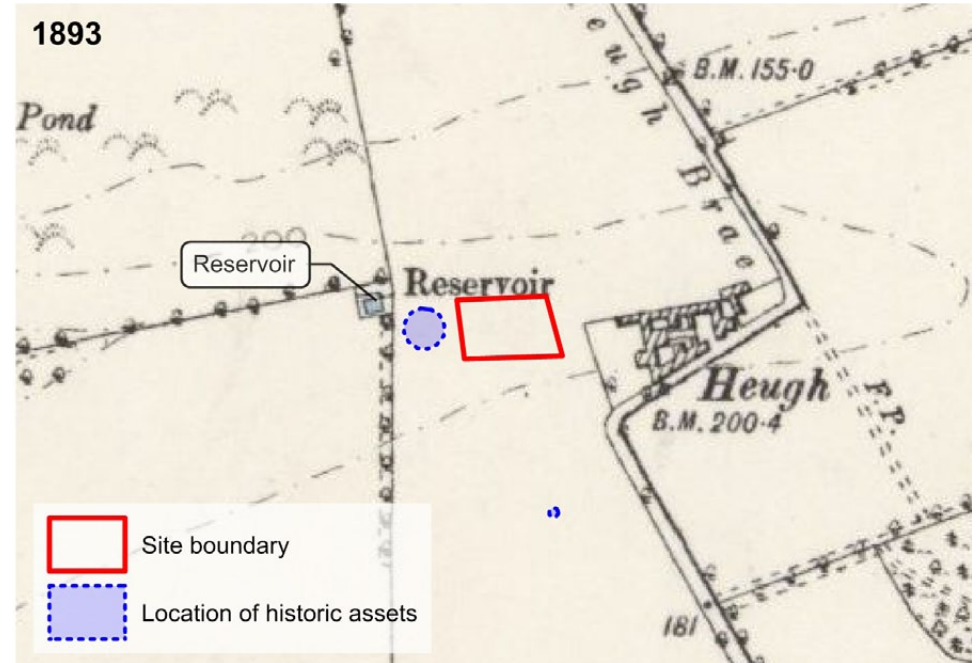


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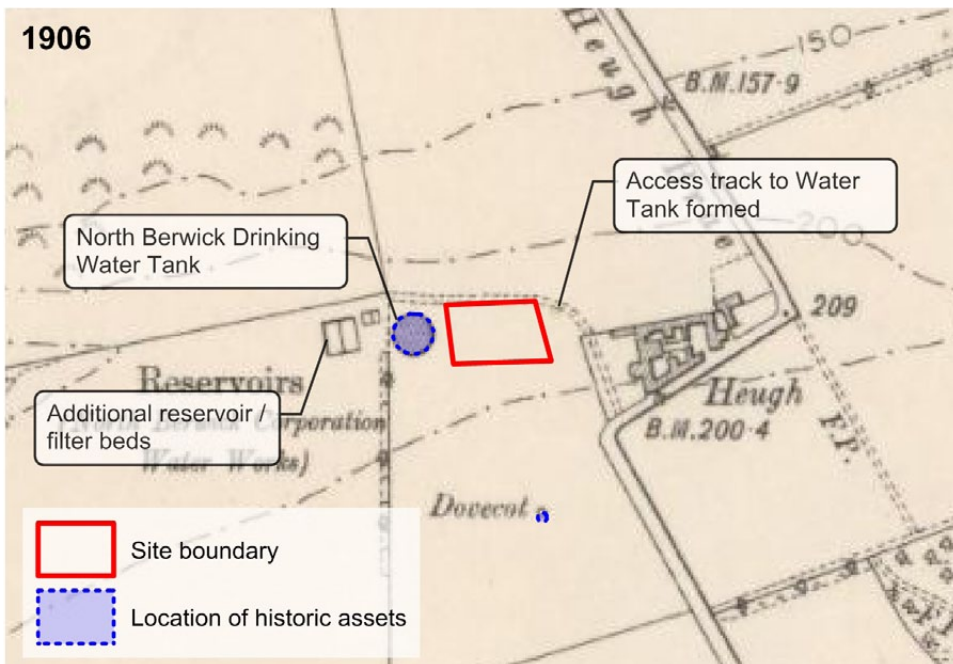
View from south of Dovecot showing farm buildings, 1960 © RCAHMS



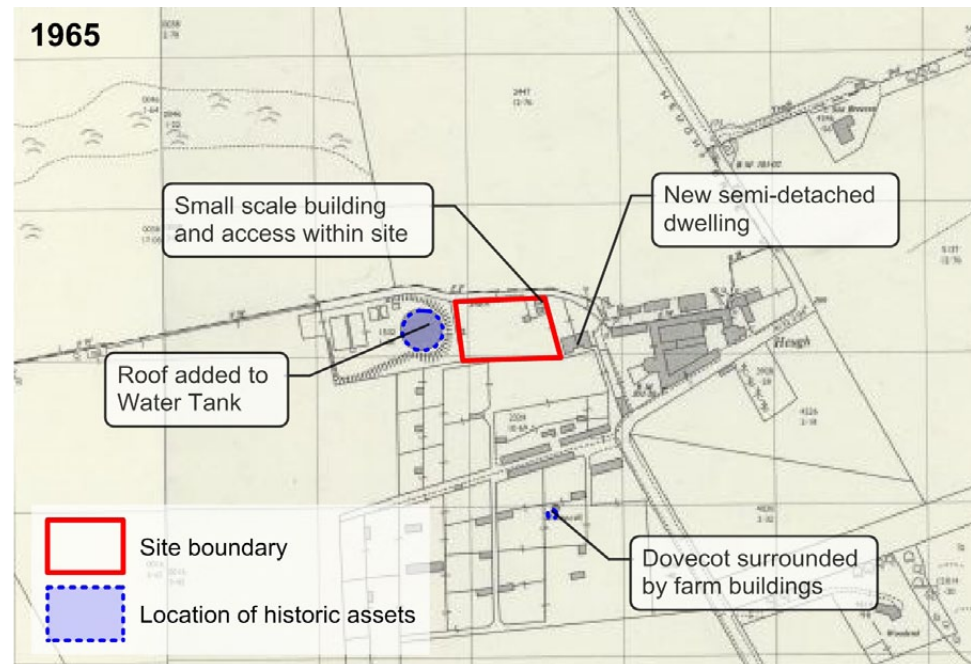
Extract of OS Six Inch, 1st edition, 1854



Extract of OS Six Inch, 2nd and later editions, 1893



Extract of OS Six Inch, 2nd and later editions, 1906



Extract of OS National Grid Maps 1:2500, 1965



View looking west along access track with the site in the foreground and the Category B Listed Water Tower and North Berwick Law in the background



## Current Setting of Historic Assets

3.1. Current Setting of Historic Assets

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### 3.1. Current Setting of Historic Assets

This section of the Assessment forms Stage 2: *define and analyse the setting* in the three stage assessment process identified in Historic Environment Scotland (HES) *Managing Change in the Historic Environment: Setting*.

A desktop assessment and site visit (April 2021) has been used to define and analyse the setting of the Historic Assets. This process identified the features that contribute to how these Listed Buildings are ...*understood, appreciated and experienced*.

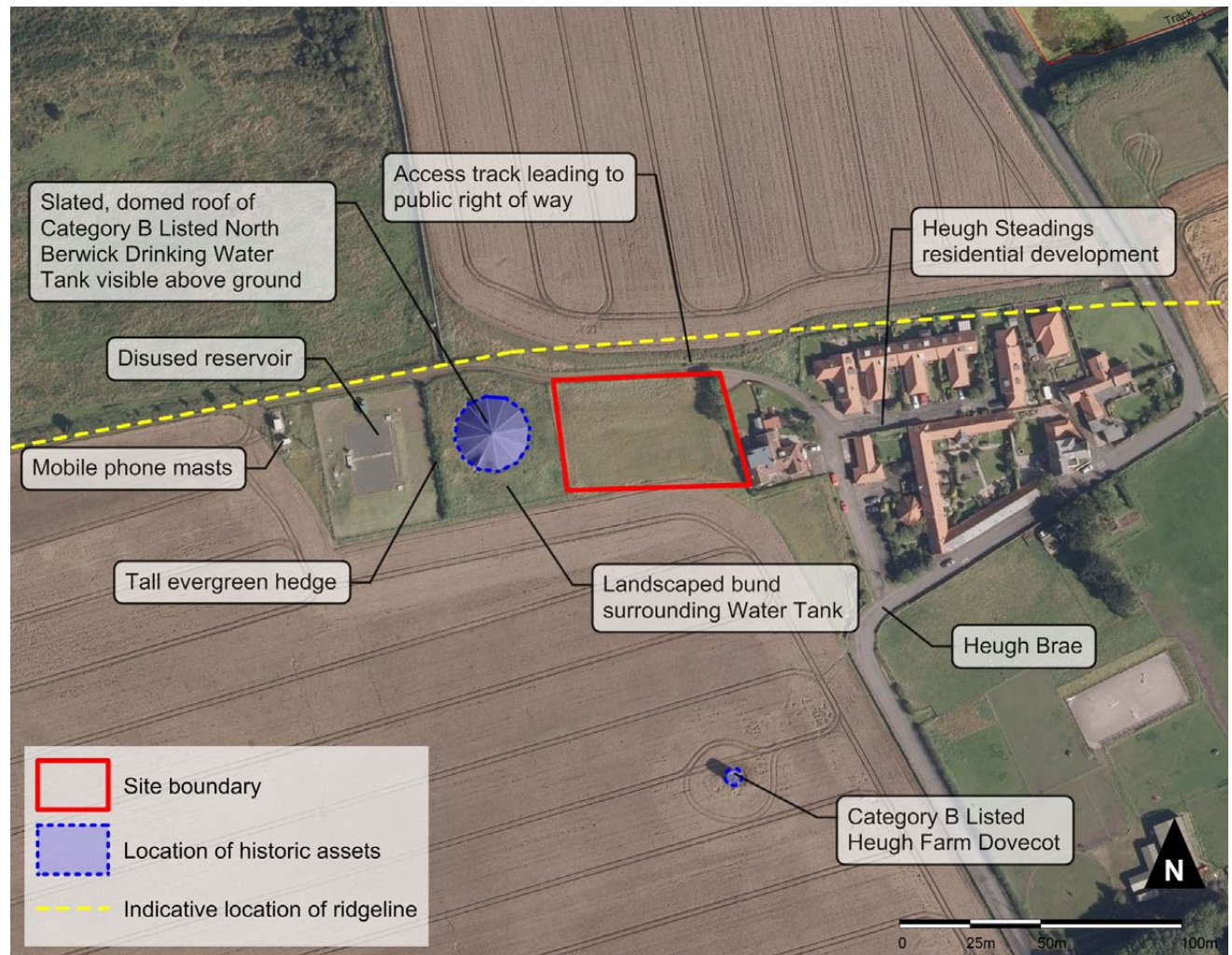
#### Current Setting

Current day aerial photography shows the Listed buildings in their existing context.

The setting of these Listed Buildings has largely remained unchanged since the removal of the farm buildings that surrounded the Dovecot, prior to 1989.

Heugh Farm has been converted to a residential development (Heugh Steading). The change of use from a working farm to residential development has not impacted on the setting of the Listed Buildings, as the principle of built form remains.

To the west of the Water Tank, two mobile phone masts, and their associated infrastructure have been built. The mobile masts are tall structures that are new additions to the skyline. An overgrown hedge provides some screening between the Water Tank and the mobile masts.



Plan showing key elements that contribute to the setting of the Listed Buildings

### ***Setting of Heugh Farm Dovecot***

The *Heugh Farm Dovecot* stands to the east of a Heugh Brae, within open fields. The landform raises to the north, to the ridgeline formed by the 'tail' of the Law, which is located to the west..

There are three distinguishable features along the ridgeline to the north of the Dovecot that contribute to its setting;

- North Berwick Law, and its distinctive 'crag and tail' geological formation;
- Slated, domed roof of the Water Tank; and
- Residential development at Heugh Steadings

The distance between the Law, the Water Tank and Heugh Steadings, means each element would appear as a standalone feature on the skyline.

These elements form setting of the Listed Building when viewed from Core Path 79 to the south and Heugh Brae to the east.

### ***Setting of North Berwick Drinking Water Tank***

The *North Berwick Drinking Water Tank* is located just south of the ridgeline formed by the 'tail' of the Law, which is located to the west.

The Water Tank is surrounded by a landscaped bund. This grassed slope provides the immediate setting for the roof of the Water Tank. The bund creates the appearance of a simple groundline extending from the Law to Heugh Steadings

To the immediate west of the of the Water Tank is a tall evergreen hedge. This provides some enclosure to the west, and screens the disused reservoir, and mobile phone masts beyond.

To the immediate east of the Water Tank is a vacant plot of land (the Site). This provides a generous separation between the Water Tank and Heugh Steadings to the east. The separation between the Water Tower, the Law and Heugh Steadings, means each element is read as a standalone feature on the ridgeline.

The Dovecot is located in the open fields to the south of the Water Tank. It forms part of the foreground setting in views from the south. The height of the Dovecot means it does not protrude into the skyline.

The open fields to the north of the Water Tank provide the foreground setting in views from the north east along Heugh Brae.

Within the existing settlement to the north, trees, roofs and signage, mean that views of the Water Tower over the open fields are generally obscured.

### **Impact of Approved Proposals**

The approved application (Ref; 19/00700/P) to convert the Water Tower into a residential dwelling will result in some change to the setting of both the Water Tower itself, and the Dovecot.

The excavation of the landscaped bund that surrounds the Water Tank will break up the ground line and introduce expanses of brickwork and glazing into the view from the south.

### **Detractors to Setting of Historic Assets**

The mobile masts and their associated infrastructure have detracted from the setting of the Listed Buildings. They are additions to the skyline that detract from the rhythm of the Law, Water Tank roof, and residential development that has been present along the ridgeline since c1911.

The Water Tank is also currently surrounded by 2m security fencing which detracts from the elegance and simplicity of the roof structure in close views.



Mobile phone masts and associated infrastructure to west of Water Tower

### Appreciability of Historic Assets

The *North Berwick Drinking Water Tower* is located on the ridgeline formed by the 'crag and tail' feature of North Berwick Law. The elevated position of the Water Tower, in addition to the distinctive shape of its roof protruding into the skyline, means it is visible from number of locations in the surrounding area.

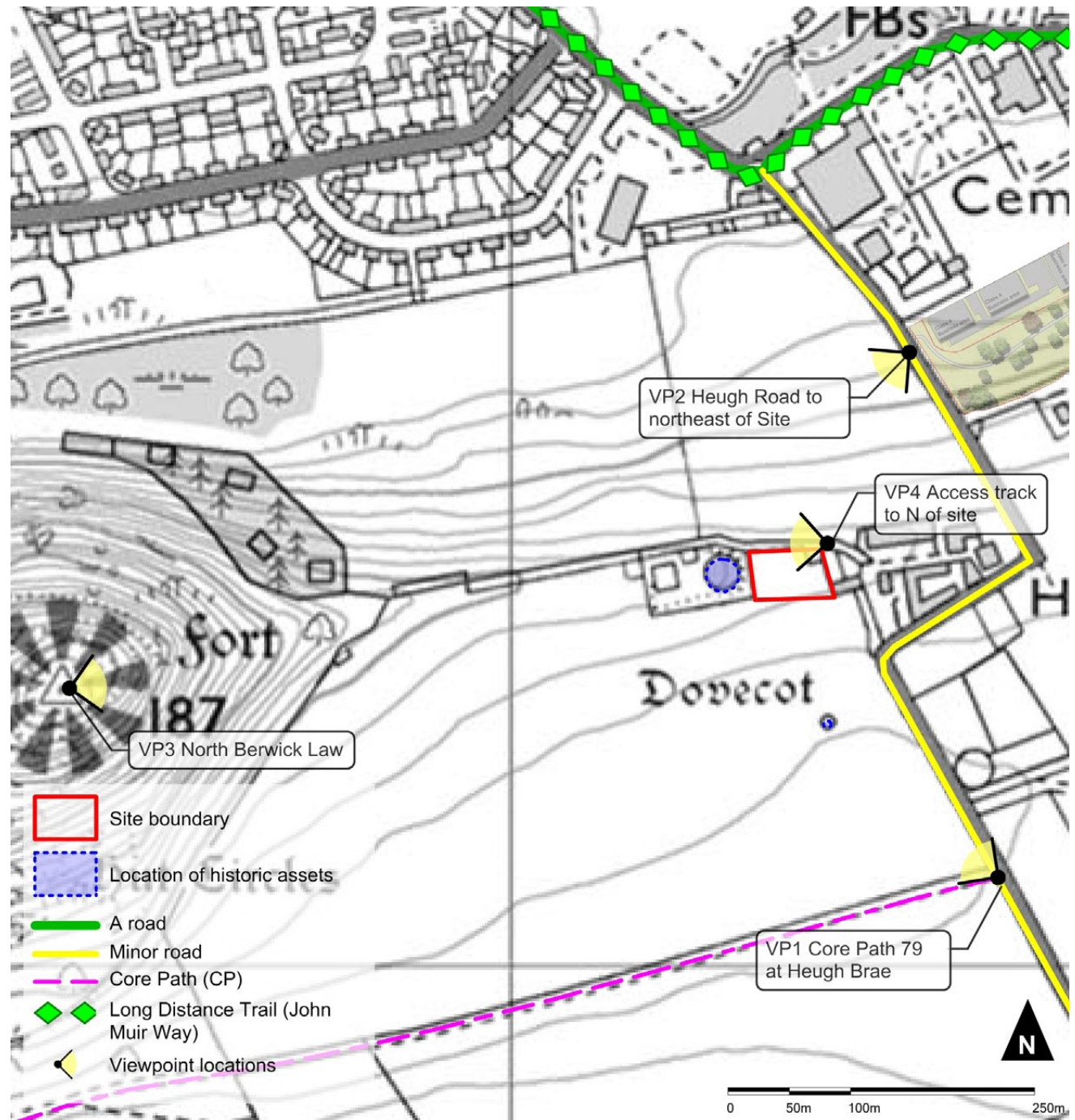
The Heugh Farm Dovecot is located on the south facing slope of the ridgeline formed by the 'crag and tail' feature of North Berwick Law. This limits the visibility of the Listed Building in views from the north.

Four viewpoints have been selected to be cover the full range of geographical locations that the Listed Buildings and their settings can be appreciated from. The following viewpoints have been selected;

1. Core Path 79 at Heugh Brae
2. Heugh Road to NE of site
3. North Berwick Law
4. Access Track to N of Site

The location of these viewpoints is shown on the plan opposite.

The key areas identified as being important to the setting of the Listed Buildings in these viewpoints is described in the following pages.



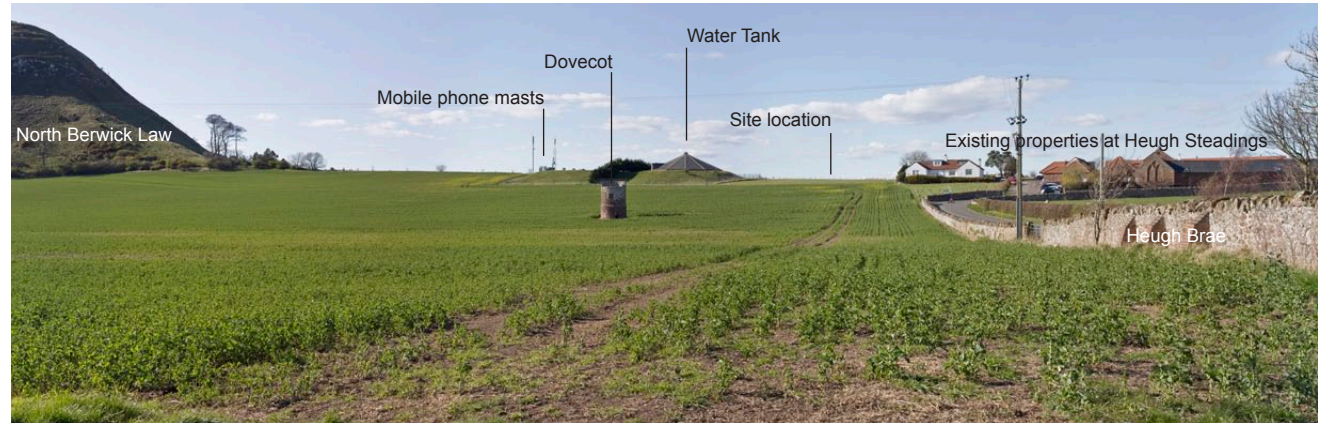
### Viewpoint 1 - Core Path 79 at Heugh Brae

This viewpoint captures the setting of both Listed Buildings from the south.

The 'crag and tail' formation of the Law and the extended distance between the Law and the Water Tank can be clearly appreciated from this location.

The Water Tank is flanked to the west (left) by the Law and to the east (right) by the existing dwellings at Heugh Steadings. The separation between these three elements allows them to be read as standalone elements. The mobile masts are also visible as punctuations into the skyline to the west.

This also provides the backdrop to the Dovecot which is clearly visible in foreground surrounded by open fields.



### Viewpoint 2 - Heugh Road to NE of site

This viewpoint captures the setting to the Water Tower from the north east. It clearly shows the relationship between the 'crag and tail' formation of the Law to the west (right), the roof of the Water Tank (centre) and the existing buildings at Heugh Steadings that punctuate the horizon to the east (left).

The ridgeline is clearly demarked by the simple form of the arable field which provides the foreground setting to the rooftop of the Water Tank.

The separation between the Water Tank and Heugh Steadings is emphasised in this view, as the semi-detached dwelling sits beyond the ridgeline.

Further to the north, within the existing settlement, the views of the Water Tank, and the open ground that provides its immediate foreground setting, are generally glimpsed, and are obscured by existing trees, roofs and signage.





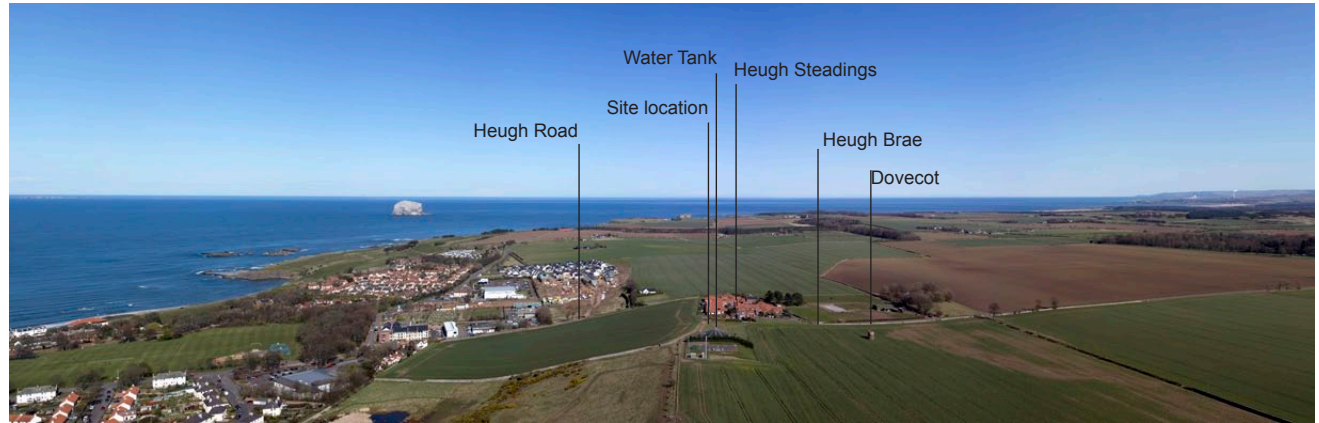
### Viewpoint 3 - North Berwick Law

This panoramic viewpoint from the top of North Berwick Law captures the setting of both Listed Buildings. The expansive nature of the simple arable landscape that surround the Listed Buildings is clearly illustrated in this view.

The ridgeline and 'crag and tail' formation of North Berwick Law is not particularly clear from this elevated position. The Water Tank, properties at Heugh Steadings and the mobile phone masts are more generally located within open fields

From this location, the standalone nature of Water Tank is not apparent. The separation between the Water Tank and Heugh Steadings is minimised.

The mobile masts and tall evergreen hedge to the west of the Water Tank detract from its historic setting in this view by partially obscuring the roof form.



### Viewpoint 4 - Access track to N of site

This viewpoint captures the setting of the Water Tank from the access track adjacent to the site. This view is only available for a short stretch of around 60m.

The distinctive shape of North Berwick Law can clearly be appreciated in this view. This forms the backdrop setting to the The Water Tank, and is landscape bund which do not protrude into the skyline in this view. Mobile phone masts and a tall evergreen hedge are observed to the rear of the Water Tank.

The foreground setting of the Water Tank is formed by the access track and open field (the site). An existing garden boundary and tree within the adjacent property partially obscures the left half of the view.

The proposal to convert the Water Tank will alter this view by upgrading the access track and excavating the bund to reveal brick and glazing. This will associate the new dwelling to the existing residential properties to the east.



## Summary of Setting

The key features that form the setting of *Heugh Farm Dovecot* include;

- Surrounded on all sides by open fields on the south facing slope;
- The ridgeline, demarked by simple arable fields
- The 'crag and tail' formation of North Berwick Law to the west; and
- North Berwick Law, the Water Tank and Heugh Steadings forming three distinguishable standalone features punctuating the ridgeline in views from the south.

The key features that form the setting of *North Berwick Drinking Water Tower* include;

- The ridgeline, demarked by simple arable fields
- The 'crag and tail' formation of North Berwick Law to the west;
- Open ground immediately to the north and south on either side of the ridgeline, and extending into the wider landscape area;
- Open ground providing separation to the Law to the west and Heugh Steadings to the east;
- Dovecot in foreground to south that does not intrude into skyline;
- Landscaped bund that enhances the prominence of the roof of the Water Tank and provides a visual extension of the ridgeline between the Law and Heugh Steadings;
- Informal access track (being upgraded as part of adjacent proposal); and
- Mobile phone masts and associated infrastructure that punctuate skyline to west, partially screened from east by tall evergreen hedge.

These key features of the setting of the Water Tower and Dovecot have remained unchanged for a significant period of time. They will form the base of which to assess the impact of the proposal against.



Panoramic views from the top of North Berwick Law looking east, with Category B Listed Water Tower and Heugh Farm Dovecot in the midground



View looking east from public path on North Berwick towards the Category B Listed Water Tower and Heugh Farm Dovecot

# Proposed Setting of Historic Assets

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## Design Evolution

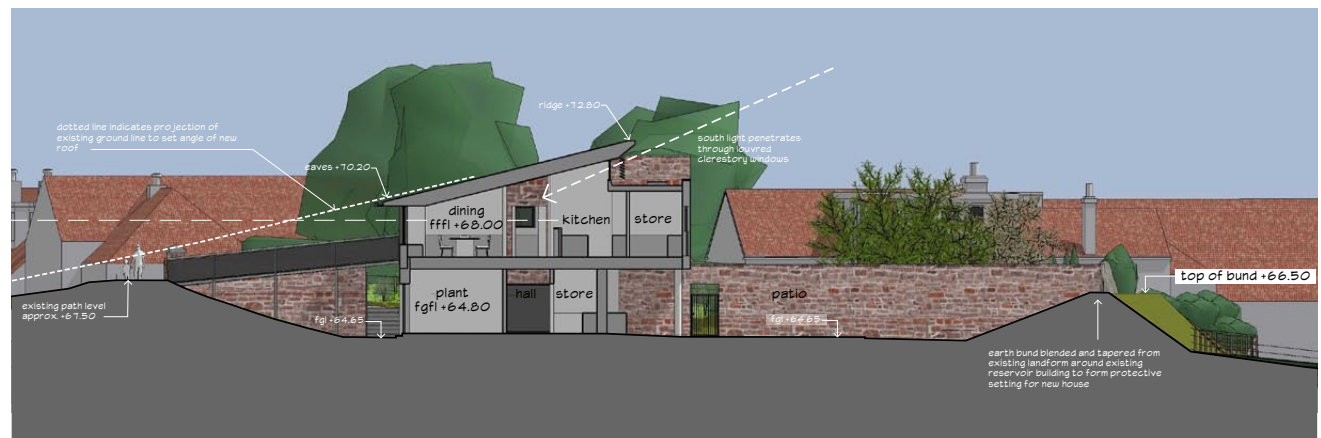
The design of the proposal has been the result of an iterative process. The design has been informed by a comprehensive series of assessments, as well as pre-app discussions with the Council.

Changes to the design as a result of this iterative process include;

- Reducing the width of the private driveway allow the building to be sited further to the east to maximise the separation between the Water Tank and additional built form;
- Reducing the length of the building by 3m to further increase separation to the Water Tank;
- Increasing the set back from the northern site boundary by 2m to set the buildings behind the projected buildings line and retain views of the Water Tank from existing properties
- Lowering the ridge height of the proposed roof through careful consideration of finished floor levels to reduce impact of ridge height whilst maintaining views from within the property; and
- Inclusion of landscaped bund on southern boundary to continue simple groundline provide screening.



Proposed south elevation



Proposed section facing east

## 4.2. Proposed Setting of Historic Assets

This section of the Assessment forms Stage 3: *evaluate the potential impact of the proposed changes* in the three stage assessment process identified in Historic Environment Scotland (HES) *Managing Change in the Historic Environment: Setting*.

The proposed site plan has been superimposed onto current day aerial photography. This shows the Listed buildings in their proposed context.

The proposed home has been sited to sit adjacent to the existing residential dwellings to the east of the site. This helps retain a visual separation between the existing built form to the east and the Category B Listed Water Tank to the west.

The siting of the house in the eastern part of the site will achieve a separation of 18m from the boundary adjoining the Water Tank, and a separation of 23m from the Water Tank itself. This responds to concerns raised by the Council during pre-application discussions.

By maintaining this separation the Law, Water Tank and residential development continue to be read as three distinctive elements on the horizon.

The proposed home has been set back from the northern site boundary by 8m. This is behind the projected building line of the existing properties to the east. This set back allows views towards the Water Tank from existing properties to be retained.

The proposal has been designed to minimise the vertical scale of the proposed home in relation to the adjacent properties and the Water Tank.

The new home has been set at a lower ground level, with a finished ground level (FGL) of +64.65m. This ground level has been determined by the levels required to provide vehicular access to the proposed homes, and to ensure the long distance views to the north and south are achieved.

The proposed home also features a single pitch sedum roof that follows the slope of the existing ridgeline. The eaves height is set at +70.20m and the ridge at +72.8m. The proposed roof height is in keeping with adjacent properties, and below the ridge height of the Water Tank at +77.81m.

The sedum roof will further help blend the proposed home into its landscape setting, particularly in views from the north and from North Berwick Law.

The proposed landscaped bund on the southern boundary of the site ties into the existing treatment around the Water Tank.

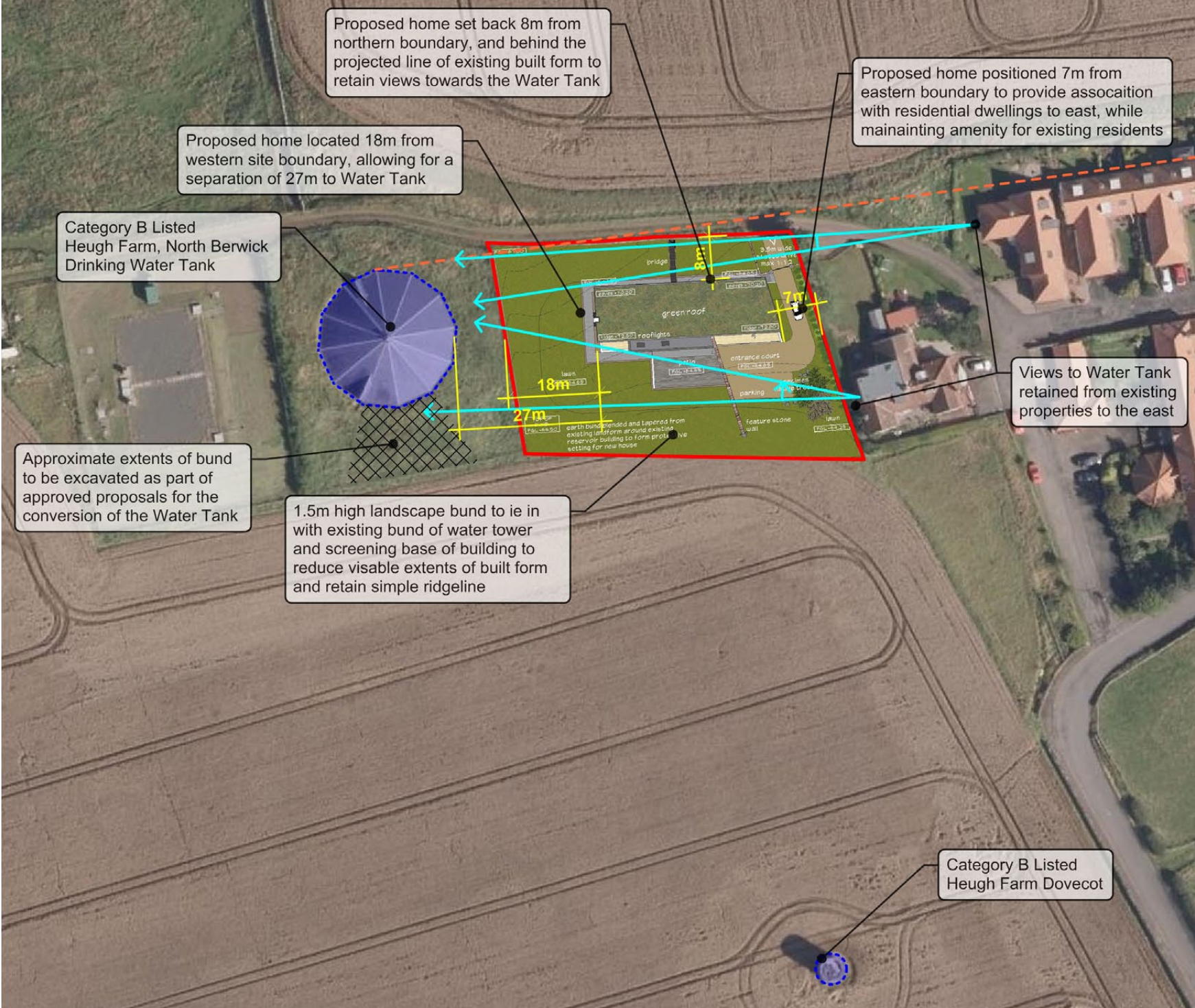
The proposal maintains the existing horizon of the 'tail' to the 'crag' of North Berwick Law through the inclusion of a landscaped bund to the southern boundary of the site. This gives the appearance in views from the south that the proposed dwelling sits beyond the ridgeline on the horizon. This landscape treatment is in keeping with that at the Water Tank.






The consented proposals for the Water Tank include the excavation and removal of a substantial part of the landscaped bund to form openings. This will break up the ground line and introduce expanses of brickwork and glazing into the view from the south.

The consented proposals for the Water Tank increase its visibility to views from the south and change the impression of this building to being more residential in nature.

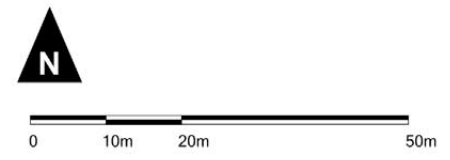
3D modelling of the proposed development has been produced. Photomontages have been prepared to show the proposal in the Viewpoints described in Section 3. These will allow a visual assessment of the impacts of the development against the photographic baseline condition. The Water Tank is illustrated in the photomontages in the form that has recently been granted planning consented.

These photomontaged viewpoints are described on the following pages.



-  Site boundary
-  Location of historic assets
-  Existing building line projected
-  Views towards Water Tank from existing properties
-  Approximate extents of bund to be excavated

Plan showing the proposed setting of historic assets





### Viewpoint 1 - Core Path 79 at Heugh Brae

The proposal extends the built form west from the existing buildings at Heugh Steading, but maintains a separation to the Water Tank. This allows the Law, Water Tank and built form to still be read as three defined elements on the horizon.

The simplified horizon line formed by of the 'tail' to the 'crag' has been maintained by the proposed earth bund along the southern boundary of the site. This gives the appearance from this location that the proposed dwelling sits beyond the ridgeline and continues the simplified horizon line.

The excavation of the bund surrounding the Water Tank, as part of the consented proposal, alters the impression of this building to being more residential in nature.



### Viewpoint 2 - Heugh Road to NE of site

The proposal introduces a fairly minor extrusion above the horizon between the Water Tank and the existing properties at Heugh Steading. This effect is minimised as the vertical scale of the proposed dwelling is less than the properties to either side.

The proposed home seems less associated with the existing properties at Heugh Steadings in this view. This perceived separation is as a result of the semi-detached dwelling immediately adjacent to the proposed home sits beyond the ridgeline.

The existing ridgeline, defined by the arable field that forms the foreground setting in this view, remains intact.



### Viewpoint 3 - North Berwick Law

The proposal is not overly discernible in the expansive simple arable landscape that surround the Listed Buildings as clearly illustrated in this view.

The proposal is visible as simple shapes in subtle tones within the small area of ground between the existing properties at Heugh and the Water Tank. The proposed sedum roof helps to blend the largest surface of the proposal into the surrounding landscape.

The location and scale of the proposal does not impact on the setting, considering the context of built form of North Berwick and properties at Heugh Steadings.



### Viewpoint 4 - Access track to N of site

The proposal has a moderate impact on the setting of the Water Tank in this location, through the introduction of contemporary built form into the view.

The simple profile of the proposed home, and lowered height of the eaves, means that only a small portion of the roof of the Water Tank has been obscured.

The nature of this localised viewpoint, means that the impact will only be available for a short stretch of around 60m, it does not impact on how the Listed Buildings is appreciated overall.

The upgrades to the access track and excavation of the bund to reveal brick and glazing, as part of the consented proposals for the Water Tank, will alter the impression of this building to being more residential in nature. It will associate the new dwelling to the existing residential properties to the east.





Photomontage of view from North Berwick Law showing proposed dwelling in context of the Listed Buildings



# Conclusions

5.1. Conclusion

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## 5.1. Conclusion

The proposal has been assessed against the *Factors* identified in the HES document *Managing Change in the Historic Environment: Setting*. They can be summarised as follows;

### ***whether key views to or from the historic asset or place are interrupted***

The primary views of the Dovecot are from Core Path 79 to the south and Heugh Brae to the east. The elevated position of the Water Tank means it is visible means visible from number of locations in the surrounding area.

The photomontage of viewpoints 1 and 2 demonstrate that the proposal does not obstruct views of the Dovecot or Water Tank from the south, east and north east.

Views from the Law are expansive. The location and scale of the proposal does not impact on the setting, considering the context of built form of North Berwick and existing properties at Heugh Steadings.

The proposed dwelling has been sited 8m from the northern site boundary. It has been set back from the projected building line of the existing properties at Heugh Steadings. This allows view of the Water Tank from the existing properties to be retained.

The photomontage of Viewpoint 4 demonstrates that the proposed dwelling partially obscures the view of the Water Tank from the access track. This is not considered to be a key view, as it is very localised, and is only available for a short space of time when travelling along the access track.

The key views to or from the Historic Assets are therefore not interrupted.

### ***whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset***

The scale of the proposed home is of a similar scale to the existing properties to the west. It will be viewed in the context of the existing properties at Heugh Steadings.

Viewpoint 2 demonstrates that the simple form of the proposed dwelling introduces a minor extrusion above the horizon between the Water Tank and the existing properties at Heugh. The vertical scale of the proposed dwelling is less than the properties to either side. This allows the unique shape of the Water Tank roof to remain prominent.

The proposal therefore does not dominate or detract from the setting of the Listed Buildings or how they are understood

### ***the visual impact of the proposed change relative to the scale of the historic asset or place and its setting***

As shown by the mapping in Section 2 the setting of the Listed Buildings has remained largely unchanged since the construction of the roof of the Water Tank in c1911. The Law, Water Tank and existing properties at Heugh Steading were viewed as three distinct, standalone elements punctuating the horizon.

The proposed dwelling is sited 7m from the eastern boundary, adjacent to the existing residential dwellings to the east of the site. This siting will allow the proposed home to be associated with the existing built form, and maintain a separation to the Category B Listed Water Tank to the west.

The visual impact of the proposal is considered to have a no impact on the setting of the Historic Assets.

### ***the visual impact of the proposed change relative to the current place of the historic asset in the landscape***

The landscape setting of the Listed Buildings is formed by open fields to the north and south, and the 'crag and tail' formation of the Law to the west.

The proposal is not discernible in the expansive simple arable landscape that surrounds the Listed Buildings as clearly illustrated in Viewpoint 3.

The proposal is visible as simple shapes in subtle tones within the small area of ground between the existing properties at Heugh and the Water Tank. The proposed sedum roof helps to blend the largest surface of the proposal into the surrounding landscape especially when viewed from North Berwick Law.

The existing horizon of the 'tail' to the 'crag' continues to be maintained by the proposed earth bund to the southern side of the proposed dwelling.

The *Landscape and Visual Assessment* submitted in support of this application provides further assessment of the impact of the proposal on the landscape

The general character of the area will be retained and the impact of the proposal is considered to be negligible.

*the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this*

As shown by the mapping in Section 2 the development at Heugh Steadings pre-dated the construction of the Water Tank. This confirms that the Dovecot and Water Tank have always been viewed in the context of built form.

The buildings at Heugh Steading are traditional in character, with distinctive pan-tile roofs. The form of the Water Tower itself is unique, and was a main factor to it being listed.

The proposal is for a single dwelling, the scale of which is in keeping with adjacent properties. The proposal incorporates a contemporary design solution which is appropriate for the site's historical surroundings. The proposal will utilise a limited palette of quality materials that will complement the site's setting.

*the magnitude of the proposed change relative to the sensitivity of the setting of an asset – sometimes relatively small changes or a series of changes, can have a major impact on our ability to appreciate and understand a historic asset or place. Points to consider include: the ability of the setting to absorb new development without eroding its key characteristics.*

The proposal is for a single building of moderate scale that will be viewed in the context of existing built form at Heugh Steadings. It allows the relationship between the Law, Water Tower and existing residential dwellings to be retained.

The proposal does not impact on the key characteristics of the setting of the historic assets.

*the effect of the proposed change on qualities of the existing setting such as sense of remoteness, current noise levels, evocation of the historical past, sense of place, cultural identity, associated spiritual responses*

The proposal is viewed in the context of the existing residential development at Heugh Steadings.

The consented proposals for the conversion of the Water Tank also increases the residential nature of this area. The proposed development is therefore in keeping with the sense of place.

*cumulative impacts: individual developments may not cause significant impacts on their own, but may do when they are combined*

The consented proposals for the conversion of the Water Tank to a residential dwelling have been considered as part of baseline condition for this Assessment. The photomontages used to assess the potential impacts of the proposal show the Water Tank in its proposed form.

There are no other proposed developments in the surrounding area that will cause cumulative impacts on the setting of the Historic Assets.

## Summary

This Assessment has demonstrated that overall, the proposal will have a negligible impact on the setting of the Category B Listed North Berwick Drinking Water Tower and Heugh Farm Dovecot.





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Revision	Status	Prepared	Reviewed	Date
Version 1	FINAL	Kerstin Plain	Bob Salter	31/05/2021



